



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: 25R-6237

File ID: 25R-6237

Type: Resolution

Status: Review Paused

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Reference:

In Control: City Commission Meeting

File Created: 07/02/2025

File Name: 3521 W. Broward Blvd. Medisun Medical Center

Final Action:

Title: RESOLUTION NO. 25R-07-127: A RESOLUTION OF THE CITY COMMISSION OF LAUDERHILL, FLORIDA GRANTING MEDISUN MEDICAL CENTER 2, INC. DBA MEDISUN MEDICAL CENTER A SPECIAL EXCEPTION USE DEVELOPMENT ORDER TO ALLOW IN THE GENERAL COMMERCIAL (CG) ZONING DISTRICT AN OFFICE, MEDICAL (WITH CONTROLLED SUBSTANCE PRACTITIONER) ON A 1.42± ACRE SITE LOCATED AT 3521 W. BROWARD BLVD., LAUDERHILL, FLORIDA; PROVIDING FOR CONFLICTS; AND PROVIDING FOR AN EFFECTIVE DATE.

Notes:

Sponsors:

Enactment Date:

Attachments: RES 25R-07-127 Resolution 25-SE-003 - Medisun - Special Exception, Attachment A - Application, Narrative and Floor Plan, Attachment B - Development Review Report (DRR) 25-SE-003, Attachment C - Public Notice Affidavit, Attachment D - Conditions of Approval

Enactment Number:

Contact:

Hearing Date:

* **Drafter:** dlindsay@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 25R-6237

RESOLUTION NO. 25R-07-127: A RESOLUTION OF THE CITY COMMISSION OF LAUDERHILL, FLORIDA GRANTING MEDISUN MEDICAL CENTER 2, INC. DBA MEDISUN MEDICAL CENTER A SPECIAL EXCEPTION USE DEVELOPMENT ORDER TO ALLOW IN THE GENERAL COMMERCIAL (CG) ZONING DISTRICT

AN OFFICE, MEDICAL (WITH CONTROLLED SUBSTANCE PRACTITIONER) ON A 1.42± ACRE SITE LOCATED AT 3521 W. BROWARD BLVD., LAUDERHILL, FLORIDA; PROVIDING FOR CONFLICTS; AND PROVIDING FOR AN EFFECTIVE DATE.

Request Action:

Consideration of a Special Exception Use to allow a medical office (with controlled substance practitioner) in the General Commercial (GC) zoning district.

Need Summary Explanation/ Background:

The site in question is located on a 1.42+ acre site within a three-story multi-tenant office building. The site is located on the northern side of W Broward Blvd and west of NW 35th Ave. The subject site falls within the General Commercial (CG) zoning district. Abutting the site to the South, West and East are commercial used properties. Abutting the site to the North are single-family residential zoned properties.

The owner, Monica Schloeter intends to operate Medisun Medical Center as a primary healthcare facility for geriatric patients open to the public. Services include primary care, optometry, podiatry, and free transportation to and from the medical center for patients. Although some procedures may require a medical prescription, there will be no dispensing of controlled medication from the office building.

1. This Special Exception Use Development Order allows for no controlled substance prescriptions to anyone other than a patient in connection with a medical procedure performed or to be performed.
2. The Office, Medical, with Controlled Substance Provider use is restricted to a total of 4,200 square feet (the entire building) as indicated in the lease agreement. The expansion, alteration, enlargement or removal to another location of this use is prohibited and shall be unlawful unless the City Commission amends this development order to allow such expansion, alteration, enlargement or removal to another location. Notwithstanding the above, through the site plan modification process, the City Commission delegates to the Development Review Committee (DRC) the authority to allow the floor plan to be altered; however, the DRC is without authority to allow the expansion, enlargement, reduction or removal of the use to another location.
3. This Special Exception Use Development Order for "Office, Medical with Controlled Substance Provider" shall be specifically granted to the property owner: 3521 WEST BROWARD LLC. Pursuant to 1.3.11. Transfer of Development Orders or Approvals, should the property be sold, transferred or otherwise re-assigned the new owner shall notify the Development Services Department of the City updated contact information within five (5) days of change of ownership.
4. Any special exception approval granted by the City Commission shall expire one hundred eighty (180) days after the date of approval, unless a development permit or

certificate of use application is applied for within the one hundred eighty-day period. This special exception use development order shall automatically expire and become null and void if the necessary applications are not filed timely. All practitioners, employees, agents and independent contractors are subject to and covered by the express terms and conditions of the Special Exception Use Development Order.

5. The general days and hours of operation are Mondays through Fridays 8:00 a.m. to 5:00 p.m. Any increase in either the days or hours of operation or both is prohibited and shall be unlawful unless the City Commission amends this development order to allow such increase.

6. The applicant shall be required to comply with, and operate in accordance with, all standards and requirements by the State of Florida, the Florida Board of Medicine, and the City when operating a Medical Office with Controlled Substance Practitioner.

7. Any violation of these conditions of approval, or if there are any Code Enforcement violations or liens against the property owner, this special exception use development order may be brought before the City Commission to be reconsidered, at which time the development order, or conditions of approval, may be subject to modification, suspension and/or revocation.

8. 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.

9. 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 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 - Application, Narrative and Floor Plan
Attachment B - Development Review Report (DRR) 25-SE-003
Attachment C - Public Notice Affidavit
Attachment D - Conditions of Approval

Budget Code Number(s): _____

Procurement Information: [check all that apply]

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|---|--|--------------------------------|
| <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 | |

