



# City of Lauderhill

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## File Details

**File Number: 19R-3524**

**File ID:** 19R-3524

**Type:** Resolution

**Status:** Agenda Ready

**Version:** 1

**Reference:**

**In Control:** P & Z Department

**File Created:** 11/26/2019

**File Name:** Special Exception Application No.19-SE-015  
Kiddie Care, Inc.

**Final Action:**

**Title:** RESOLUTION NO. 19R-12-276: A RESOLUTION OF THE CITY COMMISSION OF LAUDERHILL, FLORIDA GRANTING TO KIDDIE CARE, INC., A SPECIAL EXCEPTION USE DEVELOPMENT ORDER, SUBJECT TO CONDITIONS, TO ALLOW WITHIN THE COMMERCIAL OFFICE (CO) ZONING DISTRICT THE OPERATION OF A CHILDCARE USE WITH BEFORE AND AFTER CARE, ON A .497± ACRE SITE LEGALLY DESCRIBED AS A PORTION OF TRACT A, LITTLE FRIENDS SUBDIVISION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 84, PAGE 34 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, AND MORE COMMONLY KNOWN AS 5801 N.W. 19TH STREET, LAUDERHILL, FLORIDA; PROVIDING FOR AN EFFECTIVE DATE.

### Notes:

**Sponsors:** Faranda

**Enactment Date:**

**Attachments:** RES-19R-12-276-Special X - KIDDIE CARE.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 19R-3524

**RESOLUTION NO. 19R-12-276: A RESOLUTION OF THE CITY COMMISSION OF LAUDERHILL, FLORIDA GRANTING TO KIDDIE CARE, INC., A SPECIAL EXCEPTION USE DEVELOPMENT ORDER, SUBJECT TO CONDITIONS, TO ALLOW WITHIN THE COMMERCIAL OFFICE (CO) ZONING DISTRICT THE OPERATION OF A CHILDCARE USE WITH BEFORE AND AFTER CARE, ON A**

**.497± ACRE SITE LEGALLY DESCRIBED AS A PORTION OF TRACT A, LITTLE FRIENDS SUBDIVISION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 84, PAGE 34 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, AND MORE COMMONLY KNOWN AS 5801 N.W. 19TH STREET, LAUDERHILL, FLORIDA; PROVIDING FOR AN EFFECTIVE DATE.**

**Request Action:**

A RESOLUTION OF THE CITY COMMISSION OF LAUDERHILL, FLORIDA granting to Kiddie Care, inc., A SPECIAL EXCEPTION USE DEVELOPMENT ORDER TO ALLOW in the commercial office (co) zoning district childcare use with before and after care, on a 0.497± acre site legally described as a portion of Tract A, Little Friends Subdivision, according to the plat thereof, as recorded in Plat Book 84, Page 34 of the public records of Broward County, Florida, the street address being 5801 NW 19 Street, Lauderhill, Florida.

**Need:**

Within the Commercial Office (CO) Zoning District an Office, Childcare, Day 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 site in question is a commercial building abutting a Community Facilities (CF) zoning district to the North and West, the location of Royal Palm Elementary School, and a Residential Multi Family at 18 Units per acre (RM-18) Zoning District to the West. This stand-alone building has been the location of Childcare, Day and Pre-school uses for over 10 years. Jennifer McNally, owner, is a State of Florida licensed child care provider and will be the operator at the proposed childcare facility. Based upon its review, staff finds the proposed use of Childcare, Day, to be consistent with the above considerations. As such, staff recommends approval of the special exception 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