



# City of Lauderhill

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

## File Details

**File Number: 19R-3236**

**File ID:** 19R-3236

**Type:** Resolution

**Status:** Agenda Ready

**Version:** 1

**Reference:**

**In Control:** P & Z Department

**File Created:** 05/29/2019

**File Name:** SPECIAL EXCEPTION APPLICATION NO. 19-SE-005

**Final Action:**

EAGLES NEST COMMUNITY CHARTER SCHOOL,  
INC  
SPECIAL EXCEPTION APPLICATION NO. 19-SE-005

EAGLES NEST COMMUNITY CHARTER SCHOOL,  
INC  
19-SE-005 Eagles Nest Community Charter School,  
Inc.

**Title:** **RESOLUTION NO. 19R-06-105: A RESOLUTION OF THE CITY COMMISSION OF LAUDERHILL, FLORIDA GRANTING TO EAGLES NEST COMMUNITY CHARTER SCHOOLS, INC. A SPECIAL EXCEPTION USE DEVELOPMENT ORDER, SUBJECT TO CONDITIONS, TO ALLOW WITHIN THE LIGHT INDUSTRIAL (IL) ZONING DISTRICT A CHARTER PRIMARY SCHOOL WITH TRANSPORTATION SERVICES, WITH BEFORE AND AFTER SCHOOL CARE PROGRAMS, AND TO SHARE SPACE WITH ANOTHER CHARTER SCHOOL IN A 31,667+ SQUARE FEET BUILDING LOCATED ON A 2.07± ACRE SITE LEGALLY DESCRIBED AS A PORTION OF TRACT E, INDUSTRIAL 100 UNIT 2, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 85, PAGE 2 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, MORE COMMONLY KNOWN AS 3698 NW 15TH STREET, LAUDERHILL, FLORIDA; PROVIDING FOR AN EFFECTIVE DATE**

### Notes:

**Sponsors:** Faranda

**Enactment Date:**

**Attachments:** RES 19R-06-105 Special X - Eagles Nest

**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:
1	City Commission Meeting	06/10/2019					

---

**Text of Legislative File 19R-3236**

**RESOLUTION NO. 19R-06-105: A RESOLUTION OF THE CITY COMMISSION OF LAUDERHILL, FLORIDA GRANTING TO EAGLES NEST COMMUNITY CHARTER SCHOOLS, INC. A SPECIAL EXCEPTION USE DEVELOPMENT ORDER, SUBJECT TO CONDITIONS, TO ALLOW WITHIN THE LIGHT INDUSTRIAL (IL) ZONING DISTRICT A CHARTER PRIMARY SCHOOL WITH TRANSPORTATION SERVICES, WITH BEFORE AND AFTER SCHOOL CARE PROGRAMS, AND TO SHARE SPACE WITH ANOTHER CHARTER SCHOOL IN A 31,667+ SQUARE FEET BUILDING LOCATED ON A 2.07+ ACRE SITE LEGALLY DESCRIBED AS A PORTION OF TRACT E, INDUSTRIAL 100 UNIT 2, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 85, PAGE 2 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, MORE COMMONLY KNOWN AS 3698 NW 15TH STREET, LAUDERHILL, FLORIDA; PROVIDING FOR AN EFFECTIVE DATE**

**Need:** Within the Light Industrial (IL) zoning district a public or private primary or secondary school is a special exception use and the Applicant, Eagles Nest Community Charter Schools, Inc., has filed such an application to open a charter school.

**Summary Explanation/ Background:** On May 27th, 1998, the City Commission adopted Resolution No. 98R-5-101, which granted The Smart School, Inc. a special exception use development order without conditions to operate a charter middle school on a portion of the premises. On July 14th, 2008, the City Commission adopted Resolution No. 08R-07-174, which granted Raising Individual Student Excellence (RISE) Education Schools, Inc. a special exception use development order with conditions to allow a charter elementary school (Grades K - 5th) with transportation services and after-school childcare services on the remaining portion of the premises. After The Smart School, Inc. vacated the premises in 2009, RISE occupied the entire premises but did not get special exception use approval for such occupation until the City Commission adopted Resolution No. 13R-12-265 on December 9, 2013. In 2014, RISE received failing grades for a second year and chose to sublease the space to the Applicant, Eagles Nest Community Charter Schools, Inc.. On July 14, 2014, The City Commission adopted Resolution No. 14R-07-139 which granted to Eagles Nest Community Charter School, Inc. a special exception use development order with conditions to operate within a portion of the building, a charter primary school with transportation services, with before and after are programs, and with the ability to share space with another charter school. On September 29, 2014 The City Commission adopted Resolution No. 14R-09-232 which granted to Eagles Nest Community Charter School, Inc. a special exception use development order with conditions to operate within a portion of the building, a

charter primary school with transportation services, with before and after are programs, to fully occupy the building. On March 19, 2019 Resolution No. 14R-02-232 expired. Staff recommends against this Special Exception request.

**Attachments:** Development Review Report

**Cost Summary/ Fiscal Impact:** The Division finds the implementation of this Resolution may not require a budget allocation or expenditure of City funds and concludes it may not have any direct fiscal impact on the City's budget.

**Estimated Time for Presentation:** 5 minutes

**Master Plan:** Explain how this Agenda item advances one or more objectives

**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

The proposed use would generate up to 30 jobs

**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

888888

**Request Action:**

DO NOT ADOPT A RESOLUTION GRANTING TO EAGLES NEST COMMUNITY CHARTER SCHOOLS, INC. A SPECIAL EXCEPTION USE DEVELOPMENT ORDER WITH CONDITIONS TO ALLOW WITHIN THE LIGHT INDUSTRIAL (IL) ZONING DISTRICT A

CHARTER PRIMARY SCHOOL WITH TRANSPORTATION SERVICES, WITH BEFORE AND AFTER SCHOOL CARE PROGRAMS, AND TO SHARE SPACE WITH ANOTHER CHARTER SCHOOL IN A 31,667+ SQUARE FEET BUILDING LOCATED ON A 2.07± ACRE SITE LEGALLY DESCRIBED AS A PORTION OF TRACT E, INDUSTRIAL 100 UNIT 2, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 85, PAGE 2 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, MORE COMMONLY KNOWN AS 3698 NW 15TH STREET, LAUDERHILL, FLORIDA.

**Need:**

Within the Light Industrial (IL) zoning district a public or private primary or secondary school is a special exception use and the Applicant, Eagles Nest Community Charter Schools, Inc., has filed such an application to open a charter school.

**Summary Explanation/ Background:**

On May 27th, 1998, the City Commission adopted Resolution No. 98R-5-101, which granted The Smart School, Inc. a special exception use development order without conditions to operate a charter middle school on a portion of the premises. On July 14th, 2008, the City Commission adopted Resolution No. 08R-07-174, which granted Raising Individual Student Excellence (RISE) Education Schools, Inc. a special exception use development order with conditions to allow a charter elementary school (Grades K - 5th) with transportation services and after-school childcare services on the remaining portion of the premises. After The Smart School, Inc. vacated the premises in 2009, RISE occupied the entire premises but did not get special exception use approval for such occupation until the City Commission adopted Resolution No. 13R-12-265 on December 9, 2013. In 2014, RISE received failing grades for a second year and chose to sublease the space to the Applicant, Eagles Nest Community Charter Schools, Inc. On July 14, 2014, The City Commission adopted Resolution No. 14R-07-139 which granted to Eagles Nest Community Charter School, Inc. a special exception use development order with conditions to operate within a portion of the building, a charter primary school with transportation services, with before and after are programs, and with the ability to share space with another charter school. On September 29, 2014 The City Commission adopted Resolution No. 14R-09-232 which granted to Eagles Nest Community Charter School, Inc. a special exception use development order with conditions to operate within a portion of the building, a charter primary school with transportation services, with before and after are programs, to fully occupy the building. On March 19, 2019 Resolution No. 14R-02-232 expired.

**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:**

**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