



# City of Lauderhill

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

## File Details

**File Number: 20R-3575**

**File ID:** 20R-3575

**Type:** Resolution

**Status:** Agenda Ready

**Version:** 1

**Reference:**

**In Control:** P & Z Department

**File Created:** 01/14/2020

**File Name:** Special Exception Application No.19-SE-010  
SunFire High School

**Final Action:**

**Title:** RESOLUTION NO. 20R-01-32: A RESOLUTION OF THE CITY COMMISSION OF LAUDERHILL, FLORIDA GRANTING TO SUNFIRE HIGH SCHOOL A SPECIAL EXCEPTION USE DEVELOPMENT ORDER, SUBJECT TO CONDITIONS, TO ALLOW WITHIN THE GENERAL COMMERCIAL (CG) ZONING DISTRICT AN EDUCATION, SECONDARY CHARTER OR PRIVATE SCHOOL USE FOR A 11,763+ SQUARE FEET BUILDING LOCATED ON AN APPROXIMATE 1.38 ± ACRE SITE LEGALLY DESCRIBED AS LOTS 8 AND 9, BLOCK 2, BOULEVARD SHOPPES NO. 2, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 106, PAGE 37 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, MORE COMMONLY KNOWN AS 4800 NORTH UNIVERSITY DRIVE, LAUDERHILL, FLORIDA; PROVIDING FOR AN EFFECTIVE DATE.

### Notes:

**Sponsors:** Faranda

**Enactment Date:**

**Attachments:** RES-20R-01-32-Special X - SunFire Highschool.pdf

**Enactment Number:**

**Contact:**

**Hearing Date:**

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

**Effective Date:**

### History of Legislative File

Ver- sion:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
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### Text of Legislative File 20R-3575

**RESOLUTION NO. 20R-01-32: A RESOLUTION OF THE CITY COMMISSION OF LAUDERHILL, FLORIDA GRANTING TO SUNFIRE HIGH SCHOOL A SPECIAL EXCEPTION USE DEVELOPMENT ORDER, SUBJECT TO CONDITIONS, TO**

**ALLOW WITHIN THE GENERAL COMMERCIAL (CG) ZONING DISTRICT AN EDUCATION, SECONDARY CHARTER OR PRIVATE SCHOOL USE FOR A 11,763+ SQUARE FEET BUILDING LOCATED ON AN APPROXIMATE 1.38 ± ACRE SITE LEGALLY DESCRIBED AS LOTS 8 AND 9, BLOCK 2, BOULEVARD SHOPPES NO. 2, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 106, PAGE 37 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, MORE COMMONLY KNOWN AS 4800 NORTH UNIVERSITY DRIVE, LAUDERHILL, FLORIDA; PROVIDING FOR AN EFFECTIVE DATE.**

**Request Action:** do not adopt a RESOLUTION granting to the petitioner, sunfire high school approval of a special exception use development order with conditions to allow within the general commercial (CG) zoning district an education, secondary charter or private school use, for a 11,763 square feet charter secondary school on an approximate 1.38 acre site legally described as lots 8 and 9, block 2, boulevard shoppes no. 2, according to the plat thereof, as recorded in plat book 106, page 37 of the public records of broward county, florida and more commonly known as 4800 north university drive, lauderhill, florida.

**Need:** Within the General Commercial (CG) Zoning District an Education, Secondary Charter or Private 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 (approximately 1.38 acres) is developed with a one story, 11,763 square foot, building (previously operated by North University High School from 2008-2018) along with a surface parking lot. The subject site is fronted by North University Drive along the Western property line, is bordered by a canal along the North and East property lines, and is located approximately 140 feet north of NW 47 Street. The Applicant, Sunfire High School, is requesting approval of a Special Exception Use to allow within the General Commercial (CG) zoning district an Education, Secondary, charter and private school use. Based upon its review, staff finds the proposed Education, Secondary, charter and private school use, to be inconsistent with the above considerations. As such, staff recommends AGAINST this special exception request and suggest that the City Commission should DENY the request.

**Attachments:**  
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: 5 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 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