



Special Exception Application No. 24-SE-022 (3698 NW 15 Street)

Site Location









About Eagles Nest Academy

- ✓ Serving Lauderhill children at this location since 2014.
- ✓ More than 70% of the 295 students live in Lauderhill.
- ✓ Commission previously approved two special exceptions
- ✓ Has operated without any violations
- ✓ Investment in site & interior improvements for school use
- ✓ Traffic ops plan provides smooth onsite & offsite circulation
- ✓ Building exterior recently painted and kept neatly manicured

About Eagles Nest Academy

High-quality learning experience

- ✓ Held Florida's coveted "High Performing Status" designation
- ✓ Educational practices used as example of quality school performance
- ✓ Previous run of three consecutive "A" grades
- ✓ Highlighted by Miami Herald for highest Value-Added Model scores of all Broward County Schools at any grade level, traditional or charter
- ✓ Many of the City of Lauderhill's employees choose ENCA as their school of choice for their children.

About Eagles Nest Academy

Community Involvement

- **Annual Read for the Record:** invite community members to read to the students. Has included Lauderhill PD and Vice Mayor Martin
- **Annual Santa Toy Drive:** Partner with Lauderhill PD's toy drive to deliver bikes and gifts to our students
- **Fire Safety Week:** Lauderhill FD presents to our students about fire safety
- **Food Drives:** during pandemic, opened our campus to not feed our students and any member of the Lauderhill community in need.

About Eagles Nest Academy

- **Fall Festival:** participated in Lauderhill's fall festival where we were able to serve as an active part of the community
- **Lauderhill Teacher of the Year:** Each year we participate in the Lauderhill Teacher of the Year celebration
- **Lauderhill Parks & Recreation:** Annually utilized the local park for school-based functions such as field day and other fieldtrips
- **Community Partnerships:** We support local businesses throughout the City:
 - Lалos: hosted prom at the facility
 - Dutch Pot: host staff and student lunches
 - Cousins Moving & Storage: collegial relationship with the neighboring business as well as used their services as needed

Staff findings:

In Conformance with the following review standards:

1. The effect of such use on surrounding properties.
3. Access, traffic generation and road capacities.
5. Demands on utilities, community facilities, and public services.
6. Compliance with the Comprehensive Land Use Plans for Broward County and/or the City of Lauderhill.

Staff findings (continued)

Nonconformance with the following review standards:

2. *Suitability of use (location, site characteristics, intended purpose).*

- Staff finds schools unsuitable in industrial zoning, but comp. plan and code both allow schools in the industrial categories.
- School proved itself suitable over 10 successful years.
- Staff report describes worst-case adverse impacts from heavy industrial uses, but most are not heavy industrial and have not been issue for the school or the adjacent industrial uses.

Staff findings (continued)

4. Economic benefits or liabilities.

- Report acknowledges the economic benefits from the school.
- >70% of the students live in Lauderhill; 30 jobs
- Patronizes local businesses for supplies, services and activities (incl. proms and teacher appreciation events).
- Consistently seeks to do business with companies and organizations within the community the school proudly serves.

7. Factors relating to safety, health, and general public welfare.

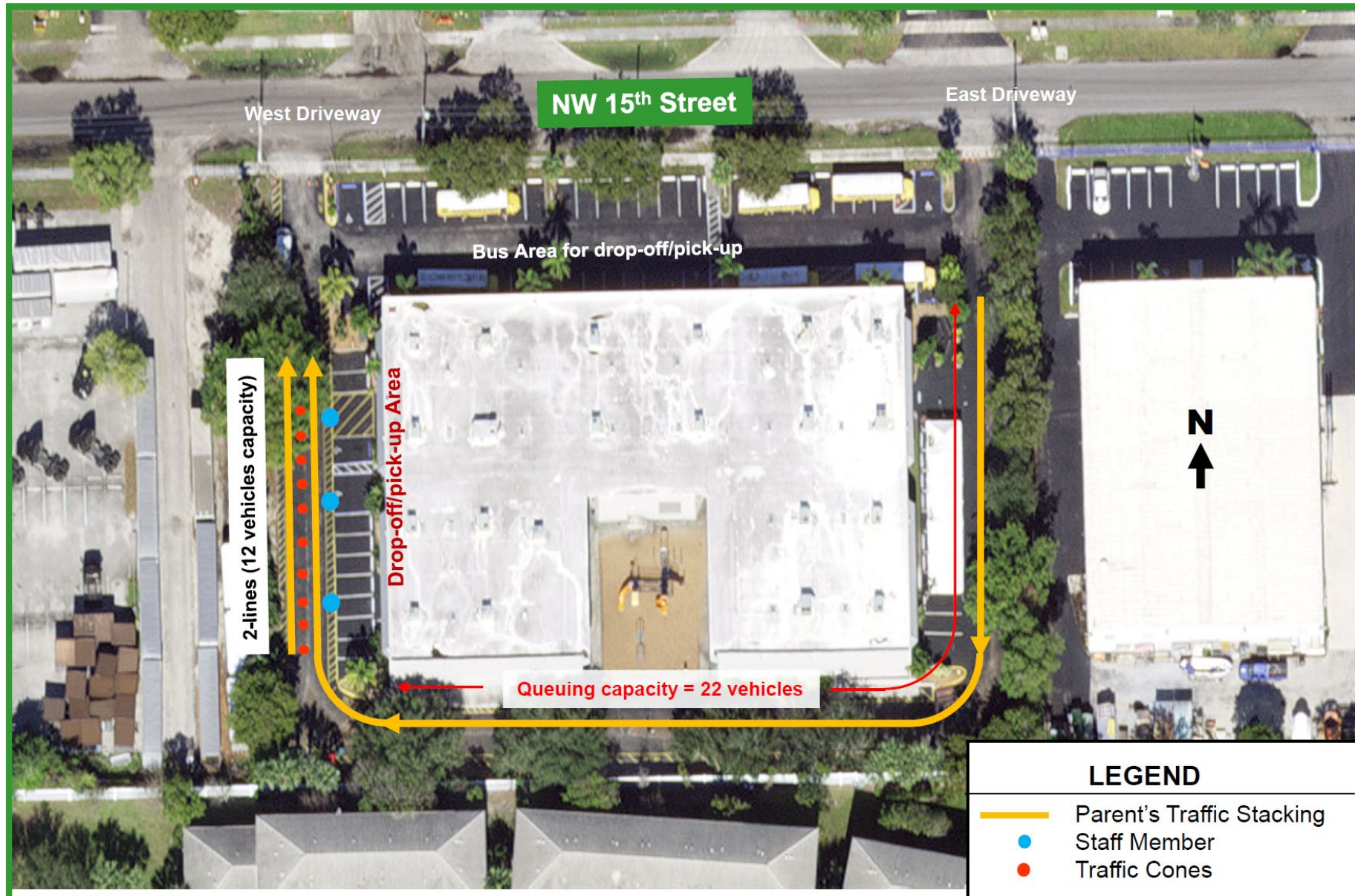
- School has operated successfully for 10 years!
- Site has been a school for 27 years!

Please let us continue
educating your children!



Site Plan Details:

- Building:** C.B.S. COMMERCIAL BLDG
- Playground:** PLAY GROUND (Central area with dimensions: 12.00, 12.30, 10.00, 12.00, 13.80, 12.20, 20.30, 12.30, 20.80, 2.02, 8.15, 8.01, 28.70, 12.00, 13.50, 12.00, 12.00)
- Parking Areas:**
 - Top Left: 8 SPACES +1 H.C.
 - Top Right: 8 SPACES +1 H.C.
 - Middle Left: 8 SPACES +1 H.C.
 - Middle Right: 5 SPACES +1 H.C., 4 SPACES, 2 SPACES
 - Bottom Left: 2 SPACES, 8 SPACES +2 H.C.
 - Bottom Right: 7 SPACES, 2 SPACES
- Drives and Lanes:** ASPHALT DRIVE, ASPHALT LANE
- Utilities and Features:**
 - Sanitary Sewer, Wood Power Pole, Overhead Wire
 - Fire Hydrant, Catch Basin, Planter, Gate Valve, Check Valve, FPL Easement, FPL Pad, Water Meter, Back Flow Preventer, 6" Chain Link Fence
 - Dimensions: 53.11 O/S, 52.01 O/S, 52.68 O/S, 52.53 O/S, 52.65 O/S, 39.85 O/S, 70.00 O/S, 52.68 O/S, 52.53 O/S, 52.65 O/S
- Boundaries:**
 - Top: N 89°09'40" E 335.22
 - Bottom: S 89°09'40" W 335.22
 - Left: N 104°50' W 269.65
 - Right: S 104°50' E 269.65



Floorplan

