



City of Lauderhill

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

File Details

File Number: 25R-6414

File ID: 25R-6414

Type: Resolution

Status: Review Paused

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Reference:

In Control: City Commission Meeting

File Created: 10/29/2025

File Name: South Florida Wellness & Clinical Research Institute
- SEU

Final Action:

Title: RESOLUTION NO. 25R-11-216: A RESOLUTION OF THE CITY COMMISSION OF LAUDERHILL, FLORIDA, GRANTING ATRIUM LAUDERHILL SHOPPING CTR, FOR SOUTH FLORIDA WELLNESS & CLINICAL RESEARCH INSTITUTE A SPECIAL EXCEPTION USE DEVELOPMENT ORDER TO ALLOW IN THE GENERAL COMMERCIAL (CG) ZONING DISTRICT AN OFFICE, MEDICAL (WITH CONTROLLED SUBSTANCE PRACTITIONER) ON A 1.9± ACRE SITE LEGALLY LOCATED AT 4966 N. PINE ISLAND ROAD, LAUDERHILL FLORIDA, AND MORE SPECIFICALLY DESCRIBED HEREIN; PROVIDING FOR CONFLICTS; AND PROVIDING FOR AN EFFECTIVE DATE.

Notes:

Sponsors:

Enactment Date:

Attachments: RES 25R-11-216 South Florida Clinical Institute Special Exception, Attachment A - Application, Attachment B - Development Review Report, Attachment C - Narrative, Attachment D - Floor Plan, Attachment E - Public Notice Affidavit, Attachment F - SEU Conditions Affidavit, Attachment G - Staff Presentation

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-6414

RESOLUTION NO. 25R-11-216: A RESOLUTION OF THE CITY COMMISSION OF LAUDERHILL, FLORIDA, GRANTING ATRIUM LAUDERHILL SHOPPING CTR, FOR SOUTH FLORIDA WELLNESS & CLINICAL RESEARCH INSTITUTE A SPECIAL

EXCEPTION USE DEVELOPMENT ORDER TO ALLOW IN THE GENERAL COMMERCIAL (CG) ZONING DISTRICT AN OFFICE, MEDICAL (WITH CONTROLLED SUBSTANCE PRACTITIONER) ON A 1.9± ACRE SITE LEGALLY LOCATED AT 4966 N. PINE ISLAND ROAD, LAUDERHILL FLORIDA, AND MORE SPECIFICALLY DESCRIBED HEREIN; PROVIDING FOR CONFLICTS; AND PROVIDING FOR AN EFFECTIVE DATE.

Request Action:

The Applicant is seeking consideration for the approval of a special exception to allow a development order, with conditions, to allow in the General Commercial (CG) zoning district an Office, Medical (With Controlled Substance Practitioner) Use. The proposed medical office will be located at 4966 N. Pine Island Road, Lauderhill, Florida.

Need Summary Explanation/ Background:

A medical office (with a practitioner authorized to prescribe controlled substances) located within this zoning district is a special exception use that requires City Commission approval.

The business in question is located inside of a 855 sq. ft. unit within a two-story multi-tenant office building on a 1.9+ acre site. The site is located along N. Pine Island Road on the southeast (SE) corner of NW 50th Street and N. Pine Island Road. The subject site falls within the General Commercial (CG) zoning district. There are single- family houses abutting the subject site to the to the east & south.

The owner of South Florida Wellness & Clinical Research Institute, Leroy Reynolds RPh, is a registered pharmacist who intends to operate a cutting edge clinical research facility. There will be a specialized focus on a broad spectrum of areas such as, cardiovascular diseases, endocrinology, women's health, and metabolic disorders. South Florida Wellness & Clinical Research Institute will conduct clinical trials to examine innovative approaches to prevent, detect, control, and treat diseases. Some of the procedures include medication administration, free screenings for chronic conditions, health seminars and blood drawings. If approved by the City Commission, the proposed tenant will commence operation. The Planning and Zoning Division recommends the City Commission approve this "Medical Office with Controlled Substance Providers" subject to the following conditions:

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 or clinical trial performed or to be performed.
2. The Office, Medical, with Controlled Substance Provider use is restricted to a total of 855 square feet (the entire unit) 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: ATRIUM LAUDERHILL SHOPPING CTR. 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. The general days and hours of operation are Monday to Thursday 8:30 a.m. to 5:00 p.m. and Fridays from 8:00 a.m. to 2:30 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.

5. South Florida Wellness & Clinical Research Institute 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.

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.

8. 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.

9. 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 site plan approval is applied for within the one hundred eighty-day period.

10. 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.

11. The owner shall execute a trespass agreement for the police department to keep on file for enforcement.

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.

Attachments:

Attachment A - Application
Attachment B - Development Review Report (DRR)
Attachment C - Narrative
Attachment D - Floor Plan
Attachment E - Public Notice Affidavit
Attachment F - SEU Conditions Affidavit
Attachment G - Staff Presentation

Budget Code Number(s): _____

Procurement Information: [check all that apply]

☐ RFP/Bid ☐ Emergency Purchase ☐ SBE
☐ Proposal/Quote ☐ State Grant Funds ☐ Local Preference
☐ Piggyback Contract ☐ Federal Grant Funds
☐ Sole Source ☐ Matching Required