

City of Lauderhill

Community Redevelopment Agency Meeting (CRA)



Notice and Agenda - Revised

Monday, October 28, 2024 - 5:00 PM

City Commission Chambers

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

CRA Executive Director Sean Henderson

LAUDERHILL CITY COMMISSION

***Mayor Ken Thurston
Vice Mayor Lawrence Martin
Commissioner Melissa P. Dunn
Commissioner Denise D. Grant
Commissioner Sarai Martin***

***Desorae Giles-Smith, City Manager
Andrea M. Anderson, City Clerk
Angel Petti Rosenberg, City Attorney***

NOTICE

NOTICE IS HEREWITH GIVEN TO ALL INTERESTED PARTIES THAT IF ANY PERSON SHOULD DECIDE TO APPEAL ANY DECISION MADE AT THE FORTHCOMING MEETING, SUCH PERSON WILL NEED A RECORD OF THE PROCEEDINGS CONDUCTED AT SUCH MEETING, AND FOR SUCH PURPOSE THEY MAY NEED TO ENSURE THAT A VERBATIM RECORD OF THE PROCEEDINGS IS MADE, WHICH RECORD INCLUDES THE TESTIMONY AND EVIDENCE UPON WHICH ANY APPEAL MAY BE BASED. IF A PARTY WISHES TO MAKE A PRESENTATION, A COPY OF THE ELECTRONIC MEDIA TO BE USED FOR THAT PRESENTATION (DVD, CD, VIDEO, POWER POINT, ETC.) MUST BE PROVIDED TO THE CITY'S MIS DEPARTMENT AT LEAST 48-HOURS PRIOR TO THE MEETING. IT IS THE PARTY'S RESPONSIBILITY TO PROVIDE ALL DATA AND TO ARRANGE FOR THE EQUIPMENT NECESSARY FOR THE PRESENTATION. IN ADDITION, THAT PARTY IS RESPONSIBLE FOR PROVIDING A SUFFICIENT NUMBER OF COPIES OF ANY INFORMATION THAT IS TO BE DISTRIBUTED.

ANY INDIVIDUAL WHO BELIEVES THEY HAVE A DISABILITY WHICH REQUIRES A REASONABLE ACCOMMODATION IN ORDER TO PARTICIPATE FULLY AND EFFECTIVELY IN THE MEETING SHOULD CONTACT THE CITY CLERK, ANDREA M. ANDERSON, AT 954-730-3010, AT LEAST 72 HOURS BEFORE THE MEETING.

IN ACCORDANCE WITH THE FLORIDA STATUTES, THIS BOARD/COMMITTEE FINDS THAT A PROPER AND LEGITIMATE PURPOSE IS SERVED WHEN MEMBERS OF THE PUBLIC HAVE BEEN GIVEN A REASONABLE OPPORTUNITY TO BE HEARD ON SUBSTANTIVE MATTERS BEFORE THE BOARD/COMMITTEE, WITH A FEW LIMITED EXCEPTIONS AS PROVIDED IN FLORIDA STATUTES, SECTION 286.0114. FOR THIS PURPOSE, MEMBERS OF THE PUBLIC WILL BE ALLOTTED THREE (3) MINUTES EACH FOR COMMENT AT EACH MEETING.

ALL LOBBYISTS AS DEFINED IN LAUDERHILL CITY CODE SECTION 2-24 MUST REGISTER WITH THE CITY CLERK CONTEMPORANEOUSLY WITH LOBBYING ACTIVITIES. A COPY OF CODE SECTION 2-24 MAY BE OBTAINED FROM THE OFFICE OF THE CITY CLERK.

ALL PUBLIC HEARINGS ARE ADVERTISED IN THE SUN SENTINEL

After this agenda was published, the following changes were made:

Ordinances have had backup attachments added:

1. ORDINANCE NO. CRA-240-10-111: AN ORDINANCE OF THE CITY OF LAUDERHILL COMMUNITY REDEVELOPMENT AGENCY APPROVING THE DEVELOPMENT AND FUNDING AGREEMENT AMONG THE CITY OF LAUDERHILL, THE LAUDERHILL COMMUNITY REDEVELOPMENT AGENCY, AND GJ LAUDERHILL, LLC; PROVIDING FOR DEVELOPMENT INCENTIVES IN THE FORM OF TAX REIMBURSEMENTS FOR THE PROPOSED DEVELOPMENT OF A MIXED-USE COMMERCIAL MULTI-FAMILY HOUSING PROJECT COMPRISED OF 245 HOUSING UNITS AND 7,000 SQUARE FEET OF RETAIL CONSISTING OF THREE (3) MID-RISE APARTMENT BUILDINGS, AT APPROXIMATELY 52+ UNITS PER ACRE ON A 4.65+ ACRE SITE IN THE GENERAL COMMERCIAL ZONING DISTRICT AND WITHIN THE TRANSIT ORIENTED CORRIDOR, LEGALLY DESCRIBED AS A PORTION OF TRACT "A" LAUDERHILL SHOPPES NO. THREE, ACCORDING THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 82, PAGE 3 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, INCLUDING FOLIO NUMBERS 494125320030 AND 494125320010, AS MORE PARTICULARLY DESCRIBED HEREIN; PROVIDING FOR AN EFFECTIVE DATE.

The Revised Community Redevelopment Agency (CRA) Meeting Agenda begins on the next page and will reflect all of the changes explained above.

- I CALL TO ORDER
- II ROLL CALL
- III CONSIDERATION OF CONSENT AGENDA
- IV APPROVAL OF MINUTES
- V THIS WILL BE A LIMITED AGENDA MEETING. THE ONLY ITEMS TO BE DISCUSSED WILL BE:

ORDINANCES - FIRST READING

- 1. ORDINANCE NO. CRA-240-10-111: AN ORDINANCE OF THE CITY OF LAUDERHILL COMMUNITY REDEVELOPMENT AGENCY APPROVING THE DEVELOPMENT AND FUNDING AGREEMENT AMONG THE CITY OF LAUDERHILL, THE LAUDERHILL COMMUNITY REDEVELOPMENT AGENCY, AND GJ LAUDERHILL, LLC; PROVIDING FOR DEVELOPMENT INCENTIVES IN THE FORM OF TAX REIMBURSEMENTS FOR THE PROPOSED DEVELOPMENT OF A MIXED-USE COMMERCIAL MULTI-FAMILY HOUSING PROJECT COMPRISED OF 245 HOUSING UNITS AND 7,000 SQUARE FEET OF RETAIL CONSISTING OF THREE (3) MID-RISE APARTMENT BUILDINGS, AT APPROXIMATELY 52+ UNITS PER ACRE ON A 4.65+ ACRE SITE IN THE GENERAL COMMERCIAL ZONING DISTRICT AND WITHIN THE TRANSIT ORIENTED CORRIDOR, LEGALLY DESCRIBED AS A PORTION OF TRACT "A" LAUDERHILL SHOPPES NO. THREE, ACCORDING THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 82, PAGE 3 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, INCLUDING FOLIO NUMBERS 494125320030 AND 494125320010, AS MORE PARTICULARLY DESCRIBED HEREIN; PROVIDING FOR AN EFFECTIVE DATE.

[CRA-ORD-24O-10-111-Arthouse 441 Development Agreement.pdf](#)

[AR CRA-24O-10-111](#)

[Exhibit A - Arthouse Legal Description-Unity of Title](#)

[Exhibit B - RES 22R-06-129 SEU 441 Arthouse Matthew Jacocks](#)

[Exhibit C - RES 23R-08-214 Arthouse Site Plan](#)

[Exhibit D - Formulary.pdf](#)

[Exhibit E -P roject Schedule.pdf](#)

ORDINANCES - SECOND READING

- 2. CRA-ORD-24O-09-109A: AN ORDINANCE OF THE CITY OF

LAUDERHILL COMMUNITY REDEVELOPMENT AGENCY APPROVING THE COMMERCIAL LEASE AGREEMENT BETWEEN THE LAUDERHILL COMMUNITY REDEVELOPMENT AGENCY AND THE HILL DISTRICT, LLC. FOR THE LEASE OF COMMERCIAL PROPERTY LOCATED AT 1451 N.W. 31st AVENUE, BAY A, AS LEGALLY DESCRIBED ON EXHIBIT "A"; PROVIDING TERMS AND CONDITIONS; PROVIDING FOR AN EFFECTIVE DATE (REQUESTED BY EXECUTIVE DIRECTOR, SEAN HENDERSON).

[CRA Ord-24O-09-109A-Commercial Lease-Hill District-Bay A](#)

[AR CRA-24O-09-109A](#)

[Lauderhill CRA Commercial Lease-Hill District Unit A.pdf](#)

3. CRA-ORD-24O-09-110: AN ORDINANCE OF THE CITY OF LAUDERHILL COMMUNITY REDEVELOPMENT AGENCY APPROVING THE COMMERCIAL LEASE AGREEMENT BETWEEN THE LAUDERHILL COMMUNITY REDEVELOPMENT AGENCY AND THE HILL DISTRICT, LLC. FOR THE LEASE OF COMMERCIAL PROPERTY LOCATED AT 1451 N.W. 31st AVENUE, BAY C2, AS LEGALLY DESCRIBED ON EXHIBIT "A"; PROVIDING TERMS AND CONDITIONS; PROVIDING FOR AN EFFECTIVE DATE (REQUESTED BY EXECUTIVE DIRECTOR, SEAN HENDERSON).

[CRA Ord-24O-09-110-Commercial Lease-Hill District-Bay C2.pdf](#)

[AR CRA-24O-09-110](#)

[Lauderhill CRA Commercial Lease-Hill District Unit C2.pdf](#)

RESOLUTIONS

4. RESOLUTION NO. CRA-24R-10-22: A RESOLUTION OF THE LAUDERHILL COMMUNITY REDEVELOPMENT AGENCY (CRA) APPROVING THE BOOKING AGENT AGREEMENT WITH 2 EXTREME MARKETING AND PROMOTION, LLC; TO PROVIDE BOOKING AGENT SERVICES FOR THE ACQUISITION OF MUSIC RECORDING ARTIST SHENSEEA, IN CONNECTION WITH THE 5TH ANNUAL BEER-B-Q EVENT TO BE HELD NOVEMBER 2, 2024; AUTHORIZING THE EXPENDITURE IN THE AMOUNT OF \$52,800.00 FOR SERVICES AND EXPENSES; AUTHORIZING THE CRA EXECUTIVE DIRECTOR TO EXECUTE ALL NECESSARY DOCUMENTS; PROVIDING FOR PAYMENT FROM THE APPROPRIATE BUDGET CODE NUMBER(S); PROVIDING FOR AN EFFECTIVE DATE (REQUESTED BY CRA EXECUTIVE DIRECTOR, SEAN HENDERSON).

[CRA-RES-24R-10-22-Booking Agent Agreement Shenseea - CRA BeerBQue 2](#)

[AR CRA-24R-10-22](#)

[2EXTREME Booking Agent BeerBQue 2024 - Sheensea 10-8-24](#)

5. RESOLUTION NO. CRA-24R-10-23: A RESOLUTION OF THE

LAUDERHILL COMMUNITY REDEVELOPMENT AGENCY (CRA) APPROVING THE AGREEMENT WITH UNC LIFE ENTERTAINMENT, LLC. TO PROVIDE BOOKING AGENT SERVICES FOR THE ACQUISITION OF COMEDIC PERFORMERS, IN CONNECTION WITH LAUDERHILL LIVE HELD DECEMBER 6, 2024; AUTHORIZING THE EXPENDITURE IN THE AMOUNT OF \$39,500.00 FOR SERVICES AND EXPENSES; AUTHORIZING THE CRA EXECUTIVE DIRECTOR TO EXECUTE ALL NECESSARY DOCUMENTS; PROVIDING FOR PAYMENT FROM THE APPROPRIATE BUDGET CODE NUMBER(S); PROVIDING FOR AN EFFECTIVE DATE (REQUESTED BY CRA EXECUTIVE DIRECTOR, SEAN HENDERSON).

[CRA-RES-24R-10-23-Agreement UNCLife CRA Lauderhill Live Dec 6](#)

[AR CRA-24R-10-23](#)

[Unclife Booking Agent-Lauderhill live December 6 10-16-24](#)

VI ADJOURNMENT