



HUPD



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: April 23, 2026

TO: Barbara Blake Boy, Executive Director
Broward County Planning Council

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

Digitally signed by
DARBY DELSALLE
Date: 2026.04.23
15:44:17 -04'00'

SUBJECT: PC 26-5 Weston (Fortuna Real)

The Broward County Housing and Urban Planning Division staff reviewed the proposed amendment PC 26-5. The subject site is in the City of Weston involving approximately 13.4 acres. The amendment proposes:

Current Designation: 13.4 acres of Irregular (5) Residential within a Dashed-Line Area.

Proposed Designation: 13.4 acres of Irregular (28.44) Residential.

Estimated Net Effect: Addition of 314 dwelling units.
[67 dwelling units are currently permitted by the Broward County Land Use Plan).

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 known 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 Weston, within the jurisdictional boundaries 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 Public Works and Environmental Services 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 Housing and Urban Planning Division (HUPD) staff have reviewed this application and determined that it does not meet the requirements of Broward County Land Use Plan (BCLUP) Policy 2.16.2 and Article 5 of the Administrative Rules Document.

Amendments that propose to add 100 or more residential dwelling units to the existing densities approved by the BCLUP are subject to the requirements of BCLUP Policy 2.16.2 and Article 5 of the Administrative Rules Document. Policy 2.16.2 requires the involved municipality to estimate its supply of affordable housing utilizing the data and methodology referenced within the "2018 Broward County Affordable Housing Needs Assessment," prepared by the Metropolitan Center at Florida International University, as may be updated and accepted by the Broward County Board of County Commissioners, after January 7, 2021. A total of 67 residential units is currently permitted by the BCLUP, and this request represents an increase of 314 units. Therefore, Policy 2.16.2 applies to this project. In addition, the housing supply data in the Broward County Ten-Year Affordable Housing Master Plan (March 2024) indicates the City of Weston (City) has a deficit of 2,159 owner and 1,556 rental affordable housing units.

The subject parcels are located within the Bonaventure Golf Club, which was developed as part of a resort and golf community. The application proposes development of 380 multifamily residential independent living units for those age 55 or older. None are income restricted as affordable housing units.

According to the application, the City encourages and enables affordable housing opportunities through the goals, objectives and policies in its Comprehensive Plan. The Comprehensive Plan Housing Element includes policies that establish a pool of "Affordable Housing Units" (AFU's) equal to 10% of the total available flexibility and reserve units, and

states that Zoning Code and Land Development regulations shall include provisions to encourage or enable a variety of housing opportunities in varying price ranges. The city maintains programs and partnerships to provide a complete range of affordable housing opportunities necessary to accommodate all segments of Weston's population. Examples of existing affordable housing developments include Fairlake at Weston (368 affordable rental units) and Falls at Bonaventure (300 affordable units).

An affordable housing study or report was not provided that estimates the City's existing affordable housing supply by income category and demonstrates an affordable housing strategy that achieves and/or maintains sufficient affordable housing for very-low-, low-, and moderate-income categories.

The HUPD staff finds this application is not consistent with BCLUP Policy 2.16.2 and Article 5.

Redevelopment Analysis

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

Intergovernmental Coordination

The site is located entirely within the City of Weston and is not located adjacent or in close proximity to another municipality.

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 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

Bicycle lanes/Sidewalks: The site includes parcels located on both the north and south sides of Blatt Boulevard. The south parcel provides the clubhouse, parking, and golf cart storage building for the adjacent golf course. The south parcel includes a sidewalk on the east side of Bonaventure Boulevard, and the north parcel includes a sidewalk on the north side of Blatt Boulevard. A pedestrian crosswalk and two golf cart crossings currently connect the north and south parcels. The applicant does not identify future plans for the adjacent golf course, including whether the development will include parking and facilities to support the golf course.

Broward County Staff Complete Streets Comments

Staff suggest the following features be considered in the site design:

- A safe, continuous sidewalk or similar direct connection between the proposed buildings;
- A public sidewalk on the south side of Blatt Boulevard;
- Sidewalks within the development that connect to public sidewalks used to access the development;
- 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

March 9, 2026

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

Thru: Dan West, Director
Parks and Recreation Division **West, Dan**
Digitally signed by West, Dan
Date: 2026.03.09
16:08:43 -04'00'

From: Linda Briggs Thompson, Environmental Program Manager
Parks and Recreation Division **Briggs, Linda**
Digitally signed by Briggs, Linda
Date: 2026.03.09
16:12:19 -04'00'

Re: **Land Use Plan Amendment Comments
Proposed Amendment PC 26-5- Fortuna Real (Weston)**

Broward County Parks and Recreation Division has reviewed the land use plan amendment PC 26-5 – Fortuna Real (Weston). Our comments are as follows:

PC 26-5 While we are cognizant of the pressure to construct more housing, it is concerning to see recreational open space developed for housing. The former intent of the development code was for more recreation and open space to be designated and expanded as more housing units are developed, not less.

The recreation analysis included in the application (Appendix III) is dated 2017, prior to the 2020 census. The current population was higher in 2020 census than the projection used in the analysis. Additionally, if you remove the Wetland Preservation areas, which while critical to the preservation of biological diversity, are not accessible to the public, only 239 acres of recreational space are available.

Burrowing owl populations are located within 1.25 miles of this site which may contain suitable habitat. Permits from the Florida Fish and Wildlife Conservation Commission must be obtained for impacts to or removal of any burrowing owl burrows on site.

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



PUBLIC WORKS AND ENVIROMENTAL SERVICES (PWES)
REVIEW AND COMMENTS ON
PROPOSED BROWARD COUNTY LAND USE PLAN MAP
AMENDMENT

For: Broward Planning Council
Applicant: H&M Development
Amendment No.: PC 26-5
Jurisdiction: Weston
Size: Approximately 13.4 acres
Existing Use: Former golf driving range and clubhouse
Current Land Use Designation: Irregular (5) Residential within a Dashed-Line Area*
Proposed Land Use Designation: Irregular (28.44) Residential
Estimated Net Effect: Addition of 314 dwelling units
[67 dwelling units currently permitted by the Broward County Land Use Plan]
Location: In Section 5, Township 50 South, Range 40 East; generally located on both sides of Blatt Boulevard, east of Bonaventure 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 are **four (4)** listed contaminated sites that were found within one-quarter mile of the proposed amendment location. The interactive map of contaminated sites in Broward County can be found on the internet at

<https://www.broward.org/Environment/ContaminatedSites/Pages/Default.aspx>. Any questions can be directed to (954) 519-1483 or EAR@broward.org.

Because contaminated sites have been identified at or within one-quarter mile of the proposed amendment location, please be advised that Section 27-353, Broward County Code, prohibits dewatering at or within one-quarter mile of contaminated sites without approval from the 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>.

Additionally, as a golf course or former golf course, this site would be subject to the Planning Council's Land Use Policy 2.5.5, requiring mitigation of environmental contamination. The level of environmental contamination must be determined by conducting a Phase I environmental assessment. A Phase 2 environmental assessment may be required based upon the findings of the Phase I assessment.

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]

The proposed development contains water bodies. Excavation or filling of any surface waters, or the construction or repair of in-water structures such as headwalls, are regulated under Chapter 27, Article XI of the Natural Resource Protection Code and require an Environmental Resource License. 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 Exotic Pest Plant Council's List of Florida's Most Invasive Species is available at <https://www.fleppc.org/list/list.htm>

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. Please contact Bonaventure Control District.

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 Weston. 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. 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 five (5) known hazardous material/storage tank facilities on, adjacent to, or within ¼ mile of the amendment site. Of the five (5) facilities, four (4) are hazardous material facilities, one (1) is a storage tank facility, and zero (0) are facilities that have both hazardous materials and storage tanks. (TL 02/25/2026)

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. (TL 02/25/2026)

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. (TL 02/25/2026)

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 77 peak hour trips** per day compared to trips associated with the current designation. Based upon the trips generated, level of service for analyzed road segments, and potential development at this point in time, an amendment to the current land use designation can be assumed to have a **minimal impact** based on all current information provided at this stage in the process.

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

There **is one (1)** air permitted facility located within half a mile of the proposed amendment site. In January 2020, a warning notice was created for this site for improper maintenance of hazardous material, as well as failing to maintain reports and records regarding its disposal. In May 2020, the facility was brought back into compliance. Lastly, there are no facilities in the area with existing or potential odor or noise problems.

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

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

[Check map at:

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

Protected Natural Lands –

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

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

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

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

The Division strongly encourages the applicant to review the Broward County Outdoor Lighting Ordinance (Chapter 39, 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]

Please see attached document.

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

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

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

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

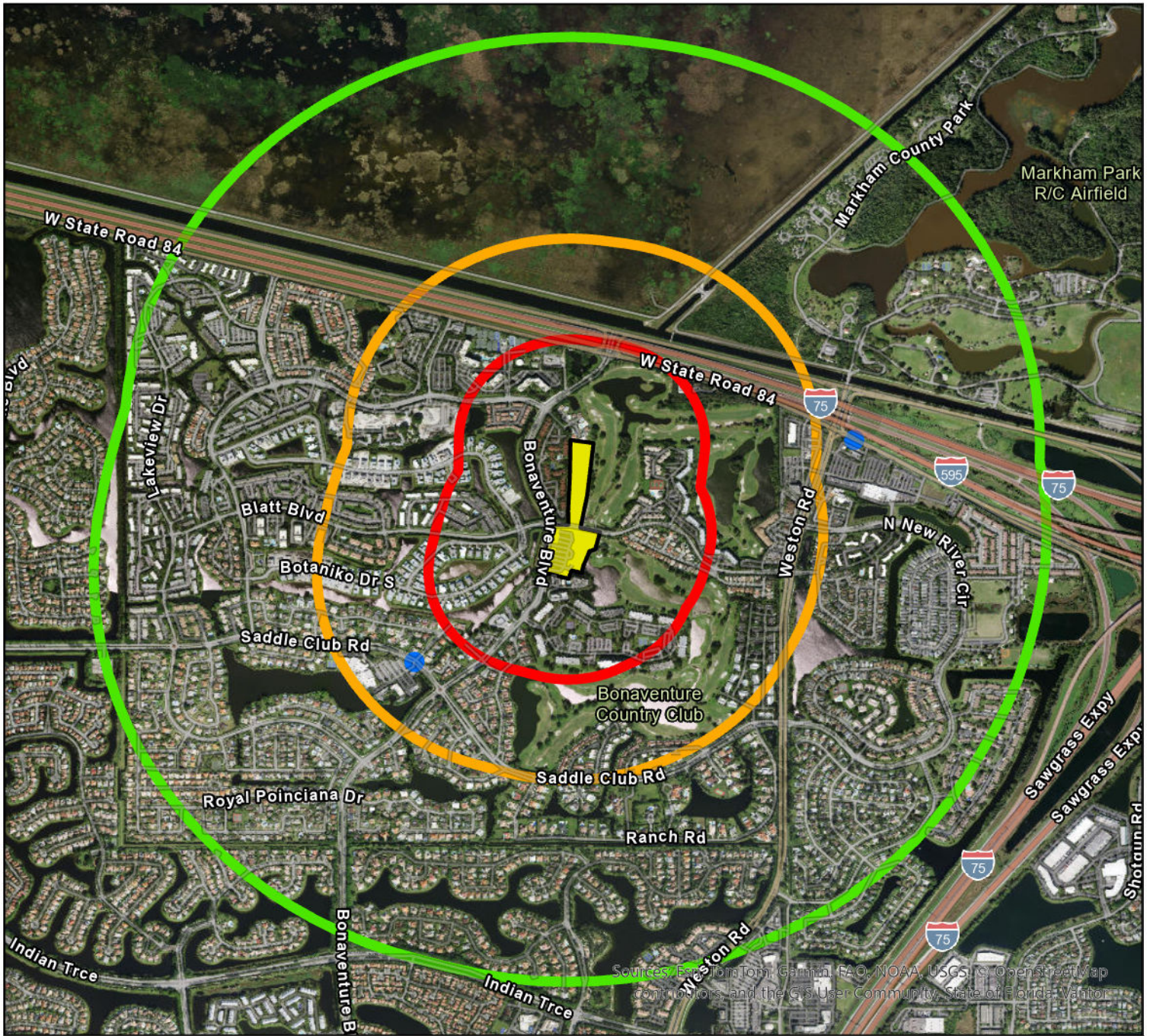
The proposed land use designation allows 78 percent of impervious area on the property. Based on current and proposed land use designation, the development resulting from the proposed land use designation could potentially result in an increase of 56 percent of impervious surface on the

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

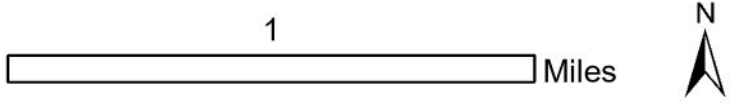
Broward County Land Use Plan Proposed Amendment 26-5



Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community, State of Florida, Vantor

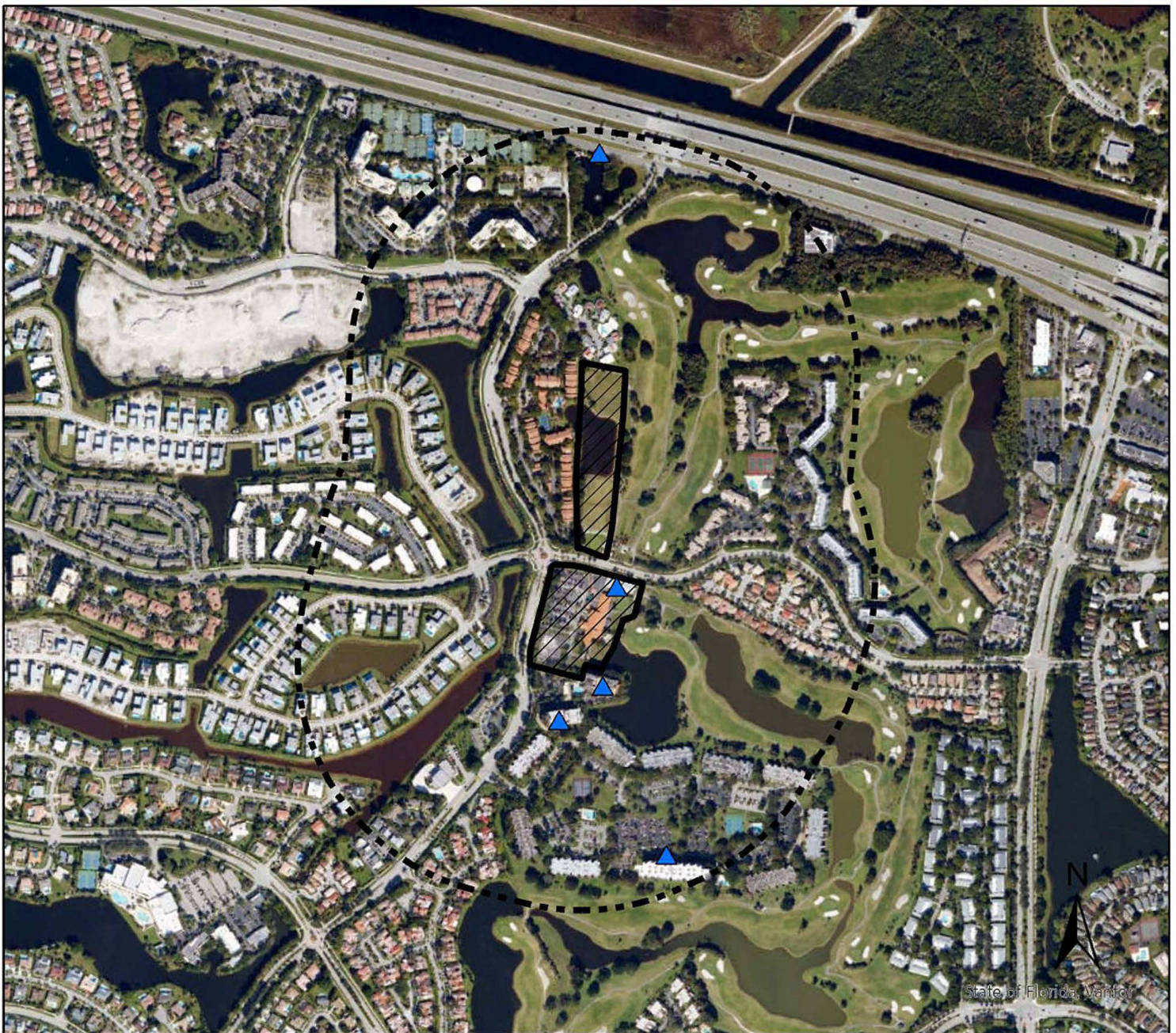
Legend

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



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 2/25/26
 Natural Resources Division

PC 26-5 (Fortuna Real) City of Weston



Urban Broward County
 Location of Land Use Amendment Site



0 0.1 0.2 Miles

Land Use Amendment Legend

- Proposed Amendment Site
- 0.25 Mile Buffer
- Hazardous Material Facility
- Boundary

ZONE

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

Prepared on: 2/23/2026 11:45 AM

Prepared by: JSAINVAL

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

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


| Hazardous Materials Facilities within, adjacent to, or in close proximity (0.25 miles) of Land Use Amendment | | | |
|---------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------|--------------------------------------------------|--------------------------------|
| Name of Facility | Address | Type of Facility based on SIC | Type of License |
| Country Club Apts @ Bonaventure #32 | 16300 GOLF CLUB RD, Weston, FL 33326 Weston 33326 | 6513 - Operators of Apartment Buildings | Hazardous Material Facility |
| CG Golf Venture LLC | 200 BONAVENTURE BLVD, Weston, FL 33326 Weston 33326 | 7997 - Membership Sports and Recreation Clubs | Hazardous Material Facility |
| Vacation Village @ Bonaventure | 210 BONAVENTURE BLVD, Weston, FL 33326 Weston 33326 | 6513 - Operators of Apartment Buildings | Hazardous Material Facility |
| City of Weston - Bonaventure Stormw. P. S. #1 | 16600 W SR84, Weston, FL 33326 Weston 33326 | 6512 - Operators of Nonresidential Buildings | Storage Tank Facility |
| Vacation Village @ Bonaventure | 212 BONAVENTURE BLVD, Weston, FL 33326 Weston 33326 | 6513 - Operators of Apartment Buildings | Hazardous Material Facility |
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PUBLIC WORKS AND ENVIRONMENTAL SERVICES 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,
Public Works and Environmental Services Department 

Date: 03/11/2026

Re: Initial Resilience Review of PC 26-5, Fortuna Real

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.

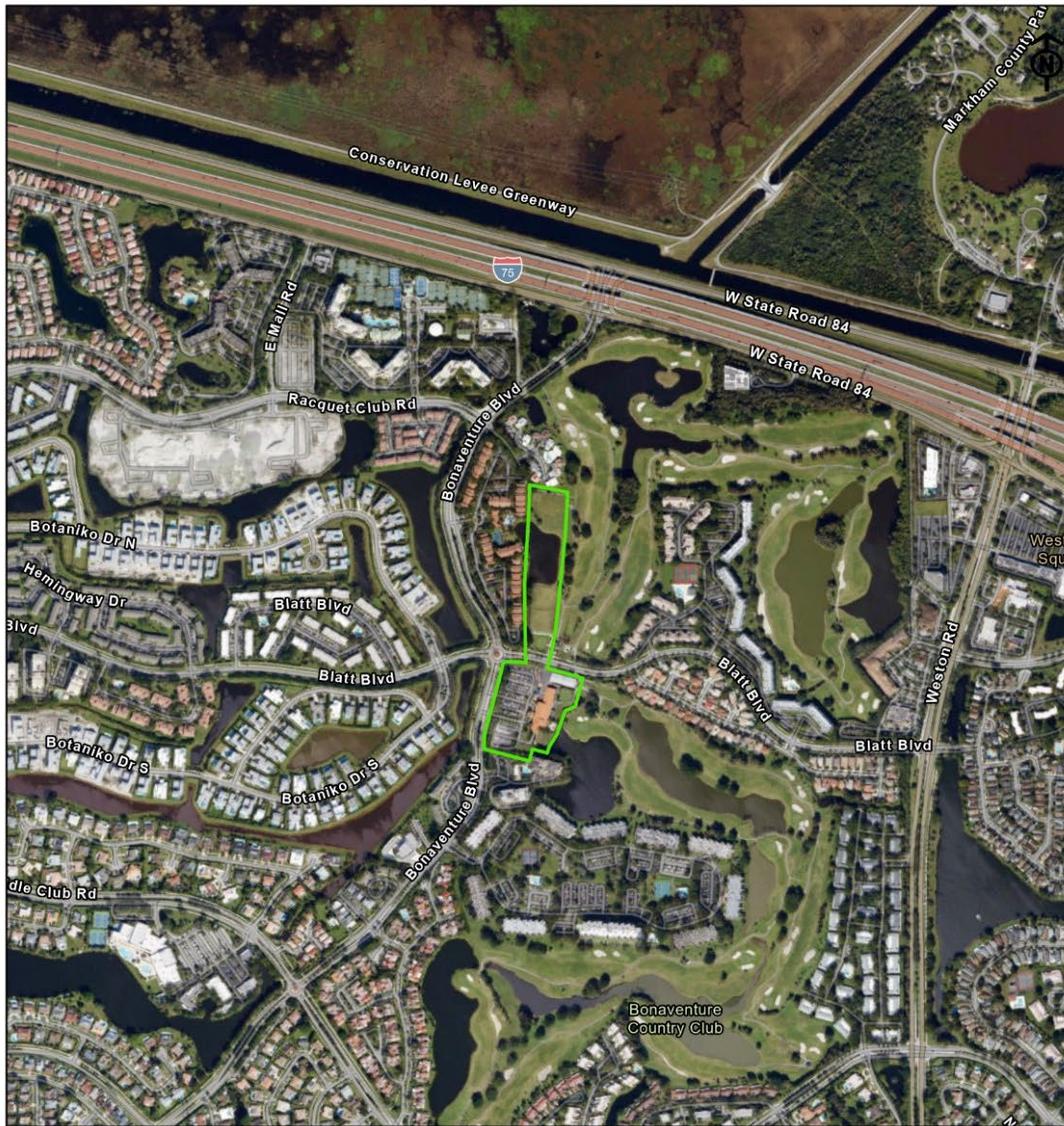
While the County encourages applicants to consider these and other impacts from climate change during the site planning process, the proposed amendment site does not contain, fall within, or overlap with an area for planning consideration, as indicated on the Priority Planning Areas for Sea Level Rise 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 Acton 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 Public Works and Environmental Services 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 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.

Broward County Land Use Plan Proposed Amendment PC 26-5 Priority Planning Area Map



0 0.1 0.2 Miles

- Proposed Amendment Site
- Priority Planning Areas for Sea Level Rise near tidal water bodies at an increased risk of inundation under a 40 inch sea level rise scenario projected to occur by 2070 (PC 26-5 is located outside of a Priority Planning Area)



EPD

Public Works and Environmental Services Department
ENVIRONMENTAL PERMITTING DIVISION

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

MEMORANDUM

DATE: April 17, 2026

TO: Huda Ashwas, Planner, Broward County Planning Council

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

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

RE: **PC 26-5 Fortuna Real (Bonaventure Driving Range) LUPA**
Folio IDs 504005020801 and 504005021171

The Environmental Permitting Division (EPD) has reviewed the *Limited Soil and Groundwater Phase II ESA* (Phase II) for the Bonaventure Driving Range (Site), dated March 25, 2026, and prepared by AYDEN Environmental. The Phase II was submitted with a Land Use Plan Amendment Application to the Broward County Planning Council for the Site. The *Phase II ESA* examines the presence of contaminants in soil and groundwater at a portion of the Site, consisting of Folio ID 504005020801, which is that portion of the Site that is in current golf course use. Per Policy 2.5.5(d) of the Broward County Land Use Plan, this is the portion which must be examined for the presence of contamination. The site is being proposed for land use changes and re-development consisting of irregular residential application.

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 documents the presence of Total Arsenic in soils at concentrations greater than the applicable Residential and Commercial/Industrial Soil Cleanup Target Levels (CTLs). Accordingly, EPD considers the Site to be contaminated as defined in Chapter 27, Broward County Code. An Environmental Assessment and Remediation (EAR) License should be obtained by a Responsible Party, and a certified assessment must be performed in accordance with Chapter 62-780, Florida Administrative Code. As an alternative to obtaining an EAR License, the applicant may ask the FDEP to be the lead agency under a Consent Order.
- EPD was the regulatory authority overseeing assessment and cleanup of arsenic contamination at the western golf course playing areas of Bonaventure Golf Course to accommodate similar redevelopment. The contaminant cases (EPD Sites NF-2864A through F) include areas of the former golf course that were closed with restrictions via a Declarations of Restrictive Covenant recorded with Broward County Records Division. The Phase II results are anticipated and are consistent with what is typically found at properties that have been subjected to past golf course uses.
- 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 CTLs 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 PLANNING COUNCIL
WETLAND RESOURCE QUESTIONNAIRE
as completed by the
PUBLIC WORKS AND ENVIRONMENTAL SERVICES DEPARTMENT

I. Description of the Site and Proposed Amendment

For: Broward Planning Council
Applicant: H&M Development
Amendment No.: PC 26-5
Jurisdiction: Weston
Size: Approximately 13.4 acres
Existing Use: Former golf driving range and clubhouse
Current Land Use Designation: Irregular (5) Residential within a Dashed-Line Area*
Proposed Land Use Designation: Irregular (28.44) Residential
Estimated Net Effect: Addition of 314 dwelling units
[67 dwelling units currently permitted by the Broward
County Land Use Plan]

Location: In Section 5, Township 50 South, Range 40 East; generally located on both sides of Blatt Boulevard, east of Bonaventure 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?* No
- B.** *Describe extent (i.e. percent) of wetlands present on subject property.*
- C.** *Describe the characteristics and quality of wetlands present on subject property..*
- 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?* An Environmental Resource License will be required to fill the existing surface waters on the sites.

III. Comments:

The proposed development contains water bodies. Excavation or filling of any surface waters, or the construction or repair of in-water structures such as headwalls, are regulated under Chapter 27, Article XI of the Natural Resource Protection Code and require an Environmental Resource License. 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 Exotic Pest Plant Council's List of Florida's Most Invasive Species is available at <https://www.fleppc.org/list/list.htm>

Completed by: Linda Sunderland, PWS
Environmental Program Supervisor

**BROWARD COUNTY
WATER RECHARGE QUESTIONNAIRE
as completed by
PUBLIC WORKS AND ENVIRONMENTAL SERVICES DEPARTMENT**

I. Information about the Proposed Amendment

For: Broward Planning Council
Applicant: H&M Development
Amendment No.: PC 26-5
Jurisdiction: Weston
Size: Approximately 13.4 acres
Existing Use: Former golf driving range and clubhouse
Current Land Use Designation: Irregular (5) Residential within a Dashed-Line Area*
Proposed Land Use Designation: Irregular (28.44) Residential
Estimated Net Effect: Addition of 314 dwelling units
[67 dwelling units currently permitted by the Broward County Land Use Plan]
Location: In Section 5, Township 50 South, Range 40 East; generally located on both sides of Blatt Boulevard, east of Bonaventure 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 22 percent or equal to 2.948 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 78.0 percent or equal to 10.452 acres

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

The change in land use (current to proposed) could potentially result in a increase of 56.0 percent impervious surface on the property, which is the equivalent of a increase of 7.504 acres of impervious area and a gain of recharge capacity.

III. Analysis of Impact of Change in Land Use Designation

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

The proposed land use designation allows 78.0 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 56 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 suggests that the design of the new project seek to maximize open space or provide other alternatives to offset negative impacts on recharge capacity on the property. Open space can include but not be limited to parks and open space, stormwater retention, ponds, rain gardens, drainage easements, landscaped areas and other pervious areas fulfilling the goal of water recharge into the aquifer.

Prepared by: M. Pognon, Broward County Natural Resources Division (3/18/2026).



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

March 12, 2026
Huda Ashwas, Planner
Broward County Planning Council
115 South Andrews Avenue, Room 307
Fort Lauderdale, FL 33301

RE: Land Use Plan Amendment (LUPA) – PC 26-5 (Fortuna Real) in the City of Weston

Hudas Ashwas,

Broward County Transit (BCT) has reviewed your correspondence dated February 11, 2026 regarding the proposed LUPA for Fortuna Real, located on the north and south sides of Blatt Boulevard near the intersection with Bonaventure Boulevard, Weston 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.

BCT is in the process of finalizing the *TransitFORWARD* 2040 Vision Plan. This plan proposes 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 County-wide. The development of the subject property will be considered for its support in the utilization of public transit services by increasing the residential density along Blatt Boulevard in the City of Weston. 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

WMD



Public Works and Environmental Services Department
WATER AND WASTEWATER SERVICES - WATER MANAGEMENT
2555 West Copans Road • Pompano Beach Florida 33069 • PHONE: 954-831-0751

March 18, 2026

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

via email to: HASHWAS@broward.org

From Michael Zygnerski
Broward County Water Management Division

Subject: City of Weston (Fortuna Real) (PC 26-5)

Dear Huda Ashwas

On behalf of the Water Management Division, I have reviewed the documents related to the Land Use Plan Amendment No. PC 26-5 and have no comments or objections.

Sincerely,

**MICHAEL
ZYGNERSKI** Digitally signed by
MICHAEL ZYGNERSKI
Date: 2026.03.18
11:49:50 -04'00'

Michael Zygnerski
Environmental Program Supervisor
2555 West Copans Road
Pompano Beach, FL 33069
Office (954) 831-0760
Email: mzygnerski@broward.org

SBBC

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

LAND USE

SBBC-4000-2025

County No: TBD

Folio #: 504005020801, 504005021171

The Place at Bonaventure

April 17, 2026



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

SCHOOL CONSISTENCY REVIEW REPORT - LAND USE

| PROJECT INFORMATION | IMPACT OF PROPOSED CHANGE | PROPERTY INFORMATION |
|------------------------------------------------------|-----------------------------------------------|-----------------------------------------------------|
| Date: April 17, 2026 | Units Permitted: 66 Units Proposed: 379 | Existing Land Use: Irregular Residential (5) |
| Name: The Place at Bonaventure | NET CHANGE (UNITS): 313 | Proposed Land Use: Irregular Residential (5) |
| SBBC Project Number: SBBC-4000-2025 | Students Permitted Proposed NET CHANGE | Current Zoning: GC Golf Course/ MF3 |
| County Project Number: TBD | Elem 8 10 2 | Proposed Zoning: MF3 |
| Municipality Project Number: PLN 25-00217/218 | Mid 4 5 1 | Section: 5 |
| Owner/Developer: CG Golf Venture LLC | High 7 8 1 | Township: 50 |
| Jurisdiction: Weston | Total 19 23 4 | Range: 40 |

SHORT RANGE - 5-YEAR IMPACT

| Currently Assigned Schools | Gross Capacity | LOS* Capacity | Benchmark** Enrollment | Over/Under LOS | Classroom Equivalent Needed to Meet LOS | % of LOS*** Capacity |
|----------------------------|----------------|---------------|------------------------|----------------|-----------------------------------------|----------------------|
| Eagle Point Elementary | 1,268 | 1,272 | 1,160 | -112 | -6 | 91.2% |
| Tequesta Trace Middle | 1,423 | 1,500 | 1,239 | -261 | -11 | 82.6% |
| Western High | 3,717 | 3,717 | 3,293 | -424 | -16 | 88.6% |
| | | | | | | |
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| | | | | | | |

| Currently Assigned Schools | Adjusted Benchmark | Over/Under LOS-Adj. Benchmark Enrollment | % LOS Capacity Adjusted Benchmark | Projected Enrollment | | | | |
|----------------------------|--------------------|------------------------------------------|-----------------------------------|----------------------|-------|-------|-------|-------|
| | | | | 26/27 | 27/28 | 28/29 | 29/30 | 30/31 |
| Eagle Point Elementary | 1,173 | -178 | 86.8% | 1,124 | 1,082 | 1,040 | 996 | 946 |
| Tequesta Trace Middle | 1,246 | -254 | 83.1% | 1,201 | 1,156 | 1,111 | 1,064 | 1,011 |
| Western High | 3,314 | -440 | 88.3% | 3,392 | 3,380 | 3,346 | 3,312 | 3,278 |
| | | | | | | | | |
| | | | | | | | | |
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| | | | | | | | | |

* See comments for additional Impacted Planning Area information

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

| School(s) | Description of Capacity Additions |
|------------------------|----------------------------------------------------------------------------------------------------------------------|
| Eagle Point Elementary | There are no capacity additions scheduled in the ADEFP that will increase the reflected FISH capacity of the school. |
| Tequesta Trace Middle | There are no capacity additions scheduled in the ADEFP that will increase the reflected FISH capacity of the school. |
| Western High | There are no capacity additions scheduled in the ADEFP that will increase the reflected FISH capacity of the school. |
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**PLANNED CAPACITY ADDITION IN THE ADOPTED DISTRICT EDUCATIONAL FACILITIES PLAN
(Years 6 - 10)**

| Capacity Additions for Planning Area 6 | |
|-----------------------------------------------|----------|
| School Level | Comments |
| Elementary | None |
| Middle | None |
| High | None |

INFORMATION CONTAINED HEREIN IS CURRENT AS OF THE DATE OF REVIEW

Comments

Information contained in the application indicates that the approximately 13.36-acre site is generally located south of Blatt Boulevard, between Bonaventure Boulevard and SW 160th Avenue (Weston Road), in the City of Weston. The current land use designation for the site is Irregular Residential (5), and the current zoning designation is GC (Golf Course) and MF-3. The applicant proposes to amend the land use designation to Irregular Residential (28.44) for the entire site and to amend the zoning designation to MF-3 for a portion of the site to allow for the development of a total of 379 mid-rise residential units (two-bedroom or more), 162 age-restricted units and 217 non-age-restricted units. The non-age-restricted units are anticipated to generate 14 additional (6 elementary, 3 middle, and 5 high) students into Broward County Public Schools. In addition, this total includes 66 previously permitted but unbuilt units on the property, as reported by the applicant.

The proposed age-restricted units are anticipated to generate approximately 10 students (4 elementary, 2 middle, and 4 high) into Broward County Public Schools. However, pursuant to Section 8.11(a)(3) of the Third Amended and Restated Interlocal Agreement, these units may be exempt from public school concurrency requirements, provided that a Declaration of Restrictive Covenants (DRC) is executed and recorded limiting permanent residents to 18 years of age and older.

Unless documentation is provided demonstrating that the previously permitted units are vested, they are not considered vested for public school concurrency purposes and would be subject to concurrency review as part of any future development application.

This application was reviewed based on its location in the School District's Long Range Seven Planning Areas and Ten-Year Long Range Plan contained in the Adopted District Educational Facilities Plan (ADEFP 2025/26 to 2029/30). However, the statistical data regarding the Level of Service (LOS) standard status of the actual schools impacted by this land use application in the initial five years of the ten-year period is depicted herein for informational purposes only.

Schools serving the amendment site in the 2025/26 school year are Eagle Point Elementary, Tequesta Trace Middle, and Western High Schools. Based on the District's Public School Concurrency Planning Document, all the schools are operating below the adopted LOS of the higher of 100% gross capacities or 110% permanent capacities in the 2025/26 school year. Incorporating the cumulative students anticipated from approved and vested developments anticipated to be built within the next three years (2025/26- 2027/28), all the schools are expected to operate below the adopted LOS of the higher of 100% gross capacities or 110% permanent capacities through the 2027/28 school year. It should be noted that the permanent school capacity or Florida Inventory of School Housing (FISH) for the impacted schools reflects compliance with the class size constitutional amendment and the permanent capacity additions that are planned for the schools within the first three years of the Five-Year Adopted DEFP FY 2025/26 to 2029/30. Also, to ensure maximum utilization of the impacted Concurrency Service Areas, the Board may utilize other options such as school boundary changes to accommodate students generated from developments in the County. There are no charter schools located within a two-mile radius of the site in the 2025/26 school year.

Capital Improvements scheduled in the long-range section of the currently Adopted DEFP FY 2025/26 to 2029/30 regarding pertinent impacted schools are depicted above. Based on the School District's Seven Long Range Planning Areas, the amendment site is located within School District Planning Area "6". The elementary, middle, and high schools currently serving Planning Area "6" and their cumulative student enrollments, cumulative capacities, and pertinent student enrollment projections are depicted herein.

Therefore, Planning Area "6" is anticipated to have sufficient excess capacity to support the students generated by the residential units proposed in the Planning Area.

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

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

PROJECT NUMBER: SBBC-4000-2025

Reviewed By:

4/24/2026

Date

Glennika Gordon

Signature

Glennika D. Gordon, AICP, CNU-A

Name

Planner

Title

ATTACHMENT 2
DRAFT
TRAFFIC ANALYSIS - Peak
PC 26-5

Prepared: February 18, 2026

INTRODUCTORY INFORMATION

Jurisdiction: City of Weston

Size: Approximately 13.4 acres

TRIPS ANALYSIS

Potential Trips - Current Land Use Designation

| | |
|-----------------------------|------------------------------------------------------|
| Current Designation: | Irregular (5) Residential within a Dashed-Line Area* |
| Potential Development: | 67 dwelling units |
| Trip Generation Rate: | ITE Equation (210) Single-Family Detached Housing** |
| Total P.M. Peak Hour Trips: | 72 peak hour trips |

Potential Trips - Proposed Land Use Designation

| | |
|-----------------------------|----------------------------------------------------|
| Proposed Designation: | Irregular (28.44) Residential |
| Potential Development: | 381 dwelling units |
| Trip Generation Rate: | ITE Equation (221) Multi-Family Housing (Mid-Rise) |
| Total P.M. Peak Hour Trips: | 149 peak hour trips |

Net P.M. Peak Hour Trips +77 peak hour trips

PLANNING COMMENTS

The proposed amendment is projected to increase traffic on the regional transportation network by approximately 77 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.