

City of Lauderhill

Community Redevelopment Agency Meeting (CRA)



Notice and Agenda

Monday, November 25, 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 Denise D. Grant
Commissioner Richard Campbell
Commissioner Melissa P. Dunn
Commissioner John T. Hodgson
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

I CALL TO ORDER

II ROLL CALL

III CONSIDERATION OF CONSENT AGENDA

IV APPROVAL OF MINUTES

A. MINUTES OF THE COMMUNITY REDEVELOPMENT AGENCY FOR MARCH 25, 2024.

[March 25, 2024 - CRA Meeting Minutes](#)

B. MINUTES OF THE COMMUNITY REDEVELOPMENT AGENCY FOR APRIL 15, 2024.

[April 15, 2024 - CRA Meeting Minutes](#)

C. MINUTES OF THE COMMUNITY REDEVELOPMENT AGENCY FOR

AUGUST 26, 2024.

[August 26, 2024 - CRA Meeting Minutes](#)

V THIS WILL BE A LIMITED AGENDA MEETING. THE ONLY ITEMS TO BE DISCUSSED WILL BE:

ORDINANCES - SECOND READING

1. ORDINANCE NO. CRA-24O-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](#)

[Arthouse 441-FINAL 10-30-24.pdf](#)

[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](#)

VI ADJOURNMENT