

LAUDERHILL ARTS & ENTERTAINMENT DISTRICT





WHAT IS AN ARTS & ENTERTAINMENT DISTRICT?

The Arts and Entertainment District **is a defined area**, within which, commercial property owners have elected to join together to improve the surrounding areas of their property.

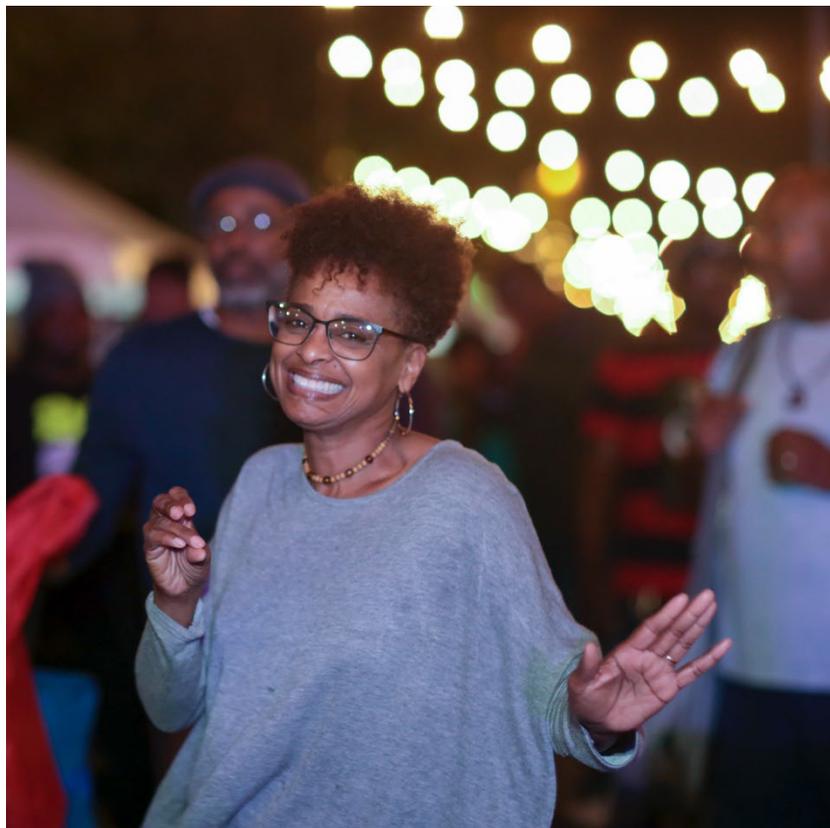
WHAT'S BEEN DONE?

Over \$5 million-worth of investment for infrastructure improvements to the City's 38th Avenue Arts District. Business Attraction Plan:

- Dine-in Restaurants
- Fashion Boutiques & Retail
- Breweries, Distilleries
- Comedy Clubs, Lounges, & Karaoke Bars
- Cigar Bars, Paint & Sip
- Pop-up Shops & Businesses
- Enhanced streetscape dedicated to walkability



VIEWS OF 38TH AVE.



CONSTRUCTION ON 38TH AVE. LE PARC DEVELOPMENT

LE PARC MULTI FAMILY DEVELOPMENT

- 365 units:
- 485 parking spaces

- Amenities include:
 - Clubroom
 - Business Center
 - Fitness Center
 - Pool Area
 - Children's Playground & Daycare Center
 - Dog Park
 - Grills
 - Residential Storage
 - Car Wash
 - 24hr Security Guard House



COMING SOON TO 38TH AVE.

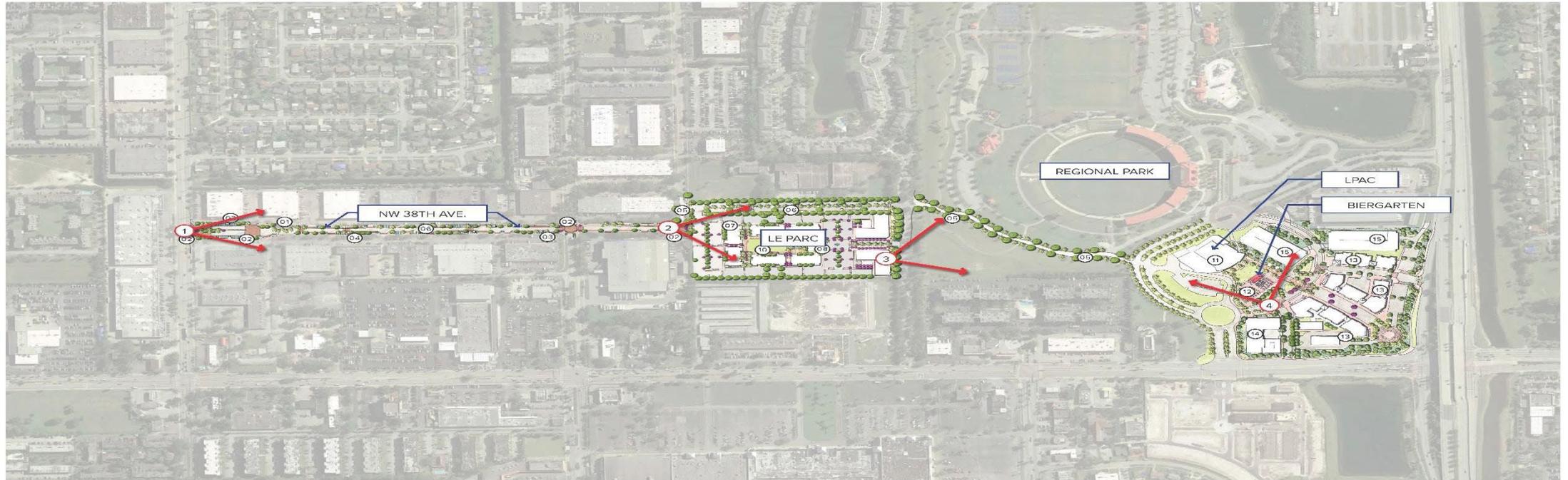
VIEWS FROM LE PARC MULTI FAMILY DEVELOPMENT



COMING SOON TO 38TH AVE.

EXTENSION: FULL ROAD WAY ACCESS TO LPAC AND CBRP

CITY OF LAUDERHILL
LPAC AND NW 38TH AVENUE CONNECTION



- C1 PARKLET PLAZA
- C2 ENHANCED PAVING
- C3 BUS SHELTER
- C4 VENDOR KIOSK
- C5 CONNECTOR ROADWAY

- C6 ROADWAY W/ PARALLEL PARKING
- C7 RESIDENTIAL BUILDING
- C8 COMMUNITY CENTER
- C9 POOL
- C10 EVENT LAWN

- 11 PERFORMING ARTS CENTER
- 12 BEER GARDEN
- 13 MIXED-USE LIFESTYLE CENTER
- 14 HOTEL
- 15 PARKING STRUCTURE



VIEW LOCATIONS

SITE LABELS

SCALE: 1" = 200'
0' 200'





38TH AVE DISTRICT PROGRAMMING

- Collaboration between City & CRA for quarterly events
- Create a sense of belonging and identity to the district
- Promotion of developments underway
- Attraction of visitors, businesses, and residents to the district



LAUDERHILL ARTS & ENTERTAINMENT DISTRICT GOVERNING BOARD

The Lauderhill Arts and Entertainment District is a Board of the City of Lauderhill consisting of a **five (5) member business advisory board**; City Commission will serve as the governing board and expenditures will be restricted to the Arts District.

Business Improvement District (BID)

Chapter 170, Florida Statutes

Authority

- Chapter 170 authorizes municipalities to fund localized improvements through non-ad valorem special assessments on benefited real property.

Business District Use

- Assessments may fund promotion, management, marketing, and similar services to stabilize or improve business districts, provided that a majority of affected property owners approve the levy of assessments for a Business Improvement District, as required by Chapter 170.

Special Benefit Standard

- Assessments must be imposed only on benefited property and must be fairly and reasonably apportioned based on the special benefit received.

Examples of Permissible Uses (Non-Exhaustive)

- District management, marketing, and events
- Beautification, lighting, streetscape, and maintenance
- Supplemental safety measures, such as private security or safety ambassadors (non-sworn; not police services)
- Façade improvements and business support programs

City Oversight

- The City retains control over district boundaries, assessment methodology, budget approval, and administration.

A BID is a property-based special assessment for localized improvements.

Authority: §§ 170.01(1)–(3), Florida Statutes (special assessments; business district services; special benefit and owner-approval requirements).

SLIDE 2 — BID Formation Timeline

Phase 1 — Planning & Owner Approval (≈ 4–8 weeks)

- Define proposed district boundaries
- Identify eligible improvements and services
- Select assessment/apportionment methodology
- Prepare special-benefit analysis
- Obtain approval from a majority of affected property owners to levy special assessments for a Business Improvement District, as required by § 170.01 (3), Florida Statutes

Phase 2 — Resolution of Intent (≈ 2–4 weeks)

- City Commission adopts Resolution of Intent describing:
 - Nature of improvements and services
 - Estimated costs
 - Assessment method
 - District boundaries

Phase 3 — Notice & Assessment Roll (≈ 4–6 weeks)

- Prepare preliminary assessment roll
- Mail notice to affected property owners
- Publish notice of public hearing on the preliminary assessment roll

Phase 4 — Public Hearing & Final Adoption (≈ 2–4 weeks)

- Public hearing and equalization of assessments
- Commission adopts final assessment roll and confirms assessments

Estimated Total Duration:

12–20 weeks, depending on notice scheduling and Commission calendar



WHAT WILL THE LAUDERHILL ARTS & ENTERTAINMENT DISTRICT DO FOR THE COMMUNITY?

Mission

To create and maintain a safe and clean community that will stimulate economic growth and area improvement through the provision of a premier location where customers from all over can enjoy a variety of shopping, dining, and entertainment experiences.

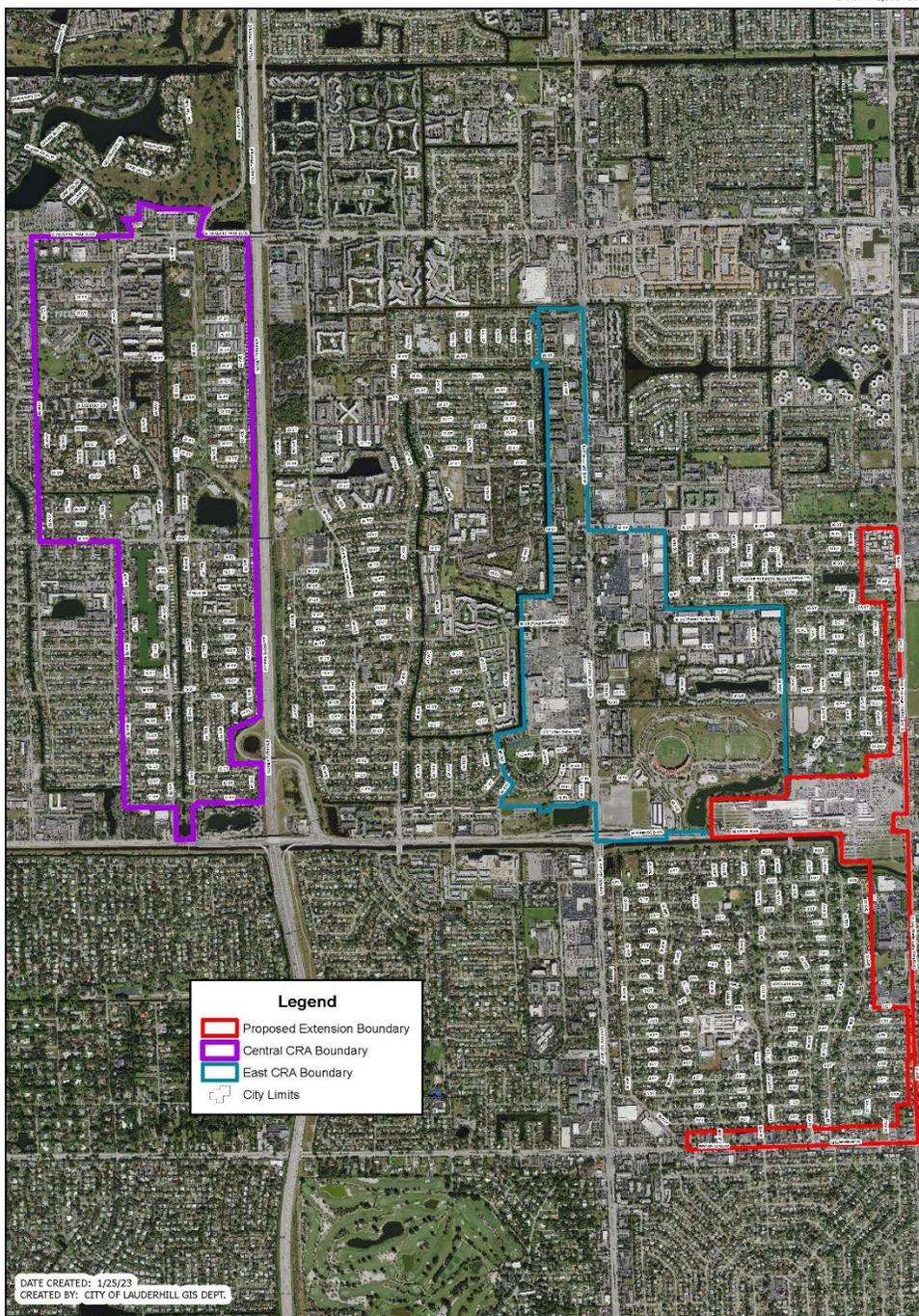
SAMPLE INITIATIVES

The proposed Arts & Entertainment District will include several design elements that are essential to elevating the design and appearance of the neighborhood. In addition, these improvements will enhance safety and create fluidity with regards to traffic flow in the subject area.

Sample, improvements are as follows:

- Addition of District Police and Security
- Addition of on-street Parking
- Widening of Sidewalks and the Inclusion of Street Furniture
- Replacement and Enhancement of Landscaping
- Replacement and the Enhancement of Pedestrian Lighting
- Enhanced infrastructure improvements are slated in the areas of paving, storm drainage, pavement marking and signage.

County Approval of Needs Assessment and Expansion Area



CRA Property Tax Assessment

12/3/2025

Eastern CRA

Taxable Value Date

10/15/2025

Taxable Value

501,153,440

Millage Rate

2.0

Total Ad valorem

\$ 952,192

CRA Expanded Area

Assessment

\$ 500

Number of Parcels

1,801 \$ 855,475

Total Taxes & Assessment

\$ 1,807,667

Additional Areas

Taxable Value

108,644,700

Millage Rate

2.0

Total Ad valorem

\$ 206,425

Assessment

\$ 500

Number of Parcels

108 \$ 51,300

Total Taxes & Assessment

\$ 257,725

Combined Total Taxes & Assessment

\$ 2,065,391



**A LOOK AT OTHER
BUSINESS IMPROVEMENT
DISTRICTS (BIDs)**

WYNWOOD IMPROVEMENTS

Wynwood Garage



CUBE Wynwd



Shinola
(1st FL location)



WYNWOOD B.I.D. - PROGRAMS

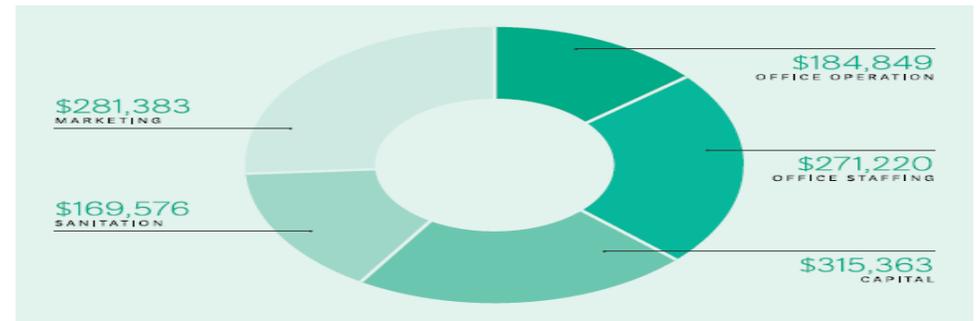
- Neighborhood Revitalization
- Wynwood Design Review Committee
- The BID Clean Street Team
- Safety and Security Services
- Shared Bike Stations
- Marketing & Communications

Budget- \$1,222,390

ECONOMIC IMPACT

The hundreds of local business and property owners that the BID represents continue to make thoughtful investments in Miami's growing urban arts district. Below is a visual overview of how the BID allocated its resources in 2021.

TOTAL EXPENDITURES \$1,222,390





BUSINESS IMPROVEMENT DISTRICT
OF COCONUT GROVE

COCONUT GROVE B.I.D. - PROGRAMS

- Floral and Plant Life Maintenance Program
- Bicycle Friendliness Initiative
- BID Clean Team
- Tour Bus Ambassador Program
- Off Duty Police Service
- Sidewalk Improvement Program
- HD Public Safety Surveillance



Budget- \$1,390,000

Expenses

- Streetscape- \$47,852
- Security & Sanitation- \$415,301
- Special Events- \$149,958 and BID Events
- Marketing- \$182,630 & Advertising
- Capital Projects- \$495
- General & Admin.- \$597,524

LINCOLN ROAD B.I.D. - PROGRAMS

Budget- \$2,045,031

Expenses

- Administrative Expenses- \$231,536
- Office Expenses- \$89,996
- Other Expenses- \$379,039
- Marketing- \$319,460
- BID District Programs- \$1,106,500



- The Lincoln Road Experience
- Arts & Cultural Engagement
- Vacant Storefront Activations
- Block by Block (Street Team)

CONTACT

Contact Information:

- [More info on 38th Avenue and CRA projects at the City of Lauderhill website, www.lauderhill-fl.gov](http://www.lauderhill-fl.gov)
 - ❑ Community Redevelopment Agency, under “Departments”
- Let’s do business
 - ❑ Economic Development at ecodev@laudherhill-fl.gov
- Vendor registration
 - ❑ Visit [City of Lauderhill website, www.lauderhill-fl.gov](http://www.lauderhill-fl.gov)
 - ❑ Contact Economic Development ecodev@laudherhill-fl.gov