



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

City of Lauderhill  
City Commission Meeting  
July 14, 2025

# Land Use Plan Amendment

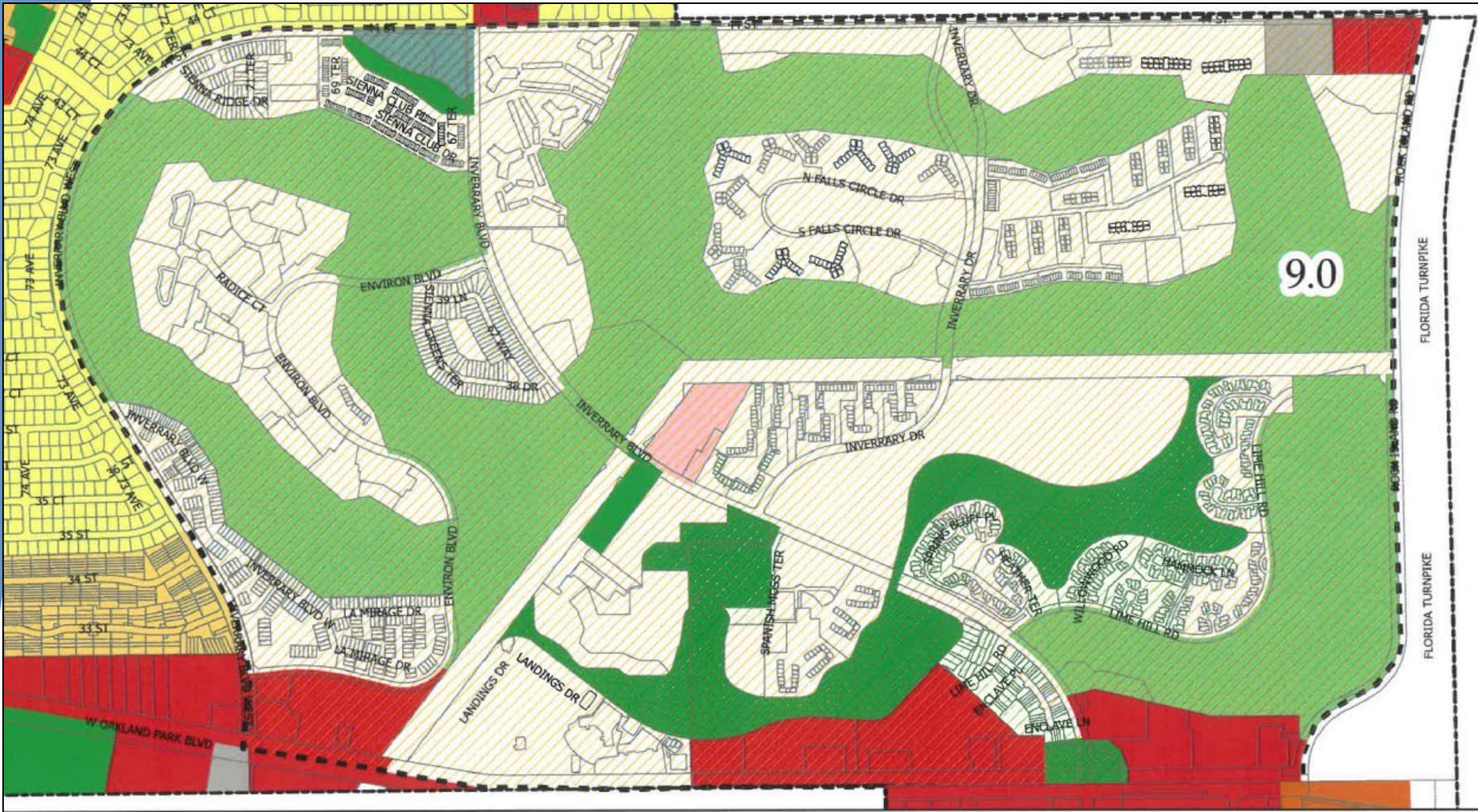
- ▶ An amendment to the City's and Broward County's adopted Future Land Use Maps to change the underlying future land use designation on a parcel to allow an intended use.
- ▶ Each land use category listed within the City's Future Land Use (FLU) Element of the Comprehensive Plan provides a list of permitted 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



# Inverrary Dashed Line Area



## Boundaries

- North: NW 44<sup>th</sup> 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



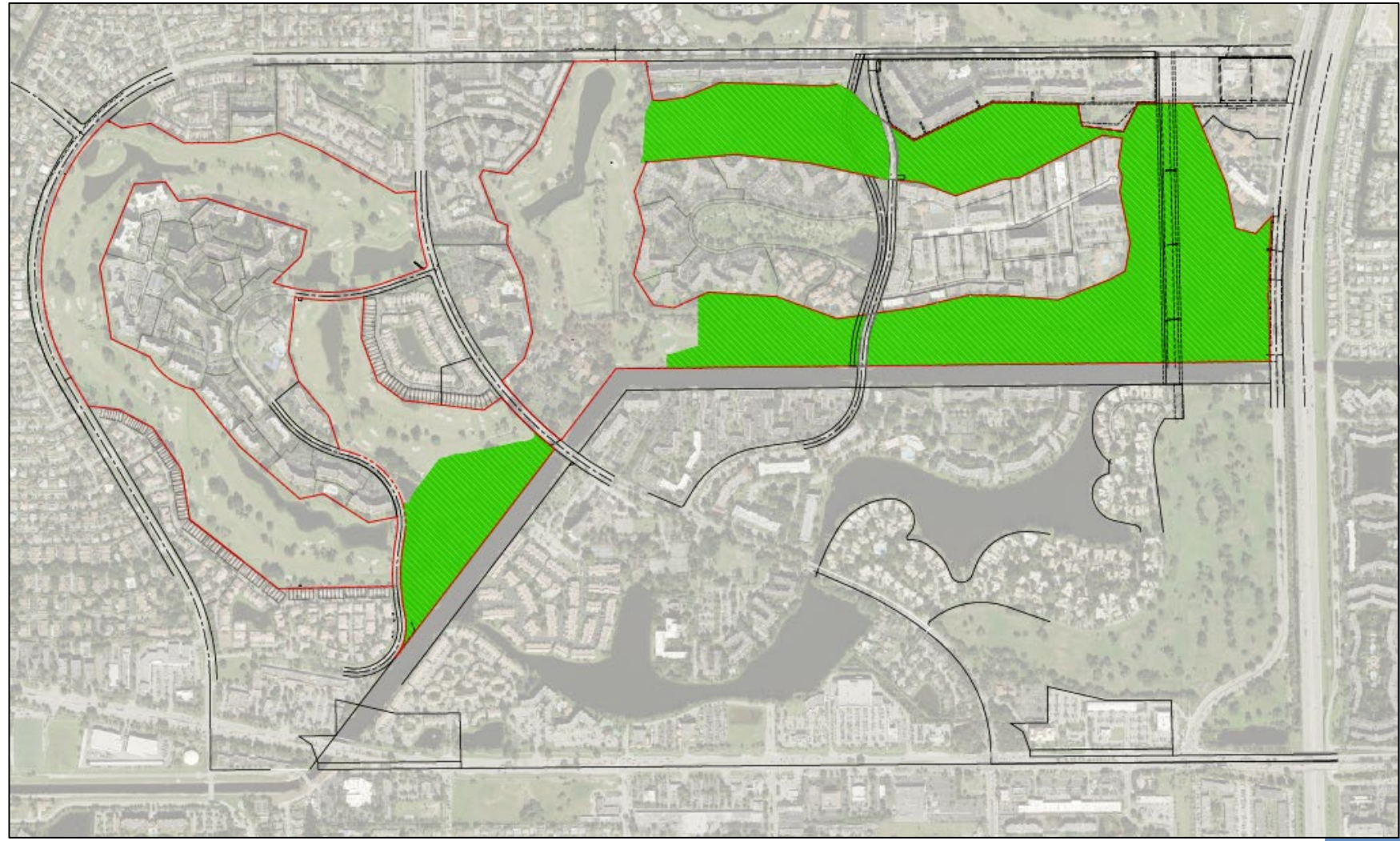
# Project Location

## Overall Project

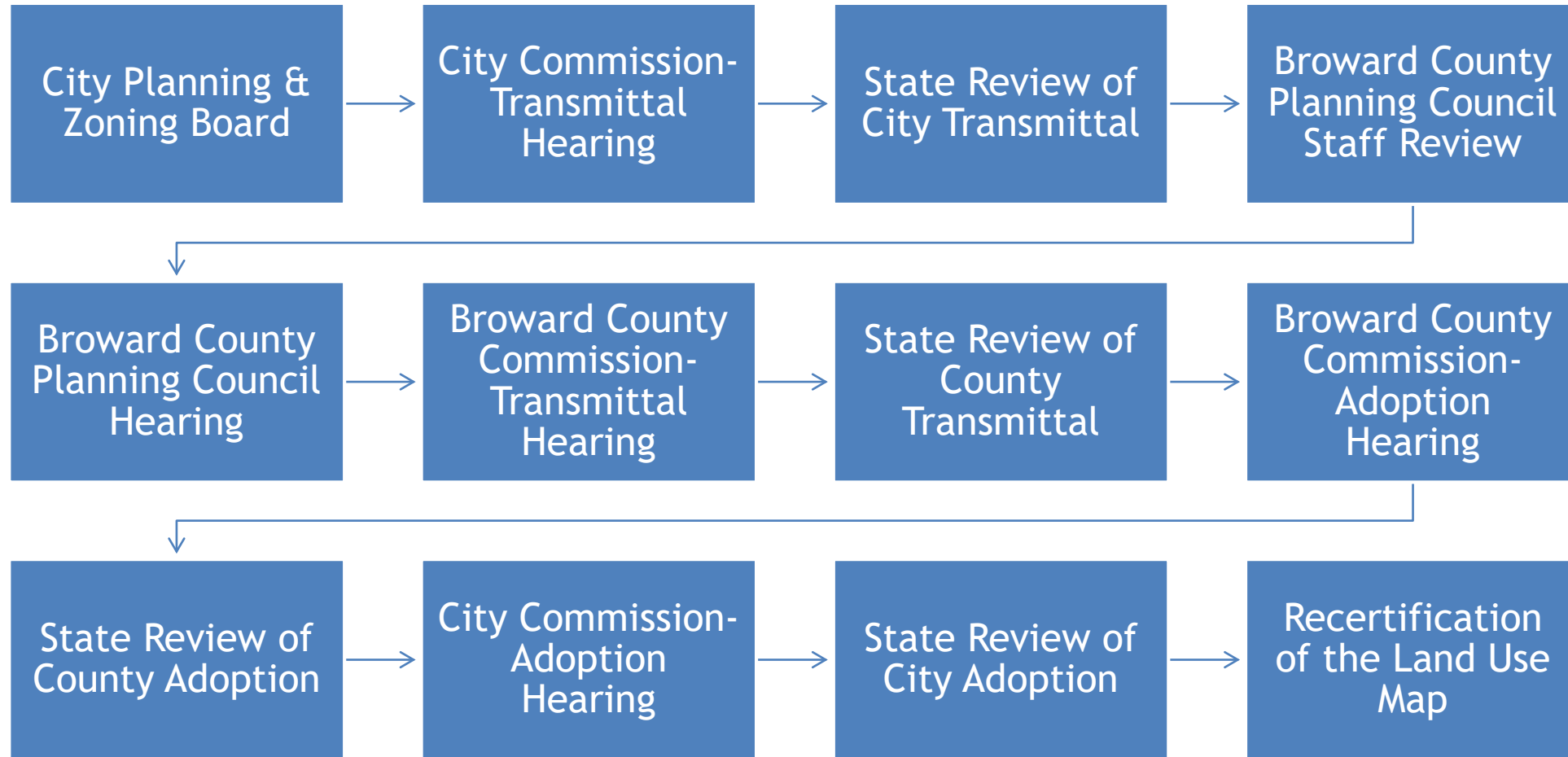
- Size: +/- 294 gross acres
- Existing Future Land Use: Commercial Recreation within a Dashed Line Area

## 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-1<sup>st</sup> Reading
- ▶ City Commission-2<sup>nd</sup> Reading

## Development Review Process-Plat

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

## Development Review Process-Site Plan

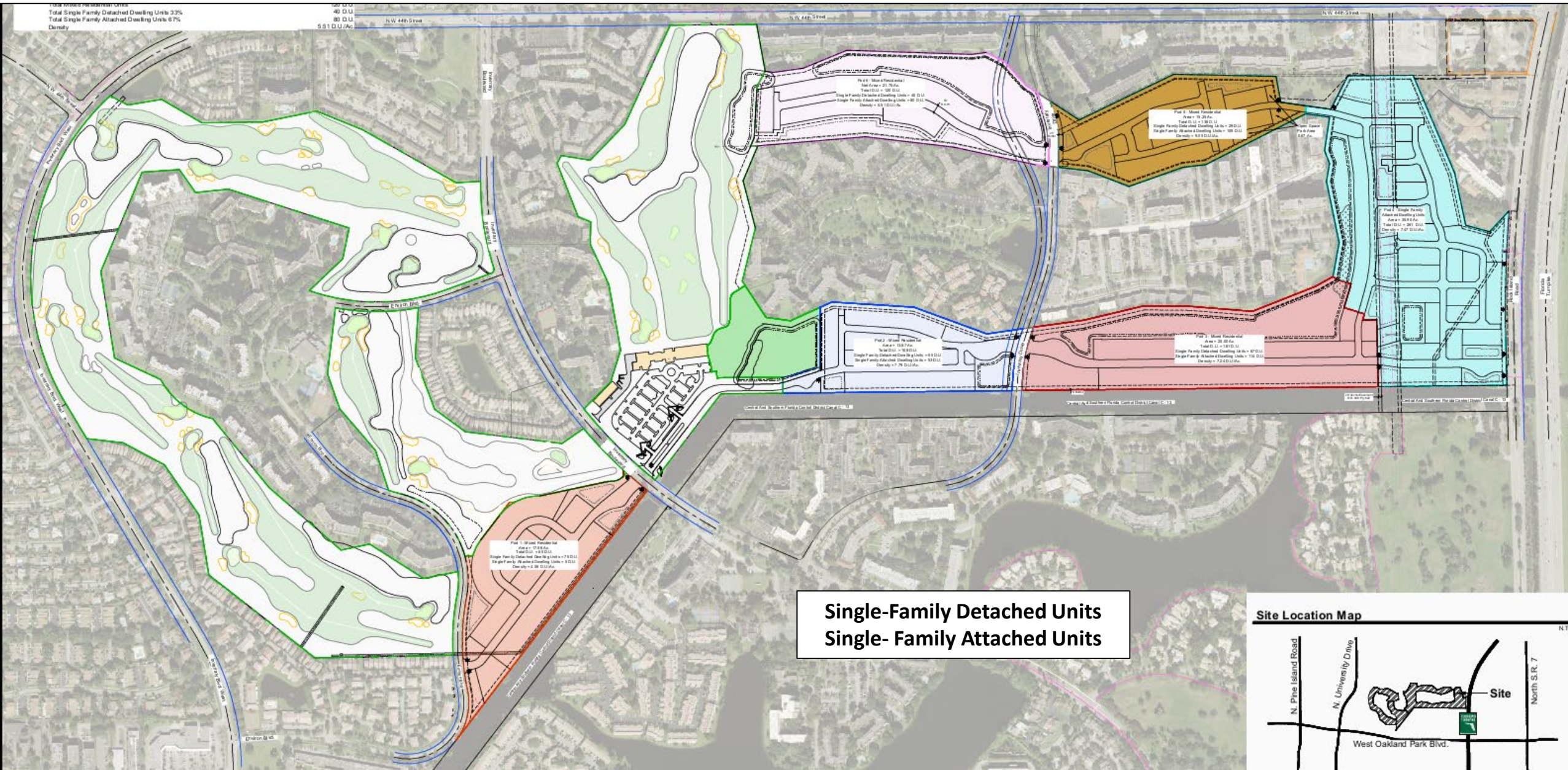
- ▶ DRC Review
- ▶ Planning & Zoning Board
- ▶ City Commission

# 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](http://www.thenewinverrary.com)

The background of the slide is a solid blue color. On the left side, there is a large, abstract geometric shape composed of several overlapping triangles in various shades of blue and red. The triangles are oriented in different directions, creating a dynamic, layered effect. The text 'Thank you' is positioned to the right of this geometric shape, preceded by a white right-pointing triangle symbol.

▶ Thank you