

# EXHIBIT 1

## PROPOSED

### ORDINANCE NO.

1 AN ORDINANCE OF THE BOARD OF COUNTY COMMISSIONERS OF BROWARD  
2 COUNTY, FLORIDA, ADOPTING AN AMENDMENT TO THE BROWARD COUNTY  
3 LAND USE PLAN OF THE BROWARD COUNTY COMPREHENSIVE PLAN WITHIN  
4 THE CITY OF LAUDERHILL; AND PROVIDING FOR SEVERABILITY AND AN  
5 EFFECTIVE DATE.

6 (Sponsored by the Board of County Commissioners)  
7

8 WHEREAS, Broward County adopted the Broward County Comprehensive Plan  
9 on April 25, 2017 (the Plan);

10 WHEREAS, the Department of Commerce has found the Plan in compliance with  
11 the Community Planning Act;

12 WHEREAS, Broward County now wishes to propose an amendment to the Land  
13 Use Plan within the City of Lauderhill;

14 WHEREAS, the Planning Council, as the local planning agency for the Broward  
15 County Land Use Plan, held its hearing on December 4, 2025, with due public notice;

16 WHEREAS, the Board of County Commissioners held its transmittal public hearing  
17 on February 3, 2026, having complied with the notice requirements specified in  
18 Section 163.3184(11), Florida Statutes;

19 WHEREAS, the Board of County Commissioners held an adoption public hearing  
20 on April 14, 2026, at 10:00 a.m. [also complying with the notice requirements specified in  
21 Section 163.3184(11), Florida Statutes] at which public comment was accepted and

22 | comments of the Department of Commerce, South Florida Regional Planning Council,  
23 | South Florida Water Management District, Department of Environmental Protection,  
24 | Department of State, Department of Transportation, Fish and Wildlife Conservation  
25 | Commission, Department of Agriculture and Consumer Services, and Department of  
26 | Education, as applicable, were considered; and

27 |         WHEREAS, the Board of County Commissioners, after due consideration of all  
28 | matters, hereby finds that the following amendment to the Broward County  
29 | Comprehensive Plan is consistent with the State Plan, Regional Plan, and the Broward  
30 | County Comprehensive Plan; complies with the requirements of the Community Planning  
31 | Act; and is in the best interests of the health, safety, and welfare of the residents of  
32 | Broward County,

33 |         BE IT ORDAINED BY THE BOARD OF COUNTY COMMISSIONERS OF  
34 | BROWARD COUNTY, FLORIDA:

35 |         Section 1.    The Broward County Comprehensive Plan is hereby amended by  
36 | Amendment PC26-1, which is an amendment to the Land Use Plan within the City of  
37 | Lauderdale, as set forth in Exhibit A, attached hereto and incorporated herein.

38 |         Section 2.    Severability.

39 |         If any portion of this Ordinance is determined by any court to be invalid, the invalid  
40 | portion will be stricken, and such striking will not affect the validity of the remainder of this  
41 | Ordinance. If any court determines that this Ordinance, in whole or in part, cannot be  
42 | legally applied to any individual, group, entity, property, or circumstance, such  
43 | determination will not affect the applicability of this Ordinance to any other individual,  
44 | group, entity, property, or circumstance.

45 Section 3. Effective Date.

46 (a) The effective date of the plan amendment set forth in this Ordinance shall  
47 be the later of:

48 (1) Thirty-one (31) days after the Department of Commerce notifies Broward  
49 County that the plan amendment package is complete;

50 (2) If the plan amendment is timely challenged, the date a final order is issued  
51 by the Administration Commission or the Department of Commerce finding  
52 the amendment to be in compliance;

53 (3) If the Department of Commerce or the Administration Commission finds the  
54 amendment to be in noncompliance, pursuant to Section 163.3184(8)(b),  
55 Florida Statutes, the date the Board of County Commissioners nonetheless

56 elects to make the plan amendment effective notwithstanding potential  
57 statutory sanctions;

58 (4) If a Declaration of Restrictive Covenants is applicable, as per Exhibit B, the  
59 date the Declaration of Restrictive Covenants is recorded in the Official  
60 Records of Broward County; or

61 (5) If recertification of the municipal land use plan amendment is required, the  
62 date the municipal amendment is recertified.

63 (b) This Ordinance is effective as of the date provided by law.

ENACTED

**PROPOSED**

FILED WITH THE DEPARTMENT OF STATE

EFFECTIVE

Approved as to form and legal sufficiency:  
Andrew J. Meyers, County Attorney

By: /s/ Maite Azcoitia 02/23/2026  
Maite Azcoitia (date)  
Deputy County Attorney

MA/gmb  
02/23/2026  
PC26-1 City of Lauderhill Ordinance  
#80041

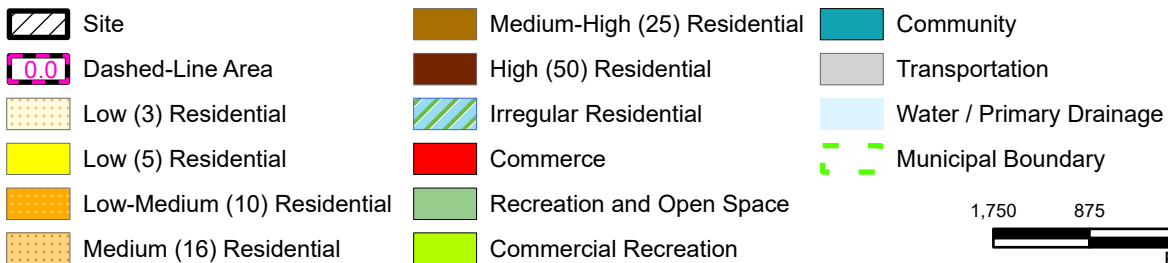
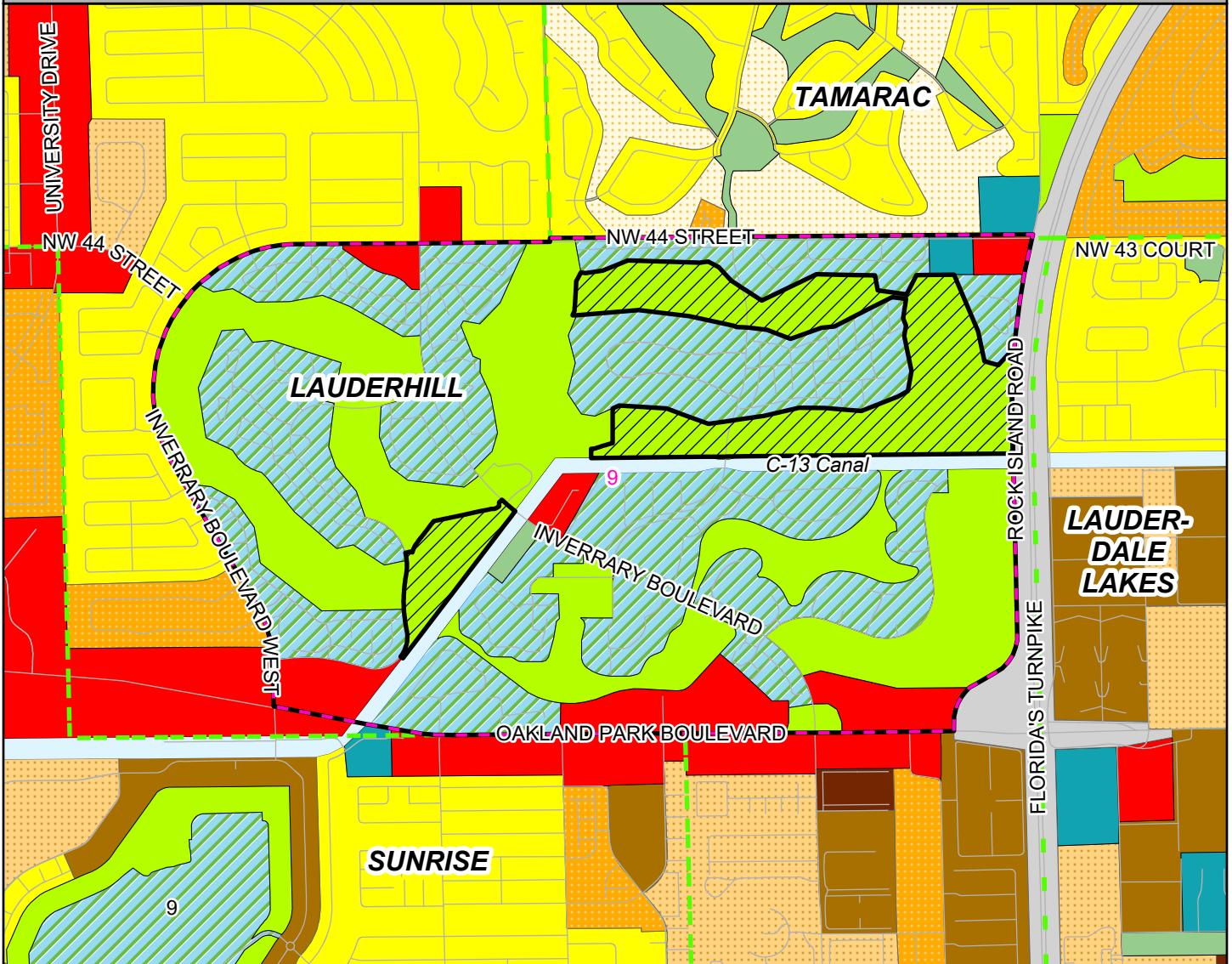
# EXHIBIT A

## BROWARDNEXT - BROWARD COUNTY LAND USE PLAN FUTURE LAND USE DESIGNATIONS AMENDMENT PC 26-1

**Current Land Use:** Commercial Recreation within a Dashed-Line Area

**Proposed Land Use:** Irregular (9) Residential within a Dashed-Line Area

**Gross Acres:** Approximately 132.6 acres



**SECTION I**  
**AMENDMENT REPORT**  
**BROWARD COUNTY LAND USE PLAN**  
**PROPOSED AMENDMENT PC 26-1**  
**(LAUDERHILL)**

**RECOMMENDATIONS/ACTIONS**

**DATE**

*I. Planning Council Staff Transmittal Recommendation*

*November 24, 2025*

Planning Council staff finds the proposed amendment to be generally consistent with the policies of the BrowardNext – Broward County Land Use Plan and recommends **approval** recognizing the applicant’s voluntary commitment to dedicate approximately 10-acres of park and open space, including a semi-public park for use by surrounding Inverrary residents as well as a publicly accessible, 30-foot minimum greenway trail/buffer area as depicted in the conceptual site plan.

Effectiveness of the approval of the land use plan amendment shall not occur until the municipal recertification of the local amendment is complete, subject to the recordation in the public records of Broward County, Florida, to the satisfaction of Broward County, of a legally enforceable agreement, such as a Declaration of Restrictive Covenants, to memorialize the voluntary commitment proffered by the applicant, as an inducement for Broward County to favorably consider its application.

Further, the applicant’s confirmation to comply with the environmental licensing and permitting requirements to redevelop the property with a residential use is recognized.

As the Planning Council is aware, the Broward County Charter requires at least one Planning Council public hearing and Article 1.2(A) of the *Administrative Rules Document: BrowardNext* outlines the following circumstances in which a second Planning Council public hearing may be recommended or required:

- (1) At its initial public hearing, the Planning Council takes an action to recommend denial of a proposed amendment; or
- (2) At its initial public hearing, the Planning Council takes an action to recommend approval subject to meeting specific criteria or policy prior to a second Planning Council public hearing; or
- (3) At its initial public hearing, the Planning Council votes by a majority of the members present with a minimum of six (6) affirmative votes for a second Planning Council public hearing; or
- (4) If the County Commission requests by a vote of the majority of members present to request a second Planning Council public hearing; or
- (5) If an objection or comment on adverse impacts to important state resources or facilities is issued during the State of Florida Chapter 163 review process; or

**RECOMMENDATIONS/ACTIONS (continued)**

**DATE**

**I. Planning Council Staff Transmittal Recommendation (continued) November 24, 2025**

(6) If State of Florida Chapter 163 requires or is modified to require a second local planning agency public hearing.

**If the Planning Council chooses to require a second Planning Council public hearing per Article 1.2(A)(1)(2) or (3), such recommendation must be made as part of its motion.**

In addition, if the Planning Council does not require a second Planning Council public hearing and the Broward County Land Use Plan amendment is adopted by the County Commission, this action by the Planning Council shall be considered the “conditional” recertification of the municipal land use plan amendment, which directly correlates to the referenced Broward County Land Use Plan amendment. The recertification will not be deemed effective until such time as the Planning Council Executive Director and Attorney determine that the municipality has fulfilled all application requirements for recertification of local land use plans, as outlined in the *Administrative Rules Document: BrowardNext*. The Planning Council Executive Director will issue a written letter of effectiveness to the municipality upon satisfaction of the same.

**II. Planning Council Transmittal Recommendation December 4, 2025**

Approval per Planning Council staff transmittal recommendation, including not requiring a second Planning Council public hearing. (Vote of the board; Unanimous; 11-0: Abramson, Fernandez, Fisher, Geller, Greenberg, Hardin, Levy, Newbold, Rosenof, Ryan, and DiGiorgio)

**III. County Commission Transmittal Recommendation February 3, 2026**

Approval per Planning Council transmittal recommendation.

**IV. Summary of State of Florida Review Agency Comments March 6, 2026**

The State of Florida Review Agencies issued no comments or objections regarding the proposed amendment.

**SECTION II**  
**AMENDMENT REPORT**  
**PROPOSED AMENDMENT PC 26-1**

**INTRODUCTION AND APPLICANT’S RATIONALE**

- I. Municipality: Lauderhill
- II. County Commission District: District 9
- III. Site Characteristics
  - A. Size: Approximately 132.6 acres
  - B. Location: In Section 22 and 23, Township 49 South, Range 41 East; generally located between Oakland Park Boulevard and Northwest 44 Street and between Inverrary Boulevard West and Rock Island Road.
  - C. Existing Use: Former golf course
- IV. Broward County Land Use Plan (BCLUP) Designations
  - A. Current Designation: Commercial Recreation within a Dashed-Line Area\*
  - B. Proposed Designation: Irregular (9) Residential within a Dashed-Line Area
  - C. Estimated Net Effect: Reduction of 132.6 acres of commercial recreation use  
Addition of 132.6 acres of residential use, allowing the development of up to 888 dwelling units  
**No additional dwelling units proposed to the Broward County Land Use Plan [9,072 dwelling units currently permitted within the entire 1,008-acre Inverrary Dashed-Line Area, with 7,930 existing and 1,142 unbuilt]**

\* “Dashed-Line Area” means an area having a particular maximum overall allowable density of dwelling units for all land and land uses within the area for which the permitted overall density appears inside the dashed line area shown on the land use plan map. That number is multiplied by the total number of acres inside the dashed line, including non-residential areas, to calculate the total number of dwelling units permitted within the same.

**INTRODUCTION AND APPLICANT’S RATIONALE (continued)**

V. Existing Uses and BCLUP Designations Adjacent to the Amendment Site

- A. *Existing Uses:*
- North:* Multi-family residential, utilities, clubhouse and single-family
- East:* Multi-family residential, Florida’s Turnpike, park and C-13 Canal
- South:* Multi-family residential, park and C-13 Canal
- West:* Multi-family residential and golf course
- B. *Planned Uses:*
- North:* Irregular (9) Residential, Community and Commercial Recreation within a Dashed-Line Area
- East:* Irregular (9) Residential, Transportation, Recreation and Open Space and Water within a Dashed-Line Area
- South:* Irregular (9) Residential, Recreation and Open Space and Water within a Dashed-Line Area
- West:* Irregular (9) Residential and Commercial Recreation within a Dashed-Line Area

VI. Applicant/Petitioner

- A. *Applicant:* Aimee Craig Carlson, Pulte Home Company, LLC
- B. *Agent:* Hope Calhoun, Esquire, Miskel Backman, LLP
- C. *Property Owner:* Victorville West, LP

VII. Recommendation of Local Governing Body:

The City of Lauderhill recommends approval of the proposed amendment.

## **EXHIBIT B**

The attached draft "Declaration of Restrictive Covenants" has been submitted and is required to be executed and recorded by the applicant prior to the effective date.

Prepared by and Return To:  
Hope W. Calhoun, Esq.  
Miskel Backman, LLP  
14 SE 4<sup>th</sup> Street, Suite 36  
Boca Raton, FL 33432

### DECLARATION OF RESTRICTIVE COVENANTS

This Declaration of Restrictive Covenants ("Declaration") made this \_\_\_\_\_ day \_\_\_\_\_, 202\_\_, by PULTE HOME COMPANY, LLC, a foreign limited liability company having an address of 1475 Centrepark Boulevard, Suite 305, West Palm Beach, FL 33401 (referred to herein as "Owner"), shall be for the benefit of Broward County, a political subdivision of the State of Florida, with a post office address at 115 South Andrews Avenue, Fort Lauderdale, FL 33301 ("County").

#### WITNESSETH:

WHEREAS, Owner is the fee simple owner of land located in the City of Lauderhill, ("City"), Broward County ("County") Florida, and more particularly described in Exhibit "A" ("Property"); and

WHEREAS, the Owner made an application to the City and County to request that the City and County change the land use plan designation on the Property from Commercial Recreation to Irregular (9du/acre) residential land use designation ("Application"); and

WHEREAS, in connection with the Application, Owner has voluntarily agreed to place a restriction on the development of the Property as set forth below in favor of the County.

NOW, THEREFORE, in consideration of the promises and covenants herein contained, Owner hereby declares that the Property specifically referenced herein shall be owned, held, used, transferred, sold, conveyed, demised and occupied subject to the covenants, restrictions and regulations hereinafter set forth, all of which shall run with such Property and any part thereof and which shall be binding upon all parties having any right, title or interest in such Property or any part thereof, their heirs, successors and assigns.

- 1. Recitations.** The recitations set forth above are true and correct and are incorporated into this Declaration by this reference.
  
- 2. Covenants.** No building permit for a residential dwelling unit shall be issued for the final phase of development for the Property unless the ultimate Project site plan approved by the City includes a semi public park space consisting of a cumulative of  $\pm$  10 acre spaces which include a greenway buffer/park area with a minimum width of 30' for the greenway buffer/park. The exact location of the referenced community

recreation and open space shall be determined at the time of final site plan approval of the final phase of the Project. The parties hereto recognize that the site plans for the Project will be approved in phases by the City. By no later than the final site plan, the Applicant must have presented the referenced community recreation and open space to the City for approval.

**3. Term.** This Declaration is to run with the land and shall bind all parties and all persons, unless an instrument signed by the then owner(s) of the Property has been recorded agreeing to change the covenant in whole, or in part, provided that the Declaration has first been modified, amended or released in accordance with the provisions set forth in Paragraph 4 herein.

**4. Modification, Amendment, Release.** This Declaration shall not be modified, amended or released as to any portion of the Property except by written instrument, executed by the then owner or owners of the portion of the Property affected by such modification, amendment or release and approved in writing by the County. The appropriate governmental authority of the County shall execute a written instrument effectuating and acknowledging such modification, amendment or release. Any amendment, modification or release of this Declaration shall be recorded in the Public Records of Broward County, Florida.

**5. Recording and Effective Date.** This Declaration shall not become effective and shall not be recorded in the Public Records of Broward County, Florida and the restrictions on the development of the Property contained herein shall not become enforceable until all required governmental entities have approved and adopted, with no appeal having been filed or if filed resolved so as to uphold the approvals, the Application, which will allow development of the Property in accordance with the restrictions herein ("Final Approval"). Declarant shall record this Declaration not later than 10 business days after Final Approval. Once recorded, the restrictions herein shall run with the Property and shall remain in full force and effect and be binding upon Owner and its heirs, successors and assigns until such time as the same are modified, amended or released as provided for herein.

**6. Severability.** Invalidation of any one of these provisions, by judgment of court, shall not affect any of the other provisions which shall remain in full force and effect.

**7. Third Party Beneficiary Rights.** This Declaration is not intended to create, nor shall it be in anyway interpreted or construed to create, any third party beneficiary rights in any person not a party hereto unless otherwise expressly provided herein.

**8. Captions, Headings and Titles.** Paragraph captions, headings and titles inserted throughout this Declaration are intended as a matter of convenience only and in no way shall such captions, headings or titles define, limit or in any way affect the subject matter or any of the terms and provisions thereunder or the terms and provisions of this Declaration.

IN WITNESS WHEREOF, Owner has executed this Covenant on the day first above written.

PULTE HOME COMPANY, a  
foreign limited liability company

WITNESSES:

(Signature) \_\_\_\_\_

(Print Name)

(Signature)

(Print Name)

By: \_\_\_\_\_  
(Signature)

(Print Name)

Title

STATE OF FLORIDA)  
COUNTY OF BROWARD)

The foregoing instrument was acknowledged before me on \_\_\_\_\_, 20  
by \_\_\_\_\_ on behalf of the Owner, identified above. He/she is  
personally  
known to me or has produced \_\_\_\_\_ as  
identification.

(SEAL)

Notary Public, State of Florida

Print Name

My Commission Expires:

**EXHIBIT "A"**

**[Legal Description of  
Property]**