



# 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-0083**

**File ID:** 26O-0083

**Type:** Ordinance

**Status:** First Reading

**Version:** 1

**Reference:**

**In Control:** City Commission Meeting

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

**File Name:** Rezoning - The Hill Entertainment (THE) District

**Final Action:**

**Title:** **ORDINANCE NO. 26o-05-110: AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF LAUDERHILL, FLORIDA, GRANTING A DEVELOPMENT ORDER TO THE CITY OF LAUDERHILL, TO AMEND THE ZONING DISTRICT MAP IDENTIFIED IN LAND DEVELOPMENT REGULATIONS (LDR) ARTICLE III, ZONING DISTRICTS, PART 2.0., DISTRICT REGULATIONS, SUBSECTION 2.2.1., ADOPTION OF ZONING DISTRICT MAP; CHANGING FROM COMMERCIAL ENTERTAINMENT (CE) TO THE HILL ENTERTAINMENT (THE) DISTRICT FOR THE ZONING DISTRICT OF A ±13.9 ACRE PARCEL WITH THE LEGAL DESCRIPTION AS PROVIDED HEREIN; GENERALLY LOCATED AT THE NORTHEAST CORNER OF SUNRISE BLVD & NORTH STATE ROAD 7 (SR-7), LAUDERHILL, FLORIDA; PROVIDING FOR FINDINGS AND CONCLUSIONS; PROVIDING FOR CONFLICTS AND SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.**

**Notes:** The rezoning must be approved/considered AFTER the amendments to the LDR (26O-0082).

**Sponsors:**

**Enactment Date:**

**Attachments:** ORD 26O-05-110 amending zoning map Hill Entertainment District, Attachment A - Development Review Report (DRR) (26-RZ-001), Attachment B - March P&ZB Minutes (3-31-2026), Attachment C - Applicant's Rezoning Narrative & Application, Attachment D - Property Survey

**Enactment Number:**

**Contact:**

**Hearing Date:**

\* **Drafter:** dkeester@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 26O-0083

**ORDINANCE NO. 26o-05-110: AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF LAUDERHILL, FLORIDA, GRANTING A DEVELOPMENT ORDER TO THE CITY OF LAUDERHILL, TO AMEND THE ZONING DISTRICT MAP IDENTIFIED IN LAND DEVELOPMENT REGULATIONS (LDR) ARTICLE III, ZONING DISTRICTS, PART 2.0., DISTRICT REGULATIONS, SUBSECTION 2.2.1., ADOPTION OF ZONING DISTRICT MAP; CHANGING FROM COMMERCIAL ENTERTAINMENT (CE) TO THE HILL ENTERTAINMENT (THE) DISTRICT FOR THE ZONING DISTRICT OF A ±13.9 ACRE PARCEL WITH THE LEGAL DESCRIPTION AS PROVIDED HEREIN; GENERALLY LOCATED AT THE NORTHEAST CORNER OF SUNRISE BLVD & NORTH STATE ROAD 7 (SR-7), LAUDERHILL, FLORIDA; PROVIDING FOR FINDINGS AND CONCLUSIONS; PROVIDING FOR CONFLICTS AND SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.**

**Request Action:**

Requesting consideration of a rezoning to the property from CE (Commercial Entertainment) to newly proposed "The Hill Entertainment (THE)" zoning district

**Need Summary Explanation/ Background:**

The Development Review Report (DRR) prepared by staff outlines the rezoning request and compatibility and criteria for considering a rezoning. 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.

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.

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)
- Attachment C - Applicant's Rezoning Narrative & Application
- Attachment D - Property Survey

**Budget Code Number(s):** \_\_\_\_\_

**Procurement Information: [check all that apply]**

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|---|--|--------------------------------|
| <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   |                                |