



# City of Lauderhill

City Hall  
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Lauderhill, FL, 33313  
www.lauderhill-fl.gov

## File Details

**File Number: 19R-3473**

**File ID:** 19R-3473

**Type:** Resolution

**Status:** Agenda Ready

**Version:** 1

**Reference:**

**In Control:** City Commission Meeting

**File Created:** 10/15/2019

**File Name:** SPECIAL EXCEPTION APPLICATION 19-SE-011  
PEDIPEC , INC.

**Final Action:**

**Title:** 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.

### Notes:

**Sponsors:** Faranda

**Enactment Date:**

**Attachments:** RES-19R-10-244Special X - PEDIPEC Daycare.pdf, PEDIPEC DRR (19-SE-011).pdf, PEDI-Attachment A-SITE PLAN-L-300.pdf, PEDI-Attachment B- Floor Plan.pdf, PEDI-Attachment C- Application.pdf, SEU Conditions Affidavit 19-SEU-011 PEDIPEC Inc

**Enactment Number:**

**Contact:**

**Hearing Date:**

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

**Effective Date:**

### History of Legislative File

Version:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
1	City Commission Meeting	10/28/2019					

### Text of Legislative File 19R-3473

**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.**

**Request Action:**

A RESOLUTION OF THE CITY COMMISSION OF LAUDERHILL, FLORIDA granting to PEDIPEC, INC. A SPECIAL EXCEPTION USE DEVELOPMENT ORDER, 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 public records of Broward County, Florida, more commonly known as 3810 Inverrary blvd. suite 101-104, LAUDERHILL, Florida.

**Need:**

Within the Commercial, Office (CO), Zoning District a CHILDCARE, DAY AND EVENING, 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 propped use is that of A CHILDCARE, DAY AND EVENING, use to be used as Ancillary to a primary MEDICAL OFFICE (WITH NON-CONTROLLED SUBSTANCE PRACTITIONER). THE SUBJECT SITE IS LOCATED WITH THE COMMERCIAL, OFFICE (CO) ZONING DISTRICT. THE PROPOSED operating location for the childcare use is the common green space between both buildings on-site as shown on the proposed site plan. BORDERING THE SITE TO THE NORTH AND West IS a canal within the Open space and recreational zoning district (s-1), to the east is residential multi-family zoning district (rm-45), and to the south is open space park zoning district (PO) and residential multi-family zoning district (RM-50). Based upon its review, staff finds the proposed CHILDCARE, DAY AND EVENING, 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: 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