



The New Inverrary

Land Use Plan Amendment

City Commission Meeting
July 14, 2025

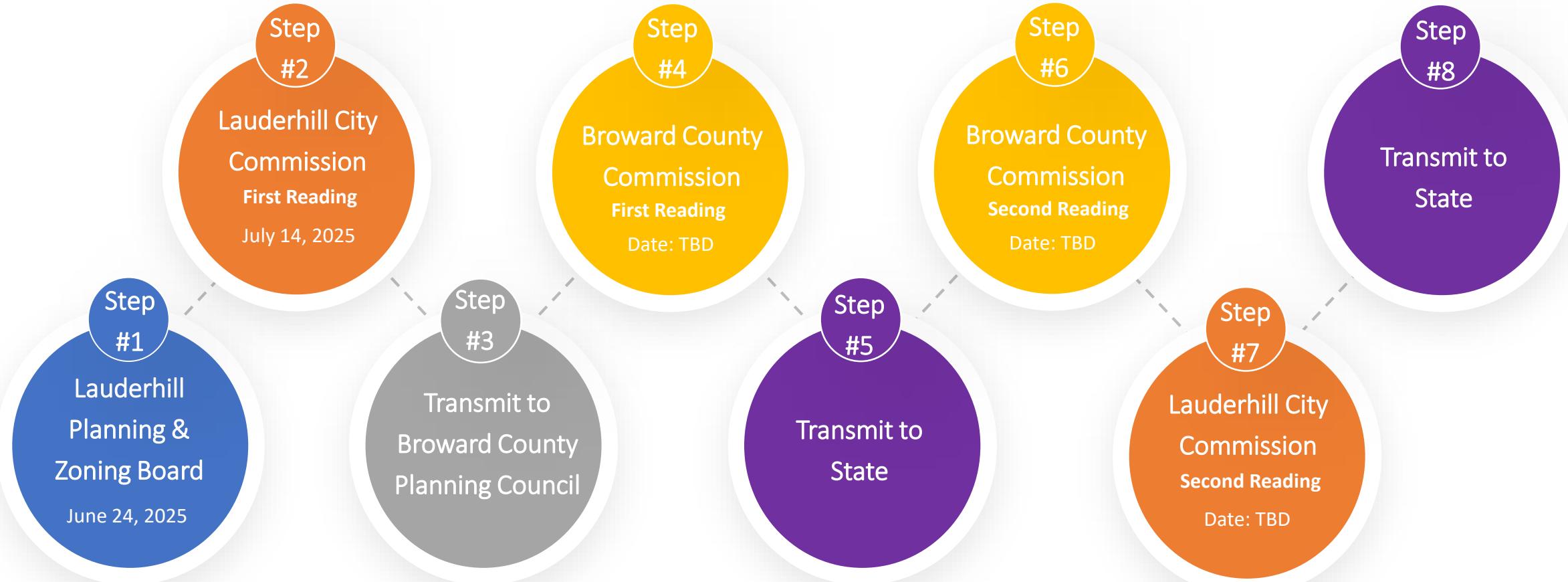


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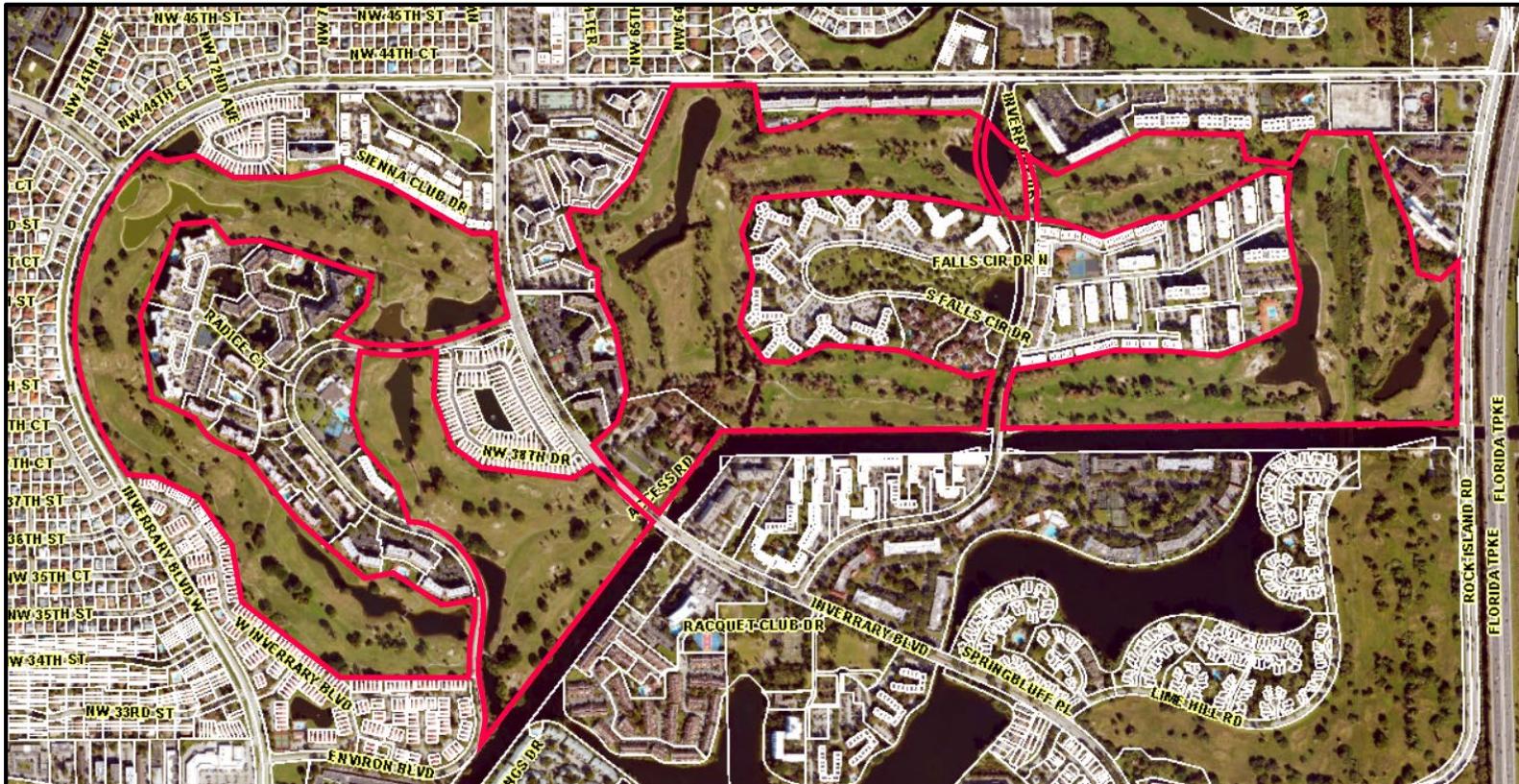
Application Request

- **Request to amend the County's Land Use Plan to change the land use designation from Commercial Recreation to Irregular (9 du/acre) Residential for each proposed residential pod.**
 - Residential pods propose a total of 888 dwelling units.
 - Broward County's Land Use Plan approved a total of 9,072 residential units within the Dashed Line area, of which 7,930 units have been constructed.
 - Land use change from Commercial Recreation to Irregular Residential will allow the inactive golf course to be redeveloped with residential units but does not increase the intensity that's adopted by the Land Use Plan.

Future Land Use Amendment Process

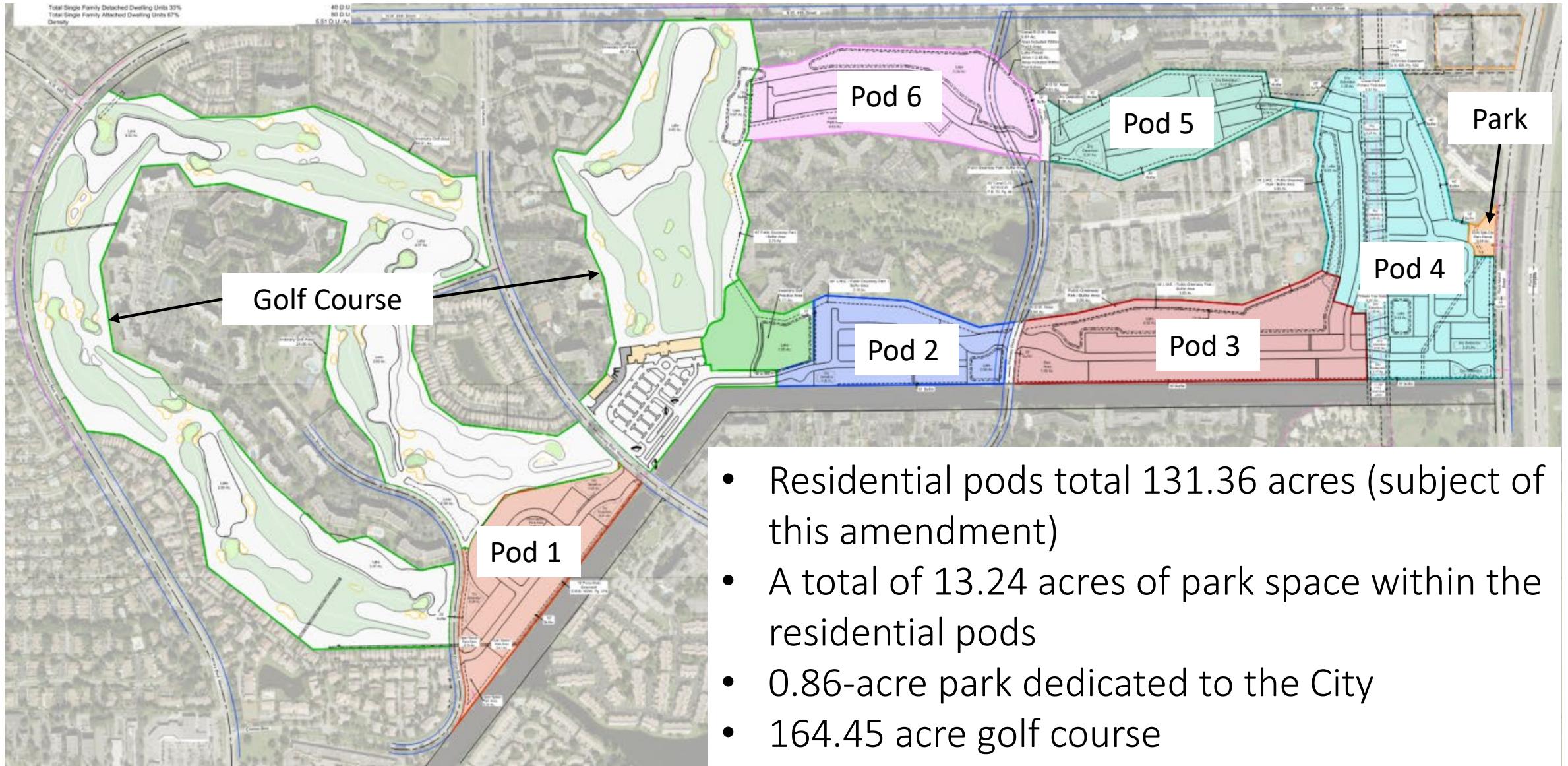


Project Location

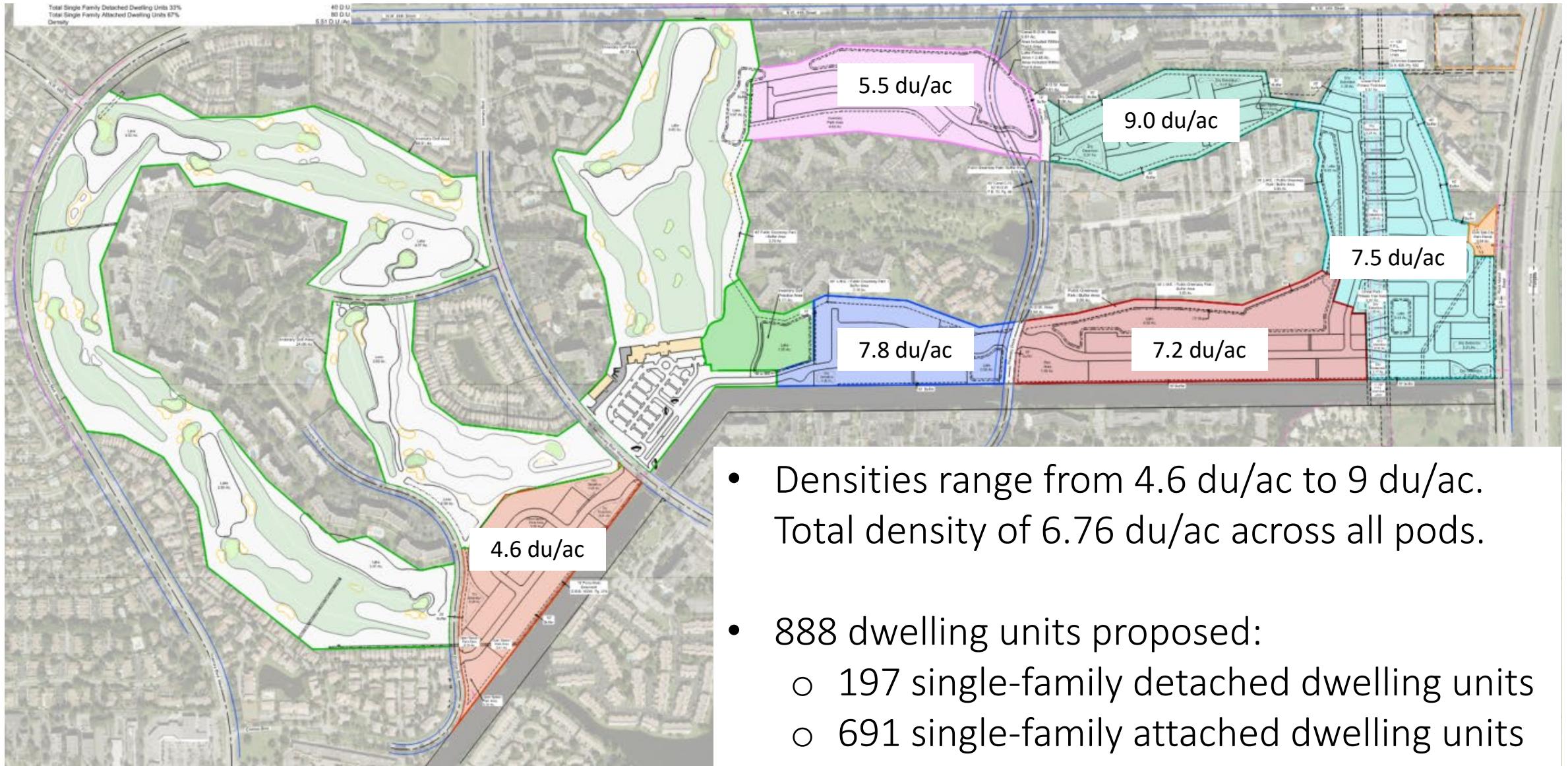


- Located between NW 44th St (north), Middle River (south), Rock Island Rd (east), and Inverrary Blvd W (west)
- Development site comprises of +/- 295 gross acres

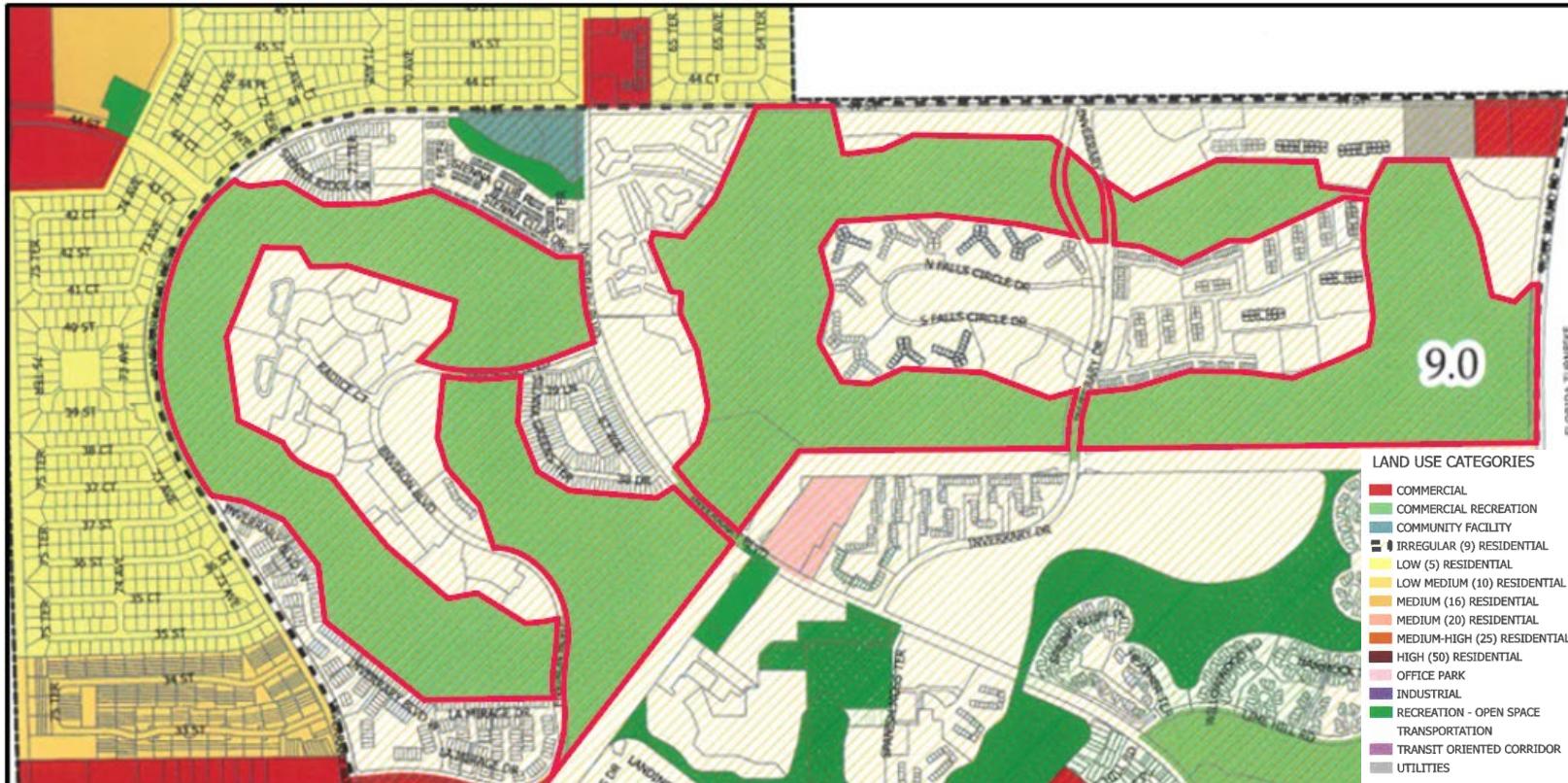
Project Details



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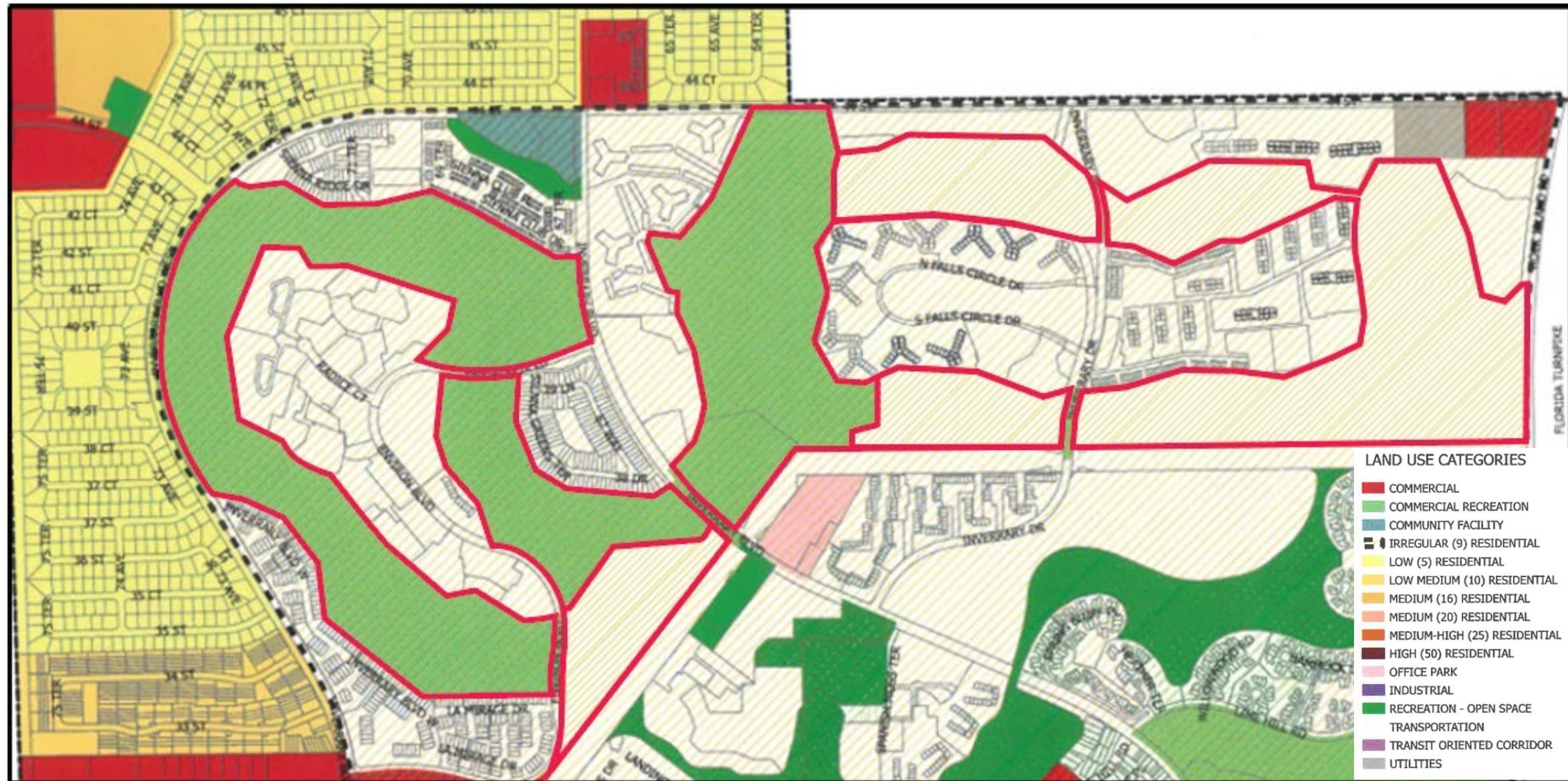


Existing Future Land Use Map (City of Lauderhill)

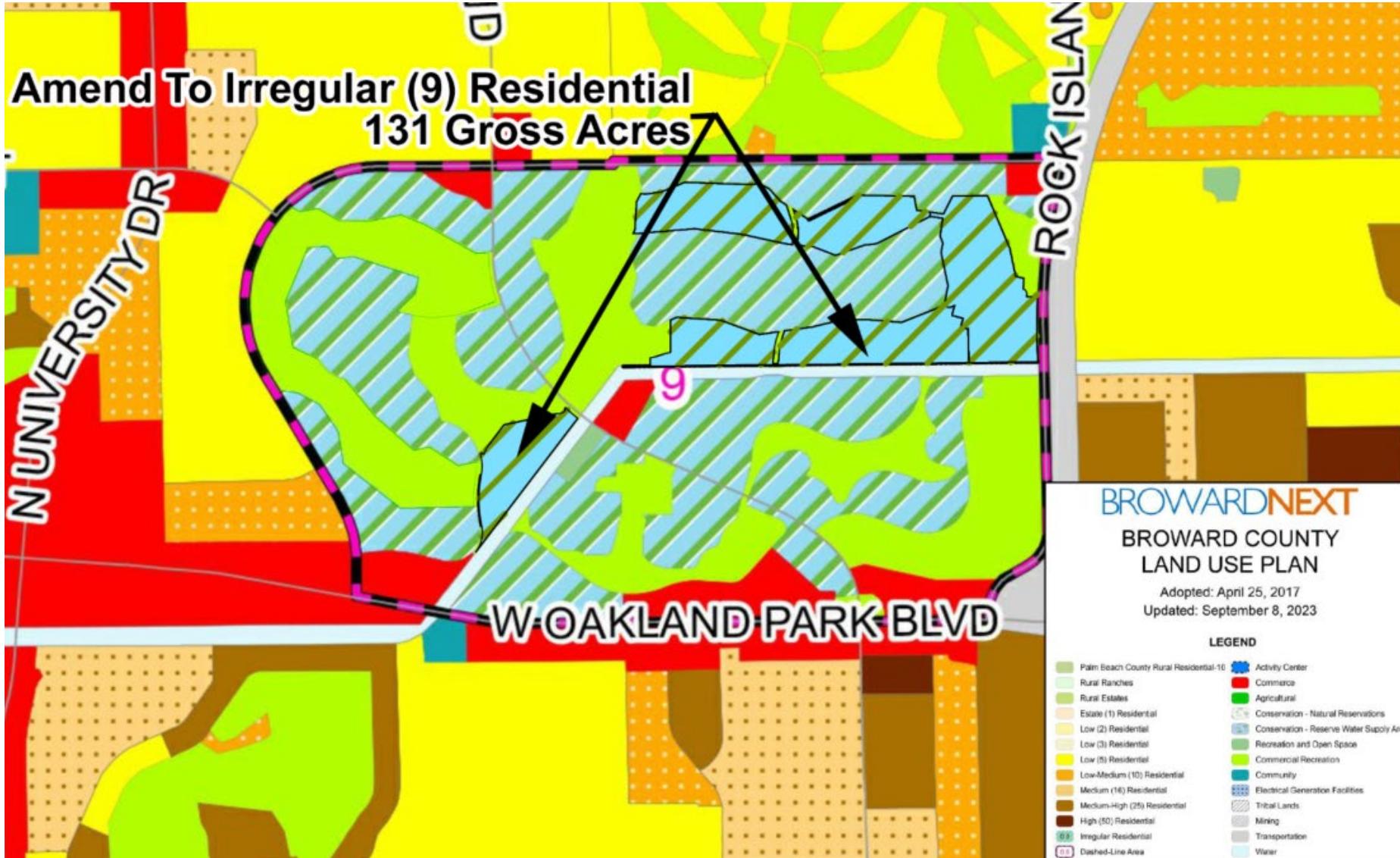


- Development site currently designated as Commercial Recreation
- **North** – Irregular (9) Residential, Utilities, and Low (5) Residential
- **South** – Irregular (9) Residential, Office Park, Recreation-Open Space
- **East** – Irregular (9) Residential
- **West** – Irregular (9) Residential

Proposed Future Land Use Map (City of Lauderhill)



Proposed Future Land Use Map (Broward County)



Lauderhill Comprehensive Plan Requirements

Policy 1.2.1 Concurrency

Planning and Zoning Department staff shall recommend denial of any proposed Future Land Use Map amendment, which fails to meet the concurrency requirements of Policy 2.3.1.

- The applicant provided the necessary documentation to satisfy this policy.

Policy 1.2.2 Wetland Resources

The City shall consider the impacts of Future Land Use Map Series amendments on wetland resources in order to avoid and minimize such impacts to the maximum extent practicable

- Policy does not apply as there are no Wetlands on site.

Policy 1.2.3 Community Redevelopment Areas (CRA)

Requires CRA areas to be identified within the Future Land Use Element Data, Analysis and Inventory (DIA) section of the Comprehensive Plan.

- Policy does not apply, as the subject site is not within the CRA.

Lauderhill Comprehensive Plan Requirements (cont'd)

Policy 1.2.4 Compatibility

Provides that amendments to the Lauderhill Comprehensive Plan must remain compatible and consistent with the community's character

- The project is compatible with the surrounding land uses.
 - Aligns with the land use designation of the adjacent developments
 - Proposes low- and medium-density residential units

Policy 1.2.5 Historic Resources

Provides consideration for the impacts of Future Land Use Map amendments on historic resources.

- Policy does not apply, as there are no historic resources on site.

Policy 1.2.6 Public Schools

Considers the impacts of Future Land Use Element amendments on existing and planned public elementary and secondary education facilities.

- School Consistency Review Report states there is sufficient capacity to meet the anticipated number of students.

Lauderhill Comprehensive Plan Requirements (cont'd)

Policy 1.2.7 Transportation Facilities

Considers the impacts of Future Land Use Map amendments on the existing and planned transportation facilities.

- The portion of the amendment with the proposed land use designation of Irregular (9) Residential will result in 0 new trips as the amendment does not request additional dwelling units to the amendment site.

Policy 1.2.8 Industrial Uses

Considers amendments to the Lauderhill Future Land Use Map proposing land use categories which permit Industrial land uses shall be discouraged, to the extent feasible, within wellfield protection zones of influence.

- This policy **does not** apply as industrial uses are not part of this application.

Broward County Land Use Plan Requirements

Policy 2.10.2

The compatibility of existing and future land uses shall be a primary consideration in the review and approval of amendments to the Broward County and local land use plans. It is recognized that approved redevelopment plans aimed at eliminating or reducing blighted and deteriorating areas may appropriately promote the introduction of land use patterns in variance from existing land use patterns.

- The proposed land use designation **is consistent with and compatible with the existing land use designations** of the surrounding residential developments within the Inverrary neighborhood.

Policy 2.10.3

In order to prevent future incompatible land uses, the established character of predominately developed areas shall be a primary consideration when amendments to the Broward County Land Use Plan are proposed.

- The proposal **is compatible with the surrounding land uses** and will be designated under the Irregular (9) Residential land use category, aligning with the existing residential developments adjacent to the current golf course.

Broward County Land Use Plan Requirements (cont'd)

Policy 2.14.2

To maintain those level of service standards identified within the Broward County Comprehensive Plan and local comprehensive plans, Broward County shall, prior to final action on amendments to the Broward County Land Use Plan, determine whether adequate public facilities and services will be available when needed to serve the proposed development.

- The applicant demonstrated that **sufficient capacity is available** for all public facilities.

Policy 2.11.2

In considering amendments to the Broward County Land Use Plan, analysis regarding the availability of potable water supply shall include a determination of whether such supply will be available as per the applicable 10-Year Water Supply Facilities Work Plan and Capital Improvements Element.

- **Sufficient capacity is available** for potable water.

Broward County Land Use Plan Requirements (cont'd)

Policy 2.11.4

The availability of sanitary sewer service, or plans to extend or provide such service within a financially feasible capital plan, adopted by a local government, shall be a primary consideration when amendments to the Broward County Land Use Plan for increased densities and intensities are proposed.

- North Regional Wastewater Treatment Plant has sufficient capacity to treat the wastewater demand.

Policy 2.20.1

Adopt, implement and encourage land use provisions which promote the principles of “Smart Growth” initiative seeking to maintain and create desirable and efficient communities for Broward County residents, visitors and economic interests including quality housing for all, integrated with excellent and sufficient public facilities and services, recreational opportunities and open space areas, and which maximizes preservation and conservation of natural resources.

- Multiple strategies utilized including preserving open space, providing a range of housing types, and providing trails to connect to existing public walkways and sidewalks.

Planning & Zoning Board Recommendation

The application was presented at the Planning and Zoning Board meeting on June 24, 2025. The motion to approve the proposed ordinance resulted in a split vote, with three (3) members in favor and three (3) opposed. As a result, the request moved forward without a formal recommendation of approval or denial from the Planning and Zoning Board.

Division Recommendation

Staff recommends the City Commission 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 County Commission with a recommendation that the proposed Ordinance be **approved** because the application is in compliance with Objective 1.2 Future Land Use Map Amendments, of the City of Lauderhill's Future Land Use Element within the Comprehensive Plan. The applicant shall be subject to any pre-existing dedications, restrictions, covenants, and easements that run with the land.



Questions?



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