

**RESOLUTION NO. 20R-06-111**

**A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF LAUDERHILL, FLORIDA GRANTING THE SPECIAL EXCEPTION USE DEVELOPMENT ORDER TO LIVING WORD COMMUNITY CHURCH, INC. D/B/A GREATER HORIZONS ACADEMY, SUBJECT TO CONDITIONS, TO ALLOW IN THE GENERAL COMMERCIAL (CG) ZONING DISTRICT A DAYTIME CHILD CARE USE ON AN APPROXIMATELY 6.36 ± GROSS ACRE SITE LEGALLY DESCRIBED AS TRACT "A", OAKLAND SHOPPES PLAT, AS RECORDED IN PLAT BOOK 82, PAGE 37 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, MORE COMMONLY KNOWN AS 5750 WEST OAKLAND PARK BOULEVARD, LAUDERHILL, FLORIDA; PROVIDING FOR AN EFFECTIVE DATE**

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

WHEREAS, pursuant to the Land Development Regulations (LDR), this use is permitted in the General Commercial 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 Living Word Community Church, Inc. d/b/a Greater Horizons Academy, to allow in the General Commercial (CG) Zoning District a daytime child care use on an approximately 6.36 ± gross acre site legally described as Tract "A", Oakland Shoppes Plat, according to the Plat thereof, as recorded in the Official Public Records of Broward County, Florida, at Book 82, Page 37 and more commonly known as 5750 West Oakland Park Boulevard, Lauderhill, Florida, is hereby approved subject to the following conditions:

1. The daytime child care use is restricted to 6,608+ square feet of indoor space and 2,300+ square feet of outdoor space. Any expansion, alteration, enlargement or removal to another location of this use shall require an additional special exception development order from the City Commission.
2. The child care use days and hours of operation respectively are Monday through Friday from 6:30 A.M. to 6:00 P.M. Up to 8 additional

special meetings or events can be held in the facility outside of the regular hours. 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 Division and granted by the City Commission.

3. The maximum number of children that may be served by the child care use is 147 children, provided all health, safety and welfare issues are met.
4. The inventory of fixtures and equipment shall be that reasonably associated with operating a day care use.
5. The Living Word Fellowship Church, Inc. d/b/a Greater Horizons Academy may provide regular transportation services for children, to pick up children after school and camps. Additional special transportation services, such as a trip to the zoo or a park, may be allowed up to 3 times per calendar year upon one-week prior notice to Parks and Leisure Services Director.
6. The Living Word Fellowship Church, Inc. d/b/a Greater Horizons Academy shall not provide meals or snacks that require the use of cooking facilities.
7. This special exception use approval shall expire if the use shall cease to operate for a continuous period of one year.
8. The Living Word Fellowship Church, Inc. d/b/a 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.
9. Complaints to Code Enforcement or Police Department may cause the SEU approval to be reviewed by the City Commission for possible revocation.
10. 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.

11.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.

12.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. Further, consistent with LDR Article IV, Part 1.0., Section 1.8, this development order may be revoked, suspended or modified based on the grounds stated herein. In addition, this development order is subject to post-approval review consistent with LDR Article IV, Part 4.0., Section 4.11.

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 \_\_\_\_\_, 2020.

PASSED AND ADOPTED on first reading this \_\_\_\_\_ day of \_\_\_\_\_, 2020.

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PRESIDING OFFICER

ATTEST:

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CITY CLERK

MOTION  
SECOND

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

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Approved as to Form

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W. Earl Hall  
City Attorney