City of Lauderhill

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

File Details

File Number: 24R-5900

File ID:	24R-5900	**Type:**	Ordinance	**Status:**	First Reading
Version:	1	**Reference:**		**In Control:**	City Commission Meeting
				File Created:	09/20/2024
File Name:	CC-Ordinance-Arthouse 441 Development Agreement			**Final Action:**	

Title: **ORDINANCE NO. 24O-10-152: AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF LAUDERHILL 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.**

Notes:

Sponsors:		**Enactment Date:**	
Attachments:	Ord-24O-10-152-CC-Arthouse 441- Development Agreement.pdf, Exhibit A - Arthouse Legal Description-Unity of Title.pdf, 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 - Project Schedule.pdf	**Enactment Number:**	
Contact:		**Hearing Date:**	
*** Drafter:**	apetti@lauderhill-fl.gov	**Effective Date:**	

History of Legislative File

Ver-sion:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:

Text of Legislative File 24R-5900

ORDINANCE NO. 24O-10-152: AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF LAUDERHILL 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.

Request Action:

Approve the Development and Funding Agreement among the City of Lauderhill, the Lauderhill CRA, and GJ Lauderhill, LLC. regarding 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 addording 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.

Need Summary Explanation/ Background:

GJ Lauderhill, LLC has proposed to build a development known as "Arthouse 441" which is 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 addording 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. The CRA offers tax incentives for certain developments within the CRA District Area, which the developer has requested. This Agreement provides the terms

and conditions for the development and the CRA tax incentives to be offered for the development. The funding includes reimbursement of 87% of the tax incentives for the improvements built as well as a reimbursement of the designated city permitting and impact fees.

Cost Summary/ Fiscal Impact:
Include projected cost, approved budget amount and account number, source of funds, and any future funding requirements

Attachments:
Development and Funding Agreement

Budget Code Number(s):

Procurement Information: [check all that apply]

[ ] RFP/Bid	[ ] Emergency Purchase	[ ] SBE
[ ] Proposal/Quote	[ ] State Grant Funds	[ ] Local Preference
[ ] Piggyback Contract	[ ] Federal Grant Funds	
[ ] Sole Source	[ ] Matching Required	