

Project # \_\_\_\_\_  
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Revision: \_\_\_\_\_

# **Inverrary Greg Norman Signature Golf Course Clubhouse Rezoning Application City Of Lauderhill, Florida**



Submitted to:  
**City of Lauderhill**  
Development Services  
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Prepared for:  
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## **Section I: Introduction and Proposed Application**

This application is for the redevelopment of the vacant inactive Inverrary Golf Course Clubhouse parcel (subject property) and is filed on behalf of the property owner, Victorville West LTD. Partnership (the applicant). The subject property is generally located on the east side of Inverrary Boulevard, just north of the South Florida Water Management District C-13 Canal. The purpose of this application is to rezone the exiting clubhouse parcel from it's existing Zoning Designation of Open Space And Recreational - S-1 to Commercial Recreation - CR. The CR Zoning Designation would result in a consistent Zoning Designation with the rest of the golf course property and allow for supporting golf course permitted uses. Proposed golf course supporting and ancillary structures, such as golf cart barn and a maintenance storage shed. The golf course clubhouse property is approximately 9-acres.

The subject property is located within a dashed line area, and the application is proposing to redevelop the property in accordance to the existing Land Use Designation of Commercial Recreation and the new proposed Zoning Designations of CR - Commercial Recreation. The redevelopment plan includes the demolition of any remaining existing structures from the closed golf course operations and the construction of new golf facilities. Vehicular access point, into the new clubhouse and parking area, will be east off of Inverrary Boulevard. There will be a shared access road off of Inverrary Boulevard that will access north into the new clubhouse parking lot and then also continue to the east in order to provide secondary access into the new Inverrary Residential PUD Pod 2 residential neighborhood. This access into the Pod 2 residential neighborhood will have access controls at the entrance in order to control public access into the private residential neighborhood. This application is proposing the rezoning of the existing platted clubhouse (Plat Book 70, Page 46) parcel from S-1 - Open Space and Recreation to CR - Commercial Recreation. The request will result in the clubhouse parcel Zoning Designation being consistent with the existing Zoning Designation of the golf course area. This will allow the redevelopment of clubhouse area in accordance to the permitted uses allowed by City Code that support the new golf course.

### **A. Surrounding Properties and Compatibility**

The property's Inverrary Irregular (9) Residential land use designation is compatible with the existing residential uses surrounding it. The entire existing Inverrary Irregular (9) Residential land use area, spans south from 44th Street south to West Oakland Park Boulevard, extends west to Inverrary Boulevard West and then east to the Rock Island Road. The existing residential communities within this dashed line area all are designated Irregular (9) Residential. Should the application for the subject property be approved, the next step will be to file a final site plan application, along with the golf course to provide for a new clubhouse and a new Greg Norman Signature Design 18 - hole golf course.

In certain locations; adjacent to the new golf course specifically to the northeast of the new clubhouse parcel area, there will be transitional buffer areas, which will also serve as semi-public greenway parks with fitness trails that can be accessed by the existing Inverrary residents and the proposed new residents within the proposed P.U.D. residential areas. This fitness trail will have pedestrian access into the new golf course clubhouse parcel area. The connection will provide opportunities for surrounding residents to access the new golf course clubhouse to access the grill or other amenities.

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A summary of zoning and land uses of surrounding properties is provided below:

<b>Adjacent property to the:</b>	<b>Land Use Designation</b>	<b>Zoning Designation</b>	<b>Existing use(s) of Property</b>	<b>Approved use(s) of Property</b>
NORTH	Irregular (9) Residential	CR, RM-18, R M - 2 2 , RM-45	Mixed residential	Residential & Golf Course
SOUTH	Irregular (9) Residential	Canal C13, Past canal - CO, RM-18, PO, RM-45,	Mixed residential, municipal, offices	Residential, corporate park, municipal parks.
EAST	Irregular (9) Residential	RM-18, CR, RM-45	Mixed residential	Golf course, Residential
WEST	Irregular (9) Residential	R M - 4 5 , R M - 2 2 , RS-4, RM-18	Mixed residential	Golf course & residential

**Section II: Development Program**

**A. Greg Norman Signature Design 18 - Hole Golf Course (Not part of application)**

The proposed redevelopment of the closed vacant golf course clubhouse and future golf course will reinvigorate the entire Inverrary community, by providing active recreation through the newly designed Greg Norman Signature golf course. In addition, the new clubhouse will also offer passive amenities to the existing community such as use of the grill facilities during golf hours of operation. Vehicular access to the new golf course is proposed off of Inverrary Boulevard. This new access has been redesigned in order to line up directly with the new proposed Inverrary Residential PUD Pod 1 residential community neighborhood on the west side of Inverrary Boulevard. The existing mast arm and golf cart crossing, just south of the new entrance, is proposed to be removed. The justification for the removal of the existing golf cart crossing is due to the fact that this crossing and existing golf cart path on the east side are no longer needed with the new redesign. See below in the clubhouse section for details.

The newly designed Greg Norman Signature Golf Course will provide 18 - holes of challenging golf play to the residents of the City of Lauderhill on approximately 163 acres. The newly designed total yardage will be approximately 6,900 yards with a play of par 71. Lake areas and sand hazards will provide challenges to the most experienced golfers. The new golf course will also be programmed with a driving range for practice and warming up prior to playing the new golf course. A practice area will also be provided just southeast of the driving range. Hole #1 is located just east of the driving range and west of the practice area. The golf course will also be designed to include grading variations to further challenge golfers in the Greg Norman Signature Design criteria. The property owner and design team is very proud to be part of this new Greg Norman Signature Design Golf Course that will be an asset to the City of Lauderhill.

The golf hole routing is designed in the standard manner in which the first hole and last hole are directly adjacent to the new clubhouse parcel. Hole #1 is to the northeast of the new clubhouse parcel. This hole runs directly west of the new forty (40) - foot Inverrary Greenway Park Buffer area. Landscaping will be designed within this greenway buffer to provide overhead shelter from errant golf balls for users of the fitness trail. In addition, the fitness trail will meander adjacent to this hole and provide views out to the golf play. This fitness trail area will also have a pedestrian connection for Inverrary residents, new and existing, to access and use the amenities within the new golf course clubhouse. Just east of the hole #1 area will be a single short range practice hole. This practice area will allow golfers to work on their chipping and putting game prior to heading out for a day of golf or just for practice purposes. Hole #1 and #2 are located just west of Inverrary Residential PUD Pod #6. A lake is incorporated in the design in order to provide views to the golf course across the lake, as well as additional cover to residential homes from errant golf balls.

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Upon completion of hole #4, golfers will utilize the new proposed golf cart path crossing area on Inverrary Boulevard, previously covered earlier in this narrative. Golf cart will travel along the west frontage of the clubhouse parcel and get to the intersection of the vehicular connection into the clubhouse parcel and Pod 2 as well as Pod 1 on the west side of Inverrary Boulevard. Golfers will cross Inverrary Boulevard and continue to play the remaining challenging golf holes. Upon reaching hole #18, golfers will complete the play and cross Inverrary Boulevard using the new proposed crossing back to the clubhouse. Golfers will utilize the clubhouse area to settle scoring and enjoy amenities offered by the clubhouse. See clubhouse section below for details.

**1. Golf Course Site Information (Not part of application)**

- i. Greg Norman Signature Golf Course Parcel Tabular:

TOTAL NET SITE AREA	163 Ac.
Water Management Tracts & Stream Area Tracts	36.55 Ac. (22%)

**B. Golf Course Clubhouse Parcel Area (Affected area of rezoning application)**

The golf course clubhouse will be approximately 8,000 square feet with various uses. A restaurant / grill area is programmed for use by the golfers as well as surrounding Inverrary residents. A golf pro shop will also be programmed for use by the prospective golfers to pay green fees and to purchase relevant golfing supplies (balls etc). There will also be meeting rooms as well. Finally there will also be covered patio areas, in which golfers can watch other golfers utilize the driving range just north of the proposed clubhouse.

**1. Pedestrians and Golf Cart Access**

Pedestrians will be able to access the clubhouse parcel from Inverrary Boulevard. The new proposed access road off of Inverrary Boulevard west to the golf course clubhouse area and Inverrary Residential PUD Pod 2 will have a five (5) - foot walk along the north side of this spine road. See details of controlled access into Pod 2 within the Phase 1 Site Plan Application narrative. There will be a separate golf cart path separating pedestrians from golf cart access from this shared access road. This golf cart path will travel along the west frontage of the clubhouse parcel and access the next holes or the new clubhouse area. A subsequent site plan application will provide the details.

The applicant design team is proposing that the other north golf cart crossing, just south of Sienna Greens, be updated and utilized. A median is proposed to replace the south existing median in a similar fashion, in which there is a median break in the middle of Inverrary Boulevard to serve as an area of refuge for golf carts. Two sets of golf cart crossing safety flasher lights are proposed. The first will be on the west side of Inverrary Boulevard, north of the the golf cart path crosswalk facing southbound traffic and the other set will be on the east side of Inverrary Boulevard, south of the golf cart path crosswalk facing northbound traffic. Both stop signs will be facing the relevant oncoming traffic along with stop bars for safety purposes. The proposed crossing will also be used for pedestrians to access Inverrary Residential PUD Pod 2 residential community.

Located at this intersection will be a pole mounted safety crossing flasher (FDOT sign specification RRFB) in which golfers looking to cross to play hole #5 will press a button to activate the safety flashers. Vehicles on Inverrary Boulevard will be required to stop at the new stop bars approximately two car lengths from the golf cart crosswalk striping area. The striping will be wide enough to have two golf carts pass each other safely. In addition, a proposed median is also proposed, at the coursing, with a median cut area for golf cart refuge for safety purposes. This crossing area will serve as dual purpose for pedestrians and bikers as well. As previously indicated, the existing mast arms with lights, median and striping for golf cart crossing south of the new entrances and new crossing area will be removed by the applicant. A subsequent site plan application will provide the details.

In order to have a comprehensive pedestrian system, the applicant design team is also proposing a pedestrian link along the east side of the clubhouse parcel to the proposed Inverrary Semi-Public Linear Greenway / Buffer Area to the east. An eight (8) - foot wide fitness trail connection will extend west from the greenway park area past the practice area and a lake. The fitness trail will connect to a proposed sidewalks just north of the parking lot area and south of the golf cart staging area. This will allow new and existing Inverrary residents a connection to the amenities offered at the new clubhouse.

## 2. Amenities

The approximate 8,000 square foot new golf course clubhouse will be programmed with many amenities that can both be used by golfers and new and existing Inverrary residents. The clubhouse will be programmed with a grill for food service. In addition, a bar area will also serve golfers and residents alike. Finally there will be seating areas and meeting rooms that can be utilized for various purposes. These areas will support golf tournaments and other golfing functions.

## 3. Site Information

- i. Golf Course Clubhouse Parcel Tabular:

TOTAL NET SITE AREA	9.02 Ac.
Water Management Tracts - Dry Detention Area Tracts	1.30 Ac. (14%)

## Section III: City Land Development Regulations

### A. Section 2.0 - Zoning Map Amendments

Per Article IV Development Review Requirements, Section 2 below is a summary of how the Inverrary Greg Norman Signature Golf Course Clubhouse Parcel Site Plan rezoning application adheres to and addresses the City's site plan application requirements.

1. Section 2.4 - Basis for recommendations. In reviewing and formulating recommendations to the City Commission on requested or proposed changes in the zoning district regulations, the Planning and Zoning Board shall consider and evaluate the changes in relation to all pertinent factors, including the following:

1. Section 2.4.1 The character of the district and its peculiar suitability for particular uses.

**Response:** The current Zoning Designation of the subject property is S-1, which is Open Space and Recreational. A rezoning to CR - Commercial Recreation would match the existing Zoning Designation of the golf course and makes the most sense, from a permitted use prospective, to provide supporting and golf course ancillary clubhouse use.

2. Section 2.4.2 Conversion of the value of buildings and encouraging the most appropriate use of land and water throughout the City.

**Response:** The existing vacant old clubhouse is in despair and will need to be demolished in order to redevelop the subject property to a new golf course clubhouse use. The property is vacant with the old existing parking lot intact but in poor condition. The rezoning would allow for redevelopment of the property to the necessary clubhouse house to support the redeveloped Greg Norman Signature Golf Course.

3. Section 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.

**Response:** The subject property was previously a golf course clubhouse. Since the course closed, the existing vacant clubhouse has not been utilized. Based upon the original approvals in the past, the property received approval as well as concurrency approval in the past and is therefore vested. The applicant is proposing a redevelopment and new construction for the clubhouse to serve the Greg Norman Signature Golf Course redevelopment project. The applicant is proposing a rezoning to CR for consistency purposes with the golf course and as a supporting use per the permitted uses table for CR - Commercial Recreation.

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4. Section 2.4.4 The needs of the City for land areas for specific purposes to serve population and economic activities.

**Response:** The old Inverrary Golf Course has been closed for well over twenty years. A redevelopment of this golf course to a Greg Norman Signature Golf Course and new clubhouse will be a source of pride and excitement for the Inverrary community and City as a whole. This redevelopment will reinvigorate the area and provide new active recreation for the City of Lauderhill. The new clubhouse will be a source of tax base, as well as offer new economic opportunities for jobs for the City of Lauderhill as well as a new area for gathering and socializing.

5. Section 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.

**Response:** This application is a supporting application that will be the impetus for a complete redevelopment of this property and surrounding areas. The property owner is going to redevelop the vacant golf course, which has been closed for well over twenty years, to a new Greg Norman Signature Golf Course. Pulte Home Company is under contract to purchase parcel from the landowner in order to redevelop certain areas into new fee simple residential neighborhoods with a mix of housing opportunities. The entire area will be reinvigorated with opportunities for a new challenging golf course, and a wide range of new construction and homes to the existing City of Lauderhill residents and residents looking to move and live in the City of Lauderhill. In total, this redevelopment will provide live, work and play opportunities to the City of Lauderhill.

6. Section 2.4.6 The facts and opinions presented to the Planning and Zoning Board through hearings.

**Response:** The applicant design team will present the redevelopment plan to the Planning and Zoning Board after Development Review Committee sign off. The applicant is proposing to process the approval of the redevelopment via the rezoning application, as well as the final site plan application for the golf course and supporting clubhouse.

2. Section 2.9 Procedures for amendments.

1. Section 2.9.1 A petition of rezoning of land may be filed by an owner or owners, of seventy-five (75) percent in the area thereof.

**Response:** The petition for rezoning from S-1 to CR is filed on behalf of the property owner Victorville West LTD. Partnership. See attached signed application.

2. Section 2.9.2 A petition for a change of district regulations may be filed by any resident eighteen (18) years of age or older, or owner of land in the City of Lauderhill.

**Response:** The petition for rezoning from S-1 to CR is filed on behalf of the property owner Victorville West LTD. Partnership. See attached signed application.

3. Section 2.9.3 Petitions for changes of zoning to district regulations shall be addressed to the Planning and Zoning Board and shall be filed with the Community Development Department. Such petitions shall contain or be accompanied by all pertinent information which may be required by the Planning and Zoning Board for its proper consideration of the matter, including, in the case of petitions for rezoning of land with any improvements located thereon, at least one (1) photograph.

**Response:** The application package has been submitted and includes all of the required information that is indicated on the rezoning application checklist. The property that is being requested for rezoning is recorded plat, PB 70, Page 46.

4. Section 2.9.4, 2.9.5 Reserved.

**Response:** Acknowledged.

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5. Section 2.9.6. After consideration of a petition for a change in zoning classification or in district regulations, the Planning and Zoning Board shall transmit the petition and the Board's recommendations thereon to the City Commission.

No recommendation for a change in zoning district classification or in district regulations shall be made by the Planning and Zoning Board to the City Commission, unless and after a public hearing as hereinafter prescribed has been held by the Planning and Zoning Board.

Proposals originating with the City Commission or initiated by the Planning and Zoning Board shall be processed in the same manner as provided for petitions in the preceding Paragraphs.

**Response:** The current Zoning Designation of the subject property is S-1, which is Open Space and Recreational. A rezoning to CR - Commercial Recreation would match the existing Zoning Designation of the golf course and makes the most sense, from a permitted use prospective, to provide supporting and golf course ancillary clubhouse use. The applicant will submit the application for review, by the City Development Review Committee, and should the application be approved the application will progress to the next step which will be the public hearing process. The Planning and Zoning Board will make a recommendation to the City Commission which will memorialize the approval in two readings.

**B. Section 3.5.4 - Commercial Recreation (CR) Zoning District. Summary**

Per Article IV Development Review Requirements, Section 3.5.4 below is a summary of how the Inverrary Greg Norman Signature Golf Course Clubhouse Parcel Site Plan rezoning application will be in compliant with the new proposed Zoning Designation.

- A. Purpose and intent. The purpose of the Commercial Recreation (CR) zoning district is to accommodate privately-owned commercial recreation facilities that offer recreational opportunities to residents and tourists. The CR zoning district corresponds to the Commercial Recreation future land use designation in the Future Land Use Element of the Comprehensive Plan.

**Response:** The proposed rezoning application will change the existing Zoning Designation from S-1 to CR. In doing so, the permitted uses that will be proposed within the new clubhouse will match the requirements of Section 3.5.4. The CR Zoning Designation and the proposed permitted uses will support the golf course existing zoning and provide ancillary uses that will support the new golf course.

- B. Permitted principal uses and structures. The following uses and structures are allowed within the CR zoning district as a permitted use or structure:

**Response:** Per Section 3.5.4.B. the rezoning to CR will provide the ability to redevelop this parcel for a new clubhouse for the to be redesigned Greg Norman Signature Design Golf Course. Eighteen (18) holes are proposed for this golf course, along with a driving range, which meets the requirements of Section 3.5.4.B.

- C. Accessory uses and structures. The following uses are allowed when part of, or accessory to, the principal use:

**Response:** Per Section 3.5.4.C. the rezoning to CR will provide the ability to redevelop this parcel for a new clubhouse and the supporting ancillary uses that are permitted by the City code. Accessory uses and structures, to be designed as part of the clubhouse parcel, include but are not limited to administrative offices, alcoholic beverage use, landscape areas in outdoor settings, country club to support the golf course, restaurant bar, stormwater areas, maintenance and storage facilities.

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E. Review and approval process.

1. A Zoning District Map amendment to the CR zoning district shall require a recommendation from the Planning and Zoning Board and approval by majority vote of the City Commission at a public hearing consistent with Article IV., Development Review Requirements, Part 2.0., Zoning Map Amendments.

**Response:** The applicant will submit the application for review, by the City Development Review Committee, and should the application be approved the application will progress to the next step which will be the public hearing process. The Planning and Zoning Board will make a recommendation to the City Commission which will memorialize the approval in two readings.

2. The use of any land within the CR zoning district shall require site plan approval by the Planning and Zoning Board or site plan modification approval by the Development Review Committee consistent with Article IV., Development Review Requirements, Part 5.0., Development Plan/Site Plan Review.

**Response:** The applicant will submit the final site plan application for the clubhouse parcel at a later date in accordance to the final site plan application checklist requirements.

3. A special exception use must be approved or approved with conditions by supermajority vote of the City Commission consistent with Article IV., Development Review Requirements, Part 4.0., Special Exception Use.

**Response:** N/A. No special exception is being applied for or proposed.

4. In legally established buildings and structures, land uses shall be allowed upon application and receipt of a Certificate of Use and Local Business Tax Receipt consistent with Code of Ordinances Chapter 12, Business Regulations. If building or structure improvements are proposed, receipt of a certificate of occupancy or completeness shall be required.

**Response:** The applicant will submit this initial application to rezone the property. Then a final site plan will be submitted for review and approval. Upon final approvals, the applicant will submit for building permit in order to construct the clubhouse and supporting structures. Upon completion, requested for certificate of occupancy will be applied for through the City Building Department.

5. Any unplatted lot or parcel shall require preliminary plat approval by the Planning and Zoning Board, final plat approval by both the City Commission and the Broward County Board of County Commissioners, and recording of the plat in the public records of Broward County, Florida consistent with Article IV., Development Review Requirements, Part 6.0., Plat and Subdivision Plan Review.

**Response:** The subject property has an existing recorded plat, PB 70, page 46. IN the future the applicant will submit a replat application that will supersede this recorded plat. The boundary plat that will be submitted will be boundary that covers the existing recorded plat area and will be process through Broward County and the City of Lauderhill. This replat boundary will match the boundaries of the survey that will be submitted with the final site plan for the clubhouse parcel.