



City of Lauderhill

City Commission
Chambers at City Hall
5581 W. Oakland Park
Blvd.
Lauderhill, FL, 33313
www.lauderhill-fl.gov

File Details

File Number: 26O-0090

File ID: 26O-0090

Type: Ordinance

Status: First Reading

Version: 1

Reference:

In Control: City Commission Meeting

File Created: 05/20/2026

File Name: Inverrary Rezoning (PUD)

Final Action:

Title: ORDINANCE NO. 26O-05-116: AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF LAUDERHILL, FLORIDA, AMENDING THE ZONING DISTRICT MAP REFERENCED IN ARTICLE III "ZONING DISTRICTS," SECTION 2.2 "ASSIGNMENT OF ZONING DISTRICTS AND ADOPTION OF ZONING DISTRICT MAP" OF THE CITY OF LAUDERHILL CODE OF ORDINANCES FOR AN APPROXIMATELY +/- 132.57 GROSS ACRE SITE GENERALLY LOCATED SOUTH OF NW 44TH STREET, WEST OF ROCK ISLAND ROAD, NORTH OF THE MIDDLE RIVER, AND EAST OF INVERRARY BLVD WEST (KNOWN AS A PORTION OF THE INVERRARY GOLF COURSE) AND LEGALLY DESCRIBED IN EXHIBIT A, FROM THE CURRENT COMMERCIAL RECREATION (CR) AND OPEN SPACE & RECREATIONAL (S-1) ZONING DISTRICT TO A PLANNED UNIT DEVELOPMENT (PUD) ZONING DISTRICT IN ORDER TO ALLOW A MAXIMUM OF 888 DWELLING UNITS AND AMENITIES; PROVIDING FOR AN AMENDMENT TO THE OFFICIAL ZONING MAP TO REFLECT THE CHANGE; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

Notes: This item was not advertised in the SunSentinel, but the Applicant did advertise it by mail/sign posting. The item must be postponed to a date certain (6/8/2026) to avoid additional advertising costs for the Applicant.

Sponsors:

Enactment Date:

Attachments: ORD 26O-05-116 rezoning parcel and zoning map to PUD Inverrary, Exhibit A - Survey, Exhibit B - Master Plan, Attachment A -DRR (25-RZ-002) The New Inverrary PUD, Attachment B - April 2026 P&ZB Meeting Minutes, Attachment C - Traffic_Study (March 2026), Attachment D - Public Comments, Attachment E - Public Notification Affidavit (25-RZ-002)

Enactment Number:

Contact:

Hearing Date:

* **Drafter:** dkeester@Lauderhill-fl.gov

Effective Date:

History of Legislative File

Version:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
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Text of Legislative File 26O-0090

ORDINANCE NO. 26O-05-116: AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF LAUDERHILL, FLORIDA, AMENDING THE ZONING DISTRICT MAP REFERENCED IN ARTICLE III "ZONING DISTRICTS," SECTION 2.2 "ASSIGNMENT OF ZONING DISTRICTS AND ADOPTION OF ZONING DISTRICT MAP" OF THE CITY OF LAUDERHILL CODE OF ORDINANCES FOR AN APPROXIMATELY +/- 132.57 GROSS ACRE SITE GENERALLY LOCATED SOUTH OF NW 44TH STREET, WEST OF ROCK ISLAND ROAD, NORTH OF THE MIDDLE RIVER, AND EAST OF INVERRARY BLVD WEST (KNOWN AS A PORTION OF THE INVERRARY GOLF COURSE) AND LEGALLY DESCRIBED IN EXHIBIT A, FROM THE CURRENT COMMERCIAL RECREATION (CR) AND OPEN SPACE & RECREATIONAL (S-1) ZONING DISTRICT TO A PLANNED UNIT DEVELOPMENT (PUD) ZONING DISTRICT IN ORDER TO ALLOW A MAXIMUM OF 888 DWELLING UNITS AND AMENITIES; PROVIDING FOR AN AMENDMENT TO THE OFFICIAL ZONING MAP TO REFLECT THE CHANGE; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

Request Action:

Requesting consideration of a rezoning to the property from CR and S-1 to PUD, a planned unit development with unique regulations tied to a master plan

Need Summary Explanation/ Background:

The Development Review Report (DRR) prepared by staff outlines the rezoning request and compatibility and criteria for considering a rezoning. The item was considered by the Planning & Zoning Board at the Meeting held on April 28, 2026. The Board unanimously (7-0) recommended approval to the City Commission for their consideration.

The subject properties remained vacant and undeveloped until 1970, when the land was cleared and construction began. The Broward County Property Appraiser first recorded development in 1973. By 1993, City directories identified the Clubs of Inverrary, which operated as a golf and country club through June 2020, when it closed.

July 14, 2025 A LUPA (Land Use Plan Amendment) application was approved on first reading of the Lauderhill City Commission to change the Land Use designation of the subject site from a Recreation Land Use to a Residential Land Use. The LUPA received a recommendation of approval by the Broward County Planning Council, and Broward County Commission where it was forwarded to the State of Florida for their expedited review. The LUPA must be approved by a second reading of the ordinance by the City Commission which is scheduled for May 27th, 2026.

Staff is recommending approval of the amendment to the Land Development Regulations, subject to the approval of a development agreement that will affirm certain commitments that the developer has made as part of the application regarding improvements to the roadways and

donation in lieu of donation of land.

Cost Summary/ Fiscal Impact:

N/A - there is no direct cost or fiscal impact related to this ordinance

Attachments:

Exhibit A - Survey

Exhibit B - Master Plan

Attachment A - Development Review Report (DRR)

Attachment B - Excerpt of the March P&ZB Minutes (4-28-2026)

Attachment C - Traffic Study

Attachment D - Public Comments

Budget Code Number(s): _____

Procurement Information: [check all that apply]

- RFP/Bid Emergency Purchase SBE
- Proposal/Quote State Grant Funds Local Preference
- Piggyback Contract Federal Grant Funds
- Sole Source Matching Required