

ORDINANCE NO. 260-05-116

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.

WHEREAS, the applicant, Victorville West Limited Partnership, is requesting that the City Commission amends the City's Zoning District Map for 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 by amending approximately 114.045 gross acres from a Commercial Recreation (CR) and Open Space Recreation (S-1) Zoning Districts to a Planned Unit Development (PUD) Zoning District for the property located at 3840 Inverrary Boulevard. In total, the applicant requests amendments to the Zoning District Map designations for approximately 132.57 gross acres of the 294.82-acre site. These changes would facilitate the development of a residential community permitting a maximum of 888 dwelling units and a public greenway/linear park; and

WHEREAS, the property is generally located south of NW 44th Street, West of Rock Island Road, North of the Middle River, and east of Inverrary Boulevard West (known as a portion of the Inverrary Golf Course) and as more legally/particularly described in **Exhibit A**; and

WHEREAS, the Planning and Zoning Board, at a duly noticed meeting and public hearing held on April 28, 2026, reviewed the rezoning request, and as stipulated in the Land Development Regulations, Article IV, Section 2.4, considered and evaluated the changes in relation to all pertinent factors, including the following:

- A. The character of the district and its peculiar suitability for particular uses.
- B. Conversion of the value of buildings and encouraging the most appropriate use of land and water throughout the City.
- C. The applicable portions of the adopted City comprehensive plan and programs such as

land use, trafficways, recreation, schools, neighborhoods, drainage and housing so forth.

D. The needs of the City for land areas for specific purposes to serve population and economic activities.

E. Whether there have been substantial changes in the character or development of areas in or near an area under consideration for rezoning.

F. The facts and opinions presented to the Planning and Zoning Board through hearings.

WHEREAS, the Planning and Zoning Board recommends approval of the application to the City Commission; and

WHEREAS, the City Commission, having reviewed the requested changes, the staff report, and the recommendation of the Planning and Zoning Board, hereby finds that the application is in compliance with the City's Land Development Regulations and consistent with the Comprehensive Plan, and therefore rezones the property and amends the zoning map as requested.

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

SECTION 1. Recitations. The above recitations are true and correct and hereby incorporated as findings of fact and conclusions of law.

SECTION 2. Property Description. The property subject to this zoning request is located at 3840 and 4031 Inverrary Boulevard on approximately 132.57 gross acres of the 294.82-acre site and as more particularly described in **Exhibit A**.

SECTION 3. Rezoning. The zoning district for the property described in section 2, above, is hereby rezoned 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 Districts to a Planned Unit Development (PUD) Zoning District for properties located at 3840 and 4031 Inverrary Boulevard, as shown with particularity in **Exhibit A**.

SECTION 4. Zoning District Map Amendment. The Planning and Zoning staff is hereby directed to amend the official Zoning District Map consistent with this Ordinance and as referenced in Article III, Zoning Districts, Section 2.2 "Assignment of Zoning District and Adoption of Zoning District Map," and adopts the Master Plan as **Exhibit B**.

SECTION 5. 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 6. 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 7. 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	_____	_____