



# City of Lauderhill

City Commission Chambers  
at City Hall  
5581 W. Oakland Park Blvd.  
Lauderhill, FL, 33313  
www.lauderhill-fl.gov

## Legislation Details (With Text)

**File #:** 19R-3139 **Version:** 1 **Name:** Special Exception Application No. 18-SE-016 Academic Solutions Academy, Inc.

**Type:** Resolution **Status:** Failed

**File created:** 2/13/2019 **In control:** P & Z Department

**On agenda:** 2/25/2019 **Final action:**

**Title:** RESOLUTION NO. 18R-11-273: A RESOLUTION OF THE CITY COMMISSION OF LAUDERHILL, FLORIDA GRANTING THE SPECIAL EXCEPTION USE DEVELOPMENT ORDER TO ACADEMIC SOLUTIONS ACADEMY, INC., AT THE REQUEST OF THE APPLICANT BUILDING HOPE PARKSIDE FOUNDATION, SUBJECT TO CONDITIONS, TO ALLOW IN THE GENERAL COMMERCIAL (CG) ZONING DISTRICT AN EDUCATION, PRIMARY AND SECONDARY, CHARTER AND PRIVATE SCHOOL USE, FOR A SECONDARY CHARTER SCHOOL AT THE SITE OF 5 ABUTTING UNDEVELOPED LOTS, WITH A COMBINED 3.3 ACRES, LOCATED ON THE APPROXIMATE 6600 BLOCK OF W. COMMERCIAL BLVD, LAUDERHILL, FLORIDA AND IDENTIFIED BY THE FOLLOWING FOLIO NUMBERS; 494115140240, 494115140250, 494115140260, 494115140270, AND 494115140280; PROVIDING FOR AN EFFECTIVE DATE.

**Sponsors:** Charles Faranda

**Indexes:**

**Code sections:**

**Attachments:** 1. AMENDED-RES-18R-11-273-Special X - Academic Solutions-School FINAL AMENDED.pdf, 2. AR 18R-11-273, 3. DRR (18-SE-0016) Academic Solutions Adademy Inc-UPDATED for 2nd City Commission Hearing.pdf, 4. Attachment A- ASA Charter SEU Application.pdf, 5. Attachment B - Organizational Chart.pdf, 6. Attachment C ASA 5 year projection.pdf, 7. Attachment D ASA Traffic Study.pdf, 8. Attachment E ASA letter of authorization.pdf, 9. Attachment F Transit Riders Management Plan.pdf, 10. Attachment G Transit Riders Management Plan-Response to Issues.pdf, 11. Attachment H Minutes of the City Commission meeting of November 26, 2018.pdf, 12. Attachment I Police Department Data.pdf, 13. Attachment J Bus Stop Exhibit.pdf, 14. Attachment K Police Department review of Transit Rider Management Plan.pdf, 15. Attachment L SEU conditions Affidavit.pdf

Date	Ver.	Action By	Action	Result
2/25/2019	1	City Commission Meeting	approved as amended	Fail

RESOLUTION NO. 18R-11-273: A RESOLUTION OF THE CITY COMMISSION OF LAUDERHILL, FLORIDA GRANTING THE SPECIAL EXCEPTION USE DEVELOPMENT ORDER TO ACADEMIC SOLUTIONS ACADEMY, INC., AT THE REQUEST OF THE APPLICANT BUILDING HOPE PARKSIDE FOUNDATION, SUBJECT TO CONDITIONS, TO ALLOW IN THE GENERAL COMMERCIAL (CG) ZONING DISTRICT AN EDUCATION, PRIMARY AND SECONDARY, CHARTER AND PRIVATE SCHOOL USE, FOR A SECONDARY CHARTER SCHOOL AT THE SITE OF 5 ABUTTING UNDEVELOPED LOTS, WITH A COMBINED 3.3 ACRES, LOCATED ON THE APPROXIMATE 6600 BLOCK OF W. COMMERCIAL BLVD, LAUDERHILL, FLORIDA AND IDENTIFIED BY THE FOLLOWING FOLIO NUMBERS; 494115140240, 494115140250, 494115140260, 494115140270, AND 494115140280; PROVIDING FOR AN EFFECTIVE DATE.

### Request Action:

Adopt a Resolution granting to Building Hope Parkside Foundation on behalf of Academic Solutions Academy, Inc., a Special Exception Use Development Order with conditions to allow in the General Commercial (CG)

zoning district an Education, Primary or Secondary, charter or private school use, for a Secondary Charter School on a 3.3 net acre site located on the approximate 6600 block of W. Commercial Blvd, Lauderhill FL, legally described as;

Lot 1 Commercial Blvd Shoppes No 2 B Lot 24 according to the plat thereof as recorded in Plat Book 107 Page 43 of the public record of Broward County Florida and more commonly known as Folio #494115140240

Lot 2 Commercial Blvd Shoppes No 2 B Lot 25 according to the plat thereof as recorded in Plat Book 107 Page 43 of the public record of Broward County Florida and more commonly known as Folio #494115140250

Lot 3 Commercial Blvd Shoppes No 2 B Lot 26 according to the plat thereof as recorded in Plat Book 107 Page 43 of the public record of Broward County Florida and more commonly known as Folio #494115140260

Lot 4 Commercial Blvd Shoppes No 2 B Lot 27 according to the plat thereof as recorded in Plat Book 107 Page 43 of the public record of Broward County Florida and more commonly known as Folio #494115140270

Lot 5 Commercial Blvd Shoppes No 2 B Lot 28 according to the plat thereof as recorded in Plat Book 107 Page 43 of the public record of Broward County Florida and more commonly known as Folio #494115140280 .

### **Need:**

Action is needed to allow an Education, Primary or Secondary, Private or Charter School use in the General Commercial (CG) zoning district.

### **Summary Explanation/ Background:**

The City Commission tabled this Application at the hearing of November 26, 2018. This is a continuation of that hearing.

A Special Exception Use is requested to allow an Education, Primary or Secondary, Private or Charter School use in the General Commercial (CG) zoning district. The subject site is five existing undeveloped and wooded lots located on the approximate 6600 block of W. Commercial Blvd, West of NW 64<sup>th</sup> Avenue and East of N. University Drive. Each of the five lots is 29,000 square feet for a total area of 145,000 square feet or approximately 3.3 Acres.

Academic Solutions Academy, Inc. is a not for profit educational entity operating a public charter high school grades 9 through 12 in Broward County. Academic Solutions Academy has been in operation for five years and is applying to relocate the academy to the City of Lauderhill. Academic Solutions Academy is applying for a Special Exception to allow with conditions the use within the General Commercial (CG) zoning district. Site Plan approval for the development of the undeveloped site is required prior to development.

Academic Solutions Academy, Inc. offers a self-paced environment and flexible schedule through academic shifts to provide alternative options for students seeking to obtain their High School Diploma. Students learn through direct instruction and computer based instruction. Academic Solutions Academy operates in two 5 hour academic shifts daily and aims to serve a 700 student population in two 350 student shifts.

The application proposes to continue operation of their existing school. This application is to allow with conditions the use, pending approval of a Site Development Plan.

### **Attachments:**

1. Application
2. Organizational Structure
3. Five year staffing projection

4. Traffic Analysis
5. Authorization from property owner.
6. Deed, Legal Description, & Lease

**Cost Summary/ Fiscal Impact:**

None

**Estimated Time for Presentation:**

10 minutes

**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 Lauderdale**

- ☐ 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 Lauderdale 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 Lauderdale as an excellent place to live