

RESOLUTION NO. 23R-07-182

A RESOLUTION OF THE CITY COMMISSION OF LAUDERHILL, FLORIDA GRANTING GTG CARE, LLC A SPECIAL EXCEPTION USE DEVELOPMENT ORDER, SUBJECT TO CONDITIONS, TO ALLOW IN THE GENERAL COMMERCIAL (CG), ZONING DISTRICT AN OFFICE, MEDICAL, WITH PRESCRIBED PEDIATRIC EXTENDED CARE ("PPEC") USE IN A 20,608 SQ. FT. AND 2,779 SQ. FT SQUARE FEET UNIT WITHIN A 49,630 SQUARE FEET SITE LOCATED AT 3625 W. BROWARD BLVD AS LEGALLY DESCRIBED HEREIN; 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 (CG) 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 GTG Care, LLC., to allow in the General Commercial (CG) Zoning District an office, medical, with Prescribed Pediatric Extended Care ("PPEC") use in a 20,608 square feet unit and a 2,779 square feet unit within a 49,630 square feet site located at 3625 W. Broward Blvd. as legally described herein, is hereby approved, subject to the following conditions:

1. This Special Exception Use Development Order prohibits controlled substance prescriptions to anyone in connection with the Medical Office.
2. The Office, Medical, with Prescribed Pediatric Extended Care Use is restricted to adjacent buildings 3625 and 3627 W. Broward Blvd with a total of 23,387 square feet as indicated in the purchase 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 Prescribed Pediatric Extended Care shall be specifically granted to GTG Care, LLC and shall cover the licensed practitioners of GTG Care, LLC (to include both employee practitioners and independent contractors working for GTG Care, LLC where for clarification, such independent contractor bills under the billing number of GTG Care, LLC and the patients are patients of record of GTG Care, LLC, and such development order cannot be assigned, leased, subleased, transferred or otherwise conveyed to another entity. Any change of corporate ownership affecting 51% percent or more of the interest of the business or any of its assets in any manner shall trigger this provision. Further, this special exception use development order shall automatically expire and become null and void if any entity other than GTG Care, LLC operates the medical space. 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.
4. The general days and hours of operation are six (6) days a week, Monday through Friday 7:00 a.m. to 7:00 p.m., and Saturday 9:00 a.m. to 2:00 p.m., Sundays closed. Any increase in hours of operation is prohibited and shall be unlawful unless the City Commission amends this development order to allow such increase.
5. If a controlled substance practitioner is hired, GTG Care, LLC shall be required to amend this development order to allow such practitioner to practice.
6. Site Plan Modification for safe drop-off pick-up areas are required prior to issuance of Certificate of Use.
7. GTG Care, LLC 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 Prescribed Pediatric Extended Care (PPEC).
8. 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 modification, suspension, or revocation.
9. 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.
10. 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.

11. 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.

12. 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.

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

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 _____, 2023.

PASSED AND ADOPTED on first reading this _____ day of _____, 2023.

PRESIDING OFFICER

ATTEST:

CITY CLERK

MOTION _____
SECOND _____

M. DUNN _____
D. GRANT _____
L. MARTIN _____
S. MARTIN _____
K. THURSTON _____

Approved as to Form

Angel Petti Rosenberg
City Attorney