



# 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: 24R-5898**

**File ID:** 24R-5898

**Type:** Resolution

**Status:** Agenda Ready

**Version:** 1

**Reference:**

**In Control:** City Commission  
Meeting

**File Created:** 09/20/2024

**File Name:** The Hill-Notice of Intent to Proceed

**Final Action:**

**Title:** RESOLUTION NO. 24R-09-228: A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF LAUDERHILL PROVIDING NOTICE OF ITS DECISION TO PROCEED WITH THE UNSOLICITED PROPOSAL SUBMITTED BY THE HILL DISTRICT, LLC TO CONSTRUCT, OPERATE AND MAINTAIN A GATEWAY DESTINATION COMPLEX PROPOSED TO INCLUDE A HOTEL, RESTAURANTS, PARKING FACILITIES, MULTI-FAMILY, COMMERCIAL RETAIL, A COMMERCIAL KITCHEN, JOB TRAINING SPACE, PUBLIC OUTDOOR GREEN/EVENT SPACE, AND COMPATIBLE USES; DECLARING ITS INTENT TO ENTER INTO A COMPREHENSIVE AGREEMENT ENCOMPASSING TERMS AND CONDITIONS FOR THE DEVELOPMENT, CONSTRUCTION, OPERATION AND MAINTENANCE OF THE PROPERTY CONSISTING OF APPROXIMATELY +/- 13.9 ACRES GENERALLY LOCATED AT SUNRISE BOULEVARD AND STATE ROAD 7 AS RECORDED IN PLAT BOOK 178, AT PAGE 161, OF THE OFFICIAL PUBLIC RECORDS OF BROWARD COUNTY AND AS MORE PARTICULARLY DESCRIBED HEREIN AND MORE COMMONLY KNOWN AS THE FORMER K-MART SITE; PROVIDING FOR AN EFFECTIVE DATE (REQUESTED BY CITY MANAGER, DESORAE GILES-SMITH).

**Notes:**

**Sponsors:**

**Enactment Date:**

**Attachments:** RES-24R-09-228-Hill-Intent to Proceed.pdf, The Hill Unsolicited Proposal Cover Letter.pdf, The Hill CONCEPT PLAN.pdf

**Enactment Number:**

**Contact:**

**Hearing Date:**

\* **Drafter:** apetti@lauderdale-fl.gov

**Effective Date:**

## History of Legislative File

| Ver-<br>sion: | Acting Body: | Date: | Action: | Sent To: | Due Date: | Return<br>Date: | Result: |
|---------------|--------------|-------|---------|----------|-----------|-----------------|---------|
|---------------|--------------|-------|---------|----------|-----------|-----------------|---------|

**Text of Legislative File 24R-5898**

**RESOLUTION NO. 24R-09-228: A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF LAUDERHILL PROVIDING NOTICE OF ITS DECISION TO PROCEED WITH THE UNSOLICITED PROPOSAL SUBMITTED BY THE HILL DISTRICT, LLC TO CONSTRUCT, OPERATE AND MAINTAIN A GATEWAY DESTINATION COMPLEX PROPOSED TO INCLUDE A HOTEL, RESTAURANTS, PARKING FACILITIES, MULTI-FAMILY, COMMERCIAL RETAIL, A COMMERCIAL KITCHEN, JOB TRAINING SPACE, PUBLIC OUTDOOR GREEN/EVENT SPACE, AND COMPATIBLE USES; DECLARING ITS INTENT TO ENTER INTO A COMPREHENSIVE AGREEMENT ENCOMPASSING TERMS AND CONDITIONS FOR THE DEVELOPMENT, CONSTRUCTION, OPERATION AND MAINTENANCE OF THE PROPERTY CONSISTING OF APPROXIMATELY +/- 13.9 ACRES GENERALLY LOCATED AT SUNRISE BOULEVARD AND STATE ROAD 7 AS RECORDED IN PLAT BOOK 178, AT PAGE 161, OF THE OFFICIAL PUBLIC RECORDS OF BROWARD COUNTY AND AS MORE PARTICULARLY DESCRIBED HEREIN AND MORE COMMONLY KNOWN AS THE FORMER K-MART SITE; PROVIDING FOR AN EFFECTIVE DATE (REQUESTED BY CITY MANAGER, DESORAE GILES-SMITH).**

**Request Action:**

Approve a resolution declaring notice of the City of Lauderhill's decision to proceed with the Unsolicited Proposal submitted by the Hill District, LLC.

**Need Summary Explanation/ Background:**

To approve the Notice to Proceed with the Unsolicited Proposal - the Hill. On or about September 25, 2023, the City of Lauderhill received an unsolicited proposal pursuant to Section 255.065, Florida Statutes, from the Hill District, LLC., to develop, construct, operate and maintain a Gateway Destination Complex and related uses on the Property more commonly known as the Former K-Mart site. Pursuant to Resolution No. 23R-12-315, at its meeting of December 11, 2023, the City Commission determined that the unsolicited proposal submitted by the Hill District, LLC. served a public purpose consisting of, inter alia, a public facility and/or infrastructure that is used or will be used by the public at large or in support of an accepted public purpose or activity, including but not limited to: a public city garage, a public city commercial kitchen for use by the City, and related necessary infrastructure, and as proposed, constituted a qualifying project pursuant to Section 255.065, Florida Statutes, and further declared its intent to accept other proposals for the same project in accordance with Section 255.065, Florida Statutes, for a period of sixty (60) days after the initial date of publication. On January 19, 2024 and January 26, 2024, the City published once a week for two weeks, in the Florida Administrative Register and the Sun Sentinel, a Notice of its intent to accept other proposals for the same project on or before the sixtieth (60th) day from January 19, 2024 (i.e.

by March 19, 2024). No other proposals were received for the same project by the deadline of March 19, 2024. Pursuant to this Resolution, the City Commission proposes to provide notice of its decision to proceed with the unsolicited proposal submitted by The Hill District, LLC. to construct, operate and maintain a Gateway Destination Complex including a hotel, restaurants, parking facilities, multi-family, commercial retail, commercial kitchen, job training space, public outdoor green/event space, and compatible uses and declares its intent to enter into a Comprehensive Agreement with The Hill District, LLC., encompassing therein the development, construction, operation, and maintenance of the Property as particularly described in the unsolicited proposal and related documents.

**Cost Summary/ Fiscal Impact:**

Include projected cost, approved budget amount and account number, source of funds, and any future funding requirements

**Attachments:**

Unsolicited Proposal Cover Letter  
The Hill Conceptual Plan

**Budget Code Number(s):**

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

|  |  |   |
|--|--|---|
| <input type="checkbox"/> RFP/Bid                     | <input type="checkbox"/> Emergency Purchase  | <input type="checkbox"/> SBE                    |
| <input type="checkbox"/> Proposal/Quote Preference   | <input type="checkbox"/> State Grant Funds   | <input type="checkbox"/> Local                  |
| <input type="checkbox"/> Piggyback Contract Proposal | <input type="checkbox"/> Federal Grant Funds | <input checked="" type="checkbox"/> Unsolicited |
| <input type="checkbox"/> Sole Source                 | <input type="checkbox"/> Matching Required   |   |