

RESOLUTION NO. 19R-10-244

A RESOLUTION OF THE CITY COMMISSION OF LAUDERHILL, FLORIDA GRANTING THE SPECIAL EXCEPTION USE DEVELOPMENT ORDER TO PEDIPEC, INC., SUBJECT TO CONDITIONS, TO ALLOW IN THE COMMERCIAL OFFICE (CO) ZONING DISTRICT A CHILDCARE, DAY AND EVENING, USE ON A 5.21± ACRE SITE LEGALLY DESCRIBED AS DAVENPORT COMMERCIAL SUBDIVISION 100-14 B TRACT A LESS PT DESC'D AS, BEG AT SE COR SAID PLAT, NLY ALG E/L 397.26,WLY 65.50, SWLY 190,WLY 34.50,SLY 210.50,ELY 100.06 TO POB, OF THE OFFICIAL PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, MORE COMMONLY KNOWN AS 3810 INVERRARY BOULEVARD, SUITE 101-104, LAUDERHILL, FLORIDA; PROVIDING FOR AN EFFECTIVE DATE

WHEREAS, this property is zoned Commercial Office (CO) by the City of Lauderhill Zoning Map; and

WHEREAS, pursuant to the Land Development Regulations (LDR), this use is permitted in the Commercial Office zoning district by Special Exception approval only; and

WHEREAS City Staff recommends that the City Commission vote IN FAVOR OF of this Special Exception Use Development Order request, subject to the following conditions;

NOW THEREFORE, BE IT RESOLVED BY THE COMMISSION OF THE CITY OF LAUDERHILL, FLORIDA:

Section 1. The Special Exception Use Order of Pedipec, Inc., to allow within the Commercial Office (CO) Zoning District a Childcare, Day and Evening, Use on a 5.21± acre site legally described as Davenport Commercial Subdivision 100-14 B Tract A less PT DESC'D AS as, Beg at SE COR Said Plat NLY ALG E/L 397.26,WLY 65.50, SWLY 190,WLY 34.50,SLY 210.50,ELY 100.06 TO POB, of the Public Records of Broward County, Florida, more commonly known as 3810 Inverrary Boulevard, Suite 101-104, Lauderhill, Florida, is hereby approved subject to the following conditions:

1. This special exception use development order for a child care use with before and after care services is specifically granted to Pedipec, Inc and such development order cannot be assigned, leased, subleased, transferred or otherwise conveyed to another person. Further, this special exception use development order shall automatically expire and become null

and void if any person other than Pedipec, Inc, operates the uses. 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. This special exception use development order shall automatically expire and become null and void if the use shall cease to operate. Moreover, this special exception use development order shall automatically expire and become null and void if Pedipec, Inc. is sold, assigned, transferred or otherwise conveyed to another person.

2. The child care use is restricted to a total of 1,662 square feet as indicated on the proposed site plan within the fenced outdoor area between both existing buildings (Attachment A). Consistent with Land Development Regulations Article IV., Part 4.0., Section 4.3., the expansion, alteration, enlargement or removal to another location of this use is prohibited and shall be unlawful unless the City Commission amends this development order to allow such expansion, alteration, enlargement or removal to another location. Notwithstanding the above, through the site plan modification process, the City Commission delegates to the Development Review Committee (DRC) the authority to allow the floor plan to be altered; however, the DRC is without authority to allow the expansion, enlargement, reduction or removal of the use to another location.
3. The general days and hours of operation are Monday through Friday from 7:00 a.m. to 7:00 p.m. Any increase in either the days or hours of operation or both is prohibited and shall be unlawful unless the City Commission amends this development order to allow such increase.
4. The Childcare use with before and after care shall be ancillary to the Primary Medical Office Use (With Non-Controlled Substance Practitioner).
5. Within 45 days of the effective date of this development order, the applicant shall file a site plan modification application for all site plan related modifications. Said improvements (not related to ADA) shall be constructed within 180 days of receipt of the site plan modification application, any improvements to meet State of Florida ADA requirements shall be constructed within 90 days of receipt of the site plan modification application.

6. 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.
7. Pedipec, Inc. shall provide to the Finance Department evidence that a Prescribed Pediatric Extended Care license has been granted for child care consistent with this development order before a Certificate of Use (COU) of a Local Business Tax Receipt (LBTR) is issued for the use. Pedipec, Inc. shall annually file with its City LBTR application a copy of their valid state child care licenses.
8. If the City's Code Enforcement Board assesses a lien for landscaping, trash or other unsightly or unsafe conditions, 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 or revocation.
9. If the City's Police Department or Code Department records more than three instances regarding noise, loitering, parking or criminal activity, either from observation by police officers or verified from complaints by three or more unrelated individuals, within any ninety (90) day period, the special exception use 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 or revocation.

Section 2. The Staff Report, as prepared by City staff, and all other substantial competent evidence presented at the Commission meeting, is incorporated herein and is hereby adopted as the findings of fact as to this special exception.

Section 3. This Resolution shall take effect immediately upon its passage.

DATED this _____ day of _____, 2019.

PASSED AND ADOPTED on first reading this _____ day of _____, 2019.

PRESIDING OFFICER

ATTEST:

CITY CLERK

MOTION
SECOND

M. BATES
H. BERGER
R. CAMPBELL
D. GRANT
K. THURSTON

Approved as to Form

W. Earl Hall
City Attorney