

formalized the development framework through the Carishoca Plat, allowing for up to 322,000 square feet of commercial space and a 150-room hotel. Despite these efforts, the project did not materialize, and in 2012 the property was acquired by Eagle FL I SPE, LLC, which marketed it for redevelopment without receiving formal applications.

Momentum resumed in 2015 when a redevelopment concept featuring a shopping plaza anchored by Walmart was presented to the Community Redevelopment Agency. Later that year, Lauderhill Marketplace, LLC acquired the property and pursued rezoning consistent with its proposal. In 2019, a portion of the site was rezoned back to Commercial General (CG), and shortly thereafter, the City reacquired the property.

In 2023, the City received an unsolicited proposal under Florida Statutes to develop a Gateway Destination complex on the site. The proposal included public benefits such as a commercial kitchen for the Lauderhill Performing Arts Center, public green and event spaces, and a parking garage with at least 400 spaces. Building on this proposal, the City entered into a Comprehensive Agreement in 2024 with The Hill District, LLC to move the project forward.

Most recently, in January 2026, the Hill Development Team presented its proposed plan to the City Commission, outlining the next steps in the development process, including rezoning, amendments to land development regulations, site plan approval, and permitting. Staff has worked with the developer to create the standards for the new zoning district.

II. **PROPOSED TEXT AMENDMENTS**

Land Development Regulations

Article I - GENERAL PROVISIONS

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Sec. 1.5. - Definitions, general.

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Concurrency statements: Written reports issued by either the City Administration or outside Concurrency Review Agencies summarizing existing and anticipated levels of service for those public services and facilities potentially affected by a proposed development subject to a request for development order.

~~*Connected units:* Two or more units which are connected or attached by other than a common party or fire wall. Connected units shall be treated as townhouses or rowhouses, except as provided for in Schedule C.~~

Conservation uses: Activities within land areas designated for the purpose of conserving or protecting natural resources or environmental quality and includes areas designated for such purposes as flood control, protection of quality or quantity of groundwater or surface water, floodplain management, fisheries management, or protection of vegetative communities or wildlife habitats.

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Dwelling: A residential use where the primary emphasis is on providing a building for human habitation on a permanent basis.

Dwelling unit: A residential use where the primary emphasis is on providing a room or group of rooms located within a dwelling and forming a single habitable unit with facilities used or intended to be used for living, sleeping, sanitation, cooking and eating.

Dwelling unit, connected: A building containing two or more units which are connected or attached by a common party or fire wall. Connected units may also be referred to as a “duplex,” “triplex,” “quadplex,” “townhouses,” or “rowhouses” depending on how many units are connected.

Dwelling, group: A building, or part thereof, in which several unrelated persons or families permanently reside, in which individual cooking facilities are not provided for the persons or families. Group dwelling may include a rooming house, fraternity house, sorority house, convent, monastery or private club in which one (1) or more members have a permanent residence. Group dwelling shall not be deemed to include a hotel, motel, tourist home, bed and breakfast, or mobile home park.

Dwelling, multi-family: A building containing three (3) or more dwelling units, including apartment buildings, garden apartment buildings, triplexes and townhouses.

Dwelling, one-family: A building containing one (1) dwelling unit. Also referred to as a single-family dwelling. Also, a dwelling with six (6) or fewer residents as defined in Chapter 419, Florida Statutes.

Dwelling, four-family: A detached building containing four (4) dwelling units, but not including a townhouse.

Dwelling, three-family: A detached building containing three (3) dwelling units, but not including a townhouse.

Dwelling, townhouse (AKA: “rowhouse”): A single-family dwelling unit located in a structure containing three or more attached dwelling units, arranged side-by-side, where each unit shares one or more common walls with adjacent units and extends from foundation to roof. Each townhouse unit shall have a separate exterior entrance and no dwelling units located above or below another unit. Townhouses may be arranged in rows, clusters, and are designed to function as individually occupied attached dwellings.

Dwelling, two-family: A building containing two dwelling units.

Easement: Any strip of land created by a subdivider for public or private utilities, drainage, sanitation, or other specified uses having limitations, the title to which shall remain in the name of the property owner, subject to the right of use designated in the reservation of the servitude.

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Article III - ZONING DISTRICTS

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Sec. 1.2. - Establishment of zoning districts.

The following zoning districts are established:

1.2.1. *Base zoning districts.* These base zoning districts are applied to specific parcels of land, for the reasons established in Section 1.1., Purpose.

A. *Residential zoning districts.*

1. Single Family at four (4) dwelling units per acre (RS-4).
2. Residential, Single Family at five (5) dwelling units per acre (RS-5).
3. Residential, Multi-family at eight (8) dwelling units per acre (RM-8)
4. Residential, Multi-family at ten (10) dwelling units per acre (RM-10).
5. Residential, Multi-family at eighteen (18) dwelling units per acre (RM-18).
6. Residential, Multi-family at twenty-five (25) dwelling units per acre (RM-25).
7. Residential, Multi-family at forty-five (45) dwelling units per acre (RM-45).
8. Residential, Multi-family per diem at fifty (50) dwelling units per acre (RMH-50).
9. Planned Unit Development (PUD).

B. *Commercial zoning districts.*

1. Commercial, Neighborhood (CN).
2. Commercial, Community (CC).
3. Commercial, General (CG).
4. Commercial, Warehouse (CW).
5. Commercial, Office (CO).
6. Commercial, Recreation (CR).
7. The Hill Entertainment (THE)

C. *Industrial zoning district.*

1. Industrial, Light (IL).

D. *Transportation and Utility zoning districts.*

1. Transportation Facility (TF).
2. Utility Facility (UF).

E. *Recreation zoning districts.*

1. Open Space and Recreation (PO).
2. Local Parks (PL).
3. Regional Park (PR).

F. *Community Facility zoning district.*

1. Community Facility (CF).

G. *Conservation zoning districts.*

1. Conservation (CS).

H. *Mixed Use zoning districts.*

1. Traditional Neighborhood Development (TND).
2. Transit Oriented Development (TOD).

1.2.2. *Overlay zoning districts.* These overlay zoning districts may or may not be shown on the Official Zoning District Map because they pertain to unique features or characteristics of land or to items of particular significance which are restricted to a particular parcel of land. These districts provide additional standards and may restrict the intensity of use of land, as allowed in the base zoning districts.

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Sec. 4.3. - ~~Special Residential Facility Overlay (Reserved)~~ - The Hill Entertainment (THE) District

A. Purpose and intent. The primary purpose or intent of "The Hill Entertainment" (THE) District is to allow a mixture of commercial entertainment, commercial recreation and other complementary uses, that support and are compatible with nearby arts and recreational facilities, to be planned and developed as a whole (as a single operation or an approved series of operations) on one (1) or more parcels

joined by and subject to a unity of control and is subject to a Public Private Partnership Agreement pursuant to Florida Statutes, Section 255.065. This zoning district is limited to parcels adjacent to City of Lauderhill performing arts center facilities having a minimum of 1000 seats. This zoning district is intended to provide greater flexibility than a conventional zoning district. This specialized commercial zoning district also is intended to implement and further the following purposes:

1. To promote economic development, a "sense of place" and a family-oriented environment through a mixture of commercial entertainment, commercial recreation and other complementary uses and through the seamless integration of abutting public recreation and cultural arts facilities and uses;
2. To allow for a diversification of uses, structures and open spaces when not in conflict with existing land uses on abutting properties;
3. To reduce improvement costs through a more effective use of land and a smaller network of utilities and streets than is possible through the application of standards contained in conventional land-development regulations;
4. To provide the opportunity for application of innovative site planning concepts that results in the creation of an aesthetically pleasing environment for living, working and playing on properties of adequate size, shape and location;
5. To ensure that development will occur within the guidelines and intent of the city comprehensive plan; and
6. To reduce the number of vehicle trips on the surrounding roadway network through a mixture of compatible and complementary land uses and public transit, pedestrian and bicycle enhancing improvements. The THE zoning district corresponds to the Commercial, Transit Oriented Corridor, Transit Oriented Development and Local Activity Center future land use designations in the Future Land Use Element of the Comprehensive Plan.

B. Permitted principal uses and structures. The following types of land uses and structures are allowed within the THE zoning district as a permitted use and structure:

1. Amphitheater, arena, movie theatre, dome and performing arts center, with no more than four hundred ninety-nine (499) seats;
2. Amusement room, game room or recreation center, such as pinball, air hockey, electronic games, and similar coin, token or ticket operated games when an attendant is on duty;
3. Bars, nightclubs and taverns, including microbrewery;
4. Billiard or pool hall;
5. Bowling alley;
6. Clubs, athletic, country, fraternal, private, social;
7. Education, instructional, but limited to cultural arts entertainment and sports training and instruction, such as dance, fine arts, music, theatre, sports and similar cultural, entertainment and recreation training and instructional uses;
8. Essential utilities and services;
9. Financial institutions, walk-up but excluding drive-through facilities;
10. Fitness center, gym, health spa;
11. Freestanding and mobile vendors, such as kiosks and pushcart type vehicles, notwithstanding Code of Ordinances Chapter 12, Article I, Sections 12-5 and 12-6;
12. Holiday sales;
13. Hotel, motel and similar facilities, subject to the standards and requirement in Article III., Part 5.0.;
14. Live entertainment, indoor and outdoor;
15. Museums, art galleries;
16. Offices, business and professional;

17. Offices, government such as consular offices, fire and police substations but excluding general government offices;
 18. Open space, including plazas, village greens and similar outdoor public areas;
 19. Personal services, including tanning salon;
 20. Public safety facilities and services, such as police and fire;
 21. Restaurant (indoor and outdoor seating and carry-out) and other dining and eating establishment uses;
 22. Restaurant bar (indoor and outdoor seating);
 23. Retail sales (indoor and outdoor), neighborhood-scale and community-scale but excluding auction house, consignment shop, convenience store, firearm and ammunition, flea market, furniture store, pawn shop, supermarket, thrift store, and vehicular and vehicular related uses;
 24. Skating rinks but excluding skateboarding;
 25. Telecommunication facility, antenna and equipment; and
 26. Kiosks for food and beverages.
- C. Accessory uses and structures. The following types of land uses and structures are allowed when part of, or accessory to, the principal land use:
1. Auditoriums and convention halls, including conference facilities which provide a complete range of activities, such as exhibit hall, food preparation, meeting rooms and trade center, as accessory to a hotel use or business and professional office use;
 2. Office, medical with non-controlled substance provider as accessory to a business, and professional office use but excluding clinics, counseling services, hospitals and veterinary-related uses;
 3. Fences and walls;
 4. Gazebo, street furniture and other amenities designed to enhance the entertainment and pedestrian experience;
 5. Landscaping and irrigation, sculptures, water falls and fountains, and other decorative features;
 6. Lighting;
 7. Maintenance and storage facilities incidental to the development project;
 8. Parking facilities, such as bicycle racks and shelters, parking lot and parking structure;
 9. Pedestrian transportation facilities and amenities, such as arcades, boardwalks, greenways, sidewalks and similar pathways;
 10. Public restrooms;
 11. Public transit facilities and amenities, such as benches, busbays, community bus terminal, kiosks, shelters, and telephones;
 12. Refuse areas, such as compactor, dumpster, and recycling containers, enclosures and equipment;
 13. Signs;
 14. Storage of inventory within the same structure as where the sale of good occurs;
 15. Swimming pool, including cabanas, deck and life guard stand;
 16. Vehicular transportation facilities incidental to the development, such as accessways, driveways, and loading zones;
 17. Utilities incidental to the use;
 18. Education, training but excluding religious training
- D. Special exception uses and structures. The following types of land uses and structures are allowed as a special exception use within the THE district:

1. Amphitheater, arena, movie theatres, domes and performing arts center with five hundred (500) seats or more;
2. Bingo parlor;
3. Childcare, day, evening and weekend;
4. Education, college and university;
5. Mixed use, i.e., multi-family, townhouse, or fee simple residential component; and
6. Telecommunication facility uses, such as antenna support structure, equipment buildings, and antenna.

E. Review and approval process.

1. A zoning district map amendment to the THE zoning district shall require a recommendation from the Planning and Zoning Board and approval by majority vote of the City Commission present at the hearing.
2. The use of any land within the THE zoning district shall require site plan approval by the Planning and Zoning Board or site plan modification approval by the Development Review Committee consistent with Article IV., Development Review Requirements, Part 5.0., Development Plan/Site Plan Review. Notwithstanding the foregoing, no site plan is required and review shall be limited to the Development Review Committee as a condition of permits for a dome of 499 seats or less, or kiosks installed to support such dome.
3. A special exception use, including the allocation of residential units from the pool of available residential units, must be approved or approved with conditions by the City Commission consistent with Article IV., Development Review Requirements, Part 4.0., Special Exception Use.
4. In established structures, uses shall be allowed upon application to and approval by the Chief Building Official for a certificate of occupancy and the Finance Department for an occupational license.
5. Any lot or parcel that is not platted shall require preliminary plat approval by the Planning and Zoning Board, final plat approval by both the City Commission and the Board of County Commissioners of Broward County, Florida, and recording of the plat in the public records of Broward County, Florida.

F. Development standards. The development standards as set forth herein shall apply within the THE zoning district.

1. Minimum lot size. The minimum lot size shall be established as part of the site plan or site plan modification approval process.
2. Minimum lot street frontage. The minimum lot street frontage shall be established as part of the site plan or site plan modification approval process.
3. Maximum lot coverage. Up to eighty (80) percent of the net size of the property may be covered with impervious surfaces.
4. Minimum setback standards. Building setback standards shall be established as part of the site plan or site plan modification approval process. Minimal setback standards shall be the rule provided that such setbacks facilitate public transit or pedestrian-oriented development.
5. Building height. The minimum building height for any building fronting on an arterial roadway shall be two (2) stories. The maximum building height shall be established as part of the site plan or site plan modification approval process. All buildings and structures, however, shall be designed so that it enhances the pedestrian experience.

G. Supplemental district regulations. The supplemental district regulations in Article III., Part 6.0., and the Schedules shall apply except as modified herein.

1. Access. Each development shall have access to a public street either directly or indirectly via an approach, private road, pedestrian way, court or other area dedicated to public or private

- use of common easement guaranteeing access. Permitted uses are not required to front on a dedicated road. The City shall be allowed access onto privately owned roads, easements and common open space to ensure the police and fire protection of the area, to meet emergency needs, to conduct City services, including code enforcement, and to generally ensure the health and safety of the residents of the development.
2. Off-street parking standards and requirements. The off-street parking standards and requirements in Article III., Part 6.0., Section 6.5. shall apply except as modified below.
 - a. Required parking spaces. The site plan or site plan modification review process shall be used to determine the number and location of required parking spaces.
 - b. The developer may submit a shared parking analysis to the City Commission for approval that demonstrates sufficient parking will be provided for the proposed development. In determining required parking, the first 1500 square feet of each structure shall be exempt from parking calculations.
 3. Off-street loading standards. The off-street loading standards and requirements in Article III., Part 6.0., Section 6.6. shall apply except as modified below.
 - a. Required loading spaces. The site plan or site plan modification review process shall be used to determine the number and location of required loading spaces.
 - b. Location. Loading and unloading shall be restricted to side and rear yards and shall be prohibited within the front setback area.
 4. Signage. The purpose of this overlay is to promote a high tech entertainment-related development that incorporates state of the art tech features, including but not limited to, digital displays, digital art, video displays and art, fiber optic, LED, projection display, and interactive technology. Such displays may occur both indoor and outdoors along any part of the building or structures (including parking structures) on the site. It is recognized that technology will continue to advance and such technology features shall be liberally allowed to be placed and incorporated on the site.
 - a. No exterior signage that involves sponsorship by the City of Lauderhill or Lauderhill Performing Arts Center shall be deemed a billboard.
 - b. For signage that is visible along US-441 and Sunrise Blvd, an offsite lighting plan shall be provided showing that such lighting intensity is reasonably compatible with offsite residential properties. Provided such signage is consistent with this high-tech development and the proposal is not deemed by the City Manager (or designee) as a distraction to drivers, there are no size, number or other regulations restricting signage except as provided herein.
 - c. The signage standards and requirements in Schedule I shall apply, where not in conflict with this section. In the event of a conflict, the overlay district standards shall apply.
 5. Landscaping and irrigation standards and requirements. The landscaping and irrigation standards and requirements in Schedule J and Article III., Part 6.0., Section 6.8. shall apply except as modified below.
 - a. Perimeter boundary. A landscape boundary shall be provided along the perimeter of each development within the THE zoning district if bounded on two (2) sides by an arterial roadway. Parking structures, perimeter roadways, and other paving is not allowed within this peripheral greenbelt except for bicycle paths, sidewalks, greenway or access roads that provide ingress and egress for traffic and that are generally perpendicular to the greenbelt. The width of the greenbelt shall be:
 - (1.) Fifteen (15) feet minimum, when abutting commercial and industrial zoned property;

- (2.) Twenty-five (25) feet minimum, when abutting an arterial or collector road;
- (3.) Forty (40) feet, when abutting property zoned residential district; and
- (4.) As determined by the site plan or site plan modification process for abutting property zoned Regional Park district or Community Facility district.

(a.) If not bounded on two (2) sides by an arterial roadway, then the site plan or site plan modification process shall be used to determine whether or not and the extent to which a perimeter landscape boundary shall be provided.

(b.) Other landscape areas. The landscape standards and requirements for other areas shall be determined through the site plan or site plan modification process. The landscape treatment for plazas, streets, paths, and service and parking areas shall be designed as an integral part of a coordinated landscape and street furniture design.

6. Lighting standards and requirements.

a. Parking lots and garages. All non-residential parking lots and garages shall be provided with a minimum half (0.5) foot-candle of light on the parking and walking surface from dusk until thirty (30) minutes after the termination of each business day. A maximum to minimum foot-candle level shall not exceed a ratio of twelve to one (12:1). The lighting system shall be designed, installed and maintained as not to create light spillover or trespass or glare to any adjacent property not being part of the site plan.

b. Other areas. The lighting standards and requirements for other areas shall be determined through the site plan or site plan modification process.

7. Architectural design guidelines.

a. The architectural design guidelines in Schedule P shall apply.

b. Individual buildings shall be related to each other in design, masses, materials, placement and connections so as to provide a visually and physically integrated development. Treatment of the sides and rear of buildings shall be comparable in amenity and appearance to the treatment given in the front.

H. Special regulations. The special regulations as set forth herein shall apply within the THE zoning district.

1. Minimum district size and street frontage standards. The minimum area that may be zoned THE is five (5) acres, inclusive of areas required for public dedication. THE zoned property shall have a minimum two hundred (200) linear feet of frontage on an arterial roadway.

2. Addition of property to district. Notwithstanding the paragraph above, additional lands may be added to the THE district provided that the property proposed to be added to the district:

a. Abuts or is contiguous to property zoned THE district; and

b. Is under unified control.

3. Underground utilities. All utilities, including telephone, television cable and electrical systems, within the boundaries of the THE district shall be installed underground. Primary facilities providing service to the site may be granted a waiver from the underground requirement. Appurtenances to the utility systems that are normally located above ground are exempted from the underground requirement; however, when located above ground they shall be screened in a manner approved by the Planning and Zoning Board or the Development Review Committee.

4. Unified control. Any property proposed for inclusion within the THE zoning district shall be under unified control (an individual, partnership, joint venture or corporation; or group of individuals, partnerships, or corporation). Any zoning district map amendment, site plan, or site plan modification application shall include legal documents, acceptable to the City Attorney, which constitute evidence of unified control of the entire area within the THE zoning

- district. Further, the entity with unified control must be able to bind the entire area within a proposed THE district to the terms, conditions, uses and site plan.
5. Common area maintenance. All common open space and public plazas shall conform to their intended use through deeds, covenants, or other arrangements, as approved by the City Attorney, that run with the land.
 6. Gateway or entranceway feature.
 - a. A gateway or entranceway into a development is required. The gateway shall be compatible in size, shape, dimension, texture, construction materials, colors and design with the overall development.
 - b. Appropriate landscaping and irrigation shall be provided to enhance and maintain the gateway or entranceway feature.
 7. Public transit, pedestrian and bicycle improvements. The Comprehensive Plan encourages maximizing a building's floor area within the SR-7 Corridor when significant public transit improvements are provided. To qualify for maximum building heights, the following public transit and pedestrian enhancing improvements must be provided.
 - a. Public transit improvements.
 - (1.) Bus bay. As a means to address Broward County's transportation concurrency standards and requirements, a bus bay or bays meeting State, County or City standards and requirements shall be provided, where appropriate, as determined by the Broward County Mass Transit Division or the Planning and Zoning Department. Consistent with City off-street parking standards and requirements, the provision of a bus bay abutting the development allows for a fifteen (15) percent credit from the required number of off-street parking spaces.
 - (2.) Public transit stop amenities. If a public transit stop sign abuts the boundaries of a development within the THE zoning district, an illuminated public transit shelter, a bench, a trash receptacle, information kiosk and landscaping with irrigation abutting the sidewalk must be provided. The above-described public transit amenities shall be compatible with the design of the overall development.
 - (a.) If the public transit stop is proposed to be used for rapid bus transit, the illuminated shelter must provide for at least ten (10) seats and a pad for handicapped seating. A ten (10) percent parking credit shall be provided for such improvements.
 - (b.) If the proposed public transit stop is intended for regular public transit, the illuminated shelter must provide for at least five (5) seats and a pad for handicapped seating. A five (5) percent parking credit shall be provided for such improvements.
 - (c.) Further, a minimum eight (8) feet wide covered and illuminated walkway must be provided connecting the public transit shelter to a covered entrance of a major building within the development.
 - (3.) Signage. As an incentive for the provision of a public transit shelter, bench and amenities, the public transit shelter may include a sign depicting the development or project name.
 - b. Pedestrian improvements.
 - (1.) The minimum width of a sidewalk or pedestrian way within or fronting on a public right-of-way for an arterial road shall be twelve (12) feet.

duly licensed by the State and allowed to operate pursuant to the City Code of Ordinances and the Land Development Regulations.

10. Synergies with abutting zoning districts. Due to the five (5) acre minimum size, the type and intensity of allowable uses, the flexibility of setback and other standards and requirements, developments within the THE zoning district shall create synergies with the uses on the abutting zoning districts, to the maximum extent possible. The site plan or site plan modification process may be used to impose additional standards and requirements on the development in order to further such synergies.

11. Other considerations.

a. Overhead doors shall be prohibited from facing the right-of-way of an arterial or collector roadway and are discouraged on local roads.

b. Roads, pedestrian ways, and open space shall be designed and shall be properly related to buildings and appropriately landscaped.

c. If the development provides for freestanding structures, such as outdoor push-cart vehicles, canopies, and kiosks, for mobile vendors, such structures shall be depicted on the site plan or site plan modification. The site plan or site plan modification shall assure a sufficiently sized and dimensioned area is available for such structures that do not conflict with pedestrian and vehicular flow.

d. Waivers.

The City Commission may grant reasonable waivers of any term or condition of the THE to effectuate the purpose and intent of this district as set forth herein.

e. Setbacks, Maximum Height, Maximum Building Intensity. Provided that pedestrian improvements as specified herein for the THE District are provided, there shall be no setback, maximum height, or maximum building intensity requirements.

f. Conflicts.

To the extent of any conflict between the regulations set forth in this THE district and any other term or provision of the City Code of Ordinances of Land Development Code whatsoever, the provisions of this THE shall control. The provisions of the THE District shall be liberally construed to effectuate the goals and objectives of the THE District.

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SCHEDULE A. - LAND USE CLASSIFICATIONS

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DISTRIBUTION AND FULFILLMENT CENTER: A facility where goods or products are stored on-site temporarily for the purpose of delivery to a consumer. Such facilities may store refrigerated goods, and may include office space and a process area to be used by employees for sorting and packaging goods for delivery from available, on-site inventory. The delivery and sale of Alcohol and tobacco products shall require proper licensing from the Florida Division of Alcoholic Beverages and Tobacco and shall be for off-premises consumption only. The delivery and sale of medical marijuana shall be prohibited.

Dome: A spherical structure that is designed for a wide range of immersive shows and events including, but not limited to, education programs, movies, live events, sporting broadcasts, community and business meetings, planetarium, and digital art exhibitions.

DOMESTIC AND BUSINESS SERVICE: Window cleaning, floor waxing, office cleaning and janitorial services; Septic tank service; Catering service; Linen, work clothing and uniform supply when laundry facilities are not located on the same premises; Maintenance, distribution and erection of display boards, signs, posters and related materials; Other domestic and business services of a similar nature.

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III. ANALYSIS

The land use designation of the property is within the Transit Oriented Corridor (TO), and the City's Land Use Element of the Comprehensive Plan which promotes compact, mixed-use, and transit-supportive development. The Hill Entertainment District supports multiple elements of the Comprehensive Plan, including:

- Land Use: Encourages mixed-use development and higher intensity uses appropriate for a TOC.
- Trafficways: Leverages access to major arterial roadways and supports multimodal transportation options.
- Recreation and Open Space: Enhances and complements the adjacent regional park by introducing supporting uses such as dining, entertainment, and residential components.
- Neighborhoods and Housing: Introduces opportunities for residential uses in proximity to employment centers and amenities, promoting walkability and reduced vehicle dependency.
- Economic Development: Strengthens the City's role as a cultural and entertainment hub.

As stipulated in the Land Development Regulations, Article IV, Section 2.4, Basis for recommendations, The Planning and Zoning Division has reviewed the proposed request pursuant to the following considerations:

- 2.4.1. The character of the district and its peculiar suitability for particular uses.
- 2.4.2. Conversion of the value of buildings and encouraging the most appropriate use of land and water throughout the City.
- 2.4.3. The applicable portions of the adopted City comprehensive plan and programs such as land use, trafficways, recreation, schools, neighborhoods, drainage and housing, and so forth.
- 2.4.4. The needs of the City for land areas for specific purposes to serve population and economic activities.
- 2.4.5. Whether there have been substantial changes in the character or development of areas in or near an area under consideration for rezoning.
- 2.4.6. The facts and opinions presented to the Planning and Zoning Board through hearings.

Based upon its review, staff finds the proposed use to be generally consistent with the above considerations. As such, staff recommends approval of the amendment to the Land Development Regulations. **The Planning and Zoning Division has reviewed the proposed request pursuant to the following considerations:**

Amendment factors. LDR Article IV., Part 2.0., Section 2.4., requires the Board and City Commission to consider and evaluate zoning text changes in relation to all pertinent factors but with reference to six (6) specific factors. The proposed Ordinance is evaluated below against the six (6) identified factors.

a. *The character of the district and its peculiar suitability for particular uses.*

The subject property is located within the City's designated Transit Oriented Corridor (TOC) and at the prominent intersection of State Road 7 and Sunrise Boulevard, two major arterial roadways. The surrounding area is characterized by a mix of regional-scale civic,

recreational, and cultural assets, including a large county regional park, the Lauderhill Performing Arts Center, and a county library.

Given this context, the area exhibits a strong identity as a regional destination for recreation, arts, and entertainment, supported by high visibility, accessibility, and transit potential. The proposed “Hill Entertainment” District is particularly suited to this location, as it is designed to complement and enhance the existing character by encouraging a cohesive mix of entertainment, commercial, and residential uses that activate the area throughout the day and evening.

b. *Conversion of the value of buildings and encouraging the most appropriate use of land and water throughout the City.*

The proposed amendment to the Land Development Regulations promotes the long-term economic viability and value of the subject property by enabling a more flexible and modern mix of uses aligned with current market demands and planning objectives. By encouraging development that supports nearby civic and recreational assets, the proposed zoning district will contribute to increased property values, improved land utilization, and a more sustainable development pattern that reduces underutilization and promotes reinvestment.

c. *The applicable portions of the adopted City Comprehensive Plan and programs such as land use, trafficways, recreation, schools, neighborhoods, drainage and housing and so forth.*

The proposed amendment to the Land Development Regulations is consistent with the City of Lauderhill Comprehensive Plan, particularly the Transit Oriented Corridor land use designation, which promotes compact, mixed-use, and transit-supportive development.

The Hill Entertainment District supports multiple elements of the Comprehensive Plan:

Land Use Element

Goal 1:

The City Commission shall provide for a distribution of land use by type, density, and intensity to meet the needs of the current and seasonal population in a manner that; promotes a compatible development, redevelopment and urban infill; promotes a land use pattern that supports a multimodal transportation system, with an emphasis on pedestrian ways and walkability.

POLICY 1.1.12 Transit Oriented Corridor Uses

Provide for mixed use development along transit corridor, such as SR 7/US 441, consistent with the requirements of the Broward County Land Use Plan’s Transit Oriented Corridor future land use category.

SUBPOLICY 1.1.12.1 SR 7/US 441 Transit Oriented Corridor

- c) Provide for pedestrian connectivity among the various uses, including connectivity to adjacent residential development and transit stations and stops, through minimization of curb cuts, provision of planting strips and street trees, addition of sidewalks at

least eight feet wide where appropriate, minimum building height to public space ratios of at least 1:6, creation of greenways and promenades, and other means as appropriate or recommended in the Charrette Plan.

SUBPOLICY 1.12.1.1 SR 7/US 441 CORRIDOR (EAST) COMMUNITY REDEVELOPMENT AREA (CRA)

The City of Lauderhill will continue administering the SR 7/US 441 (East) Community Redevelopment Area (See Figure 1-1 in the FLUE DIA).

POLICY 1.12.2 EMPLOYMENT & HOUSING OPPORTUNITIES

Continue to encourage redevelopment and expansion of employment and housing opportunities for all income levels, including very low, low and moderate-income households, within identified redevelopment areas, in the City of Lauderhill.

OBJECTIVE 1.21 MITIGATION OF URBAN SPRAWL

Mitigate the impacts of urban sprawl through the encouragement of compact urban development.

POLICY 1.21.1 FUNCTIONAL MIX OF USES

The City shall encourage the establishment of functionally mixed land uses through development, redevelopment, and urban infill activities.

d. *The need of the City for land areas for specific purposes to serve population and economic activities.*

The City has an increasing need for vibrant mixed-use districts that support both population growth and economic development. The subject property's location within a TOC and near major civic assets makes it uniquely positioned to meet these needs.

The proposed Hill Entertainment District addresses:

- The demand for entertainment and cultural uses that complement existing facilities.
- The need for housing options in walkable, amenity-rich environments.
- Opportunities for commercial and hospitality uses that support tourism, recreation, and local economic activity.

Establishing this zoning district will help the City efficiently allocate land for uses that serve residents, attract visitors, and stimulate economic activity, consistent with long-term planning objectives.

e. *Whether there have been substantial changes in the character of development in or near an area under consideration for rezoning.*

There have been notable changes and ongoing evolution in the character of the surrounding area, including increased emphasis on cultural, recreational, and mixed-use development. The presence and continued investment in the regional park, performing arts center, and library reflect a shift toward creating a destination-oriented environment.

Additionally, broader planning trends, including the adoption of the Transit Oriented

Corridor designation, indicate a policy shift toward higher intensity, mixed-use, and pedestrian-oriented development.

The proposed amendment to the land development regulations responds to these changes by aligning the property's zoning with the current and emerging character of the area, ensuring compatibility with surrounding uses and future development patterns.

- f. *The facts and opinions presented to the Planning and Zoning Board through hearings.***
This Development Review Report includes data and analysis and written findings of fact and conclusions to support the Division's recommendation on the application and will be presented to the Board and entered into the record at its March 31, 2026 regular public hearing.

IV. RECOMMENDATION/ACTION

The Department recommends the Board enter into the record the Development Review Report (DRR) and all other substantial competent evidence presented at the hearing, adopt the findings and conclusions contained herein, and forward the record to the City Commission with a recommendation that the proposed Ordinance amending the LDR be adopted.

V. ATTACHMENTS

1. Presentation to the City Commission at the Retreat held on January 22, 2026 by the Hill Development Team