# City of Lauderhill

City Commission
Chambers at City Hall
5581 W. Oakland Park Blvd.
Lauderhill, FL, 33313
www.lauderhill-fl.gov

## File Details

**File Number: 25O-0024**

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| **File ID:** | 25O-0024 | **Type:** | Ordinance | **Status:** | Agenda Ready |
| **Version:** | 1 | **Reference:** | | **In Control:** | City Commission Meeting |
| | | | | **File Created:** | 06/19/2025 |
| **File Name:** | Inverrary Land Use Plan Amendment (LUPA) | | | **Final Action:** | |

**Title:** **ORDINANCE NO. 25O-07-122: AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF LAUDERHILL, FLORIDA, ADOPTING A COMPREHENSIVE PLAN MAP AMENDMENT FOR A +/- 132.57 GROSS ACRE SITE GENERALLY LOCATED SOUTH OF NW 44TH STREET, WEST OF ROCK ISLAND ROAD, NORTH OF THE MIDDLE RIVER, AND EAST OF INVERRARY BLVD WEST (KNOWN AS A PORTION OF THE INVERRARY GOLF COURSE) LOCATED WITHIN A RESIDENTIAL DASHED LINE; AMENDING THE FUTURE LAND USE DESIGNATION FROM "COMMERCIAL RECREATION" TO "IRREGULAR (9) RESIDENTIAL "TO ALLOW A MAXIMUM OF 888 DWELLING UNITS; PROVIDING THAT A TRANSMITTAL AND ADOPTION PUBLIC HEARING WILL BE HELD; PROVIDING FOR CONFLICTS AND SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.**

**Notes:**

**Sponsors:**

**Enactment Date:**

**Attachments:** 25O-07-122 Ordinance land use plan amendment (LUPA) golf course, Attachment A - LUPA Application (No Exhibits), Attachment A1 - LUPA w/ Exhibits (posted online), Attachment A2 - LUPA Exhibit I - Environmental Study 1 of 4 (posted online), Attachment A3 - LUPA Exhibit I - Environmental Study 2 of 4 (posted online), Attachment A4 - LUPA Exhibit I - Environmental Study 3 of 4 (posted online), Attachment A5 - LUPA Exhibit I - Environmental Study 4 of 4 (posted online), Attachment B - Development Review Report (DRR) - 25-LU-001, Attachment C - Survey, Attachment D - Conceptual Plans, Attachment E - Public Notice Affidavit, Attachment F - Public Comments, (PENDING) Attachment G - Planning & Zoning Board Meeting Minutes June 24, 2025

**Enactment Number:**

**Contact:**

**Hearing Date:**

*** Drafter:** dkeester@Lauderhill-fl.gov

**Effective Date:**

**History of Legislative File**

| Ver-sion: | Acting Body: | Date: | Action: | Sent To: | Due Date: | Return Date: | Result: |
|---|---|---|---|---|---|---|---|

**Text of Legislative File 25O-0024**

**ORDINANCE NO. 25O-07-122: AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF LAUDERHILL, FLORIDA, ADOPTING A COMPREHENSIVE PLAN MAP AMENDMENT FOR A +/- 132.57 GROSS ACRE SITE GENERALLY LOCATED SOUTH OF NW 44TH STREET, WEST OF ROCK ISLAND ROAD, NORTH OF THE MIDDLE RIVER, AND EAST OF INVERRARY BLVD WEST (KNOWN AS A PORTION OF THE INVERRARY GOLF COURSE) LOCATED WITHIN A RESIDENTIAL DASHED LINE; AMENDING THE FUTURE LAND USE DESIGNATION FROM "COMMERCIAL RECREATION" TO "IRREGULAR (9) RESIDENTIAL "TO ALLOW A MAXIMUM OF 888 DWELLING UNITS; PROVIDING THAT A TRANSMITTAL AND ADOPTION PUBLIC HEARING WILL BE HELD; PROVIDING FOR CONFLICTS AND SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.**

**Request Action:**
Seeking consideration for a Land Use Plan Amendment (LUPA) submitted by Victorville West Limited Partnership, to redevelop a golf course and add 888 dwelling units. The current land use designation is "Commercial Recreation," and the applicant is requesting to amend the designation to "Residential Irregular" to allow for the construction of a residential development.

**Need:**
Action is needed to approve or deny the land use plan amendment application.

**Summary Explanation/ Background:**
The applicant Hope Calhoun is representing the Petitioner, VICTORVILLE WEST LIMITED PARTNERSHIP, and has filed a Land Use Plan Amendment (LUPA) application for the construction of eight hundred eighty eight (888) residential dwellings, as well as redevelopment of the existing golf course and residential amenities.

Staff finds that the proposal is generally in compliance with the city's Comprehensive Plan. The property has a commercial recreation land use designation, and the proposed amendment would align with the Inverrary Dashed Line Area. When the dashed line was established, the total 1,008 acres permitted 9,072 residential dwelling units. Currently there are 7,930 residential dwelling units constructed, which leaves 1,142 available. The Applicant is proposing

to reduce the "Commercial Recreational" land, which was previously a golf course, and redevelop a portion of the golf course with 888 residential units. This would leave 254 dwelling units for development elsewhere within the dashed line.

On Tuesday, June 24th, 2025, the Planning & Zoning Board made a motion to recommended approval of the land use plan amendment application; however, the vote did not pass as it was split 3 members in favor & 3 members opposed. Another motion was not made, and it is before the City Commission's for consideration of the item. Staff has prepared a report that outlines the city's requirements, relevant applications, and adjacent uses. The Planning and Zoning Division has reviewed the information submitted by the Applicant and determined that the city has sufficient capacity to approve a Land Use Plan Amendment.

**Cost Summary/ Fiscal Impact:**

The Planning & Zoning Division finds that the approval of this ordinance would have an impact of city funds. The exact cost is unknown; however, if constructed as proposed the additional 888 market rate units would be an increase of 800+ taxpayers. While there will be additional costs to the city to serve the additional residents (parks, police, fire, other city services), Staff believes it would be a net gain to the overall budget.

**Attachments:**

Attachment A - LUPA Application
Attachment B - Development Review Report (DRR) - 25-LU-001
Attachment C - Narrative
Attachment D - Survey
Attachment E - Conceptual Plans
Attachment F - Public Notice Affidavit
Attachment G - P&Z Board Minutes - June 24, 2025

**Budget Code Number(s)**: _____

**Procurement Information: [check all that apply]**

[ ] RFP/Bid [ ] Emergency Purchase [ ] SBE
[ ] Proposal/Quote [ ] State Grant Funds [ ] Local Preference
[ ] Piggyback Contract [ ] Federal Grant Funds
[ ] Sole Source [ ] Matching Required