

**ORDINANCE NO. 260-06-116**

**AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF LAUDERHILL, FLORIDA, AMENDING THE ZONING DISTRICT MAP REFERENCED IN ARTICLE III “ZONING DISTRICTS,” SECTION 2.2 “ASSIGNMENT OF ZONING DISTRICTS AND ADOPTION OF ZONING DISTRICT MAP” OF THE CITY OF LAUDERHILL CODE OF ORDINANCES FOR AN APPROXIMATELY +/- 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) AND LEGALLY DESCRIBED IN EXHIBIT A, FROM THE CURRENT COMMERCIAL RECREATION (CR) AND OPEN SPACE & RECREATIONAL (S-1) ZONING DISTRICT TO A PLANNED UNIT DEVELOPMENT (PUD) ZONING DISTRICT IN ORDER TO ALLOW A MAXIMUM OF 888 DWELLING UNITS AND AMENITIES; PROVIDING FOR AN AMENDMENT TO THE OFFICIAL ZONING MAP TO REFLECT THE CHANGE; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.**

WHEREAS, the applicant, Victorville West Limited Partnership, is requesting that the City Commission amends the City’s Zoning District Map for properties located at 3840 and 4031 Inverrary Boulevard, by amending approximately 18.525 gross acres from a Commercial Recreation (CR) Zoning District to a Planned Unit Development (PUD) Zoning District and by amending approximately 114.045 gross acres from a Commercial Recreation (CR) and Open Space Recreation (S-1) Zoning Districts to a Planned Unit Development (PUD) Zoning District for the property located at 3840 Inverrary Boulevard. In total, the applicant requests amendments to the Zoning District Map designations for approximately 132.57 gross acres of property in the City.. These changes would facilitate the development of a residential community permitting a maximum of 888 dwelling units and a public greenway/linear park; and

WHEREAS, the property is generally located south of NW 44<sup>th</sup> Street, West of Rock Island Road, North of the Middle River, and east of Inverrary Boulevard West (known as a portion of the Inverrary Golf Course) and as more particularly described in **Exhibit A**; and

WHEREAS, the Planning and Zoning Board, at a duly noticed meeting and public hearing held on April 28, 2026, reviewed the rezoning request, and as stipulated in the Land Development Regulations, Article IV, Section 2.4, considered and evaluated the changes in relation to all pertinent factors, including the following:

- A. The character of the district and its peculiar suitability for particular uses.
- B. Conversion of the value of buildings and encouraging the most appropriate use of land and water throughout the City.
- C. The applicable portions of the adopted City comprehensive plan and programs such as land use, trafficways, recreation, schools, neighborhoods, drainage and housing so forth.

- D. The needs of the City for land areas for specific purposes to serve population and economic activities.
- E. Whether there have been substantial changes in the character or development of areas in or near an area under consideration for rezoning.
- F. The facts and opinions presented to the Planning and Zoning Board through hearings.

WHEREAS, the Planning and Zoning Board recommends approval of the application to the City Commission; and

WHEREAS, the City Commission, having reviewed the requested changes, the staff report, and the recommendation of the Planning and Zoning Board, hereby finds that the application is in compliance with the City's Land Development Regulations and consistent with the Comprehensive Plan, and therefore rezones the property and amends the zoning map as requested.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COMMISSION OF THE CITY OF LAUDERHILL, FLORIDA:

**SECTION 1. Recitations.** The above recitations are true and correct and hereby incorporated as findings of fact and conclusions of law.

**SECTION 2. Property Description.** The property subject to this zoning request is located at 3840 and 4031 Inverrary Boulevard on approximately 132.57 gross acres and as more particularly described in **Exhibit A** ("Property").

**SECTION 3. Rezoning.** The zoning district for the property described in section 2, above, is hereby rezoned by amending approximately 18.525 gross acres from a Commercial Recreation (CR) Zoning District to a Planned Unit Development (PUD) Zoning District and amending the zoning designation of approximately 114.045 gross acres from a Commercial Recreation (CR) and Open Space Recreation (S-1) Zoning Districts to a Planned Unit Development (PUD) Zoning District for properties located at 3840 and 4031 Inverrary Boulevard, as more particularly described in **Exhibit A**. The approval is subject to the following conditions:

**Restrictive Covenant / Conditional Effectiveness of Approvals.** The Property is subject to that certain Declaration of Restrictive Covenants recorded in Official Records Book 4560, Page 670 of the Public Records of Broward County, Florida (the "Declaration"), which restricts the use of the Property for recreational purposes. This Rezoning approval shall not be effective until the Declaration is amended, modified, terminated, extinguished, or deemed unenforceable whether by: (i) the required vote of property owners pursuant to the Declaration and recordation in the Public Records of Broward County, Florida; (ii) operation of law, including, without limitation, the Florida Marketable Record Title Act ("MRTA"); or (iii) final court order (the "Covenant Resolution"). Upon a Covenant Resolution, the approval granted by the City shall automatically become effective and fully vested without further discretionary action by the

City. The rezoning approval shall remain governed by the regulations and approvals in effect on the date of approval, notwithstanding subsequent code amendments, policy changes, or moratoria, except as required by state or federal law.

**SECTION 4. Zoning District Map Amendment.** The Planning and Zoning staff is hereby directed to amend the official Zoning District Map consistent with this Ordinance and as referenced in Article III, Zoning Districts, Section 2.2 “Assignment of Zoning District and Adoption of Zoning District Map”. The Master Plan for the Property generally depicting the anticipated development of the Property is adopted herein by reference and attached hereto as **Exhibit B**.

**SECTION 5. Zoning District Regulations.** In addition to the Master Plan, the City hereby adopts the PUD Property Development Regulations (PUD PDR’s) which govern the development of the property and may be amended, or revised, from time to time and are attached hereto as **Exhibit C**.

**SECTION 6. Conflicts.** That all Ordinances or parts of Ordinances, Resolutions or parts of resolutions in conflict herewith, be and the same are hereby repealed to the extent of such conflict.

**SECTION 7. Severability.** Should any section, provision, paragraph, sentence, clause or word of this Ordinance or portion hereof be held or declared by any court of competent jurisdiction to be invalid, the invalid portion shall be stricken, and such striking shall not affect the validity of the remaining portions or applications of this Ordinance.

**SECTION 7. Effective Date.** This Ordinance shall take effect immediately upon its adoption.

PASSED on first reading this \_\_\_\_\_ day of \_\_\_\_\_ 2026.

PASSED and ADOPTED on second reading this \_\_\_\_\_ day of \_\_\_\_\_, 2026.

\_\_\_\_\_  
DENISE D. GRANT, MAYOR  
PRESIDING OFFICER

ATTEST:

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ANDREA M. ANDERSON, MMC  
CITY CLERK

Approved as to Form

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Hans Ottinot, City Attorney

MOTION  
SECOND

First Reading

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Second Reading

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R. CAMPBELL  
M. DUNN  
D. GRANT  
J. HODGSON  
S. MARTIN

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