



Development Review Report (DRR)

To: Planning and Zoning Board
From: Daniel Keester-O’Mills, AICP, Development Services Director
RE: Rezoning Application (26-RZ- 001) The Hill Entertainment District (Sunrise Blvd & N SR-7)
Date: March 19, 2026

The Applicant (The Hill District, LLC) has filed a rezoning application on behalf of the City of Lauderhill. The property is generally located on the east side of North State Road 7 (N SR-7) and north of West Sunrise Blvd. The following table includes relevant information on the property and application request:

Property Address:	1010 N STATE ROAD 7
Tax Folio ID(s):	494231440010, 494231000320, 494231440020
Property Owner:	CITY OF LAUDERHILL
Applicant Name:	The Hill District, LL
Zoning District(s):	CE (Commercial Entertainment)
Land Use Designation(s):	Transit Oriented Corridor (TOC)
Legal Description:	CARISHOCA PLAT (Broward County Records: Plat Book 178 Page 161), Parcel “A”
Applicant Request:	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.
Application Type:	Rezoning Article IV – Development Review Requirements 2.1 - Whenever the public necessity, convenience, general welfare or good zoning practice require, the City may, by ordinance amend, supplement or change the regulations, district boundaries or classifications of property, now or hereafter established by these regulations or amendments thereto. 2.3- The Planning and Zoning Board shall carry on a continual study of zoning, zoning techniques and the relation of zoning to private developments and public improvements and any pertinent parts of any City Comprehensive Plan for the orderly growth of the City, and may from time to time submit recommendations on the amendments of these regulations. 2.5 - If a petition or recommendation for a change or amendment to the zoning district regulations is not acted upon finally by the City Commission within six (6) months of the date upon which the report of the Planning and Zoning Board is filed with the City Commission, said petition shall be deemed to have been denied.

I. AERIAL & ADJACENT PROPERTIES



Adjacent Designations:

	Existing Use	Future Designation	Zoning
North	Entrance to Broward Regional Park & Lauderdale Performing Arts Center	Transit Oriented Corridor (TOC)	PR (Park, Regional)
South	Single-Family Neighborhood (St. George), Broward Pump Station (Utility) & City of Plantation	Low Density Residential & Utilities, and City of Plantation (Activity Center)	RS-5A (Single-Family Residential) & City of Plantation (B-AM)
East	Broward Regional Park & Self-Storage Facility	Transit Oriented Corridor (TOC)	IL (Industrial, Light) and PR (Park, Regional)
West	Townhouse Community (Cricket Club) & City of Plantation	Transit Oriented Corridor (TOC) & City of Plantation	IL (Industrial, Light) and PR (Park, Regional) & City of Plantation (B-HC)

II. APPLICABLE LAND DEVELOPMENT REGULATIONS

Applicable Land Development Regulations

LDR Article III, Sections 2.2.1 Adoption of Zoning District Map, address changes, amendments, and reassignments to the zoning district map

LDR Article IV., Section 1.3.1. *Pre-application conference*, addresses the pre-application conference

LDR Article IV., Section 1.3.2. *Completeness of application*, provides for the Department to review any land development order application.

LDR Article IV., Section 2.2. *Area for rezoning*, provides that the Planning and Zoning Board should consider for recommendations to the City Commission if the area for rezoning should be enlarged

LDR Article IV., Section 2.4. *Basis for recommendation*, provides 6 factors that the Planning and Zoning Board and the City Commission must consider when approving any application for a rezoning

LDR Article IV., Section 2.5. *Actions by City Commission*, provides for a timeline within which action must be taken by the City Commission for a rezoning application

LDR Article IV., Section 2.9. *Procedure for amendments* addresses the procedure for Zoning District Map or zoning regulation amendments. It requires the Board to make a recommendation to the City Commission at a duly noticed public hearing on changes to the Zoning District Map and zoning regulations and for the Board to forward its recommendation to the City Commission.

Considerations:

As stipulated in the Land Development Regulations, Article IV, Section 2.4 Basis for recommendations; in reviewing and formulating recommendations to the City Commission on requested or proposed changes in the zoning district regulations, the Planning and Zoning Board shall consider and evaluate the changes in relation to all pertinent factors, including the following:

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

III. *PROPERTY HISTORY*

Special Exceptions

- None

Code Violations

- None

Variances

- None

Development History

- K-mart Department Store occupied the property until the 1990's, when they relocated to the Lauderhill Mall.
- May 13, 2002 – the City Commission adopted a resolution (Resolution 02R-05-99) authorizing the City Administration to purchase the former K-mart property.
- July 12, 2004 – the City Commission adopted an ordinance (Ordinance 04O-06-147) authorizing the sale of former K-mart site and the former McArthur Dairy site to Amera of Broward Central, Inc.. The land sale and development agreement provided for the construction of a Caribbean showcase Community Village (also known as Carishoca).
- September 12, 2005 – the City Commission adopted an ordinance (05O-08-180) that amended the Land Development Regulations that established the “Commercial Entertainment (CE)” zoning district, and concurrently rezoned the property from “Commercial, General (CG)” to CE.
- March 25, 2008 – the County Commission adopted the Carishoca Plat, which restricted the property to 322,000 square feet of commercial use and a 150 room hotel.
- September 17, 2012 – Eagle FL I SPE, LLC acquired the property and began to market the property. City Staff met with several individuals about redeveloping the property, but none filed an application.
- May 11, 2015 – A presentation was made to the Community Redevelopment Agency (CRA) regarding a revised plan for a new shopping plaza around a new anchor tenant (Walmart) and additional retailers and public plazas.
- November 24, 2015 – Lauderhill Marketplace, LLC acquired the property and sought to rezone the property in accordance with their proposal.
- September 26, 2019 – A portion of the property was rezoned (Ordinance. 19O-09-137) from CE to CG consistent with the approved plan.
- June 18, 2019 – The City purchased the property from Lauderhill Marketplace, LLC.
- September 25, 2023 – The City of Lauderhill received an unsolicited proposal pursuant to Section 255.065 (Florida Statutes) to develop, construct, operate and maintain a Gateway Destination complex and related uses on the property. The public benefits would include: (1) a commercial kitchen to serve the LPAC, (2) public green space/ event space & plaza, and (3) a minimum 400 parking space parking garage.
- October 28, 2024 – the City entered into a Comprehensive Agreement (Ordinance 24O-09-151) with “The Hill District, LLC” to develop the property consistent with the Unsolicited proposal.
- January 22, 2026 – the Hill Development Team made a presentation to the City Commission with the proposed plan, explaining the next steps: rezoning, amendment to the land development regulations, site plan approval, building permits, etc.

IV. PLANNING ANALYSIS

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 rezoning request. **The Planning and Zoning Division has reviewed the proposed request pursuant to the following rezoning considerations:** Staff has reviewed the Applicant's rezoning request, which sought to address the six criteria, and finds the following:

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. As proposed "The 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 rezoning 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. Transitioning from the existing Commercial Entertainment (CE) zoning to The Hill Entertainment District allows for integrated development that maximizes the site's strategic location within a TOC. This includes opportunities for vertical mixed-use development, improved site design, and enhanced pedestrian connectivity.

By encouraging development that supports nearby civic and recreational assets, the rezoning 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 so forth.

The proposed rezoning 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, 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.

Overall, the rezoning advances the City's goals of smart growth, economic vitality, and placemaking.

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 needs 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.

This rezoning 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. The facts and opinions presented to the Planning and Zoning Board through hearings.

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 rezoning 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.

V. RECOMMENDATION/ACTION

Staff recommends the Planning and Zoning Board enter into the record this Development Review Report 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 application **is in compliance** with LDR Article IV, Part 2.0. , Section 2.4

VI. ATTACHMENTS

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

An architectural rendering of a modern building with a large, colorful, abstract facade. The facade is composed of many small, rectangular panels in various colors like blue, purple, pink, and yellow, creating a vibrant, multi-colored effect. The building has a contemporary design with clean lines and a flat roof. In the foreground, there is a wide, paved area, possibly a plaza or a road, with some landscaping and a small figure of a person for scale. The sky is a clear, light blue.

the
HILL

Lauderhill, FL

JANUARY 2026



Concept Site Plan

Legend

- ① CONNECTION TO EXISTING ROUNDABOUT
- ② RETAIL KIOSKS (3)
- ③ FLEX LAWN
- ④ RETAIL PLAZA
- ⑤ INTERACTIVE DOME
- ⑥ HOTEL DROP OFF
- ⑦ CONNECTION TO EXISTING RIGHT IN RIGHT OUT
- ⑧ RESIDENTIAL AMENITIES | GROUND FLOOR
- ⑨ HOTEL AMENITIES (POOL AND BAR) | ROOFTOP
- ⑩ HIGH TECH SCREENS
- ⑪ COMMERCIAL KITCHEN (3,000 SF)



Site Calculations

- HOTEL TOWER:**
+/- 120 KEYS
4 FLOORS
- HOTEL LOBBY, BALLROOM, AND AMENITIES:**
GROUND FLOOR LOBBY
BALLROOM: 25,000 SF
ROOFTOP AMENITIES
3 FLOORS
- RETAIL:**
38,000 SF
1 FLOOR
- DINING:**
16,000 SF
1 FLOOR
- TOWNHOUSES:**
+/- 19 UNITS
2 FLOORS
- APARTMENTS:**
+/- 250 UNITS
7 FLOORS
- PARKING GARAGE**

Parking Calculations

- REQUIRED PARKING: 1,360 SPACES
- TOWNHOUSES: 12 UNITS | 24 SPACES
- RESTAURANT: 16,000 SF | 160 SPACES
- COMMERCIAL: 38,000 SF | 126 SPACES
- HOTEL: 120 KEYS | 150 SPACES
- APARTMENTS: 250 UNITS | 500 SPACES
- LPAC PARKING GARAGE: +/- 113 SPACES PER FLOOR | 4 FLOORS | 400 SPACES
- PARKING GARAGE A: +/- 113 SPACES PER FLOOR | 4 FLOORS | 452 SPACES
- PARKING GARAGE B: +/- 74 SPACES PER FLOOR | 7 FLOORS | 518 SPACES
- STREET PARKING: 100 SPACES








Parking Requirement Assumptions

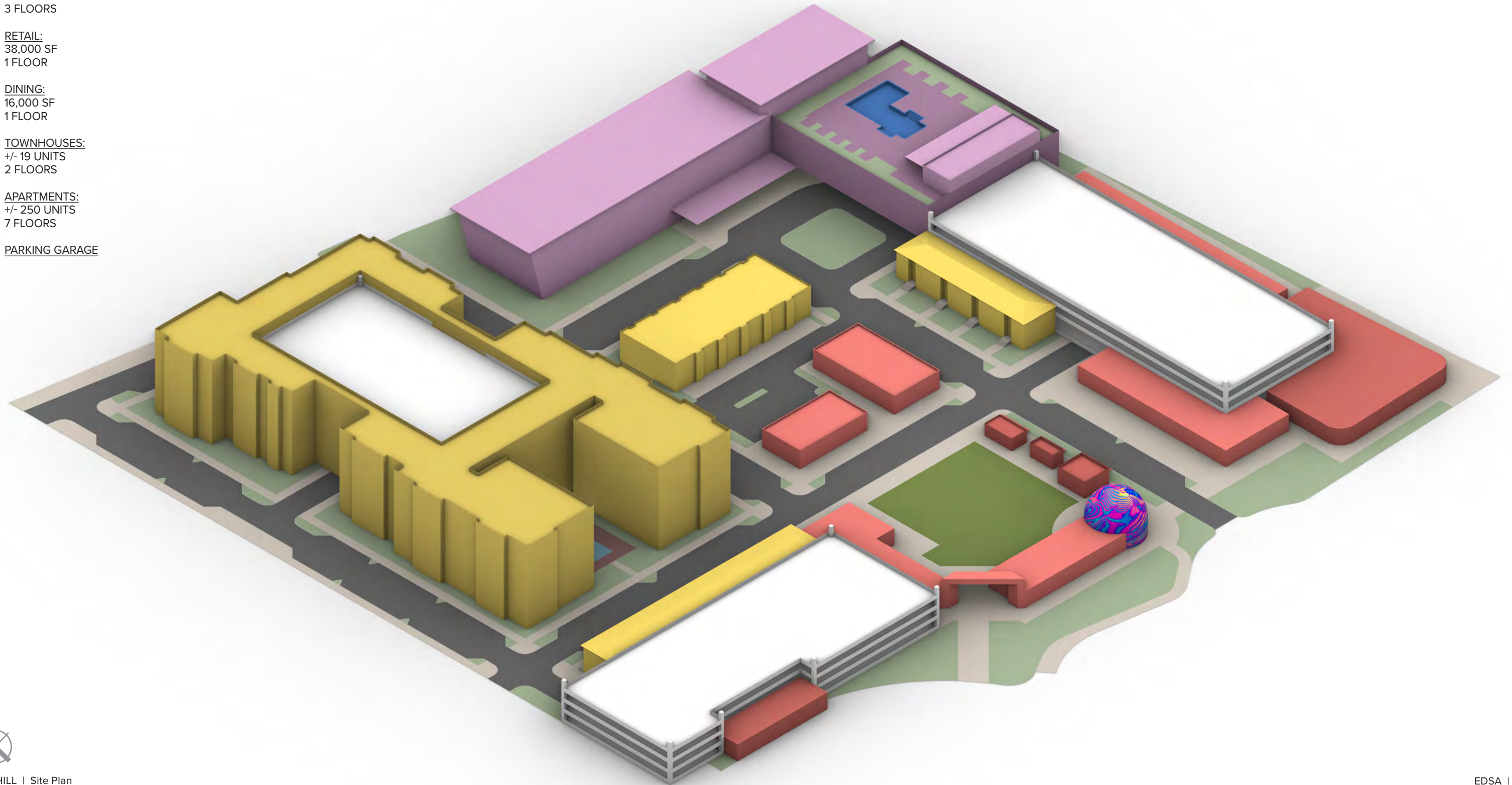
- STRUCTURED PARKING GARAGE: 350 SF PER PARKING STALL
- TOWNHOUSES: AVG. 2 SPACES PER UNIT
- HOTEL: 1.25 SPACES PER KEY
- RETAIL: 1 SPACE PER 300 SF
- RESTAURANT: 1 SPACE PER 100 SF
- BAR/LOUNGE: 1 SPACE PER 30 SF
- APARTMENTS: AVG. 2 SPACES PER UNIT



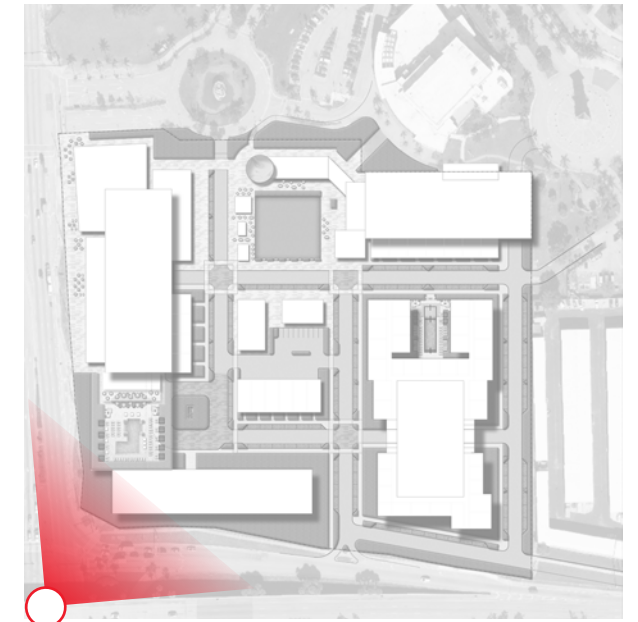
Height & Density

NE AXON

-  HOTEL TOWER:
+/- 120 KEYS
4 FLOORS
-  HOTEL LOBBY, BALLROOM, AND AMENITIES:
GROUND FLOOR LOBBY
BALLROOM: 25,000 SF
ROOFTOP AMENITIES
3 FLOORS
-  RETAIL:
38,000 SF
1 FLOOR
-  DINING:
16,000 SF
1 FLOOR
-  TOWNHOUSES:
+/- 19 UNITS
2 FLOORS
-  APARTMENTS:
+/- 250 UNITS
7 FLOORS
-  PARKING GARAGE



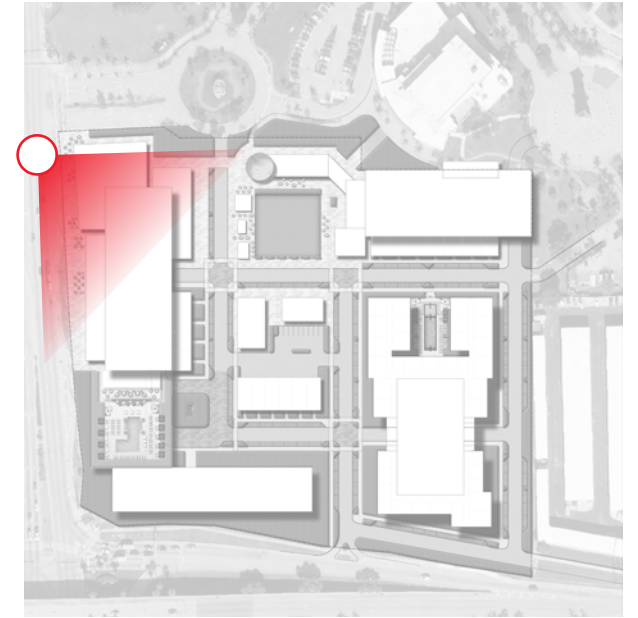
Perspectives



KEY PLAN - NTS

RENDERINGS FOR VISUALIZATION PURPOSES ONLY

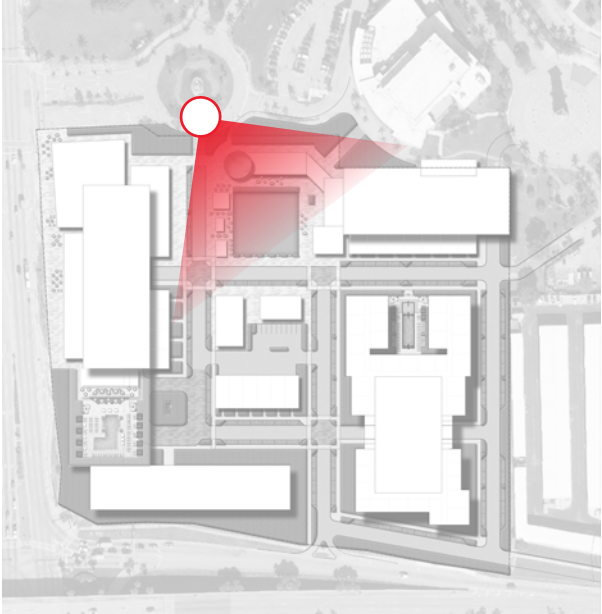
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