



# 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: 26R-6572**

**File ID:** 26R-6572

**Type:** Resolution

**Status:** Agenda Ready

**Version:** 1

**Reference:**

**In Control:** Community  
Redevelopment  
Agency Meeting  
(CRA)

**File Created:** 02/18/2026

**File Name:**

**Final Action:**

**Title:**

**CRA RESOLUTION NO. 26R-02-02 CITY OF LAUDERHILL COMMUNITY REDEVELOPMENT AGENCY: A RESOLUTION OF THE CITY OF LAUDERHILL COMMUNITY REDEVELOPMENT AGENCY AUTHORIZING CRA STAFF TO ENTER INTO AN AGREEMENT WITH PRISM ARCHITECTURE, LLC, IN THE AMOUNT OF \$36,000, FOR PROFESSIONAL ARCHITECTURAL AND ENGINEERING SERVICES, FOR THE PHASE A REDEVELOPMENT OF THE CRA-OWNED WAREHOUSE LOCATED AT 1883 NW 38TH AVENUE; AUTHORIZING PAYMENT FROM THE APPROPRIATE BUDGET ACCOUNT NUMBER; AND PROVIDING FOR AN EFFECTIVE DATE (REQUESTED BY CRA EXECUTIVE DIRECTOR SEAN ANDERSON).**

**Notes:**

**Sponsors:**

**Enactment Date:**

**Attachments:** RES CRA-26R-02-02 CRA approving agreement for architecture services, Phase A - Incubator Proposal - 02.04.26

**Enactment Number:**

**Contact:**

**Hearing Date:**

\* **Drafter:** shenderson@laudershill-fl.gov

**Effective Date:**

### History of Legislative File

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

### Text of Legislative File 26R-6572

**CRA RESOLUTION NO. 26R-02-02 CITY OF LAUDERHILL COMMUNITY REDEVELOPMENT AGENCY: A RESOLUTION OF THE CITY OF LAUDERHILL COMMUNITY REDEVELOPMENT AGENCY AUTHORIZING CRA STAFF TO ENTER**

**INTO AN AGREEMENT WITH PRISM ARCHITECTURE, LLC, IN THE AMOUNT OF \$36,000, FOR PROFESSIONAL ARCHITECTURAL AND ENGINEERING SERVICES, FOR THE PHASE A REDEVELOPMENT OF THE CRA-OWNED WAREHOUSE LOCATED AT 1883 NW 38TH AVENUE; AUTHORIZING PAYMENT FROM THE APPROPRIATE BUDGET ACCOUNT NUMBER; AND PROVIDING FOR AN EFFECTIVE DATE (REQUESTED BY CRA EXECUTIVE DIRECTOR SEAN ANDERSON).**

**Request Action:**

Approval of an agreement between the Lauderhill Community Redevelopment Agency (CRA) and Prism Architecture, LLC in the amount of \$36,000 for professional architectural and engineering services to provide field measurements, existing condition (as-built) drawings, and signed and sealed construction documents for Phase A redevelopment of the CRA-owned warehouse located at 1883 NW 38th Avenue. This action is necessary to initiate Phase A improvements, which include development of a CRA event space and the design of approximately 2,000 square feet of interior storage space for the City Clerk's Office. The expected outcome is the delivery of complete, permit-ready construction drawings that will allow the CRA to proceed to the construction phase.

**Need:**

The CRA recently acquired the approximately 25,000 square foot warehouse as part of its redevelopment and economic activation strategy. In order to redevelop the facility, accurate as-built drawings and professional design services are required. Additionally, the City currently incurs escalating offsite storage costs with VRC Storage Services. The design of consolidated onsite storage within the warehouse will eliminate recurring vendor costs and improve operational efficiency. This Phase A project allows the CRA to activate a portion of the building for community use while simultaneously addressing operational and financial efficiencies.

**Summary Explanation/ Background:**

The warehouse located at 1883 NW 38th Avenue was acquired by the CRA to support redevelopment efforts within the district. Phase A represents the initial step in repositioning the building for civic and economic use, including event programming and future incubator-style opportunities.

Prism Architecture, LLC will provide the following services

- Field measurement and preparation of existing condition drawings of the entire building
- Design services including three schematic design options
- Design and construction documents for a new open CRA event space
- Remodeled ADA-compliant restrooms
- Repurposed A/C system and updated electrical panel
- Signed and sealed 2D construction documents suitable for permitting
- Design and construction drawings for approximately 2,000 square feet of interior storage space
- Schematic floor plan with square footage allocations and interior renderings

The total architectural and engineering fee for Phase A services is \$36,000

As further detailed in the Proposal, this phased approach establishes foundational infrastructure to support future redevelopment phases while immediately activating the property for community event use and consolidating municipal storage operations onsite. Phase A does not include exterior storefront improvements beyond the event space area and does not include

DRC submittal drawings

**Attachments:**

Phase A - Incubator Proposal

**Cost Summary/ Fiscal Impact:**

Total Architectural & Engineering Fee: \$36,000

Payment Schedule:

- \$12,000 due upon signing of agreement
- \$12,000 due upon approval of design
- \$12,000 due upon delivery of 100% construction documents

**Estimated Time for Presentation:**

**Master Plan:**

**Goal 1: Clean, Green Sustainable Environment**

- Increase mass transit ridership
- Reduce City energy consumption
- Reduce water consumption

**Goal 2: Safe and Secure City of Lauderhill**

- Crime in lower 50% in Broward
- Residents feel safe in neighborhood
- Reduce emergency fatalities

**Goal 3: Open Spaces and Active Lifestyle for all ages**

- Increase participation in youth sports
- Add new park land and amenities
- Increase attendance at cultural programs and classes

**Goal 4: Growing Local Economy, Employment and Quality of Commercial Areas**

- Increase commercial tax base
- Increase employment in Lauderhill businesses
- Decrease noxious and blighted uses in commercial areas

**Goal 5: Quality Housing at all Price Ranges and Attractive Communities**

- Neighborhood signs and active HOAs
- Housing & streets improved, litter reduced
- Increase proportion of single family homes and owner occupied housing

**Goal 6: Efficient and Effective City Government, Customer Focused & Values Diversity**

- Improves City efficiency
- Increase use of Information Technology
- Increases residents perception of Lauderhill as an excellent place to live