



# Development Review Report (DRR)

**To:** Planning and Zoning Board  
**From:** Daniel Keester-O’Mills, AICP, Development Services Director  
**RE:** Rezoning Application (26-RZ- 002) Inverrary Clubhouse (3840 Inverrary Blvd)  
**Date:** June 18, 2026 (P&ZB Meeting Date: 6/30/2026)

The applicant (Ken De La Torre) represents the Petitioner, Aimee Craig Carlson (Director of Land Planning & Entitlement, Pulte Home Company, LLC), and has filed a Rezoning application for the future site of a clubhouse for the golf course. The following table includes relevant information on the property and application request:

<b>Property Address:</b>	3840 Inverrary Blvd
<b>Tax Folio ID(s):</b>	494122020010
<b>Property Owner:</b>	Victorville West Limited Partnership
<b>Applicant Name:</b>	Pulte Home Company, LLC
<b>Zoning District(s):</b>	S-1 (Open Space Recreation) to CR (Commercial Recreation)
<b>Land Use Designation(s):</b>	Commercial Recreation (CR) within the Irregular Residential (9) dashed line
<b>Legal Description:</b> INVERRARY COUNTRY CLUB (Broward County Records: Plat Book 70 Page 46)	
<b>Applicant Request:</b> The Petitioner requests the granting of a proposed Ordinance for a Rezoning, amending the Zoning Designation for the properties located at 3840 Inverrary Boulevard, amending approximately 9.02 gross acres from an Open Space Recreation (S-1) to Commercial Recreation (CR) Zoning District for the property located at 3840 Inverrary Boulevard. This change would facilitate the development of a golf club to accompany to the proposed golf course redevelopment.	
<b>Application Type:</b> Rezoning Article IV – Development Review Requirements  2.1 - Whenever the public necessity, convenience, general welfare or good zoning practice require, the City may, by ordinance amend, supplement or change the regulations, district boundaries or classifications of property, now or hereafter established by these regulations or amendments thereto.  2.2 -In case of a petition for a change of zoning district designation, the Planning and Zoning Board shall consider whether the area described in the original petition should be enlarged in order to reflect the interests of the City and to correspond with the City Land Use Plan. The Planning and Zoning Board shall study and recommend to the City Commission such enlargement, if any, as it may deem desirable.  2.3- The Planning and Zoning Board shall carry on a continual study of zoning, zoning techniques and the relation of zoning to private developments and public improvements and any pertinent parts of any City Comprehensive Plan for the orderly growth of the City, and may from time to time submit recommendations on the amendments of these regulations.  2.5 - If a petition or recommendation for a change or amendment to the zoning district regulations is not acted upon finally by the City Commission within six (6) months of the date upon which the report of the Planning and Zoning Board is filed with the City Commission, said petition shall be deemed to have been denied.	

### I. AERIAL & ADJACENT PROPERTIES

Figure 1 – Location Map (3840 Inverrary Boulevard)

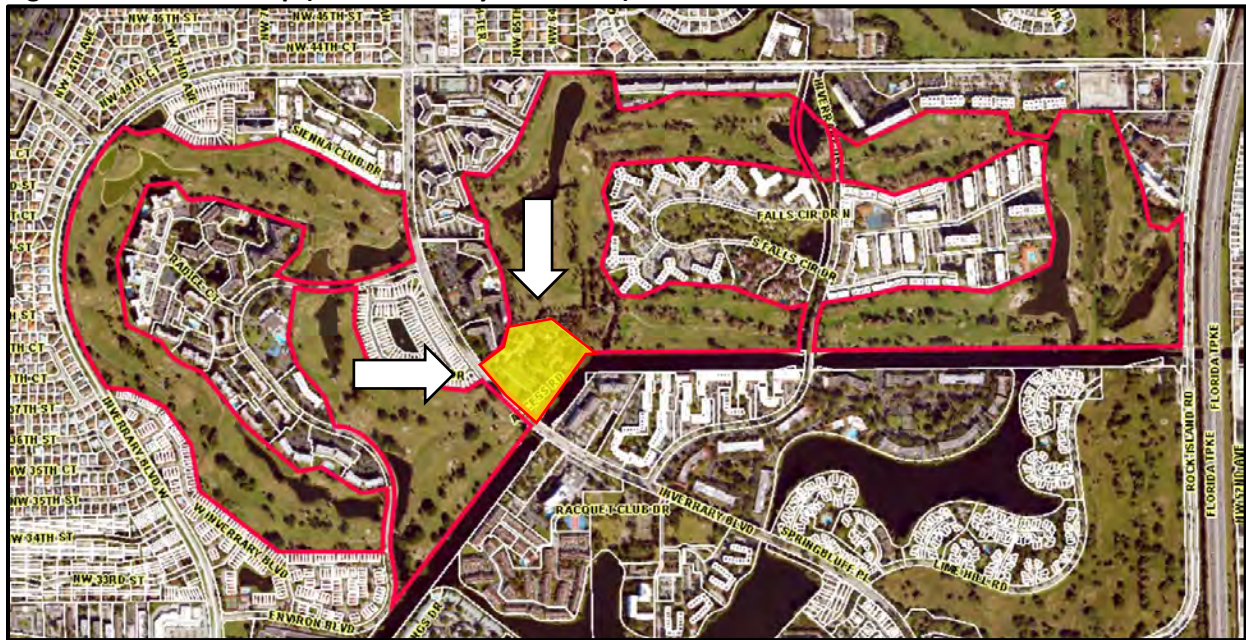
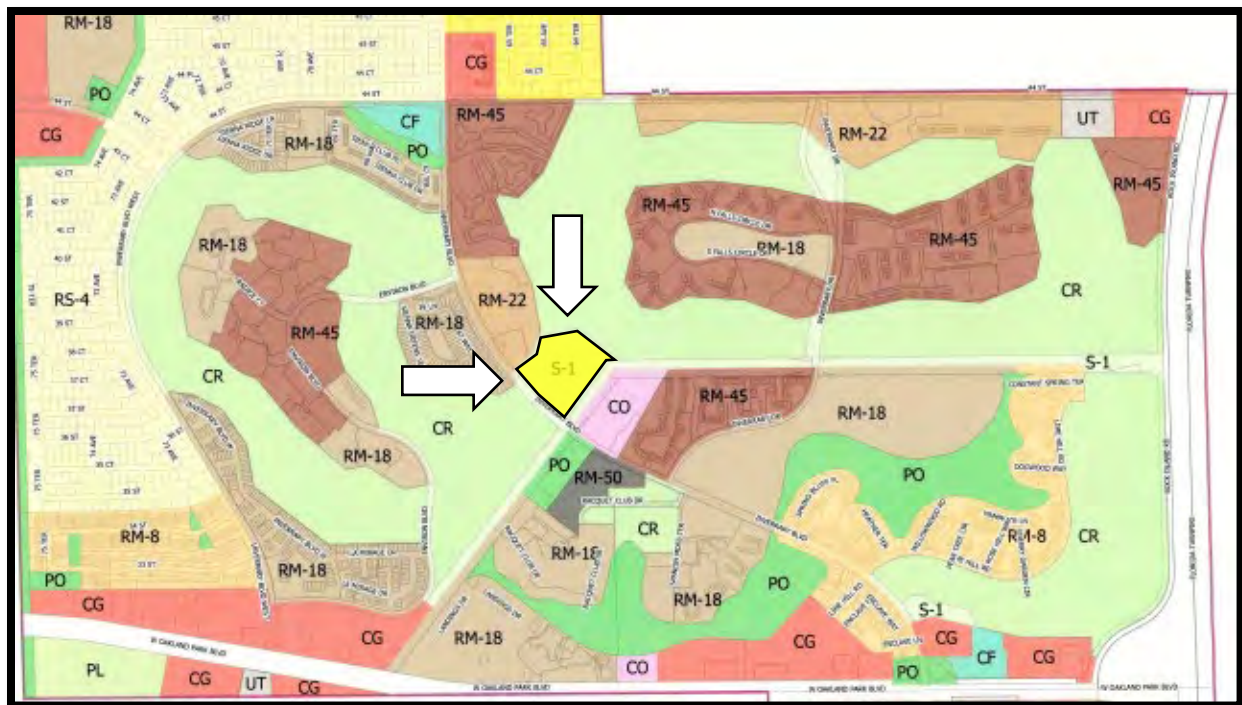


Figure 2 below provides a portion of the City of Lauderhill's Zoning Map, showing the current zoning designation for the subject properties and surrounding areas. The neighboring uses include multi-family residential uses, office building, city park, and hotel. The site is bordered to the south by a canal, beyond which are additional uses including multi-family residential, hotel, commercial office and community facilities.



Adjacent Designations:

	Existing Use	Future Designation	Zoning
<b>North</b>	Multi-family Condominium (The 18 <sup>th</sup> Hole at Inverrary) & a portion of the Inverrary Golf Course	Irregular (9) Residential, Commercial Recreation	RM-22 (Residential Multi-Family at 22 DU/AC), and CR (Commercial Recreation)
<b>South</b>	Middle River Canal, Office Building (multi-tenant), Recreation/Parks	Irregular (9) Residential, Office Park, Recreation – Open Space	CO (Commercial Office), PO (Open Space Park) and CR (Commercial Recreation)
<b>East</b>	Office Building (multi-tenant) & a portion of the Inverrary Golf Course	Irregular (9) Residential, Office Park, Recreation – Open Space	CO (Commercial Office) and CR (Commercial Recreation)
<b>West</b>	Condominium & a portion of the Inverrary Golf Course	Irregular (9) Residential & Recreation – Open Space	RM-18 (Residential Multi-Family at 18 DU/AC) and CR (Commercial Recreation)

**II. APPLICABLE LAND DEVELOPMENT REGULATIONS**

Applicable Land Development Regulations

**LDR Article III, Sections 2.2.1** *Adoption of Zoning District Map*, address changes, amendments, and reassignments to the zoning district map

**LDR Article IV., Section 1.3.1.** *Pre-application conference*, addresses the pre-application conference

**LDR Article IV., Section 1.3.2.** *Completeness of application*, provides for the Department to review any land development order application.

**LDR Article IV., Section 2.2.** *Area for rezoning*, provides that the Planning and Zoning Board should consider for recommendations to the City Commission if the area for rezoning should be enlarged

**LDR Article IV., Section 2.4.** *Basis for recommendation*, provides 6 factors that the Planning and Zoning Board and the City Commission must consider when approving any application for a rezoning

**LDR Article IV., Section 2.5.** *Actions by City Commission*, provides for a timeline within which action must be taken by the City Commission for a rezoning application

**LDR Article IV., Section 2.9.** *Procedure for amendments* addresses the procedure for Zoning District Map or zoning regulation amendments. It requires the Board to make a recommendation to the City Commission at a duly noticed public hearing on changes to the Zoning District Map and zoning regulations and for the Board to forward its recommendation to the City Commission.

**III. PROPERTY HISTORY**

Special Exceptions

- None

Code Violations

- CE # 23020141 - 40 year building safety inspection violation - Lien recorded, instrument # 119286856

VariANCES

- None

Development History

According to aerial photography, the subject properties remained vacant and undeveloped until 1970, when the land was cleared and construction began. The Broward County Property Appraiser first recorded development in 1973. By 1993, City directories identified the Clubs of Inverrary, which operated as a golf and country club through June 2020, when it closed.

**IV. PLANNING ANALYSIS**

As stipulated in the Land Development Regulations, Article IV, Section 2.4 Basis for recommendations; in reviewing and formulating recommendation to the City Commission in requested or proposed changes to in the zoning district regulations, the Planning and Development Board shall consider and evaluate the changes in relation to all pertinent factors including the following considerations:

- 2.4.1. The character of the district and its peculiar suitability for particular uses.
- 2.4.2. Conversion of the value of buildings and encouraging the most appropriate use of land and water throughout the City.
- 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.
- 2.4.4. The needs of the City for land areas for specific purposes to serve population and economic activities.
- 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.
- 2.4.6. The facts and opinions presented to the Planning and Zoning Board through hearings.

Additionally, the Planning and Zoning Division has reviewed the proposed request for consistency with the applicable City of Lauderhill Comprehensive Plan elements and finds it to be consistent.

Staff has reviewed the Applicant's rezoning request, which sought to address the six criteria, and finds the following:

**A. The character of the district and its peculiar suitability for particular uses**

The proposed rezoning will aid in the redevelopment of a vacant golf course. Given the surrounding residential uses, as well as the adjacent hotel the property would be ideal for the golf course club house to be developed on the property. The zoning (S-1) is limited in the allowable uses and does not permit for a golf course, driving range or clubhouse. The rezoning of the property to Commercial Recreation (CR) will support the proposed changes currently under consideration.

The subject property was historically utilized as a golf course clubhouse and is directly associated with the surrounding golf course property, which already carries the CR – Commercial Recreation zoning designation. Rezoning the clubhouse parcel from S-1 to CR would create zoning consistency and allow ancillary golf course uses that support the proposed Greg Norman Signature Golf Course redevelopment.

**B. Conversion of the value of buildings and encouraging the most appropriate use of land and water throughout the City.**

The existing clubhouse is vacant, deteriorated, and functionally obsolete (an outstanding code enforcement violation). The property has remained inactive for many years. Redevelopment of the site with a new clubhouse and supporting recreational facilities would revitalize the property and

return it to productive recreational use. The proposed rezoning would facilitate reinvestment into a long-vacant property and encourage reuse consistent with the surrounding golf course and recreational framework.

**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.**

The proposed rezoning is consistent with the City of Lauderhill Comprehensive Plan. The New Inverrary PUD Rezoning supports multiple elements of the Comprehensive Plan, in particular: the Future Land Use Element and the Recreational and Open Space Element.

**Future Land Use Element**

**GOAL 1:**

The City Commission shall provide for a distribution of land use by type, density, and intensity to meet the needs of the current and future resident and seasonal population in a manner that; promotes compatible development, redevelopment and urban infill; promotes a land use pattern that supports a multimodal transportation system, with an emphasis on pedestrian ways and walkability; protects and improves the natural and physical characteristics of the City; and, ensures the timely, cost- effective provision of public facilities and services.

**Objective 1.0 Future Land Use Map**

The City Commission shall adopt and maintain a 2040 Future Land Use Map that is found to be in compliance with state requirements and that is certified by the Broward County Planning Council.

**POLICY 1.1.4 RECREATION AND OPEN SPACE USES**

Establish an extensive system of public and private open space areas, including golf courses, parks, pocket parks, natural areas, waterways, bikeways, pathways, and greenways which are compatible with the present and future characteristics of the permanent and seasonal residents of the City of Lauderhill.

**POLICY 1.1.10 COMMERCIAL RECREATION**

Provide areas to accommodate major public and private commercial recreation facilities, including golf courses and commercial recreation associated with structures or indoor facilities, which offer recreational opportunities for the permanent and seasonal residents of the City of Lauderhill and Broward County.

**Recreation & Open Space Element**

**GOAL 1:**

To establish and maintain a comprehensive recreation and open space system sufficient to meet the current and future needs of the residents of Lauderhill.

**Objective 1.0**

The City will provide open space, parks and recreation areas based upon the minimum criteria of three acres of park, recreation and open space area per 1,000 resident population.

**Objective 2.0**

The City will continue the cooperation of public and private sectors to provide recreational and open space opportunities.

POLICY 2.2. The City shall require developers to provide open space and private recreation facilities in all new development projects which exceed 8 units per acre.

**D. The needs of the City for land areas for specific purposes to serve population and economic activities.**

The narrative emphasizes the redevelopment of a long-closed golf course into an active recreational amenity that would provide recreational opportunities, social gathering spaces, employment opportunities, and economic reinvestment within the City. The proposed rezoning supports recreational and economic development objectives by facilitating redevelopment of an underutilized property into an active recreational and community-serving use.

**E. Whether there have been substantial changes in the character or development of areas in or near an area under consideration for rezoning.**

Substantial redevelopment and reinvestment activity is occurring within the surrounding area. Ongoing and proposed redevelopment activity throughout the surrounding Inverrary area, including new residential development by Pulte Home Company and reinvestment into recreational infrastructure are the primary examples of the substantial change in the area. The narrative characterizes the proposed golf course and clubhouse redevelopment as part of a broader transformation of the area into a mixed “live, work, and play” environment.

**F. The facts and opinions presented to the Planning and Zoning Board through hearings.**

This Development Review Report includes data and analysis and written findings of fact and conclusions to support the Division's recommendation on the application and will be presented to the Board and entered into the record at its June 30, 2026 regular public hearing.

**V. COMMUNITY OUTREACH**

As required by the Land Development Regulations (LDR) Article IV Section 1.9.6 Neighborhood *meetings*, the Applicant conducted a Community Meeting, on May 28, 2026. A copy of the notice, presentation, summary & sign-in sheet are attached.

**VI. RECOMMENDATION/ACTION**

Staff finds that the proposed rezoning would be compatible with the land use designation & that criteria for consideration (Land Development Regulations, Article IV, Section 2.4 Basis for recommendations) have been addressed.

Staff recommends the Planning and Zoning Board enter into the record this Development Review Report and all other substantial competent evidence presented at the hearing, adopt the findings and conclusions contained herein, and forward the record to the City Commission with a recommendation that the application is in compliance with LDR Article IV, Part 2.0. , Section 2.4.

**VII. ATTACHMENTS**

- Neighborhood Meeting – Notice & Summary

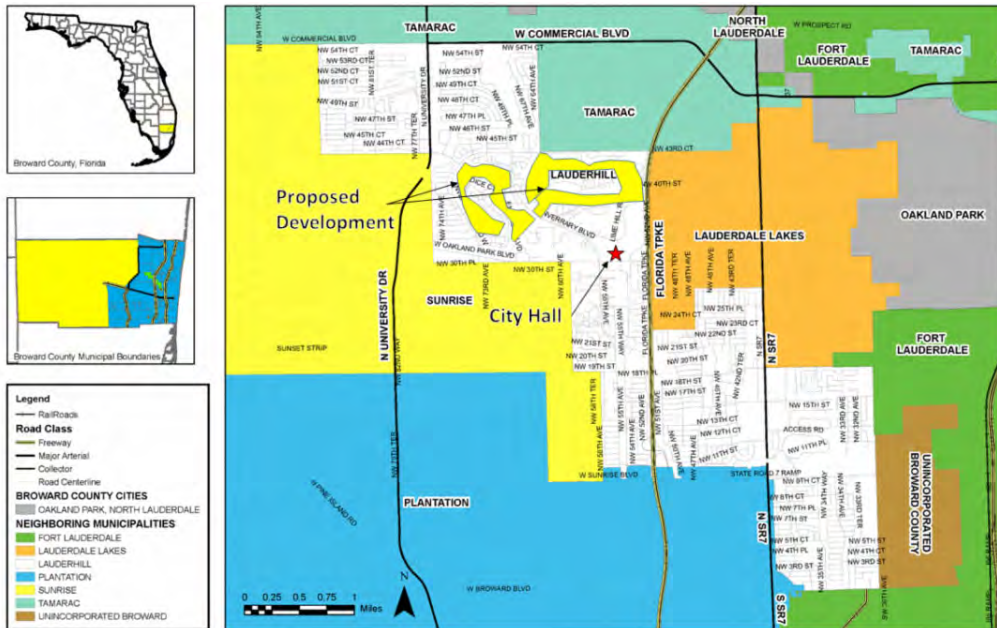
# Daniel Keester-O'Mills

**From:** City of Lauderhill - Planning & Zoning Division <donotreply-cityoflauderhill.com@shared1.ccsend.com>  
**Sent:** Wednesday, May 13, 2026 1:45 PM  
**To:** Daniel Keester-O'Mills  
**Subject:** Public Notice - Neighborhood Meeting for a Rezoning (The Inverrary Golf Course)

**CAUTION:** This email originated from outside of the City of Lauderhill. Exercise caution when opening attachments or clicking links, especially from unknown senders.



Development Services Department  
Planning & Zoning Division



## Notice of Neighborhood Meeting

Rezoning - Inverrary Golf Course Clubhouse

**Correction:** a previous email incorrectly noted the date as "Wednesday", but the meeting date (5/28) is on Thursday.

### Neighborhood Meeting Details:

Pulte Home Company, LLC has filed an application on behalf of the owner of the property, VICTORVILLE WEST LIMITED PARTNERSHIP, to obtain approval to rezone the subject property, in order to change the zoning designation of the clubhouse from S-1 (Open Space) to CR (Commercial Recreation). The

subject property is generally located north of C13 Canal & east of Inverrary Blvd West (AKA: Inverrary Golf Course Clubhouse).

**The Developer is hosting a neighborhood meeting at 6:30 PM on Thursday, May 28th, at the Environ Cultural Center (3800 Environ Blvd, Lauderhill, FL 33319) to discuss the development agreement & rezoning request.** You are cordially invited to attend the meeting to listen to a presentation by the Applicant and provide comments.

Additionally, the Land Use Plan Amendment (LUPA) will be considered by the City Commission for the 2nd reading of the ordinance, and the rezoning application is scheduled for consideration at a Special Meeting on May 27th (5/27/2026 at 6 PM) in the City Commission Chambers at City Hall (5581 W Oakland Park Blvd, Lauderhill, FL 33313). This meeting is open to the public.

**Project Details:**

<b>Applicant / Property Owner:</b>	Pulte Home Company, LLC / VICTORVILLE WEST LIMITED PARTNERSHIP
<b>General Location of the proposed development:</b>	North of C13 Canal & east of Inverrary Blvd West (AKA: Inverrary Golf Course Clubhouse)
<b>Proposal / Request of the developer:</b>	The property owner is requesting consideration by the City Commission for a rezoning to allow the development of the clubhouse to accompany a new golf course, consistent with the plans shared as part of the "New Inverrary."
<b>Dates of Public Meetings:</b>	May 28, 2026 (Neighborhood Meeting) June 30, 2026 (Planning & Zoning Board) July 13, 2026 (City Commission Meeting) August 31, 2026 (City Commission Meeting)
<b>Board / Governing Body:</b>	City Commission

**Why are you receiving this notice?**

The Land Development Regulations were amended in 2023 requiring that all applicants submitting site plans (or other development approvals) for consideration by the City of Lauderhill conduct a Neighborhood Meeting. Notice of this meeting shall be sent to all large associations / neighborhood Homeowner Associations, as identified by the City Commission.

**Do you need to take any action?**

You may either be present at the neighborhood meeting, or attend in person at one of the public meetings considering this application. Alternatively, you may be represented by counsel or submit a letter/email. All interested persons take due notice of the time(s) and place of the meeting(s) / hearing(s) of this application and govern yourselves accordingly.

All correspondence to the Advisory Board relative to this matter may be emailed to [planningandzoning@lauderhill-fl.gov](mailto:planningandzoning@lauderhill-fl.gov) or mailed to 3300 Inverrary Blvd, Lauderhill, FL 33319 to the attention of the "Planning and Zoning Division." The original application and documentation may be viewed at the City Clerk's Office located at City Hall. Anyone who wishes to view the agenda materials should call the City Clerk at 954-730-3010 between the hours of 7:30 a.m. and 6:00 p.m., Monday through Thursday.



[www.lauderhill-fl.gov](http://www.lauderhill-fl.gov) | **Planning & Zoning Division:** (954) 730-3050



City of Lauderhill | 5581 W. Oakland Park Blvd. | Lauderhill, FL 33313 US

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# Inverrary Residential P.U.D. Community Meeting



# Site Location Map

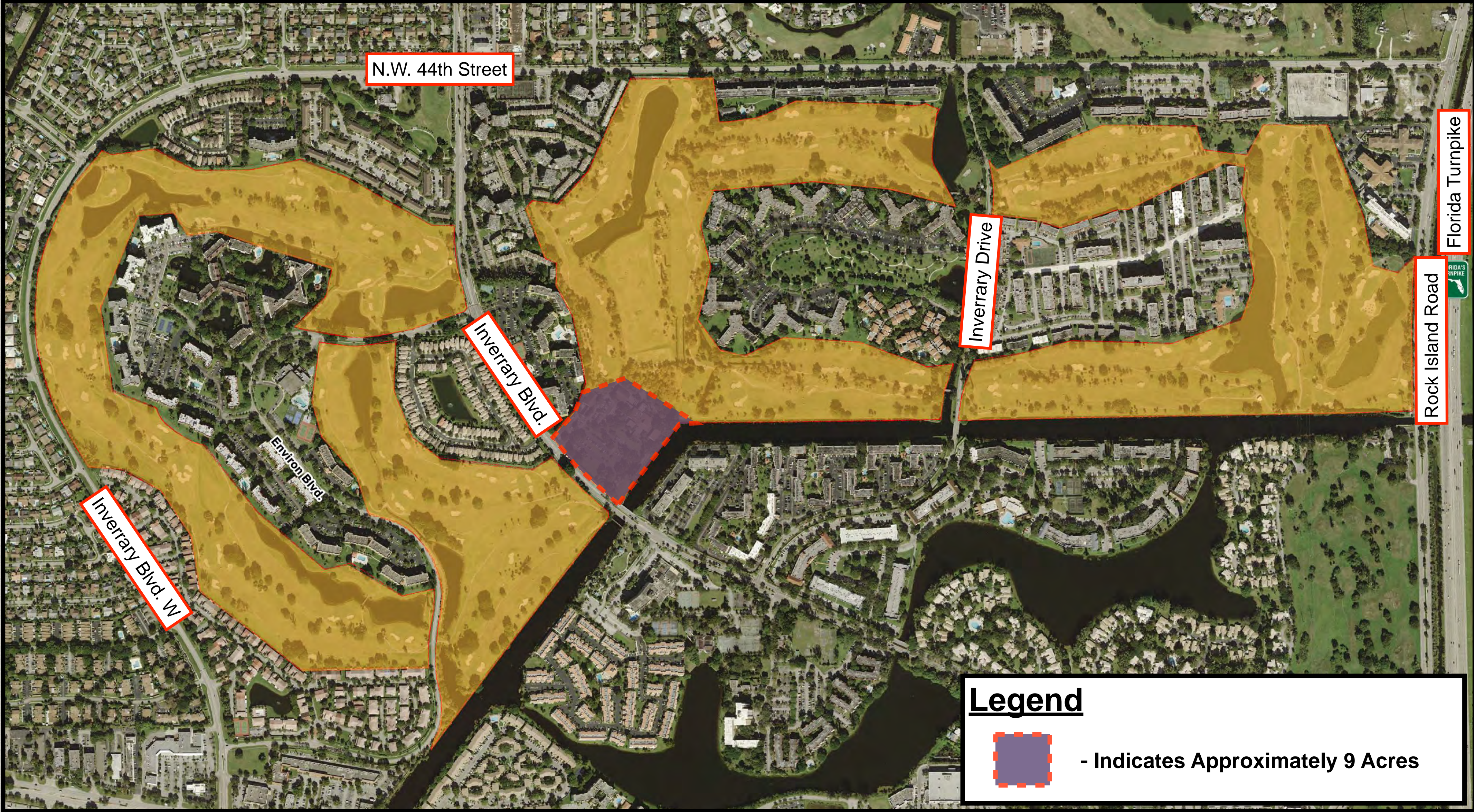


# City Application Request

1. To Rezone Approximately 9 Acres From **S-1 Open Space & Recreation To CR - Commercial Recreation** To Allow For The Greg Norman Signature Golf Course Clubhouse:.
2. Approval Of The P.U.D. Developer Agreement By the City Commission For The Inverrary Residential P.U.D.



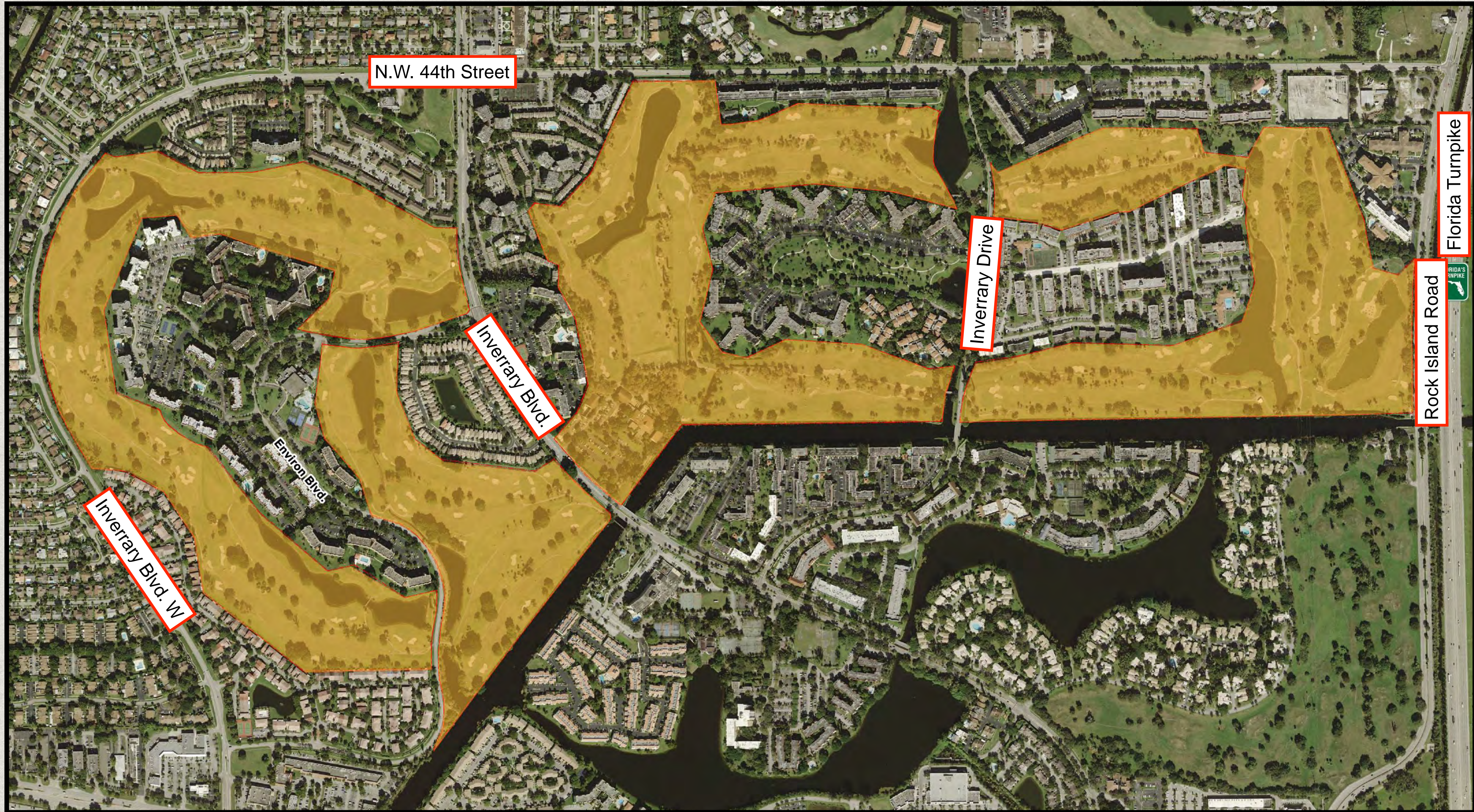
# Rezoning Application



# Pulte Home Company Lifestyle Map



# Thank You



Inverrary Redevelopment Community Meeting Notes – 5/28/26 @6:30pm:

**Q: Of the 9 acres, what is being rezoned?**

A: Existing zoning is S-1. Rezoning it to CR to clean up zoning and allow clubhouse to host all the functions to support a golf course, including golf cart storage and a restaurant. Full site plan for the golf clubhouse is expected next.

**Q: Would a hotel be able to be built in CR zone? (Referring to a possible plan to add a hotel near the clubhouse)**

A: Neither current S-1 nor CR currently have lodging as an allowed use. Either a text amendment to allow hotel use within CR or a rezoning to a district that allows a hotel would be needed.

**Q: What is the zoning for the area across the canal from the clubhouse? And what is the CF zoning on NW 44<sup>th</sup> Street and Inverrary Boulevard?**

A: Across the canal from the clubhouse is zoned as CO (Community Office). The CF zone to the north of the site is the Synagogue of Inverrary.

**Q: Is the location of this clubhouse different than the location of the clubhouse that has been demolished?**

A: The previous clubhouse on Inverrary Blvd hasn't been demolished just yet, but the new proposed clubhouse will be in the same location.

**Q: Where are the parks in this plan?**

A: The parks are on separate parcels that will be developed by Pulte. Those parcels will still have to be rezoned. Pulte's current plan includes linear parks that wrap around the internal edge of the new proposed residential areas. The parks will act as a buffer between existing and new residential areas and will be about 7 acres.

**Q: When do these items go to the city?**

A: Planning and Zoning meeting for rezoning the clubhouse parcel is scheduled for June 30<sup>th</sup>. Two more readings are scheduled for July 13<sup>th</sup> and August 31<sup>st</sup>.

**Q: Is this related to the work being done to the north of NW 44<sup>th</sup> Street or near Rock Island Road?**

A: The clearing to the north of the site is the Woodlands golf course redevelopment project in Tamarac. The clearing to the south on former executive course is the FDOT interchange for Rock Island Rd/Turnpike. Neither are related to this project.

### General Discussion:

- This plan has been in the works for over that last 4 years and is reflection of the existing residents' input on redevelopment.
- Residents along the canal, in neighborhoods like Las Vistas and International Village, would like some green space along the canal to be preserved during most of construction.
- New clubhouse is intended to preserve the history of Inverrary. Memorabilia one of the residents grabbed from the red-tag old clubhouse & items in existing hotel should be showcased in new clubhouse.