

ORDINANCE NO. 260-05-117

AN ORDINANCE OF THE CITY OF COMMISSION OF THE CITY OF LAUDERHILL, FLORIDA, AMENDING THE CITY'S LAND DEVELOPMENT REGULATIONS BY AMENDING ARTICLE III, "ZONING DISTRICTS," BY AMENDING SECTION 3.7 AND CHANGING ITS NAME FROM "CONSERVATION ZONING DISTRICTS (RESERVED)" TO "PLANNED UNIT DEVELOPMENT (PUD) – INVERRARY RESIDENTIAL (IR) ZONING DISTRICT"; ESTABLISHING THE DISTRICT'S PURPOSE, APPLICABILITY, PERMITTED USES, DENSITY DEVELOPMENT AND OTHER STANDARDS, PROVIDING FOR CONFLICTS, SEVERABILITY, AND CODIFICATION; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the applicant, Victorville West Limited Partnership, is requesting the rezoning of properties located at 3840 and 4031 Inverrary Boulevard by amending approximately 18.525 gross acres from a Commercial Recreation (CR) Zoning District to a Planned Unit Development (PUD) Zoning District and amending approximately 114.045 gross acres from a Commercial Recreation (CR) and Open Space Recreation (S-1) Zoning District to a Planned Unit Development (PUD) Zoning District for the property located at 3840 Inverrary Boulevard; and

WHEREAS, the City Commission, having amended the Zoning Map to include a Planned Unit Development (PUD) Zoning District, needs to amend the Land Development Regulations to create a new zoning district and regulations for the Planned Unit Development (PUD) – Inverrary Residential (IR) Zoning District; and

WHEREAS, the regulations will facilitate the development of a residential community, permitting a maximum of 888 dwelling units and a public greenway/linear park; and

WHEREAS, this ordinance will describe the Planned Unit Development (PUD) – Inverrary Residential (IR) District, its purpose, applicability, permitted uses, and, among other things, its development standards; and

WHEREAS, City staff has determined that creating the Planned Unit Development (PUD) – Inverrary Residential (IR) Zoning District would allow for the redevelopment of the vacant, underutilized former golf course, while reserving a substantial portion of the site as open space; and

WHEREAS, the Planning and Zoning Board, at a duly noticed meeting and public hearing held on April 28, 2026, reviewed the request and recommended approval of the amendments to City Commission; and

WHEREAS, the Planning and Zoning staff recommends approval of the Land Development Regulation amendments as set forth herein; and

WHEREAS, the City Commission, having reviewed the proposed amendments, hereby finds that creating the Planned Unit Development (PUD) – Inverrary Residential (IR) Zoning District to be

in the best interest of the City.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COMMISSION OF THE CITY OF LAUDERHILL, FLORIDA:

SECTION 1. That Article III, "Zoning Districts," Section 3.7 "Conservation zoning districts (Reserved) is hereby amended as follows (underline is added; ~~strike through~~ is deleted):

Article III – ZONING DISTRICTS

Sec. 3.7 ~~Conservation zoning districts (Reserved),~~ Planned Unit Development (PUD) – Inverrary Residential (IR) Zoning District.

3.7.1. Intent and Purpose.

A. Establishment of District.

This Planned Unit Development (PUD) – Inverrary Residential (IR) District is hereby established to provide a flexible zoning framework for the coordinated redevelopment of underutilized or obsolete golf course and recreational lands within the Inverrary area of the City of Lauderhill.

B. Purpose.

The purpose of the PUD-IR District is to:

1. Encourage the unified redevelopment of large tracts of land through innovative planning and design techniques that are not achievable through conventional zoning districts.
2. Promote a compatible mix of residential housing types, including single-family detached homes, duplexes, townhomes, and other attached residential products, in a coordinated master-planned environment.
3. Facilitate redevelopment of inactive golf course properties while preserving significant open space, landscape buffers, water features, recreational amenities, and community gathering areas.
4. Provide flexibility in lot configuration, setbacks, roadway design, and site planning in exchange for enhanced open space, buffering, pedestrian connectivity, recreational amenities, architectural standards, and public benefits.

5. Encourage compact and efficient development patterns that reduce impervious surfaces, support sustainability, preserve usable open space, and provide opportunities for multimodal transportation.

6. Ensure compatibility between new residential development and existing surrounding neighborhoods through the use of transitional landscape buffers, pedestrian greenways, recreational amenities, architectural controls, and perimeter treatments.

7. Support implementation of the City Comprehensive Plan, including housing, infill redevelopment, open space, transportation, economic development, beautification, and sustainability objectives.

8. Promote redevelopment that contributes to the revitalization of the Inverrary community through investment in infrastructure, public safety, recreation, and long-term economic sustainability.

3.7.2. Applicability.

A. Geographic Applicability.

The PUD-IR District may be applied only to designated properties within the Inverrary area designated for residential redevelopment consistent with the Future Land Use Plan and adopted master plan.

B. Minimum Area.

The minimum land area for an PUD-IR District shall be twenty (20) contiguous acres unless otherwise approved by the City Commission pursuant to the Planned Unit Development provisions of the Land Development Regulations.

C. Unified Control.

All land within the PUD-IR shall be under unified ownership or unified control at the time of approval.

D. Master Plan Required. All PUD-IR applications shall include a Master Plan identifying:

1. Residential pod or neighborhood layout;
2. Roadway and circulation systems;
3. Open space and recreational areas;

4. Drainage and utility systems;
5. Landscape buffers;
6. Pedestrian and bicycle circulation;
7. Housing types and density allocations; and
8. Phasing and staging plans.

3.7.3. Permitted Uses.

A. Principal Uses. The following uses shall be permitted within the IR-PUD District:

1. Single-family detached dwellings;
2. Estate single-family detached dwellings;
3. Single-family attached dwellings;
4. Duplex dwellings;
5. Townhomes;
6. Clubhouses and recreational buildings;
7. Parks, passive recreation areas, and linear greenways;
8. Community recreational amenities;
9. Lakes and stormwater management facilities;
10. Utility infrastructure and related appurtenances.

B. Accessory Uses. Accessory uses and structures may include:

1. Pools and spas;
2. Screen enclosures;
3. Pergolas, arbors, gazebos, trellises, and tiki huts;
4. Community signage and monument features;
5. Bicycle parking;
6. Benches, trash receptacles, and site furnishings;
7. Temporary construction offices and trailers;

8. EV charging stations; and
9. Gatehouses and access control structures;
10. Other customary residential accessory uses approved by the Development Services Director.

C. Temporary Uses. Temporary uses and structures may include:

1. Model homes and sales centers.

3.7.4. Density and Development Standards.

A. Maximum Density.

1. Maximum density shall not exceed the density allocated through the approved Future Land Use designation (888 units).
2. Maximum overall density within PUD-IR shall not exceed 6.87 dwelling units per acre.

B. Housing Mix. The development may include a combination of:

1. Single-family detached homes;
2. Estate homes;
3. Duplexes;
4. Townhomes; and
5. Other attached residential products approved as part of the Master Development Plan.

C. Building Height.

1. Residential buildings shall not exceed two (2) stories.
2. Maximum building height shall not exceed thirty-five (35) feet.

D. Building Configuration.

1. Townhouse buildings shall not exceed eight (8) contiguous dwelling units.

2. Building massing and architectural articulation shall be varied throughout the development.

3.7.5. Open Space and Recreation Standards.

A. Minimum Open Space.

1. A minimum of thirty-five percent (35%) of the gross site area shall be maintained as open space.

2. Open space may include:

- a. Landscape buffers;
- b. Linear greenways;
- c. Lakes and water management areas;
- d. Community parks;
- e. Recreational amenities;
- f. Passive recreation areas; and
- g. Pedestrian trail systems.

Table 3.7.5. A. 3. Open Space Designations.

<u>TOTAL NET SITE AREA</u>	<u>129.23 Ac</u>
<u>Open Space</u>	<u>50.46 Ac. (39%)</u>
<u>Primary Recreation Area (2.31 Ac. - 50% Land Area)</u>	<u>1.16 Ac.</u>
<u>Neighborhood Parks And Open Space Areas</u>	<u>1.21 Ac.</u>
<u>F.P.L. Linear Park Open Space Areas (Includes Dry Detention Areas)</u>	<u>6.75 Ac.</u>
<u>Inverrary Semi - Public Areas (Includes Linear Greenway Buffer / Park Area)</u>	<u>9.78 Ac.</u>
<u>Water Management Tracts (50% Water Bodies, Average Width 60' = 15.49 Ac.)</u>	<u>7.75 Ac.</u>
<u>Water Management Tracts - Dry Detention Area Tracts</u>	<u>8.85 Ac.</u>
<u>Existing Water Management Tracts (Pod 1, 2 & 6)</u>	<u>5.16 Ac.</u>
<u>Perimeter Landscape Buffers (Pervious Areas Within Peripheral Setback)</u>	<u>3.34 Ac.</u>
<u>Private Maintained Exterior Open Space Areas Used By Residents (Enclosed = 17.34 Ac. - 5% Gross Residential Acreage Cap)</u>	<u>6.46 Ac.</u>

B. Recreational Amenities. The development shall include:

1. A centralized recreation amenity area with clubhouse and pool;
2. Fitness facilities and community meeting areas;
3. Tot lots within residential pods;
4. Pedestrian and fitness trails;
5. Semi-public linear greenway areas; and
6. Passive recreational park areas.

C. Linear Greenway Buffer.

1. Transitional landscape buffer areas adjacent to existing residential communities shall incorporate linear greenway features where feasible.
2. Such greenways may include:
 - a. Fitness trails;
 - b. Benches;
 - c. Shade structures;
 - d. Passive recreation areas; and
 - e. Landscape enhancements.
3. Greenway widths shall generally range from thirty (30) to forty (40) feet where adjacent to multifamily residential zoning districts.

3.7.6. Site Development Standards.

A. General. Development standards may vary by housing product type as approved within the Master Development Plan and associated Property Development Regulation exhibits.

B. Lot Standards. No minimum lot size shall be required unless specifically established in the approved Master Plan.

C. Setbacks.

1. Perimeter Setbacks. A minimum twenty-five (25) foot setback shall be maintained along:

- a. Public rights-of-way; and
- b. The perimeter boundary of the PUD-IR.

2. Residential Product Setbacks and other standards.

Property Development Regulations											
Unit Type	Minimum Lot Dimensions				Maximum Building Height (ft.)	Maximum Lot Coverage (%)	Setbacks/ Separation				
	Size (sq. ft.)	Width (ft.)	Frontage (ft.)	Depth (ft.)			Front (ft.)	Side/ End (ft.)	Building Separation (ft.)	Street (ft.)	Rear (ft.)
18' / 20' Townhouse	1,530	18	20	85	35	N/A	20	0/7.5	15	12	15
24' Townhouse	2,160	20	20	90	35	N/A	20	0/7.5	15	12	15
Duplex	3,135	33	20	95	35	N/A	20	0/5	10	12	15
Single-Family Detached (40' Width or less)	3,600	36	15 Non Garage / 20 Front Loaded Garage	100	35	70%	20	5	10	12	15
Single-Family Detached (Greater than 40' Width)	4,920	41	15 Non Garage / 20 Front Loaded Garage	120	35	70%	20	5	10	12	15
Estate Single-Family Detached (65' or Greater)	8,125	65	15 Non Garage / 20 Front Loaded Garage	125	35	70	20	5	10	12	15

3. Encroachments. The following encroachments may be permitted:

- a. Front porches up to six (6) feet into required setbacks;
- b. Architectural projections up to three (3) feet into setbacks;

c. Non-roofed structures within perimeter setbacks, including pools, patios, fences, and screen enclosures.

D. Lot Coverage.

1. Detached Homes.

a. Maximum lot coverage: 70%

b. Maximum building coverage: 60%

2. Attached Residential Products.

a. Attached residential products may be exempt from maximum lot coverage limitations where approved through the Master Plan.

3.7.7. Parking and Access.

A. Parking Requirements.

1. Single-Family Detached. Minimum parking shall include:

a. Two garage spaces; and

b. Two driveway spaces.

2. Attached Residential Products. Parking may include a combination of:

a. Garage spaces;

b. Driveway spaces;

c. Parallel parking;

d. Head-in guest parking; and

e. Overflow parking areas.

3. Overall development must maintain three spaces per unit.

4. Recreation Facilities. Recreation buildings shall provide parking at a rate of one (1) space per 300 square feet.

B. Roadways.

1. Internal streets may be private.

2. Private streets shall include public access easements for emergency services and utility access.

3. Sidewalks shall be provided throughout the development.

4. Emergency access shall comply with Fire Department requirements.

C. Gated Entrances.

1. Access-controlled gates, call boxes, license plate readers, and related security infrastructure shall be permitted.

2. Vehicle stacking shall be provided off-street to provide a minimum of 3 vehicles, as measured from the call box or security guard gate.

3.7.8. Pedestrian and Multimodal Standards.

A. Sidewalks shall connect all residential pods, recreation areas, and greenway systems.

B. Sidewalks shall connect to adjacent public pedestrian systems where feasible.

C. Fitness trails and pedestrian paths shall be separated from vehicular areas where practical.

D. Bicycle parking shall be provided at recreational amenities.

E. Decorative pavement, striping, or enhanced paving shall be used at pedestrian crossings where appropriate.

3.7.9. Landscape and Buffering Standards.

A. General. Landscaping shall comply with Schedule J of the Land Development Regulations except where modified herein.

B. Buffering.

1. Enhanced perimeter landscape buffers shall be required adjacent to existing residential communities.

2. Buffers adjacent to multifamily districts may range from thirty (30) to forty (40) feet in width.

3. Landscape buffers may incorporate:

a. Trails;

b. Benches;

c. Passive recreation features;

d. Decorative fencing; and

e. Water management functions.

C. Street Trees.

1. Street trees may be located on residential lots rather than within roadway tracts to avoid utility conflicts.

D. Vision Clearance.

1. All intersections shall maintain a minimum ten-foot by ten-foot vision clearance triangle.

E. Common areas, recreational amenities, landscape buffers, private roads, drainage facilities, and open spaces shall be maintained by a Homeowners Association (HOA), Community Development District (CDD), or similar entity.

1. Maintenance obligations shall be established through development agreements, recorded covenants and restrictions.

3.7.10. Architectural Standards.

A. General.

1. Residential architecture shall provide varied facades, rooflines, colors, and building articulation.

2. No identical architectural elevation shall be permitted directly adjacent to or across the street from another identical elevation.

3. No more than four consecutive two-story detached homes shall be permitted.

4. Schedule P design standards may be modified through the approved PUD-IR architectural standards, as part of the adopted master plan.

B. Detached Residential Standards. Detached homes shall include architectural features such as:

1. Covered entries;

2. Porches;

3. Balconies;

4. Bay windows;

5. Dormers; or

6. Enhanced façade articulation.

C. Attached Residential Standards.

1. All attached units shall provide pedestrian access to sidewalks.

2. Covered entrances shall be required.

3. No more than two adjoining units shall share the same color scheme.

3.7.11. Utilities and Drainage.

A. Utilities.

1. Utilities shall be installed underground.

2. Utility equipment shall be screened through landscaping or architectural treatment.

B. Drainage.

1. Stormwater systems shall comply with all applicable SFWMD, Broward County, and City requirements.

2. Existing drainage patterns from adjacent properties shall be maintained.

3. Additional detention and water management facilities shall be incorporated as necessary.

4. Finished floor elevations shall comply with FEMA and Broward County flood elevation requirements.

3.7.12. Sustainability Standards.

A. The PUD-IR shall encourage sustainable development practices including:

1. Energy Star appliances;

2. Native and drought-tolerant landscaping;

3. EV charging infrastructure;

4. Irrigation reuse from onsite lakes;

5. Reduced impervious surfaces;

6. Groundwater recharge techniques;

7. Hurricane-resistant construction;

8. Solar panel installations; and

9. Pedestrian-oriented community design.

SECTION 2. Conflicts. That all Ordinances or parts of Ordinances, Resolutions or parts of resolutions in conflict herewith, be and the same are hereby repealed to the extent of such conflict.

SECTION 3. Severability. Should any section, provision, paragraph, sentence, clause or word of this Ordinance or portion hereof be held or declared by any court of competent jurisdiction to be invalid, the invalid portion shall be stricken, and such striking shall not affect the validity of the remaining portions or applications of this Ordinance.

SECTION 4. Codification. It is the intention of the City Commission that the provisions of this Ordinance shall become and be made a part of the Code of Ordinances of the City of Lauderhill, Florida, and that the sections of this Ordinance may be renumbered or relettered and the word "Ordinance" may be changed to "section", "article" or such other word or phrase in order to accomplish such intentions.

SECTION 5. Effective Date. This Ordinance shall take effect immediately upon its adoption.

PASSED on first reading this _____ day of _____ 2026.

PASSED and ADOPTED on second reading this _____ day of _____, 2026.

DENISE D. GRANT, MAYOR
PRESIDING OFFICER

ATTEST:

ANDREA M. ANDERSON, MMC
CITY CLERK

Approved as to Form

Hans Ottinot, City Attorney

	First Reading	Second Reading
MOTION	_____	_____
SECOND	_____	_____
R. CAMPBELL	_____	_____
M. DUNN	_____	_____
D. GRANT	_____	_____
J. HODGSON	_____	_____
S. MARTIN	_____	_____