



City of Lauderhill

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File Details

File Number: 20R-3572

File ID: 20R-3572

Type: Resolution

Status: Agenda Ready

Version: 1

Reference:

In Control: City Commission Meeting

File Created: 01/14/2020

File Name: Special Exception Application No.19-SE-017
Body & Mind Works, Inc.

Final Action:

Title: RESOLUTION NO. 20R-01-31: A RESOLUTION OF THE CITY COMMISSION OF LAUDERHILL, FLORIDA GRANTING TO BODY & MIND WORKS, INC. A SPECIAL EXCEPTION USE DEVELOPMENT ORDER, SUBJECT TO CONDITIONS, TO ALLOW IN THE GENERAL COMMERCIAL (CG) ZONING DISTRICT AN OFFICE, MEDICAL, WITH CONTROLLED SUBSTANCE PROVIDER AND URGENT CARE FACILITY ON A 1.0 ± ACRE SITE ON PROPERTY LEGALLY DESCRIBED AS INDUSTRIAL 100 UNIT 2 PT OF TRS C & DESC AS COMM SW COR OF SEC 31, NLY 3765, ELY 100, NLY 50 TO POB, CONT NLY 145, ELY 300, SLY 145, WLY 300 TO POB, AS RECORDED IN OFFICIAL RECORDS BOOK 85 PAGE 2 OF THE PUBLIC RECORDS OF BROWARD COUNTY; FLORIDA; MORE COMMONLY KNOWN AS 1600 N.W. 40TH AVENUE; PROVIDING FOR AN EFFECTIVE DATE.

Notes:

Sponsors: Faranda

Enactment Date:

Attachments: RES-20R-01-31-Special X-Body & Mind Works.pdf

Enactment Number:

Contact:

Hearing Date:

* **Drafter:** slangrin@laudershill-fl.gov

Effective Date:

History of Legislative File

Version:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:

Text of Legislative File 20R-3572

RESOLUTION NO. 20R-01-31: A RESOLUTION OF THE CITY COMMISSION OF LAUDERHILL, FLORIDA GRANTING TO BODY & MIND WORKS, INC. A SPECIAL EXCEPTION USE DEVELOPMENT ORDER, SUBJECT TO CONDITIONS, TO ALLOW

IN THE GENERAL COMMERCIAL (CG) ZONING DISTRICT AN OFFICE, MEDICAL, WITH CONTROLLED SUBSTANCE PROVIDER AND URGENT CARE FACILITY ON A 1.0 ± ACRE SITE ON PROPERTY LEGALLY DESCRIBED AS INDUSTRIAL 100 UNIT 2 PT OF TRS C & DESC AS COMM SW COR OF SEC 31, NLY 3765, ELY 100, NLY 50 TO POB, CONT NLY 145, ELY 300, SLY 145, WLY 300 TO POB, AS RECORDED IN OFFICIAL RECORDS BOOK 85 PAGE 2 OF THE PUBLIC RECORDS OF BROWARD COUNTY; FLORIDA; MORE COMMONLY KNOWN AS 1600 N.W. 40TH AVENUE; PROVIDING FOR AN EFFECTIVE DATE.

Request Action:

A RESOLUTION OF THE CITY COMMISSION OF LAUDERHILL, FLORIDA granting to Body & Mind Works, Inc. A SPECIAL EXCEPTION USE DEVELOPMENT ORDER TO

ALLOW in the general commercial (cg) zoning district an office, medical, office, with controlled substance provider and with urgent care facility use on a 1.0± acre site legally described as industrial 100 unit 2 pt of trs c & d desc as comm sw cor of sec 31, nly 3765, ely 100, nly 50 to pob, cont nly 145, ely 300, sly 145, wly 300 to pob, as recorded in official records book 85 page 2 of the public records of broward county and more commonly known as 1600 nw 40 ave, LAUDERHILL, Florida.

Need:

Within the General Commercial (CG) Zoning District an Office, Medical, Controlled Substance Provider is a special exception use requiring City Commission approval. The applicant needs City Commission approval in order to operate the proposed use.

Summary Explanation/ Background:

The site in question is an existing outparcel office building which sits on the Northeast corner of NW 16th Street and the arterial roadway of NW 40 AVE, N State Road 7. The property abuts a General Commercial (CG) zoning to the North and East. Abutting to the West is the NW 40 AVE right-of-way followed by General Commercial (CG) zoning. Abutting to the South is NW 16th Street right-of-way followed by General Commercial (CG) zoning. This building contains three suites. Each suite is occupied by a Office, Medical use to include dental, podiatry, and a general medical office. Nurse Practitioner, Jonelle Rivas Gibson is in good standing with the Florida Board of Medicine, and has no complaints or disciplinary actions on file. Based upon its review, staff finds the proposed use of office, medical with controlled substance provider, to be consistent with the above considerations. As such, staff recommends approval of the special exception request.

Attachments:

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: 5 MINUTES

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