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APPLICATION FOR AMENDMENT TO THE LAND USE PLAN

The New Inverrary

3840 & 4031 Inverrary Blvd.

May 8, 2025

1. TRANSMITTAL INFORMATION

- A. Letter of transmittal from municipal mayor or manager documenting that the local government took action by motion, resolution or ordinance to transmit a proposed amendment to the Broward County Land Use Plan, including the date that the local governing body held the transmittal public hearing. Please attach a copy of the referenced motion, resolution or ordinance. The local government's action to transmit must include a recommendation of approval, denial or modification regarding the proposed amendment to the Broward County Land Use Plan.**

To be provided.

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

Daniel Keester-O'Mills
 Director
 City of Lauderhill
 Planning & Zoning Department
 5581 W. Oakland Park Blvd.
 Lauderhill, FL 33313
 Telephone: 954-730-3050
 E-mail: dkeester@lauderhill-fl.gov

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

To be provided.

- D. Description of public notification procedures followed for the amendment by the local government.**

The City of Lauderhill will provide public notification of the proposed amendment consistent with the City Code of Ordinances and Florida Statutes. Specifically, notice of the Local Planning Agency public hearing will be mailed to property owners within 500 feet of the boundaries of the Property. Notice of the City Commission hearings will be mailed to property owners within 500 feet of the boundaries of the Property and will be published in the newspaper. Furthermore, signs will be posted on the property in accordance with the City Code of Ordinances notifying the public of a pending application.

- E. Whether the amendment is one of the following:**

***Development of Regional Impact**

***Small scale development activity (Per Florida Statutes)**

***Emergency (please describe on separate page)**

***Other amendments which may be submitted without regard to Florida statutory limits regarding amendment submittals (Brownfield amendments, etc.)**

The amendment does not qualify as any of the items listed above.

2. APPLICANT INFORMATION

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

Aimee Craig Carlson, AICP
 Director of Land Planning & Entitlement
 Pulte Home Company, LLC
 1475 Centrepark Blvd, Suite 140
 West Palm Beach, FL 33401
 Telephone: (561) 268-5821
 Email: Aimee.Carlson@pulte.com

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

Hope Calhoun
 Miskel Backman, LLP
 14 SE 4th Street, Suite 36
 Boca Raton, Florida 33432
 Telephone: (561) 405-3324
 Email: hcalhoun@miskelbackman.com

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

David L. Husman
 Partner
 Victorville West Limited Partnership
 6515 Grand Teton Plaza Suite 300
 Madison, FL 53719
 Telephone: 305-692-5500
 Email: dlh@hrep.com

D. Applicant's rationale for the amendment. The Planning Council requests a condensed version for inclusion in the staff report (about two paragraphs). Planning Council staff may accept greater than two paragraphs, if submitted in an electronic format.

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 Blvd. and NW 44th St. to the south and north, respectively, and Inverrary Blvd. and Rock Island Rd. 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 131.36 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. A conceptual site plan showing the overall development has been provided as Exhibit A.

3. AMENDMENT SITE DESCRIPTION

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

The amendment site contains six residential pods that are part of a larger development that will contain 888 residential dwelling units and a new 18-hole golf course with associated clubhouse. The development project is generally located along Inverrary Blvd., north of the Middle River, within the municipal boundaries of the City of Lauderhill. The six residential pods are broken down into Pods 1-6, as shown in the attached survey (Exhibit B). The tables below provide the gross acreage of each of residential pod, the Community Facility parcel, and the total gross acres included in the amendment area.

Pod	Gross Acres
1	18.525
2	14.138
3	25.296
4	35.798
5	15.531
6	22.074
Total	131.36

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

A signed and sealed survey of the amendment site is attached as Exhibit B.

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

A locational map of the entire development site showing the proposed land use is attached as Exhibit C (Proposed Future Land Use Maps)

4. EXISTING AND PROPOSED USES

A. Current and proposed local and Broward County Land Use Plan designation(s) for the amendment site. If multiple land use designations, describe gross acreage within each

designation. For Activity Center amendments, the proposed text indicating the maximum residential and non-residential uses must be included.

	Broward County	Lauderhill
Current Designations	Commercial Recreation within a Dashed Line Area	Commercial Recreation within a Dashed Line Area
Proposed Designations	131.36 Gross Acres of Irregular (9) Residential within a Dashed Line Area	131.36 Gross Acres of Residential Irregular (9) within a Dashed Line Area

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

The flexibility provisions of the Broward County Land Use Plan have not been used for areas adjacent to the Property.

C. Existing use of amendment site and adjacent areas.

Subject Property

Abandoned Golf Course

3840 Inverrary Blvd.-Adjacent Properties

North	Residential, Multi-family
South	Middle River/Residential, Multi-family
East	Florida Turnpike/Independent Living Facility
West	Residential Multi-family

4031 Inverrary Blvd.-Adjacent Properties:

North	Abandoned Golf Course
South	Middle River/Residential, Multi-family
East	Residential, Multi-family/Golf Clubhouse
West	Residential Multi-family

D. Proposed use of the amendment site including square footage (for analytical purposes only) for each non-residential use and/or dwelling unit count. For Activity Center amendments, also provide the existing square footage for each non-residential use and existing dwelling unit count within the amendment area.

The applicant is proposing a residential development with 888 dwelling units on six residential pods as identified in Exhibit A. Upon adoption of this amendment, the 6 residential pods (totaling 131.36 gross acres) will have a future land use designation of Residential Irregular (9) within a Dashed Line Area. The dwelling units will be allocated from the available pool of 1,142 units within the dashed line area, leaving 254 dwelling units for future residential developments within the dashed line area.

E. Maximum allowable development per adopted and certified municipal land use plans under existing designation for the site, including square footage/floor area ratio/lot coverage/height limitations for each non-residential use and/or dwelling unit count.

The existing future land use designation of the amendment site per the adopted City of Lauderdale Future Land Use Map is Commercial Recreation within a Dashed Line Area. Per the City's Future Land Use Element of the Comprehensive Plan, the maximum allowable floor area ratio (FAR) for the Commercial Recreation land use designation is 35%, allowing a maximum of 1,970,246 square feet of commercial recreation uses to be constructed. This calculation is based on 129.224 net acres (5,628,989 square feet) for the entire amendment site.

5. ANALYSIS OF PUBLIC FACILITIES AND SERVICES

The items below must be addressed to determine the impact of an amendment on existing and planned public facilities and services. Provide calculations for each public facility and/or service. If more than one amendment is submitted, calculations must be prepared on an individual and cumulative basis.

A. Potable Water Analysis

1. Provide the potable water level of service per the adopted and certified local land use plan, including the adoption date of the 10 Year Water Supply Facilities Plan.

Per the Infrastructure Element of the City's Comprehensive Plan, the level of service for potable water is equal to the South Florida Water Management District Consumptive use permit allocation. The City's 10 Water Supply Facilities Plan was adopted in July of, 2020.

The City's Consumptive Use Permit (CUP) permits 7.7 million gallons per Day (MGD) of flow on an average day basis from the Biscayne Aquifer and 0.8 MGD on an average day basis from the Floridan Aquifer.

2. Identify the potable water facility serving the service area in which the amendment is located including the current plant capacity, current and committed demand on the plant and planned plant capacity expansions, including year and funding sources. Identify the wellfield serving the area in which the amendment is located including the South Florida Water Management District (SFWMD) permitted withdrawal, including the expiration date of the SFWMD permit.

The potable water for the project is serviced by the City of Lauderdale's Water Treatment Plant (WTP). The WTP treats and distributes an average of 6.6 MGD. The current plant capacity is 16 MGD with a permitted water availability of 8.9 MGD. The current committed capacity is 0.205 MGD with an excess capacity of 29%.

The City's Consumptive Use Permit (CUP) was issued by the South Florida Water Management District (SFWMD) on August 24, 2010, and will expire on August 23, 2030. The CUP number is 06-00129-W. The CUP permits 7.7 million gallons per Day (MGD) of flow on an average day basis from the Biscayne Aquifer and 0.8 MGD on an average day basis from the Floridan Aquifer. There are no planned plant capacity expansions at this time.

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

The 888 proposed dwelling units included in this project have already been allocated on the effective future land use plan. The necessary demand for potable water for the residential units was allocated at the time of adoption of the land use plan amendment approving the 9,072 residential units within the dashed line area. Therefore, the residential portion of this application does not create any demand for potable water as no residential dwelling units are being added to the land use plan within the dashed line area.

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

Please see attached Exhibit D (Potable Water & Wastewater Letter).

B. Sanitary Sewer Analysis

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

Per the Infrastructure Element of the City's Comprehensive Plan, the level of service standard for sanitary sewer shall be the Florida Department of Environmental Protection permitted capacity of the Broward County North Regional Wastewater Treatment Plant. Per the Water Management Element of the Broward County Comprehensive Plan, the capacity of the Broward County North Regional Wastewater Treatment Plant is 95 MGD on an average daily flow (ADF).

- 2. Identify the sanitary sewer facility serving the area in which the amendment is located including the current plant capacity, current and committed demand on the plant and planned plant capacity expansions, including year and funding sources.**

The project is serviced by the Broward County North Regional Wastewater Treatment Plant. The plant's permitted capacity is 95 MGD with a current available capacity of 22.01 MGD. The one year average daily flow for the plant is 73 MGD with a committed capacity of 4.61 MGD average daily flow, for a total of 77.61 MGD. There are no planned plant capacity expansions at this time.

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

The 888 proposed dwelling units included in this project have already been allocated on the effective future land use plan. The necessary demand for wastewater for the residential units was allocated at the time of adoption of the land use plan amendment approving the 9,072 residential units within the dashed line area. Therefore, the residential portion of this

application does not create any demand for wastewater as no residential dwelling units are being added to the land use plan within the dashed line area.

- 4. Correspondence from sanitary sewer provider verifying the information submitted as part of the application on items 1-4 above. Correspondence must contain name, position and contact information of party providing verification.**

See attached Exhibit D (Potable Water & Wastewater Letter.)

C. Solid Waste Analysis

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

Per the Infrastructure Element of the City's Comprehensive Plan, the adopted level of service for solid waste disposal shall be the design capacity of the Broward County North Regional Resource Recovery Facility and 7.8 pounds per capita per day. The North Broward County Regional Resource Recovery Facility has a design capacity of 2,250 tons per day.

- 2. Identify the solid waste facility serving the service area in which the amendment is located including the landfill/plant capacity, current and committed demand on the landfill/plant capacity and planned landfill/plant capacity.**

The Property is served by the Wheelabrator South Broward Waste to Energy Facility located at 4400 S. State Rd. 7, Fort Lauderdale, FL 33314. Per the Solid Waste Element of the Broward County Comprehensive Plan, the facility has a gross electrical generating capacity of approximately 66 megawatts. In anticipation of future disposal needs, Broward County has received certification for ultimate generating capacities of 96.1 megawatts.

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

The 888 proposed dwelling units included in this project have already been allocated on the effective future land use plan. The necessary demand for solid waste for the residential units was allocated at the time of adoption of the land use plan amendment approving the 9,072 residential units within the dashed line area. Therefore, this amendment does not create any demand for solid waste as no residential dwelling units are being added to the land use plan within the dashed line area.

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

An email from Robert Hely with Wheelabrator Technologies confirming the capacity of the waste to energy facility is attached as Exhibit E (Landfill Capacity Correspondence).

D. Drainage Analysis

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

The City's Infrastructure Element of the Comprehensive Plan provides the following level of service standards regarding drainage:

All Development

Discharge: 25 year-1 day storm even

Private/Public Road Elevations: 5 year-1 day storm event

Floor Elevation: 100 year- 3 day storm event

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

The drainage for the property is under the jurisdiction of the City of Lauderhill. The property owner will be responsible for designing, constructing and maintaining an adequate drainage system as per Broward County Surface Water Management requirements.

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

There are no planned drainage improvements at this time.

4. Indicate if a Surface Water Management Plan has been approved by, or an application submitted to, the SFWMD and/or any independent drainage district, for the amendment site. Identify the permit number(s), or application number(s) if the project is pending, for the amendment site. If an amendment site is not required to obtain a SFWMD permit, provide documentation of same.

The property is within what is commonly referred to as the Inverrary master drainage system but there are no permits specifically associated with the subject property. Some properties within the master drainage system do have permits. An Environmental Resource Permit (ERP), Surface Water Management (SWM) Permit, and an Environmental Resource License (ERL) are required for this project. Applications for permits have not yet been submitted but will be processed through the Broward County Environmental Engineering and Permitting Division (BCEPD).

5. If the area in which the amendment is located does not meet the adopted level of service and there are no improvements planned (by the unit of local government or drainage authority) to address the deficiencies, provide an engineering analysis which demonstrates how the site will be drained and the impact on the surrounding properties. The information should include the wet season water level for the amendment site, design storm elevation, natural and proposed land elevation, one hundred year flood elevation, acreage of proposed water management retention area, elevations for buildings, roads and years, storage and runoff calculations for the design storm and estimated time for flood waters to recede to natural land elevation.

The amendment area already meets the adopted level of service. Existing drainage areas will be reconfigured or expanded as necessary to maintain the existing level of service which will be demonstrated with a pre vs post development surface water management analysis. Adjacent projects “Sienna Club” and “Sienna Greens” meet the current level of service and hold SWM Permits and ERLs from BCEPD. All finished floors will be above the 100 year – 3 day storm event and 18” above the adjacent crown of road. All roads will be above the 10 year – 1 day storm event. The following information and parameters have been prepared for the amendment site:

	Pod 1	Pod 2	Pod 3	Pod 4	Pod 5	Pod 6
<u>SITE LOCATION INFORMATION</u>						
FEMA Elevation	7.0' NAVD	8.0' NAVD	7.0' NAVD	7.0' NAVD	8.0' NAVD	9.0' NAVD
FEMA Zone	AE	AH	AE / AH	AE	AH	AE / AH
BC Future 100-Year Flood Map 2060	9.0' NAVD					
BC 100-Year Flood EL.	8-9' NAVD	8' NAVD	8' NAVD	8' NAVD	8' NAVD	8-9' NAVD
BC 10 Year Flood EL.	6.5' NAVD					
Future GW 2060 Elevation	3.0' NAVD	3.0' NAVD	2-3' NAVD	2-3' NAVD	3.0' NAVD	3.0' NAVD
BC Wetseason WTR Table Map	3.5' NAVD	3.5' NAVD	3.5' NAVD	3.5' NAVD	3.5' NAVD	4.5' NAVD
Average Existing EL.	8.5' NAVD	8.5' NAVD	7.5' NAVD	7.8' NAVD	7.5' NAVD	8.7' NAVD
Drainage Basin	C-13					
Wellfield Zones	Not in Zones 1, 2 or 3 for all Pods					
<u>DESIGN PARAMETERS</u>						
Road Crown Design Min. (10-Year / 1-Day Storm)	6.50' NAVD	7.50' NAVD	6.50' NAVD	6.50' NAVD	7.50' NAVD	8.50' NAVD
Finished Floor Design Min. (100-Year / 3-Day Storm)	8.50' NAVD	9.50' NAVD	8.50' NAVD	8.50' NAVD	9.50' NAVD	10.50' NAVD
Design Water Level	3.50' NAVD	3.50' NAVD	3.50' NAVD	3.50' NAVD	3.50' NAVD	3.50' NAVD

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

Correspondence from the City Engineer regarding the drainage has been provided as Exhibit F (Drainage Letter).

E. Recreation and Open Space Analysis

1. Provide the recreation and open space level of service per the adopted and certified local land use plan.

The City of Lauderhill has adopted a level of service for parks/open space of 3 acres per 1,000 of existing and projected permanent residents. Per the City’s 2022 parks inventory and analysis, Lauderhill currently has a total of 307.94 acres of park land that can be counted towards the City’s level of service requirements for parks. Based on a 2025 population of 74,035 (Broward County Planning & Development Management 2010-2045 Population Projections), the City requires a total of 221.11 acres of parkland. With a total of 307.94 acres of park land, the City is currently operating above the required level of service.

2. **For amendments which will result in an increased demand for “community parks” acreage, as required by the Broward County Land Use Plan, an up-to-date inventory of the municipal community parks inventory must be submitted.**

This amendment does not create an increased demand for community parks acreage as no additional dwelling units are being added to the land use plan.

3. **Identify the net impact on demand for “community parks” acreage, as defined by the City Comprehensive Plan, resulting from this amendment.**

This amendment does not create an increased demand for community parks acreage as no additional dwelling units are being added to the land use plan.

4. **Identify the projected “community parks” acreage needs based on the local government’s projected build-out population.**

The 2022 parks inventory and analysis completed by the City of Lauderhill estimates a projected population of 81,628 in 2045. To meet a level of service of 3 acres/1,000 residents, the amount of required park space in 2045 is 244.88 acres. Per the City’s Community Parks Inventory (Exhibit G), the City currently has 307.94 acres of park space, meeting and exceeding the projected level of service for the current and projected populations.

5. **As applicable, describe how the local government and/or applicant are addressing Broward County Land Use Plan Policies 2.5.4 and 2.5.5 (a. through e.), regarding the provision of open space.**

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

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.**

The entire development area contains approximately +/- 1,008 gross acres of property with an abandoned 18-hole golf course and clubhouse. The amendment area includes approximately 131.36 gross acres within the development area that will be redeveloped with 888 residential dwelling units. The remaining portion of land within the development area that is not included in the amendment area will be redeveloped with a new 18-hole golf course, golf practice facility, a new golf clubhouse, along with a +/- 13.24-acre park and +/- 0.84-acre park that will be dedicated for the use by the surrounding residents. The total area of

commercial recreation and open space area exceeds the amendment area containing residential dwelling units, with over 86% of the development area retaining the existing Commercial Recreation land use designation with dedicated open space and commercial recreation uses open to the public.

- 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.**

The former golf course does accept drainage from some surrounding properties. The proposed project will continue to accept the existing runoff from adjacent properties and will provide additional drainage detention areas to offset the impacts of the new development.

- 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.**

There are no naturally occurring wetlands that have been identified in the project area, thus no impacts to wetlands are anticipated. Lakes and aquifer recharge areas will be replaced or provided for “in kind”.

Within the proposed development area comprised of Pods 1 through 6, there are approximately 24 acres of existing tree canopy cover area. Of this total area, the development footprint and associated grade changes are expected to result in clearing impacts to the tree canopy totaling approximately 21 acres. The canopy inventory and canopy impact areas are depicted in Exhibit H. Where practical, detailed site plan development will include micro-siting efforts to reduce impacts to existing canopy trees. In accordance with City requirements, impacted canopy area will be replaced “in kind” as part of the overall landscaping program.

- d. Mitigation of environmental contamination. The level of environmental contamination must be determined by conducting a Phase I environmental assessment. A Phase II environmental assessment may be required based upon the findings of the Phase I assessment.**

A Phase I environmental assessment has been provided with this submittal as Exhibit I. This assessment concludes there is no evidence of recognized environmental conditions (RECs), except for the following:

- The soil and groundwater sampling in October 2021 and May 2022, respectively, document arsenic impacts to soil and groundwater onsite at concentrations exceeding applicable Florida Cleanup Target Levels in accordance with Chapter 62-777 of the Florida Administrative Code.

- 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.**

Proposed residential neighborhoods will have internal pedestrian sidewalks, which will connect to existing surrounding sidewalks and provide pedestrian connectivity with surrounding public right-of-way areas. In addition, the proposed buffer/semi-public linear park that will provide transition from surrounding existing Inverrary condominium residential communities will have pedestrian connections to the proposed fitness trail within the combination semi-public linear park/buffer area. Applicant design team will work with surrounding existing Inverrary condominium associations to provide secured pedestrian connections into proposed linear park area. Lastly, any proposed semi-public park areas that will be provided will also have secured access for pedestrian connectivity and use by surrounding existing Inverrary condominium residents.

F. Traffic Circulation Analysis

Please be advised, if required, that the Planning Council staff will request from the Broward Metropolitan Planning Organization (MPO), as per Policy 2.14.6 of the BCLUP, an analysis of the impacts of the amendment to the regional transportation network. The MPO will charge a separate cost-recovery fee directly to applicants for technical assistance requested by the Planning Council for the preparation and review of the land use plan amendment transportation analysis. Please contact the MPO for additional information regarding this fee.

- 1. Identify the roadways impacted by the proposed amendment and indicate the number of lanes, current traffic volumes, adopted level of service and current level of service for each roadway.**

The north/south roadways impacted by the amendment are N. University Dr., Inverrary Blvd., NW 56th Ave., Rock Island Rd., and State Rd. 7. The east/west roadways impacted by the amendment are Oakland Park Blvd, NW 44th St. and W. Commercial Blvd.

The table below shows the number of lanes, current traffic volumes and the adopted and current levels of service for the impacted roadways listed above.

			2020 PM Peak Hour Conditions		2020 Daily Conditions	
Roadway	Segment	Lanes	Current Volume	LOS	Current Volume	LOS
Oakland Pk Blvd	E of Pine Island Rd	6D	2,993	C	31,500	C
Oakland Pk Blvd	E of University Dr	6D	3,183	C	33,500	C
Oakland Pk Blvd	E of Inverrary Blvd	6D	5,558	F	58,500	D
Oakland Pk Blvd	E of SR 7	6D	5,320	D	56,000	C
NW 44 St	E of Pine Island Rd	4D	1,131	C	11,900	C
NW 44 St	E of West Inverrary Blvd	2L	1,178	D	12,400	D
NW 44 St	E of NW 31 Ave	2L	599	D	6,300	C
Commercial Blvd	E of Rock Island Rd	6D	6,698	F	70,500	F
University Dr	N of Sunrise Blvd	6D	4,323	C	45,500	C
University Dr	N of Oakland Pk Blvd	6D	5,083	C	53,500	C
University Dr	N of NW 44 St	6D	4,845	C	51,000	C
NW 56 Ave	N of Sunrise Blvd	2L	1,197	F	21,900	F
Inverrary Blvd	N of Oakland Pk Blvd	4D	1,163	D	17,500	D
Inverrary Blvd	N of NW 44 St	4D	1,150	C	12,100	C
Rock Island Rd	N of NW 44 St	6D	2,423	C	25,500	C
Rock Island Rd	N of Commercial Blvd	6D	2,803	C	29,500	C
SR 7	N of Sunrise Blvd	6D	4,798	C	50,500	C
SR 7	N of NW 19 St	6D	4,465	C	47,000	C

*Source: Adopted LOS Volumes and 2020 Volumes from Broward County MPO

2. Identify the projected level of service for the roadways impacted by the proposed amendment for the long-range planning horizon. Please utilize average daily and p.m. peak hour traffic volumes per Broward County Metropolitan Planning Organization (MPO) plans and projections.

The table below shows the 2045 projected level of service for the impacted roadways.

			2045 PM Peak Hour Conditions		2045 Daily Conditions	
Roadway	Segment	Lanes	Volume	LOS	Volume	LOS
Oakland Pk Blvd	E of Pine Island Rd	6D	5273	D	55,500	C
Oakland Pk Blvd	E of University Dr	6D	5501	F	57,900	C
Oakland Pk Blvd	E of Inverrary Blvd	6D	7097	F	74,700	F
Oakland Pk Blvd	E of SR 7	6D	6593	F	69,400	F
NW 44 St	E of Pine Island Rd	4D	1226	D	12,900	C
NW 44 St	E of West Inverrary Blvd	2L	1074	D	11,300	D
NW 44 St	E of NW 31 Ave	2L	684	D	7,200	D
Commercial Blvd	E of Rock Island Rd	6D	7125	F	75,000	F
University Dr	N of Sunrise Blvd	6D	7173	F	75,500	F
University Dr	N of Oakland Pk Blvd	6D	5890	F	62,000	F
University Dr	N of NW 44 St	6D	6365	F	67,000	F
NW 56 Ave	N of Sunrise Blvd	2L	1425	F	15,000	F
Inverrary Blvd	N of Oakland Pk Blvd	4D	2926	F	30,800	F
Inverrary Blvd	N of NW 44 St	4D	722	C	7,600	C
Rock Island Rd	N of NW 44 St	6D	4057	F	42,700	F
Rock Island Rd	N of Commercial Blvd	6D	3553	F	37,400	D
SR 7	N of Sunrise Blvd	6D	6631	F	69,800	F
SR 7	N of NW 19 St	6D	6441	F	67,800	F

*Source: Adopted LOS Volumes and 2045 Volumes from Broward County MPO

3. Planning Council staff will analyze traffic impacts resulting from the amendment. The applicant may provide a traffic impact analysis for this amendment – calculate anticipated average daily and p.m. peak hour traffic generation for the existing and proposed land use designations. If the amendment reflects a net increase in traffic generation, identify access points to/from the amendment site and provide a distribution of the additional traffic on the impacted roadway network for the long-range planning horizons.

The amendment is not adding any dwelling units to the effective land use plan, and therefore will create 0 new trips.

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

None are provided as the project will not generate any additional trips.

G. Mass Transit

1. Identify the mass transit modes, existing and planned mass transit routes and scheduled service (headway) serving the amendment area within one-quarter of a mile.

According to the Broward County Transit Division, the current transit service provided within one-quarter mile from the Property includes BCT Route 72, which travels along Oakland Park Blvd. from the Galt Ocean Mile to the BB&T Center and Route 81 which travels from the West Regional Terminal along University Dr., connecting to the Lauderhill Mall and Inverrary Blvd. Additionally, the amendment site is serviced by Lauderhill Community Shuttle Routes 2, 3, and 4. The Table below provides detailed information on the service provided on along the routes:

Bus Route	Days of Service	Service Span A.M. – P.M.	Service Frequency
BCT 72	Weekday Saturday Sunday	4:45 am – 1:29 am 5:00 am – 1:08 am 7:14 am – 10:20 pm	21 Minutes 20 Minutes 21 Minutes
BCT 81	Weekday Saturday Sunday	4:35 am – 12:23 am 5:05 am – 12:01 am 7:20 am – 10:45 pm	33 Minutes 36 Minutes 42 Minutes
Lauderhill Community Shuttle Route 2	Weekday Saturday Sunday	6:30 am – 6:30 pm Not In Service Not In Service	35-50 Minutes Not In Service Not In Service
Lauderhill Community Shuttle Route 3	Weekday Saturday Sunday	6:30 am – 6:30 pm Not In Service Not In Service	60 Minutes Not In Service Not In Service
Lauderhill Community Shuttle Route 4	Weekday Saturday Sunday	6:30 am – 6:30 pm Not In Service Not In Service	60 Minutes Not In Service Not In Service

2. Describe how the proposed amendment furthers or supports mass transit use.

The proposed amendment will add 888 residential dwelling units with potential riders along several major transit routes. Connectivity to the transit stops will be provided by utilizing internal sidewalks in all residential neighborhoods, which will connect to the surrounding existing sidewalks. These connections can be utilized by pedestrians for multi-modal connections to the surrounding Broward County Transit shelter locations, specifically to bus transit route 81 on University Drive and route 72 on Oakland Park Boulevard.

3. **Correspondence from transit provider verifying the information submitted as part of the application on items 1 and 2 above. Correspondence must contain name, position and contact information of party providing verification.**

See Exhibit J (Mass Transit Letter).

H. PUBLIC EDUCATION ANALYSIS

Please be advised that the Planning County staff will request from The School Board of Broward County (SBBC), as per Policy 2.15.2 of the BCLUP, an analysis of the impacts of the amendment on public education facilities. Per SBBC Policy 1161, the applicant will be subject to a fee for the analysis and review of the land use plan application. The applicant should contact the Growth Management Section of the SBBC to facilitate this review and determine the associated fees.

1. Public School Impact Application (PSIA).

A PSIA application was submitted to the Broward County School Board for review. The SCAD letter has been provided as Exhibit K.

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

The review fee was submitted with the PISA.

6. ANALYSIS OF NATURAL AND HISTORIC RESOURCES

Indicate if the site contains, is located adjacent to or has the potential to impact any of the natural and historic resource(s) listed below, and if so, how they will be protected or mitigated. Planning Council staff will request additional information from Broward County regarding the amendment's impact on natural and historic resources.

A. Historic sites or districts on the National Register of Historic Places or locally designated historic sites.

The Property does not contain any historic sites or districts on the National Register of Historic Places or locally designated historical sites. In addition, no National Register historic sites are located adjacent to the Property.

Additionally, a Cultural Resource Assessment Survey (CRAS) was conducted by a licensed historic and archaeological firm (SWCA Environmental Consultants). The CRAS (SWCA Cultural Resources Report No. 24-646) reached the following conclusions with regard to the project area.

“The investigation was conducted between August 5th and August 9th, 2024, and included a pedestrian inspection coupled with the excavation of 72 shovel tests within the 292-acre project area. As a result of the survey, one newly recorded resource group (8BD09915) was identified. The Inverrary Golf Course was built prior to 1975, therefore, a historic resource. The golf course has been abandoned since 2020 and is currently overgrown with vegetation and the buildings in a deteriorated state; this resource is recommended ineligible for listing in the National Register of Historic Places (NRHP).

In accordance with local and state regulations, SWCA has made a reasonable and good faith effort to identify historic properties within the proposed project area. Based on the results of this investigation, SWCA recommends a finding of NO HISTORIC PROPERTIES AFFECTED within the proposed project area.”

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

Based upon review of information on file with the State Historic Preservation Office, Division of Historical Resources Florida Master Site File, there are no previously recorded cultural resources within the Property.

C. Wetlands.

No naturally occurring wetlands have been identified in the project area.

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

According to the Broward County Natural Resources Maps, there are no Local Areas of Particular Concern (LAPC’s) identified within the Property.

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

The Property is not located in a Priority Planning Area.

F. “Endangered” or “threatened species” or “species of special concern” or “commercially exploited” as per the Florida Fish and Wildlife Conservation Commission (fauna), the U.S. Fish and Wildlife Service (flora and fauna), or the Florida Department of Agriculture and Consumer Services (fauna). If yes, identify the species and show the habitat location on a map.

A Wildlife Survey Report was conducted on the Property (Exhibit L). The report provides the following conclusion, “The long-term golf course modifications and uses of the property have significantly reduced the habitat value and opportunities on the site for most pertinent listed species of wildlife. The conversion and current condition as an inactive golf course has resulted in suitable habitat for the Florida burrowing owl which is documented to occur on the site. There are no natural upland or wetland habitats on the subject property. The only listed species confirmed to be present on the site besides the Florida burrowing owl were wading birds. Among these wading birds, only flyovers or transient foraging was observed.”

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

The applicant is not aware of any plants on the Property that are listed in the Regulated Plant Index for protection by the Florida Department of Agriculture and Consumer Services.

H. Wellfields – indicate whether the amendment is located within a wellfield protection zone of influence as defined by Broward County Code, Chapter 27, Article 13 “Wellfield Protection.” If so, specify the affected zone and any provisions which will be made to protect the wellfield.

The Property is not located within a wellfield protection zone of influence.

I. Soils – describe whether the amendment will require the alteration of soil conditions or topography. If so, describe what management practices will be used to protect or mitigate the area’s natural features.

No natural features have been identified in the amendment area. The topography will be altered to accommodate the proposed development while maintaining existing drainage patterns.

J. Beach Access – Indicate if the amendment site fronts the ocean or would impact access to public beaches. If so, describe how public beach access will be addressed.

The Property is not an oceanfront property. Thus, the proposed development will not affect any beach access.

7. AFFORDABLE HOUSING

Describe how the local government is addressing Broward County Land Use Plan Policy 2.16.2, consistent with Article 5.

Policy 2.16.2 of the Broward County Land Use Plan is not applicable to this amendment as it does not add any dwelling units to the land use plan.

8. LAND USE COMPATIBILITY

Describe how the amendment is consistent with existing and planned future land uses in the area (including adjacent municipalities and/or county jurisdictions). Identify specific land development code provisions or other measures that have or will be utilized to ensure land use compatibility.

The amendment site is located within the Inverrary dashed line area. All of the residentially zoned parcels within this dashed line area have a land use designation of Irregular (9). This amendment will change the land use designation from Commercial Recreation to Irregular (9) for the residential pod areas, corresponding with the land use designation of the surrounding parcels and the overall density of 9 dwelling units per acre within the dashed line area. This amendment will facilitate the development of the overall site, for a multi-family residential project containing 888 dwelling units with an 18-hole golf course, new clubhouse, a +/- 13.24-acre public park, and +/- 0.84-acre public park. The multi-family residential use is compatible with the surrounding area which contains multi-family residential uses and associated recreational uses.

9. HURRICANE EVACUATION ANALYSIS

(Required for those land use plan amendments located in a hurricane evacuation zone as identified by the Broward County Emergency Management Division).

Provide a hurricane evacuation analysis based on the proposed amendment, considering the number of permanent and seasonal residential dwelling units (including special residential facilities) requiring evacuation routes and clearance times. The hurricane evacuation analysis shall be based on the best available data/modeling techniques as identified by the Broward County Emergency Management Division.

The Property is not located within an evacuation zone.

10. REDEVELOPMENT ANALYSIS

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

The Property is not located within a Community Redevelopment Area or Community Development Block Grant area.

11. INTERGOVERNMENTAL COORDINATION

Indicate whether the proposed amendment site is adjacent to other local governments. If so, please provide additional copies for the notification and/or review by adjacent local governments.

A small portion of the amendment area is adjacent to the City of Tamarac to the north and the eastern property line adjacent to the City of Lauderdale Lakes. Letters with copies of the proposed amendment have been sent to the Planning Directors of the two adjacent municipalities, Tamarac and Lauderdale Lakes, affording the opportunity for the municipalities to review the amendment.

12. PUBLIC OUTREACH

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

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 Inverrary House Lakes of Environ Lakes of Inverrary	In-person (open to all 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

The above outline does not include the numerous emails and phone calls the Applicant has had with various members of the Inverrary community and surrounding City of Lauderhill residents and businesses who have inquired about the project. The Applicant has also created a website (thenewinverrary.com) for the residents of the Inverrary Association to obtain information regarding the project and submit questions to the Applicant online.

13. CONSISTENCY WITH HIGHLIGHTED REGIONAL ISSUES AND POLICIES OF THE BROWARD COUNTY AND COOPER CITY LAND USE PLANS

Broward County Land Use Plan

Policy 2.10.2-The compatibility of existing and future land uses shall be a primary consideration in the review and approval of amendments to the Broward County and local land use plans. It is recognized that approved redevelopment plans aimed at eliminating or reducing blighted and deteriorating areas may appropriately promote the introduction of land use patterns in variance from existing land use patterns.

The Project will remove an abandoned golf course from the area and redevelop the Property with a use that is compatible with the surrounding neighborhood. The proposed land use designation of Irregular Residential (9) is consistent with the land use of the surrounding properties within the Dashed Line Area.

Policy 2.10.3-In order to prevent future incompatible land uses, the established character of predominately developed areas shall be a primary consideration when amendments to the Broward County Land Use Plan are proposed.

As stated previously, this Project will redevelop an abandoned golf course with a low-density residential development that is compatible with the density and residential uses of the surrounding area. The proposed Irregular Residential (9) land use designation is consistent with the surrounding residential land use designations and the low-density residential development is compatible with the surrounding residential developments.

Policy 2.14.2-To maintain those level of service standards identified within the Broward County Comprehensive Plan and local comprehensive plans, Broward County shall, prior to final action on amendments to the Broward County Land Use Plan, determine whether adequate public facilities and services will be available when needed to serve the proposed development.

The level of service analyses provided throughout this application confirm there is adequate capacity for all public facilities to service the Project.

Policy 2.11.2-In considering amendments to the Broward County Land Use Plan, analysis regarding the availability of potable water supply shall include a determination of whether such supply will be available as per the applicable adopted 10-Year Water Supply Facilities Work Plan and Capital Improvements Element.

The level of service analysis and responses to the Potable Water section in this application include information from the City's 10 Year Water Supply Facilities Work Plan and Capital Improvements Element. The information provided demonstrates that there is sufficient capacity to service the Project for potable water.

Policy 2.11.4-The availability of sanitary sewer service, or plans to extend or provide such service within a financially feasible capital plan, adopted by a local government, shall be a primary consideration when amendments to the Broward County Land Use Plan for increased densities and intensities are proposed.

The level of service analysis and responses to the wastewater section of this application demonstrates there is sufficient capacity to service the Project for wastewater.

Policy 2.20.1: Adopt, implement and encourage land use provisions which promote the principles of the “Smart Growth” initiative seeking to maintain and create desirable and efficient communities for Broward County residents, visitors and economic interests including quality housing for all, integrated with excellent and sufficient public facilities and services, recreational opportunities and open space areas, and which maximizes preservation and conservation of natural resources.

This amendment will facilitate the redevelopment of an abandoned golf course with a new golf course and a residential community providing various housing options, including single-family, townhome, and duplex units. These communities will be integrated into the golf course with connectivity to the open space areas and the new +/- 13.24 and +/- 0.84-acre parks, and a fitness trail in certain locations for the use of the new residents and the existing Inverrary condominium residents. This trail, which can be used by pedestrians and bike way connections, will further provide linkages to existing surrounding public walkways and sidewalks. These linkages support and provide connectivity to surrounding existing multi-modal opportunities such as to existing Broward County Transit locations. Additionally, the development will provide a new golf clubhouse for public use and a community facility parcel to allow the construction of a new fire station.

City of Lauderdale Land Use Plan

Future Land Use Element Policy 1.2.1 Functional Mix of Uses: The City shall encourage the establishment of functionally mixed land uses through development, redevelopment, and urban infill activities.

This amendment will allow for the construction of an infill development to redevelop an abandoned golf course with a mixed-use residential community, a new golf course and clubhouse, public park and fire station.

Housing Element Objective 1: Adequate Housing Sites: The City shall provide for the locations of approximately 1,000 additional new housing units by the year 2040 to meet present and future housing needs.

This project will add an additional 888 housing units to the City's housing stock to meet the needs of future housing demands.

Infrastructure Element Policy 2.1.1: No development orders will be issued for new development which would result in an increase in demand on deficient facilities prior to completion of improvement needed to bring the facility up to standard.

The level of service analyses provided throughout this amendment demonstrate there is sufficient capacity for all public facilities to service the Project and it will not result in a decrease in the level of service.

Recreation and Open Space Element Policy 2.2: The City shall require developers to provide open space and private recreation facilities in all new development projects which exceed 8 units per acre.

The Project provides +/- 11.99 acres of private recreation area for the residents, as well as a +/- 13.24 acre public park, a +/- 0.84-acre park, and a new golf course and practice area that are open to the public.

14. ADDITIONAL SUPPORT DOCUMENTS

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

None.

B. Any proposed voluntary mitigation or draft agreements.

None provided.

15. PLAN AMENDMENT COPIES

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

3 hard copies and 3 digital copies will be provided to the Broward County Planning Council.

Exhibits

- A. Conceptual Site Plan**
- B. Property Survey**
- C. Proposed Future Land Use Maps**
- D. Potable Water & Wastewater Letter**
- E. Landfill Capacity Correspondence**
- F. Drainage Letter**
- G. Community Parks Inventory**
- H. Tree Canopy Map**
- I. Phase I Environmental Assessment**
- J. Mass Transit Letter**
- K. SCAD Letter**
- L. Wildlife Report**