



## Development Review Report (DRR)

**To:** Planning and Zoning Board  
**Via:** Daniel Keester-O’Mills, AICP, Development Services Director  
**From:** Molly Howson, City Planner  
**RE:** Rezoning Application (25-RZ- 002) The New Inverrary (3840 & 4031 Inverrary Blvd)  
**Date:** April 21, 2026 (P&ZB Meeting Date: 4/28/2026)

The applicant (Hope Calhoun) represents the Petitioner, Aimee Craig Carlson (Director of Land Planning & Entitlement, Pulte Home Company, LLC), and has filed a Rezoning application for a Planned Unit Development (PUD). The following table includes relevant information on the property and application request:

<b>Property Address:</b>	3840 & 4031 Inverrary Blvd			
<b>Tax Folio ID(s):</b>	494123010110, 494123010150			
<b>Property Owner:</b>	Victorville West Limited Partnership			
<b>Applicant Name:</b>	Pulte Home Company, LLC			
<b>Zoning District(s):</b>	CR (Commercial Recreation) & S-1 (Open Space Recreation) to Planned Unit Development (PUD)			
<b>Land Use Designation(s):</b>	Commercial Recreation (CR) to Irregular Residential (9 DU) dashed line			
<b>Legal Description:</b>	Fort Lauderdale Truck Farms (Broward County Records: Plat Book 4 Page 31)			
<b>Applicant Request:</b>	<p>The Petitioner requests the granting of a proposed Ordinance for a Rezoning, amending the Zoning Designation for the properties located at 3840 and 4031 Inverrary Boulevard, amending approximately 18.525 gross acres from a Commercial Recreation (CR) Zoning District to a Planned Unit Development (PUD) Zoning district, identified as Pod 1 of the submitted application; and amending approximately 112.835 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, identified as Pod 2 – Pod 6. In total, the applicant requests amendments to the Zoning District Map designations for approximately 131.36 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. The following table details the gross acreage of each proposed residential pod:</p>			
	<b>Pod</b>	<b>Gross Acres</b>	<b>Number of Dwelling Units (Proposed)</b>	<b>Residential Density</b>
	1	18.525	80	4.6
	2	14.138	108	7.8
	3	25.296	181	7.2
	4	35.798	261	7.5
	5	15.531	138	9.0
	6	22.074	120	5.5
	<b>Total</b>	<b>131.36</b>	<b>888</b>	<b>6.76</b>

The subject property is situated within the Inverrary residential community, spanning approximately 294.82 gross acres. The site currently houses an inactive golf course, surrounded by multi-family apartment complexes and single-family homes.

**Application Type:** Rezoning

Article IV – Development Review Requirements

2.1 - Whenever the public necessity, convenience, general welfare or good zoning practice require, the City may, by ordinance amend, supplement or change the regulations, district boundaries or classifications of property, now or hereafter established by these regulations or amendments thereto.

2.3- The Planning and Zoning Board shall carry on a continual study of zoning, zoning techniques and the relation of zoning to private developments and public improvements and any pertinent parts of any City Comprehensive Plan for the orderly growth of the City, and may from time to time submit recommendations on the amendments of these regulations.

2.5 - If a petition or recommendation for a change or amendment to the zoning district regulations is not acted upon finally by the City Commission within six (6) months of the date upon which the report of the Planning and Zoning Board is filed with the City Commission, said petition shall be deemed to have been denied.

**I. AERIAL & ADJACENT PROPERTIES**

Figure 1 – Location Map (3840 & 4031 Inverrary Boulevard)

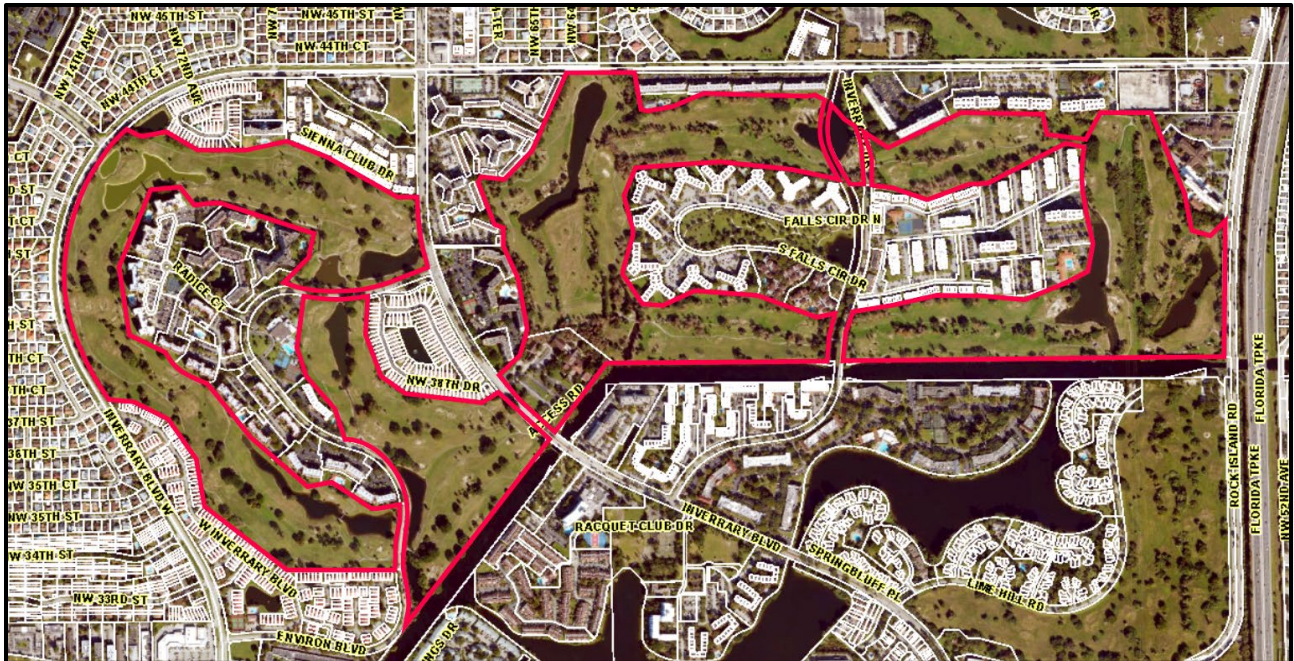
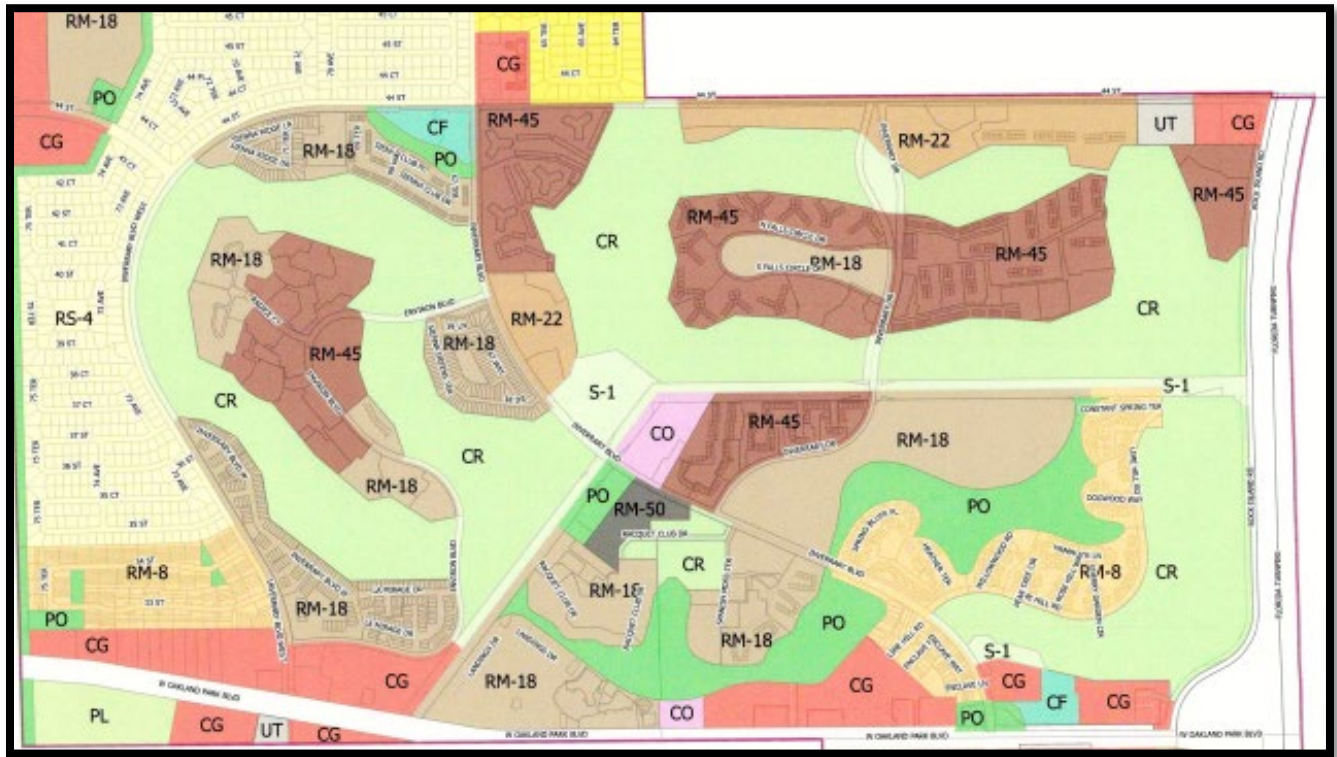


Figure 2 below provides a portion of the City of Lauderhill’s Zoning Map, showing the current zoning designation for the subject properties and surrounding areas. The neighborhoods to the north and west are primarily zoned for single family residential use, with some multi-family developments located south

of NW 44<sup>th</sup> Street and west of Inverrary Blvd West. The sites are boarded to the south by a canal, beyond which are additional uses including multi-family residential, hotel, commercial office and community facilities.



Adjacent Designations:

	Existing Use	Future Designation	Zoning
<b>North</b>	Single-Family, Condominium, Utility (electric companies)	Low (5) Residential, Irregular (9) Residential, Utilities	RS-5 (Single-Family at 5 DU/AC), RM-22 (Residential Multi-Family at 22 DU/AC), UT (Utility)
<b>South</b>	Middle River Canal, Condominium, Office Building (multi-tenant), Recreation/Parks	Irregular (9) Residential, Office Park, Recreation – Open Space	CR (Commercial Recreation), RM-8 (Residential Multi-Family at 8 DU/AC), RM-18 (Residential Multi-Family at 18 DU/AC), RM-45 (Residential Multi-Family at 45 DU/AC), CO (Commercial Office), PO (Open Space Park)
<b>East</b>	Assisted Living Facility	Irregular (9) Residential	RM-45 (Residential Multi-Family at 45 DU/AC)
<b>West</b>	Condominium	Irregular (9) Residential	RM-18 (Residential Multi-Family at 18 DU/AC)

## **II. APPLICABLE LAND DEVELOPMENT REGULATIONS**

### Applicable Land Development Regulations

**LDR Article III, Sections 2.2.1** *Adoption of Zoning District Map*, address changes, amendments, and reassignments to the zoning district map

**LDR Article IV., Section 1.3.1.** *Pre-application conference*, addresses the pre-application conference

**LDR Article IV., Section 1.3.2.** *Completeness of application*, provides for the Department to review any land development order application.

**LDR Article IV., Section 2.2.** *Area for rezoning*, provides that the Planning and Zoning Board should consider for recommendations to the City Commission if the area for rezoning should be enlarged

**LDR Article IV., Section 2.4.** *Basis for recommendation*, provides 6 factors that the Planning and Zoning Board and the City Commission must consider when approving any application for a rezoning

**LDR Article IV., Section 2.5.** *Actions by City Commission*, provides for a timeline within which action must be taken by the City Commission for a rezoning application

**LDR Article IV., Section 2.9.** *Procedure for amendments* addresses the procedure for Zoning District Map or zoning regulation amendments. It requires the Board to make a recommendation to the City Commission at a duly noticed public hearing on changes to the Zoning District Map and zoning regulations and for the Board to forward its recommendation to the City Commission.

## **III. PROPERTY HISTORY**

### Special Exceptions

- None

### Code Violations

- CE # 23020141 - 40 year building safety inspection violation - Lien recorded, instrument # 119286856

### Variances

- None

### Development History

According to aerial photography, 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 28<sup>th</sup>, 2026.

## **IV. PLANNING ANALYSIS**

As stipulated in the Land Development Regulations, Article IV, Section 2.4 Basis for recommendations; in reviewing and formulating recommendation to the City Commission in requested or proposed changes to in the zoning district regulations, the Planning and Development Board shall consider and evaluate the changes in relation to all pertinent factors including the following considerations:

- 2.4.1. The character of the district and its peculiar suitability for particular uses.
- 2.4.2. Conversion of the value of buildings and encouraging the most appropriate use of land and water throughout the City.
- 2.4.3. The applicable portions of the adopted City comprehensive plan and programs such as land use, trafficways, recreation, schools, neighborhoods, drainage and housing, and so forth.
- 2.4.4. The needs of the City for land areas for specific purposes to serve population and economic activities.
- 2.4.5. Whether there have been substantial changes in the character or development of areas in or near an area under consideration for rezoning.
- 2.4.6. The facts and opinions presented to the Planning and Zoning Board through hearings.

Additionally, the Planning and Zoning Division has reviewed the proposed request for consistency with the applicable City of Lauderhill Comprehensive Plan elements and finds it to be consistent.

Staff has reviewed the Applicant's rezoning request, which sought to address the six criteria, and finds the following:

**A. The character of the district and its peculiar suitability for particular uses**

The proposed Planned Unit Development (PUD) will redevelop a vacant, underutilized former golf course within an area characterized by predominantly residential uses, including townhomes, condominiums, and other mid- to high-density developments. While the surrounding area reflects a residential character, the proposed development introduces a mix of single-family homes, townhouses, and low-rise multi-family buildings (limited to two stories) at a generally lower density, providing a compatible transition in scale and intensity.

The plan also preserves a substantial portion of the site as open space, including approximately 164 acres for a new 18-hole golf course and additional acreage for public parks. These elements maintain the site's recreational character while serving as buffers between new and existing development. Enhanced landscaping, required setbacks, and a fitness trail further support compatibility.

Overall, the proposed development complements the surrounding area by balancing residential uses with open space, while improving the use of a currently vacant property.

**B. Conversion of the value of buildings and encouraging the most appropriate use of land and water throughout the City.**

The proposed rezoning from Commercial Recreational (CR) to a Residential PUD supports the City's goal of promoting efficient land use by transforming approximately 294.82 acres of vacant and undermaintained property into a mixed residential community. The plan retains a significant recreational component, including approximately 164.45 acres for a new 18-hole golf course and ±14 acres for public parks, preserving open space while reactivating the site.

In addition to maintaining over half the property as open space, the proposal introduces a mix of housing types to address the City's need for additional housing. This reinvestment is expected to

enhance property values, expand the tax base, and improve public safety by eliminating long-vacant land associated with nuisance conditions.

Overall, transitioning from two defunct golf courses to one active course integrated with residential and open space uses represents a more balanced and economically productive use of land, supporting walkability and delivering long-term community benefits within the Inverrary PUD.

**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.**

The proposed rezoning is consistent with the City of Lauderhill Comprehensive Plan. The New Inverrary PUD Rezoning supports multiple elements of the Comprehensive Plan, in particular: the Future Land Use Element, the Housing Element, and the Recreational and Open Space Element.

**Future Land Use Element**

**GOAL 1:**

The City Commission shall provide for a distribution of land use by type, density, and intensity to meet the needs of the current and future resident and seasonal population in a manner that; promotes compatible development, redevelopment and urban infill; promotes a land use pattern that supports a multimodal transportation system, with an emphasis on pedestrian ways and walkability; protects and improves the natural and physical characteristics of the City; and, ensures the timely, cost- effective provision of public facilities and services.

**Objective 1.0 Future Land Use Map**

The City Commission shall adopt and maintain a 2040 Future Land Use Map that is found to be in compliance with state requirements and that is certified by the Broward County Planning Council.

**POLICY 1.1.1 RESIDENTIAL USES**

Provide for a variety of housing types and densities, which offer convenient and affordable housing opportunities to the City's permanent and seasonal population, while maintaining a desired quality of life and adequate public services and facilities.

**POLICY 1.1.4 RECREATION AND OPEN SPACE USES**

Establish an extensive system of public and private open space areas, including golf courses, parks, pocket parks, natural areas, waterways, bikeways, pathways, and greenways which are compatible with the present and future characteristics of the permanent and seasonal residents of the City of Lauderhill.

**POLICY 1.1.10 COMMERCIAL RECREATION**

Provide areas to accommodate major public and private commercial recreation facilities, including golf courses and commercial recreation associated with structures or indoor facilities, which offer recreational opportunities for the permanent and seasonal residents of the City of Lauderhill and Broward County.

**Housing Element**

**GOAL 1:**

The City shall ensure provisions for the availability of a variety of quality housing choices for residents that are safe, decent and sanitary for the existing and expected to reside population. Due to the large concentration of affordable housing rental units, the City shall encourage

homeownership programs and facilitate the creation of attractive, single family home developments which meet the demand for future workforce and executive housing.

**Objective 1: Adequate Housing Sites**

The City shall provide for the locations of approximately 1,000 additional new housing units by the year 2040 to meet present and future housing needs.

POLICY 1.1 The City shall review existing procedural requirements, while maintaining flexibility zone capacities, to ensure level of services are not exceeded based on new housing development.

POLICY 1.2 Through site plan review and the permit procedure, the City shall ensure that land use and acreage standards are followed according to this plan.

POLICY 1.3 The City shall compare and regulate re-zonings and land use amendments to the housing unit mixes established in this plan.

**Recreation & Open Space Element**

**GOAL 1:**

To establish and maintain a comprehensive recreation and open space system sufficient to meet the current and future needs of the residents of Lauderhill.

**Objective 1.0**

The City will provide open space, parks and recreation areas based upon the minimum criteria of three acres of park, recreation and open space area per 1,000 resident population.

**Objective 2.0**

The City will continue the cooperation of public and private sectors to provide recreational and open space opportunities.

POLICY 2.2. The City shall require developers to provide open space and private recreation facilities in all new development projects which exceed 8 units per acre.

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

The City of Lauderhill, consistent with Broward County and regional trends, faces increasing demand for diverse housing due to continued population growth and a documented shortage of workforce and moderate-income housing. Rising housing costs have made it more difficult for young professionals and families to remain in the area, underscoring the need for more attainable housing options.

At the same time, redevelopment of underutilized properties—particularly former golf courses—has become more common as declining demand has made many such uses economically unviable. These sites present rare opportunities for large-scale infill development that can accommodate growth while preserving open space.

The proposed New Inverrary PUD responds to these needs by introducing a mix of housing types, including single-family homes, townhomes, and low-rise multi-family units, within a walkable, amenity-rich environment. The plan also preserves significant open space through a reestablished golf course and public parks.

Overall, the rezoning supports population growth, expands housing options, and promotes the efficient, long-term use of a large vacant site, consistent with local and regional planning objectives.

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

There have been notable changes in the character of the surrounding area, most significantly the closure of the Inverrary Golf Course, which has left a once active and well-maintained property vacant and underutilized. More broadly, trends across South Florida show many golf courses becoming underutilized and being redeveloped to meet evolving community needs, particularly for additional housing.

The proposed rezoning responds to these changes by aligning the property's zoning with current conditions and housing demand, while maintaining compatibility with surrounding uses and future development patterns.

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

This Development Review Report includes data and analysis and written findings of fact and conclusions to support the Division's recommendation on the application and will be presented to the Board and entered into the record at its April 28, 2026 regular public hearing.

**V. RECOMMENDATION/ACTION**

Provided that the City Commission adopt the Land Use Plan Amendment (LUPA) to change the designation from Commercial Recreation (CR) to Irregular Residential (9 DU) dashed line, staff finds that the proposed rezoning would be compatible with the land use designation & that criteria for consideration (Land Development Regulations, Article IV, Section 2.4 Basis for recommendations) have been addressed.

Staff recommends the Planning and Zoning Board enter into the record this Development Review Report and all other substantial competent evidence presented at the hearing, adopt the findings and conclusions contained herein, and forward the record to the City Commission with a recommendation that the application **is in compliance** with LDR Article IV, Part 2.0. , Section 2.4.

**VI. ATTACHMENTS**

N/A