

PROPOSED SCOPE OF WORK

A dedicated event venue, one of which is designed and constructed to serve a local city, county and region can be a wonderful addition to any municipality. It serves the needs of the community by providing a venue space that allows for in demand functions such as weddings, celebrations, corporate events, city-sponsored events, and so on.

Our proposal seems to be consistent with the economic development plan of the city to bring in both revenue and guests from the region to enhance and display all that Lauderhill has to offer. The approval of a dedicated event venue, as described in the definition of this new "event venue", would allow for the residents of the region to have a convenient, centrally located facility without having to venture to Boca Raton, Miami or Homestead to find a venue that would accommodate and allow for the growing demand of such private functions and events.

We believe that the purpose and the intent of the zoning districts in Lauderhill would align with such a facility, given the fact that the proposed Article III guidelines/requirements would ensure that it is located in a commercial district, where economic growth is encouraged and sought after. Article III guidelines would also restrict such a venue's impact on the surrounding area by the strict limitations on parcel size, noise production and usage time, all while eliminating the growing concern about small "night club/party" establishments, which tend to attract uncontrollable public gatherings, and often attempt to continue their operations until 2:00am or later.

Because of the requirement that this new use only be allowed in zones currently approved as commercial by the city's planning and zoning committee, and the fact that it will be required to be directly adjacent to a collateral or arterial roadway, the risk for any adverse effects on the natural environment are inherently minimized, if not eliminated. By definition, the areas in which this new "event venue" would be allowed will be in locations within the city of which office buildings, warehouses, and other similarly-sized structures currently exist, and thus would have direct access to city water, sewage and applicable utilities. It would also be situated in locations that have been previously vetted for commercial activity, and thus would be in line with the natural functioning of the environment.