



City of Lauderhill

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

File Details

File Number: 24R-5941

File ID: 24R-5941

Type: Resolution

Status: Agenda Ready

Version: 2

Reference:

In Control: City Commission
Meeting

File Created: 10/16/2024

File Name: Special Exception-Greater Horizons Day Childcare

Final Action:

Title: RESOLUTION NO. 24R-10-258: A RESOLUTION OF THE CITY COMMISSION OF LAUDERHILL, FLORIDA GRANTING CRAFT LEARNING CENTER D/B/A GREATER HORIZONS ACADEMY A SPECIAL EXCEPTION USE DEVELOPMENT ORDER, SUBJECT TO CONDITIONS, TO ALLOW IN THE GENERAL COMMERCIAL (CG) ZONING DISTRICT THE CONVEYANCE OF AN EXISTING DAYTIME CHILD CARE USE ON AN APPROXIMATELY 4.99± GROSS ACRE SITE, THE LEGAL DESCRIPTION BEING A PORTION OF TRACT "A" OF THE OAKLAND SHOPPES PLAT AS RECORDED IN THE BROWARD COUNTY OFFICIAL PUBLIC RECORDS, PLAT BOOK 82, PAGE 37, MORE COMMONLY KNOWN AS 5750 WEST OAKLAND PARK BOULEVARD, LAUDERHILL, FLORIDA.

Notes:

Sponsors:

Enactment Date:

Attachments: RES-24R-10-258-Special X - Childcare - Greater Horizons Academy.pdf, Attachment A - SEU Application, Attachment B - Applicant Narrative, Attachment C - Development Review Report (DRR - 24-SE-016), Attachment D - Public Notice Affidavit, Attachment E - SEU Conditions Affidavit, Attachment F - Floor Plan

Enactment Number:

Contact:

Hearing Date:

* **Drafter:** dkeester@Lauderhill-fl.gov

Effective Date:

History of Legislative File

Ver- sion:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
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Text of Legislative File 24R-5941

RESOLUTION NO. 24R-10-258: A RESOLUTION OF THE CITY COMMISSION OF

LAUDERHILL, FLORIDA GRANTING CRAFT LEARNING CENTER D/B/A GREATER HORIZONS ACADEMY A SPECIAL EXCEPTION USE DEVELOPMENT ORDER, SUBJECT TO CONDITIONS, TO ALLOW IN THE GENERAL COMMERCIAL (CG) ZONING DISTRICT THE CONVEYANCE OF AN EXISTING DAYTIME CHILD CARE USE ON AN APPROXIMATELY 4.99± GROSS ACRE SITE, THE LEGAL DESCRIPTION BEING A PORTION OF TRACT "A" OF THE OAKLAND SHOPPES PLAT AS RECORDED IN THE BROWARD COUNTY OFFICIAL PUBLIC RECORDS, PLAT BOOK 82, PAGE 37, MORE COMMONLY KNOWN AS 5750 WEST OAKLAND PARK BOULEVARD, LAUDERHILL, FLORIDA.

Request Action:

Consider a Special Exception Use with conditions for a daytime child care use, as requested by Craft Learning Center (DBA: Greater Horizons Academy), on a site approximately 4.99 acres in size on the south side of West Oakland Park Blvd and west of NW 56th Avenue, on the property more commonly known as 5750 W Oakland Park Blvd.

Need:

Applicant is requesting approval of a special exception use with conditions.

Summary Explanation/ Background:

The applicant is requesting a conveyance of an existing Child Care Use located at 5750 W Oakland Park Blvd Pursuant Article IV Sec 4.10, a special exception is required for conveyances of a Child Care Use. The proposed child care center will operate in the same capacity as the existing operator. Hours of operation will be Monday through Friday 6:30 a.m. to 6 p.m. If approved by the City Commission, the applicant will be permitted to submit the Certificate of Use application to commence business at this location.

As outlined more fully in the Development Review Report (DRR), the Planning and Zoning Department recommends the City Commission approve this application subject to the following conditions:

1. This special exception use development order to allow the Child Care, Day Use is specifically granted to Craft Learning Center, LLC (DBA: Greater Horizons Academy) and such development order cannot be conveyed to another person or entity. Any change of corporate ownership affecting 51% percent or more of the interest of the business or any of its assets in any manner shall trigger this provision.
2. The daytime child care use is restricted to 16,443 square feet of indoor space and outdoor space combined. Any expansion, alteration, enlargement or removal to another location of this use shall require an additional special exception development order from the City Commission.
3. The general days and hours of operation are five (5) days a week, Monday through Friday 6:30 a.m. to 6 p.m., as indicated on the application. 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 Department and granted by the City Commission.
4. The maximum number of children that may be served by the child care use is 137 children, provided all health, safety and welfare issues are met.

5. Craft Learning Center, LLC (DBA: 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.
6. If there are any code enforcement violations or liens, 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 and/or revocation.
7. 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.
8. Any special exception approval granted by the City Commission shall expire one hundred eighty (180) days after the date of approval, unless a Certificate of Use (COU) is submitted and subsequently approved within the one hundred eighty-day period.
9. If a use which has been granted a special exception shall cease to operate for a continuous period of one (1) year, the special exception approval shall expire.
10. The owner shall execute a trespass agreement for the police department to keep on file for enforcement.

Cost Summary/ Fiscal Impact:

The Planning & Zoning Department finds that 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.

Attachments:

Attachment A: SEU Application
Attachment B: Applicant Narrative
Attachment C: Development Review Report (DRR)
Attachment D: Public Notice Affidavit
Attachment E: SEU Conditions Affidavit
Attachment F: Floor Plan

Budget Code Number(s): _____

Procurement Information: [check all that apply]

<input type="checkbox"/> RFP/Bid	<input type="checkbox"/> Emergency Purchase	<input type="checkbox"/> SBE
<input type="checkbox"/> Proposal/Quote	<input type="checkbox"/> State Grant Funds	<input type="checkbox"/> Local
Preference		
<input type="checkbox"/> Piggyback Contract	<input type="checkbox"/> Federal Grant Funds	
<input type="checkbox"/> Sole Source	<input type="checkbox"/> Matching Required	