



Development Review Report (DRR)

To: Daniel T. Keester-O'Mills, AICP, *Planning & Zoning Director*
From: Dominic Lindsay, *Planning & Zoning Analyst*
RE: Special Exception Application No. 24-SE-016 (5750 W. Oakland Park Blvd)
Date: October 9, 2024

The applicant (Chevin Fiddler) is the owner of Craft Learning Center, LLC dba Greater Horizons Academy, and has filed a Special Exception Use application. Figure 1, below, provides an aerial of the subject site located on the SW corner of W. Oakland Park Blvd and NW 56th Ave (the property is southwest of City Hall). The following information has been prepared for your consideration:

I. BACKGROUND INFORMATION

Requested Action

The Petitioner requests approval of a Special Exception Use to allow continued use within the General Commercial (CG) zoning district of an existing Daytime Child Care Use on an approximately 4.99± acre site located at 5750 W. Oakland Park Blvd, Lauderhill, Florida.

Figure 1



Applicable Land Development Regulations

LDR Article IV., Part 1.0., Subsection 1.3.1., addresses the pre-application conference

Article IV, Section 1.3.2 – Completeness of Application, provides for the Department to review any land development order application

Article IV, Section 1.4.4 – Major Review, provides that within 45 days from the acceptance of the application for development subject to major review

Article III, Sections 2.3 and 2.4., and Schedule B – Allowable Land Uses; Additional requirements for Specific Uses; Allowable Uses

Article III, Section 5.32.1 - General, the following shall apply to all restaurants, including restaurant bars

Article IV, Section 4.3.B - Existing zoning provisions and uses

Article IV, Section 4.4 - Approval for Special Exception Uses

LDR Article IV., Part 4.0., subsection 4.5.A. requires the application set forth in detail the proposed use

Article IV, Section 4.5.B – Application for Approval, provides the Department shall not accept a special exception use application if the property is subject to unpaid city liens, fines or fees

Article IV, Section 4.6 - Standards for approval, provides the City Commission, in reviewing any application for a special exception use, shall consider seven (7) specific standards

Article IV, Section 4.10 - Conveyance of uses that are subject to special exception approval.

Article III, Section 5.12. Child care and adult day care- All child care and adult day care establishments shall be subject to the following general standards and requirements.

II. **SITE INFORMATION**

Legal Description:

A PORTION OF TRACT "A" OF THE OAKLAND SHOPPES PLAT AS RECORDED IN THE BROWARD COUNTY RECORDS PLAT BOOK 82 PAGE 37 MORE COMMONLY KNOWN AS 5750 WEST OAKLAND PARK BOULEVARD, LAUDERHILL, FLORIDA.

Address:

5750 W Oakland Park Blvd, Lauderdale, Florida

Tax Folio Number(s):

494126270010

Land Use/Zoning:

Existing Use(s):	Commercial – Daytime Child Care/House of Religious Worship
Future Land Use Designation:	Commercial
Zoning Designation:	General Commercial (CG)

Adjacent Designations:

	Existing Use	Future Designation	Zoning
North	Commercial shopping center – supermarket, personal services, etc.	Commercial	CG (Commercial, General)
South	Multi-family Residential - Inverrary Village	Residential	RM-18 (Residential Multi-Family)
East	Commercial shopping center – Service Station, offices, restaurants personal services, etc.	Commercial	CG (Commercial, General)
West	Commercial Restaurant, retail sales, etc.	Commercial	CG (Commercial, General)

III. ZONING HISTORYExisting Special Exceptions

20R-06-111 – Resolution granting a special exception use to Living Word Community Church to operate a Daytime Child Care Use in the General Commercial zoning district.

Violations

None

Existing Variances

None

Development History

- The building (56,545 sq. ft. building) was constructed in approximately 1971.
- A site plan application was submitted in 2001 for the installation of exterior partitions and storefront glass.

IV. PLANNING ANALYSIS

As stipulated in the Land Development Regulations, Article IV, Section 4.6, Standards for Approval, The Planning and Development Division has reviewed the proposed request pursuant to the following special exception considerations:

1. The effect of such use on surrounding properties.
2. The suitability of the use in regard to its location, site characteristics, and intended purpose.
3. Access, traffic generation and road capacities.
4. Economic benefits or liabilities.
5. Demands on utilities, community facilities, and public services.

6. Compliance with the Comprehensive Land Use Plans for Broward County and/or the City of Lauderhill.
7. Factors relating to safety, health, and general public welfare.

Based upon its review, staff finds the proposed use to be generally consistent with the above considerations. As such, staff recommends approval of the special exception request.

LDR Article III, Sections 2.3 and 2.4., and Schedule B. respectively address permitted and special exception uses. The LDR classifies Daytime Childcare, which is allowed in the General Commercial (CG) zoning district as a special exception use.

1. **The effect of such use on surrounding properties:** The subject property is zoned General Commercial (CG) on the City of Lauderhill Zoning Map and located along W Oakland Park Blvd. The Applicant is proposing to take over an existing Daytime Childcare Use. As the Daytime Childcare Use has been existing at that location since 2004, there will not be an adverse effect to the surrounding properties. As such, Staff concludes that this is an appropriate location for the proposed use as it pertains to the use's effect on the surrounding properties.
2. **The suitability of the use in regards to its location, site characteristics, and intended purpose and access:** The existing Daytime Childcare is located on the SW corner of W. Oakland Park Blvd and NW 56th Ave and is along a major thoroughfare (W Oakland Park Blvd). The intended purpose is to continue to provide child care services to the community. The subject property was developed with sufficient indoor and outdoor space to accommodate child care activities. Since the proposed Use is in existence, Staff finds that the Use is suitable in regard to location, characteristics and purpose.
3. **Access, traffic generation and road capacities:** Staff finds that there is existing access along W Oakland Park Blvd. The proposed Use will continue to exist with the same square footage and is not proposing any changes to the site. The site has separate ingress and egress lanes for ease of transportation to and from the building. As such, Staff concludes that the subject site conforms to this criteria as the intensity of the use will remain the same in regards to Access, traffic generation and road capacities.
4. **Economic benefits or liabilities:** Staff concludes that the proposed Daytime Childcare Use provides both direct and indirect economic benefits. The direct benefits are the continuation of jobs within the City of Lauderhill. An additional benefit is the collected sales tax and local business receipt tax. The indirect economic benefits could include sales taxes collected due to employee expenditures within the City. The economic liabilities would include the continued use of public services.
5. **Demands on utilities, community facilities, and public services:** Staff finds that the Daytime Childcare Use is an existing use and concludes that the continued operation of the use would not generate a greater demand on utilities and community facilities.

6. **Compliance with the Comprehensive Land Use Plans for Broward County and/or the City of Lauderdale:** Staff finds that Daytime Childcare is a commercial use. The subject site and the north, east and west abutting sites are designated Commercial on the City's Future Land Use Map and the Future Broward County Land Use Plan. Both the City and the County plans allows for Daytime Child Care Uses within this commercial corridor. Staff finds that the proposed use is in conformance with the City and County Comprehensive plans.
7. **Factors relating to safety, health, and general public welfare:** Staff concludes that a Daytime Childcare Use will not adversely impact the public safety, health, and general welfare. Although the child care facility is along a busy thoroughfare, the building setback is far enough from Oakland Park Blvd to not have an impact on the safety of the children. Furthermore, there the child care facility has existing security cameras and staff has no record of any significant accidents occurring.

V. RECOMMENDATION/ACTION

Staff recommends approval of this special exception request for a Car Wash and Auto Detailing Use.

In order to ensure potential effects on the surrounding area is minimized, staff recommends the following conditions be imposed:

1. This special exception use development order to allow the Child Care, Day Use is specifically granted to Craft Learning Center, LLC (DBA: Greater Horizons Academy) and such development order cannot be conveyed to another person or entity. Any change of corporate ownership affecting 51% percent or more of the interest of the business or any of its assets in any manner shall trigger this provision.
2. The daytime child care use is restricted to 16,443 square feet of indoor space and outdoor space combined. Any expansion, alteration, enlargement or removal to another location of this use shall require an additional special exception development order from the City Commission.
3. The general days and hours of operation are five (5) days a week, Monday through Friday 6:30 a.m. to 6 p.m., as indicated on the application. Should the operators desire to extend the days or hours of operation, then an additional special exception use application will need to be filed with the Planning and Zoning Department and granted by the City Commission.
4. The maximum number of children that may be served by the child care use is 137 children, provided all health, safety and welfare issues are met.
5. Craft Learning Center, LLC (DBA: Greater Horizons Academy) must provide a Division of Children and Families Child Care license or certification from an accredited child care organization prior to renewal of the certificate of use.

6. If there are any code enforcement violations or liens, this Special Exception Use Development Order may be brought before the City Commission to be reconsidered, at which time the development order, or the conditions of approval, may be subject to modification, suspension and/or revocation.
7. Any violation of these conditions of approval may result in a public hearing before the City Commission and may result in the modification, suspension or revocation of this special exception use development order or its conditions or both.
8. Any special exception approval granted by the City Commission shall expire one hundred eighty (180) days after the date of approval, unless a Certificate of Use (COU) is submitted and subsequently approved within the one hundred eighty-day period.
9. If a use which has been granted a special exception shall cease to operate for a continuous period of one (1) year, the special exception approval shall expire.
10. The owner shall execute a trespass agreement for the police department to keep on file for enforcement.

VI. ATTACHMENTS

None