



# City of Lauderhill

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

## File Details

**File Number: 19R-3213**

**File ID:** 19R-3213

**Type:** Resolution

**Status:** Agenda Ready

**Version:** 1

**Reference:**

**In Control:** P & Z Department

**File Created:** 04/16/2019

**File Name:** 19-SEU-003 KRADLE TO KINDERGARTEN  
PRESCHOOL II, INC.

**Final Action:**

**Title:** RESOLUTION NO. 19R-04-84: A RESOLUTION OF THE CITY COMMISSION OF LAUDERHILL, FLORIDA granting THE SPECIAL EXCEPTION USE DEVELOPMENT ORDER TO kradle to kindergarten preschool ii, inc., SUBJECT TO conditions, TO ALLOW in the community commercial (cc) zoning district an Education, PreSchool use with before and after care on a ± 44.5 acre site on an unplatted parcel of land situated in the northeast ¼ of section 36, township 49 south, range 41 east, folion number 49-41-36-00-0012, MORE COMMONLY KNOWN AS THE LAUDERHILL MALL, 1267 N.2. 40TH AVENUE, LAUDERHILL, FLORIDA; providing for an effective date.

### Notes:

**Sponsors:** Faranda

**Enactment Date:**

**Attachments:** RES-19R-04-84-Special X - Kradle Kindergarten.pdf, (19-SE-003) DRR Kradle to Kendergarten, Pre School Expansion.docx, Attachemnt A SEU application, Kradle to Kindergarten.pdf, Attachment B 15R-02-33 Kradel to Kindergarten, Child Care Approval.pdf, Attachment C Site Plan, 1267 NW 40 AVE.pdf

**Enactment Number:**

### Contact:

**Hearing Date:**

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

**Effective Date:**

## History of Legislative File

| Ver-<br>sion: | Acting Body:            | Date:      | Action: | Sent To: | Due Date: | Return<br>Date: | Result: |
|---------------|-------------------------|------------|---------|----------|-----------|-----------------|---------|
| 1             | City Commission Meeting | 04/29/2019 |         |          |           |                 |         |

## Text of Legislative File 19R-3213

**RESOLUTION NO. 19R-04-84: A RESOLUTION OF THE CITY COMMISSION OF LAUDERHILL, FLORIDA granting THE SPECIAL EXCEPTION USE DEVELOPMENT ORDER TO kradle to kindergarten preschool ii, inc., SUBJECT TO conditions, TO ALLOW in the community commercial (cc) zoning district an Education, PreSchool use with before and after care on a ± 44.5 acre site on an unplatted parcel of land situated in the northeast ¼ of section 36, township 49 south, range 41 east, folion number 49-41-36-00-0012, MORE COMMONLY KNOWN AS THE LAUDERHILL MALL, 1267 N.2. 40TH AVENUE, LAUDERHILL, FLORIDA; providing for an effective date.**

**Request Action:**

A RESOLUTION OF THE CITY COMMISSION OF LAUDERHILL, FLORIDA granting to Kradle to kindergarten preschool ii, Inc. A SPECIAL EXCEPTION USE DEVELOPMENT ORDER TO ALLOW in the Community commercial (cc) zoning district an education, Pre-School use with before and after care on a 44.5± acre site legally described as an unplatted parcel of land situated in the northeast ¼ of section 36, township 49 south, range 41 east, folio number 49-41-36-00-0012, and more commonly known as the Lauderhill mall, 1267 NW 40th avenue, Lauderhill, florida.

**Need:**

Within the Community Commercial (CC) Zoning District an Education, Pre-school Use is a special exception use requiring City Commission approval. The applicant needs City Commission approval in order to operate the proposed use.

**Summary Explanation/ Background:**

The subject site is located at the rear of the Lauderhill Mall and currently houses the existing Kradle to Kindergarten Childcare. The owner/operator is requesting an expansion of the current Special Exception Use approval for the ability to add a Pre-School use to the existing Daytime Childcare.

The City Of Lauderhill LDR SCH A, Land Use Classifications categorizes Pre-School uses as Education uses which includes pre-school and kindergarten and which do not fall under the category of Childcare. The owner/operator is not seeking an expansion of the physical space which is currently approved at 9,500 square feet of indoor space and 5,200 square feet of outdoor space. The owner/operator will use current classrooms to house the new Pre-School students should approval be granted.

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

**Attachments:**

1. Development Review Report

**Cost Summary/ Fiscal Impact:**

The Division finds the implementation of this Resolution/Ordinance will not require a budget allocation or expenditure of City funds and concludes it does not have any direct fiscal impact on the City's budget.

**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