Development Review Report (DRR)

To:	Kennie Hobbs, Jr., *City Manager*
Via:	Daniel T. Keester-O'Mills, AICP, *Development Services Director*
From:	Craig Pinder, *Senior Planner,* Calvin Giordano & Associates
CC:	Vickki Placide-Pickard, CGA, Planning and Grant Administrator
RE:	Land Use Plan Amendment Application 25-LU-001 (3840 & 4031 Inverrary Blvd.)
Date:	June 9, 2025 (June 24, 2025 Planning & Zoning Board Meeting)

The applicant (Hope Calhoun) represents the Petitioner, Aimee Craig Carlson (Director of Land Planning & Entitlement, Pulte Home Company, LLC), and has filed a Land Use Plan Amendment application. Figure 1 provides an aerial of the subject site (outlined in red) and contextual relationship to the built environment. The site is generally located between Rock Island Road to the east, Inverrary Boulevard West to the west, NW 44th St to the north, and the Middle River Canal to the south. The following information has been prepared for your consideration:

I. BACKGROUND INFORMATION

Requested Action

The Petitioner requests a proposed Ordinance granting a Land Use Plan Amendment (LUPA) amending the Future Land Use Designation for the property located at 4031 Inverrary Boulevard, amending approximately 18.525 gross acres from a Commercial Recreation Future Land Use designation to an Irregular (9 du/acre) Residential Future Land Use designation, identified as Pod 1 of the submitted application; and a proposed Ordinance granting a Land Use Plan Amendment (LUPA) amending approximately 112.835 gross acres from a Commercial Recreation Future Land Use designation to an Irregular (9 du/acre) Residential Future Land Use designation for the property located at 3840 Inverrary Boulevard, identified as Pod 2 – Pod 6. In total, the applicant requests amendments to the Future Land Use designation for approximately 131.36 gross acres of the 294.82-acre site. These changes would facilitate the development of a residential community containing 888 dwelling units and a public greenway/linear park. The following table details the gross acreage of each proposed residential pod:

Pod	Gross Acres	Number of Dwelling Units (Proposed)	Residential Density
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
Total	**131.36**	**888**	**6.76**

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.

Figure 1 (inserted below) is an aerial photograph highlighting the site's location (outlined in red), contextual relationship to the built environment, overall size of the site, and the site's proximity to the adjacent multi-family and single-family residential properties. The proposed land use is consistent and compatible with the built environment.

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

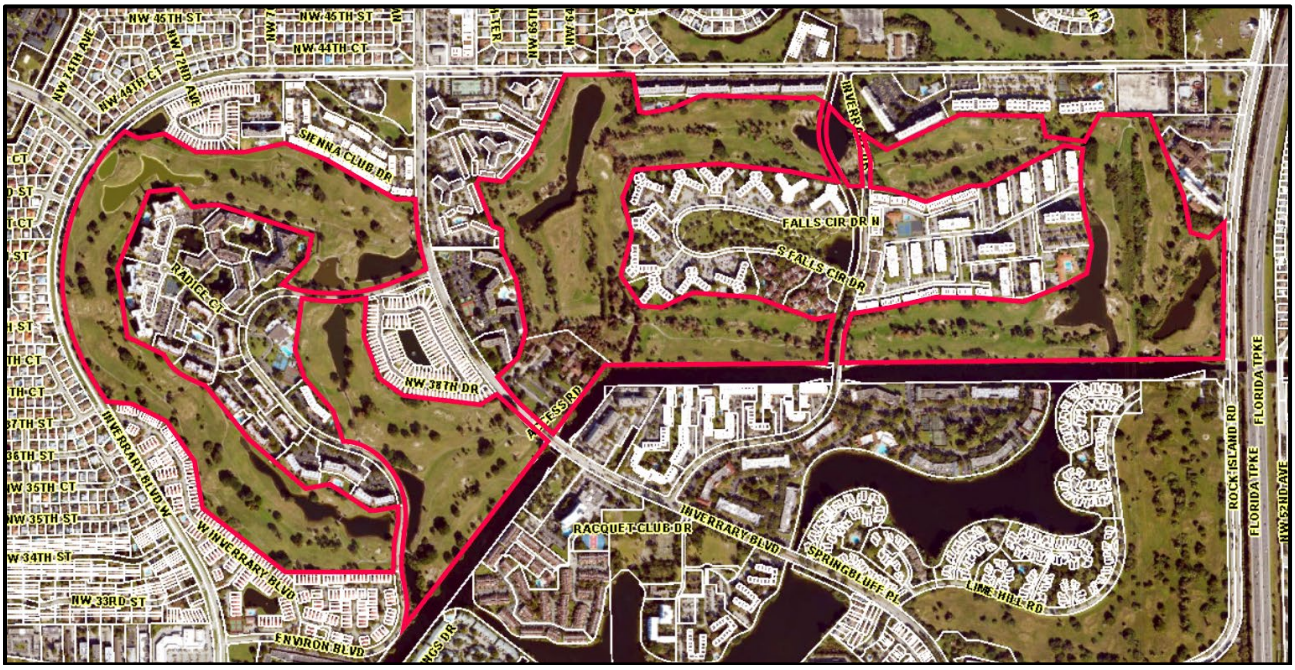
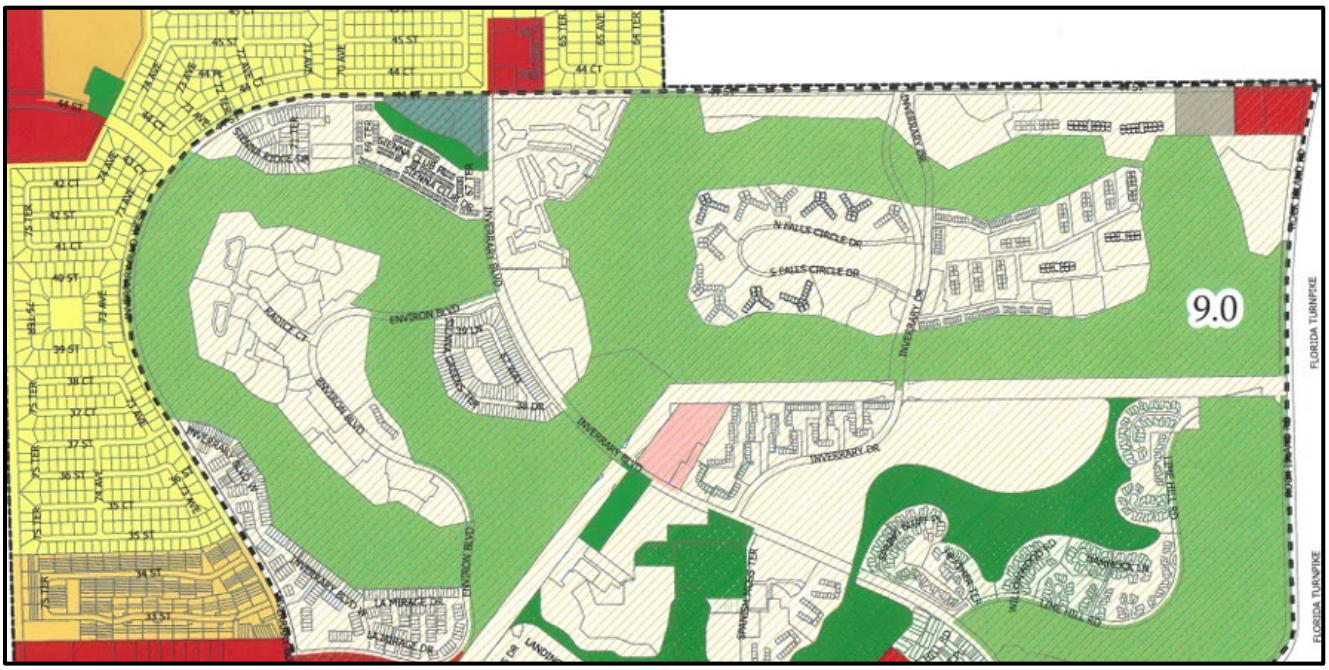


Figure 2 below provides a portion of the City of Lauderhill's Future Land Use Map which is referred to within the Future Land Use Element of the Comprehensive Plan. The purpose of the Future Land Use Element is to designate future land use patterns as reflected in the goals, objectives and policies contained within the City of Lauderhill's Comprehensive Plan.

Figure 2 further depicts that the subject site is adjacent to multiple parcels with an Irregular (9) Residential Land Use designation. The Irregular Dashed Line Area (9 dwelling units per acre) has been illustrated on the County Land Use Plan since 1989. In addition, to the west and north the subject site is adjacent to sites with a Low (5) Residential Land Use designation. Along the south, the site is adjacent to a canal and further south properties with an Irregular (9) Residential, Recreation - Open Space, and Office Park land use designations.

Figure 2 – Subject Property Future Land Use Map (3840 & 4031 Inverrary Boulevard)



Adjacent Designations:

	Existing Use	Future Designation	Zoning
North	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)
South	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)
East	Assisted Living Facility	Irregular (9) Residential	RM-45 (Residential Multi-Family at 45 DU/AC)
West	Condominium	Irregular (9) Residential	RM-18 (Residential Multi-Family at 18 DU/AC)

Applicable Land Development Regulations and Comprehensive Plan Goals, Objectives, and Policies

LDR Article IV., Part 1.0., Subsection 1.3.1., addresses the pre-application conference

LDR Article IV., Part 1.0., Subsection 1.3.2., provides for the Department to review any land development order application

LDR Article IV., Part 1.0., Subsection 1.4.4., provides that within 45 days from the acceptance of the application for development subject to major review

LDR Article IV., Part 4.0., subsection 4.5.A. requires the application set forth in detail the proposed use

Objective 1.2 of the Future Land Use Element of the Comprehensive Plan, states that the City Commission may amend the Future Land Use Map in a manner consistent with state laws and county laws and regulations

Policy 1.2.1 Concurrency, provides that 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

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 1.2.4 Compatibility, provides that amendments to the Lauderhill Comprehensive Plan must remain compatible and consistent with the community's character

Policy 1.2.5 Historic Resources, provides consideration for the impacts of Future Land Use Map amendments on historic resources

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

Policy 1.2.7 Transportation Facilities, considers the impacts of Future Land Use Map amendments on the existing and planned transportation facilities

II. SITE INFORMATION

Address:
3840 Inverrary Boulevard Lauderhill, Florida, and 4031 Inverrary Boulevard, Lauderhill, Florida

Tax Folio Number(s):
494123010110 & 494122010150

Land Use/Zoning:

Existing Use(s):	Inactive Golf Course
Existing Future Land Use Designation:	Commercial Recreation (Broward County) Commercial Recreation (City of Lauderhill)
Proposed Future Land Use	Irregular Residential (Broward County)

	Irregular (9) Residential (City of Lauderhill)
Existing Zoning Designation:	Commercial Recreation

III. DEVELOPMENT HISTORY

According to aerial photography, the subject properties remained vacant and undeveloped until 1970, when the land was cleared and construction activity became visible. The Broward County Property Appraiser first recorded development on the properties in 1973. By 1993, City directories associated the site with the Clubs of Inverrary, which continued to operate as a golf and country club through 2020. The country club ultimately closed in June 2020 and is no longer open to the public.

IV. PLANNING ANALYSIS

As stipulated in Objective 1.2 of the Future Land Use Element of the City of Lauderhill Comprehensive Plan, the Planning and Development Division has reviewed the proposed request pursuant to the following considerations:

1. Policy 1.2.1 Concurrency
2. Policy 1.2.2 Wetland Resources
3. Policy 1.2.3 Community Redevelopment Areas (CRA)
4. Policy 1.2.4 Compatibility
5. Policy 1.2.5 Historic Resources
6. Policy 1.2.6 Public Schools
7. Policy 1.2.7 Transportation Facilities
8. Policy 1.2.8 Industrial Uses

Additionally, the Planning and Development Division has reviewed the proposed request for consistency with the applicable Broward County Land Use Policies.

Based upon its review, staff finds the proposed amendment to the Future Land Use Map to be generally consistent with the above considerations. As such, staff recommends approval of the Land Use Plan Amendment application request.

A. **Pre-application conference**

LDR Article IV, Part 1.0., Subsection 1.3.1 addresses the optional pre-application conference. It provides for the Applicant to meet with Division staff to discuss the development review process, the type of review required (whether major or minor), and to be informed of which other City staff members to confer with about the application. The applicant attended a pre-application meeting with City Staff on January 11, 2024, and a subsequent Development Review Committee meeting on April 15, 2025.

B. **Zoning requirements**

The existing Commercial Recreation zoning district aligns with the current Commercial Recreation Future Land Use designation. The applicant intends to submit a rezoning application to request a district compatible with the Future Land Use designation concurrently with the site plan application.

C. Allowable land uses.

Existing Future Land Use Designation – Policy 1.1.10 speaks to the intent of the Commercial Recreation Future Land Use Designation:

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.

Subpolicy 1.1.10.1 stipulates what uses are allowed within the Commercial Recreation Land Use Designation.

SUBPOLICY 1.1.10.1 ALLOWABLE USES IN THE COMMERCIAL RECREATION FUTURE LAND USE DESIGNATION

The following uses are allowable in the Commercial Recreation future land use designation:

1. *Outdoor and indoor recreation facilities, such as stadiums, bowling alleys, and golf courses.*
2. *Accessory facilities, such as restaurants, pro-shops, and concessions, which are an integral part of and supportive of the primary commercial recreation use, not including residential uses.*
3. *Hotels, motels, and similar lodging ancillary to the primary commercial recreation use.*

Proposed Future Land Use Designation – Policy 1.1.1 speaks of the Intent of the Residential Future Land Use Designation including the Irregular (9 du/acre) Residential Future Land Use Designation.

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.

SUBPOLICY 1.1.1.1 ALLOWABLE USES IN RESIDENTIAL FUTURE

LAND USE DESIGNATIONS

The following uses are allowable in residential future land use designations with dwelling unit density designated on the Future Land Use Map Series:

1. *Dwelling units and accessory uses, including home occupations, pursuant to meeting the density requirements of Subpolicy 2.1.1.2.*
2. *Community facilities designed to serve the residential area, such as schools, day care centers, nursing homes, and faith- based organizations, governmental facilities, and civic uses.*
3. *Public utilities and facilities required to serve the residential area, including water and wastewater pump stations; water, wastewater, electric, gas, cable, and fiber optic transmission lines; other low intensity public utilities, not including solid waste transfer stations, resource recovery plants, wastewater treatment plants, electrical power plants and similar operations.*
4. *Transportation facilities, including roadways, bikeways, pedestrianways, greenways, and other transportation uses, not including expressways, airports, and heliports.*
5. *Hotels, motels, and similar lodging, pursuant to meeting the density requirements of Subpolicy 2.1.1.2.*
6. *Special Residential Facilities Categories (1), (2), and (3), pursuant to meeting the density requirements of Subpolicy 2.1.1.2. and other applicable provisions as set forth in the Broward County Land Use Plan.*
7. *Offices and neighborhood retail sales of merchandise or services are allowable, without the need to amend to Future Land Use Map Series and the Broward County Land Use Plan, subject to the allocation of commercial flexibility as set forth in Subpolicy 2.1.1.3.*
8. *Recreation and open space, including golf courses, and recreational, civic, or cultural buildings ancillary to the primary outdoor recreational use of the site.*
9. *Community gardens, both public and private, for the cultivation of fruits, flowers, vegetables, or ornamental plants, by more than one person or family.*
10. *Telecommunication antennae and support equipment on buildings at least four stories or fifty (50) feet in height.*

D. **Comprehensive Plan Requirements**

Objective 1.2 Future Land Use Map Amendments states the following: "The City Commission may, from time-to-time, amend the future land use map, in a manner consistent with state and county laws and regulations". As such, staff evaluated the application for consistency with Policies 1.2.1-1.2.8:

1. POLICY 1.2.1 CONCURRENCY

The 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.

2. POLICY 1.2.2 WETLAND RESOURCES

   The City of Lauderhill 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.

   - This policy **does not apply**, as there are no Wetlands on site.

3. POLICY 1.2.3 COMMUNITY REDEVELOPMENT AREAS (CRA)

   Community redevelopment areas shall be identified within on the Future Land Use Element Data, Analysis and Inventory (DIA) section of the Comprehensive Plan.

   - This policy **does not apply**, as the subject site is not within the CRA.

4. POLICY 1.2.4 COMPATIBILITY

   The compatibility of existing and future land uses and the prevention of uses inconsistent with the community's character shall be a primary consideration in the review and approval of amendments to the Lauderhill Comprehensive Plan.

   - The project is compatible with the surrounding land uses, as the amendment site is adjacent to multiple properties designated as Irregular (9) Residential land use. The requested Land Use Plan Amendment seeks to change the land use designation from Commercial Recreation to Irregular (9) Residential for the areas identified as residential pods, aligning directly with the land use designation of the existing developments and maintaining a density of 9 dwelling units per acre.
   - As previously noted, the proposed development is consistent with the surrounding area, as the site will primarily consist of low- and medium-density residential dwelling units. Additionally, approximately 164.45 acres of the existing 294.82-acre abandoned golf course will be redeveloped to a new 18-hole golf course, along with a +/- 13.24 and +/- 0.84-acres will be developed as public parks.

5. POLICY 1.2.5 HISTORIC RESOURCES

   The City of Lauderhill shall consider the impacts of Future Land Use Map Series amendments on historic resources.

   - This Policy **does not apply** as there are no historic resources onsite.

6. POLICY 1.2.6 PUBLIC SCHOOLS

The City of Lauderhill shall consider the individual and cumulative impacts of Future Land Use Element amendments on existing and planned public elementary and secondary education facilities.

- A School Consistency Review Report is included within the application documents. The report states there is sufficient capacity in the applicable schools to meet the anticipated number of students generated by the project.

7. POLICY 1.2.7 TRANSPORTATION FACILITIES

   The City of Lauderhill shall consider the individual and cumulative impacts of future land use map amendments on the existing and planned transportation facilities in Broward County.

   - 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. The site is located within the Inverrary Dashed Line Area with a current allotment of 9,072 residential dwelling units. A total of 7,930 residential units have been allocated within the dashed line area, leaving 1,142 units available. The amendment site proposes a total of 888 dwelling units, therefore no additional trips will be created.

8. POLICY 1.2.8 INDUSTRIAL USES

   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 as identified by the Potable Water Supply Wellfield Protection Ordinance of Broward County.

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

The applicant is requesting a Future Land Use change that is would not be consistent with Broward County's Land Use Plan designation as shown in figure 3 below. Therefore, in addition to the City's Comprehensive Plan requirements, the applicant also refers to the following Broward County Land Use Policies as justification for the proposed Future Land Use amendment.

Figure 3 – Broward County Land Use Map

1. 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.

   Applicant Justification - The Project will remove an abandoned golf course from the area and redevelop the Property with a use that is compatible with the surrounding neighborhood. The proposed land use designation of Irregular Residential (9) is consistent with the land use of the surrounding properties within the Dashed Line Area.

   PZ Staff Analysis and Conclusion Policy 2.10.2 - 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. Additionally, the applicant intends to retain the current Commercial Recreation land use designation for approximately 164.45 acres to accommodate the construction of a new golf course. The Master Site Plan also identifies areas designated for buffers and open space between the proposed developments and the existing properties which further enhances the project's compatibility with the surrounding developments.

2. 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.

Applicant Justification - As stated previously, this Project will redevelop an abandoned golf course with a low-density residential development that is compatible with the density and residential uses of the surrounding area. The proposed Irregular Residential (9) land use designation is consistent with the surrounding residential land use designations and the low density residential development is compatible with the surrounding residential developments.

PZ Staff Analysis and Conclusion Policy 2.10.3 - 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. The proposed development will feature a new golf course and introduce a public greenway park that will encircle a significant portion of the development's interior. Additionally, the project plans to include a variety of dwelling types, including single-family detached homes, single-family attached homes, and townhomes. This mix is consistent with the neighboring developments, which include both attached and detached single-family homes, townhomes, and multi-story apartment buildings. Therefore, staff finds that the proposal is in harmony with the established character of the surrounding area.

3. 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.

   Applicant Justification - The level of service analyses provided throughout this application confirm there is adequate capacity for all public facilities to service the Project.

   PZ Staff Analysis and Conclusion Policy 2.14.2 - The applicant demonstrated that sufficient capacity is available for all public facilities. The detailed analysis is included in the attached application package.

4. 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 adopted 10-Year Water Supply Facilities Work Plan and Capital Improvements Element.

   Applicant Justification - The level of service analysis and responses to the Potable Water section in this application include information from the City's 10 Year Water Supply Facilities Work Plan and Capital Improvements Element. The information provided demonstrates that there is sufficient capacity to service the Project for potable water.

   PZ Staff Analysis and Conclusion Policy 2.11.2 - As stated in the applicant's response, the analysis provided demonstrates that there is sufficient capacity available for potable water. The attached letter from the City Engineer states the following *"the City confirms that potable water supply capacity and infrastructure are available for the referenced development project"*.

5. 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.

   Applicant Justification - The level of service analysis and responses to the wastewater section of this application demonstrates there is sufficient capacity to service the Project for wastewater.

   PZ Staff Analysis and Conclusion Policy 2.11.4 - The applicant provided a letter from Broward County's Water and Wastewater Engineering Division which states the North Regional Wastewater Treatment Plant (NRWWTP) has sufficient capacity to treat the wastewater demand from the proposed development.

6. POLICY 2.20.1
   Adopt, implement and encourage land use provisions which promote the principles of the "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.

   Applicant Justification - This amendment will facilitate the redevelopment of an abandoned golf course with a new golf course and a residential community providing various housing options, including single-family, townhome, and duplex units. These communities will be integrated into the golf course with connectivity to the open space areas and the new +/- 13.24 and +/- 0.84-acre park, and a fitness trail in certain locations for the use of the new residents and the existing Inverrary condominium residents. This trail, which can be used by pedestrians and bike way connections, will further provide linkages to existing surround public walkways and sidewalks. These linkages support and provide connectivity to surrounding existing multi-modal opportunities such as to existing Broward County Transit locations. Additionally, the development will provide a new golf clubhouse for public use and a community facility parcel to allow the construction of a new fire station.

   PZ Staff Analysis and Conclusion Policy 2.20.1 - The proposal addresses smart growth initiatives through various strategies. One of the strategies includes preserving open space as approximately 13.24 and 0.84 acres of public park areas are proposed throughout the community, and approximately 164.45 acres of the existing golf course will be reconstructed as a new golf course. The development also provides a range of housing types including detached single-family homes, attached single-family (duplex) homes, and townhomes. Finally, as stated by the applicant, trails provided within the future development will connect to existing public walkways and sidewalks and provide connectivity to existing multi-modal opportunities.

E. <u>Land Development Code Requirements</u>

a. 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 June 24, 2025 regular public hearing.

b. Amendment Procedures - The Division has placed the Future Land Use Map Amendment application on the Planning and Zoning Board regular public hearing agenda for the June 24, 2025 meeting. At that duly noticed public hearing, the Board will consider the application, this Development Review Report, all other substantial relevant evidence presented at the hearing, make a recommendation, and forward to the City Commission their recommendation on the application and all supporting evidence.

c. **Amendment Notice** - LDR Article IV., Part 2.0., Section 2.10., addresses public notice. Subsection 2.10.1. requires a Future Land Use Map Amendment to be published in a newspaper of general circulation in Broward County at least 10 days prior to the date of the hearing.

I. Published Notice: Subsection 2.10.1., requires a Future Land Use Map Amendment to be published in a newspaper of general circulation in Broward County at least 10 days prior to the date of the hearing. The Division has caused a legal notice of the Planning and Zoning Board public hearing and the City Commission public hearings to be published in the Sun-Sentinel, a newspaper of general circulation within the City and Broward County, on or before June 14, 2025, or 10 days before the Board public hearing date. The application is included within the published legal notice for the public hearing. Proof of publication is on file with the Division and is included herein by reference. Thus, the Division concludes the application has been duly noticed consistent with the standards and requirements of LDR Article IV., Part 2.0., Section 2.10.

II. Mailed Notice: Subsection 2.10.3., requires mailed public notice. Specifically, it provides all owners and occupants of property within 500 feet of the premises for which the development order is requested shall be given notice of the hearing by mail. On or before June 9, 2025, Staff provided the required mailed notice and a copy of the notice and a list of those persons noticed is on file with Staff and incorporated herein by reference. Consequently, the application is in conformance with this requirement.

III. Posted Notice: Subsection 2.10.3 also requires the property be posted. Specifically, it provides that at least fifteen (15) days prior to the hearing, a sign shall be posted upon the property facing and visible from the street. The sign must be a minimum of three (3) square feet in size. Moreover, a notarized affidavit must be provided to Staff stating that the sign was posted on the appropriate day, that the sign remained posted for the duration of the time required for the posting, and that a photograph of the sign in place is submitted. An affidavit has been provided stating the property will be posted during the required periods and staff will confirm prior to or at the hearing that a photograph has been provided showing the property is posted. Thus, the application is in conformance with this requirement.

V. RECOMMENDATION/ACTION

Division recommendation - 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 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.

A. Planning and Zoning Board Recommendation - The proposed Ordinance is scheduled on the agenda for the regular June 2025 Board hearing, held on June 24, 2025. The Planning & Zoning Board may make the following Actions:
    a. Adopt the findings and conclusions of Staff, and recommend approval to the City Commission for the Land Use Plan Amendment, as the Board finds that there is substantial competent evidence that the application is in compliance with the City's Comprehensive Plan.
    b. Recommend denial to the City Commission, as there is not substantial competent evidence that the application is in compliance with the City's Comprehensive Plan.
    c. Postpone this item to the next meeting, as additional information is needed, as requested by the Board during the discussion.

B. City Commission Action - First reading of the proposed Ordinance is tentatively scheduled on the agenda for the July 14, 2025 City Commission public hearing. If recommended for approval by the City Commission, the Applicant will file their application with the County.
    - The BCPC requires a cover letter from the City Manager that indicates that the City Commission, either by motion or by resolution, has voted to transmit the City's FLUM to BCPC for recertification. Included with the cover letter will be the existing future land use plan maps and the most recently adopted future land use plan map, updated flex zone tables and updated parks/recreation and open space tables.

VI. ATTACHMENTS

1. Attachment 1 – Legal Description

Attachment 1 – Legal Description(s)

DESCRIPTION - **POD 1**

A TRACT OF LAND IN SECTION 22, TOWNSHIP 49 SOUTH, RANGE 41 EAST, PLAT OF FORT LAUDERDALE TRUCK FARMS, AS RECORDED IN PLAT BOOK 4, PAGE 31, PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTH QUARTER CORNER OF SAID SECTION 22, SAID CORNER HAVING STATE PLANE COORDINATES NORTHING=666,287.4278 AND EASTING=904,330.3217, RELATIVE TO THE NORTH AMERICAN DATUM OF 1983, FLORIDA EAST ZONE, THENCE ON A GRID BEARING OF N89°32'52"E ALONG THE SOUTH LINE OF SAID SECTION 22, SAID LINE BEING THE BASIS OF BEARINGS, ALL BEARINGS HEREIN BEING RELATIVE THERETO, A DISTANCE OF 294.26 FEET TO A POINT OF INTERSECTION WITH THE WEST LINE OF THE CENTRAL AND SOUTHERN FLORIDA CONTROL DISTRICT CANAL C-13; THENCE N37°23'52"E ALONG SAID WEST LINE, A DISTANCE OF 1049.26 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE N37°23'52"E, A DISTANCE OF 1944.03 FEET TO A POINT OF INTERSECTION WITH THE SOUTH RIGHT-OF-WAY OF INVERRARY BOULEVARD, SAID RIGHT-OF-WAY BEING A NON-TANGENT CURVE CONCAVE NORTHEAST WITH A RADIUS OF 2904.79 FEET. A CHORD BEARING OF N49°23'49"W, A CHORD DISTANCE OF 193.99 FEET, AND A CENTRAL ANGLE OF 3°49'37"; THENCE NORTHWESTERLY ALONG SAID CURVE, A DISTANCE OF 194.02 FEET; THENCE DEPARTING SAID RIGHT-OF-WAY S00°24'20"E, A DISTANCE OF 38.95 FEET; THENCE S47°25'39"W, A DISTANCE OF 7.37 FEET TO A POINT OF CURVE TO THE RIGHT, SAID CURVE HAVIE A RADIUS OF 100 FEET AND A CENTRAL ANGLE OF 45°36'42"; THENCE WESTERLY ALONG SAID CURVIE, A DISTANCE OF 79.61 FEET TO A POINT OF REVERSE CURVE; SAID CURVE HAVING A RADIUS OF 65.00 FEET AND A CENTRAL ANGLE OF 15°00'11"; THENCE WESTERLY ALONG SAID CURVE, A DISTANCE OF 17.02 FEET; THENCE S78*02'10"W, A DISTANCE OF 622.22 FEET; THENCE S37°23'49"W, A DISTANCE OF 296.00 FEET TO A POINT OF CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 275.00 FEET AND A CENTRAL ANGLE OF 23°25'48"; THENCE SOUTHWESTERLY ALONG SAID CURVE, A DISTANCE OF 112.46 FEET; THENCE N76°01'59"W, A DISTANCE OF 28.12 FEET; THENCE S74°36'20"W, A DISTANCE OF 20.00 FEET TO A POINT OF INTERSECTION WITH THE EAST RIGHT-OF-WAY OF ENVIRON BOULEVARD; SAID RIGHT-OF-WAY BEING A NON-TANGENT CURVE CONCAVE WEST WITH A RADIUS OF 548.12 FEET, A CHORD BEARING OF S02°12'24"E, A CHORD DISTANCE OF 250.05 FEET, AND A CENTRAL ANGLE OF 26°22'11"; THENCE SOUTHERLY ALONG SAID CURVE, A DISTANCE OF 252.27 FEET TO A POINT OF REVERSE CURVE, SAID CURVE HAVING A RADIUS OF 1445.00 FEET AND A CENTRAL ANGLE OF 23°02'58"; THENCE SOUTHERLY ALONG SAID CURVE, A DISTANCE OF 581.31 FEET TO A POINT OF REVERSE CURVE, SAID CURVE HAVING A RADIUS OF 376.27 FEET AND A CENTRAL ANGLE OF 49°44'28"; THENCE SOUTHWESTERLY ALONG SAID CURVE, A DISTANCE OF 326.66 FEET; THE PREVIOUS THREE (3) COURSES BEING ALONG SAID EAST RIGHT-OF-WAY; THENCE DEPARTING SAID RIGHT-OF-WAY S52°36'08"E, A DISTANCE OF 0.03 FEET TO THE POINT OF BEGINNING.

SAID LANDS SITUATE IN THE CITY OF LAUDERHILL, BROWARD COUNTY, FLORIDA AND CONTAINING 17.559 ACRES OR 764,864 SQUARE FEET, MORE OR LESS.
SAID LANDS CONTAINING A GROSS AREA OF 18.525 ACRES OR 806,959 SQUARE FEET, MORE OR LESS.

DESCRIPTION - **POD 2**

A TRACT OF LAND IN SECTION 23, TOWNSHIP 49 SOUTH, RANGE 41 EAST, PLAT OF FORT LAUDERDALE TRUCK FARMS, AS RECORDED IN PLAT BOOK 4, PAGE 31, PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, TOGETHER WITH A PORTION OF THE C-13 CANAL RIGHT-OF-WAY AS SHOWN ON THE PLAT OF INVIERRARY COUNTRY CLUB, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 70, PAGE 46, PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA;

COMMENCE AT THE EAST QUARTER CORNER OF SAID SECTION 23, SAID CORNER HAVING STATE PLANE COORDINATES NORTHING=668,990.2939 AND EASTING=912,189.2892, RELATIVIE TO THE NORTH AMERICAN DATUM OF 1983, FLORIDA EAST ZONE, THENCE ON A GRID BEARING OF N01°24'32"W ALONG THE EAST LINE OF SAID SECTION 23, SAID LINE BEING THE BASIS OF BEARINGS, ALL BEARINGS HEREIN BEING RELATIVE THERETO, A DISTANCE OF 332.26 FEET TO A POINT OF INTERSECTION WITH THE NORTH LINE OF THE CENTRAL AND SOUTHERN FLORIDA CONTROL DISTRICT CANAL C-13; THENCE S89°22'21"W ALONG SAID NORTH LINE, A DISTANCE OF 3485.64 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE S89°22'21"W ALONG SAID LINE, A DISTANCE OF 1413.91 FEET; THENCE N00°37'39"E, A DISTANCE OF 100.00 FEET TO A POINT ON A CURVE CONCAVE NORTH, SAID CURVE HAVING A RADIUS OF 200.00 FEET, A CHORD BEARING OF N80°44'38"E, AND A CENTRAL ANGLE OF 17°15'26"; THENCE EASTERLY ALONG SAID CURVE, A DISTANCE OF 60.24 FEET; THENCE N72°06'55"E, A DISTANCE OF 99.61 FEET TO A CURVIE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 655.16 FEET AND A CENTRAL ANGLE OF 7°03'33"; THENCE NORTHEASTERLY ALONG SAID CURVE, A DISTANCE OF 80.72 FEET; THENCE N00°00'11"W, A DISTANCE OF 371.27 FEET; THENCE N65°37'58"E, A DISTANCE OF 77.69 FEET; THENCE S86°22'46"E, A DISTANCE OF 508.01 FEET; THENCE S69°51'16"E, A DISTANCE OF 479.30 FEET; THENCE N81°50'32"E, A DISTANCE OF 225.16 FEET TO A POINT ALONG THE WEST RIGHT-OF-WAY OF AFORMENTIONED INVERRARY BOULEVARD; THENCE S17°59'56"W, A DISTANCE OF 74.98 FEET TO A POINT OF CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 707.09 FEET AND A CENTRAL ANGLE OF 13°14'25"; THENCE SOUTHERLY ALONG SAID CURVE, A DISTANCE OF 163.40 FEET; THENCE S04°44'33"W, A DISTANCE OF 152.16 FEET TO THE POINT OF BEGINNING, THE PREVIOUS THREE (3) COURSES BEING ALONG SAID RIGHT-OF-WAY.

SAID LANDS SITUATE IN THE CITY OF LAUDERHILL, BROWARD COUNTY, FLORIDA AND CONTAINING 13.871 ACRES OR 604,241 SQUARE FEET, MORE OR LESS.

DESCRIPTION - **POD 3**

A TRACT OF LAND IN SECTION 23, TOWNSHIP 49 SOUTH, RANGE 41 EAST, PLAT OF FORT LAUDERDALE TRUCK FARMS, AS RECORDED IN PLAT BOOK 4, PAGE 31, PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE EAST QUARTER CORNER OF SAID SECTION 23, SAID CORNER HAVING STATE PLANE COORDINATES NORTHING=668,990.2939 AND EASTING=912,189.2892, RELATIVE TO THE NORTH AMERICAN DATUM OF 1983, FLORIDA EAST ZONE, THENCE ON A GRID BEARING OF N01°24'32"W ALONG THE EAST LINE OF SAID SECTION 23, SAID LINE BEING THE BASIS OF BEARINGS, ALL BEARINGS HEREIN BEING RELATIVE THERETO, A DISTANCE OF 332.26 FEET TO A POINT OF INTERSECTION WITH THE NORTH LINE OF THE CENTRAL AND SOUTHERN FLORIDA CONTROL DISTRICT CANAL C-13; THENCE S89°22'21"W ALONG SAID NORTH LINE, A DISTANCE OF 1221.04 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE S89°22'21"W ALONG SAID LINE, A DISTANCE OF 2204.34 FEET TO A POINT OF INTERSECTION WITH THE EAST RIGHT-OF-WAY OF INVERRARY BOULEVARD; THENCE N04°44'33"E ALONG SAID RIGHT-OF-WAY, A DISTANCE OF 146.52 TO A POINT OF CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 647.09 FEET AND A CENTRAL ANGLE OF 13°14'20"; THENCE NORTHERLY ALONG SAID CURVE, A DISTANCE OF 149.52 FEET; THENCE N17°59'56"E, A DISTANCE OF 104.45 TO THE SOUTHWEST CORNER OF TRACT A, THE MANORS OF INVERRARY, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 82, PAGE 48, PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, THE PREVIOUS THREE (3) COURSES BEING ALONG SAID EAST RIGHT-OF-WAY; THENCE N82°03'14"E ALONG THE SOUTH LINE OF SAID TRACT A, A DISTANCE OF 318.18 FEET; THENCE N76°31'18"E, A DISTANCE OF 377.25 FEET; THENCE S89°30'24"E, A DISTANCE OF 280.05 FEET; THENCE S85°24'05", A DISTANCE OF 391.57 FEET; THENCE N68°25'58"E, A DISTANCE OF 417.85 FEET; THENCE N60°51'35"E, A DISTANCE OF 125.30 FEET TO THE SOUTHEAST CORNER OF SAID TRACT A, THE PREVIOUS SIX (6) COURSES BEING ALONG SAID SOUTH LINE; THENCE S33°16'14"E, A DISTANCE OF 30.08 FEET TO A POINT OF CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 40.52 FEET AND A CENTRAL ANGLE OF 76°19'00"; THENCE SOUTHEASTERLY ALONG SAID CURVE, A DISTANCE OF 53.98 FEET; THENCE N69°49'14"E, A DISTANCE OF

53.74 FEET; THENCE S15°42’31”W, A DISTANCE OF 99.98 FEET; THENCE S01°05’46”W, A DISTANCE OF 22.50 FEET TO A NON-TANGENT CURVE CONCAVE SOUTH WITH A RADIUS OF 120.00 FEET, A CHORD BEARING OF S83°57'50”E, A CHORD DISTANCE OF 40.32 FEET, AND A CENTRAL ANGLE OF 19°20’42”; THENCE EASTERLY ALONG SAID CURVE, A DISTANCE OF 40.52 FEET; THENCE S74°17’29”E, A DISTANCE OF 89.57 FEET; THENCE S16°30’40”W, A DISTANCE OF 122.58 FEET; THENCE N88°51’56”E, A DISTANCE OF 92.45 FEET; THENCE S01°20’28”E, A DISTANCE OF 394.82 FEET TO THE POINT OF BEGINNING.

SAID LANDS SITUATE IN THE CITY OF LAUDERHILL, BROWARD COUNTY, FLORIDA AND CONTAINING 25.018 ACRES OR 1,089,789 SQUARE FEET, MORE OR LESS.
SAID LANDS CONTAINING A GROSS AREA OF 25.296 ACRES OR 1,101,908 SQUARE FEET, MORE OR LESS.

DESCRIPTION - POD 4
A TRACT OF LAND IN SECTION 23, TOWNSHIP 49 SOUTH, RANGE 41 EAST, PLAT OF FORT LAUDERDALE TRUCK FARMS, AS RECORDED IN PLAT BOOK 4, PAGE 31, PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE EAST QUARTIER CORNER OF SAID SECTION 23, SAID CORNER HAVING STATE PLANE COORDINATES NORTHING=668,990.2939 AND EASTING=912,189.2892, RELATIVE TO THE NORTH AMERICAN DATUM OF 1983, FLORIDA EAST ZONE, THENCE ON A GRID BEARING OF N01°24’32”W ALONG THE EAST LINE OF SAID SECTION 23, SAID LINE BEING THE BASIS OF BEARINGS, ALL BEARINGS HEREIN BEING RELATIVE THERETO, A DISTANCE OF 332.26 FEET TO A
POINT OF INTERSECTION WITH THE NORTH LINE OF THE CENTRAL AND SOUTHERN FLORIDA CONTROL DISTRICT CANAL C-13; THENCE S89°22’21”W ALONG SAID NORTH LINE, A DISTANCE OF 426.45 FEET TO A POINT OF INTERSECTION WITH THE WEST RIGHT-OF-WAY OF ROCK ISLAND ROAD, SAID POINT BEING THE POINT OF BEGINNING; THENCE N01°25’09”W ALONG SAID RIGHT-OF-WAY, A DISTANCE OF 279.53 FEET TO A POINT OF CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 7889.44 FEET AND A CENTRAL ANGLE OF 3°26’47”; THENCE NORTHERLY THROUGH SAID CURVE AND ALONG SAID RIGHT-OF-WAY, A DISTANCE OF 474.56 FEET; THENCE DEPARTING SAID RIGHT-OF-WAY N89°56’32”W, A DISTANCE OF 122.82 FEET; THENCE N02°24’53”E, A DISTANCE OF 24.84 TO A POINT OF CURVIE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 70.00 FEET AND A CENTRAL ANGLE OF 66°46’47”; THENCE NORTHWESTERLY ALONG SAID CURVE, A DISTANCE OF 81.59 FEET; THENCE N03°03’22”E, A DISTANCE OF 118.76 FEET TO A POINT ALONG THE SOUTH LINE OF TRACT "A', THE EXECUTIVE HOUSE OF INVIERRARY, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 83, PAGE 14, PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA; THENCE N74°50’31”W ALONG SAID SOUTH LINE, A DISTANCE OF 97.96 FEET TO THE SOUTHWEST CORNER OF SAID TRACT "A'; THENCE N11°53’25”W, A DISTANCE OF 329.10 FEET; THENCE N23°01’35”W, A DISTANCE OF 658.00 TO THE NORTHWEST CORNER OF SAID TRACT "A", THE PREVIOUS TWO (2) COURSES BEING ALONG THE WEST LINE OF SAID TRACT “A”; THENCE S89°34’05”W ALONG THE EASTERLY EXTENSION OF THE SOUTH LINE OF TRACT "A", THE GREENS OF INVIERRARY FIRST ADDITION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 81, PAGE 16, PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, A DISTANCE OF 403.53 FEET TO A CORNER ALONG SAID SOUTH LINE; THENCE S27°04’41”W**,** A DISTANCE OF 232.57 FEET; THENCE N82°01’05”W, A DISTANCE OF 150.20 FEET, THE PREVIOUS TWO (2) COURSES BEING ALONG THE SOUTH LINE OF SAID TRACT “A”; THENCE S07°58’56”W, A DISTANCE OF 49.71 FEET TO A CORNER ALONG THE NORTH LINE OF TRACT A, THE MANORS OF INVERRARY, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 82, PAGE 48, PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA; THENCE S82°02’35”E ALONG SAID NORTH LINE, A DISTANCE OF 150.00 FEET TO THE NORHTEAST CORNER OF SAID TRACT A; THENCE S08°34’10”W, A DISTANCE OF 208.77 FEET; THENCE S21°05’09”E, A DISTANCE OF 85.44 FEET; THENCE S09°46’20”W, A DISTANCE OF 111.80 FEET; THENCE S11°41’41”E, A DISTANCE OF 387.33 FEET; THENCE S10°15’16”W, A DISTANCE OF 213.78 FEET TO THE SOUTHEAST CORNER OF SAID TRACT A, THE PREVIOUS FIVE (5) COURSES BEING ALONG THE EAST LINE OF SAID TRACT A; THENCE S33°16’14”E, A DISTANCE OF 30.08 FEET TO A

POINT OF CURVE, SAID CURVE HAVING A RADIUS OF 40.52 FEET AND A CENTRAL ANGLE OF 76°19'00"; THENCE SOUTHEASTERLY THROUGH SAID CURVE, A DISTANCE OF 53.98 FEET; THENCE N69°49'14"E, A DISTANCE OF 53.74 FEET; THENCE S15°42'31"W, A DISTANCE OF 99.98 FEET; THENCE S01°05'46"W, A DISTANCE OF 22.50 FEET TO A NON-TANGENT CURVE CONCAVE SOUTH WITH A RADIUS OF 120.00 FEET, A CHORD BEARING OF S83°57'50"E, A CHORD DISTANCE OF 40.32 FEET, AND A CENTRAL ANGLE OF 19°20'42"; THENCE EASTERLY ALONG SAID CURVE, A DISTANCE OF 40.52 FEET; THENCE S74°17'29"E, A DISTANCE OF 89.57 FEET; THENCE S16°30'40"W, A DISTANCE OF 122.58 FEET; THENCE N88°51'56"E, A DISTANCE OF 92.45 FEET; THENCE S01°20'28"E, A DISTANCE OF 394.82 FEET TO A POINT ALONG THE NORTH LINE OF AFOREMENTIONED CANAL C-13; THENCE N89°22'21"E ALONG SAID NORTH LINE, A DISTANCE OF 794.59 FEET TO THE POINT OF BEGINNING.

SAID LANDS SITUATE IN THE CITY OF LAUDERHILL, BROWARD COUNTY, FLORIDA AND CONTAINING 34.934 ACRES OR 1,521,727 SQUARE FEET, MORE OR LESS.
SAID LANDS CONTAINING A GROSS AREA OF 35.798 ACRES OR 1,559,356 SQUARE FEET, MORE OR LESS.

DESCRIPTION - **POD 5**
A TRACT OF LAND IN SECTION 23, TOWNSHIP 49 SOUTH, RANGE 41 EAST, PLAT OF FORT LAUDERDALE TRUCK FARMS, AS RECORDED IN PLAT BOOK 4, PAGE 31, PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE EAST QUARTER CORNER OF SAID SECTION 23, SAID CORNER HAVING STATE PLANE COORDINATES NORTHING=668,990.2939 AND EASTING=912,189.2892, RELATIVIE TO THE NORTH AMERICAN DATUM OF 1983, FLORIDA EAST ZONE, THENCE ON A GRID BEARING OF N01°24'32"W ALONG THE EAST LINE OF SAID SECTION 23, SAID LINE BEING THE BASIS OF BEARINGS, ALL BEARINGS HEREIN BEING RELATIVE THERETO, A DISTANCE OF 332.26 FEET TO A POINT OF INTERSECTION WITH THE NORTH LINE OF THE CENTRAL AND SOUTHERN FLORIDA CONTROL DISTRICT CANAL C-13; THENCE S89°22'21"W ALONG SAID NORTH LINE, A DISTANCE OF 426.45 FEET TO A POINT OF INTERSECTION WITH THE WEST RIGHT-OF-WAY OF ROCK ISLAND ROAD; THENCE N01°25'09"W ALONG SAID RIGHT-OF-WAY, A DISTANCE OF 279.53 FEET TO A POINT OF CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 7889.42 FEET AND A CENTRAL ANGLE OF 3°26'47" THENCE NORTHERLY THROUGH SAID CURVE AND ALONG SAID RIGHT-OF-WAY, A DISTANCE OF 474.56 FEET**;** THENCE DEPARTING SAID RIGHT-OF-WAY N89°56'32"W, A DISTANCE OF 122.82 FEET; THENCE N02°24'53"E, A DISTANCE OF 24.84 TO A POINT OF CURVIE TO THE LEFT, SAID CURVIE HAVING A RADIUS OF 70.00 FEET AND A CENTRAL ANGLE OF 66°46'47"; THENCE NORTHWESTERLY ALONG SAID CURVE, A DISTANCE OF 81.59 FEET; THENCE N03°03'22"E, A DISTANCE OF 118.76 FEET TO A POINT ALONG THE SOUTH LINE OF TRACT "A", THE EXECUTIVE HOUSE OF INVERRARY, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 83, PAGE 14, PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA; THENCE N74°50'31"W ALONG SAID SOUTH LINE, A DISTANCE OF 97.96 FEET TO THE SOUTHWEST CORNER OF SAID TRACT "A"; THENCE N11°53'25"W, A DISTANCE OF 329.10 FEET; THENCE N23°01'35"W, A DISTANCE OF 658.00 TO THE NORTHWEST CORNER OF SAID TRACT "A", THE PREVIOUS TWO (2) COURSES BEING ALONG THE WEST LINE OF SAID TRACT "A"; THENCE S89°34'05"W ALONG THE EASTERLY EXTENSION OF THE SOUTH LINE OF TRACT "A", THE GREENS OF INVERRARY FIRST ADDITION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 81, PAGE 16, PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, A DISTANCE OF 403.53 FEET TO A CORNER ALONG SAID SOUTH LINE; THENCE S27°04'41"W, A DISTANCE OF 232.57 FEET; THENCE N82°01'05"W, A DISTANCE OF 150.20 FEET TO THE POINT OF BEGINNING, THENCE CONTINUE N82°01'05"W, A DISTANCE OF 160.79 FEET; THENCE N10°35'08"W, A DISTANCE OF 162.79 FEET; THENCE N88°47'08"W, A DISTANCE OF 631.13 FEET; THENCE S64°13'06"W, A DISTANCE OF 649.86 FEET; THENCE N57°02'46"W, A DISTANCE OF 213.83 FEET TO A POINT OF INTERSECTION WITH THE EAST RIGHT-OF-WAY OF INVIERRARY BOULIEVARD, THE PREVIOUS SIX (6) COURSES BEING ALONG THE SOUTH LINE OF SAID TRACT "A"; THENCE S17°33'16"E ALONG SAID RIGHT-OF-WAY, A DISTANCE OF 95.15 FEET TO A POINT OF CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 599.24 FEET AND A CENTRAL ANGLE OF 19°02'38"; THENCE SOUTHERLY

ALONG SAID CURVE. A DISTANCE OF 199.17 FEET; THENCE S02°05'05"W, A DISTANCE OF 122.05 TO THE NORTHWEST CORNER OF TRACT A**,** THE MANORS OF INVERRARY, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 82, PAGE 48, PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, THE PREVIOUS THREE (3) COURSES BEING ALONG SAID RIGHT-OF-WAY; THENCE S83°40'56"E, A DISTANCE OF 182.53 FEET; THENCE S69°07'00"E, A DISTANC OF 273.91 FEET; THENCE N70°31'25"E, A DISTANCE OF 354.19 FEET; THENCE N83°21'17"E, A DISTANCE OF 140.80 FEET; THENCE N63°01'12"E, A DISTANCE OF 692.11 FEET; THENCE S82°02'35"E, A DISTANCE OF 150.00 FEET TO THE NORTHEAST CORNER OF SAID TRACT A, THE PREVIOUS SIX (6) COURSES BEING ALONG THE NORTH LINE OF SAID TRACT A; THENCE N7°58'56"E, A DISTANCE OF 49.71 FEET TO THE POINT OF BEGINNING.

SAID LANDS SITUATE IN THE CITY OF LAUDERHILL, BROWARD COUNTY, FLORIDA AND CONTAINING 15.248 ACRES OR 664,183 SQUARE FEET, MORE OR LESS.
SAID LANDS CONTAINING A GROSS AREA OF 15.531 ACRES OR 676,520 SQUARE FEET, MORE OR LESS.

DESCRIPTION - **POD 6**
A TRACT OF LAND IN SECTION 23, TOWNSHIP 49 SOUTH, RANGE 41 EAST, PLAT OF FORT LAUDERDALE TRUCK FARMS, AS RECORDED IN PLAT BOOK 4, PAGE 31, PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, TOGETHER WITH A PORTION OF THE C-13 CANAL RIGHT-OF-WAY AS SHOWN ON THE PLAT OF INVERRARY COUNTRY CLUB, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 70, PAGE 46, PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA; SAID LANDS BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTH QUARTIER CORNER OF SAID SECTION 23, SAID CORNER HAVING STATIE PLANE COORDINATES NORTHING=671,606.7566 AND EASTING=909,484.0311, RELATIVIE TO THE NORTH AMERICAN DATUM OF 1983, FLORIDA EAST ZONE. THENCE ON A GRID BEARING OF S89°34'05"W ALONG THE NORTH LINE OF SAID SECTION 23, SAID LINE BEING THE BASIS OF BEARINGS, ALL BEARINGS HEREIN BEING RELATIVE THERETO, A DISTANCE OF 801.97 FEET TO A POINT OF INTERSECTION WITH THE WEST LINE OF SAID C-13 CANAL, SAID LINE BEING THE SAME AS THE EXTENDED EAST LINE OF TRACT "A"; THE GREENS OF INVERRARY, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 80, PAGE 18, PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA; THENCE S14°16'48"W ALONG SAID LINE; A DISTANCE OF 273.39 TO THE SOUTHEAST CORNER OF SAID TRACT "A", SAID CORNER BEING THE POINT OF BEGINNING; THENCE N62°24'47"W, A DISTANCE OF 86.17 FEET; THENCE S82°31'19"W, A DISTANCE OF 91.79 FEET; THENCE N88°06'31"W, A DISTANCE OF 771.41 FEET TO THE NORTHEAST CORNER OF TRACT "B" OF SAID PLAT OF INVERRARY COUNTRY CLUB, THE PREVIOUS THREE (3) COURSES BEING ALONG THE SOUTH LINE OF SAID TRACT "A" S67°41'10"W, A DISTANCE OF 291.93 FEET; THENCE S82°02'03"W, A DISTANCE OF 186.82 FEET; THENCE N81°59'46"W, A DISTANCE OF 50.49 FEET TO THE SOUTHWEST CORNER OF SAID TRACT "B", THE PREVIOUS THREE (3) COURSES BEING ALONG THE SOUTHERLY BOUNDARY OF SAID TRACT '8'; THENCE S28°07'49"W, A DISTANCE OF 106.09 FEET; THENCE S03°08'25"W, A DISTANCE OF 317.61 FEET; THENCE S22°50'12"W, A DISTANCE OF 55.90 FEET; THENCE N88°36'10"E, A DISTANCE OF 43.84 FEET; THENCE N85°11'09"E, A DISTANCE OF 666.85 FEET; THENCE S83°17'40"E, A DISTANCE OF 548.81 FEET; THENCE S77°48'39"E, A DISTANCE OF 517.00 FEET; THENCE S83°40'42"E, A DISTANCE OF 82.35 FEET TO A POINT ALONG THE WEST RIGHT-OF-WAY OF INVERRARY BOULEVARD; THENCE N02°07'13"E, A DISTANCE OF 117.78 FEET TO A POINT OF CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 536.29 FEET AND A CENTRAL ANGLE OF 19°03'34"; THENCE SOUTHERLY ALONG SAID CURVE, A DISTANCE OF 178.40 FEET; THENCE N17°33'14"W, A DISTANCE OF 168.00 FEET TO A POINT OF INTERSECTION WITH THE SOUTH LINE OF TRACT "A"**,** THE GREENS OF INVERRARY FIRST ADDITION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 81, PAGE 16, PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, THE PREVIOUS THREE (3) COURSES BEING ALONG SAID WEST RIGHT-OF-WAY; THENCE N57°02'46"W ALONG THE SOUTHWESTERLY LINE OF SAID TRACT "A", A DISTANCE OF 83.75 FEET; THENCE N42°02'27"W ALONG SAID SOUTHWESTERLY LINE AND THE EXTENSION THEREOF, A DISTANCE OF 194.00 FEET; THENCE N62°24'47"W, A DISTANCE OF 43.54 FEET TO THE POINT OF BEGINNING.

SAID LANDS SITUATE IN THE CITY OF LAUDERHILL, BROWARD COUNTY, FLORIDA AND CONTAINING 21.751 ACRES OR 947,483 SQUARE FEET, MORE OR LESS.