



FINAL AGENDA
BROWARD COUNTY PLANNING COUNCIL
REGULAR MEETING AND PUBLIC HEARING
DECEMBER 4, 2025
10:00 A.M.
ROOM 422 - GOVERNMENTAL CENTER

Call to Order

Pledge of Allegiance

Roll Call

NOTED STAFF RECOMMENDATIONS

PH 1 is recommended for approval recognizing the voluntary commitment regarding open space.

CONSENT AGENDA

C 1 **APPROVAL OF FINAL AGENDA FOR DECEMBER 4, 2025** – Including Additional Agenda Material

C 2 **DECEMBER 2025 PLAT REVIEWS FOR TRAFFICWAYS PLAN COMPLIANCE**

Recommendation

Planning Council Staff Recommendation: Approval.

C 3 **APPROVAL OF SUMMARY MINUTES OF OCTOBER 23, 2025**

Recommendation

Planning Council Staff Recommendation: Approval.

C 4 **ATTENDANCE RECORD/EXCUSED ABSENCE REQUESTS**

- Email correspondence from Councilmember Denise Appleby Horland dated August 28, 2025
- Email correspondence from Mayor Michelle Gomez dated August 28, 2025
- Email correspondence from Mayor Felicia Brunson dated August 29, 2025

C 4 (continued)

Additional Agenda Material

- Email correspondence from Mayor Jackie Railey dated December 2, 2025

REGULAR AGENDA

R 1 **COUNSEL’S REPORT**

R 2 **EXECUTIVE DIRECTOR’S REPORT**

- **BrowardNext Update** – Upcoming December 10, 2025, Interested Parties Workshop

R 3 **CORRESPONDENCE**

PUBLIC HEARING AGENDA

PH 1 **AMENDMENT PC 26-1**

Public Hearing on Amendment to the Broward County Land Use Plan – City of Lauderhill

Application

From Commercial Recreation within a Dashed-Line Area to Irregular (9) Residential within a Dashed-Line Area.

Location

Approximately 132.6 acres; generally located between Oakland Park Boulevard and Northwest 44 Street and between Inverrary Boulevard West and Rock Island Road.

Recommendation

Planning Council Staff Transmittal Recommendation of November 24, 2025: Approval recognizing the applicant’s voluntary commitment regarding open space. Further, Planning Council staff does not recommend a second Planning Council public hearing be required. Additionally, if the County Commission approves the amendment, this action by the Planning Council shall serve as the “conditional” recertification of the municipal plan. (Please see Page I-1 of the amendment report for the full recommendation)

Additional Agenda Material

- Email correspondence from Shaundrika Taylor dated December 1, 2025

PH 2

AMENDMENT PCT 26-1

Public Hearing on Text Amendment to update Broward County Land Use Plan Policy 2.23.2 regarding Environmentally Sensitive Lands.

Recommendation

Planning Council Staff Transmittal Recommendation of November 24, 2025: Approval.
Further, Planning Council staff does not recommend a second Planning Council public hearing be required.

PH 3

AMENDMENT PCT 26-3

Public Hearing on Text Amendment to remove Broward County Land Use Plan Policies 2.36.1 and 2.36.2 regarding Environmental Justice.

Recommendation

Planning Council Staff Transmittal Recommendation of November 24, 2025: Approval.
Further, Planning Council staff does not recommend a second Planning Council public hearing be required.

OTHER BUSINESS

Planning Council Member Comments

Next Regular Scheduled Planning Council Meeting – Please note date change due to conflict with Broward County Board of County Commissioners: **January 29, 2026**, at 10:00 a.m., in Room 422 of the Broward County Governmental Center.

At the hearing, any citizen, property owner, public official or local government representative shall be entitled to be heard for or against the subject of these hearings in person or by correspondence addressed to the Planning Council. In accordance with Section 3.08 of the Broward County Planning Council Rules of Procedure, all persons are hereby advised that any presentation to the Broward County Planning Council should be as concise as possible, and the Chair may limit the time of each individual to allow maximum participation by the public at large. In addition, by a majority vote, Planning Council members may limit the length of a meeting or of any agenda item or set a time for adjournment.

Information relative to these hearings may be obtained at the Planning Council's office: Room 307, Governmental Center, 115 South Andrews Avenue, Fort Lauderdale, FL; Telephone: (954) 357-6695. A copy of the Broward County Land Use Plan text and map are available online at www.broward.org/planningcouncil and on file at the Broward County Planning Council office.

Notice to Members of the Public: If you wish to appeal any decision made by the Broward County Planning Council with respect to any matter considered at such meeting or hearing, you will need a record of the proceedings. You may thus need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based.

**ADDITIONAL AGENDA MATERIAL
BROWARD COUNTY PLANNING COUNCIL
DECEMBER 4, 2025**

CONSENT AGENDA

C 4 Email correspondence from Mayor Jackie Railey dated December 2, 2025

PUBLIC HEARING AGENDA

**PH 1 Email correspondence from Shaundrika Taylor dated December 1, 2025
 (Opposed)**

From: Railey, Jackie <JRailey@coconutcreek.net>
Sent: Tuesday, December 2, 2025 7:59 PM
To: Blake Boy, Barbara <BBLAKEBOY@broward.org>
Subject: December 4,2025 Planning Council meeting

External Email Warning

This email originated from outside the Broward County email system. Do not reply, click links, or open attachments unless you recognize the sender's email address (not just the name) as legitimate and know the content is safe. Report any suspicious emails to ETS Security by selecting the Report Suspicious or Report Phish button.

[Report Suspicious](#)

Good evening, Barbara
Unfortunately, I will not be able to make Thursdays meeting due to unexpected events. I am respectfully requesting an excused absence.
Please convey my warmest wishes for a blessed holiday season to everyone and look forward to seeing you soon.

Thank you And your staff for all that you do.
Happy holidays!
Sincerely
Jackie Railey, Mayor
City of Coconut Creek

Letter of Opposition to Proposed Development on Inverrary Golf Course Site

December 1, 2025

Dear Planning Council Board

Subject: Formal Opposition to Proposed Development on 132.6 Acres Between Oakland Park Blvd/NW 44th St and Inverrary Blvd West/Rock Island

I am writing to express my strong, formal opposition to the proposed development on the 132.6-acre parcel, currently the former Inverrary Golf Course, located between Oakland Park Boulevard and NW 44th Street, and between Inverrary Boulevard West and Rock Island. This development is fundamentally flawed, illegal under current covenants, and detrimental to the long-term well-being and financial stability of the existing community residents.

Violation of Deed Restrictions and Homeowner Rights

The most critical issue is the developers' attempt to bypass the **Deed Restrictions** and **Covenants** governing the Inverrary community. The use of this land **cannot be changed without a vote by the Inverrary property owners**. To proceed with any planning or approval without first securing the legally mandated consent of the community constitutes a clear violation of our rights as property owners and must be immediately addressed and halted by the city/county. The developer is fully aware of this pre-existing legal requirement.

Lack of Financial Transparency and Community Impact

The developer has failed to provide a complete and transparent accounting of the project's financial obligations and impact on the community. Specifically:

- **Golf Course Maintenance:** The claim that the golf course will be "given back to the community" is irresponsible. No concrete plan has been presented detailing **who will pay for the extremely high costs of maintaining the golf course** after the developer leaves, nor has a mechanism been established for how existing owners will be assessed. Owners should not be forced to bear this immense financial burden.
- **Security Costs:** The promised "high-tech security" system has no defined ongoing maintenance or operational cost structure. The community will inevitably be left to fund these expensive systems, placing an unfair financial strain on residents.
- **Property Tax Increase:** The proposed homes, costing from **\$600,000 to \$1.2 million**, will significantly raise the property values in the area. This dramatic increase in comparable sales will inevitably lead to higher property taxes that will displace long-time, fixed-income **elderly and middle-income families** who can no longer afford to live in their homes.

Equity and Fair Compensation Concerns

The proposed "mitigation fund" payments of **\$425 per unit** to various HOAs are entirely **inequitable** and unfair. This calculation scheme disproportionately benefits larger HOAs, while smaller ones receive a fraction of the total funds. For example:

- International Village (832 units) would receive \$353,600.
- Sienna Greens (122 units) would receive \$51,850.

This unequal distribution of funds is designed to divide the community and is not a fair solution for mitigating the impact on all affected residents.

Absence of Affordable and Workforce Housing

The community is in need of affordable and workforce housing to support essential workers. The proposed price points (\$600,000 to \$1.2 million) completely exclude working families, such as **teachers, police officers, and local Publix managers**, who cannot afford these luxury homes. **What happened to the commitment to affordable and workforce housing for the community's essential employees?**

Traffic, Infrastructure, and Environmental Hazards

- **Traffic and Infrastructure:** The existing two-lane roads surrounding the property cannot be widened and are wholly inadequate to handle the massive increase in traffic and construction vehicles that this development would generate. The resulting traffic congestion and prolonged construction will be a nightmare for current residents.
- **Drainage Issues:** The area is already prone to significant drainage and flooding issues, which will only be exacerbated by this dense development on critical open land.
- **Arsenic Hazard:** The removal of the existing golf course grass and soil poses a significant hazard due to the presence of **arsenic materials**. The developer must provide a comprehensive, independently verified plan for the safe and complete remediation of this environmental risk.

Conclusion and Demand

We demand that the proposed development be **DENIED** until the following conditions are met:

1. The developer must comply with the existing legal **Deed Restrictions** and allow the Inverrary property owners to vote on the use of the land.
2. Full, transparent financial documentation must be provided detailing who will perpetually fund and maintain the golf course and security systems.
3. The plan must be revised to include a significant component of truly **affordable and workforce housing**.

Proceeding with any approval while the legal rights of existing owners are being violated is unacceptable. I urge you to uphold the rule of law and protect the long-term residents of the Inverrary community by rejecting this fundamentally flawed proposal.

Sincerely,

Shaundrika Taylor
3874 NW 67th Way
Lauderhill FL 33319
561-503-8362

FINAL AGENDA TO BE DISTRIBUTED AT THE MEETING

BROWARD COUNTY PLANNING COUNCIL PLAT REVIEWS FOR TRAFFICWAYS PLAN COMPLIANCE

Page 1 of 2 pages

COUNCIL MEETING: December 4, 2025

PLAT NUMBER	PLAT NAME	LOCATION	TRAFFICWAYS AFFECTED	RIGHT-OF-WAY PLAN REQUIREMENT	EXISTING RIGHT-OF-WAY	RIGHT-OF-WAY ADDITIONAL DEDICATION BY PLAT
029-MP-25	Oakland Park Estates Turner Planning Solutions, LLC	Oakland Park Commission District 8 28-49-42 Northeast corner of Northwest 21 Avenue and Northwest 27 Street	Northwest 21 Avenue	94'	35' Half	12' Dedication Required
003-MP-24	Fernandez Villas Pulice Land Surveyors, Inc.	Southwest Ranches Commission District 1 31-50-40 Northwest corner of Mather Boulevard/Southwest 178 Avenue and Stirling Road	None	None	None	None
023-MP-25	Twilight Sky Control Point Associates FL, LLC	Davie Commission District 5 12-50-40 Between Interstate 595 and Southwest 14 Street, and between Flamingo Road and Southwest 121 Avenue	None	None	None	None
025-MP-25	Crown Heights Gardens Planw3st, LLC	Pompano Beach Commission District 4 35-48-42 South side of Northwest 6 Street, between Northwest 3 Avenue and Northwest 4 Avenue	None	None	None	None

BROWARD COUNTY PLANNING COUNCIL PLAT REVIEWS FOR TRAFFICWAYS PLAN COMPLIANCE

Page 2 of 2 pages

COUNCIL MEETING: December 4, 2025

PLAT NUMBER	PLAT NAME	LOCATION	TRAFFICWAYS AFFECTED	RIGHT-OF-WAY PLAN REQUIREMENT	EXISTING RIGHT-OF-WAY	RIGHT-OF-WAY ADDITIONAL DEDICATION BY PLAT
026-MP-25	Alliance 3 rd Street Deerfield Bohler Engineering FL, LLC	Deerfield Beach Commission District 2 35-47-42 South side of Northwest 3 Street, between Lock Road and the CSX Railroad	None	None	None	None
027-MP-25	Kaplun Estates John Ibarra & Associates, Inc.	Hollywood Commission District 6 16-51-42 South side of Monroe Street, between Dixie Highway and South 24 Avenue	None	None	None	None
028-UP-25	Hillsboro Reserve Perimeter Surveying & Mapping, Inc.	Broward Municipal Services District Commission District 2 32-47-42 & 5-48-42 North side of Northwest 71 Street, between Lyons Road and Northwest 43 Lane	None	None	None	None

**SUMMARY MINUTES
BROWARD COUNTY PLANNING COUNCIL
October 23, 2025**

Members Thomas H. DiGiorgio, Jr., Chair
Present: City of Pembroke Pines Mayor Angelo Castillo, Vice Chair
City of Tamarac Mayor Michelle J. Gomez, Secretary (via CMT)
Ms. Jessica Abramson
City of West Park Mayor Felicia Brunson (via CMT)
Broward County Commissioner Lamar P. Fisher
Mr. Adam M. Geller (via CMT)
Ms. Ryann Greenberg
City of Pompano Beach Mayor Rex Hardin
City of Plantation Councilmember Denise Appleby Horland
City of Hollywood Mayor Josh Levy
City of Oakland Park Commissioner Letitia Newbold
Mr. David Rosenof (via CMT)
School Board Member Dr. Allen Zeman (via CMT)

Members Dr. Mireidy Fernandez
Absent: City of Coconut Creek Mayor Jackie Railey
City of Sunrise Mayor Michael J. Ryan

Also Barbara Blake Boy, Executive Director
Present: Andy Maurodis, Legal Counsel
Karen Pannell, Real Time Reporter

A meeting of the Broward County Planning Council was held on Thursday, October 23, 2025, at 10:00 a.m., in Room 422 of the Broward County Governmental Center, Fort Lauderdale, Florida.

The meeting quorum and format were consistent with Section 1-233 of the Broward County Code of Ordinances regarding advisory boards utilizing communications media technology in the form of telephonic conferencing.

CALL TO ORDER

Chair DiGiorgio called the meeting to order.

PLEDGE OF ALLEGIANCE

Commissioner Fisher led the Pledge of Allegiance.

ROLL CALL

Following the Roll Call by the Real Time Reporter, Chair DiGiorgio declared that a quorum was present.

CONSENT AGENDA

- C 1 APPROVAL OF FINAL AGENDA FOR OCTOBER 23, 2025 – Including Additional Agenda Material**
- C 2 OCTOBER 2025 PLAT REVIEWS FOR TRAFFICWAYS PLAN COMPLIANCE**
- C 3 APPROVAL OF SUMMARY MINUTES OF AUGUST 28, 2025**
- C 4 ATTENDANCE RECORD/EXCUSED ABSENCE REQUESTS - Dr. Mireidy Fernandez, Mayor Jackie Railey, and Mayor Michael Ryan.**

Mayor Castillo made a motion to approve the Consent Agenda. Mayor Hardin seconded the motion. Without objection, the motion passed unanimously.

REGULAR AGENDA

R 1 COUNSEL’S REPORT

Mr. Maurodis provided a brief update on SB180. He explained that two lawsuits have been filed by 1,000 Friends of Florida and 25 Cities and Counties against the State regarding the bill. Mr. Maurodis stated that alternative bills and solutions have come forward. He will update Planning Council members with significant updates as they become available.

R 2 EXECUTIVE DIRECTOR’S REPORT

Ms. Boy:

- Introduced the new member of the Planning Council Staff, Mercedes Mejia, GIS Program/Project Coordinator.
- Noted that the next Planning Council meeting is scheduled for December 4th.
- Provided a BrowardNext Update. She spoke on challenges and unanticipated impacts that have arisen from SB180. Ms. Boy announced that Planning Council staff will be hosting two workshops in December and January and spoke on the timeline of events moving forward.

R 3 CORRESPONDENCE

(None.)

PUBLIC HEARING AGENDA

Ms. Boy stated that there were no members of the public signed up to speak on items PH 1 or PH 2 other than applicants, agents, and local governments. She indicated that there were two members of the public to speak on PH 3. Ms. Boy provided a brief overview of the items, noting that staff recommended approval of each of the items.

QUASI-JUDICIAL HEARING

PH 1 WAIVER TO THE BROWARD COUNTY TRAFFICWAYS PLAN – STATE ROAD A1A/OCEAN DRIVE – PCTW 25-1W

Public Hearing to waive ten (10) feet of the right-of-way dedication requirement along a portion of State Road A1A/Ocean Drive, on the “Broward County Trafficways Plan;” located in the City of Hollywood

Ms. Boy stated that the applicant is Ryan Horland, noting that Councilmember Denise Horland has submitted a conflict waiver and will abstain from this vote.

Commissioner Fisher made a motion to approve item PH 1 per Planning Council staff recommendation. Mayor Hardin seconded the motion. Without objection, the motion passed unanimously with Councilmember Horland abstaining; State of Florida Form 8B is attached.

END OF QUASI-JUDICIAL HEARING

PH 2 AMENDMENT PC 25-5

Public Hearing on Small Scale Amendment to the Broward County Land Use Plan – City of Weston

Mayor Castillo made a motion to approve item PH 2 per Planning Council staff recommendation. Mayor Hardin seconded the motion. The motion passed unanimously.

PH 3 AMENDMENT PCR 25-7

Public Hearing on Small Scale Amendment to the Broward County Land Use Plan – Broward Municipal Services District

Ms. Boy provided a brief overview of the proposed amendment and reviewed the application process for unincorporated areas of Broward County Land Use Amendments. She indicated that the Broward County Commission has not made a recommendation on this amendment yet, noting that this is the first hearing for this item. Ms. Boy explained that the County Commission will likely consider adoption of the Broward County Land Use Plan Amendment and the unincorporated Broward County or Broward Municipal Services District (BMSD) Amendment at the same hearing.

Ms. Boy stated that the proposed amendment is from Community use to Medium (16) Residential, which would potentially add up to 630 dwelling units recognizing the applicant's voluntary commitment to restrict up to 474 multi-family dwelling units as affordable housing units for a minimum of 30 years. She indicated that sufficient facilities and services are available to serve the proposed land use including transportation and schools.

Ms. Boy explained that the applicant has acknowledged the licensing and permitting requirements which will include the modification of the Environmentally Sensitive Lands site. She spoke on the commitments that the applicant has made that include a maximum building height of three stories or 35 feet for the multi-family dwelling units, access and traffic circulation consideration, and amenities for the multi-family units.

Robert Lochrie, Attorney representing the Fort Lauderdale Housing Authority, provided a brief history of the property. He spoke on the requirements and updates that will be completed with the development of the site. He discussed previously proposed projects noting that this project will be less burdensome to the community. Mr. Lochrie answered questions from the Planning Council members.

David Nielsen, resident of BMSD, spoke on several concerns regarding the amendment, such as drainage, congestion due to the increase in people and traffic, and lead mitigation from the existing gun range.

Angela Clem spoke on behalf of the Broadview Park Civic Association, stating strong opposition to the rezoning. She explained that residents feel that the rezoning threatens the character, safety, and sustainability of the neighborhood. Ms. Clem stated that it would affect open space for recreation and wildlife that would require conservation efforts and mitigation. She noted that Broadview residents feel that there has been minimal outreach and that they deserve a voice. She and the Broadview Park Civic Association requested that the Planning Council reject or decline the amendment.

Mr. Lochrie stated that the environmental concerns are valid noting that they will be evaluated through the process. He indicated that it will be an extra vigorous process because the site has been designated as a Local Area of Particular Concern. Mr. Lochrie reviewed the public outreach efforts and addressed concerns that were brought up by the residents and spoke on the commitment to affordable housing.

Mr. Lochrie addressed the concerns made by the public speakers and answered questions by the Planning Council. The Planning Council Members showed support for the amendment.

Mayor Levy made a motion to approve PH 3 per staff recommendation. Commissioner Fisher seconded the motion. The motion passed unanimously.

OTHER BUSINESS

PLANNING COUNCIL COMMENTS

(None.)

NEXT REGULAR SCHEDULED PLANNING COUNCIL MEETING

The next Planning Council meeting is scheduled for December 4, 2025, at 10:00 a.m., in Room 422 of the Broward County Governmental Center.

ADJOURNMENT

Without objection Chair DiGiorgio adjourned this day's meeting at 10:46 a.m.

FORM 8B MEMORANDUM OF VOTING CONFLICT FOR COUNTY, MUNICIPAL, AND OTHER LOCAL PUBLIC OFFICERS

LAST NAME—FIRST NAME—MIDDLE NAME	NAME OF BOARD, COUNCIL, COMMISSION, AUTHORITY, OR COMMITTEE
MAILING ADDRESS	THE BOARD, COUNCIL, COMMISSION, AUTHORITY OR COMMITTEE ON WHICH I SERVE IS A UNIT OF: <input type="checkbox"/> CITY <input type="checkbox"/> COUNTY <input type="checkbox"/> OTHER LOCAL AGENCY
CITY COUNTY	NAME OF POLITICAL SUBDIVISION:
DATE ON WHICH VOTE OCCURRED	MY POSITION IS: <input type="checkbox"/> ELECTIVE <input type="checkbox"/> APPOINTIVE

WHO MUST FILE FORM 8B

This form is for use by any person serving at the county, city, or other local level of government on an appointed or elected board, council, commission, authority, or committee. It applies to members of advisory and non-advisory bodies who are presented with a voting conflict of interest under Section 112.3143, Florida Statutes.

Your responsibilities under the law when faced with voting on a measure in which you have a conflict of interest will vary greatly depending on whether you hold an elective or appointive position. For this reason, please pay close attention to the instructions on this form before completing and filing the form.

INSTRUCTIONS FOR COMPLIANCE WITH SECTION 112.3143, FLORIDA STATUTES

A person holding elective or appointive county, municipal, or other local public office **MUST ABSTAIN** from voting on a measure which would inure to his or her special private gain or loss. Each elected or appointed local officer also **MUST ABSTAIN** from knowingly voting on a measure which would inure to the special gain or loss of a principal (other than a government agency) by whom he or she is retained (including the parent, subsidiary, or sibling organization of a principal by which he or she is retained); to the special private gain or loss of a relative; or to the special private gain or loss of a business associate. Commissioners of community redevelopment agencies (CRAs) under Sec. 163.356 or 163.357, F.S., and officers of independent special tax districts elected on a one-acre, one-vote basis are not prohibited from voting in that capacity.

For purposes of this law, a “relative” includes only the officer’s father, mother, son, daughter, husband, wife, brother, sister, father-in-law, mother-in-law, son-in-law, and daughter-in-law. A “business associate” means any person or entity engaged in or carrying on a business enterprise with the officer as a partner, joint venturer, coowner of property, or corporate shareholder (where the shares of the corporation are not listed on any national or regional stock exchange).

* * * * *

ELECTED OFFICERS:

In addition to abstaining from voting in the situations described above, you must disclose the conflict:

PRIOR TO THE VOTE BEING TAKEN by publicly stating to the assembly the nature of your interest in the measure on which you are abstaining from voting; *and*

WITHIN 15 DAYS AFTER THE VOTE OCCURS by completing and filing this form with the person responsible for recording the minutes of the meeting, who should incorporate the form in the minutes.

* * * * *

APPOINTED OFFICERS:

Although you must abstain from voting in the situations described above, you are not prohibited by Section 112.3143 from otherwise participating in these matters. However, you must disclose the nature of the conflict before making any attempt to influence the decision, whether orally or in writing and whether made by you or at your direction.

IF YOU INTEND TO MAKE ANY ATTEMPT TO INFLUENCE THE DECISION PRIOR TO THE MEETING AT WHICH THE VOTE WILL BE TAKEN:

- You must complete and file this form (before making any attempt to influence the decision) with the person responsible for recording the minutes of the meeting, who will incorporate the form in the minutes. (Continued on page 2)

APPOINTED OFFICERS (continued)

- A copy of the form must be provided immediately to the other members of the agency.
- The form must be read publicly at the next meeting after the form is filed.

IF YOU MAKE NO ATTEMPT TO INFLUENCE THE DECISION EXCEPT BY DISCUSSION AT THE MEETING:

- You must disclose orally the nature of your conflict in the measure before participating.
- You must complete the form and file it within 15 days after the vote occurs with the person responsible for recording the minutes of the meeting, who must incorporate the form in the minutes. A copy of the form must be provided immediately to the other members of the agency, and the form must be read publicly at the next meeting after the form is filed.

DISCLOSURE OF LOCAL OFFICER'S INTEREST

I, _____, hereby disclose that on _____, 20 ____ :

(a) A measure came or will come before my agency which (check one or more)

- ☐ inured to my special private gain or loss;
- ☐ inured to the special gain or loss of my business associate, _____ ;
- ☐ inured to the special gain or loss of my relative, _____ ;
- ☐ inured to the special gain or loss of _____, by whom I am retained; or
- ☐ inured to the special gain or loss of _____, which is the parent subsidiary, or sibling organization or subsidiary of a principal which has retained me.

(b) The measure before my agency and the nature of my conflicting interest in the measure is as follows:

If disclosure of specific information would violate confidentiality or privilege pursuant to law or rules governing attorneys, a public officer, who is also an attorney, may comply with the disclosure requirements of this section by disclosing the nature of the interest in such a way as to provide the public with notice of the conflict.



Date Filed

Signature

NOTICE: UNDER PROVISIONS OF FLORIDA STATUTES §112.317, A FAILURE TO MAKE ANY REQUIRED DISCLOSURE CONSTITUTES GROUNDS FOR AND MAY BE PUNISHED BY ONE OR MORE OF THE FOLLOWING: IMPEACHMENT, REMOVAL OR SUSPENSION FROM OFFICE OR EMPLOYMENT, DEMOTION, REDUCTION IN SALARY, REPRIMAND, OR A CIVIL PENALTY NOT TO EXCEED \$10,000.

PLANNING COUNCIL MEMBER ATTENDANCE RECORD
as of October 2025

<u>Member</u>	<u>(Re)Appointment Date</u>	<u>No Meeting 12/24</u>	<u>1/23/25</u>	<u>No Meeting 2/25</u>	<u>3/27/25</u>	<u>No Meeting 4/25</u>	<u>5/22/25</u>	<u>6/26/25</u>	<u>No Meeting 7/25</u>	<u>8/28/25</u>	<u>No Meeting 9/25</u>	<u>10/23/25</u>	<u>Total Absences</u>	<u>Excused</u>	<u>Unexcused</u>
Abramson	9/19/23		P		P		P	P		P		P			
Brunson	2/22/22		P		P		T	P		T		T			
Castillo	2/22/22		P		P		P	P		P		P			
DiGiorgio	4/28/15		P		P		P	A*		P		P	1	1	
Fernandez	8/21/25									❖P		A*	1	1	
Fisher	12/10/24		P		P		P	P		T		P			
Geller	12/10/24		❖P		P		P	P		P		T			
Gomez	12/2/14		P		P		P	P		P		T			
Greenberg	2/7/23		P		T		P	P		P		P			
Hardin	9/25/18		P		A*		P	P		P		P	1	1	
Horland	12/7/21		P		P		P	P		P		P			
Levy	12/14/21		P		P		P	A*		P		P	1	1	
Newbold	11/14/23		P		P		P	P		T		P			
Railey	5/23/23		P		T		A*	T		P		A*	2	2	
Rosenof	4/25/17		T		T		T	P		P		T			
Ryan	2/22/22		T		T		T	T		T		A*	1	1	
Zeman	11/19/24		P		T		T	T		P		T			

P = Physically Present T = CMT Present A = Absent * Excused ❖ Resigned/Ineligible ♦ Oath of Office

From: Horland, Denise <DHorland@plantation.org>
Sent: Thursday, August 28, 2025 6:51:33 PM
To: Blake Boy, Barbara <BBLAKEBOY@broward.org>
Subject: Excused Absence

Good evening, Ms. Blake Boy,

Regretfully, I must ask for an excused absence for the December 4th Planning Council meeting. As President of the Broward League of Cities I will be presiding over our Board of Directors meeting at 11am.

As I will miss seeing everyone before the holidays, please extend my warmest wishes to all for a happy and safe holiday season!

Respectfully yours,

Denise Appleby Horland
City of Plantation Councilmember
Broward League of Cities President

cell: 954-498-6616
dhorland@plantation.org
[Councilmember Horland Facebook](#)

From: [Michelle J. Gomez](#)
To: [Blake Boy, Barbara](#)
Subject: Declined: [EXTERNAL] December Planning Council Meeting
Start: Thursday, December 4, 2025 10:00:00 AM
End: Thursday, December 4, 2025 1:00:00 PM
Location: Room 422

I'm sorry, but I can't attend. Returning from out of town conference. The City of Tamarac is a public entity subject to Chapter 119 of the Florida Statutes concerning public records. Email messages are covered under Chapter 119 and are thus

ZjQcmQRYFpfptBannerStart

External Email Warning

This email originated from outside the Broward County email system. Do not reply, click links, or open attachments unless you recognize the sender's email address (not just the name) as legitimate and know the content is safe. Report any suspicious emails to ETS Security by selecting the Report Suspicious or Report Phish button.

<[https://us-phishalarm-ewt.proofpoint.com/EWT/v1/DU4c0PqsyQ!32uJjTuR2OYhC9RrorJdaG1VREygMiyOhrTlSlOZ6ZhQyVdn2keuq3U3-hAMBh-BzgFx-gxHMEN_nMWvPf4QBhvvEIysLHzs4Et1d2mRMTZyvJK1jVwylb-NaRqnUTUiRCOSJBHuT-kgM3Q\\$](https://us-phishalarm-ewt.proofpoint.com/EWT/v1/DU4c0PqsyQ!32uJjTuR2OYhC9RrorJdaG1VREygMiyOhrTlSlOZ6ZhQyVdn2keuq3U3-hAMBh-BzgFx-gxHMEN_nMWvPf4QBhvvEIysLHzs4Et1d2mRMTZyvJK1jVwylb-NaRqnUTUiRCOSJBHuT-kgM3Q$)>

Report Suspicious

ZjQcmQRYFpfptBannerEnd

I'm sorry, but I can't attend. Returning from out of town conference.

The City of Tamarac is a public entity subject to Chapter 119 of the Florida Statutes concerning public records. Email messages are covered under Chapter 119 and are thus subject to public records disclosure. All email messages sent and received are captured by our server and retained as public records.

From: Felicia Brunson <FBrunson@cityofwestpark.org>
Sent: Friday, August 29, 2025 9:43 AM
To: Blake Boy, Barbara <BBLAKEBOY@broward.org>
Subject: Re: Planning Council Metting Follow Up

Got it

The only one that maybe an issue is 12/4 as I believe we will be in Tallahassee and need an excused absence request. Thank you.

Mayor Felicia Mychele Brunson
City of West Park
Fbrunson@cityofwestpark.org
(954) 329-8990 mobile
(954) 989-2688 ext 214 office
#OneWestPark
#FocusedForward

Service is the price you pay for the space you occupy.

Have a blessed day!

R 1

NO BACKUP AVAILABLE FOR THIS ITEM

R 2

NO BACKUP AVAILABLE FOR THIS ITEM

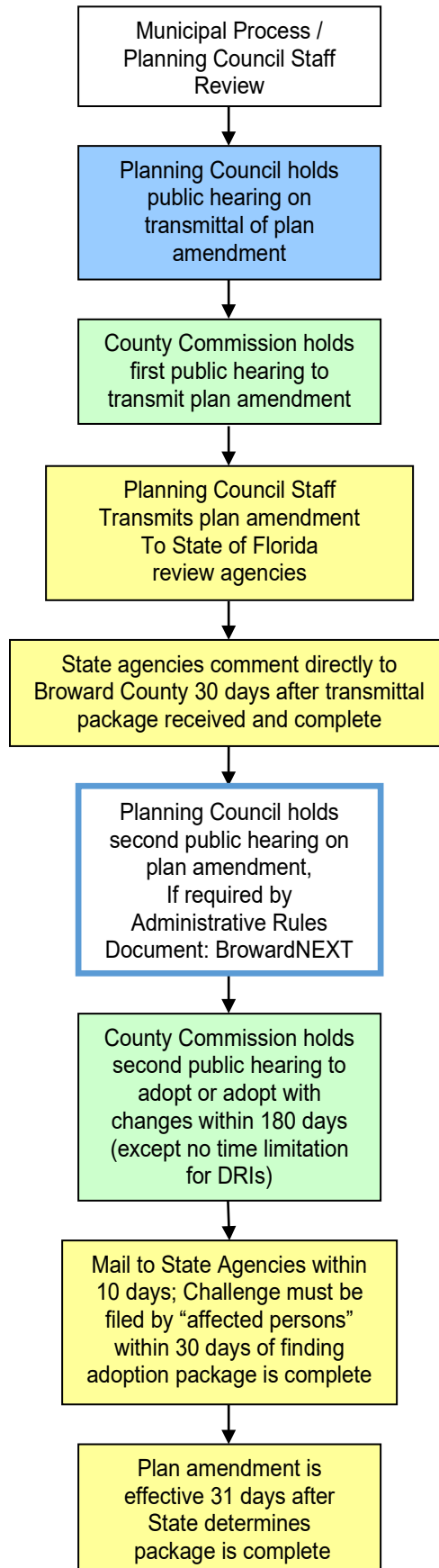
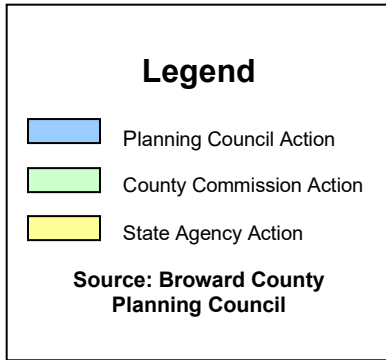
R 3

NO BACKUP AVAILABLE FOR THIS ITEM

EXPLANATION OF TRANSPORTATION TERMINOLOGY

Year 2050:	Long Range Planning Horizon
I.T.E.:	Institute of Transportation Engineers Trip Generation Manual – 11 th Edition
Capacity:	The maximum sustainable flow rate at which vehicles can reasonably be expected to traverse a point or a uniform section of roadway during a given time period under prevailing conditions.
Volume:	The number of vehicles passing a given point on a roadway during a specified time period.
P.M. Peak Hour Trip:	The highest hourly volume of traffic between the hours of 4:00 p.m. and 6:00 p.m.
Significance Threshold:	Corresponding to additional p.m. peak hour trips at three-percent (3%) or more of such capacity of a regional transportation link at the long-range planning horizon per BrowardNext - Broward County Land Use Plan Policy 2.14.9.
LOS:	Level of Service – a quantitative stratification of quality of service into six (6) letter grades:
A	LOS A describes primarily free-flow operations at average travel speeds, usually about 90 percent of the free-flow speed for the given street class. Vehicles are completely unimpeded in their ability to maneuver within the traffic stream. Control delay at signalized intersections is minimal.
B	LOS B describes reasonably unimpeded operations at average travel speeds, usually about 70 percent of the free-flow speed for the street class. The ability to maneuver within the traffic stream is only slightly restricted, and control delays at signalized intersections are not significant.
C	LOS C describes stable operations; however, ability to maneuver and change lanes in midblock locations may be more restricted than at LOS B, and longer queues, adverse signal coordination, or both may contribute to lower average travel speeds of about 50 percent of the free-flow speed for the street class.
D	LOS D borders on a range in which small increases in flow may cause substantial increases in delay and decreases in travel speed. LOS D may be due to adverse signal progression, inappropriate signal timing, high volumes, or a combination of these factors. Average travel speeds are about 40 percent of free-flow speed.
E	LOS E is characterized by significant delays and average travel speeds of 33 percent or less of the free-flow speed. Such operations are caused by a combination of adverse progression, high signal density, high volumes, extensive delays at critical intersections, and inappropriate signal timing.
F	LOS F is characterized by urban street flow at extremely low speeds, typically one-third to one-fourth of the free-flow speed. Intersection congestion is likely at critical signalized locations, with high delays, high volumes, and extensive queuing.

**Process for Adoption
Expedited State Review Process
“Regular” (greater than 50 acres) or “Development of Regional Impact”
Broward County Land Use Plan Amendments**



BROWARDNEXT - BROWARD COUNTY LAND USE PLAN GENERALIZED LOCATION MAP AMENDMENT PC 26-1



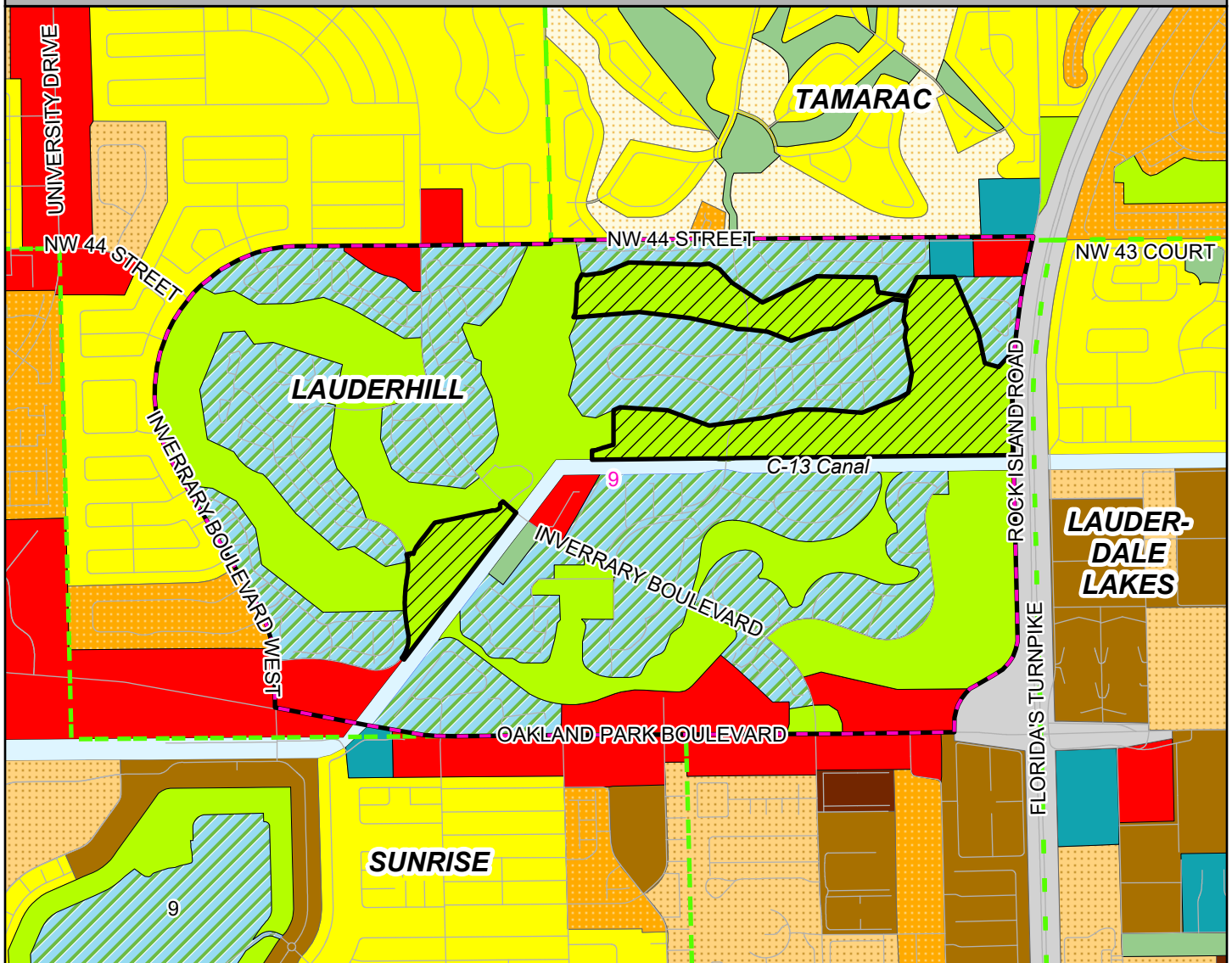
MAP 1
BROWARDNEXT - BROWARD COUNTY LAND USE PLAN
AERIAL PHOTOGRAPH
AMENDMENT PC 26-1



MAP 2
BROWARDNEXT - BROWARD COUNTY LAND USE PLAN
CURRENT FUTURE LAND USE DESIGNATIONS
AMENDMENT PC 26-1

Current Land Use: Commercial Recreation within a Dashed-Line Area

Gross Acres: Approximately 132.6 acres



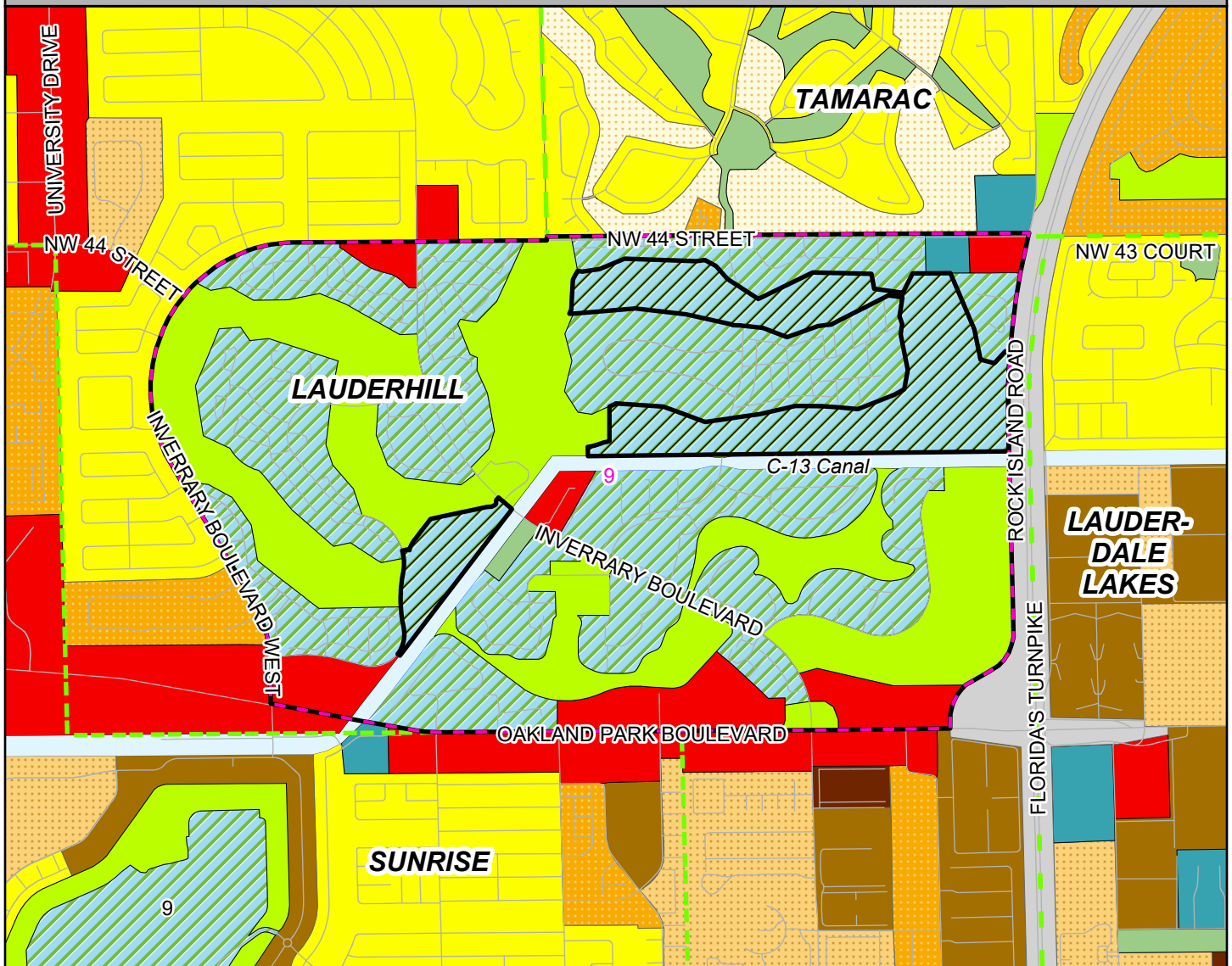
- | | | |
|-----------------------------|------------------------------|--------------------------|
| Site | Medium-High (25) Residential | Community |
| Dashed-Line Area | High (50) Residential | Transportation |
| Low (3) Residential | Irregular Residential | Water / Primary Drainage |
| Low (5) Residential | Commerce | Municipal Boundary |
| Low-Medium (10) Residential | Recreation and Open Space | |
| Medium (16) Residential | Commercial Recreation | |



MAP 3
BROWARDNEXT - BROWARD COUNTY LAND USE PLAN
PROPOSED FUTURE LAND USE DESIGNATIONS
AMENDMENT PC 26-1

Proposed Land Use: Irregular (9) Residential within a Dashed-Line Area

Gross Acres: Approximately 132.6 acres



- | | | |
|-----------------------------|------------------------------|--------------------------|
| Site | Medium-High (25) Residential | Community |
| Dashed-Line Area | High (50) Residential | Transportation |
| Low (3) Residential | Irregular Residential | Water / Primary Drainage |
| Low (5) Residential | Commerce | Municipal Boundary |
| Low-Medium (10) Residential | Recreation and Open Space | |
| Medium (16) Residential | Commercial Recreation | |

1,750 875 0 1,750
 Feet

SECTION I
AMENDMENT REPORT
BROWARD COUNTY LAND USE PLAN
PROPOSED AMENDMENT PC 26-1
(LAUDERHILL)

RECOMMENDATIONS/ACTIONS

DATE

I. Planning Council Staff Transmittal Recommendation

November 24, 2025

Planning Council staff finds the proposed amendment to be generally consistent with the policies of the BrowardNext – Broward County Land Use Plan and recommends **approval** recognizing the applicant’s voluntary commitment to dedicate approximately 10-acres of park and open space, including a semi-public park for use by surrounding Inverrary residents as well as a publicly accessible, 30-foot minimum greenway trail/buffer area as depicted in the conceptual site plan. See Attachments 10.B. and 12.

Effectiveness of the approval of the land use plan amendment shall not occur until the municipal recertification of the local amendment is complete, subject to the recordation in the public records of Broward County, Florida, to the satisfaction of Broward County, of a legally enforceable agreement, such as a Declaration of Restrictive Covenants, to memorialize the voluntary commitment proffered by the applicant, as an inducement for Broward County to favorably consider its application.

Further, the applicant’s confirmation to comply with the environmental licensing and permitting requirements to redevelop the property with a residential use is recognized. See Attachment 9.

As the Planning Council is aware, the Broward County Charter requires at least one Planning Council public hearing and Article 1.2(A) of the *Administrative Rules Document: BrowardNext* outlines the following circumstances in which a second Planning Council public hearing may be recommended or required:

- (1) At its initial public hearing, the Planning Council takes an action to recommend denial of a proposed amendment; or
- (2) At its initial public hearing, the Planning Council takes an action to recommend approval subject to meeting specific criteria or policy prior to a second Planning Council public hearing; or
- (3) At its initial public hearing, the Planning Council votes by a majority of the members present with a minimum of six (6) affirmative votes for a second Planning Council public hearing; or
- (4) If the County Commission requests by a vote of the majority of members present to request a second Planning Council public hearing; or
- (5) If an objection or comment on adverse impacts to important state resources or facilities is issued during the State of Florida Chapter 163 review process; or

RECOMMENDATIONS/ACTIONS (continued)

DATE

I. Planning Council Staff Transmittal Recommendation (continued) **November 24, 2025**

- (6) If State of Florida Chapter 163 requires or is modified to require a second local planning agency public hearing.

If the Planning Council chooses to require a second Planning Council public hearing per Article 1.2(A)(1)(2) or (3), such recommendation must be made as part of its motion.

In addition, if the Planning Council does not require a second Planning Council public hearing and the Broward County Land Use Plan amendment is adopted by the County Commission, this action by the Planning Council shall be considered the “conditional” recertification of the municipal land use plan amendment, which directly correlates to the referenced Broward County Land Use Plan amendment. The recertification will not be deemed effective until such time as the Planning Council Executive Director and Attorney determine that the municipality has fulfilled all application requirements for recertification of local land use plans, as outlined in the *Administrative Rules Document: BrowardNext*. The Planning Council Executive Director will issue a written letter of effectiveness to the municipality upon satisfaction of the same.

SECTION II

PROPOSED AMENDMENT PC 26-1

INTRODUCTION AND APPLICANT'S RATIONALE

- | | | |
|------|--|---|
| I. | <u>Municipality:</u> | Lauderhill |
| II. | <u>County Commission District:</u> | District 9 |
| III. | <u>Site Characteristics</u> | |
| A. | Size: | Approximately 132.6 acres |
| B. | Location: | In Section 22 and 23, Township 49 South, Range 41 East; generally located between Oakland Park Boulevard and Northwest 44 Street and between Inverrary Boulevard West and Rock Island Road. |
| C. | Existing Use: | Former golf course |
| IV. | <u>Broward County Land Use Plan (BCLUP) Designations</u> | |
| A. | Current Designation: | Commercial Recreation within a Dashed-Line Area* |
| B. | Proposed Designation: | Irregular (9) Residential within a Dashed-Line Area |
| C. | Estimated Net Effect: | Reduction of 132.6 acres of commercial recreation use
Addition of 132.6 acres of residential use, allowing the development of up to 888 dwelling units
No additional dwelling units proposed to the Broward County Land Use Plan [9,072 dwelling units currently permitted within the entire 1,008-acre Inverrary Dashed-Line Area, with 7,930 existing and 1,142 unbuilt] |

* “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.

INTRODUCTION AND APPLICANT'S RATIONALE (continued)

V. Existing Uses and BCLUP Designations Adjacent to the Amendment Site

- | | |
|-------------------|---|
| A. Existing Uses: | <i>North:</i> Multi-family residential, utilities, clubhouse and single-family
<i>East:</i> Multi-family residential, Florida's Turnpike, park and C-13 Canal
<i>South:</i> Multi-family residential, park and C-13 Canal
<i>West:</i> Multi-family residential and golf course |
| B. Planned Uses: | <i>North:</i> Irregular (9) Residential, Community and Commercial Recreation within a Dashed-Line Area
<i>East:</i> Irregular (9) Residential, Transportation, Recreation and Open Space and Water within a Dashed-Line Area
<i>South:</i> Irregular (9) Residential, Recreation and Open Space and Water within a Dashed-Line Area
<i>West:</i> Irregular (9) Residential and Commercial Recreation within a Dashed-Line Area |

VI. Applicant/Petitioner

- | | |
|--------------------|--|
| A. Applicant: | Aimee Craig Carlson, Pulte Home Company, LLC |
| B. Agent: | Hope Calhoun, Esquire, Miskel Backman, LLP |
| C. Property Owner: | Victorville West, LP |

VII. Recommendation of Local Governing Body:

The City of Lauderhill recommends approval of the proposed amendment.

INTRODUCTION AND APPLICANT'S RATIONALE (continued)

VIII. Applicant's Rationale

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

The entire development site contains four parcels within the dashed line area, encompassing approximately 132.57 gross acres and contains an abandoned 18-hole golf course and clubhouse. The applicant is proposing to redevelop the amendment site with a residential community containing 888 dwelling units comprised of a mix of single-family detached and attached housing units and multi-family townhome units, along with a new 18-hole golf course and clubhouse. To allow the residential units, the future land use designation of the proposed residential pod areas is being amended from Commercial Recreation to Residential Irregular (9).

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

SECTION III
AMENDMENT REPORT
PROPOSED AMENDMENT PC 26-1

REVIEW OF PUBLIC FACILITIES AND SERVICES

I. Potable Water/Sanitary Sewer/Solid Waste/Drainage/Parks & Open Space

Adequate potable water facility capacity and supply, sanitary sewer facility capacity, drainage, solid waste services, and park and open space acreage will be available to serve the proposed land use. See Attachment 1.

The City of Lauderhill currently has approximately 307.94 acres of parks and open space to serve its residents. The City's 2050 projected population (81,435) requires approximately 244.31 acres of parks to meet the community parks acreage requirement of 3 acres per one thousand persons population. Although permitted by the BrowardNext – Broward County Land Use Plan (BCLUP), the City does not utilize golf course acreage for its park inventory. Therefore, although the proposed amendment decreases golf course acreage by 132.6 acres, the City's parks inventory will remain unchanged. Based on the foregoing, the City of Lauderhill is anticipated to continue to meet the community parks acreage requirement of the BCLUP of 3 acres per one thousand persons population.

The applicant will provide approximately 10-acres of park and open space, including a semi-public park for use by surrounding Inverrary residents as well as a publicly accessible, 30-foot minimum greenway trail/buffer area as depicted in the conceptual site plan. See Attachments 10 and 12. Beyond the scope of the proposed BCLUP map amendment, it is Planning Council staff's understanding that the City is pursuing preservation of the remaining northwestern approximate 179 acres of Commercial Recreation within the Inverrary Dashed-Line Area to maintain and renovate the existing 18-hole golf course, practice golf facility and clubhouse.

II. Transportation & Mobility

The proposed amendment from the Commercial Recreation within a Dashed-Line Area land use category to the Irregular (9) Residential within a Dashed-Line Area land use category is projected to **decrease** the number of p.m. peak hour vehicle trips on the regional transportation network at the long-term planning horizon by approximately 52 p.m. peak hour trips. See Attachment 2. As such, the proposed amendment is not anticipated to negatively impact the operating conditions of the regional transportation network.

REVIEW OF PUBLIC FACILITIES AND SERVICES (continued)

II. Transportation & Mobility (continued)

Planning Council staff notes the following roadway levels of service for informational purposes only:

- **Oakland Park Boulevard**, between University Drive and Inverrary Boulevard, is currently operating at level of service (LOS) “C” and projected to operate at LOS “F,” with or without the subject amendment.
- **Oakland Park Boulevard**, between Inverrary Boulevard and State Road 7/U.S. 441, is currently operating at and projected to operate at LOS “F,” with or without the subject amendment.
- **Rock Island Road**, between Oakland Park Boulevard and Northwest 44 Street, is currently operating at and projected to operate at LOS “C,” with or without the subject amendment.
- **Inverrary Boulevard**, between Oakland Park Boulevard and Northwest 44 Street, is currently operating at LOS “D” and projected to operate at LOS “F,” with or without the subject amendment.
- **West Inverrary Boulevard**, between Oakland Park Boulevard and Northwest 44 Street, is currently operating at and projected to operate at LOS “D,” with or without the subject amendment.
- **Northwest 44 Street**, between West Inverrary Boulevard and Rock Island Road, is currently operating at and projected to operate at LOS “D,” with or without the subject amendment.

The Broward County Transit Division (BCT) report states that current and planned fixed-route county transit service, as well as community shuttle service, is provided to the proposed amendment site. In addition, the Transportation Surtax identifies several fixed route bus improvements to the county routes serving the amendment site such as shorter headways, increased span of service and new service types. The BCT report also recognizes that increasing residential densities along existing transit routes will support the utilization of mass transit. The BCT report notes that existing or future bus stops located adjacent to or within the amendment site will be addressed during the development review process. See Attachment 3.

The Broward County Housing and Urban Planning Division (BCHUPD) report recommends that redevelopment of the amendment site incorporate Complete Streets enhancements to improve mobility and connectivity. The BCHUPD also recommends safe continuous sidewalks, pedestrian-scale lighting, shade elements, covered breezeways and electric vehicle charging stations, as well as bicycle end of trips facilities. See Attachment 4.

The applicant has provided correspondence acknowledging the foregoing review agency comments and concurs with the provided staff recommendations. See Attachment 9.

REVIEW OF PUBLIC FACILITIES AND SERVICES (continued)

III. Public Schools

The School Board of Broward County staff report states that the proposed amendment based on a maximum of 1,142 dwelling units would generate 481 additional students into Broward County Public Schools, consisting of 202 elementary school students, 108 middle school students and 171 high school students. The report further states that Park Lakes Elementary, Lauderdale Lakes Middle and Piper High schools are all under-enrolled in the 2024-2025 school year and are anticipated to operate below the adopted level of service (LOS) of the higher of 100% of gross capacity or 110% of permanent capacity through the 2026-2027 school year. In addition, the School Board report indicates that there is one (1) charter school located within a two-mile radius of the proposed amendment site. See Attachment 5.

The School Board report indicates that there are no planned improvements which increase the capacities of the affected elementary, middle and high schools in the currently adopted 5-year or 10-year School Board District Educational Facilities Plans. See Attachment 5.

Based on the School District's Seven Long Range Planning Areas, the proposed amendment is located within School District Planning Area "5," which is anticipated to have sufficient excess capacity to support the students generated by the residential units proposed in the Planning Area. The residential dwelling units will be subject to a public school concurrency review at the plat or site plan phase of development review, whichever comes first. See Attachment 5.

SECTION IV
AMENDMENT REPORT
PROPOSED AMENDMENT PC 26-1

REVIEW OF NATURAL RESOURCES

I. Designated Protected/Regulated Areas

The Broward County Resilient Environment Department (BCRED) report indicates that the proposed amendment site does not contain Natural Resource Areas, Local Areas of Particular Concern, or Urban Wilderness Inventory sites within its boundaries. See Attachment 6.

II. Wetlands

The BCRED report states that the amendment site may contain jurisdictional wetlands and that a wetland determination for the site is required prior to any land clearing or filling. Any impacts to identified wetlands or surface waters within the amendment site will require an Environmental Resource License. The BCRED recommends contacting the Environmental Permitting Division prior to undertaking any surface disturbing activities. See Attachment 6.

III. Climate Resiliency & Sea Level Rise

The BCRED report indicates that 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. However, BCRED staff encourages applicants to consider incorporating sea level rise and flood protection mitigation strategies in the redevelopment of the proposed amendment site, demonstrating that the project will not increase saltwater intrusion or areawide flooding, will not adversely impact groundwater quality, environmentally sensitive lands, or neighboring residential and non-residential developments, and that the subsequent development will be served by adequate stormwater management and drainage facilities. The BCRED report also recommends incorporating strategies and recommended actions of the Broward County and Regional Climate Action Plans, including Healthy Community, Water Resources and Public Health. The BCRED also recommends the stormwater management system analysis for the amendment site and adjacent parcels include the 2070 Future Conditions Average Wet Season Groundwater Elevation maps. See Attachment 6.

REVIEW OF NATURAL RESOURCES (continued)

IV. Other Natural Resources

Contaminated Sites: The BCRED report identifies that the proposed amendment site includes lands historically used as a golf course, which has a high potential for arsenic contamination. As such, the proposed amendment is subject to BrowardNext - Broward County Land Use Plan (BCLUP) Policy 2.5.5(d), which requires that the level of environmental contamination be determined by conducting at minimum a Phase I environmental assessment, or equivalent as deemed acceptable by the Broward County Environmental Permitting Division (BCEPD). See Attachment 6. In this regard, the applicant submitted a Phase II environmental assessment. See Attachment 7. The full report is on file at the Planning Council office and is available for review. The BCEPD report indicates that the provided Phase II environmental assessment satisfies the requirements of BCLUP Policy 2.5.5(d). The BCEPD report indicates that the amendment site is contaminated and requires an Environmental Assessment and Remediation (EAR) License, as well as assessment and cleanup of the site. The BCEPD will not grant Environmental Review Approval of any construction plans until such time that BCEPD is satisfied that the site has been properly remediated. See Attachment 8. Further, the BCRED report identifies contaminated sites must receive approval from the BCEPD prior to dewatering of the amendment site. See Attachment 6.

Tree Canopy: The BCRED report states that the subject site contains mature tree canopy. Development of the site must comply with the tree preservation regulations of the City of Lauderdale. 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 designation is not expected to have a negative impact on upland resources. See Attachment 6.

Vegetation: The BCRED report also notes that invasive exotic vegetation is encouraged to be removed during the development process and a management plan may be necessary to control reinvasion of same, nor should landscape material include any plants considered to be invasive. It is further noted that development of the proposed amendment site should be coordinated with the NatureScape Broward Program for guidance in development of any related landscaping plans. See Attachment 6.

Air Quality: The BCRED report states that the proposed amendment will have a minimal impact on air quality and recommends that the development include measures to support alternative methods of transportation, such as transit, ridesharing, alternative fuel vehicles and bicycle and pedestrian amenities. See Attachment 6.

Lighting: Although the amendment site is not located along the coast, BCRED staff recommends becoming familiar with the County's Outdoor Lighting Ordinance that identifies preferred lighting standards to minimize sky glow and ways to minimize lighting disturbance of wildlife. See Attachment 6.

REVIEW OF NATURAL RESOURCES (continued)

IV. Other Natural Resources (continued)

Water Recharge: The BCRED report indicates that the proposed amendment would involve a decrease of impervious area. Although the change in recharge capacity resulting from the proposed amendment is expected to be insignificant, BCRED recommends that the project design maximizes open space to offset negative impacts on water recharge capacity. Open space includes but is not limited to parks, stormwater retention, ponds, rain gardens, drainage easements, landscaped areas and other pervious areas. See Attachment 6.

The applicant has provided correspondence acknowledging the foregoing review agency comments and concurs with the provided staff recommendations. See Attachment 9.

V. Historical/Cultural Resources

The Broward County Housing and Urban Planning Division (BCHUPD) report states that the proposed amendment will not have an adverse effect on any known historical or archaeological resources or areas of archaeological or paleontological sensitivity. See Attachment 4.

SECTION V
AMENDMENT REPORT
PROPOSED AMENDMENT PC 26-1

OTHER PLANNING CONSIDERATIONS/INFORMATION

I. Affordable Housing

The proposed land use plan amendment is not subject to Broward County Land Use Plan (BCLUP) Policy 2.16.2, as it does not propose any additional residential units to the BCLUP. See Attachment 4. Planning Council staff research indicates that there are currently 9,072 dwelling units permitted within the Inverrary Dashed-Line Area; approximately 7,930 of those dwelling units have been constructed. The proposed amendment will permit the development of 888 of the remaining permitted 1,142 dwelling units on a parcel of land currently restricted to Commercial Recreation use and does not change the total number of dwelling units permitted within the Dashed-Line Area.

II. BrowardNext - Broward County Land Use Plan Policies

The proposed amendment is found to be generally consistent with the policies of the BrowardNext - Broward County Land Use Plan (BCLUP).

In addition, the proposed amendment has been evaluated for consistency and compliance with the policies of the BCLUP regarding "Parks/Conservation," as the amendment site is part of a former golf course. See Attachment 10.A.

III. Other Pertinent Information

Planning Council staff solicited comments from the adjacent municipalities of Lauderdale Lakes, Sunrise and Tamarac regarding the proposed amendment. It is noted the City of Tamarac has confirmed that it has no comment regarding the proposed amendment. As of this writing, no comments have been received from the cities of Lauderdale Lakes or Sunrise.

The applicant conducted numerous community outreach activities to present the proposed development plan to the neighboring residential owners and interested parties, including emails, phone calls, public meetings, mailings to neighboring residential owners and creation of an informational website for individual Inverrary residents to obtain project information and submit project related inquiries. See Attachment 11.

Regarding notification of the public, the *Administrative Rules Document: BrowardNext* requires courtesy notification to property owners and those owners within a 300-foot radius of the amendment site. Broward County Planning Council staff sent approximately 1,454 courtesy notices to all property owners within the land use plan amendment boundaries and within 300 feet of the boundaries, as well as nearby homeowner or community associations.

SECTION VI
AMENDMENT REPORT
PROPOSED AMENDMENT PC 26-1

PLANNING ANALYSIS

Planning Council staff's analysis finds that the proposed amendment is **generally compatible** with the existing single-family and multi-family residential neighborhoods designated Irregular (9) Residential and the surrounding golf course use designated Commercial Recreation, all within the Inverrary Dashed-Line Area. It is noted that there are currently 9,072 dwelling units permitted within the Dashed-Line Area; approximately 7,930 of those dwelling units have been constructed. The proposed amendment will permit the development of 888 of the remaining permitted 1,142 dwelling units on a parcel of land currently restricted to Commercial Recreation use and does not change the total number of dwelling units permitted within the Dashed-Line Area. Further, the adjacent land use patterns demonstrate a compatible transition between residential and open space uses within the Inverrary community.

Planning Council staff's analysis also finds that adequate **potable water plant capacity and supply, sanitary sewer, drainage and solid waste capacity** will be available to serve the proposed land use. Regarding **parks**, the City of Lauderhill will continue to meet the Broward County Land Use Plan community parks requirement of 3 acres per one thousand persons population through 2050. It is noted that the City does not utilize golf course acreage for its park inventory. Therefore, although the proposed amendment decreases golf course acreage by 132.6 acres, the City's parks inventory will remain unchanged. The applicant will dedicate approximately 10-acres of park and open space, including a semi-public park for use by surrounding Inverrary residents as well as a publicly accessible, 30-foot minimum greenway trail/buffer area as depicted in the conceptual site plan. See Attachments 10 and 12. Beyond the scope of the proposed BCLUP map amendment, it is Planning Council staff's understanding that the City is pursuing preservation of the remaining northwestern approximate 179 acres of Commercial Recreation within the Inverrary Dashed-Line Area to maintain and renovate the existing 18-hole golf course, practice golf facility and clubhouse.

Further, staff's analysis finds that the proposed amendment is not projected to impact the operating conditions of the **regional transportation network**. See Attachment 2. In addition, no adverse impacts to **historical or cultural resources** were identified.

Regarding **natural resources**, the BCRED report identifies that the proposed amendment site includes lands historically used as a golf course, which has a high potential for arsenic contamination. As such, the proposed amendment is subject to BrowardNext - Broward County Land Use Plan (BCLUP) Policy 2.5.5(d), which requires that the level of environmental contamination be determined by conducting at minimum a Phase I environmental assessment, or equivalent as deemed acceptable by the Broward County Environmental Permitting Division (BCEPD). See Attachment 6. In this regard, the applicant submitted a Phase II environmental assessment. See Attachment 7.

PLANNING ANALYSIS (continued)

The BCEPD report indicates that the provided Phase II environmental assessment satisfies the requirements of BCLUP Policy 2.5.5(d). The BCEPD report indicates that the amendment site is contaminated and requires an Environmental Assessment and Remediation (EAR) License, as well as assessment and cleanup of the site. The BCEPD will not grant Environmental Review Approval of any construction plans until such time that BCEPD is satisfied that the site has been properly remediated. See Attachment 8.

Regarding **affordable housing**, The proposed land use plan amendment is not subject to Broward County Land Use Plan (BCLUP) Policy 2.16.2, as it does not propose any additional residential units to the BCLUP. See Attachment 4.

Concerning impacts to **public schools**, the School Board of Broward County staff report states that the proposed amendment is located within School District Planning Area “5,” which is anticipated to have sufficient excess capacity to support the students generated by the residential units proposed in the Planning Area. In addition, the residential dwelling units will be subject to a public school concurrency review at the plat or site plan phase of development review, whichever comes first. See Attachment 5.

In conclusion, Planning Council staff finds the proposed amendment is generally consistent with the policies of the BrowardNext - Broward County Land Use Plan, and therefore, recommends approval, recognizing the applicant’s voluntary commitment to dedicate approximately 10-acres of park and open space, including a semi-public park for use by surrounding Inverrary residents as well as a publicly accessible, 30-foot minimum greenway trail/buffer area as depicted in the conceptual site plan. See Attachments 10.B. and 12.

SECTION VII
AMENDMENT REPORT
PROPOSED AMENDMENT PC 26-1

ATTACHMENTS

1. Broward County Planning Council Supplemental Report of October 2025
2. Broward County Planning Council Traffic Analysis of September 24, 2025
3. Broward County Transit Division Report of September 30, 2025
4. Broward County Housing and Urban Planning Division Report of October 2, 2025
5. School Board of Broward County Consistency Review Report of September 9, 2025
6. Broward County Resilient Environmental Department Report of October 1, 2025
7. Summary of Phase II Environmental Assessment, dated November 5, 2024
8. Broward County Environmental Permitting Division Report of August 28, 2025
9. Applicant Response to Review Agency Comments Received November 6, 2025
10.
 - A. BrowardNext – Broward County Land Use Plan Policies, “Park/Conservation” Planning Council Staff Review Comment
 - B. Overall Conceptual Site Plan, submitted by the Applicant
11. Public Outreach Meeting Summary provided by Applicant
12. Draft Declaration of Restrictive Covenants regarding Open Space
13. Broward County Parks and Recreation Division Report of September 30, 2025
14. Broward County Water Management Division Report of September 25, 2025

ATTACHMENT 1

BROWARD COUNTY PLANNING COUNCIL SUPPLEMENTAL REPORT PUBLIC SERVICES AND FACILITIES

BROWARD COUNTY LAND USE PLAN AMENDMENT NUMBER PC 26-1

Prepared: October 2025

The existing 1,008-acre Inverrary Dashed-Line Area permits a maximum of 9,072 dwelling units, of which 7,930 units are existing and 1,142 units are unbuilt. The proposed amendment to the Inverrary Dashed-Line Area changes 132.6 acres of commercial recreation use to residential use to allow for the development of dwelling units. It is noted that no additional dwelling units are proposed to be added to the Broward County Land Use Plan. Therefore, the amendment will result in no net change in demand for public facilities and services, as the contemplated dwelling units are already permitted within the existing 1,008-acre Inverrary Dashed-Line Area. The following public facilities and services information is presented for informational purposes only.

POTABLE WATER

The proposed amendment site will be served by the Lauderhill Water Treatment Plant, which has a current capacity of 16 million gallons per day (mgd). The current and committed demand on the treatment plant is 6.6 mgd, with 9.4 mgd available. The wellfields serving the amendment site have a permitted withdrawal of 7.7 mgd, with 1.1 mgd available for water withdrawal, which expires on August 23, 2030. Regarding the long-range planning horizon for potable water supply, it is noted that the City of Lauderhill adopted its 10-year Water Supply Facilities Work Plan on September 8, 2025.

SANITARY SEWER

The proposed amendment site will be served by the Broward County North Regional Wastewater Treatment Plant, which has a current capacity of 95 mgd. The current and committed demand on the treatment plant is 77.61 mgd, with 17.39 mgd available.

SOLID WASTE

The proposed amendment site will be served by WIN Waste Innovations for solid waste disposal service. WIN Waste Innovations collects and transports the City's solid waste to the Wheelabrator South Broward Waste-to-Energy Facility for processing. The Wheelabrator facility has a capacity of 815,000 tons per year (TPY). The current demand placed on this facility is 750,000 TPY, with 65,000 TPY available.

DRAINAGE

The proposed amendment site is located within the jurisdiction of the Broward County Resilient Environment Department (BCRED) and the South Florida Water Management District (SFWMD). Surface water management licenses from both the BCRED and SFWMD will be required prior to any construction.

PARKS AND OPEN SPACE

The City of Lauderdale currently has approximately 307.94 acres of parks and open space to serve its residents. The City's 2050 projected population (81,435) requires approximately 244.31 acres of parks to meet the community parks acreage requirement of 3 acres per one thousand persons population. It is noted that the City does not utilize golf course acreage for its park inventory. Therefore, although the proposed amendment decreases golf course acreage by 132.6 acres, the City's parks inventory will remain unchanged. The applicant will provide approximately 10-acres of park and open space, including a semi-public park for use by surrounding Inverrary residents as well as a publicly accessible, 30-foot minimum greenway trail/buffer area as depicted in the conceptual site plan. See Attachments 10 and 12. Beyond the scope of the proposed BCLUP map amendment, it is Planning Council staff's understanding that the City is pursuing preservation of the remaining northwestern approximate 179 acres of Commercial Recreation within the Inverrary Dashed-Line Area to maintain and renovate the existing 18-hole golf course, practice golf facility and clubhouse.

ATTACHMENT 2

TRAFFIC ANALYSIS - Peak PC 26-1

Prepared: September 24, 2025

INTRODUCTORY INFORMATION

Jurisdiction: City of Lauderdale

Size: Approximately 132.6 acres

TRIPS ANALYSIS

Potential Trips - Current Land Use Designation

Current Designation:	Commercial Recreation within a Dashed-Line Area* (9,072 dwelling units permitted within the entire 1,008 acre Dashed-Line Area)
Potential Development:	132.6 acres of commercial recreation use
Trip Generation Rate:	ITE Equation (430) Golf Course**
Total P.M. Peak Hour Trips:	52 peak hour trips

Potential Trips - Proposed Land Use Designation

Proposed Designation:	Irregular (9) Residential within a Dashed-Line Area (9,072 dwelling units permitted within the entire 1,008 acre Dashed-Line Area)
Potential Development:	No additional dwelling units proposed
Trip Generation Rate:	Not Applicable
Total P.M. Peak Hour Trips:	0 peak hour trips

Net P.M. Peak Hour Trips **- 52 peak hour trips**

PLANNING COMMENTS

The proposed amendment is projected to decrease traffic on the regional transportation network by approximately 52 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.

ATTACHMENT 3



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



September 30, 2025

Dawn Teetsel, Director of Planning
Broward County Planning Council
115 South Andrews Avenue, Room 307
Fort Lauderdale, FL 33301

RE: Land Use Plan Amendment (LUPA) – PC 26-1 (Inverrary Golf Course, Lauderhill) -
Transit Verification Letter

Dear Dawn Teetsel,

Broward County Transit (BCT) has reviewed your correspondence dated August 26, 2025, regarding the proposed LUPA for the Inverrary Golf Course in Lauderhill, Broward County, FL for current and planned transit service. The transit service provided within a quarter mile walking distance of the amendment site is limited to BCT Fixed Route 81 and Lauderhill Community Shuttle Routes 3 and 4. Please refer to the following table for detailed information.

BUS ROUTE	DAYS OF SERVICE	SERVICE SPAN A.M. – P.M.	SERVICE FREQUENCY
BCT Route 81	WEEKDAY SATURDAY SUNDAY	4:35 A.M. – 12:28 A.M. 5:05 A.M. – 12:07 A.M. 7:15 A.M. – 10:51 P.M.	30 Minutes 33 Minutes 37 Minutes
Lauderhill Community Shuttle Route 3 - 716	WEEKDAY	6:30 A.M. – 6:30 P.M.	60 Minutes
Lauderhill Community Shuttle Route 4 - 717	WEEKDAY	6:30 A.M. – 6:30 P.M.	60 Minutes

BCT can accommodate additional transit demand, as described in the Mass Transit Analysis, with planned fixed route bus service to the amendment site.

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

As part of the Transportation Surtax, BCT will be implementing fixed route bus improvements, including shorter headways and increased span of service on weekdays and weekends, in addition to new service types like demand-response. The development of subject property will support the utilization of mass transit by increasing the residential opportunities along an existing transit route. The proposed development will provide safe circulation routes for pedestrians and bicycles including transit connectivity between existing sidewalks and proposed future bus stops.

Please be advised that the needs of any existing or future bus stops located adjacent or within the amendment site will be addressed during the project's development review process.

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

Sincerely,

Daniel Cohen

Daniel Cohen

Service Planner

Service and Strategic Planning – Broward County Transit

ATTACHMENT 4



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 Council



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

**DARBY
DELSALLE**

Digitally signed by
DARBY DELSALLE
Date: 2025.10.03
08:19:45 -04'00'

SUBJECT: PC 26-1 Inverrary

The Broward County Urban Planning Division staff has reviewed proposed amendment PC 26-1. The subject site is in the City of Lauderdale involving approximately 132.6 acres. The amendment proposes:

Current Designation: Commercial Recreation within a Dashed-Line Area

Proposed Designation: Irregular (9) Residential within Dashed-Line Area

Estimated Net Effect: Reduction of 132.6 acres of commercial recreation use.
Addition of 132.6 acres of residential use, allowing development of up to 888 dwelling units.
No additional dwelling units proposed to the Broward County Land Use Plan [9,072 dwelling units currently permitted within the entire 1,008-acre Inverrary Dashed-Line Area, with 7,930 existing and 1,142 unbuilt].

Analysis of Natural and Historic Resources

A. Based upon 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 that the proposed project will not have an adverse impact on any previously recorded archaeological or paleontological resources or area 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 Lauderdale 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
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 reviewed the application and determined it meets the requirements of BCLUP Policy 2.16.2 and Article 5 of the Administrative Rules Document as the proposed development will add less than 100 residential dwelling units to the existing densities of the BCLUP.

Amendments that propose to add 100 or more residential dwelling units to the existing densities approved by the Broward County Land Use Plan (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 "Broward County Affordable Housing Needs Assessment," 2018, prepared by the Metropolitan Center Florida International University, as may be updated and accepted by the Broward County Board of County Commissioners, after January 7, 2021. A total of 9,072 residential units is currently permitted within the entire 1,008-acre Inverrary Dashed-Line Area (7,930 existing and 1,142 unbuilt). This request allows for the development of up to 888 dwelling units; however, these units will be allocated from the available pool of unbuilt units within the Dashed-Line Area. Therefore, no additional dwelling units are proposed to the BCLUP.

Redevelopment Analysis

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

Intergovernmental Coordination

The site is not located adjacent to any local government; however, the City of Tamarac is located approximately 250 feet to the north and separated by NW 44th Street, the City of Lauderdale Lakes is located approximately 400 feet to the east and separated by Florida's Turnpike and Rock Island Road, and the City of Sunrise is located approximately 890 feet to the south and separated by Oakland Park Boulevard.

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

Schools: There are not any public schools located within or in close proximity to the site.

Transit service: The Inverrary Dashed Line Area is served by the following transit routes:

- Broward County Transit Route 72: Oakland Park Boulevard
- Broward County Transit Route 2: University Drive
- Broward County Transit Route 55: Commercial Boulevard
- Lauderdale Community Bus Route 1, 2 and 5: Oakland Park Boulevard
- Lauderdale Community Bus Route 3: Oakland Park Boulevard, NW 44th Street, Inverrary Boulevard, Rock Island Road, Environ Boulevard
- Lauderdale Community Bus Route 4: Inverrary Boulevard, Inverrary Drive, NW 44th Street.

Parks: The site is served by the following local parks:

- Ruth Rothkopf Park
- Ilene Lieberman Botanical Gardens
- Meditation Park
- Waterford Park

Bicycle/Sidewalk Facilities: The site is served by bicycle lanes and sidewalks on Inverrary Boulevard and NW 44th Street. Rock Island Road includes a sidewalk, and Inverrary Drive includes intermittent sidewalks.

Broward County Staff Complete Streets Comments

Staff suggests the following features be considered in the site design to enhance onsite connectivity within the site and to surrounding uses.

- Safe, continuous sidewalks and bicycle facilities within the proposed development, as well as connections to adjacent existing and planned sidewalk and bicycle facilities.
- Connections between parking areas and buildings with a covered sidewalks/breezeways to reduce heat and protect from the elements.
- 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; include ADA-friendly elements in the design.
- 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.

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

LAND USE

SBBC-3947-2024

County No: PC 26-1

Folio #: 494123010110, 494122010150

The New Inverrary

September 9, 2025

11:37:23 AM



ATTACHMENT 5

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: September 9, 2025		Units Permitted 0	Units Proposed 1,142	Existing Land Use:	Commercial Recreation
Name: The New Inverrary		NET CHANGE (UNITS): 1,142		Proposed Land Use:	Residential Irregular (9)
SBBC Project Number: SBBC-3947-2024		Students	Permitted	Proposed	NET CHANGE
County Project Number: PC 26-1		Elem	0	202	202
Municipality Project Number:		Mid	0	108	108
Owner/Developer: Victorville West Limited Partnership		High	0	171	171
Jurisdiction: Lauderhill		Total	0	481	481
				Current Zoning	CR
				Proposed Zoning:	PUD
				Section:	23
				Township:	49
				Range:	41

SHORT RANGE - 5-YEAR IMPACT

Currently Assigned Schools	Gross Capacity	LOS* Capacity	Benchmark** Enrollment	Over/Under LOS	Classroom Equivalent Needed to Meet LOS	% of LOS*** Capacity	
Park Lakes Elementary	1,214	1,214	895	-319	-17	73.7%	
Lauderdale Lakes Middle	1,226	1,226	778	-448	-20	63.5%	
Piper High	2,619	2,619	2,266	-353	-14	86.5%	

Currently Assigned Schools	Adjusted Benchmark	Over/Under LOS-Adj. Benchmark Enrollment	% LOS Capacity Adjusted Benchmark	Projected Enrollment				
				25/26	26/27	27/28	28/29	29/30
Park Lakes Elementary	898	-437	67.3%	861	827	791	761	724
Lauderdale Lakes Middle	780	-242	63.6%	774	752	729	711	687
Piper High	2,266	-353	86.5%	2,279	2,246	2,211	2,170	2,146

* See comments for additional Impacted Planning Area information

LONG RANGE - TEN-YEAR IMPACT

Impacted Planning Area	School District's Planning Area Data			Aggregate Projected Enrollment				
	Aggregate School Capacity	Aggregate Enrollment	Aggregate Over/(Under) Enrollment	29/30	30/31	31/32	32/33	33/34
Area 5 - Elementary	18,878	12,679	-6,199	11,589	11,433	11,271	11,111	10,945
Area 5 - Middle	9,150	5,062	-4,088	4,799	4,697	4,597	4,494	4,395
Area 5 - High	11,452	8,284	-3,168	8,273	8,253	8,236	8,218	8,200

* See comments for additional Impacted Planning Area information

CHARTER SCHOOL INFORMATION

Charter Schools within 2-mile radius	2024-25 Contract Permanent Capacity	2024-25 Benchmark** Enrollment	Over/(Under)	Projected Enrollment		
				25/26	26/27	27/28
Central Charter School	1,293	1,261	-32	1,261	1,261	1,261

Students generated are based on the student generation rates contained in the currently adopted Broward County Land Development Code. A traditional cohort survival methodology is used to project school-by-school District traditional school enrollment out over the next five years, and a proportional share of charter school enrollment is used to project future charter school enrollment by school level Districtwide. For more information: <http://www.broward.k12.fl.us/dsa/EnrollmentProj.shtml>. The annual benchmark school enrollment is used to apply individual charter school enrollment impacts against school facility review processes.

**The first Monday following Labor Day
 INFORMATION CONTAINED HEREIN IS CURRENT AS OF THE DATE OF REVIEW

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

School(s)	Description of Capacity Additions
Park Lakes Elementary	There are no capacity additions scheduled in the ADEFP that will increase the reflected FISH capacity of the school.
Lauderdale Lakes Middle	There are no capacity additions scheduled in the ADEFP that would increase the reflected FISH capacity of the school.
Piper High	There are no capacity additions scheduled in the ADEFP that would increase the reflected FISH capacity of the school.

PLANNED CAPACITY ADDITION IN THE ADOPTED DISTRICT EDUCATIONAL FACILITIES PLAN (Years 6 - 10)

Capacity Additions for Planning Area 5	
School Level	Comments
Elementary	None
Middle	None
High	None

INFORMATION CONTAINED HEREIN IS CURRENT AS OF THE DATE OF REVIEW

Comments

Information contained in the application indicates that the approximately 132.6-acre site is generally located South of NW 44th Street between Inverrary Blvd and Rock Island Rd in the City of Lauderdale. The current land use designation for the site is Commercial Recreation within a Dashed-Line Area. The applicant proposes to change the land use designation to Irregular (9) Residential within a Dashed-Line Area to allow a total of 1,142 (all four-bedroom or more) single-family units, which are anticipated to generate 481 additional (202 elementary, 108 middle, and 171 high) students into Broward County Public Schools.

Please be advised that this application was reviewed utilizing 2024/25 school year data because the current school year (2025/26) data will not be available until updates are made utilizing the Benchmark Day Enrollment Count and the five-year student enrollment projections. This application was reviewed based on its location in the School District's Long Range Seven Planning Areas, and Ten-Year Long Range Plan contained in the Adopted District Educational Facilities Plan (ADEFP 2024/25 to 2028/29). However, the statistical data regarding the Level of Service (LOS) standard status of the actual schools impacted by this land use application in the initial five years of the ten-year period is depicted herein for informational purposes only.

Schools serving the amendment site in the 2024/25 school year are Park Lakes Elementary, Lauderdale Lakes Middle, and Piper High Schools. Based on the District's Public School Concurrency Planning Document, all the schools are operating below the adopted LOS of the higher of 100% gross capacities or 110% permanent capacities in the 2024/25 school year. Incorporating the cumulative students anticipated from approved and vested developments anticipated to be built within the next three years (2024/25- 2026/27), all the schools are expected to operate below the adopted LOS of the higher of 100% gross capacities or 110% permanent capacities through the 2026/27 school year. It should be noted that the permanent school capacity or Florida Inventory of School Housing (FISH) for the impacted schools reflects compliance with the class size constitutional amendment and the permanent capacity additions that are planned for the schools within the first three years of the Five-Year Adopted DEFP FY 2024/25 to 2028/29. Also, to ensure maximum utilization of the impacted Concurrency Service Areas, the Board may utilize other options such as school boundary changes to accommodate students generated from developments in the County. Charter schools located within a two-mile radius of the site in the 2024-25 school year are depicted herein.

Capital Improvements scheduled in the long-range section of the currently Adopted DEFP FY 2024/25 to 2028/29 regarding pertinent impacted schools are depicted above. Based on the School District's Seven Long Range Planning Areas, the amendment site is located within School District Planning Area "5". The elementary, middle, and high schools currently serving Planning Area "5" and their cumulative student enrollments, cumulative capacities, and pertinent student enrollment projections are depicted herein.

Therefore, Planning Area "5" is anticipated to have sufficient excess capacity to support the students generated by the residential units proposed in the Planning Area.

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

The School Board of Broward County, Florida
SCHOOL CONSISTENCY REVIEW REPORT
PROJECT NUMBER: SBBC-3947-2024

9/9/2025

Date

Reviewed By:

Glennika D. Gordon

Signature

Glennika D. Gordon, AICP, CNU-A

Name

Planner

Title

ATTACHMENT 6

RED Environmental Comments
PC 26-1
Page 1



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

For: Broward County Planning Council

Applicant: Aimee Carlson, Pulte Home Company, LLC

Amendment No.: PC 26-1

Jurisdiction: City of Lauderhill

Size: Approximately 132.6 acres

Existing Use: Former golf course

Current Land Use Designation: Commercial Recreation within a Dashed-Line Area*

Proposed Land Use Designation: Irregular (9) Residential within a Dashed-Line Area

Estimated Net Effect: **Reduction** of 132.6 acres of commercial recreation use

Addition of 132.6 acres of residential use, allowing the development of up to 888 dwelling units

No additional dwelling units proposed to the Broward County Land Use Plan [9,072 dwelling units currently permitted within the entire 1,008-acre Inverrary Dashed-Line Area, with 7,930 existing and 1,142 unbuilt]

Location: In Sections 22 and 23, Township 49 South, Range 41 East; generally located between Oakland Park Boulevard and Northwest 44 Street and between Inverrary Boulevard and Rock Island Road.

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 **three (3)** listed contaminated sites found on or in proximity (0.25 miles) to the proposed amendment location:

- SF-1238A, Inverrary Country Club, Petroleum Contamination
- NF-1238B, Inverrary Country Club Maintenance Area, Arsenic Contamination
- NF-2121, Woodlands Country Club, 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. 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]

No Comment

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

The Water and Environmental Licensing Section of the Environmental Engineering and Permitting Division has not yet conducted a site inspection on this project; however, aerial photographs and light detection and ranging data (LIDAR) indicate that this property may contain County jurisdictional wetlands. The applicant must request a wetland determination from the Water and Environmental Licensing Section prior to any land clearing or filling. If the site is determined to contain wetlands, an Environmental Resource License will be required prior to any dredging,

filling, or other alteration of wetlands. Contact the Environmental Engineering and 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 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 Engineering and 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]

The proposed project will require a Broward County Surface Water Management License and an Environmental Resource Permit. The applicant can apply for the SWM and ERP combined through Broward County [Epermits](#).

A few requirements that need to be met when applying for a Surface Water Management License:

1. Meet the permitted criteria or Pre-vs-Post analysis including:
 - a. Broward County Parking Lot Protection - 5-yr, 1-day

- b. Road Protection - 10-yr, 1 day and 10-yr, 3 -day
 - c. Attenuation Requirement - 25-yr, 3-day
 - d. Flood Protection - 100-yr, 3-day (zero discharge)
- 2. Full water quality must be provided prior to discharge.
- 3. The project must comply with the Basin allowable discharges.
- 4. Finished Floor Elevation requirements: The highest of the following:
 - a. FEMA maps effective July 31, 2024
 - b. Broward County 100-yr, 3-day flood map elevation
 - c. Broward County Future Conditions 100 yr flood map 2060
 - d. Site specific 100-yr, 3-day (zero discharge) peak stage.
- 3. Water table requirements: The highest of the following:
 - a. Plate WM 2.1 - Average Wet Season Groundwater Elevation
 - b. Plate WM 2.2 - 2060 Future Conditions Average Wet Season GW Elevation
 - c. Plate WM 2.3 - 2070 Future Conditions Average Wet Season GW Elevation
- 4. Additional ERP requirements as of June 28, 2024:
 - a. Performance criteria
 - b. Operation and maintenance cost estimate and plan

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 Lauderdale. 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 eleven (11) known hazardous material/storage tank facilities on, adjacent to, or within ¼ mile of the amendment site. Of the eleven (11) facilities, eight (8) are hazardous material facilities, two (2) are storage tank facilities, and one (1) is a facility that has both hazardous materials and storage tanks. *(PD 08/27/2025)*

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 08/27/2025)*

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 08/27/2025)*

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 a **decrease of 52 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 **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) state** air permitted facility located within half a mile of the proposed amendment site. In May 2021, a site inspection found unsealed containers with waste PERC. In September 2021, the facility was brought back into compliance.

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 9/23/2025)*

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 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 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 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.

The proposed land use designation allows 46 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 a decrease of 39 percent of impervious surface on the property. The change in recharge capacity resulting from development under the proposed designation is expected to be insignificant.

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

Please see attached Water Recharge Questionnaire.

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: Aimee Carlson, Pulte Home Company, LLC

Amendment No.: PC 26-1

Jurisdiction: City of Lauderhill

Size: Approximately 132.6 acres

Existing Use: Former golf course

Current Land Use Designation: Commercial Recreation within a Dashed-Line Area*

Proposed Land Use Designation: Irregular (9) Residential within a Dashed-Line Area

Estimated Net Effect: Reduction of 132.6 acres of commercial recreation use

Addition of 132.6 acres of residential use, allowing the development of up to 888 dwelling units

No additional dwelling units proposed to the Broward County Land Use Plan [9,072 dwelling units currently permitted within the entire 1,008-acre Inverrary Dashed-Line Area, with 7,930 existing and 1,142 unbuilt]

Location: In Sections 22 and 23, Township 49 South, Range 41 East; generally located between Oakland Park Boulevard and Northwest 44 Street and between Inverrary Boulevard and Rock Island Road.

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?* Maybe
- B.** *Describe extent (i.e. percent) of wetlands present on subject property.*
Unknown at this time.
- C.** *Describe the characteristics and quality of wetlands present on subject property.*
Unknown at this time.
- D.** *Is the property under review for an Environmental Resource License?* No
- 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? Unknown at this time.

III. Comments:

The Water and Environmental Licensing Section of the Environmental Engineering and Permitting Division has not yet conducted a site inspection on this project; however, aerial photographs and light detection and ranging data (LIDAR) indicate that this property may contain County jurisdictional wetlands. The applicant must request a wetland determination from the Water and Environmental Licensing Section prior to any land clearing or filling. If the site is determined to contain wetlands, an Environmental Resource License will be required prior to any dredging, filling, or other alteration of wetlands. Contact the Environmental Engineering and Permitting Division at 954-519-1483 or AWRLicense@broward.org for specific code requirements.

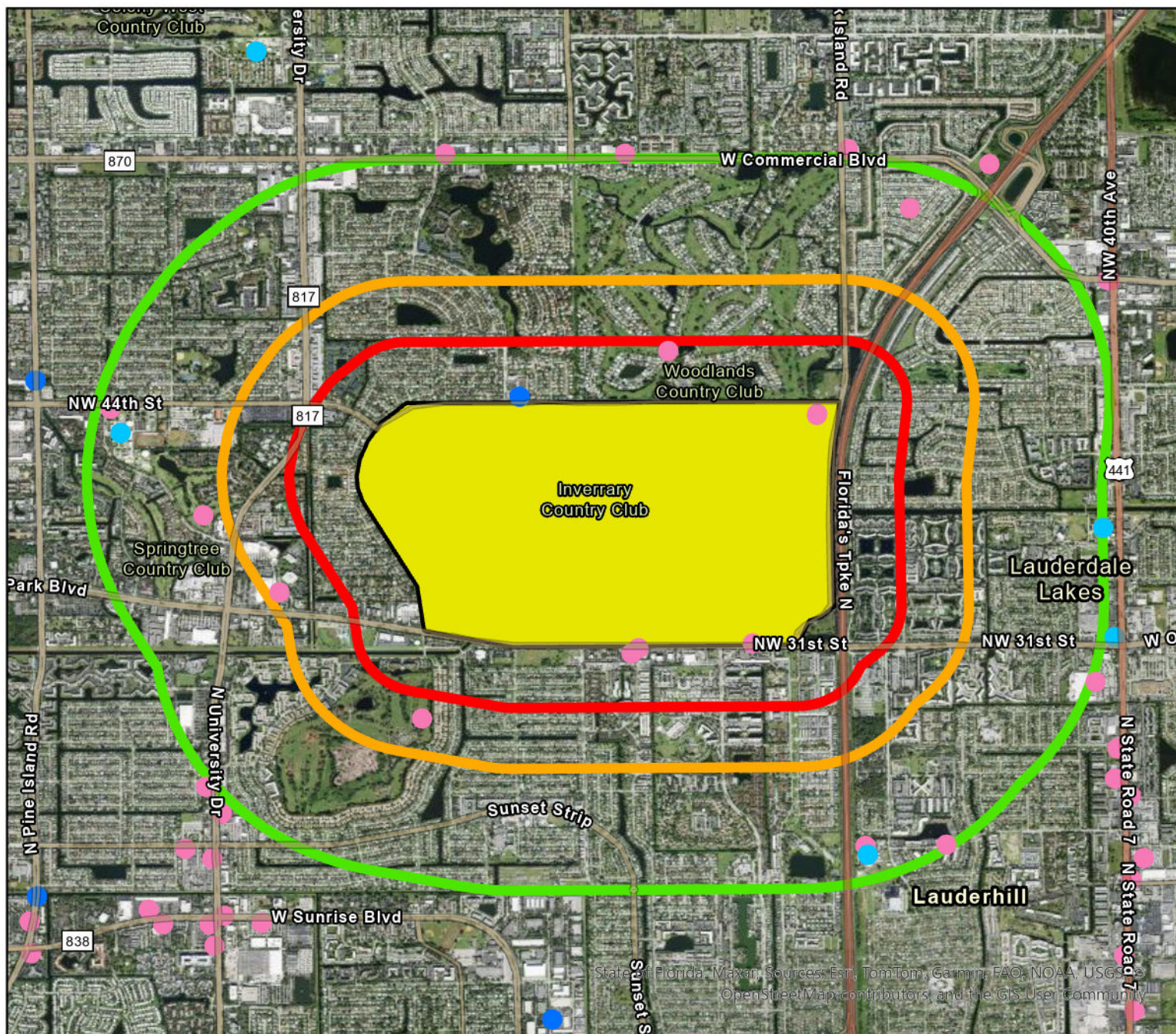
This proposed development contains or abuts water bodies or will be creating same. Excavation or filling of lakes or canals, or installation of headwalls, end walls, or outfalls is regulated under Chapter 27, Article XI of the Natural Resource Protection Code and may require an Environmental Resource 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 Engineering and Permitting Division at 954-519-1483 or AWRLicense@broward.org for specific code requirements.

Completed by: Linda Sunderland, PWS, Environmental Program Supervisor

Broward County Land Use Plan Proposed Amendment 26-1

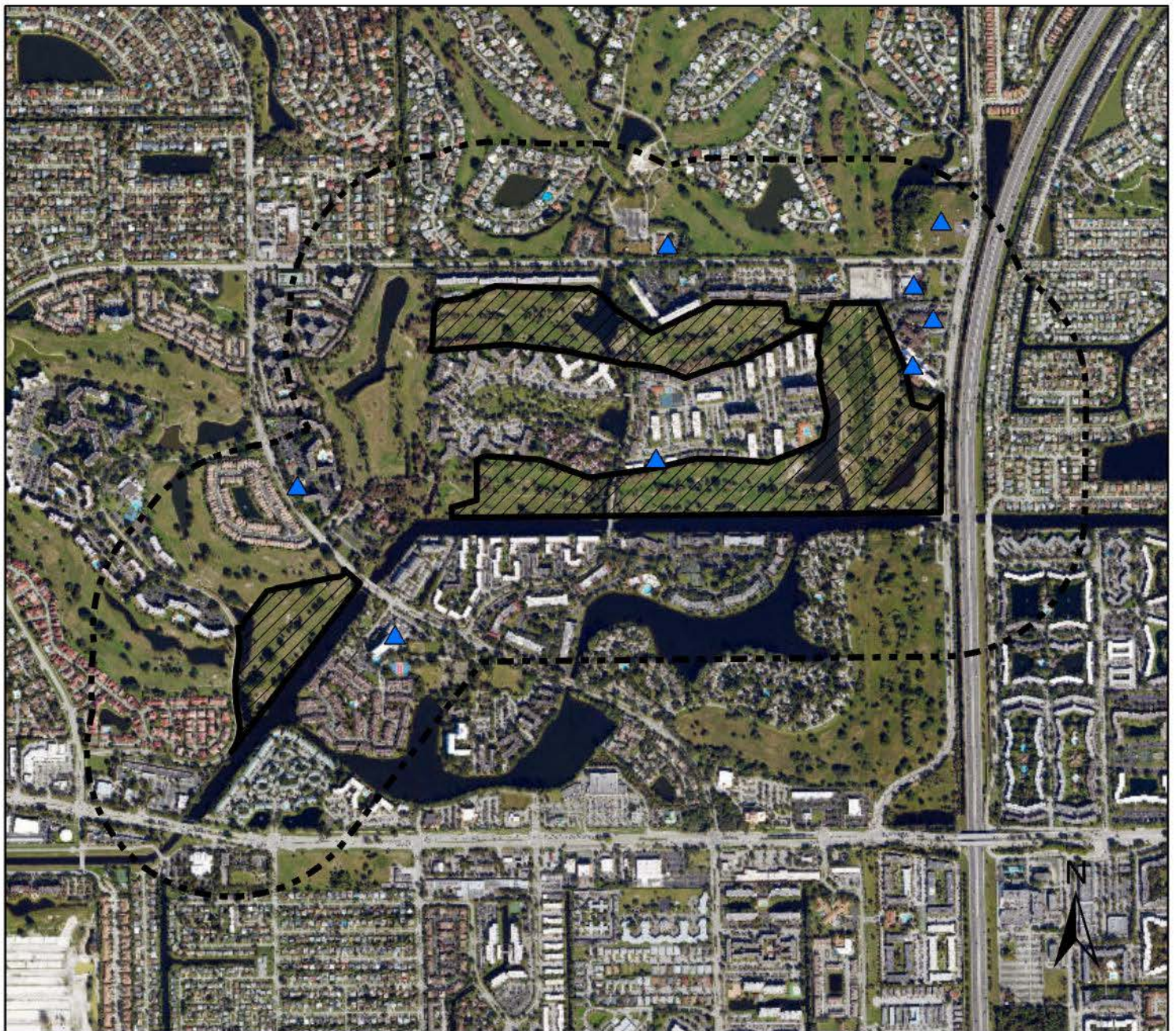


Legend

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

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 8/28/25
Natural Resources Division

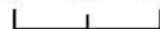
PC 26-1 Inverrary Golf Course



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

ZONE

Wellfield Zone 1

Wellfield Zone 2

Wellfield Zone 3

Boundary

Prepared on: 8/27/2025 11:20 AM

Prepared by: Pdurius

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
The 18th Hole at Inverrary Association, Inc.	3900 INVERRARY BLVD, Lauderhill, FL 33319	6513 - Operators of Apartment Buildings	Hazardous Material License
T-Mobile USA, Inc - City Scrap 6FB1154A	4431 ROCK ISLAND RD, Tamarac, FL 33319	4812 - Radiotelephone Communications	Hazardous Material License
New Cingular Wireless DXZL- 90; USID57018	4431 ROCK ISLAND RD, Tamarac, FL 33319	4812 - Radiotelephone Communications	Hazardous Material License
Life Care Center at Inverrary	4300 ROCK ISLAND RD, Lauderhill, FL 33319	6513 - Operators of Apartment Buildings	Storage Tank License
City of Lauderdale - Lift Station #21	4000 INVERRARY DR, Lauderhill, FL 33313	4952 - Sewerage Systems	Storage Tank License
T-Mobile USA, Inc - Radisson Hotel - FB 1020	3501 INVERRARY BLVD, Lauderhill, FL 33319	4812 - Radiotelephone Communications	Hazardous Material License
Garden Plaza At Inverrary	4251 ROCK ISLAND RD, Lauderhill, FL 33319	6513 - Operators of Apartment Buildings	Hazardous Material License
Inverrary Golf Club Maintenance	4221 ROCK ISLAND RD, Lauderhill, FL 33319	7992 - Public Golf Courses	Hazardous Material License
Inverrary Resort Hotel	3501 INVERRARY BLVD, Lauderhill, FL 33319	6512 - Operators of Nonresidential Buildings	Hazardous Material License
Verizon Wireless - WRBD Radio Tower	4431 ROCK ISLAND RD, Tamarac, FL 33319	4812 - Radiotelephone Communications	Hazardous Material License
Woodlands Country Club	4600 WOODLANDS BLVD, Tamarac, FL 33319	7997 - Membership Sports and Recreation Clubs	Hazardous Material and Storage Tank License



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

J.J.

Date: 09/23/2025

Re: Initial Resilience Review of PC 26-1, Inverrary Golf Course

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

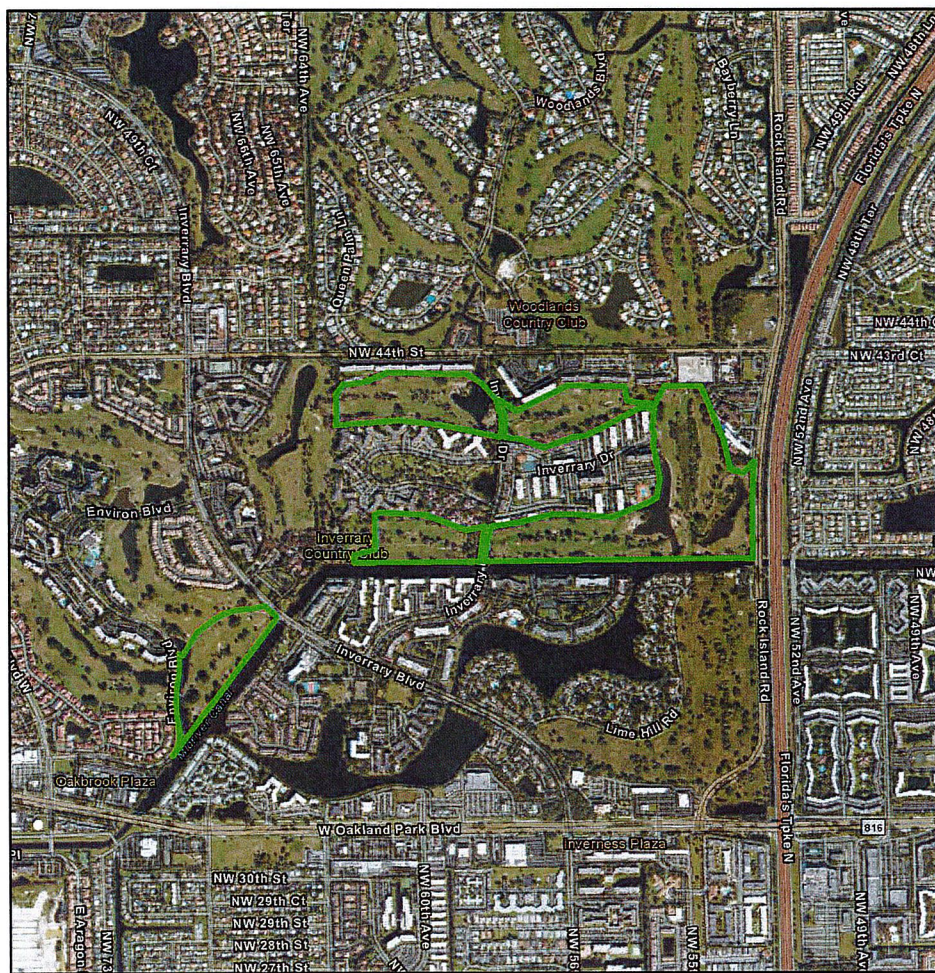
Broward County Board of County Commissioners

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

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 Land Use Plan
Proposed Amendment PC 26-1
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 26-1 is located outside of a Priority Planning Area)

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

I. Information about the Proposed Amendment

For: Broward County Planning Council

Applicant: Aimee Carlson, Pulte Home Company, LLC

Amendment No.: PC 26-1

Jurisdiction: City of Lauderdale

Size: Approximately 132.6 acres

Existing Use: Former golf course

Current Land Use Designation: Commercial Recreation within a Dashed-Line Area*

Proposed Land Use Designation: Irregular (9) Residential within a Dashed-Line Area

Estimated Net Effect: Reduction of 132.6 acres of commercial recreation use

Addition of 132.6 acres of residential use, allowing the development of up to 888 dwelling units

No additional dwelling units proposed to the Broward County Land Use Plan [9,072 dwelling units currently permitted within the entire 1,008-acre Inverrary Dashed-Line Area, with 7,930 existing and 1,142 unbuilt]

Location: In Sections 22 and 23, Township 49 South, Range 41 East; generally located between Oakland Park Boulevard and Northwest 44 Street and between Inverrary Boulevard and Rock Island Road.

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 85 percent or equal to 113 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 potentially 46 percent or equal to 61 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 decrease of 39 percent impervious surface on the property, which is the equivalent of a decrease of 52 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 46 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 a decrease of 39 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 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 (9/30/2025).



November 5, 2024

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



Re: Limited Phase II ESA
Inverrary Golf Course
3840 Inverrary Boulevard
Lauderhill, Florida

Dear Mr. Maxey:

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

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

Soil Assessment

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

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

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

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

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

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

Golf Course Soil Results - Arsenic

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

- Greens: Table 1 (2021) and Table 2 (2024)
- Tees: Table 3 (2021) and Table 4 (2024)
- Fairways: Table 5 (2021) and Table 6 (2024)
- Rough: Table 7 (2021) and Table 8 (2024)

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

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

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

Soil Assessment (OCPs)

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

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

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

Groundwater Sampling

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

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

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

Surface Water Sampling

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

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

Summary and Conclusions

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

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

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

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

Very truly yours,

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

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

Attachments

ATTACHMENT 8



Resilient Environment Department

ENVIRONMENTAL PERMITTING DIVISION

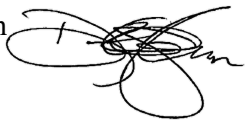
1 North University Drive, Mailbox 201, Plantation, Florida 33324 • 954-519-1483 • FAX 954-519-1412

MEMORANDUM



DATE: August 28, 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

RE: **PC 26-1 Inverrary Golf Course – Land Use Plan Amendment**
3840 Inverrary Boulevard, Lauderhill

The Environmental Permitting Division (EPD) has reviewed the *Limited Phase II ESA* dated November 5, 2024, and prepared by AYDEN Environmental, submitted as Exhibit I to the *Application for Amendment to the Land Use Plan* (hereinafter “LUPA Application”), to the Broward County Planning Council for The New Inverrary (Inverrary Golf Course). The *Limited Phase II ESA* examines the presence of contaminants in soil and groundwater throughout the site, which is being proposed for redevelopment from a golf course into single-family and multi-family residential and continued golf course with ancillary applications.

EPD has determined that the *Limited 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 *Limited 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. Dieldrin and other organochlorine pesticides were also identified in soils at concentrations greater than the applicable Leachability 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 *Limited Phase II ESA* to be sufficient for screening purposes only.
- EPD is currently aware of contamination within the golf course maintenance facility area, which is being managed as EPD Site EPD NF-1238B and under an Environmental Assessment and Remediation (EAR) License held by Inverrary Country Club, Inc. EPD will require that a Responsible Party as defined by Section 27-352, BCC, also obtain an EAR License for the golf course at large 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.
- 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

ATTACHMENT 9



BONNIE MISKEL • SCOTT BACKMAN • ERIC COFFMAN • HOPE CALHOUN
DWAYNE DICKERSON • ELE ZACHARIADES • CHRISTINA BILENKI
DAVID MILLEDGE • SARA THOMPSON • JEFFREY SCHNEIDER

Alicia Joesph, Planner
Broward County Planning Council
115 S Andrews Ave # 307
Fort Lauderdale, FL 33301



RE: Agency Response Letter-PC-26-1-Inverrary Golf Course

November 6, 2025

Dear Ms. Joseph,

We have reviewed the Review Agency Comments issued on October 14, 2025 for the Comprehensive Plan Amendment submittal for the Inverrary Golf Course (PC-26-1). Pursuant to the Review Agency Comments, this correspondence shall serve as the applicant's formal notice that we do not have any objections to the Review Agency Comments and we concur with staff's recommendations listed therein. Should you have any questions or require additional information, please do not hesitate to contact me.

Sincerely,

A handwritten signature in black ink that reads 'Hope Calhoun' in a cursive script.

Hope Calhoun, Esq.
Miskel Backman, LLP

ATTACHMENT 10.A.

BrowardNext - Broward County Land Use Plan Policies “Parks/Conservation”

Planning Council Staff Review Comments Regarding Proposed Amendment PC 26-1 City of Lauderhill

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

Planning Council Staff Comment

The 132.6-acre subject site is currently designated Commercial Recreation within the Inverrary Dashed-Line Area (DLA) and was formerly utilized as a golf course. The proposed amendment would change the land use designation of the subject site to Irregular (9) Residential within the DLA to permit residential uses (i.e. development of approximately 888 dwelling units). The proposed amendment will result in no net change in density, as the contemplated dwelling units are permitted within the existing 1,008-acre DLA, which permits a maximum of 9,072 dwelling units, with 7,930 existing and 1,142 unbuilt. The development of the 888 proposed dwelling units will leave approximately 254 dwelling units available within the DLA.

The City of Lauderhill currently has approximately 307.94 acres of parks and open space to serve its residents. The City’s 2050 projected population (81,435) requires approximately 244.31 acres of parks to meet the community parks acreage requirement of 3 acres per one thousand persons population. Although permitted by the BrowardNext – Broward County Land Use Plan (BCLUP), the City does not utilize golf course acreage for its park inventory. Therefore, although the proposed amendment decreases golf course acreage by 132.6 acres, the City’s parks inventory will remain unchanged. Based on the foregoing, the City of Lauderhill is anticipated to continue to meet the community parks acreage requirement of the BCLUP of 3 acres per one thousand persons population.

The applicant will provide approximately 10-acres of park and open space, including a semi-public park for use by surrounding Inverrary residents as well as a publicly accessible, 30-foot minimum greenway trail/buffer area as depicted in the conceptual site plan. See Attachments 10.B. and 12. Beyond the scope of the proposed BCLUP map amendment, it is Planning Council staff’s understanding that the City is pursuing preservation of the remaining northwestern approximate 179 acres of Commercial Recreation within the Inverrary DLA to maintain and renovate the existing 18-hole golf course, practice golf facility and clubhouse.

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

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

Planning Council Staff Comment

The applicant will provide approximately 10-acres of park and open space, including a semi-public park for use by surrounding Inverrary residents as well as a publicly accessible, 30-foot minimum greenway trail/buffer area as depicted in the conceptual site plan. See Attachments 10.B. and 12. In addition, it is Planning Council staff's understanding that the City is pursuing preservation of the remaining northwestern approximate 179 acres of Commercial Recreation within the Inverrary DLA to be redeveloped as a new 18-hole golf course, practice golf facility and clubhouse.

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

Planning Council Staff Comment

The applicant has identified that the former golf course does provide drainage for surrounding properties and that redevelopment of the amendment site and the remaining golf course will continue to accept runoff from adjacent properties, as well as provide additional drainage retention areas to offset the impacts of the new development, and will at a minimum, meet the water quantity and quality requirements of the permitting agencies and the City's adopted level of service.

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

Planning Council Staff Comment

The applicant has acknowledged that redevelopment of the site must meet all applicable standards enforced by regulating agencies to ensure the protection of natural resources, including the remediation of the contaminated soil resulting from the former golf course use. In addition, the applicant has indicated that existing tree canopy, as well as lakes and aquifer recharge areas, impacted by the redevelopment of the amendment site will be replaced in kind, in accordance with the City of Lauderhill's code requirements.

d. Mitigation of environmental contamination. The level of environmental contamination must be determined by conducting a Phase 1 environmental assessment. A Phase 2 environmental assessment may be required based upon the findings of the Phase 1 assessment.

Planning Council Staff Comment

The proposed amendment site includes lands historically used as a golf course, which has a high potential for arsenic contamination. As such, the proposed amendment is subject to BrowardNext - Broward County Land Use Plan (BCLUP) Policy 2.5.5(d), which requires that the level of environmental contamination be determined by conducting at minimum a Phase I environmental assessment, or equivalent as deemed acceptable by the Broward County Environmental Permitting Division (BCEPD). See Attachment 6. In this regard, the applicant submitted a Phase II environmental assessment. See Attachment 7. The full report is on file at the Planning Council office and is available for review. The BCEPD report indicates that the provided Phase II environmental assessment satisfies the requirements of BCLUP Policy 2.5.5(d). The BCEPD report indicates that the amendment site is contaminated and requires an Environmental Assessment and Remediation (EAR) License, as well as assessment and cleanup of the site. The BCEPD will not grant Environmental Review Approval of any construction plans until such time that BCEPD is satisfied that the site has been properly remediated. See Attachment 8.

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

Planning Council Staff Comment

The applicant has indicated that the proposed residential development will have internal pedestrian sidewalks that will connect to the existing pedestrian network of the DLA, as well as with surrounding public rights-of-way. In addition, there will be internal secured pedestrian connections to the recreation amenities within the DLA, including the provision of approximately 10-acres of park and open space, including a semi-public park for use by surrounding Inverrary residents as well as a publicly accessible, 30-foot minimum greenway trail/buffer area as depicted in the conceptual site plan. See Attachments 10.B. and 12. Said greenway trail/buffer will also provide a transition buffer between the existing residential development and the new residential development.

Site Data

Total Gross Site Area	+/- 294.82 Ac.
Total Gross Number Of Residential Units	888 D.U.
Total Single Family Detached Dwelling Units 22%	197 D.U.
Total Single Family Attached Dwelling Units 78%	691 D.U./Ac.
Total Gross Density	3.01 D.U./Ac.
Total Net Density (Total Gross Site Area Residential Areas)	6.87 D.U./Ac.
Existing Land Use Designation	Commercial Recreation Within A Dashed Line Area
Proposed Land Use Designation	Residential Irregular (9)
Existing Zoning District Designation	Commercial Recreation - C.R.
Proposed Zoning District Designation	Planned Unit Development - P.U.D.

Total Gross Site Area Traditional Residential Areas (Affected Area P.U.D. Rezoning)	+/- 129.33 Ac.
Pod 1 Total Gross Site Area Traditional Mixed Residential Dwelling Unit Pod	+/- 17.56 Ac.
Total Mixed Residential Dwelling Units	80 D.U.
Total Single Family Attached Dwelling Units 94%	75 D.U.
Total Single Family Detached Dwelling Units 6%	5 D.U.
Density	4.56 D.U./Ac.
Pod 2 Total Gross Site Area Traditional Mixed Residential Dwelling Unit Pod (Includes Greenway)	+/- 13.87 Ac.
Total Mixed Residential Dwelling Units	108 D.U.
Total Single Family Detached Dwelling Units 51%	55 D.U.
Total Single Family Attached Dwelling Units 49%	53 D.U.
Density	7.79 D.U./Ac.
Pod 3 Total Gross Site Area Traditional Mixed Residential Dwelling Unit Pod (Includes Greenway)	+/- 25.00 Ac.
Total Mixed Residential Units	181 D.U.
Total Single Family Detached Dwelling Units 37%	67 D.U.
Total Single Family Attached Dwelling Units 63%	114 D.U.
Density	7.24 D.U./Ac.

Site Data

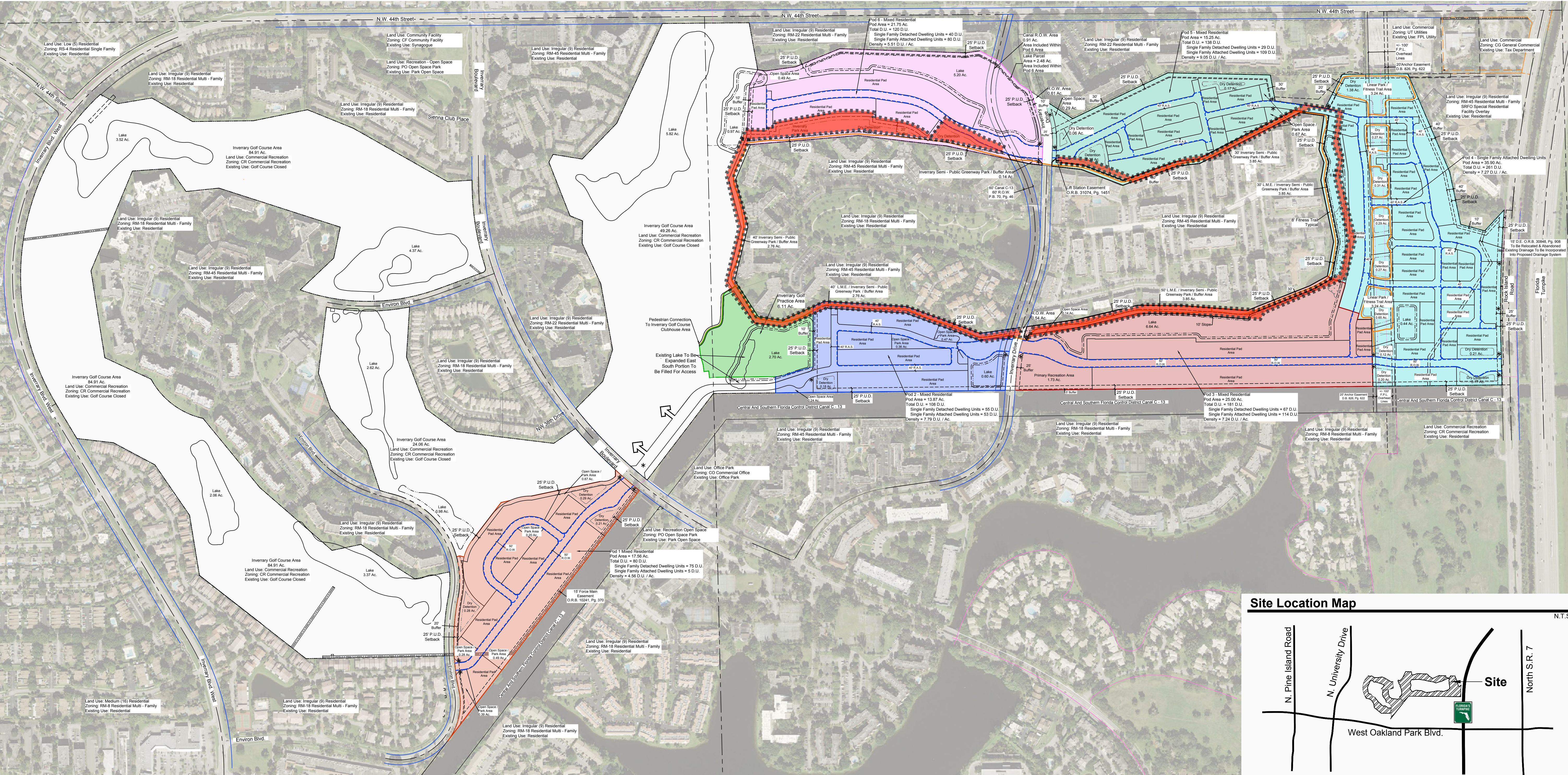
Pod 4 Total Gross Site Area Traditional Attached Dwelling Unit Pod (Includes Greenway)	+/- 35.90 Ac.
Total Single Family Attached Dwelling Units	261 D.U.
Density	7.27 D.U./Ac.
Pod 5 Total Gross Site Area Traditional Mixed Residential Dwelling Unit Pod (Includes Greenway)	+/- 15.25 Ac.
Total Mixed Residential Units	138 D.U.
Total Single Family Detached Dwelling Units 21%	29 D.U.
Total Single Family Attached Dwelling Units 79%	109 D.U.
Density	9.05 D.U./Ac.
Pod 6 Total Gross Site Area Traditional Attached Dwelling Unit Pod (Includes Greenway, And Inverrary Park Area)	+/- 21.75 Ac.
Total Mixed Residential Units	120 D.U.
Total Single Family Detached Dwelling Units 33%	40 D.U.
Total Single Family Attached Dwelling Units 67%	80 D.U.
Density	5.52 D.U./Ac.
Lake Parcel (Area Included Within Pod 6 Area)	+/- 2.48 Ac.
Canal Right Of Way Area (Area Included Within Pod 6 Area)	+/- 0.91 Ac.
Minimum Required Recreational Amenities & Open Space (10% Residential Use Area)	12.93 Ac.
Proposed Recreational Amenities & Open Space (15%)	+/- 19.98 Ac.
Private Residential Recreation Area	+/- 9.86 Ac.
Primary Private Amenity Area	+/- 1.73 Ac.
Park Areas / Open Space	+/- 4.89 Ac.
F.P.L. Easement Linear Park / Fitness Trail Area (Usable Area With Fitness Trail)	+/- 3.24 Ac.
Inverrary Semi - Public Park Area	+/- 10.12 Ac.
Inverrary Public Greenway Park / Buffer Area	+/- 6.75 Ac.
Inverrary Pod 6 Public Park Area	+/- 3.37 Ac.
Total Lake Surface Drainage Area (Includes Existing Lakes & Expansions) (16%)	+/- 46.51 Ac.
Greg Norman Inverrary Golf Course Lake Area	+/- 22.74 Ac.
Golf Practice Facility Lake Area	+/- 2.70 Ac.
Residential Development Area Drainage Area	+/- 21.07 Ac.
Lake Area	+/- 13.85 Ac.
Dry Detention Area	+/- 7.22 Ac.

Site Data

Greg Norman Inverrary Golf Course Area	+/- 158.23 Ac.
Practice Golf Course Area	+/- 6.11 Ac.
Miscellaneous Right Of Way Areas Within Property Line	+/- 1.15 Ac.

Open Space Tabular - Per City Code Schedule D.1 Section 5.09	Acres
Open Space Required 30% (129.33 x 30%)	38.80
Open Space Total Provided 45%	57.97
Primary Recreation Area	1.73
Neighborhood Parks And Open Space Areas	4.89
F.P.L. Linear Park Open Space Areas (Includes Dry Detention Areas)	6.53
Inverrary Semi - Public Park Areas (Includes Linear Greenway Buffer / Park Area)	10.12
Water Management Tracts (50% Of The Area Of Water Bodies Average Width 60' = 24.86 Lake Tract Areas)	12.43
Water Management Tracts - Dry Detention Area Tracts (Excludes F.P.L. Linear Park Dry Detention Areas)	4.56
Perimeter Landscape Buffers (Previous Areas Within Peripheral Setback)	3.77
Privately Maintained Exterior Open Space Areas Used By Residents (Enclosed)	13.94

Unit Type	Property Development Regulations					Setbacks / Separation			
	Size	Minimum Width	Frontage	Depth	Max Building Height	Maximum Lot Coverage	Front	Side	Rear
Single Family Attached / 20' Townhome	1,700 Minimum	20'	20'	85'	35'		20'	0' Interior 4'	8' 12' 15'
Single Family Attached / 24' Townhome	2,136 Minimum	20'	20'	89'	35'		20'	0' Interior 4'	8' 12' 15'
Single Family Attached / Duplex	3,135 Minimum	33'	20'	95'	35'		20'	0' Interior 4'	8' 12' 15'
Single Family Detached / 40' Width Or Less	3,600 Minimum	36'	15' Non Front Loaded Garage	100'	35'	75%	20'	4'	8' 12' 15'
Single Family Detached / 60' Width Or Less	3,895 Minimum	41'	Garage / 20' Front Loaded Garage	95'	35'	76%	20'	4'	8' 12' 15'



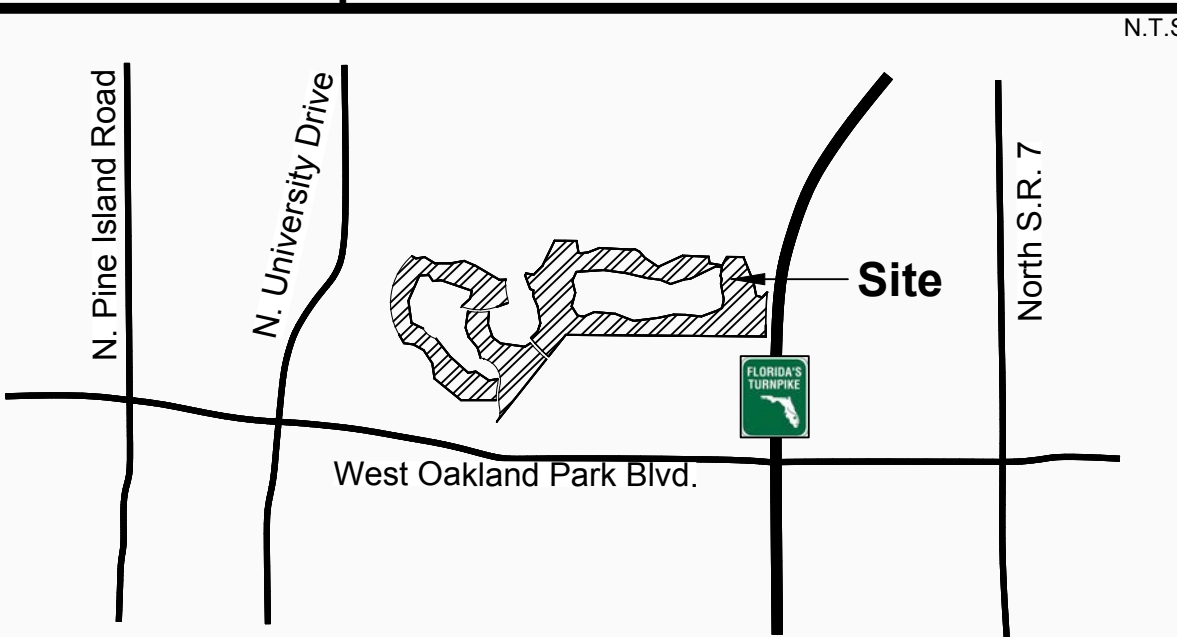
Legend

- Indicates Pod 1 = 80 Total D.U.
- Indicates Pod 2 = 108 Total D.U.
- Indicates Pod 3 = 181 Total D.U.
- Indicates Pod 4 = 261 Total D.U.
- Indicates Pod 5 = 138 Total D.U.
- Indicates Pod 6 = 120 Total D.U.
- Indicates Pedestrian Sidewalk Locations
- Indicates Fitness Trail Locations
- Indicates Residential Community Identification Sign Location. See Detail Sheet 1 For Details
- AC = Acres
- DE = Drainage Easement
- Eas = Easement
- LME = Lake Maintenance Easement
- NTS = Not To Scale
- ORB = Official Record Book
- OS = Open Space
- PB = Plat Book
- RAS = Residential Access Street
- ROW = Right of Way
- UE = Utility Easement
- W.M.T. = Water Management Tract

Project Notes

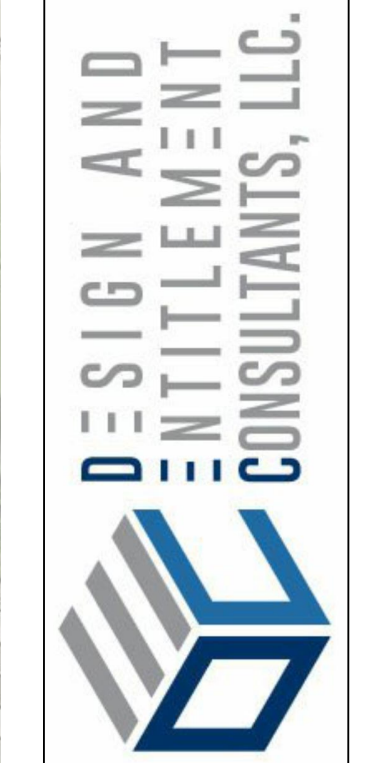
- Utilities are available to the site.
- All internal residential vehicular access ways are private roadways & are the perpetual maintenance obligation of the new H.O.A.
- Private entrances into each residential community to have vehicular access gates with Knox locks for emergency access.

Site Location Map



REVISIONS	DATE

Design and Entitlement Consultants, LLC.
1127 Royal Palm Beach Blvd., Unit 411
Royal Palm Beach, FL 33411
Tel: (561) 707-3410
Email: info@designandentitlement.com



Inverrary Residential P.U.D. Property
Pulte Home Company, LLC.
Inverrary Boulevard
Lauderhill, Florida 33319

Overall Conceptual Site Plan

SCALE:	1"=300'
CHECKED BY:	K.D.D.
DRAWN BY:	K.D.D.
DATE:	06.18.25
FILE:	SP.1
SHEET	MSP.1
1 OF 4 SHEETS	



ATTACHMENT 10.B.

ATTACHMENT 11



BONNIE MISKEL • SCOTT BACKMAN • ERIC COFFMAN • HOPE CALHOUN
DWAYNE DICKERSON • ELE ZACHARIADES • CHRISTINA BILENKI
DAVID MILLEDGE • SARA THOMPSON • JEFFREY SCHNEIDER

Alicia Joesph, Planner
Broward County Planning Council
115 S Andrews Ave # 307
Fort Lauderdale, FL 33301



RE: Public Participation Summary-PC-26-1-Inverrary Golf Course

November 6, 2025

Dear Ms. Joseph,

In association with application PC-26-1 for the Inverrary Golf Course, the Applicant has hosted the following meetings to review the proposed Inverrary Golf Course Redevelopment Plan referred to as The New Inverrary:

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

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

Aug 27, 2024	International Village Board Meeting	In-person
Sep 06, 2024	3-member GPSC	Zoom
Sep 11, 2024	3-member GPSC	Zoom
Sep 18, 2024	19-member GPC	Zoom
Sep 24, 2024	3-member GPSC	Zoom
Oct 03, 2024	3-member GPSC	Zoom
Dec 09, 2024	3-member GPSC	Zoom
Feb 05, 2025	3-member GPSC	In-person
Feb 21, 2025	3-member GPSC (Oak Tree site visit)	In-person
Mar 13, 2025	3-member GPSC	Zoom
Apr 04, 2025	Environ Towers 1, HOA President	In-person
Apr 29, 2025	3-member GPSC	In-person
May 09, 2025	3-member GPSC (Parkland GCC, Clubhouse F&B)	In-person
Jun 12, 2025	Lauderhill Public Safety Forum	In-person
Jun 23, 2025	Falls of Inverrary, Special Members Meeting	Zoom
Jun 23, 2025	Hills of Inverrary, Special Members Meeting	Zoom
Jun 23, 2025	Isles of Inverrary, HOA President	In-person
Jul 06, 2025	Fairways of Inverrary/Inverrary Gardens	In-person
Jul 07, 2025	Environ Condo 2	In-person
Jul 10, 2025	3-member GPSC	In-person
Jul 10, 2025	Town Hall open to all Inverrary residents	In-person
Jul 28, 2025	3-member GPSC	In-person
Jul 31, 2025	Lakes of Environ, HOA President	In-person
Aug 05, 2025	Sienna Ridge Board Meeting	In-person
Aug 06, 2025	Environ Towers 1, HOA President	In-person
Aug 14, 2025	Environ Condo 1	In-person
Aug 14, 2025	Environ Condo 2	In-person
Sep 02, 2025	18 th Hole Board Meeting	Zoom
Sep 09, 2025	The Enclave Board Meeting	In-person
Sep 09, 2025	Greens of Inverrary	In-person/Zoom
Sep 11, 2025	Manors Condo I Board Meeting	Zoom

Should you have any questions or require additional information, please do not hesitate to contact me.

Sincerely,

Hope Calhoun

Hope Calhoun, Esq.
Miskel Backman, LLP

ATTACHMENT 12

Prepared by and Return To:
Hope W. Calhoun, Esq.
Miskel Backman, LLP
14 SE 4th Street, Suite 36
Boca Raton, FL 33432

DECLARATION OF RESTRICTIVE COVENANTS

This Declaration of Restrictive Covenants ("Declaration") made this _____ day _____, 202__, by PULTE HOME COMPANY, LLC, a foreign limited liability company having an address of 1475 Centrepark Boulevard, Suite 305, West Palm Beach, FL 33401 (referred to herein as "Owner"), shall be for the benefit of Broward County, a political subdivision of the State of Florida, with a post office address at 115 South Andrews Avenue, Fort Lauderdale, FL 33301 ("County").

WITNESSETH:

WHEREAS, Owner is the fee simple owner of land located in the City of Lauderhill, ("City"), Broward County ("County") Florida, and more particularly described in Exhibit "A" ("Property"); and

WHEREAS, the Owner made an application to the City and County to request that the City and County change the land use plan designation on the Property from Commercial Recreation to Irregular (9du/acre) residential land use designation ("Application"); and

WHEREAS, in connection with the Application, Owner has voluntarily agreed to place a restriction on the development of the Property as set forth below in favor of the County.

NOW, THEREFORE, in consideration of the promises and covenants herein contained, Owner hereby declares that the Property specifically referenced herein shall be owned, held, used, transferred, sold, conveyed, demised and occupied subject to the covenants, restrictions and regulations hereinafter set forth, all of which shall run with such Property and any part thereof and which shall be binding upon all parties having any right, title or interest in such Property or any part thereof, their heirs, successors and assigns.

- 1. Recitations.** The recitations set forth above are true and correct and are incorporated into this Declaration by this reference.
- 2. Covenants.** No building permit for a residential dwelling unit shall be issued for the final phase of development for the Property unless the ultimate Project site plan approved by the City includes a semi public park space consisting of a cumulative of \pm 10 acre spaces which include a greenway buffer/park area with a minimum width of 30' for the greenway buffer/park. The exact location of the referenced community

recreation and open space shall be determined at the time of final site plan approval of the final phase of the Project. The parties hereto recognize that the site plans for the Project will be approved in phases by the City. By no later than the final site plan, the Applicant must have presented the referenced community recreation and open space to the City for approval.

3. Term. This Declaration is to run with the land and shall bind all parties and all persons, unless an instrument signed by the then owner(s) of the Property has been recorded agreeing to change the covenant in whole, or in part, provided that the Declaration has first been modified, amended or released in accordance with the provisions set forth in Paragraph 4 herein.

4. Modification, Amendment, Release. This Declaration shall not be modified, amended or released as to any portion of the Property except by written instrument, executed by the then owner or owners of the portion of the Property affected by such modification, amendment or release and approved in writing by the County. The appropriate governmental authority of the County shall execute a written instrument effectuation and acknowledging such modification, amendment or release. Any amendment, modification or release of this Declaration shall be recorded in the Public Records of Broward County, Florida.

5. Recording and Effective Date. This Declaration shall not become effective and shall not be recorded in the Public Records of Broward County, Florida and the restrictions on the development of the Property contained herein shall not become enforceable until all required governmental entities have approved and adopted, with no appeal having been filed or if filed resolved so as to uphold the approvals, the Application, which will allow development of the Property in accordance with the restrictions herein ("Final Approval"). Declarant shall record this Declaration not later than 10 business days after Final Approval. Once recorded, the restrictions herein shall run with the Property and shall remain in full force and effect and be binding upon Owner and its heirs, successors and assigns until such time as the same are modified, amended or released as provided for herein.

6. Severability. Invalidation of any one of these provisions, by judgment of court, shall not affect any of the other provisions which shall remain in full force and effect.

7. Third Party Beneficiary Rights. This Declaration is not intended to create, nor shall it be in anyway interpreted or construed to create, any third party beneficiary rights in any person not a party hereto unless otherwise expressly provided herein.

8. Captions, Headings and Titles. Paragraph captions, headings and titles inserted throughout this Declaration are intended as a matter of convenience only and in no way shall such captions, headings or titles define, limit or in any way affect the subject matter or any of the terms and provisions thereunder or the terms and provisions of this Declaration.

IN WITNESS WHEREOF, Owner has executed this Covenant on the day first above written.

PULTE HOME COMPANY, a
foreign limited liability company

WITNESSES:

(Signature) _____

(Print Name)

(Signature)

(Print Name)

By: _____
(Signature)

(Print Name)

Title

STATE OF FLORIDA)
COUNTY OF BROWARD)

The foregoing instrument was acknowledged before me on _____, 20
by _____ on behalf of the Owner, identified above. He/she is
personally
known to me or has produced _____ as
identification.

(SEAL)

Notary Public, State of Florida

Print Name

My Commission Expires:

EXHIBIT "A"

**[Legal Description of
Property]**

ATTACHMENT 13



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

September 30, 2025



To: Dawn Teetsel, Director of Planning
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 26-1 – Inverary Golf Course (Lauderhill)

Broward County Parks and Recreation Division has reviewed the land use plan amendment PC 26-1 – Inverary Golf Course (Lauderhill). Our comments are as follows:

PC 26-1 Regional park impact fees will be required, as permitted by law, for the additional 888 additional dwelling units planned for this project. While we are cognizant of the pressure to construct more housing, it is continually concerning to see land designated as commercial recreation, 132.6 acres in this case, developed for housing. The intent of the development code was for more recreation and open space to be designated as more housing units are developed, not less.

Additionally, 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.

ATTACHMENT 14



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

Ms. Dawn Teetsel
Director of Planning
Broward County Planning Council
115 South Andrews Avenue, Room 307
Fort Lauderdale, Florida 33301

via email to: dteetsel@broward.org

FROM: Vilma Melendez, PE
Broward County Water Management Division

SUBJECT: PC 26-1 (Inverrary Golf Course) / Land Use Plan Amendment

Dear Ms. Teetsel:

On behalf of the Water Management Division, I have reviewed the documents related to the Land Use Plan Amendment No. PC 26-1 and have no comments or objections.

Sincerely,

Vilma Melendez Digitally signed by Vilma Melendez
Date: 2025.09.25 15:50:24 -04'00'

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

SECTION I
AMENDMENT REPORT
BROWARD COUNTY LAND USE PLAN TEXT
PROPOSED AMENDMENT PCT 26-1

“Policy 2.23.2 – Environmentally Sensitive Lands”

RECOMMENDATIONS/ACTIONS

DATE

I. BrowardNext Steering Committee Recommendation

April 24, 2025

The BrowardNext Steering Committee recommended that the Policy modification be included in the BrowardNext update.

II. Broward County Planning Council Recommendation

August 28, 2025

The Planning Council recommended that the text amendment be extracted from the BrowardNext process and expedited.

III. Planning Council Staff Transmittal Recommendation

November 24, 2025

It is recommended that the proposed amendment to the BrowardNext - Broward County Land Use Plan be approved. **See Attachment 1.**

As the Planning Council is aware, the Broward County Charter requires at least one Planning Council public hearing and Article 1.2(A) of the *Administrative Rules Document: BrowardNext* outlines the following circumstances in which a second Planning Council public hearing may be recommended or required:

- (1) At its initial public hearing, the Planning Council takes an action to recommend denial of a proposed amendment; or
- (2) At its initial public hearing, the Planning Council takes an action to recommend approval subject to meeting specific criteria or policy prior to a second Planning Council public hearing; or
- (3) At its initial public hearing, the Planning Council votes by a majority of the members present with a minimum of six (6) affirmative votes for a second Planning Council public hearing; or
- (4) If the County Commission requests by a vote of the majority of members present to request a second Planning Council public hearing; or
- (5) If an objection or comment on adverse impacts to important state resources or facilities is issued during the State of Florida Chapter 163 review process; or
- (6) If State of Florida Chapter 163 requires or is modified to require a second local planning agency public hearing.

If the Planning Council chooses to require a second Planning Council public hearing per Article 1.2(A)(1)(2) or (3), such recommendation must be made as part of its motion.

SECTION II
AMENDMENT REPORT
PROPOSED AMENDMENT PCT 26-1

BACKGROUND INFORMATION

At its April 24, 2025, meeting, the BrowardNext Steering Committee recommended that Policy 2.23.2 regarding the Environmentally Sensitive Lands (ESL) map be amended to address the conflict in processes. Subsequent to robust discussion at its May 22, 2025, Planning Council meeting, the Council directed Planning Council staff to expedite the proposed text amendment at its August 28, 2025, meeting.

PLANNING ANALYSIS

The Environmentally Sensitive Lands (ESL) Map of the Broward County Land Use Plan (BCLUP) Natural Resources Map Series (NRMS) was initially adopted in 1989. The ESL Map is not statutorily mandated, rather a reflection of the County's decades long commitment to preservation and resiliency. While the Map has been amended from time to time to reflect modifications such as the addition of conservation areas purchased through the 2000 Safe Parks and Land Preservation Bond Program, it has come to Planning Council and County staff's attention that the application process for environmental licensing and the land use plan amendment process are operating separately, creating an entanglement of processes with no clear path forward. In at least one instance, the referenced data set has differed. Planning Council staff is of the opinion that the current process is onerous and does not necessarily accomplish an additional preservation of land. County staff is placed in a conflicted position that they are statutorily required to accept permit or licensing applications, which may indicate a path forward for the private or public owner; however, if the site is on the ESL Map, the owner may submit a BCLUP NRMS amendment and the same County staff provides a thorough review and comments regarding the quality of the site, etc. In consultation with the Public Works & Environmental Services Department Director, Planning Council staff recommends that the mutual staffs pursue the requirements to maintain the ESL Map as a planning tool similar to the Wetlands Map, which would require an updated Policy that includes a data update every other year and the environmental licensing requirements would then fall wholly under the Broward County Code of Ordinances.

The projected impacts of the proposed amendment:

- Shifts ESL map modifications to be managed wholly through the County's existing permitting and licensing processes; and
- Maintains the ESL map as a planning tool and amends the ESL map process to be consistent with the Wetlands map process every two years to add or delete sites based on the permitting and licensing process.

OUTREACH

Planning Council staff distributed proposed revisions to the municipal managers and planning directors on September 10, 2025. No comments have been received.

RELATIONSHIP TO FLORIDA STATUTES

Planning Council staff finds that the proposed amendment is less restrictive or burdensome, as it streamlines the process to return the status of the ESL Map to a planning tool and eliminates the individual Natural Resource Map amendment requirement.

CONCLUSION

Planning Council staff recommends approval of the proposed amendment. **See Attachment 1.**

SECTION III
AMENDMENT REPORT
PROPOSED AMENDMENT PCT 26-1

ATTACHMENT

1. Proposed Broward County Land Use Plan Text Amendment – Policy 2.23.2

ATTACHMENT 1

BROWARD COUNTY LAND USE PLAN

Proposed Text Amendment

PCT 26-1

BrowardNext → 2017 BROWARD COUNTY LAND USE PLAN

SECTION 2: POLICIES

...

ENVIRONMENTALLY SENSITIVE LANDS

...

The update to Policy 2.23.2 was initiated by the Broward County Planning Council to streamline the Broward County Land Use Plan Natural Resource Map Series – Environmentally Sensitive Lands Map to address the conflict in process and transition the requirement from individual amendments to a biannual (every other year) update based on the additions and deletions managed via the licensing and permitting process. All changes are indicated in ~~strike-through~~/underline format.

...

POLICY 2.23.2 Broward County shall update the Environmentally Sensitive Lands Map of the Broward County Land Use Plan at least once every two years to recognize Environmental Resource Licenses issued consistent with the Broward County Code of Ordinances ~~Local Areas of Particular Concern are declared to be environmentally sensitive lands and upon adoption of this plan shall be subject to the provisions of the Broward County Land Development Code regarding environmentally sensitive lands.~~

...

SECTION I
AMENDMENT REPORT
BROWARD COUNTY LAND USE PLAN TEXT
PROPOSED AMENDMENT PCT 26-3

“Environmental Justice Policies”

RECOMMENDATIONS/ACTIONS

DATE

I. BrowardNext Steering Committee Recommendation

October 16, 2025

The BrowardNext Steering Committee recommended that the amendment be expedited to comply with Florida Statutes.

II. Planning Council Staff Transmittal Recommendation

November 24, 2025

It is recommended that the proposed amendment to the BrowardNext - Broward County Land Use Plan be approved. **See Attachment 1.**

As the Planning Council is aware, the Broward County Charter requires at least one Planning Council public hearing and Article 1.2(A) of the *Administrative Rules Document: BrowardNext* outlines the following circumstances in which a second Planning Council public hearing may be recommended or required:

- (1) At its initial public hearing, the Planning Council takes an action to recommend denial of a proposed amendment; or
- (2) At its initial public hearing, the Planning Council takes an action to recommend approval subject to meeting specific criteria or policy prior to a second Planning Council public hearing; or
- (3) At its initial public hearing, the Planning Council votes by a majority of the members present with a minimum of six (6) affirmative votes for a second Planning Council public hearing; or
- (4) If the County Commission requests by a vote of the majority of members present to request a second Planning Council public hearing; or
- (5) If an objection or comment on adverse impacts to important state resources or facilities is issued during the State of Florida Chapter 163 review process; or
- (6) If State of Florida Chapter 163 requires or is modified to require a second local planning agency public hearing.

If the Planning Council chooses to require a second Planning Council public hearing per Article 1.2(A)(1)(2) or (3), such recommendation must be made as part of its motion.

SECTION II
AMENDMENT REPORT
PROPOSED AMENDMENT PCT 26-3

BACKGROUND INFORMATION

Upon review of the 2025 State of Florida legislative changes, Planning Council staff was advised by the Broward County Office of the County Attorney that BrowardNext – Broward County Land Use Plan Policies 2.36.1 and 2.36.2 regarding Environmental Justice conflict with Senate Bill 2502, enacted on July 1, 2025.

The proposed text amendment was initiated as part of the BrowardNext update process and Planning Council staff was directed by the BrowardNext Steering Committee to expedite said amendment at its October 16, 2025, meeting.

RELATIONSHIP TO FLORIDA STATUTES

Planning Council staff finds that the proposed amendment is necessary to comply with Florida law.

Planning Council staff finds that the proposed amendment is less restrictive or burdensome.

CONCLUSION

Planning Council staff recommends approval of the proposed amendment. **See Attachment 1.**

SECTION III
AMENDMENT REPORT
PROPOSED AMENDMENT PCT 26-3

ATTACHMENT

1. Proposed Broward County Land Use Plan Text Amendment – Deletion of Policies 2.36.1 and 2.36.2

ATTACHMENT 1

BROWARD COUNTY LAND USE PLAN

Proposed Text Amendment

PCT 26-3

BrowardNext → 2017 BROWARD COUNTY LAND USE PLAN

SECTION 2: POLICIES

...

ENVIRONMENTAL JUSTICE

...

The deletion of Policies 2.36.1 and 2.36.2 was initiated by the BrowardNext Steering Committee on October 16, 2025, in response to enacted State of Florida legislation. All changes are indicated in ~~strike-through~~/underline format.

...

ENVIRONMENTAL JUSTICE

POLICY 2.36.1 ~~For local and regional land use policy and public infrastructure and services decisions, local governments and agencies should ensure environmental justice when considering the impacts to vulnerable populations, including but not limited to, the economically disadvantaged, racial and ethnic minorities, the uninsured, low income children, the elderly, the homeless and those with chronic health conditions, including severe mental illness.~~

POLICY 2.36.2 ~~The Broward County Planning Council and Broward County shall, by 2019, work with Broward County municipalities, partner agencies, stakeholders, and interested parties who make and are affected by land use policy and public infrastructure and services decisions, and issue model guidelines, methods, and tools to advance environmental justice.~~

...