



# 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: 26O-0082**

**File ID:** 26O-0082

**Type:** Ordinance

**Status:** First Reading

**Version:** 1

**Reference:**

**In Control:** City Commission Meeting

**File Created:** 04/27/2026

**File Name:** The Hill Entertainment District (New Zoning District)

**Final Action:**

**Title:** **ORDINANCE NO. 26o-05-109: AN ORDINANCE OF THE CITY OF COMMISSION OF THE CITY OF LAUDERHILL, FLORIDA, AMENDING THE CITY'S LAND DEVELOPMENT REGULATIONS BY AMENDING ARTICLE I, ENTITLED "GENERAL PROVISIONS," BY AMENDING DEFINITIONS FOR CERTAIN DWELLING UNIT TYPES; AMENDING ARTICLE III, SECTION 1.2 ENTITLED "ESTABLISHMENT OF ZONING DISTRICTS," BY AMENDING THE LIST OF COMMERCIAL ZONING DISTRICTS AND CREATING "THE HILL ENTERTAINMENT (THE)" DISTRICT; BY DELETING SECTION 4.3 ENTITLED "SPECIAL RESIDENTIAL FACILITY OVERLAY," AND RENAMING IT AS "THE HILL ENTERTAINMENT (THE) DISTRICT" AND ESTABLISHING THE PURPOSE, INTENT, PERMITTED USES, ACCESSORY USES AND DEVELOPMENT STANDARDS FOR SAME; BY AMENDING SCHEDULE A - LAND USE CLASSIFICATIONS BY ADDING THE DEFINITION FOR A "DOME"; PROVIDING FOR CONFLICTS, SEVERABILITY, AND CODIFICATION; AND PROVIDING FOR AN EFFECTIVE DATE.**

**Notes:**

**Sponsors:**

**Enactment Date:**

**Attachments:** ORD 26O-05-109 creating The Hill Entertainment Zoning District, Attachment A - Development Review Report (DRR) (26-TA-005), Attachment B - Excerpt of the March P&ZB Minutes (3-31-2026)

**Enactment Number:**

**Contact:**

**Hearing Date:**

\* **Drafter:** dkeester@Lauderhill-fl.gov

**Effective Date:**

### History of Legislative File

Version:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:

### Text of Legislative File 26O-0082

**ORDINANCE NO. 26o-05-109: AN ORDINANCE OF THE CITY OF COMMISSION OF THE CITY OF LAUDERHILL, FLORIDA, AMENDING THE CITY'S LAND DEVELOPMENT REGULATIONS BY AMENDING ARTICLE I, ENTITLED "GENERAL PROVISIONS," BY AMENDING DEFINITIONS FOR CERTAIN DWELLING UNIT TYPES; AMENDING ARTICLE III, SECTION 1.2 ENTITLED "ESTABLISHMENT OF ZONING DISTRICTS," BY AMENDING THE LIST OF COMMERCIAL ZONING DISTRICTS AND CREATING "THE HILL ENTERTAINMENT (THE)" DISTRICT; BY DELETING SECTION 4.3 ENTITLED "SPECIAL RESIDENTIAL FACILITY OVERLAY," AND RENAMING IT AS "THE HILL ENTERTAINMENT (THE) DISTRICT" AND ESTABLISHING THE PURPOSE, INTENT, PERMITTED USES, ACCESSORY USES AND DEVELOPMENT STANDARDS FOR SAME; BY AMENDING SCHEDULE A - LAND USE CLASSIFICATIONS BY ADDING THE DEFINITION FOR A "DOME"; PROVIDING FOR CONFLICTS, SEVERABILITY, AND CODIFICATION; AND PROVIDING FOR AN EFFECTIVE DATE.**

**Request Action:**

Requesting consideration of a text amendment to the Land Development Regulations (LDR) prepared by Staff, to create a new zoning district for "The Hill" project.

**Need Summary Explanation/ Background:**

Staff has prepared an amendment to the Land Development Regulations seeking to establish a new zoning district to accompany an application for rezoning. The subject property is generally located north of West Sunrise Blvd, and east of North State Road - 7 (N SR-7).

The subject property has undergone several phases of change and redevelopment planning over the past few decades. Originally occupied by a K-mart Department Store, the site remained in retail use until the 1990s, when K-mart relocated to Lauderhill Mall. Despite several efforts, those plans 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. 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.

The Development Review Report (DRR) prepared by staff outlines the in greater detail the purpose and intent of the changes establishing this new zoning district. The item was

considered by the Planning & Zoning Board at the Meeting held on March 31, 2026. The Board unanimously (6-0) recommended approval to the City Commission for their consideration.

Staff is recommending approval of the amendment to the Land Development Regulations.

**Cost Summary/ Fiscal Impact:**

N/A - there is no direct cost or fiscal impact related to this ordinance

**Attachments:**

Attachment A - Development Review Report (DRR)

Attachment B - March P&ZB Minutes (3-31-2026)

**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