

The Hill – Rezoning Application Narrative

Project Description: For purposes of this application the proposed development project will be referred to as “The Hill – Lauderhill.” In accordance with the Topographic Survey submitted as part of this Rezoning application, the proposed site is 13.9 acres, located at the corner of Sunrise Boulevard and State Road 7. The project is unique in that it is a public-private-partnership (“P3”) between the Applicant, The Hill District, LLC, and the City of Lauderhill, a municipal corporation of the State of Florida (the “City”), pursuant to that certain Comprehensive Agreement dated November 12, 2024, between the parties (the “Comprehensive Agreement”). A P3 allows the City access to private sector capital and expertise and the parties collaborate through innovation and efficiency to deliver a high-quality project. The Hill – Lauderhill is submitting this Rezoning request to develop a new high-quality development project that will stimulate economic growth and provide a super-regional and local destination for the City and its residents. Additionally, the proposed project will complement the adjacent uses and build upon the vision of the City in revitalizing the State Road 7 corridor and serving the entire City and its residents.

Land Use: The current land use designation for the property is Transit Oriented Corridor (“TOC”). This designation will remain in effect.

Zoning: The current zoning for the property is Commercial Entertainment (“CE”). The proposed zoning for the property is The Hill Entertainment District (“THE District”). Zoning for the adjacent property is as follows:

North	Regional Park (“PR”)
South	No Zone (“NZ”)
East	Light Industrial (“IL”) / Regional Park (“PR”)
West	Residential Townhome (“RT 15”)

THE District proposes to feature residential, hotel use, convention space, family entertainment center, and multiple food opportunities. The proposed development project will be both a super-regional and local destination for the City and its residents. The project includes multiple public purposes including, but not limited to, 400 spaces for use of the performing arts center, job training space, and a commercial kitchen to service the Lauderhill Performing Arts Center (“LPAC”). The vision for THE District is for it to become a vibrant destination for residents and visitors, stimulating economic growth, and enhancing the quality of life in Lauderhill and the surrounding communities. THE District will provide diverse family entertainment experiences, create jobs, increase tax revenues year over year, and attract additional investment in the City.

The location of the project at the intersection of Sunrise Boulevard and State Road 7 makes its accessibility and potential as a regional hub for diverse family entertainment, recreational, and educational experiences effortless.

Consistency with the Comprehensive Plan

The proposed rezoning to The Hill Entertainment District (“THE District”) is consistent with the goals and policies of the City’s Comprehensive Plan and the Transit Oriented Corridor (“TOC”) land use designation applicable to the subject property. The TOC designation encourages mixed-use development that supports economic activity, enhances walkability, and promotes a concentration of complementary uses along major transportation corridors. The proposed THE District zoning district will

allow for a coordinated mix of residential, hospitality, entertainment, and supporting commercial uses that activate the Sunrise Boulevard and State Road 7 corridor while complementing the surrounding public facilities and regional park uses. The proposed rezoning will therefore support the City's long-term vision for reinvestment, economic development, and place-making within this important gateway location.

Economic Impact and Community Benefits

- Job creation: Direct and indirect job creation during construction and operation.
- Tax revenue generation: New and ongoing tax revenue from property taxes, sales taxes, and other sources.
- Increased tourism and visitor spending: Attracting tourists and visitors, boosting local businesses and revenue.
- Revitalization and redevelopment: Catalyzing further investment and redevelopment in the surrounding area.
- Cultural and social enrichment: Providing diverse entertainment options and fostering a vibrant community atmosphere.
- Support and integration with LPAC: Commercial kitchen and garage spaces dedicated for LPAC events and activities.
- Increased large events at Broward Central Park: The availability of a proposed premium brand hotel on site will make THE District much more attractive for large scale cricket and similar regional events for the enjoyment of City residents.

Mitigation Efforts

- Traffic Study: A traffic study will be performed by the traffic engineers retained by THE District and reviewed thoroughly by the City and all appropriate agencies.
- Construction and Operation: All reasonable mitigation strategies will be implemented by THE District and reviewed by the City.
- Noise and Light: Noise and light pollution studies will be performed by THE District and reviewed by the City.
- Safety and Security: Measures to ensure the safety and security of patrons and the surrounding community have already been taken by THE District in collaboration with the City.
- Advanced Technology: The latest and most technologically advanced safety and security features will be utilized on site.
- On-Site Police Sub-Station: An offer is being extended to the City to staff an on-site police sub-station to be constructed by THE District.

Community Engagement and Support

THE District representatives have emphasized the importance of community engagement and involvement from the onset of this proposed project. Lauderhill residents, businesses, stakeholders, staff, elected officials, and others have been consulted for input and support. To date, based on

attending and making presentations at HOA meetings, hosting public and private events, and receiving feedback from the City, there has been nothing but overwhelming support for the proposed project. The residents we have met thus far have consistently expressed their belief that the proposed project will enhance the quality of life in the City once it comes to fruition. THE District representatives will provide continuous community outreach for the life of the project on a quarterly basis.

Article I - GENERAL PROVISIONS

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Sec. 1.5. - Definitions, general.

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Concurrency statements: Written reports issued by either the City Administration or outside Concurrency Review Agencies summarizing existing and anticipated levels of service for those public services and facilities potentially affected by a proposed development subject to a request for development order.

~~*Connected units:* Two or more units which are connected or attached by other than a common party or fire wall. Connected units shall be treated as townhouses or rowhouses, except as provided for in Schedule C.~~

Conservation uses: Activities within land areas designated for the purpose of conserving or protecting natural resources or environmental quality and includes areas designated for such purposes as flood control, protection of quality or quantity of groundwater or surface water, floodplain management, fisheries management, or protection of vegetative communities or wildlife habitats.

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Dwelling: A residential use where the primary emphasis is on providing a building for human habitation on a permanent basis.

Dwelling unit: A residential use where the primary emphasis is on providing a room or group of rooms located within a dwelling and forming a single habitable unit with facilities used or intended to be used for living, sleeping, sanitation, cooking and eating.

Dwelling unit, connected: A building containing two or more units which are connected or attached by other than a common party or fire wall. Connected units may also be referred to as a "duplex," "triplex," "quadplex," "townhouses," or "rowhouses" depending on how many units are connected.

Dwelling, group: A building, or part thereof, in which several unrelated persons or families permanently reside, in which individual cooking facilities are not provided for the persons or families. Group dwelling may include a rooming house, fraternity house, sorority house, convent, monastery or private club in which one (1) or more members have a permanent residence. Group dwelling shall not be deemed to include a hotel, motel, tourist home, bed and breakfast, or mobile home park.

Dwelling, multi-family: A building containing three (3) or more dwelling units, including apartment buildings, garden apartment buildings, triplexes and townhouses.

Dwelling, one-family: A building containing one (1) dwelling unit. Also referred to as a single-family dwelling. Also, a dwelling with six (6) or fewer residents as defined in Chapter 419, Florida Statutes.

Dwelling, four-family: A detached building containing four (4) dwelling units, but not including a townhouse.

Dwelling, three-family: A detached building containing three (3) dwelling units, but not including a townhouse.

Dwelling, townhouse (AKA: "rowhouse"): A single-family dwelling unit located in a structure containing three or more attached dwelling units, arranged side-by-side, where each unit shares one or more common walls with adjacent units and extends from foundation to roof. Each townhouse unit shall have a separate exterior entrance and no dwelling units located above or below another unit. Townhouses may be arranged in rows, clusters, and are designed to function as individually occupied attached dwellings.

Dwelling, two-family: A building containing two dwelling units.

Easement: Any strip of land created by a subdivider for public or private utilities, drainage, sanitation, or other specified uses having limitations, the title to which shall remain in the name of the property owner, subject to the right of use designated in the reservation of the servitude.

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Article III - ZONING DISTRICTS

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Sec. 4.3. - ~~Special Residential Facility Overlay (Reserved)~~: The Hill Entertainment (THE) District

A. Purpose and intent. The primary purpose or intent of "The Hill Entertainment" (THE) District is to allow a mixture of commercial entertainment, commercial recreation and other complementary uses, that support and are compatible with nearby arts and recreational facilities, to be planned and developed as a whole (as a single operation or an approved series of operations) on one (1) or more parcels joined by and subject to a unity of control and is subject to a Public Private Partnership Agreement pursuant to Florida Statutes, Section 255.065. This zoning district is limited to parcels adjacent to City of Lauderhill performing arts center facilities having a minimum of 1000 seats. This zoning district is intended to provide greater flexibility than a conventional zoning district. This specialized commercial zoning district also is intended to implement and further the following purposes:

1. To promote economic development, a "sense of place" and a family-oriented environment through a mixture of commercial entertainment, commercial recreation and other complementary uses and through the seamless integration of abutting public recreation and cultural arts facilities and uses;
2. To allow for a diversification of uses, structures and open spaces when not in conflict with existing land uses on abutting properties;
3. To reduce improvement costs through a more effective use of land and a smaller network of utilities and streets than is possible through the application of standards contained in conventional land-development regulations;

4. To provide the opportunity for application of innovative site planning concepts that results in the creation of an aesthetically pleasing environment for working and playing on properties of adequate size, shape and location;
5. To ensure that development will occur within the guidelines and intent of the city comprehensive plan; and
6. To reduce the number of vehicle trips on the surrounding roadway network through a mixture of compatible and complementary land uses and public transit, pedestrian and bicycle enhancing improvements. The THE zoning district corresponds to the Commercial, Transit Oriented Corridor, Transit Oriented Development and Local Activity Center future land use designations in the Future Land Use Element of the Comprehensive Plan.

B. Permitted principal uses and structures. The following types of land uses and structures are allowed within the THE zoning district as a permitted use and structure:

1. Amphitheater, arena, movie theatre, dome and performing arts center, with no more than four hundred ninety-nine (499) seats;
2. Amusement room, game room or recreation center, such as pinball, air hockey, electronic games, and similar coin, token or ticket operated games when an attendant is on duty;
3. Bars and taverns, including microbrewery;
4. Billiard or pool hall;
5. Bowling alley;
6. Clubs, athletic, country, fraternal, private, social, comedy;
7. Education, instructional, but limited to cultural arts entertainment and sports training and instruction, such as dance, fine arts, music, theatre, sports and similar cultural, entertainment and recreation training and instructional uses;
8. Essential utilities and services;
9. Financial institutions, walk-up but excluding drive-through facilities;
10. Fitness center, gym, health spa;
11. Freestanding and mobile vendors, such as kiosks and pushcart type vehicles, notwithstanding Code of Ordinances Chapter 12, Article I, Sections 12-5 and 12-6;
12. Holiday sales;
13. Hotel, motel and similar facilities, subject to the standards and requirement in Article III., Part 5.0.;
14. Live entertainment, indoor and outdoor;
15. Museums, art galleries;
16. Offices, business and professional;

17. Offices, government such as consular offices, fire and police substations but excluding general government offices;
18. Open space, including plazas, village greens and similar outdoor public areas;
19. Personal services, including tanning salon;
20. Public safety facilities and services, such as police and fire;
21. Restaurant (indoor and outdoor seating and carry-out) and other dining and eating establishment uses;
22. Restaurant bar (indoor and outdoor seating);
23. Retail sales (indoor and outdoor), neighborhood-scale and community-scale but excluding auction house, consignment shop, convenience store, firearm and ammunition, flea market, furniture store, pawn shop, supermarket, thrift store, and vehicular and vehicular related uses;
24. Skating rinks but excluding skateboarding;
25. Telecommunication facility, antenna and equipment; and
26. Kiosks for food and beverages.

C. Accessory uses and structures. The following types of land uses and structures are allowed when part of, or accessory to, the principal land use:

1. Auditoriums and convention halls, including conference facilities which provide a complete range of activities, such as exhibit hall, food preparation, meeting rooms and trade center, as accessory to a hotel use or business and professional office use;
2. Office, medical with non-controlled substance provider as accessory to a business, and professional office use but excluding clinics, counseling services, hospitals and veterinary-related uses;
3. Fences and walls;
4. Gazebo, street furniture and other amenities designed to enhance the entertainment and pedestrian experience;
5. Landscaping and irrigation, sculptures, water falls and fountains, and other decorative features;
6. Lighting;
7. Maintenance and storage facilities incidental to the development project;
8. Parking facilities, such as bicycle racks and shelters, parking lot and parking structure;
9. Pedestrian transportation facilities and amenities, such as arcades, boardwalks, greenways, sidewalks and similar pathways;

10. Public restrooms;
11. Public transit facilities and amenities, such as benches, busbays, community bus terminal, kiosks, shelters, and telephones;
12. Refuse areas, such as compactor, dumpster, and recycling containers, enclosures and equipment;
13. Signs;
14. Storage of inventory within the same structure as where the sale of good occurs;
15. Swimming pool, including cabanas, deck and life guard stand;
16. Vehicular transportation facilities incidental to the development, such as accessways, driveways, and loading zones;
17. Utilities incidental to the use;
18. Education, training but excluding religious training

D. Special exception uses and structures. The following types of land uses and structures are allowed as a special exception use within the THE district:

1. Amphitheater, arena, movie theatres, domes and performing arts center with five hundred (500) seats or more;
2. Bingo parlor;
3. Childcare, day, evening and weekend;
4. Education, college and university;
5. Mixed use, i.e., multi-family, townhouse, or fee simple residential component; and
6. Telecommunication facility uses, such as antenna support structure, equipment buildings, and antenna.

E. Review and approval process.

1. A zoning district map amendment to the THE zoning district shall require a recommendation from the Planning and Zoning Board and approval by majority vote of the City Commission present at the hearing.
2. The use of any land within the THE zoning district shall require site plan approval by the Planning and Zoning Board or site plan modification approval by the Development Review Committee consistent with Article IV., Development Review Requirements, Part 5.0., Development Plan/Site Plan Review. Notwithstanding the foregoing, no site plan is required and review shall be limited to the Development Review Committee as a condition of permits for a dome of 499 seats or less, or kiosks installed to support such dome.
3. A special exception use, including the allocation of residential units from the pool of available residential units, must be approved or approved with conditions by the City

Commission consistent with Article IV., Development Review Requirements, Part 4.0., Special Exception Use.

4. In established structures, uses shall be allowed upon application to and approval by the Chief Building Official for a certificate of occupancy and the Finance Department for an occupational license.
5. Any lot or parcel that is not platted shall require preliminary plat approval by the Planning and Zoning Board, final plat approval by both the City Commission and the Board of County Commissioners of Broward County, Florida, and recording of the plat in the public records of Broward County, Florida.

F. Development standards. The development standards as set forth herein shall apply within the THE zoning district.

1. Minimum lot size. The minimum lot size shall be established as part of the site plan or site plan modification approval process.
2. Minimum lot street frontage. The minimum lot street frontage shall be established as part of the site plan or site plan modification approval process.
3. Maximum lot coverage. Up to eighty (80) percent of the net size of the property may be covered with impervious surfaces.
4. Minimum setback standards. Building setback standards shall be established as part of the site plan or site plan modification approval process. Minimal setback standards shall be the rule provided that such setbacks facilitate public transit or pedestrian-oriented development.
5. Building height. The minimum building height for any building fronting on an arterial roadway shall be two (2) stories. The maximum building height shall be established as part of the site plan or site plan modification approval process. All buildings and structures, however, shall be designed so that it enhances the pedestrian experience.

G. Supplemental district regulations. The supplemental district regulations in Article III., Part 6.0., and the Schedules shall apply except as modified herein.

1. Access. Each development shall have access to a public street either directly or indirectly via an approach, private road, pedestrian way, court or other area dedicated to public or private use of common easement guaranteeing access. Permitted uses are not required to front on a dedicated road. The City shall be allowed access onto privately owned roads, easements and common open space to ensure the police and fire protection of the area, to meet emergency needs, to conduct City services, including code enforcement, and to generally ensure the health and safety of the residents of the development.
2. Off-street parking standards and requirements. The off-street parking standards and requirements in Article III., Part 6.0., Section 6.5. shall apply except as modified below.
 - a. Required parking spaces. The site plan or site plan modification review process shall be used to determine the number and location of required parking spaces.

- b. The developer may submit a shared parking analysis to the City Commission for approval that demonstrates sufficient parking will be provided for the proposed development. In determining required parking, the first 1500 square feet of each structure shall be exempt from parking calculations.
- 3. Off-street loading standards. The off-street loading standards and requirements in Article III., Part 6.0., Section 6.6. shall apply except as modified below.
 - a. Required loading spaces. The site plan or site plan modification review process shall be used to determine the number and location of required loading spaces.
 - b. Location. Loading and unloading shall be restricted to side and rear yards and shall be prohibited within the front setback area.
- 4. Signage. The purpose of this overlay is to promote a high tech entertainment-related development that incorporates state of the art tech features, including but not limited to, digital displays, digital art, video displays and art, fiber optic, LED, projection display, and interactive technology. Such displays may occur both indoor and outdoors along any part of the building or structures (including parking structures) on the site. It is recognized that technology will continue to advance and such technology features shall be liberally allowed to be placed and incorporated on the site.
 - a. No exterior signage that involves sponsorship by the City of Lauderhill or Lauderhill Performing Arts Center shall be deemed a billboard.
 - b. For signage that is visible along US-441 and Sunrise Blvd, an offsite lighting plan shall be provided showing that such lighting intensity is reasonably compatible with offsite residential properties. Provided such signage is consistent with this high-tech development and the proposal is not deemed by the City Manager (or designee) as a distraction to drivers, there are no size, number or other regulations restricting signage except as provided herein.
 - c. The signage standards and requirements in Schedule I shall apply, where not in conflict with this section. In the event of a conflict, the overlay district standards shall apply.
- 5. Landscaping and irrigation standards and requirements. The landscaping and irrigation standards and requirements in Schedule J and Article III., Part 6.0., Section 6.8. shall apply except as modified below.
 - a. Perimeter boundary. A landscape boundary shall be provided along the perimeter of each development within the THE zoning district if bounded on two (2) sides by an arterial roadway. Parking structures, perimeter roadways, and other paving is not allowed within this peripheral greenbelt except for bicycle paths, sidewalks, greenway or access roads that provide ingress and egress for traffic and that are generally perpendicular to the greenbelt. The width of the greenbelt shall be:
 - (1.) Fifteen (15) feet minimum, when abutting commercial and industrial zoned property;

(2.) Twenty-five (25) feet minimum, when abutting an arterial or collector road;

(3.) Forty (40) feet, when abutting property zoned residential district; and

(4.) As determined by the site plan or site plan modification process for abutting property zoned Regional Park district or Community Facility district.

(a.) If not bounded on two (2) sides by an arterial roadway, then the site plan or site plan modification process shall be used to determine whether or not and the extent to which a perimeter landscape boundary shall be provided.

(b.) Other landscape areas. The landscape standards and requirements for other areas shall be determined through the site plan or site plan modification process. The landscape treatment for plazas, streets, paths, and service and parking areas shall be designed as an integral part of a coordinated landscape and street furniture design.

6. Lighting standards and requirements.

a. Parking lots and garages. All non-residential parking lots and garages shall be provided with a minimum one (1) foot-candle of light on the parking and walking surface from dusk until thirty (30) minutes after the termination of each business day. A maximum to minimum foot-candle level shall not exceed a ratio of twelve to one (12:1). The lighting system shall be designed, installed and maintained as not to create light spillover or trespass or glare to any adjacent property not being part of the site plan.

b. Other areas. The lighting standards and requirements for other areas shall be determined through the site plan or site plan modification process.

7. Architectural design guidelines.

a. The architectural design guidelines in Schedule P shall apply.

b. Individual buildings shall be related to each other in design, masses, materials, placement and connections so as to provide a visually and physically integrated development. Treatment of the sides and rear of buildings shall be comparable in amenity and appearance to the treatment given in the front.

H. Special regulations. The special regulations as set forth herein shall apply within the THE zoning district.

1. Minimum district size and street frontage standards. The minimum area that may be zoned THE is five (5) acres, inclusive of areas required for public dedication. THE zoned property shall have a minimum two hundred (200) linear feet of frontage on an arterial roadway.

2. Addition of property to district. Notwithstanding the paragraph above, additional lands may be added to the THE district provided that he property proposed to be added to the district:

a. Abuts or is contiguous to property zoned THE district; and

- b. Is under unified control.
- 3. Underground utilities. All utilities, including telephone, television cable and electrical systems, within the boundaries of the THE district shall be installed underground. Primary facilities providing service to the site may be granted a waiver from the underground requirement. Appurtenances to the utility systems that are normally located above ground are exempted from the underground requirement; however, when located above ground they shall be screened in a manner approved by the Planning and Zoning Board or the Development Review Committee.
- 4. Unified control. Any property proposed for inclusion within the THE zoning district shall be under unified control (an individual, partnership, joint venture or corporation; or group of individuals, partnerships, or corporation). Any zoning district map amendment, site plan, or site plan modification application shall include legal documents, acceptable to the City Attorney, which constitute evidence of unified control of the entire area within the THE zoning district. Further, the entity with unified control must be able to bind the entire area within a proposed THE district to the terms, conditions, uses and site plan.
- 5. Common area maintenance. All common open space and public plazas shall conform to their intended use through deeds, covenants, or other arrangements, as approved by the City Attorney, that run with the land.
- 6. Gateway or entranceway feature.
 - a. A gateway or entranceway into a development is required. The gateway shall be compatible in size, shape, dimension, texture, construction materials, colors and design with the overall development.
 - b. Appropriate landscaping and irrigation shall be provided to enhance and maintain the gateway or entranceway feature.
- 7. Public transit, pedestrian and bicycle improvements. The Comprehensive Plan encourages maximizing a building's floor area within the SR-7 Corridor when significant public transit improvements are provided. To qualify for maximum building heights, the following public transit and pedestrian enhancing improvements must be provided.
 - a. Public transit improvements.
 - (1.) Bus bay. As a means to address Broward County's transportation concurrency standards and requirements, a bus bay or bays meeting State, County or City standards and requirements shall be provided, where appropriate, as determined by the Broward County Mass Transit Division or the Planning and Zoning Department. Consistent with City off-street parking standards and requirements, the provision of a bus bay abutting the development allows for a fifteen (15) percent credit from the required number of off-street parking spaces.
 - (2.) Public transit stop amenities. If a public transit stop sign abuts the boundaries of a development within the THE zoning district, an illuminated

public transit shelter, a bench, a trash receptacle, information kiosk and landscaping with irrigation abutting the sidewalk must be provided. The above-described public transit amenities shall be compatible with the design of the overall development.

(a.) If the public transit stop is proposed to be used for rapid bus transit, the illuminated shelter must provide for at least ten (10) seats and a pad for handicapped seating. A ten (10) percent parking credit shall be provided for such improvements.

(b.) If the proposed public transit stop is intended for regular public transit, the illuminated shelter must provide for at least five (5) seats and a pad for handicapped seating. A five (5) percent parking credit shall be provided for such improvements.

(c.) Further, a minimum eight (8) feet wide covered and illuminated walkway must be provided connecting the public transit shelter to a covered entrance of a major building within the development.

(3.) Signage. As an incentive for the provision of a public transit shelter, bench and amenities, the public transit shelter may include a sign depicting the development or project name.

b. Pedestrian improvements.

(1.) The minimum width of a sidewalk or pedestrian way within or fronting on a public right-of-way for an arterial road shall be twelve (12) feet.

(2.) A covered and illuminated walkway or arcade at least eight (8) feet wide shall front on at least one (1) side each local street. This requirement may be modified through the site plan or site plan modification process where landscaping and other appropriate treatments are used to protect the pedestrian from the elements.

(3.) There shall be an adequate amount of pedestrian ways and landscape spaces to limit pedestrian use of vehicular ways, and to separate pedestrian ways and public transportation loading places from general vehicular circulation.

(4.) The location and design of pedestrian ways should emphasize desirable views of new and existing on-site and off-site developments.

(5.) Pedestrian friendly connections shall be provided, at appropriate locations, for the seamless integration of a development with recreation and cultural facilities on abutting property zoned Regional Park district. The site plan or site plan modification process shall be used to determine the extent (e.g., dimensions, size, type of construction, etc.) and location of the connection.

(6.) Each development within a THE zoning district shall provide for at least one (1) public plaza or common/village green and appropriate pedestrian amenities.

c. Bicycle improvements. A bicycle rack, locker or shelter shall be provided at appropriate locations as determined through the site plan or site plan modification process.

8. Days and hours of operation.

a. It shall be prohibited for any establishment to be open on Monday through Saturday from 4:00 a.m. to 6:00 a.m. and on Sunday from 6:00 a.m. to 7:30 a.m. The days and hours of operation for both indoor and outdoor live entertainment are Sunday through Thursday from 10:00 a.m. to 4:00 a.m. and on Friday, Saturday and legal holidays from 9:00 a.m. to 4:00 a.m. The City Manager, through the special permit process, may extend the hours of operation for a specific event.

b. Alcoholic beverage establishment hours during which sales and consumption are prohibited shall follow Article III, Section 5.3.1.

c. Prohibited days and hours of operation. The sale of alcoholic beverages shall be prohibited on Monday through Saturday from 4:00 a.m. to 7:30 a.m., and on Sunday from 4:00 a.m. to noon.

9. Alcoholic beverage sales and consumption within the district. These provisions shall supersede the general standards and requirements in Article III., Part 5.0. to the extent of any conflict.

a. Separation requirements. Within the THE zoning district, separation or minimum distance requirements between and among uses licensed by the State and City to sell alcoholic beverages either for consumption on or off premises shall not apply. In addition, the separation or distance requirements for uses licensed by the State and City to sell alcoholic beverages within the THE zoning district and establishments similarly licensed outside the district.

b. Portability. In accordance with State and City permitting and licensing requirements, alcoholic beverages sold for consumption on the premises by a vendor may be consumed, held, carried and transported in the original or substitute container, at any location within the district.

c. Outdoor sales. Those persons or entities within the district licensed under State beverage laws, may sell and serve beer, wine, and alcoholic beverages of any type regardless of alcohol content at any location within the district licensed for such sale and under the control of such license, including, but not limited to, sidewalk cafes, outdoor areas designated for food and beverage consumption or both adjacent to and operated in concert with a business operated within enclosed premises, licensed freestanding structures including outdoor bars and kiosks selling food or beverages including alcoholic beverages and pushcart type vehicles, provided that

all such operators of such outdoor facilities vending and serving alcoholic beverages shall be duly licensed by the State and allowed to operate pursuant to the City Code of Ordinances and the Land Development Regulations.

10. Synergies with abutting zoning districts. Due to the five (5) acre minimum size, the type and intensity of allowable uses, the flexibility of setback and other standards and requirements, developments within the THE zoning district shall create synergies with the uses on the abutting zoning districts, to the maximum extent possible. The site plan or site plan modification process may be used to impose additional standards and requirements on the development in order to further such synergies.

11. Other considerations.

- a. Overhead doors shall be prohibited from facing the right-of-way of an arterial or collector roadway and are discouraged on local roads.
- b. Roads, pedestrian ways, and open space shall be designed and shall be properly related to buildings and appropriately landscaped.
- c. If the development provides for freestanding structures, such as outdoor push-cart vehicles, canopies, and kiosks, for mobile vendors, such structures shall be depicted on the site plan or site plan modification. The site plan or site plan modification shall assure a sufficiently sized and dimensioned area is available for such structures that do not conflict with pedestrian and vehicular flow.

d. Waivers.

The City Commission may grant reasonable waivers of any term or condition of the THE to effectuate the purpose and intent of this district as set forth herein.

e. Setbacks, Maximum Height, Maximum Building Intensity. Provided that pedestrian improvements as specified herein for the THE District are provided, there shall be no setback, maximum height, or maximum building intensity requirements.

f. Conflicts.

To the extent of any conflict between the regulations set forth in this THE district and any other term or provision of the City Code of Ordinances of Land Development Code whatsoever, the provisions of this THE shall control. The provisions of the THE District shall be liberally construed to effectuate the goals and objectives of the THE District.

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SCHEDULE A. - LAND USE CLASSIFICATIONS

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Dome: A spherical structure that is designed for a wide range of immersive shows and events including, but not limited to, education programs, movies, live events, sporting broadcasts, community and business meetings, planetarium, and digital art exhibitions.



Rezoning / Land Use Amendment Application

DEADLINE: Initial paper submission and fee must be received by 5:00 PM on the day of the deadline. *Electronic file submission must be provided on a USB with the submittal.* Refer to the Department Meeting Schedule & Submittal Deadline” document provided on the City’s website for submission deadlines. **To ensure quality submittal, this project will only be added to the agenda when a complete submission has been provided. If a complete submission is not uploaded by the deadline, the application will be notified via email with an itemized list of outstanding items and/or corrections.**

Application Review Process:

Application Type	Step 1	Step 2	Step 3	Step 4	Step 5	Step 6
Rezoning	Pre-Application Meeting	DRC Review	P&ZB Review	City Commission Review	Ordinance from the City Commission	
Local Land Use Amendment	Pre-Application Meeting (Required Prior to DRC Submittal)	DRC Review	P&ZB Review	City Commission Review	Ordinance from the City Commission	
County Land Use Amendment					County Commission Review	Ordinance from the County Commission

APPLICATION SUBMISSION PROCESS: Upon reception of the **PAPER SUBMISSION** (see below) by Staff. Staff will review to ensure a complete submittal with 5 business days.

SUBMISSION: The following paper documents must be submitted:

PAPER	One (1) completed application with original signatures.
	One (1) Affidavit (must be completed by the Landowner)
	One (1) Letter of Authorization (signed by the Landowner), <i>if the Applicant is not the Landowner</i>
	Application Fee as established by the City Commission. Refer to Chapter 6 – Section. 6-10 – Enumeration of permit fees, regulations and inspection fees. Checks must be made payable to the “City of Lauderhill.”
	A certified copy of the Mailing list of all property owners within 500 feet of the site
	Copy of Deed or Contract to Purchase
	One (1) current survey (illustrating all existing conditions and easements)
	One (1) copy of the conceptual plan
	One (1) Narrative including existing land use(s), existing zoning district(s), proposed zoning district(s), proposed land use(s), explanation of need for proposed rezoning and/or land use amendment, and how the proposal is compatible with the subject area & Comprehensive Plan
	One (1) complete signed and sealed rezoning plan package (if a Planned Unit Development)
	DRC - Nine (9) copies of the rezoning plan(survey, conceptual plan, narrative, etc.) - 24” x 36”
P&ZB - Nine (9) copies of the rezoning plan(survey, conceptual plan, narrative, etc.) - 24” x 36”	
CC – One (1) signed & sealed set of the complete rezoning package - 24” x 36”	
USB	One (1) electronic version of the rezoning plan package.



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Article IV – Development Review Requirements

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:

- 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.

Land Development Regulations Schedules

Schedule D – Planned Development Project Regulations

Section 6. – Rezoning of land to P.U.D. (Planned Unit Development)

- 6.02. Information required. In addition to information required for application for rezoning generally, the applicant shall submit the following materials or data in the form of a petition for rezoning:
- 6.0201. Legal documents assuring unified control of the proposed P.U.D. and any agreements required by the Planning and Zoning Board.
 - 6.0202. Tabulations of total gross acreage in the P.U.D. and percentages thereof proposed to be devoted to the several dwelling types, other permitted uses, park and recreational facilities, open spaces, schools, streets and rights-of-way, and other reservations of land. Tabulations shall also show the proposed number and types of dwelling units and densities.
 - 6.0203. A P.U.D. Rezoning Development Plan. At the time the petition for rezoning to P.U.D. is filed, the petitioner shall submit as part of said petition, in fifteen (15) identical copies, a P.U.D. development plan for the proposed P.U.D., including a written description and maps, reproduced and bound in a report format not to exceed eleven (11) inches by seventeen (17) inches in size, which shall include not less than the following materials:
 - (A) Title of the project and the name(s) of the professionals preparing the submission.
 - (B) Existing physical conditions of the site, including existing vegetation, topography, water courses, streets, rights-of-way easements, existing structures, soil conditions (series) and any other major natural features.
 - (C) Identification of the developer; and description of the location and access of the P.U.D.
 - (D) Generalized land use plan and development program (phasing) in terms of uses, densities, and population projections.
 - (E) Residential plan and program in terms of density and housing types, and projected population.
 - (F) Proposed usage of commercial and service areas.
 - (G) The plan for circulation, streets and parking, and the proposed parking ratio.
 - (H) The plan and program for open space, linear parks, parks, pedestrian and equestrian ways, and community and recreation facilities, etc.
 - (I) Provisions for municipal and public services.
 - (J) Provisions for water, sewer, and other utility services.
 - (K) Provisions for schools and educational facilities, and projections of school-age children.
 - (L) The plan for grading, excavation, drainage and waterways, and necessary calculations.
 - (M) The relationship and conformity to the City's Comprehensive Plan and applicable county plans.
 - (N) The projected net fiscal impact on the tax base of the City.



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- (O) The estimated impact of the P.U.D. on increased vehicular traffic on existing and proposed moor streets and roadways.
 - (P) A plan showing all land and acreage to be offered for dedication to the City, county, and/or state, and a written statement offering such lands for dedication.
 - (Q) Existing zoning within one (1) mile of the site.
 - (R) Description of proposed P.U.D. standards for all streets and right-of-ways, linear parks, canals and water courses, residential dwelling types, and landscaping and planning.
 - (S) The amount of taxes generated by the use in the proposed development.
 - (T) All other requirements as directed by the Planning and Zoning Board.
 - (U) General location map, showing moor streets, facilities and developments within a two mile and five (5) mile radius.
 - (V) Boundary map, with legal description at a scale no less than 1 inch = 600 feet.
 - (W) General concept plan, as approved by the Planning and Zoning Board, showing the general pattern of land use, streets and circulation, and open spaces.
 - (X) Master plan: Land use and access, showing land use by type, residential land use by density classification, common open space (and the portion thereof to be classified as permanent or public), streets and rights-of-way (public and private), canals and linear parks, pedestrian ways, and easements and the location and acreage of all land to be offered for public dedication to the City, county, and/or state.
 - (Y) Utilities plan, showing location and sizes of water and sewer mains and provisions for water supply and sewage treatment.
 - (Z) Streets map, showing all proposed streets, rights-of-way, cartway widths, sidewalks, typical landscaping, signs and lighting, and typical cross-sections and intersections, and the separation of vehicular traffic from pedestrian circulation.
 - (AA) Grading and drainage plan, showing all existing and proposed grades, and existing and proposed water courses.
 - (BB) Typical landscaping plan, showing typical landscaping for housing areas, streets, open space, canal areas, buffer strips, recreational, and other areas.
 - (CC) Typical residential plan, showing typical site plan clusters, general floor plans of unit types and typical elevations, material, etc.
 - (DD) Illustrative site plan, of the entire P.U.D. showing general layout of streets, buildings, parking areas, open space, parks and canals and other important features, for illustrative purposes only.
 - (EE) Staging plan, showing the proposed order of development by year.
- 6.0204. A statement indicating that proposed modifications of zoning or other applicable City regulations are intended to serve the public interest to an equivalent degree, as would otherwise be required.



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Type of Development Review (Check all that apply)

Rezoning / Land use Amendment Building		
<input checked="" type="checkbox"/> Rezoning	<input type="checkbox"/> Planned Unit Development	<input type="checkbox"/> Land Use Amendment

Property Description

Street Address: 1010 N State Rd 7	Folio Number(s): 494231000320, 494231440020, 494231440010
Nearest Cross Street: Sunrise Blvd.	
Subdivision: LOT 4 SW 1/4 OF SECTION 31 TOWNSHIP 49 SOUTH RANGE 42 EAST BROWARD COUNTY FL PB 44461 P.1460	Block: Lot: 4 in SW 1/4 of Sec 31

Applicant, Owner's Representative or Agent	Landowner (Owner of Record)		
Business Name (if applicable): The Hill District LLC	Business Name (if applicable):		
Name and Title: John M. Milledge, member	Name and Title: Kennie Hobbs, Jr., City Manager		
Signature: <i>John M. Milledge</i>	Signature:		
Date: 07/14/2025	Date:		
Mailing Address: 1451 NW 31st Ave Unit A	Mailing Address: 5581 W Oakland Park Blvd		
City, State & Zip: Lauderhill, FL 33311	City, State & Zip Code: Lauderhill, FL 33313		
Phone Number: 954-593-2082	Phone Number: 954-730-3000		
Email: gregbrewton@gbaftl.com	Email: khobbs@laudershill-fl.gov		
All communication will be sent to the Landowner (Owner of Record) and Applicant, unless otherwise requested. Indicate who should be provided with copies of written correspondence:			
<input type="checkbox"/> Architect	<input type="checkbox"/> Engineer	<input type="checkbox"/> Attorney	<input type="checkbox"/> Other

Executed by John Milledge, personally known to me

JAMIE WHITEHOUSE
 Notary Public - State of Florida
 Commission # HH 148006
Jamie Whitehouse



Rezoning / Land Use Amendment Application

Architect	Engineer
Business Name (if applicable):	Business Name (if applicable):
Name and Title:	Name and Title:
Signature:	Signature:
Date:	Date:
Mailing Address:	Mailing Address:
City, State & Zip:	City, State & Zip Code:
Phone Number:	Phone Number:
Email:	Email:

Attorney	Other
Business Name (if applicable):	Business Name (if applicable):
Name and Title:	Name and Title:
Signature:	Signature:
Date:	Date:
Mailing Address:	Mailing Address:
City, State & Zip:	City, State & Zip Code:
Phone Number:	Phone Number:
Email:	Email:



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Site Data			
*Acres should be rounded to the nearest tenth.		**Square feet for non-residential developments should be rounded to the nearest thousand.	
Gross Acres*: 13.9	Net Acres*: N/A	Number of units (Residential): N/A	Total square feet of the building** (Non-Residential): N/A
Development / Project Name: The Hill - Lauderhill			
Proposed development by use & intensity: The Hill Entertainment District			
Briefly describe the proposed scope of work/ improvements (a project narrative must be submitted separately that explains in greater detail the full project scope):			
Entertainment district featuring hotel, convention space, water park, family entertainment center, and multiple food opportunities. Project will be both a super regional and local destination for city residents. The project includes multiple public purposes including but not limited to 400 spaces for use of the performing arts center, job training space, commercial kitchen to service the LPAC.			

Additional Information	
Have any other applications been submitted for this site?	<input type="radio"/> Yes <input checked="" type="radio"/> No
If so, list the other applications & provide reference to the Meeting Date/ Results:	
Pre-Application Conference Date: <div style="text-align: center; margin-top: 5px;">05/21/2025</div>	



Rezoning / Land Use Amendment Application

AFFIDAVIT

I AM THE LANDOWNER OF RECORD (OR I HAVE FURNISHED THE CITY OF LAUDERHILL WITH A NOTARIZED LETTER FROM THE LANDOWNER AUTHORIZING ME TO SUBMIT THIS APPLICATION ON THEIR BEHALF), AND DO HEREBY SWEAR OR AFFIRM THE FOLLOWING:

1. THAT ALL OF THE INFORMATION CONTAINED IN THIS APPLICATION AND THE ATTACHMENTS ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.
2. CONSISTENT WITH THE LAND DEVELOPMENT REGULATIONS OF THE CITY OF LAUDERHILL, FLORIDA, I WILL CAUSE A SIGN AT LEAST THREE (3) SQUARE FEET IN SIZE TO BE POSTED ON THE SUBJECT PROPERTY FACING AND VISIBLE FROM THE STREET AT LEAST TEN (15) DAYS PRIOR TO THE PUBLIC HEARING. MOREOVER, I CERTIFY THE SIGN WILL REMAIN POSTED FOR THE DURATION OF THE TIME REQUIRED FOR THE POSTING OF THE SUBJECT PROPERTY AND A PHOTOGRAPH OF THE SIGN POSTED ON THE SUBJECT PROPERTY WILL BE PROVIDED TO THE CITY OF LAUDERHILL PLANNING AND ZONING DEPARTMENT AT LEAST SEVEN (7) DAYS PRIOR TO THE PUBLIC HEARING. I WILL CAUSE THIS SAME SIGN TO BE REMOVED WITHIN SEVEN (7) CALENDAR DAYS AFTER THE HEARING.
3. CONSISTENT WITH THE LAND DEVELOPMENT REGULATIONS, I WILL PROVIDE WRITTEN NOTICE TO ALL PROPERTY OWNERS WITHIN 500 FEET OF THE SUBJECT PROPERTY POSTMARKED NO FEWER THAN 15 CALENDAR DAYS BEFORE THE HEARING DATE. THE SAME WRITTEN NOTICE WILL BE PROVIDED TO ALL LARGE ASSOCIATIONS, BASED ON THE E-MAIL DISTRIBUTION LIST FURNISHED BY THE CITY.

Landowner's Name: Kennie Hobbs, Jr. - City Manager
(or Authorized Official – Owner's Authorization Letter required if not the Owner of Record)

Address: 5581 W. Oakland Park Blvd
Lauderhill FL 33313
(City) (State) (Zip Code)

Signature of Owner or Authorized Representative

SWORN AND SUBSCRIBED before me this _____ day of _____, _____ by means of
[] physical presence or [] online notarization.

NOTARY PUBLIC, STATE OF FLORIDA

(Name of Notary Public: Print, stamp, or Type as Commissioned.)

Personally know to me, or
 Produced identification: _____
(Type of Identification Produced)



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PLANNED UNIT DEVELOPMENT CHECKLIST

*** STAFF RECOMMENDS THAT THE APPLICANT UTILIZE THIS CHECKLIST WHILE PREPARING THE DOCUMENTS. ALL OF THE FOLLOWING DRAWINGS ARE REQUIRED UNLESS APPROVED BY CITY PLANNER. ***

General Information:	
<input type="checkbox"/>	Names of project, applicant, owner, architect and/or engineer preparing plans with their respective addresses, telephone and fax numbers.
<input type="checkbox"/>	A statement of planning objectives for the district.
<input type="checkbox"/>	Legal description of property.
<input type="checkbox"/>	Property lines clearly shown
<input type="checkbox"/>	Computation - Gross acreage
<input type="checkbox"/>	Computation – Net acreage

Master Plan showing the general location of the following:	
<input type="checkbox"/>	Individual development areas, identified by land use(s) and/or development density or intensity
<input type="checkbox"/>	Open space (whether designated for active or passive recreation), including amount, and type of
<input type="checkbox"/>	All public and private streets, existing or projected transit corridors, and pedestrian and bicycle pathways, and how they will connect with existing and planned city systems
<input type="checkbox"/>	Environmentally sensitive lands, wildlife habitat, wetlands, and floodplains
<input type="checkbox"/>	On-site potable water and wastewater facilities, and how they will connect to city systems
<input type="checkbox"/>	On-site stormwater management facilities, and how they will connect to city systems
<input type="checkbox"/>	All other on-site public facilities serving the development, including but not limited to parks, schools, and facilities for fire protection, police protection, EMS, stormwater management, and solid waste management
<input type="checkbox"/>	Projects with structures greater than 35 feet in height, the shadowing on adjacent properties at the following times: two hours after sunrise, noon, and two hours before sunset during the winter solstice, spring equinox, summer solstice, and fall equinox
<input type="checkbox"/>	The impacts to view corridors of any adjacent properties of natural resources, including but not limited to, beaches, shores, waterways, recreation spaces and conservation spaces

Dimensional Information (may be shown on Master Plan or in a separate document):	
<input type="checkbox"/>	Land area
<input type="checkbox"/>	Types and mix of land uses
<input type="checkbox"/>	Maximum number of residential units (by use type)
<input type="checkbox"/>	Maximum nonresidential floor area (by use type)
<input type="checkbox"/>	Proposed Principal Use(s) from Appendix A: Consolidated Use Table
<input type="checkbox"/>	Proposed Accessory Use(s) from Appendix A: Consolidated Use Table)
<input type="checkbox"/>	Proposed Temporary Use(s) from Appendix A: Consolidated Use Table)
<input type="checkbox"/>	Minimum lot area



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<input type="checkbox"/>	Minimum lot width
<input type="checkbox"/>	Maximum impervious surface area
<input type="checkbox"/>	Maximum building height
<input type="checkbox"/>	Maximum individual building size
<input type="checkbox"/>	Minimum and maximum setbacks
<input type="checkbox"/>	Minimum setbacks from adjoining residential development or residential zoning districts

Additional Information:	
<input type="checkbox"/>	Modifications of Development Standards
<input type="checkbox"/>	Provisions addressing how transportation, potable water, wastewater, stormwater management, and other public facilities will be provided to accommodate the proposed development
<input type="checkbox"/>	Provisions related to environmental protection and monitoring
<input type="checkbox"/>	Identification of community benefits and amenities that will be provided to compensate for the added development flexibility afforded by the PD district
<input type="checkbox"/>	Development Phasing Plan
<input type="checkbox"/>	Any other provisions the City Commission determines are relevant and necessary to the development of the planned development in accordance with applicable standards and regulations



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ADDITIONAL RESOURCES: REAL ESTATE RESEARCH SERVICES

The following companies have provided the required certified mailing list for previous applicants. This is not a comprehensive list of companies that provide this service, nor shall this be construed as a list of companies the City endorses. This is merely a list of businesses who have provided this service in the past.

Please refer to the yellow pages or internet search engine for additional sources.

Alldata Real Estate Systems, Inc.
290 NE 51st Street
Ft. Lauderdale, FL
(954) 772-1800

Cutro & Associates, Inc.
1025 Yale Drive
Hollywood, FL
(954) 920-2205

SIGN SPECIFICATIONS:

Sign will be three (3) feet by three (3) feet in size and of a durable material. The applicant is required to post the sign on the property for which approval is sought at least fifteen (15) days before the public hearing. No permit shall be required for such sign.

The sign shall be posted upon the property so as to face, and be visible from, the street upon which the property is located.

SIGN must be WHITE background, BLACK letters.

SIGN must be securely attached to two, 2" x 4" posts (with nails or screws), and must be a minimum of 3 feet above ground level.

POSTS shall be set a minimum of 18" below ground level.

CITY OF LAUDERHILL NOTICE OF PUBLIC HEARING

REZONING / LAND USE AMENDMENT

DATE:

TIME:

LOCATION:

COMMISSION CHAMBERS

5581 WEST OAKLAND PARK
BLVD

LAUDERHILL, FLORIDA

FOR ADDITIONAL INFORMATION
PLEASE CALL 954-730-3050