



## Development Review Report (DRR)

**To:** Daniel T. Keester-O'Mills, AICP, *Development Services Director*  
**From:** Dominic Lindsay, *Planning & Zoning Analyst*  
**RE:** Special Exception Application No. 25-SE-005 (1249 & 1267 NW 40<sup>th</sup> Ave)  
**Date:** June 4, 2025

The applicant (Natalie Jacome) is representing the Petitioner, Rotislav Krasnov (Owner of Lauderhill Mall Dental, P.A.), and has filed a special exception application. Figure 1, below, provides an aerial of the subject site located along NW 40<sup>th</sup> AVE (US 441/SR 7), between NW 16<sup>th</sup> Street and NW 12<sup>th</sup> Street (The Lauderhill Mall). The following information has been prepared for your consideration:

### ***I. BACKGROUND INFORMATION***

#### Requested Action

The Petitioner requests a Special Exception Use to allow Rotislav Krasnov (Owner of Lauderhill Dental, P.A.) a dental office, which includes a medical provider authorized to prescribe controlled substances, within the Community Commercial ("CC") within a 1,500 sq. ft unit located at 1249 and 1267 NW 40<sup>th</sup> Ave, Lauderhill, Florida 33311.

**Figure 1**



Applicable Land Development Regulations

**LDR Article IV., Part 1.0., Subsection 1.3.1.**, addresses the pre-application conference

**Article IV, Section 1.3.2** – Completeness of Application, provides for the Department to review any land development order application

**Article IV, Section 1.4.4** – Major Review, provides that within 45 days from the acceptance of the application for development subject to major review

**Article III, Sections 2.3 and 2.4., and Schedule B** – Allowable Land Uses; Additional requirements for Specific Uses; Allowable Uses

**Article III, Section 5.28** - Offices

**Article IV, Section 4.3.B** - Existing zoning provisions and uses

**Article IV, Section 4.4** - Approval for Special Exception Uses

**Article IV, Section 4.5.B** – Application for Approval, provides the Department shall not accept a special exception use application if the property is subject to unpaid city liens, fines or fees

**Article IV, Section 4.6** - Standards for approval, provides the City Commission, in reviewing any application for a special exception use, shall consider seven (7) specific standards

**II. SITE INFORMATION**

Legal Description:

36-49-41 BEG SE COR OF SEC,NLY 1911.74,W 50 TO POB,N 1655,W 150N 150,W 765.26,S 1805.60,ELY 918.26 TO POB,LESS NW 16 ST & PT INC IN INSTR# 113531785 & & LESS PT PLATTED AS LAUDERHILL MALL SOUTH PARCELS

Address:

1249 & 1267 NW 40 Ave, Lauderhill, Florida 33313

Tax Folio Number(s):

4941 36 00 0012

Land Use/Zoning:

<b>Existing Use(s):</b>	Commercial – south side of Lauderhill Mall: Automotive service and retail uses, and parking lot
<b>Future Land Use Designation:</b>	Transit Oriented Corridor
<b>Zoning Designation:</b>	Community Commercial (“CC”)

Adjacent Designations:

	<b>Existing Use</b>	<b>Future Designation</b>	<b>Zoning</b>
<b>North</b>	Lauderhill Mall – Commercial, Retail,	Transit Oriented Corridor	CC (Commercial, Community)

	Restaurant, Personal Services		
<b>South</b>	Commercial – Restaurants, Offices, Retail	Transit Oriented Corridor	CG (Commercial, General)
<b>East</b>	Commercial – Restaurants, Offices, Retail	Transit Oriented Corridor	CG (Commercial, General)
<b>West</b>	Residential – Multi Family	Residential	RM-22 (Residential, Multi-Family)

### **III. ZONING HISTORY**

#### Existing Special Exceptions

Resolution No. 24R-10-259 – Lauderhill Mall Investments, LLC (1267 NW 40 Avenue)

- Approval of a mixed-use development inclusive of 233 dwelling units and 14,186 sq. ft. of commercial uses

Resolution No. 24R-06-115 – Alive and Well Community Partners (1229 NW 40 Avenue)

- Approval of a medical office with controlled substance provider

Resolution No. 21R-11-254 – Broward Community & Family Health (1295 NW 40 Avenue)

- Approval of a medical office with controlled substance provider

Resolution No. 19R-04-84 – Kradle to Kindergarten Preschool II, Inc (1267 NW 40 Avenue)

- Approval of a preschool use with before & after care

#### Violations

CE: 25050112 - Non-compliant backflow prevention assembly (1433 NW 40 Ave)

#### Existing Variances

None

#### Development History

- The Lauderhill Mall opened in 1966, and the original building footprint was about 400,000 square feet.
- In 2021, the north eastern most corner of the Mall property was redeveloped with a two bay building holding a Dunkin Donuts Drive through restaurant as well as a retail space.
- Between 2013 and 2016, a portions of the buildings were renovated & repurposed. In 2016, the building on the west side of the mall was renovated for a self-storage operator, and building at the south east corner of the property was renovated for Joys Roti restaurant.
- In 2021, the Broward County Bus Transfer Station was constructed alongside a new outparcel building fronting on State Road 7.
- The following year (2022) a new financial intuition, Brightstar Credit Union, was constructed.

### **IV. PLANNING ANALYSIS**

As stipulated in the Land Development Regulations, Article IV, Section 4.6, Standards for Approval, The Planning and Development Division has reviewed the proposed request pursuant to the following special exception considerations:

1. The effect of such use on surrounding properties.
2. The suitability of the use in regard to its location, site characteristics, and intended purpose.
3. Access, traffic generation and road capacities.
4. Economic benefits or liabilities.
5. Demands on utilities, community facilities, and public services.
6. Compliance with the Comprehensive Land Use Plans for Broward County and/or the City of Lauderhill.
7. Factors relating to safety, health, and general public welfare.

Based upon its review, staff finds the proposed use to be generally consistent with the above considerations. **LDR Article III, Sections 2.3 and 2.4., and Schedule B.** respectively address permitted and special exception uses. The LDR classifies an Office, Medical, with Controlled Substance Provider, Dental Use, which is allowed in the Community Commercial (CC) zoning district as a special exception use.

1. **The effect of such use on surrounding properties:** The subject property and all of the surrounding properties are designated Transit Oriented Corridor in the Future Land Use Map Series. The property is zoned Community Commercial (CC) on the City of Lauderhill Zoning Map and located along State Road 7. The Applicant is proposing to continue operations of a recently closed dental office, which includes a medical provider authorized to prescribe controlled substances. Lauderhill Children's Dental is the previous dental office which operated from April 1, 2021 through September 18, 2024. City of Lauderhill records show that there has been various dental offices located at the subject unit within the Lauderhill Mall since 1996. Staff does not anticipate adverse effects to the surrounding units within the Lauderhill Mall. As such, Staff concludes that this is an appropriate location for the proposed use as it pertains to the use's effect on the surrounding properties.
2. **The suitability of the use in regards to its location, site characteristics, and intended purpose and access:** The proposed dental office, which includes a medical provider authorized to prescribe controlled substances is located along NW 40th AVE (US 441/SR 7) which is a major thoroughfare, between NW 16th Street and NW 12th Street (The Lauderhill Mall). The intended purpose is to continue to provide a service where the immediate community can continue to receive dental care of their choice. Since this location has included a dental office since 1996, Staff finds that the use is suitable in regard to location, characteristics and purpose.
3. **Access, traffic generation and road capacities:** Staff finds that there are existing accesses along N. State Road 7 (NW 40 Ave), NW 16<sup>th</sup> St and NW 12<sup>th</sup> St. Furthermore, the site is located within the Transit Oriented Corridor, making the location more pedestrian friendly. The proposed use will continue to exist with the same square footage and is not proposing any changes to the site.

As such, Staff determines conformity to this criteria as the intensity of the use will remain the same in regards to access, traffic generation and road capacities.

4. **Economic benefits or liabilities:** Staff concludes that the proposed dental office, which includes a medical provider authorized to prescribe controlled substances provides both direct and indirect economic benefits. The direct benefits are the continuation of jobs and affordable healthcare within the City of Lauderhill. The applicant advised Lauderhill Dental, will have up to 7 employees on staff with the following estimated salaries: dentists \$100-200k/year, front desk \$35k/year, manager \$50k/year and dental assistants \$40k/year. An additional benefit is the collected sales tax and local business receipt tax. The indirect economic benefits could include sales taxes collected due to employee expenditures within the City. The economic liabilities would include the continued use of public services and support of other neighboring businesses.
5. **Demands on utilities, community facilities, and public services:** Staff finds that the dental office, which includes a medical provider authorized to prescribe controlled substance is taking over a previously operated dental office and that the continued responsible operation of the use should not generate a greater demand on utilities and community facilities.
6. **Compliance with the Comprehensive Land Use Plans for Broward County and/or the City of Lauderhill:** Staff finds that the dental office, which includes a medical provider authorized to prescribe controlled substances is a commercial use. Both the City and the County plans allow for dental office, which includes a medical provider authorized to prescribe controlled substances use within a commercial corridor. Staff finds that the proposed use is in conformance with the City and County Comprehensive plans.
7. **Factors relating to safety, health, and general public welfare:**  
Staff acknowledges that the dental office, which includes a medical provider authorized to prescribe controlled substances can adversely impact the public safety, health, and general welfare unless such adverse impacts are substantially mitigated. The applicant advised that although both Dr. Krasnov and Dr. Sirage have the ability to prescribe controlled substances, neither practitioner would be prescribing any controlled substances as none of the services offered would require such a high level of pain management.

## **V. RECOMMENDATION/ACTION**

Staff recommends **approval** of this special exception request for Dental Office, which includes a Medical Provider authorized to prescribe controlled substance.

In order to ensure potential effects on the surrounding area is minimized, staff recommends the following conditions be imposed:

1. This special exception use development order allows for no controlled substance prescriptions to anyone other than a dental patient in connection with a dental procedure performed or to be performed and no prescription refills.
2. This special exception use development order is granted to the property owner, LAUDERHILL MALL INVESTMENT LLC. The property owner may delegate authority of the approval to tenants to operate a doctor's office on-premise. 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.
3. The dental office, which includes a medical provider authorized to prescribe controlled substance use is restricted to 1,500 square feet of leasable space located at 1249 and 1267 NW 40th Ave, Lauderhill, Florida 33313. Consistent with Land Development Regulations Article IV., Part 4.0., Section 4.3., 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 or grants a new 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, or removal of the use to another location.
4. This Special Exception Use development order to allow a dental office, which includes a medical provider authorized to prescribe controlled substances is specifically granted the property owner. Each medical office is required to obtain a Certificate of Use (COU) and each dentist is required to apply for a Certificate of Use, as well as maintain an active and valid dental license at all times. 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.
5. The general days and hours of operation are (6) days a week, Monday – Friday 9am – 6pm and Saturdays 9am – 3pm. Any increase in hours of operation is prohibited and shall be unlawful unless the City Commission amends this development order to allow such increase.
6. If there are any code enforcement violations or liens, Police or Florida Board of Medicine complaints, or any disciplinary actions by the Department of Health, they are grounds for this Special Exception Use Development Order to 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.

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. Any special exception approval granted by the City Commission shall expire one hundred eighty (180) days after the date of approval, unless a Certificate of Use (COU) is submitted and subsequently approved within the one hundred eighty-day period.
9. 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. Pursuant to Article IV Section 5.3.11. of the Land Development Regulations, a discontinuance of operations for a period of one year would forfeit any legal nonconformities related to the proximity of residential zoning districts.
10. The owner shall execute a trespass agreement for the police department to keep on file for enforcement.

**VI. ATTACHMENTS**

1. *Copy of Dr. Rotislav Krasnov's Dental License from State of Florida*
2. *Copy of Dr. Mohammed Sirage's Dental License from State of Florida*