



**RFP # 2021-042**  
**LAND SALE & DEVELOPMENT**  
**HERON BAY GOLF COURSE**  
**Questions and Answers Tracking Sheet**

**Closing Date: Friday, August 13, 2021, 5:00pm EST**  
**Inquiry Deadline: Friday, July 30, 2021, 5:00pm EST**

In response to the submitted written questions for Request for Proposals for Sale & Development of District Owned Property (RFP # 2021-042, we offer the following response:

- Q. Do I need to RSVP for the Heron Bay RFP that's going to be happening this Wednesday at 10:00am?
- A. **No**
- Q. We are interested in purchasing a few acres for hotel development. Would it be possible to subdivide a piece off?
- A. **Yes**
- Q. What price range is the minimum they are looking to consider?
- A. **Please review the RFP and the supporting documents, including the appraisal.**
- Q. Question regarding the exclusion of residential uses for the RFP, wanted to confirm whether senior living or senior housing was included in that exclusion.
- A. **No residential housing will be permitted**
- Q. Is the 30-page maximum for the RFP response considered a single or double-sided document?



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- A. **The response to the RFP may be double sided, each double-sided page will count as one page.**
- Q. What is the size of each page? 11 x 8.5 or 17 x 11?
- A. **11" x 17" pages may be used for site plans and other drawings; however, they should be folded back in such a manner as to fit within the submittal booklet.**
- Q. Do the Appendices count towards the 30-page limit?
- A. **The appendices included in the response count towards the 30-page limit.**
- Q. Are there any property setbacks or easements for the project property?
- A. **It is the developer's responsibility to comply with all applicable building, planning, and zoning requirements and codes.**
- Q. Can a map of the Preserve Trail System be provided to the teams?
- A. **The proposed Preserve Trail System is currently under design; however, it is contemplated to be approximately 3 to 4 miles in length, it will meander within the 150-acre District-owned lands, and it will have multiple connection (tie-in) points to the RFP parcels and other adjacent parcels.**
- Q. Can you share a plan for the revised drainage of the remaining 150 acres?
- A. **The drainage system for the 150-acre parcel will consist of additional culvert interconnects only.**



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Q. Since the RFP contemplates amendments and other zoning and land use changes, please confirm that proposers are not required to explain compliance with current zoning requirements, and that proposers should instead provide an explanation of their zoning-compliance strategy, including any required amendments to the zoning code or comprehensive plan for each Phase of the project.

A. **The proposers are not required to explain compliance with current zoning requirements.**

Q. Can the proposed location of the Parkland memorial be provided?

A. **The proposed location of the Parkland memorial has not yet been finalized.**

Q. Is there a possibility of connecting Parcel 4 and 5 with a road north of the hotel? And if not a road, what about a pedestrian connection?

A. **We do anticipate a pedestrian connection at the very least between Parcels 4 and 5 and vehicular connectivity may also be possible.**

Q. May the water canals' edges be modified or interconnected?

A. **Any proposed modifications to the canal edge will be reviewed by the District and it will be determined as to whether it meets the District's criteria and works with the current stormwater management system.**

Q. Are there any particular regulations regarding the percentages of native plant species that would be required for a project like this?

A. **The Developer is responsible to meet any zoning/permitting/landscape requirements that the Cities have.**



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- Q. May the proposal contemplate alternate programming for a component or part of the site?
- A. **All ideas are welcomed for the proposed development.**
- Q. May the proposal include improvements, programming, and management of improvements in the Heron Bay site outside of the RFP parcels?
- A. **The proposal should only include improvements for the 69.219 acres specified in the RFP.**
- Q. Since the successful proponent will have to procure entitlement separately after the award; what information exists regarding the eligible regulations that can be applied for in both Parkland and Coral Springs; will the District be a co-applicant?
- A. **It is the responsibility of the developer to gather information and secure approvals from the Cities regarding regulations etc. NSID will not be a co-applicant.**
- Q. Alternatively, what are reasonable assumptions regarding the development capacity and land use regulations available as part of the rezoning process?
- A. **It shall be the developer's responsibility to do the due diligence regarding development capacity and land use regulations from the City of Parkland and the City of Coral Springs.**
- Q. What weight will be given to the various components/aspects of the proposal?
- A. **The RFP is not being reviewed on a weighted scale – each committee member will give points based on what they feel each submittal should receive**



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- Q. What degree of flexibility will be allotted for programming change and additional development on the site over time as market conditions evolve?
- A. **The developer will need to work with the Cities over time regarding the flexibility of development changes. Please note that Section 3, Item #4 of the RFP guidelines does allow for the development to be constructed in phases which could provide flexibility, however this would still subject to the discretion of the Cities.**
- Q. Will a proposal that includes either Market Rate Residential or Senior Living / Assisted Living be rejected for not being in compliance with the direction within the RFP?
- A. **Yes, the proposal will be rejected if not in compliance with the direction provided within the RFP**