



City of Lauderhill

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File Details

File Number: 19R-3330

File ID: 19R-3330

Type: Resolution

Status: Agenda Ready

Version: 1

Reference:

In Control: City Commission Meeting

File Created: 08/12/2019

File Name: MEDICAL SPECIALISTS OF SOUTH FLORIDA, LLC

Final Action:

Title: RESOLUTION NO. 19R-08-172: A RESOLUTION OF THE CITY COMMISSION OF LAUDERHILL, FLORIDA GRANTING TO MEDICAL SPECIALISTS OF SOUTH FLORIDA, LLC. A SPECIAL EXCEPTION USE DEVELOPMENT ORDER, SUBJECT TO CONDITIONS, TO ALLOW IN THE GENERAL COMMERCIAL (CG) ZONING DISTRICT AN OFFICE, MEDICAL, CONTROLLED SUBSTANCE PROVIDER ON A 1.96± ACRE SITE ON PROPERTY LEGALLY DESCRIBED AS TRACT C, CITY OF LAUDERHILL, SECTION 1, ACCORDING TO THE PLAT THEROF, AS recorded in PLAT book 81, page 4, of the public records of Broward County, Florida, more commonly known as 4966 n. PINE ISLAND rd, LAUDERHILL, Florida; PROVIDING FOR AN EFFECTIVE DATE.

Notes:

Sponsors: Faranda

Enactment Date:

Attachments: RES-19R-08-172-Special X-Medical Specialists of South Florida.pdf, DRR Medical Specialists of South Florida, LLC (19-SE-006).pdf, SEU Conditions Affidavit 19-SEU-006 Medical Specialists of South FLorida, LLC.pdf

Enactment Number:

Contact:

Hearing Date:

* **Drafter:** slangrin@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	08/26/2019					

Text of Legislative File 19R-3330

RESOLUTION NO. 19R-08-172: A RESOLUTION OF THE CITY COMMISSION OF

LAUDERHILL, FLORIDA GRANTING TO MEDICAL SPECIALISTS OF SOUTH FLORIDA, LLC. A SPECIAL EXCEPTION USE DEVELOPMENT ORDER, SUBJECT TO CONDITIONS, TO ALLOW IN THE GENERAL COMMERCIAL (CG) ZONING DISTRICT AN OFFICE, MEDICAL, CONTROLLED SUBSTANCE PROVIDER ON A 1.96± ACRE SITE ON PROPERTY LEGALLY DESCRIBED AS TRACT C, CITY OF LAUDERHILL, SECTION 1, ACCORDING TO THE PLAT THEREOF, AS recorded in PLAT book 81, page 4, of the public records of Broward County, Florida, more commonly known as 4966 n. PINE ISLAND rd, LAUDERHILL, Florida; PROVIDING FOR AN EFFECTIVE DATE.

Request Action:

A RESOLUTION OF THE CITY COMMISSION OF LAUDERHILL, FLORIDA granting to MEDICAL SPECIALISTS OF SOUTH FLORIDA, LLC. A SPECIAL EXCEPTION USE DEVELOPMENT ORDER, subject to conditions, TO ALLOW in the general commercial (cg) zoning district an office, medical, controlled substance provider on a 1.96 ± acre site legally described as TRACT C, CITY OF LAUDERHILL, SECTION 1, ACCORDING TO THE PLAT THEREOF, AS recorded in PLAT book 81, page 4, of the public records of Broward County, Florida, more commonly known as 4966 n. PINE ISLAND rd, LAUDERHILL, Florida.

Need:

Within the General Commercial (CG) Zoning District an Office, Medical, Controlled Substance Provider is a special exception use requiring City Commission approval. The applicant needs City Commission approval in order to operate the proposed use.

Summary Explanation/ Background:

The site in question is the atrium plaza, an existing commercial shopping center at the south east CORNER of nw 50th street and n. pine island road, an arterial roadway. A commercial plaza SITS TO THE north, ALONG NW 50TH ST AND SINGLE FAMILY RESIDENTIAL HOMES ARE LOCATED TO THE SOUTH AND EAST OF THE PLAZA. N. PINE ISLAND ROAD AND the City of SUNRISE SITS to the WEST OF THE SITE. This commercial SHOPPING CENTER, located within the General Commercial (CG) zoning district, is suitable for medical, business and professional offices. The existing tenants within the building include and retail uses, personal services, EDUCATIONAL INSTRUCTIONAL USES, as well as business and professional and medical offices. Dr. RODOLFO GUEVARA is in good standing with the Florida Board of Medicine, and has no complaints or disciplinary actions on file. Based upon its review, staff finds the proposed use of office, medical with controlled substance provider, to be consistent with the above considerations. As such, staff recommends approval of the special exception request.

Attachments: 1. DEVELOPMENT REVIEW REPORT

2. SPECIAL EXCEPTION APPLICATION

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.

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