

Applicable Land Development Regulations

Article III. Section 2.3 Allowable Uses

Article III Section 5.28 Offices

Article IV, Section 4.4 Approval for Special Exception Uses

Article IV, Section 4.6 Standards for Approval

II. SITE INFORMATION

Legal Description:

BROWARD ESTATES SEC 1 33-3 B LOT 11,12,13 W 50 BLK 1

Address:

3521 W Broward Blvd, Lauderhill, Florida

Tax Folio Number(s):

504206010120

Land Use/Zoning:

Existing Use(s):	Commercial
Future Land Use Designation:	Commercial
Zoning Designation:	General Commercial (CG)

Adjacent Designations:

	Existing Use	Future Designation	Zoning
North	Single Family Residential	Residential	Residential Single-Family RS-4A
South	Commercial	City of Fort Lauderdale - Commercial	City of Fort Lauderdale – B-1
East	Commercial – Funeral Home	Commercial	CG(Commercial, General)
West	Commercial – Place of worship	Commercial	CG(Commercial, General)

III. ZONING HISTORY

Existing Special Exceptions

Resolution 23R-06-143 granting approval to North Star P.P.E.C., LLC for an Office, Medical with Controlled Substance Provider.

Violations

4/1/2025 Case # 25040006: Operating without a C.O.U. in units 107 & 108

Existing Variances

None

Development History

The building (40,189 sq. ft. building) was constructed in approximately 1959 and significantly remodeled in 1980.

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. As such, staff recommends approval of the special exception request.

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 Use, which is allowed in the General Commercial (CG) zoning district as a special exception use.

1. **The effect of such use on surrounding properties:** The subject property is zoned General Commercial (CG) on the City of Lauderhill Zoning Map and located along W Broward Blvd. The Applicant is proposing to operate an Office, Medical with Controlled Substance Provider Use to encompass suites 107 and 108. As this will not be the first Office, Medical with Controlled Substance Provider Use to be located within this building, there will not be an adverse effect to the surrounding properties. Furthermore, the applicant will not be altering the structure. 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 medical office is located on the north side of W Broward Blvd and west of NW 35th Ave and is along a major thoroughfare (W Broward Blvd). The intended purpose is to provide medical care and services for geriatric patients open to the public. Services include primary care, optometry, podiatry, free transportation for patients, and social services. Since the property was built in 1980 for General office Uses and another Medical Office with Controlled Substance Provider Use is located within the building, Staff finds that the Use is suitable in regards to location, characteristics and purpose.
3. **Access, traffic generation and road capacities:** Staff finds that there is existing access along W Broward Blvd. The medical office proposes to operate out of two units with a total of 4,200 square feet. Of note, the applicant is not proposing any alterations to the site and the building as a whole has separate ingress and egress lanes for vehicles. As such, Staff concludes that the subject site conforms 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 Office, Medical Use provides both direct and indirect economic benefits. Medisun Medical Center has approximately 12 employees on staff. The direct benefits are the additional jobs within the City of Lauderdale. 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.
5. **Demands on utilities, community facilities, and public services:** Staff finds that the Office, Medical with Controlled Substance Provider Use is a similar use within the building and concludes that the operation of the use would 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 Lauderdale:** Staff finds that a Medical Office is a commercial use. The subject site and the abutting sites to the east and west within the City of Lauderdale are designated Commercial on the City's Future Land Use Map and the Future Broward County Land Use Plan. Both the City and the County plans allows for Medical Office Uses within this 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 concludes that a medical office will not adversely impact the public safety, health, and general welfare. Of note, there will not be any dispensing of controlled substances on site. Furthermore, the medical office an ADT alarm system to help deter crime.

V. RECOMMENDATION/ACTION

Staff recommends approval of this special exception request for an Office, Medical with Controlled Substance Provider Use.

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 patient in connection with a medical procedure performed or to be performed.
2. The Office, Medical, with Controlled Substance Provider use is restricted to a total of 4,200 square feet (the entire building) 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: 3521 WEST BROWARD LLC. 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. 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 certificate of use application is applied for within the one hundred eighty-day period. This special exception use development order shall automatically expire and become null and void if the necessary applications are not filed timely. All practitioners, employees, agents and independent contractors are subject to and covered by the express terms and conditions of the Special Exception Use Development Order.
5. The general days and hours of operation are Mondays through Fridays 8:00 a.m. to 5:00 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.
6. The applicant 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.
7. Any violation of these conditions of approval, or if there are any Code Enforcement violations or liens against the property owner, this special exception use development order may be brought before

the City Commission to be reconsidered, at which time the development order, or conditions of approval, may be subject to modification, suspension and/or revocation.

8. 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.
9. The owner shall execute a trespass agreement for the police department to keep on file for enforcement.

VI. ATTACHMENTS

1. Resolution 23R-06-143
2. Case # 25040006