



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-0099

File ID: 26O-0099

Type: Ordinance

Status: First Reading

Version: 1

Reference:

In Control: City Commission Meeting

File Created: 07/01/2026

File Name: Rezoning - Inverrary Clubhouse

Final Action:

Title: ORDINANCE NO. 26O-07-126: 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 +/- 9.02 GROSS ACRE SITE GENERALLY LOCATED WEST OF INVERRARY BLVD AND NORTH OF THE MIDDLE RIVER (KNOWN AS A PORTION OF THE INVERRARY GOLF COURSE) AND LEGALLY DESCRIBED HEREIN, FROM THE CURRENT OPEN SPACE & RECREATIONAL (S-1) ZONING DISTRICT TO A COMMERCIAL RECREATION (CR) ZONING DISTRICT TO ALLOW FOR CONSTRUCTION OF A GOLF COURSE CLUBHOUSE; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

Notes:

Sponsors:

Enactment Date:

Attachments: ORD 26O-07-126 Zoning Map Inverrary Golf Course Clubhouse, Attachment A - Development Review Report (DRR) (26-RZ-002), Attachment B - Application, Attachment C - Survey, Attachment D - Narrative, Attachment E - Public Notice Affidavit

Enactment Number:

Contact:

Hearing Date:

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

Effective Date:

History of Legislative File

Ver- sion:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:

Text of Legislative File 26O-0099

ORDINANCE NO. 26O-07-126: 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 +/- 9.02 GROSS ACRE SITE GENERALLY LOCATED WEST OF INVERRARY BLVD AND NORTH OF THE MIDDLE RIVER (KNOWN AS A PORTION OF THE INVERRARY GOLF COURSE) AND LEGALLY DESCRIBED HEREIN, FROM THE CURRENT OPEN SPACE & RECREATIONAL (S-1) ZONING DISTRICT TO A COMMERCIAL RECREATION (CR) ZONING DISTRICT TO ALLOW FOR CONSTRUCTION OF A GOLF COURSE CLUBHOUSE; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

Request Action:

Requesting consideration of a rezoning to the property from S-1 (Open Space Recreation) to CR (Commercial Recreation)

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 June 30, 2026. The Board unanimously (6-0) recommended approval to the City Commission for their consideration.

The subject property was historically utilized as a golf course clubhouse and is directly associated with the surrounding golf course property, which already carries the CR - Commercial Recreation zoning designation. Rezoning the clubhouse parcel from S-1 to CR would create zoning consistency and allow ancillary golf course uses that support the proposed Greg Norman Signature Golf Course redevelopment.

As required by the Land Development Regulations (LDR) Article IV Section 1.9.6 Neighborhood meetings, the Applicant conducted a Community Meeting, on May 28, 2026. A copy of the notice, presentation, summary & sign-in sheet are attached to the DRR report.

Staff is recommending approval of the rezoning.

Cost Summary/ Fiscal Impact:

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

Attachments:

- Attachment A - Development Review Report (DRR)
- Attachment B - Application
- Attachment C - Survey
- Attachment D - Narrative
- Attachment E - Public Notice Affidavit

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