

RESOLUTION NO. 24R-10-258

A RESOLUTION OF THE CITY COMMISSION OF LAUDERHILL, FLORIDA GRANTING CRAFT LEARNING CENTER D/B/A GREATER HORIZONS ACADEMY A SPECIAL EXCEPTION USE DEVELOPMENT ORDER, SUBJECT TO CONDITIONS, TO ALLOW IN THE GENERAL COMMERCIAL (CG) ZONING DISTRICT THE CONVEYANCE OF AN EXISTING DAYTIME CHILD CARE USE ON AN APPROXIMATELY 4.99± GROSS ACRE SITE, THE LEGAL DESCRIPTION BEING A PORTION OF TRACT "A" OF THE OAKLAND SHOPPES PLAT AS RECORDED IN THE BROWARD COUNTY OFFICIAL PUBLIC RECORDS, PLAT BOOK 82, PAGE 37, MORE COMMONLY KNOWN AS 5750 WEST OAKLAND PARK BOULEVARD, LAUDERHILL, FLORIDA

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

WHEREAS, the applicant is requesting a conveyance of an existing Child Care Use located at 5750 W Oakland Park Blvd Pursuant Article IV, Sec. 4.10, a special exception is required for conveyances of a Child Care Use.; and

WHEREAS, the proposed child care center will operate in the same capacity as the existing operator; and

WHEREAS City Staff recommends that the City Commission **VOTE IN FAVOR OF** this Special Exception Use Development Order for the conveyance of the same existing use;

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

Section 1. The Special Exception Use Order of Craft Learning Center d/b/a Greater Horizons Academy to allow in the General Commercial (CG) Zoning District the conveyance of an existing daytime child care use on an approximate 4.99± gross acre site being legally described as a portion of Tract "A" of the Oakland Shoppes Plat as recorded in the Broward County Official Public Records Plat Book 82, Page 37, more commonly known as 5750 West Oakland Park Boulevard, Lauderhill, Florida, is hereby approved, subject to the following conditions:

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.

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 _____, 2024.

PASSED AND ADOPTED on first reading this _____ day of _____, 2024.

PRESIDING OFFICER

ATTEST:

CITY CLERK

MOTION
SECOND

M. DUNN
D. GRANT
L. MARTIN
S. MARTIN
K. THURSTON

Approved as to Form

Angel Petti Rosenberg
City Attorney