



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-0091

File ID: 26O-0091

Type: Ordinance

Status: First Reading

Version: 1

Reference:

In Control: City Commission Meeting

File Created: 05/20/2026

File Name: Inverrary Planned Unit Development - Amendment to Land Development Regulations

Final Action:

Title: ORDINANCE NO. 26O-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.

Notes: This item was not properly advertised to be considered by the City Commission on May 28 , but the Applicant met their notice requirements (mailed notices & newspaper advertisement). The item must be postponed by the City Commission to a date certain (6/8/2026).

Sponsors:

Enactment Date:

Attachments: ORD 26O-05-117 creating PUD zoning regulations, Attachment A -DRR (25-RZ-002) The New Inverrary PUD, Attachment B - April 2026 P&ZB Meeting Minutes, Attachment C - Master Plan

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:
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Text of Legislative File 26O-0091

ORDINANCE NO. 26O-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.

Request Action:

Requesting consideration of an amendment to the Land Development Regulations to incorporate some standards included in the Master Plan into a new Zoning District (Planned Unit Development - Inverrary Residential)

Need Summary Explanation/ Background:

This is a companion item to the rezoning of real property. The proposed ordinance has been drafted to extract some information adopted by the Master Plan into the Land Development Regulations.

The Development Review Report (DRR) for the rezoning, which was 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 April 28, 2026. The Board unanimously (7-0) recommended approval to the City Commission for their consideration.

Staff is recommending approval of the amendment to the Land Development Regulations, subject to the approval of a development agreement that will affirm certain commitments that the developer has made as part of the application regarding improvements to the roadways and donation in lieu of donation of land.

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 - Excerpt of the March P&ZB Minutes (4-28-2026)
- Attachment C - Master Plan

Budget Code Number(s): _____

Procurement Information: [check all that apply]

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|---|--|--------------------------------|
| <input type="checkbox"/> RFP/Bid | <input type="checkbox"/> Emergency Purchase | <input type="checkbox"/> SBE |
| <input type="checkbox"/> Proposal/Quote | <input type="checkbox"/> State Grant Funds | <input type="checkbox"/> Local |
| Preference | | |
| <input type="checkbox"/> Piggyback Contract | <input type="checkbox"/> Federal Grant Funds | |
| <input type="checkbox"/> Sole Source | <input type="checkbox"/> Matching Required | |

