

**Broward County  
Golf Course Conversion Study**

**June 12, 2007**

**Prepared by:  
Broward County Urban Planning  
And Redevelopment Department, Planning Services Division**

**Broward County Board of County Commissioners**

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## **Chapter I - Data and Analysis**

### **Introduction**

At their December 2006 land use plan amendment hearings, the Broward County Commission, in response to several land use plan amendment proposals to convert golf courses to residential development, directed County staff to study the implications of golf course conversions and develop recommendations and policies regarding such conversions.

This study was prepared by Urban Planning and Redevelopment Department in response to the Commission direction. The study assesses the status of golf courses in Broward County; analyzes the issues involved in golf course redevelopment; identifies the current policies and plan requirements affecting golf courses; and, recommends policy changes to govern future land use plan amendments involving golf courses.

### **Golf Courses in Broward County**

Golf is a popular form of recreation in Broward County owing to the subtropical climate and corresponding opportunity to play golf year round. Golf is an integral part of the County's tourist economy as the 55 operating golf courses host tens of thousands of rounds of golf every year. Golf courses are also an important component of the County's open space system as they represent over half of all lands designated for Commercial Recreation and Recreation and Open Space use within the Broward County Land Use Plan. Appendix A is a list of all golf courses in Broward County with addresses and other pertinent information. A map of the courses is included as Appendix B. Following is a brief summary of the characteristics of golf courses in Broward County.

There are 55 operating golf courses totaling approximately 8,500 acres

Most of the courses are 100 acres or more in size

Most of the courses (67%) are open to the public with the remainder limited to private membership

Only a few of the golf courses, 7 courses, are publicly owned

### **Golf Course Redevelopment**

As Broward County nears build out of the developable vacant land within the urbanized area, few large tracts of land remain available for development. Golf courses represent a significant portion of the remaining open space and thus, have experienced increasing pressure for redevelopment. In the last few years, nine golf courses have closed totaling nearly 700 acres. Broward County Land Use Plan amendments have either been approved or are in progress to redevelop 4 of these courses primarily for residential use. The remaining 5 courses have not submitted proposed land use changes to the County at this time.

**Table 1: Closed Golf Courses in Broward County**

<b>Golf Course</b>	<b>City</b>	<b>Land Use Amendmen t Approved</b>	<b>Land Use Amendme nt in Progress</b>	<b>No Amendment Submitted</b>	<b>Acres</b>
Monterey Golf Course	Tamarac	X			56
Sabal Palm Golf Course	Tamarac	X			120
Eaglewoods Golf & Country Club	Miramar		X		132
Hillcrest Golf & Country Club (9 of 27 holes)	Hollywood		X		30
Broken Woods Golf Club	Coral Springs			X	84
Inverrary Executive Course	Lauderhill			X	60
American Golf Club	Ft. Lauderdale			X	72
Eagle Lakes Golf Course	Margate			X	17
Tam O'Shanter Country Club	Deerfield Beach			X	97
<b>Total</b>		<b>2</b>	<b>2</b>	<b>5</b>	<b>668</b>

### **Redevelopment Issues**

Golf course conversions pose difficult issues for Broward County residents and local governments including the loss of open space; potential decrease in tourism and corresponding tourist revenues; environmental contamination; loss of valuable natural resources; and, incompatible development which may not be well integrated with the surrounding community. Following is an overview of the issues.

Loss of Open Space. Golf courses represent a significant portion of the open space in the urban area of Broward County providing relief from urban development and also reducing potential traffic congestion and the demand for many public services. Golf courses also serve as open space for the surrounding neighborhoods and positively impact neighborhood property values, especially for residences directly fronting the courses.

Decrease in Tourism. Golf courses are a major attraction for year round residents, tourists and seasonal residents. In 2006, an estimated 10 million people visited the Greater Fort Lauderdale area generating an estimated collective economic impact of \$8.76 billion. The continuing loss of golf courses in Broward County could negatively impact the County's attractiveness as a tourist destination.

Environmental Contamination. Golf courses are prone to environmental contamination resulting from years of storage and heavy use of pesticides and herbicides, especially arsenic-based herbicides. During the due-diligence process of finance approval for land acquisition or development, environmental assessments are typically completed to determine financial risk. Also, if land owners or golf course operators are aware of contamination, they are required to report the contamination to the Broward County Environmental Protection Department. However, there is no specific requirement to conduct environmental audits during the land use plan amendment or development permitting process.

Loss of Natural Resources. Golf courses contain a variety of natural resources including wetlands, lakes and tree canopy which have become scarce with the urbanization of eastern Broward County. These resources serve as valuable habitat for endangered and threatened species. Golf courses also serve as aquifer recharge areas and often are an integral part of the storm water management system helping to prevent flooding of the surrounding development.

Land Use Compatibility. As golf courses are redeveloped, it may be difficult to achieve compatibility with the surrounding neighborhood. One problem unique to the redevelopment of golf courses is that golf course design often makes it difficult to integrate the development of fairways and greens with the existing neighborhood street and sidewalk system.

### **Current Policy**

The Broward County Land Use Plan does not specifically address the protection or retention of golf courses. The protection of open space is addressed within Goal 5.00.00 of the Plan, but golf courses are not specifically identified as an open space use. The Implementation Requirements section of the Plan identifies the land use categories where golf courses are permitted. Golf courses are permitted in almost all land use categories, but nearly all courses are designated within three categories-the Commercial Recreation (63%), Recreation and Open Space (16%) and Residential (20%) categories (Table 2). Of these categories, the Recreation and Open Space category provides the most protection from development specifically stating that only golf courses intended to remain permanently may be designated for Open Space use. The Commercial Recreation category also provides protection, but allows other uses such as stadiums, marinas, dog and horse tracks and hotels. However, these other uses are often not practical on golf courses and golf course redevelopment usually requires a plan amendment to another category. The Residential category provides little protection as a plan amendment would not be required for development unless additional density is being sought for a development project. Appendix C identifies the land use designations of Broward County golf courses.

**Table 2 - Land Use Designations for Broward County Golf Courses**

<b>Land Use Category</b>	<b>Sum of Acres</b>	<b>Percent</b>
Commercial Recreation	5,353	63
Recreation and Open Space	1,405	16
Residential Irregular	1,313	15
Low 3 Residential	329	4
Estate Residential	118	1
Low Medium Residential	9	0
Commercial	14	0
Medium High Residential	4	0
Low 5 Residential	2	0
<b>Total</b>	<b>8,547</b>	

Golf courses in Broward County, especially those that are integral parts of golf course communities, may also be subject to deed restrictions limiting future changes in use. For example, the Weston Hills Country Club is subject to deed restrictions requiring the maintenance of two (2) 18 hole golf courses.

Staff initiated research to determine how many courses in Broward County were subject to such deed restrictions, but determined that this would require extensive title research and review of homeowner association documents beyond the scope of this study.

The Broward County Land Use Plan also allows golf courses to be used to satisfy the Community and Regional Parks requirements of the Plan subject to certain conditions. The Plan requires that municipalities provide a minimum of 3 acres of community parks per thousand residents, while the County is required to provide a minimum of 3 acres of regional parks per thousand residents. Golf courses may be counted towards either requirement, limited to 50 percent of the golf course acreage, but only if they are protected through zoning and other legal restrictions. Golf course acreage also may not count for more than 15 percent of the total community parks requirement for a municipality or 15 percent of the regional parks requirement.

## **Chapter II - Recommendations**

Given the redevelopment pressures affecting golf courses and their value as open space, natural resource areas and tourist attractions, the Broward County Land Use Plan should be amended to enhance the protection of existing golf courses. Staff recommends the Goals, Objectives and Policies of the Plan be amended to specifically define golf courses as part of the County's open space system and discourage the loss of open space. Also, policies and associated definitions should be added to ensure that proposed plan amendments involving golf course conversions address the issues outlined in this report. Following are the recommended plan amendments.

### **Goals, Objectives and Policies**

Revise Objective 5.04.00 and add new policies under the Objective as follows:

**Objective 5.04.00 Provision of Open Space:** Establish an extensive system of public and private open space areas including natural reservations, parks, beaches, scenic vistas, golf courses, and waterways compatible with the tropical and resort character of Broward County.

### **New Policies:**

**Policy 5.04.03** 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 5.04.04** 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.

**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.

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.

d. Mitigation of environmental contamination. The level of environmental contamination must be determined by conducting a Phase 1 and Phase 2 environmental assessment.

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.

### **Definitions**

Add the following definitions to the Plan Implementation Requirements Section:

**Historic Trees-** includes trees designated by the Broward County Board of County Commission pursuant to Chapter 27 of the Broward County Code which are (1) located on historically significant property and related to an historic event; (2) uniquely related to the heritage of Broward County; or (3) at least seventy-five (75) years old. Requests for designation can be made by State, County, Municipality, Historical Preservation Group, or by the Property Owner. Removal of a tree designated as “Historic” requires the approval of the County Commission. (Chapter 27-412 Broward County Code)

**Phase 1 Environmental Assessment-** means a thorough evaluation of the present and past uses and environmental condition of a property. It includes a database search, review of property history, site inspection and comprehensive report (no collection of physical samples).

**Phase 2 Environmental Assessment-** a thorough evaluation and report of the present environmental condition of a property based on physical samples used for various evaluations. This may include evaluation of soil, ground water, underground tanks, and material samples that can be used to check for asbestos, lead, hazardous chemicals and biological agents, such as bird droppings, mold and bacteria.



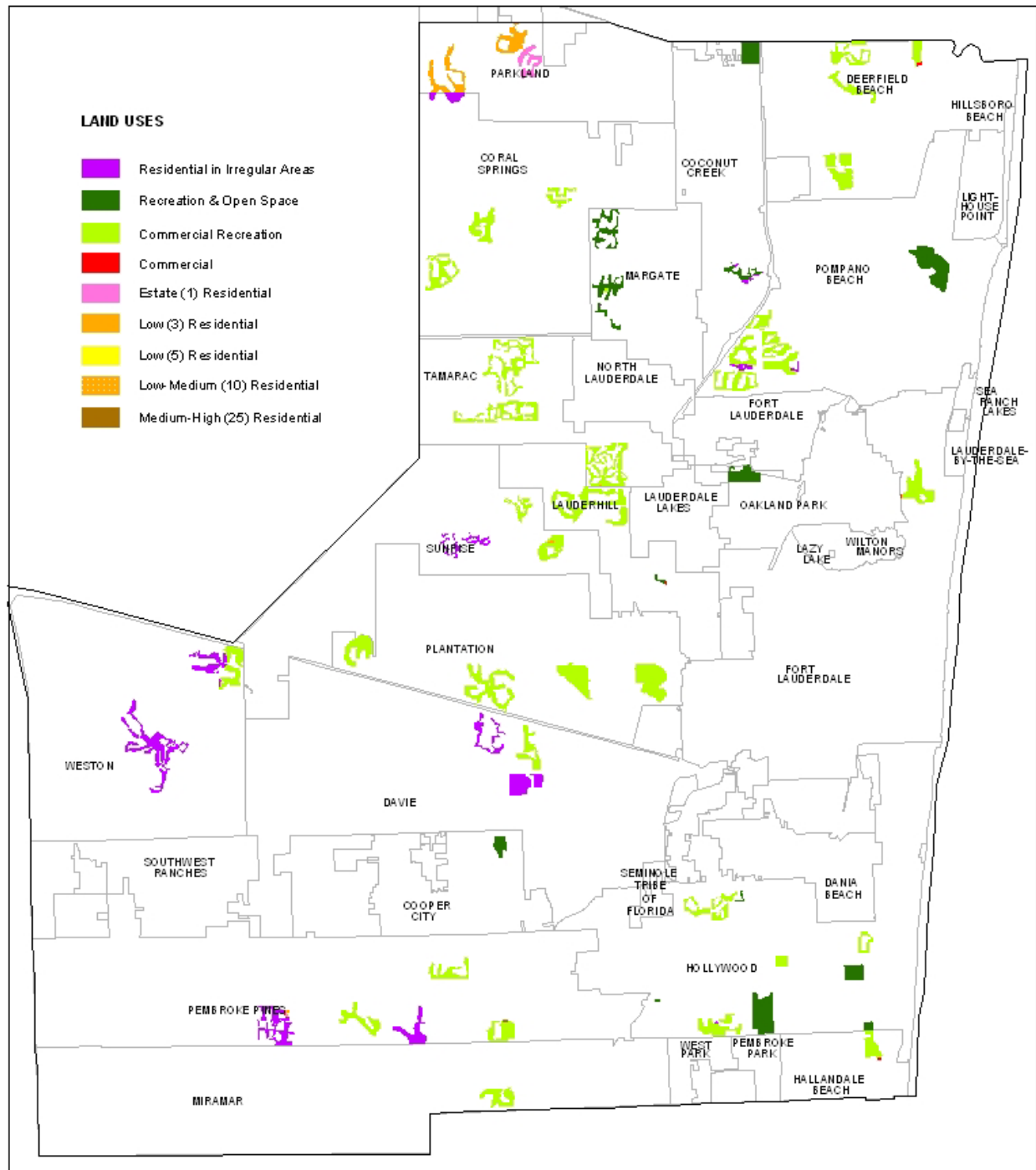
## Appendix A - Broward County Golf Courses

Name	Address	City	Type	Acres	Predominate Land Use Designation
Adios Golf Club	7740 NW 39th Ave.	CK	Private	129	Rec. & Open Space
American Golf Club	3850 N. Federal Highway	FL	Pitch & Putt Par Three, not in use	72	Commercial Rec.
Arrowhead Golf and Sports Club	8201 SW 24th St.	DV	Public, Privately Owned (P.O.)	134	Commercial Rec.
Bonaventure Country Club (East)	200 Bonaventure Blvd.	WS	Public, Privately Owned	183	Commercial Rec.
Bonaventure Country Club (West)	200 Bonaventure Blvd.	WS	Public, Privately Owned	110	Residential Irregular
Broken Woods Golf Club	9000 W. Sample Rd.	CS	Not in use	84	Commercial Rec.
Carolina Club	3011 Rock Island Rd.	MG	Public, Privately Owned	144	Rec. & Open Space
Colony West - Glades Course	6800 Pine Island Rd.	TM	Executive Course, Public, P.O.	78	Commercial Rec.
Colony West Country Club	6800 Pine Island Rd.	TM	Public, Privately Owned	156	Commercial Rec.
Cooper Colony Golf and Country Club	5050 SW 90th Ave.	CC	Executive, Public, P.O.	67	Rec. & Open Space
Coral Ridge Country Club	3801 Bayview Dr.	FL	Private	136	Commercial Rec.
Coral Springs Golf and Tennis Club	10800 W. Sample Rd.	CS	Private	157	Commercial Rec.
Crystal Lake Country Club	3800 Crystal Lake Dr.	DR	Public, Privately Owned	114	Commercial Rec.
Deer Creek Golf Club	2801 Country Club Blvd.	DR	Public, Privately Owned	144	Commercial Rec.
Deerfield Country Club	50 Fairway Drive	DR	Private	75	Commercial Rec.
Diplomat Golf Club and Resort	501 Diplomat Parkway	HW	Public, Privately Owned	126	Commercial Rec.
Eagle Lakes Golf Course	7590 W Atlantic Blvd.	MG	Not in use.	17	Rec. & Open Space
Eagle Trace Golf Club	1111 Eagle Trace Blvd.	CS	Private	170	Commercial Rec.
Eaglewoods Golf and Country Club	3700 Douglas Rd.	MM	Closed for redevelopment	132	Commercial Rec.
Eco Golf Course	Taft St.	HW	Executive Par Three, Municipal	45	Commercial Rec.
Emerald Hills Country Club	4100 N. Hills Dr.	HW	Public, Privately Owned	167	Commercial Rec.
Flamingo Lakes Country Club	701 Flamingo Dr. West	PP	Public, Privately Owned	143	Commercial Rec.
Ft. Lauderdale Country Club	415 E. Country Club Circle	PL	Private	293	Commercial Rec.
Grand Palms Golf and Country Club	110 Grand Palms Blvd.	PP	Public, Privately Owned	216	Residential Irregular
Grande Oaks Golf Club	3201 W. Rolling Hills Cir.	DV	Private	176	Residential Irregular
Hillcrest Golf and Country Club	4600 Hillcrest Dr.	HW	Public, Privately Owned	159	Commercial Rec.
Hillsboro Pines Golf Course	2410 Century Village Blvd.	DR	Public, Privately Owned	105	Commercial Rec.
Hollybrook Golf and Tennis Club	Pembroke Pines	PP	Private	126	Commercial Rec.
Hollywood Beach Golf and Country Club	1600 Johnson St.	HW	Public, Municipal	102	Rec. & Open Space
Inverrary Country Club (East Course)	3840 Inverrary Blvd.	LH	Public, Privately Owned	166	Commercial Rec.
Inverrary Country Club (West Course)	3840 Inverrary Blvd.	LH	Public, Privately Owned	126	Commercial Rec.
Inverrary Executive Course	4100 Rock Island Rd.	LH	Par Three Executive, not in use	60	Commercial Rec.
Jacaranda Golf Club	9200 W. Broward Blvd.	PL	Public, Privately Owned	285	Commercial Rec.
Lago Mar Country Club	500 NW 127th Ave.	PL	Private	162	Commercial Rec.
Lauderhill Golf Course	4141 NW 16th St.	LH	Par Three, Municipal	15	Rec. & Open Space
Margate Executive Golf Course	8000 Margate Blvd.	MG	Executive-Par Three, Public, P.O.	21	Rec. & Open Space
Oaktree Country Club	2400 W. Prospect Rd.	OP	Private	139	Rec. & Open Space
Orangebrook Golf Course	400 Entrada St.	HW	Public, Municipal	257	Rec. & Open Space
Oriole Golf and Tennis Club	8000 Margate Blvd.	MG	Public, Privately Owned	122	Rec. & Open Space
Palm-Aire Country Club (Palms Course)	2601 Palm-Aire Dr. North	PB	Public, Privately Owned	131	Commercial Rec.
Palm-Aire Country Club (Cypress Course)	3701 Oaks Clubhouse Dr.	PB	Public, Privately Owned	146	Commercial Rec.
Palm-Aire Country Club (Oaks Course)	3701 Oaks Clubhouse Dr.	PB	Public, Privately Owned	160	Commercial Rec.
Palm-Aire Country Club (Pines Course)	2601 Palm-Aire Dr. North	PB	Public, Privately Owned	202	Commercial Rec.
Parkland Country Club	N. Nob Hill Rd.	PD	Private	269	Low 3 Residential
Pembroke Lakes Golf and Racquet Club	10500 Taft St.	PP	Public, Privately Owned	110	Commercial Rec.
Pine Island Ridge Country Club	Pine Ridge Dr.	FL	Private	106	Residential Irregular
Pines Par Three	315 S. 62nd Ave.	HW	Par three, Public, Privately Owned	5	Rec. & Open Space
Plantation Preserve Golf Course and Club	7050 W. Broward Blvd.	PL	Public, Municipal	214	Commercial Rec.
Pompano Beach Municipal Golf Course	1101 N. Federal Highway	PB	Public, Municipal	299	Rec. & Open Space
Raintree Golf Resort	1600 S. Hiatus Rd.	PP	Public, Privately Owned	133	Residential Irregular
Springtree Golf Club	8350 Springtree Dr.	SN	Executive, Municipal	63	Commercial Rec.
Sunrise Country Club	7400 NW 24th Pl.	SN	Public, Privately Owned	143	Commercial Rec.
Sunrise Lakes Golf Course (East)	9361 Sunrise Lakes Blvd.	SN	Private	41	Residential Irregular
Sunrise Lakes Golf Course (West)	9361 Sunrise Lakes Blvd.	SN	Private	45	Residential Irregular
Sunset Golf Course	2727 Johnson St.	HW	Executive Par three, Public, P.O.	46	Commercial Rec.
Tam O'Shanter Country Club	3800 Crystal Lake Dr.	DR	Not in use	97	Commercial Rec.
The TPC at Heron Bay	11801 Heron Bay Blvd.	CS	Public, Privately Owned	239	Low 3 Residential
Weston Hills Country Club	2600 Country Club Way	WS	Private	349	Residential Irregular
Woodlands Country Club	4600 Woodlands Blvd.	TM	Private	282	Commercial Rec.
Woodmont Country Club	7801 NW 80th Ave.	TM	Private	278	Commercial Rec.
Wynmoor Golf Club	Wynmoor Village	CK	Private	80	Rec. & Open Space
Total				8538	

\* Clubs highlighted in yellow are no longer open.

## **Appendix B: Map of Broward County Golf Courses**

## Golf Courses in Broward County with Land Use



Source:  
Broward County Property Appraiser  
Urban Planning and Redevelopment  
Prepared By:  
GIS Section  
Planning Services Division  
Urban Planning and Redevelopment Department  
This map is for informational purposes only  
and should not be used for legal boundary, zoning, or other reasons.

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## Appendix C: Golf Course Land Use Breakdown

	Course Name	Total acres of land use designation									Total Acres
		Rec. & Open Space (10)	Com-mercial Rec. (15)	Estate Resid-ential (30)	Low 3 Resid-ential (32)	Low 5 Resid-ential (33)	Low Med. Resid-ential (36)	Med. High Residen-tial (38)	Com m-ercial (60)	Resid-ential Irregul ar (222)	
1	Adios Golf Club	129									129
2	American Golf Club		70						2		72
3	Arrowhead Golf and Sports Club		134								134
4	Bonaventure Country Club (East)		165							18	183
5	Bonaventure Country Club (West)									110	110
6	Broken Woods Golf Club		84								84
7	Carolina Club	144									144
8	Colony West - Glades Course		78								78
9	Colony West Country Club		156								156
10	Cooper Colony Golf and Country Club	67									67
11	Coral Ridge Country Club		136								136
12	Coral Springs Golf and Tennis Club		157								157
13	Crystal Lake Country Club		114								114
14	Deer Creek Golf Club		144								144
15	Deerfield Country Club		69						6		75
16	Diplomat Golf Club and Resort	21	102						4		127
17	Eagle Lakes Golf Course	17									17
18	Eagle Trace Golf Club		170								170
19	Eaglewoods Golf and Country Club		132								132
20	Eco Golf Course		45								45
21	Emerald Hills Country Club	11	156								167
22	Flamingo Lakes Country Club		143								143
23	Ft. Lauderdale Country Club		293								293
24	Grand Palms Golf and Country Club						6			210	216
25	Grande Oaks Golf Club									176	176
26	Hillcrest Golf and Country Club		155							4	159
27	Hillsboro Pines Golf Course		105								105
28	Hollybrook Golf and Tennis Club		122					4			126
29	Hollywood Beach Golf	102									102

	and Country Club										
30	Inverarry Country Club (East Course)		166								166
31	Inverarry Country Club (West Course)		126								126
32	Inverarry Executive Course		60								60
33	Jacaranda Golf Club (East)		285								285
34	Lago Mar Country Club		162								162
35	Lauderhill Golf Course	14							2		16
36	Margate Executive Golf Course	21									21
37	Oaktree Country Club	139									139
38	Orangebrook Golf Course	257									257
39	Oriole Golf and Tennis Club	116	6								122
40	Palm-Aire Country Club (Cypress Course)		146								146
41	Palm-Aire Country Club (Oaks Course)		131							30	161
42	Palm-Aire Country Club (Pines Course)		202								202
43	Palm-Aire Country Club (Palms Course)		120							11	131
44	Parkland Country Club			118	151						269
45	Pembroke Lakes Golf and Racquet Club		110								110
46	Pine Island Ridge Country Club									106	106
47	Pines Par Three	5									5
48	Plantation Preserve Golf Course and Club		214								214
49	Pompano Beach Municipal Golf Course	299									299
50	Raintree Golf Resort									133	133
51	Springtree Golf Club		63								63
52	Sunrise Country Club		135								135
53	Sunrise Lakes Golf Course (East)									41	41
54	Sunrise Lakes Golf Course (West)									45	45
55	Sunset Golf Course		46								46
56	Tam O'Shanter Country Club		97								97
57	The TPC at Heron Bay				178					62	240
58	Weston Hills Country Club									349	349
59	Woodlands Country Club		278			2	3				283
60	Woodmont Country Club		278								278
61	Wynmoor Golf Club	63								17	80
	<b>Totals</b>	1405	5353	118	329	2	9	4	14	1313	8547