

APPLICATION NUMBER



SPECIAL EXCEPTION USE APPLICATION FOR

ENTER TYPE OF USE /BUSINESS:

Business Name: Sunfire High School

Business Address: 2360 W Oakland Park Blvd.
Oakland Park, FL 33311

Business Telephone Number: 954-380-4000

Business Email: pjneiss@sunfirehigh.com

APPLICANT AND CONTACT INFORMATION

Applicant Name: Philip Neiss

Applicant Address: 4933 Chardonnay Drive
Coral Springs, FL 33067

Applicant Telephone Number: 954-380-4000

Applicant Mobile Telephone Number: 516-660-4000

Applicant Email address: pjneiss@sunfirehigh.com

FILL IN BELOW THE CONTACT INFORMATION FOR ANYONE ELSE WHO SHOULD
RECEIVE COPIES OF NOTICES /CORRESPONDENCE

Name: Deeette Naukana

Address: 3 SW 11th Street
Deerfield Beach, FL 33441

Telephone Number: 954-405-2310 **Mobile:** 954-405-2310

Email address: dnaukana@sunfirehigh.com

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Name: Gregory A. McAloon, Esq.

Address: 110 SE 6th Street, Fort Lauderdale, FL 33301

Telephone Number: 954-765-2920 Mobile

Email address: gmc@trippscott.com

INFORMATION ABOUT THE USE/ BUSINESS

Business Description (Please list all activities conducted at your business): Our business is a charter high school. We have successfully operated a charter school in Oakland Park for the past seven years. We were recently granted approval by the school board of Broward County to open an additional educational facility. We believe that the property at 4800 N. University Dr. is ideally suited for our school as it was previously utilized as an educational institution.

Date the business opened or is expected to be opened: 08/2020

The Days and Hours of operation for the business :

Table with 2 columns: 'LIST NEXT TO EACH DAY, THE HOURS YOU WILL BE OPEN' and 'LIST NEXT TO EACH DAY THE # OF EMPLOYEES ON DUTY'. Rows include Sunday through Saturday with specific times and employee counts (e.g., Monday 7:00am to 5:00pm, 12 employees).

How many persons will the proposed business employ?

The school will initially employ 12 people with the potential to grow to 20 employees.

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List the job titles and approximate salaries for the proposed employees?

Principal & executive staffers (3 employees) at \$70,000 each.

- _____ 5 teachers at \$50,000 each.
- _____ 3 administrative positions at \$40,000 each.
- _____ 1 guidance counselor and 1 ESE specialist at \$50,000 each.

Square footage of building space to be occupied by the business : 11,700

INFORMATION ABOUT THE SITE

Property Owner Name: Florida Holding 4800 LLC

Property Owner Street Address: 3710 NW 17th Street

City, State & Zip Code: Coconut Creek, FL 33066

Telephone #: _____ Email _____

**STANDARDS FOR APPROVAL
THE EFFECTS OF YOUR USE/BUSINESS ON THE COMMUNITY**

Describe how your business will affect the residents who live close by: _____
See provided narrative.

Describe how this business/use will affect neighboring businesses:
See provided narrative.

What site characteristics make this location suitable for your use/ business:
See provided narrative.

How will this use/ business affect the community economically?

See provided narrative.

ADDITIONAL DEMANDS ON UTILITIES, COMMUNITY FACILITIES, AND PUBLIC SERVICES

Describe any fire hazards associated with your business: See provided narrative.

Describe what security measures your business will require: See provided narrative.

Describe any chemicals, fluids, gases or potentially hazardous substances that your business will use or store on site: See provided narrative.

Describe any activity in your business that will use water other than normal washing and toilet use See provided narrative.

Describe any activity in your business that will utilize City park facilities: See provided narrative.

Describe any activity in your business that will generate noise, light or vibration:

See provided narrative.

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Describe transit, automobile or pedestrian traffic that your business will create in the area:

See provided Traffic Study.

Describe any activity in your business that will involve alcohol, music or live entertainment:

See provided narrative.

Describe any other aspects of your business about which you feel that the reviewer should know: See provided narrative.

ATTACH THESE DOCUMENTS TO THIS APPLICATION

1. Site Plan - Attached.
2. Floor Plan - Plans attached.
3. Inventory of Fixtures and Equipment - No equipment / building empty.
4. Legal Description - Attached.
5. Certified Mailing list with two (2) sets of labels for all property owners within 300 feet of the site.
6. Copy of Lease (For Applicants who are renting) - N/A
7. Copy of Deed or Contract to Purchase (For Applicant who own or intends to own) - Pending.
8. Letter from property owner authorizing you to apply for a special exception. - (Forthcoming)

NOTE: STAFF MAY REQUIRE ADDITIONAL INFORMATION.

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AFFIDAVIT

I, Philip Neiss, DO HEREBY SWEAR OR AFFIRM

1. THAT ALL OF THE INFORMATION CONTAINED IN THIS APPLICATION AND THE ATTACHMENTS IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.
2. CONSISTENT WITH THE LAND DEVELOPMENT REGULATIONS OF THE CITY OF LAUDERHILL, FLORIDA, SPECIFICALLY, SCHEDULE E, SUBSECTION 5.(9), PARAGRAPH (B), I WILL CAUSE A SIGN AT LEAST THREE (3) SQUARE FEET IN SIZE TO BE POSTED ON THE SUBJECT PROPERTY FACING AND VISIBLE FROM THE STREET AT LEAST TEN (10) DAYS PRIOR TO THE PUBLIC. MOREOVER, I CERTIFY THE SIGN WILL REMAIN POSTED FOR THE DURATION OF THE TIME REQUIRED FOR THE POSTING OF THE SUBJECT PROPERTY AND A PHOTOGRAPH OF THE SIGN POSTED ON THE SUBJECT PROPERTY WILL BE PROVIDED TO THE CITY OF LAUDERHILL PLANNING AND ZONING DEPARTMENT AT LEAST SEVEN (7) DAYS PRIOR TO THE PUBLIC HEARING.
3. I WILL CAUSE THIS SAME SIGN TO BE REMOVED WITHIN SEVEN (7) CALENDAR DAYS AFTER THE HEARING.

PRINT YOUR NAME: Philip Neiss

SIGN YOUR NAME: 

DATE: 9/23/19

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 23rd DAY OF September, 20 19, BY Philip Neiss, WHO IS PERSONALLY KNOWN TO ME OR WHO HAS PRODUCED

AS IDENTIFICATION AND WHO DID TAKE AN OATH.

NOTARY PUBLIC

SIGN: 

PRINT: Linda Nottestad



STATE OF FLORIDA AT LARGE SEAL

MY COMMISSION EXPIRES:

YOUR SUBMISSION

1. The original application with Attachments 1 -8 .
2. A check made payable to the City of Lauderhill for the appropriate fee amount.



GREGORY A. MCALOON
Direct Dial: 954.765.2920
Email: gmc@trippscott.com

September 23, 2019

VIA HAND DELIVERY

MAYOR KEN THURSTON
VICE MAYOR M. MARGARET BATES
COMMISSIONER HOWARD BERGER
COMMISSIONER RICHARD CAMPBELL
COMMISSIONER DENISE GRANT
CITY OF LAUDERHILL
5581 WEST OAKLAND PARK BLVD.
LAUDERHILL, FL 33313

Re: 4800 N University Drive – Special Use Exception Application Supplemental Narrative

Dear Mayor Thurston, Vice Mayor Bates, Commissioners Berger, Campbell, and Grant:

This firm represents Sunshine Academy of Oakland Park, Inc., d/b/a SunFire High School, (“SunFire”), regarding submission of this Special Use Application, (“Application”), for approval of a charter high school at 4800 N., University Drive, Lauderhill, FL 33351, (the “Property”).

SunFire is an alternative public charter school which has been in operation in Oakland Park for the past seven years with great success. The mission of SunFire is to provide students with a safe and nurturing learning environment that will help them achieve their goals—both academically and personally. SunFire is committed to working together to provide each student with the best possible education while instilling in every student the belief that they can succeed and become responsible, contributing members of society. SunFire prepares young individuals for modern-world jobs through a pioneering curriculum delivered in a varied learning environment.

The hours of operation will be from 7:00 a.m. to 5:00 p.m., Monday through Friday. The school will initially provide twelve employees with the potential to grow to possibly twenty employees over time. The school will accommodate students who require flexible scheduling within the provided hours of operation. SunFire understands that every student has a unique learning style, schedule, and interests. SunFire works with students to design their own curriculum based on their goals and interests. Furthermore, Sunfire works with students to design their own schedule based on their availability within the hours of operation. Students get to study in an engaging, experiential learning environment with personalized attention.

Recently, SunFire has obtained approval from the School Board of Broward County to open an additional education facility. As such, SunFire respectfully requests approval of this Application for approval of a charter high school on the Property. Please see the additional supplemental information pursuant to the Application below.

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Post Office Box 14245 • Fort Lauderdale, Florida 33302
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Fort Lauderdale • Boca Raton • Tallahassee

Standards for Approval
The Effects of your Use/Business on the Community

I. Describe how your business will affect the residents who live close by:

SunFire High School will have a positive effect on the residents who live in the vicinity. A quality school benefits the whole community through positive secondary effects. Education is an investment that ensures economic growth in the long term and is also a social equalizer. An inviting, bright, contemporary and accessible school encourages the community to make it its own. The school intends to inspire and equip students with the best skills, abilities, and character to find meaningful employment.

II. Describe how this business/use will affect neighboring businesses:

SunFire High School will have a positive effect on the neighboring businesses. As mentioned above, schools have a positive effect on local economies by increasing education, and therefore, increasing future earning potential. There are also many economic benefits from teachers and staff living in the area they work. In addition to living in or around the community, teacher and staff need to complete day-to-day transactions which benefit the local service economy.

III. What site characteristics make this location suitable for your use/business:

The Property obtained a Certificate of Occupancy from the City of Lauderhill to operate as a school in 2009. The previous school operated from for a number of years. The operators of the previous school are in no way affiliated with the operators of SunFire. Approval and operation of the previous educational facility makes the Property and location suitable for SunFire's operations. The Property is adequately separated from residential uses. There is a water barrier between the Property and the adjacent neighborhood, which assures there will not be any spillover of students into residential areas. Furthermore, the Property is conveniently located near public transit. SunFire provides bus vouchers to students so access to the transit facilities is instrumental to the operation of the school. The location and size allow the school operations to be contained entirely within the confines of the Property. The surrounding uses are commercial in nature. The Property is located along N University Drive which provides convenience access to students and staff alike.

The location of the Property is suitable for use as an educational facility because it has been used as such for a number of years, and because it is adequately separation from residential neighborhoods. The Property provides adequate transportation facilities and is surrounded by commercial uses. Therefore, the site characteristics are appropriate for SunFire's operations.

IV. How will this use/business affect the community economically:

This use will have a positive effect on the community economically. There is a strong correlation between education level and income. The more education an individual possesses, the more they are likely to earn over a lifetime and the less likely to become unemployed. According to a 2017 Department of Labor Report, Median weekly earnings for workers without a high-school diploma were \$488, compared with \$668 for those with a high-school diploma. Therefore, implementation of an educational facility will have a positive economic effect on the community as those graduates will likely earn higher wages and less likely to be unemployed.

V. Described any fire hazards associated with your business:

SunFire will operate an educational facility on the Property. As such, any fire hazards associated with operation of an educational facility will apply.

VI. Described what security measures your business will require:

Currently, SunFire retains two security guards on premises. One has passed the recently implemented "Guardian Program" which was created in the wake of the Stoneman Douglas tragedy. He is fully trained and armed. SunFire has an additional unarmed guard who deals more directly and interactively with the students. All students are "checked in" as they enter the premises. This includes dropping off their book bags, checking their cell phones, signing in, and being "wanded" by a metal detector. SunFire also conducts an annual "threat assessment" exercise with BSO. These processes will be implemented in the proposed school.

VII. Described any chemicals, fluids, gases or potentially hazardous substances that your business will use or store on site:

The proposed education facility will utilize normal cleaning solutions which contain chemicals and fluids. These cleaning supplies will be stored in a separate janitorial storage area and away from students.

VIII. Described any activity in your business that will use water other than normal washing and toilet use:

The proposed educational facility will not use water other than normal washing and toilet use. Water may be required for routine maintenance activities.

IX. Described any activity in your business that will utilize City park facilities:

The proposed school will not utilize City park facilities. The Property contains adequate open space on site to accommodate the student population.

X. Described any activity in your business that will general noise, light or vibration:

Operation of an educational facility will produce minimal noise, light or vibration. The Property has been utilized for school use for a number of years. Any production of noise will be a result of gathering student on the Property during normal school hours. Since the Property has been utilized for a school use previously, the new educational facility will not produce any more noise, light or vibration than that which has existed on the Property previously.

XI. Described transit, automobile or pedestrian traffic that your business will create in the area:

SunFire offers free bus passes to all students who live in excess of 2 miles of the school. Passes given are 7 days or 30 days, depending on the time of the year (in proximity to holidays and time off). SunFire has used this system since its inception. There is a public bus stop almost directly in front of the building (northbound on University Drive).

There is a drop-off driving lane for students that are driven to work by parents or other adults. This lane was created for the previous school that formerly occupied the premises. There is also a dedicated student entrance which is open only at the beginning of each session. Upon entry, the security team engages the protocols as noted above.

XII. Described any activity in your business that will involve alcohol, music or live entertainment:

There will not be any activities on the Property which involve alcohol, music or live entertainment. SunFire is an educational facility that will operate during normal school hours.

XIII. Described any other aspects of your business about which you feel that the reviewer should know:

The mission of SunFire is to provide students with a safe and nurturing learning environment that will help them achieve their goals, both academically and personally. SunFire has an existing operation in Oakland Park and now seeks to open up a second location. SunFire routinely provides maintenance and upkeep of their facilities in order to provide a stable learning environment for students. SunFire is committed to the success of its students and helps foster the necessary relationships and environment to achieve these goals.