



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-5899

File ID: 24R-5899

Type: Ordinance

Status: First Reading

Version: 1

Reference:

In Control: City Commission
Meeting

File Created: 09/20/2024

File Name: Ordinance-The Hill Comprehensive Agreement

Final Action:

Title: **ORDINANCE NO. 24O-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).**

Notes:

Sponsors:

Enactment Date:

Attachments: ORD-24O-09-151-The Hill Comprehensive Agreement.pdf, The Hill Comprehensive Agreement - 9-24-24 CLEAN FINAL.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-5899

ORDINANCE NO. 24O-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).

Request Action:

Approve the Comprehensive Agreement between the City of Lauderhill and the Hill District, LLC. relative to the Unsolicited Proposal referred to as "The Hill"

Need Summary Explanation/ Background: 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 more commonly known as the Former K-Mart site. 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. served a public purpose consisting of, inter alia, 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 city commercial kitchen for use by the City, and related necessary infrastructure, and as proposed, constituted 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. 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 (60th) day from January 19, 2024 (i.e. by March 19, 2024). No other proposals were received for the same project by the deadline of March 19, 2024. Pursuant to Resolution No. 24R-09-228 also on tonight's agenda, the City Commission proposes to provide notice of its decision to proceed with the unsolicited proposal submitted by The Hill District, LLC. to construct, operate and maintain a Gateway Destination Complex including a hotel, restaurants, parking facilities, multi-family, commercial retail, commercial kitchen, job training space, public outdoor green/event space, and compatible uses and declaring its intent to enter into this Comprehensive Agreement with The Hill District, LLC., encompassing therein the development, construction, operation, and maintenance of the Property as particularly described in the unsolicited proposal and related documents.

Cost Summary/ Fiscal Impact:

Include projected cost, approved budget amount and account number, source of funds, and any future funding requirements

Attachments:

Comprehensive Agreement

Budget Code Number(s):

Procurement Information: [check all that apply]

- | | | |
|---|--|---|
| <input type="checkbox"/> RFP/Bid | <input type="checkbox"/> Emergency Purchase | <input type="checkbox"/> SBE |
| <input type="checkbox"/> Proposal/Quote | <input type="checkbox"/> State Grant Funds | <input type="checkbox"/> Local Preference |
| <input type="checkbox"/> Piggyback Contract | <input type="checkbox"/> Federal Grant Funds | |
| <input type="checkbox"/> Sole Source | <input type="checkbox"/> Matching Required | |