

RESOLUTION NO. 23R-05-124

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF LAUDERHILL, FLORIDA GRANTING MED-PED ASSOCIATES, P.A. A SPECIAL EXCEPTION USE DEVELOPMENT ORDER, SUBJECT TO CONDITIONS, TO ALLOW IN THE GENERAL COMMERCIAL (CG) ZONING DISTRICT AN OFFICE, MEDICAL, WITH CONTROLLED SUBSTANCE PROVIDER USE IN A 2,500 SQUARE FEET UNIT ON A +/-4,791 SQUARE FOOT SITE LEGALLY DESCRIBED AS A PORTION OF TRACTS C & D OF INDUSTRIAL 100 UNIT 2 PLAT, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 85 PAGE 2 OF THE OFFICIAL PUBLIC RECORDS OF BROWARD COUNTY, MORE COMMONLY 1600 NORTH STATE ROAD 7 (N.W. 40 AVENUE) SUITE 300, LAUDERHILL, FLORIDA; 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 Med-Ped Associates, P.A., to allow in the General Commercial (CG) Zoning District an office, medical, with controlled substance provider use in a 2,500 square feet unit on a \pm 4,791 square feet site legally described as a Portion of Tracts C & D of Industrial 100 Unit 2 Plat, according to the Plat thereof, as recorded in Plat Book 85, Page 2 of the Official Public Records of Broward County, more commonly known as 1600 North State Road 7 (N.W. 40th Avenue) Suite 300, Lauderhill, Florida, is hereby approved, 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 procedure performed or to be performed at the Medical Office.
2. The Office, Medical, with Controlled Substance Provider use is restricted to a total of 2,500 square feet 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 Med-Ped Associates, P.A. and shall cover the licensed practitioners of Med-Ped Associates, P.A. (to include both employee practitioners and independent contractors working for Med-Ped Associates, P.A. where for clarification, such independent contractor bills under the billing number of Med-Ped Associates, P.A. and the patients are patients of record of Med-Ped Associates, P.A.) 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 Med-Ped Associates, P.A. 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 9:00 a.m. to 5:00 p.m., Saturday 9:00 a.m. to 12:00 p.m. 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. Any doctor hired to operate under Doctor Rufus Joseph of Med-Ped Associates, P.A. is required to obtain an individual Certificate of Use.
6. 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.
7. 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.
8. 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.

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.

10. 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