



City of Lauderhill

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

File Details

File Number: 19R-3256

File ID: 19R-3256

Type: Resolution

Status: Agenda Ready

Version: 1

Reference:

In Control: City Commission Meeting

File Created: 06/12/2019

File Name: Special Exception Application No. 19-SE-004 -
Suterra Florida, Inc. a subsidiary of Surterra Holdings,
Inc, D/B/A Surterra Wellness (operator) and
co-applicant University Shoppes, LLC (property owner)

Final Action:

Title: RESOLUTION NO. 19R-06-120: A RESOLUTION OF THE CITY COMMISSION OF LAUDERHILL, FLORIDA GRANTING TO SURTERRA FLORIDA, INC. A SUBSIDIARY OF SURTERRA HOLDINGS INC, AND DOING BUSINESS AS SURTERRA WELLNESS AND CO-APPLICANT UNIVERSTIY SHOPPES, LLC A SPECIAL EXCEPTION USE DEVELOPMENT ORDER WITH CONDITIONS TO ALLOW WITHIN THE GENERAL COMMERCIAL (CG) ZONING DISTRICT THE OPERATION OF A MEDICAL MARIJUANA DISPENSING CENTER USE, IN A SPACE MADE UP OF THREE COMBINED BAYS, WITH A TOTAL OF 4,160 SQUARE FEET LOCATED IN A 15,369 SQUARE FEET BUILDING LOCATED ON A 1.19+ ACRE SITE LEGALLY DESCRIBED AS RUBY PLAZA B, TRACT C ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 100, PAGE 28 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, AND MORE COMMONLY KNOWN AS 4946, 4942, AND 4950 N. UNIVERSITY DRIVE, LAUDERHILL, FLORIDA; PROVIDING FOR AN EFFECTIVE DATE

Notes:

Sponsors:

Enactment Date:

Attachments: RES-19R-06-120-Special X - Surterra.pdf, DRR (19-SE-004) Medical Marijuana Dispensing Center Surterra Holdings, Inc. & University Shoppes, LLC, Attachment A. SEU application, Attachment B. Standards for Approval, Attachment C. Site Plan and Floor Plan Options, Attachment D. MMTC License, Attachment E. Corporate Overview, Attachment F. Corporation Documents, Attachment G. Distance Certification, Attachment H. Background check statment, Attachment I. Approved Dispensing location -MMTC, Attachment J. New Article Ref Investors Beau Wrigley and Jimmy Buffet, Affidavit of Conditions (19-SEU-004) Surterra Holdings, Inc and University Shoppes, LLC

Enactment Number:

Contact:

Hearing Date:

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

Effective Date:

History of Legislative File

| Ver- sion: | Acting Body: | Date: | Action: | Sent To: | Due Date: | Return Date: | Result: |
|---------------|----------------------------|------------|---------|----------|-----------|-----------------|---------|
| 1 | City Commission Meeting | 06/24/2019 | | | | | |

Text of Legislative File 19R-3256

RESOLUTION NO. 19R-06-120: A RESOLUTION OF THE CITY COMMISSION OF LAUDERHILL, FLORIDA GRANTING TO SURTERRA FLORIDA, INC. A SUBSIDIARY OF SURTERRA HOLDINGS INC, AND DOING BUSINESS AS SURTERRA WELLNESS AND CO-APPLICANT UNIVERSTIY SHOPPES, LLC A SPECIAL EXCEPTION USE DEVELOPMENT ORDER WITH CONDITIONS TO ALLOW WITHIN THE GENERAL COMMERCIAL (CG) ZONING DISTRICT THE OPERATION OF A MEDICAL MARIJUANA DISPENSING CENTER USE, IN A SPACE MADE UP OF THREE COMBINED BAYS, WITH A TOTAL OF 4,160 SQUARE FEET LOCATED IN A 15,369 SQUARE FEET BUILDING LOCATED ON A 1.19+ ACRE SITE LEGALLY DESCRIBED AS RUBY PLAZA B, TRACT C ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 100, PAGE 28 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, AND MORE COMMONLY KNOWN AS 4946, 4942, AND 4950 N. UNIVERSITY DRIVE, LAUDERHILL, FLORIDA; PROVIDING FOR AN EFFECTIVE DATE

Request Action:

ADOPT A RESOLUTION GRANTING TO SURTERRA FLORIDA, INC. A SUBSIDIARY OF SURTERRA HOLDINGS Inc., AND DOING BUSINESS AS SURTERRA WELLNESS AND CO-APPLICANT UNIVERSTIY SHOPPES, LLC A SPECIAL EXCEPTION USE DEVELOPMENT ORDER WITH CONDITIONS TO ALLOW WITHIN THE GENERAL COMMERCIAL (ICG) ZONING DISTRICT THE OPERATION OF A MEDICAL MARIJUANA DISPENSING CENTER USE, IN A SPACE MADE UP OF THREE COMBINED BAYS, WITH A TOTAL OF 4,160 SQUARE FEET LOCATED IN A 15,369 SQUARE FEET BUILDING LOCATED ON A 1.19+ ACRE SITE LEGALLY DESCRIBED AS RUBY PLAZA B, TRACT C ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 100, PAGE 28 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, AND MORE COMMONLY KNOWN AS 4946, 4942, AND 4950 N. University Drive LAUDERHILL, FLORIDA.

Need:

Within the (CG) General Commercial zoning district a Medical Marijuana Dispensing Center use is a special exception use and the Applicant, Surtterra Florida, Inc. a subsidiary of Surtterra Holdings, Inc. in conjunction with the co-applicant University Shoppes LLC has filed such an application to open a Medical Marijuana Dispensing Center.

Summary Explanation/ Background:

The use of a Medical Marijuana Dispensing Center is a Special Exception use within the City of Lauderhill and a use that requires the operator and the property owner be joint applicants for Special Exception Use approval.

Based on this, Surterra Florida, Inc. a subsidiary of Surterra Holdings, Inc. and the property owner University Shoppes , LLC have applied jointly for this application. Surterra Wellness/Holdings holds a Medical Marijuana Treatment Center license from the State of Florida. Surterra Wellness/Holdings operates 23 existing Medical Marijuana Dispensing Centers in the State of Florida and is one of the three largest Medical Marijuana Treatment Center licensees in the State of Florida. They, in conjunction with the co-applicant and property owner, University Shoppes, LLC are proposing to operate a 4,160 square foot Medical Marijuana Dispensing Center use to provide medical marijuana products to patients who have been recommended medical marijuana by a physician licensed in the State of Florida to recommend medical marijuana as a treatment for qualified patients who have been registered with the State of Florida Medical Marijuana Patient Registry.

Attachments:

1. Development Review Report

Cost Summary/ Fiscal Impact:

The Division finds the implementation of this Resolution may not require a budget allocation or expenditure of City funds and concludes it may 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