

The New Inverrary 3840 & 4031 Inverrary Blvd. Land Use Plan Amendment

City of Lauderhill
City Commission Meeting
July 14, 2025

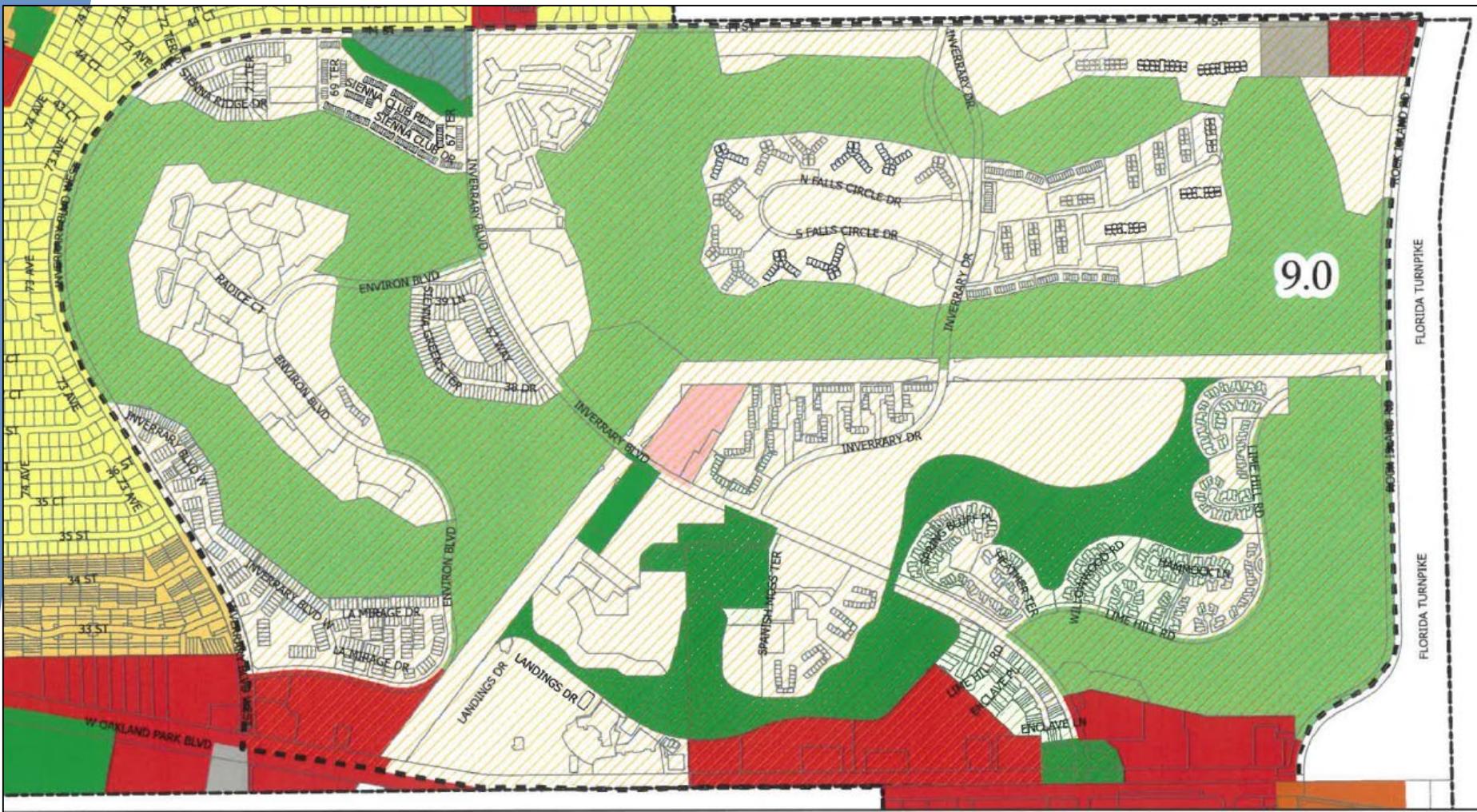
Land Use Plan Amendment

- ▶ An amendment to the City's and Broward County's adopted Future Land Use Maps to change the underlying future land use designation on a parcel to allow an intended use.
- ▶ Each land use category listed within the City's Future Land Use (FLU) Element of the Comprehensive Plan provides a list of permitted uses and maximum density/intensity for parcels with that future land use designation.
 - ▶ Example: Subpolicy 1.1.1.1 of the City's FLU provides a list of permitted uses within the Residential future land use category. Subpolicy 1.1.1.2 provides the maximum density permitted in the various Residential categories:
 - ▶ Low (5 du/acre)
 - ▶ Low-Medium (10 du/acre)
 - ▶ Medium (16 du/acre)
 - ▶ Medium (20 du/acre)
- ▶ The current Commercial Recreation future land use designation does permit residential uses, therefore a LUPA is required to change the designation to a Residential future land use designation.

Request

- ▶ To amend the City's Future Land Use Map to change the designation of +/- 131 gross acre development area from Commercial Recreation within a Dashed Line Area to Residential Irregular (9) within a Dashed Line Area to allow the development of a residential community containing:
 - ▶ 888 dwelling units-mix of single-family detached and attached dwelling units
 - ▶ +/- 10 acres of park space
- ▶ Companion Applications
 - ▶ Rezoning with a PUD Master Plan
 - ▶ Plat
 - ▶ Site plan
 - ▶ 18 hole golf course

Inverray Dashed Line Area



Boundaries

- North: NW 44th St.
- South: W. Oakland Park Blvd.
- East: Florida Turnpike
- West: Inverrary Blvd.
- Total Acres: 1,008
- Permitted Density: 9 du/acre = 9,072 du permitted
- Units Built: 7,930
- Units Available: 1,142

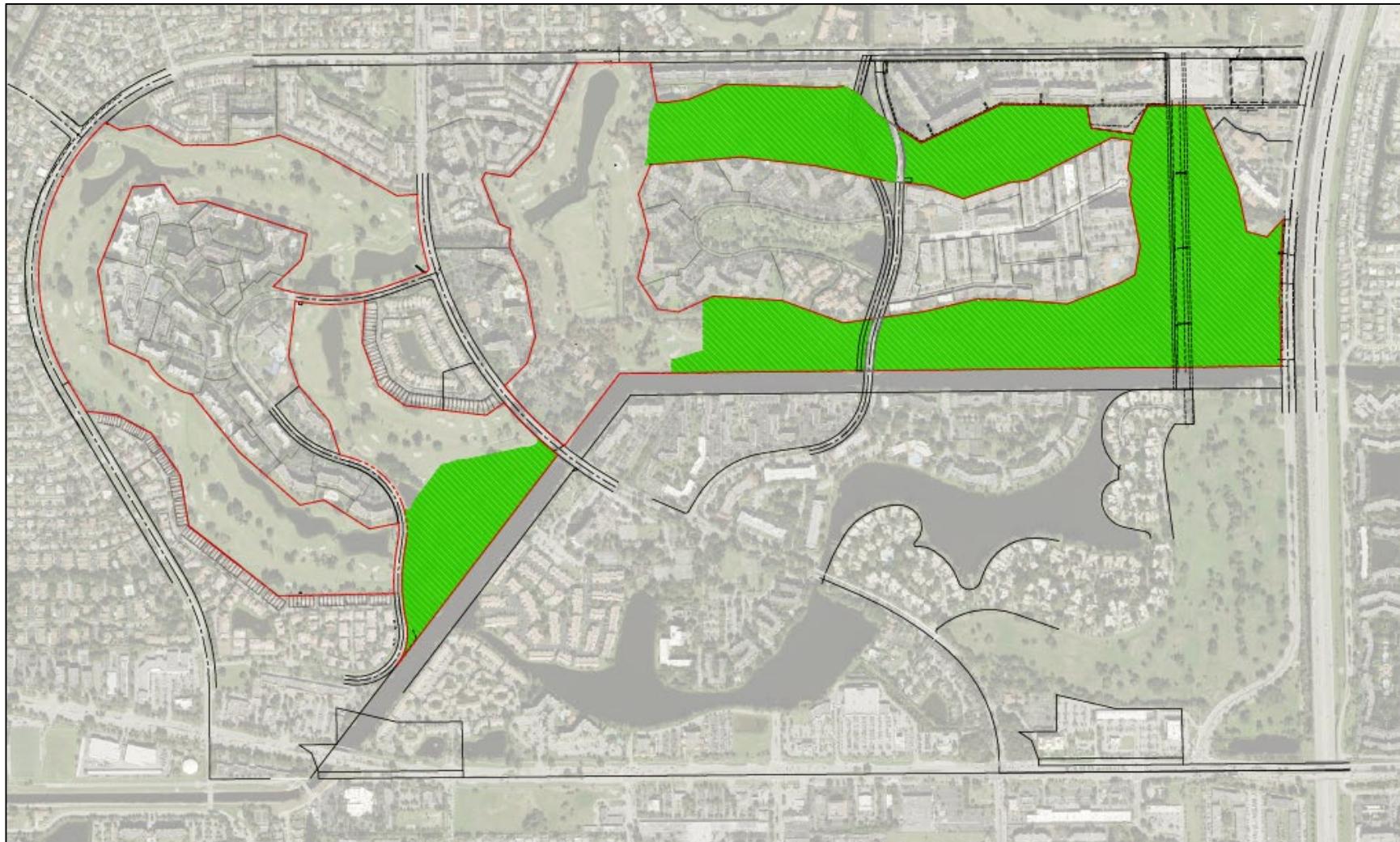
Project Location

Overall Project

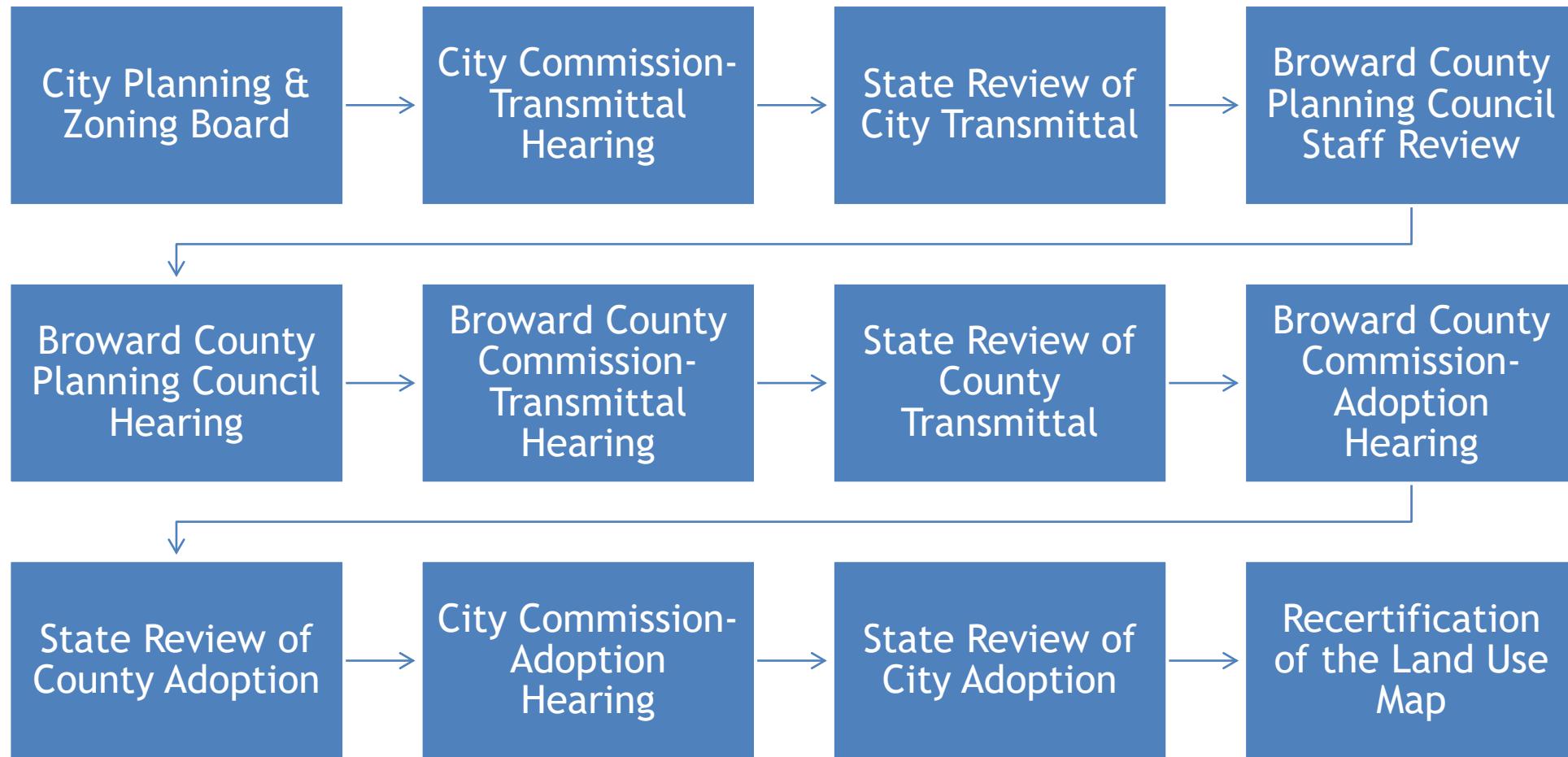
- Size: +/- 294 gross acres
- Existing Future Land Use: Commercial Recreation within a Dashed Line Area

Amendment Area

- Size: +/- 131 gross acres
- Proposed Future Land Use: Residential Irregular (9) within a Dashed Line Area



Development Review Process-LUPA



Development Review Process- Rezoning/Master Plan

- ▶ DRC Review
- ▶ Planning & Zoning Board
- ▶ City Commission-1st Reading
- ▶ City Commission-2nd Reading

Development Review Process-Plat

- ▶ DRC Review
- ▶ Planning & Zoning Board
- ▶ City Commission
- ▶ Broward County Staff Review
- ▶ Broward County Commission

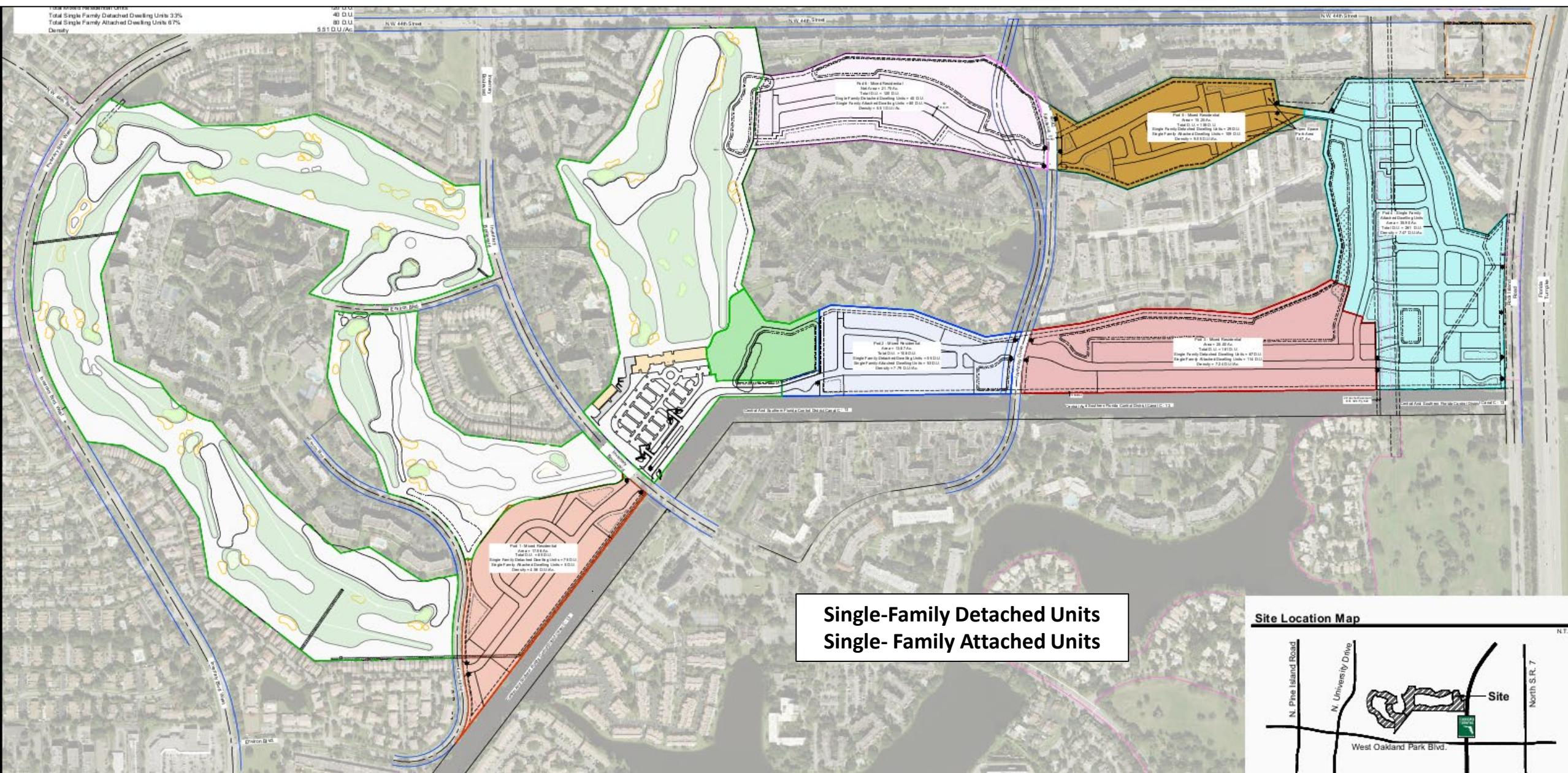
Development Review Process-Site Plan

- ▶ DRC Review
- ▶ Planning & Zoning Board
- ▶ City Commission

Impact Analysis

- ▶ 1,142 dwelling units available in the dashed line area
- ▶ This project will allocate 888 dwelling units to the development area, leaving 254 dwelling units available for future project allocations
- ▶ No dwelling units are being added to the dashed line area
- ▶ No impact to the level of service standards for:
 - ▶ roadways
 - ▶ sewer
 - ▶ solid waste
 - ▶ drainage
 - ▶ water

Conceptual Site Plan



Community Outreach Efforts

Applicant has hosted over 60 in person and virtual community meetings with the communities in and around the golf course since 2023.

Master Inverrary Association (IA) Board is made up of 32 board members represented by each of the 32 HOAs (either the President or its Delegate). The 32 HOAs represent the 7,700 residents within Inverrary.

On July 16, 2024, the IA voted unanimously to approve the conceptual redevelopment plan and for the Developer to begin the entitlement process.

The New Inverrary Website

- ▶ www.thenewinverrary.com

The background of the slide features a geometric pattern of overlapping triangles. The triangles are primarily two colors: a medium blue and a medium red. They are arranged in a way that creates a sense of depth and movement, with some triangles pointing towards the center and others pointing away. The overall effect is a modern and professional look.

► Thank you