## BROWARD COUNTY LAND USE PLAN PROPOSED AMENDMENT PC 26-2

## **INTRODUCTORY INFORMATION**

I. <u>Municipality:</u> Parkland

II. <u>County Commission District:</u> District 3

*III.* Site Characteristics

A. Size: Approximately 34.0 acres

B. 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.

C. Existing Uses: Former golf course and clubhouse

IV. <u>Broward County Land Use Plan (BCLUP) Designations</u>

A. Current Designation: 25.3 acres of Low (3) Residential

8.7 acres of Irregular (4.2) Residential within a

Dashed-Line Area\*

B. Proposed Designation: Commerce

C. Estimated Net Effect: Reduction of 111 dwelling units

Addition of 34.0 acres of commerce uses

V. <u>Applicant/Petitioner</u>

A. Applicant: City of Parkland

B. Agent: City of Parkland

C. Property Owner: City of Parkland

VI. <u>Recommendation of Local</u>

Governing Body: The City of Parkland recommends approval of the

proposed amendment.

<sup>\* &</sup>quot;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.