

RESOLUTION NO. 19R-10-242

A RESOLUTION OF THE CITY COMMISSION OF LAUDERHILL, FLORIDA GRANTING THE SPECIAL EXCEPTION USE DEVELOPMENT ORDER TO MEDICAL CONSULTANTS OF FLORIDA, LLC D/B/A MEDFLORIDA MEDICAL CENTERS AND D/B/A XPRESS URGENT CARE, LLC., SUBJECT TO CONDITIONS, TO ALLOW IN THE GENERAL COMMERCIAL (CG) ZONING DISTRICT AN OFFICE, MEDICAL OFFICE, WITH CONTROLLED SUBSTANCE PROVIDER, AND URGENT CARE FACILITY USE ON A 1.6 ± ACRE SITE LEGALLY DESCRIBED AS PLAT OF INVEREALTY TRACT 1 111-46 B A PORTION OF TRACT B, ACCORDING TO THE PLAT THEROF AS RECORDED IN BOOK 111, PAGE 46 OF THE OFFICIAL PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, MORE COMMONLY KNOWN AS 7229 WEST OAKLAND PARK BOULEVARD, LAUDERHILL, FLORIDA; PROVIDING FOR AN EFFECTIVE DATE

WHEREAS, this property is zoned General Commercial (CG) by the City of Lauderhill Zoning Map; and

WHEREAS, pursuant to the Land Development Regulations (LDR), this use is permitted in the General Commercial zoning district by Special Exception approval only; and

WHEREAS City Staff recommends that the City Commission vote IN FAVOR OF of this Special Exception Use Development Order request, subject to the following conditions;

NOW THEREFORE, BE IT RESOLVED BY THE COMMISSION OF THE CITY OF LAUDERHILL, FLORIDA:

Section 1. The Special Exception Use Order of Medical Consultants of Florida, LLC. d/b/a MedFlorida Medical Centers and d/b/a Xpress Urgent Care, LLC., to allow within the General Commercial Office (CG) Zoning District an office, medical office, with controlled substance provider, and urgent care facility use on a 1.6 ± acre site legally described as Plat of Inverealty Tract 1 111-46B A portion of Tract B, according to the Plat thereof as recorded in Book 111, Page 46 of of the Official Public Records of Broward County, Florida, more commonly known as 7229 West Oakland Park Boulevard, is hereby approved subject to the following conditions:

1. This Special Exception Use development order for Office, Medical, with Controlled Substance Provider shall be specifically granted to Medical Consultants of Florida, LLC d/b/a MedFlorida Medical Centers and Xpress Urgent Care, LLC., and such development order cannot be assigned, leased, subleased, transferred or otherwise conveyed to

another entity. Further, this special exception use development order shall automatically expire and become null and void if any entity other than Medical Consultants of Florida LLC d/b/a MedFlorida Medical Centers or d/b/a Xpress Urgent Care, LLC. operates the medical office. All doctors, employees, agents and independent contractors are subject to, and covered by, the express terms and conditions of this Special Exception Use Development Order.

2. This Special Exception Use development order allows for no controlled substance prescriptions or refills to anyone other than a patient in connection with a medical appointment with the doctor.
3. This Special Exception Use development order allows for no controlled substance distribution at the pharmacy at this location.
4. Commercial vehicles used for patient transportation shall not be stored on site overnight, except for one commercial vehicle sized to fit in a standard parking space and not to be parked along the commercial thoroughfare.
5. Changes to the exterior of the building and/or site will require site plan modification approval through the City of Lauderdale Development Review Committee.
6. Complaints to Code Enforcement, Police or the Florida Board of Medicine may cause the SEU approval to be reviewed by the City Commission for possible 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. Further, consistent with LDR Article IV, Part 1.0., Section 1.8, this development order may be revoked, suspended or modified based on the grounds stated herein. In addition, this development order is subject to post-approval review consistent with LDR Article IV, Part 4.0., Section 4.11.

Section 2. The Staff Report, as prepared by City staff, and all other substantial competent evidence presented at the Commission meeting, is incorporated herein and is hereby adopted as the findings of fact as to this special exception.

Section 3. This Resolution shall take effect immediately upon its passage.

DATED this _____ day of _____, 2019.

PASSED AND ADOPTED on first reading this _____ day of _____, 2019.

PRESIDING OFFICER

ATTEST:

CITY CLERK

MOTION _____
SECOND _____

M. BATES _____
H. BERGER _____
R. CAMPBELL _____
D. GRANT _____
K. THURSTON _____

Approved as to Form

W. Earl Hall
City Attorney