

**ORDINANCE NO. 240-09-151**

**AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF LAUDERHILL APPROVING THE COMPREHENSIVE AGREEMENT BETWEEN THE CITY OF LAUDERHILL AND THE HILL DISTRICT, LLC, PROVIDING FOR THE DEVELOPMENT, CONSTRUCTION, OPERATION, AND MAINTENANCE OF THE GATEWAY DESTINATION COMPLEX AS CONCEPTUALIZED IN THE UNSOLICITED PROPOSAL TO BE LOCATED ON THE PROPERTY CONSISTING OF APPROXIMATELY +/- 13.9 ACRES GENERALLY LOCATED AT SUNRISE BOULEVARD AND STATE ROAD 7 AS RECORDED IN PLAT BOOK 178, AT PAGE 161, OF THE OFFICIAL PUBLIC RECORDS OF BROWARD COUNTY AND AS MORE PARTICULARLY DESCRIBED HEREIN AND MORE COMMONLY KNOWN AS THE FORMER K-MART SITE; PROVIDING FOR AN EFFECTIVE DATE (REQUESTED BY CITY MANAGER, DESORAE GILES-SMITH)**

WHEREAS, on or about September 25, 2023, the City of Lauderhill received an unsolicited proposal pursuant to Section 255.065, Florida Statutes, from The Hill District, LLC., to develop, construct, operate and maintain a Gateway Destination Complex and related uses on the Property; and

WHEREAS, pursuant to Resolution No. 23R-12-315, at its meeting of December 11, 2023, the City Commission determined that the unsolicited proposal submitted by The Hill District, LLC. serves a public purpose consisting of a public facility and/or infrastructure that is used or will be used by the public at large or in support of an accepted public purpose or activity, including but not limited to: a public city garage, a public commercial kitchen for use by the City, public green space/event space/plaza and related necessary infrastructure, and as proposed, constitutes a qualifying project pursuant to Section 255.065, Florida Statutes, and further declared its intent to accept other proposals for the same project in accordance with Section 255.065, Florida Statutes, for a period of sixty (60) days after the initial date of publication; and

WHEREAS, on January 19, 2024 and January 26, 2024, the CITY published once a week for two weeks, in the Florida Administrative Register and the Sun Sentinel, a Notice of its intent to accept other proposals for the same project on or before the sixtieth (60<sup>th</sup>) day from January 19, 2024 (i.e. by March 19, 2024); and

WHEREAS, no other proposals were received for the same project by the deadline of March 19, 2024; and

WHEREAS, pursuant to Resolution No. 24R-09-228 the City Commission, at its meeting of September 26, 2024, provided notice of its decision to proceed with the unsolicited proposal submitted by HILL DISTRICT to construct, operate and maintain a Gateway Destination Complex including hotel, restaurants, parking facilities, multi-family, commercial retail, commercial kitchen, job training space, public outdoor green/event space, and compatible uses and declared its intent to enter into a Comprehensive Agreement with HILL DISTRICT encompassing therein the development, construction, operation, and maintenance of the Property as particularly described in the unsolicited proposal and related documents;

NOW, THEREFORE, BE IT ORDAINED BY THE CITY OF LAUDERHILL COMMUNITY REDEVELOPMENT AGENCY, THAT:

Section 1. That the Comprehensive Agreement between the City of Lauderhill and the Hill District, LLC., which provides for the development, construction, operation, and maintenance of the Property consisting of approximately +/- 13.9 acres generally located at Sunrise Boulevard and State Road 7 as more particularly described in the unsolicited proposal and related documents, as recorded in Plat Book 178, at Page 161, of the Official Public Records of Broward County, Florida, and more commonly known as the former K-Mart site, a copy of which is attached hereto and incorporated herein, is hereby approved.

Section 2. All Ordinances or parts of Ordinances, all Resolutions or parts of Resolutions in conflict herewith be and the same are hereby repealed to the extent of such conflict.

Section 3. That this Ordinance shall be in force and take effect immediately upon its passage and adoption.

DATED this \_\_\_\_\_ day of \_\_\_\_\_, 2024.

PASSED on first reading this \_\_\_\_\_ day of \_\_\_\_\_, 2024.

PASSED AND ADOPTED on second reading this \_\_\_\_\_ day of \_\_\_\_\_, 2024.

\_\_\_\_\_  
PRESIDING OFFICER

ATTEST:

\_\_\_\_\_  
CITY CLERK

	FIRST READING	SECOND READING
MOTION	_____	_____
SECOND	_____	_____
M. DUNN	_____	_____
D. GRANT	_____	_____
L. MARTIN	_____	_____
S. MARTIN	_____	_____
K. THURSTON	_____	_____