ORDINANCE NO. 25O-07-122

AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF LAUDERHILL, FLORIDA, ADOPTING A COMPREHENSIVE PLAN MAP AMENDMENT FOR A +/- 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) LOCATED WITHIN A RESIDENTIAL DASHED LINE; AMENDING THE FUTURE LAND USE DESIGNATION FROM "COMMERCIAL RECREATION" TO "IRREGULAR (9) RESIDENTIAL "TO ALLOW A MAXIMUM OF 888 DWELLING UNITS; PROVIDING THAT A TRANSMITTAL AND ADOPTION PUBLIC HEARING WILL BE HELD; PROVIDING FOR CONFLICTS AND SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City of Lauderhill has adopted a Comprehensive Plan, which meets the requirements of the Local Government Comprehensive Planning and Land Development Regulation Act of 1985; and has been amended from time to time in accordance with State law; and

WHEREAS, the City Commission has the authority to amend its Comprehensive Plan pursuant to Chapter 163, Florida Statutes; and

WHEREAS, at a duly published public hearing of June 24, 2025, the City's Planning and Zoning Board sitting as the Local Planning Agency, considered a Land Use Plan Amendment (LUPA) to the Comprehensive Plan to amend the Future Land Use Designation from Commercial Recreation to Irregular (9) Residential for property located on an approximate 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 located within the residential dashed line; and

WHEREAS, the request is to construct a maximum of 888 residential dwellings, as well as redevelopment of the existing golf course to include residential amenities; and

WHEREAS, the Future Land Use Map amendment is being adopted conditionally upon Broward County and the State of Florida review and approval and recertification of same; and

WHEREAS, the Planning Board, after a duly noticed public hearing held on June 24, 2025 reviewed the LUPA and subsequently transmitted same to the City Commission for consideration; and

WHEREAS, the City Commission held public hearings to consider the LUPA, and having done so, has determined that the City has complied with all requirements and procedures to amend the Comprehensive Plan, and that it is in the best interest of the City to do so.

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

SECTION 1. The above recitations are true and correct and hereby incorporated herein.

SECTION 2. The Future Land Use designation for property located on an approximate 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 located within the residential dashed line is hereby amended from a Commercial Recreation Future Land Use Designation to a Residential Irregular Future Land Use Designation. The property is also described in **Exhibit 1**.

SECTION 3. The Planning and Zoning Division is hereby directed to transmit the ordinance and all other relevant documents to the Broward County Planning Council for approval and recertification.

SECTION 4. 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 5. 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 suck striking shall not affect the validity of the remaining portions or applications of this Ordinance.

SECTION 6. This Ordinance shall take effect immediately upon its adoption.

PASSED on first reading this _____day of _____2025.

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	_____	_____