

RESOLUTION NO. 26R-02-50

A RESOLUTION OF THE CITY COMMISSION OF LAUDERHILL, FLORIDA, GRANTING HBS COMPANY LLC FOR INFINITY HEALTH COMMUNITY CLINIC A SPECIAL EXCEPTION USE DEVELOPMENT ORDER TO ALLOW IN THE GENERAL COMMERCIAL (CG) ZONING DISTRICT AN OFFICE, MEDICAL (WITH CONTROLLED SUBSTANCE PRACTITIONER) ON A 2 ± ACRE SITE LEGALLY LOCATED AT 2331 N. STATE ROAD 7, LAUDERHILL FLORIDA, AND MORE SPECIFICALLY DESCRIBED HEREIN; PROVIDING FOR CONFLICTS; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the property owner, HBS Company LLC, and its tenant, Infinity Health Community Clinic, are requesting a special exception use development order within the General Commercial (CG) zoning district on an approximate 2± acre site to provide essential healthcare services to the public, on property located at 2331 North State Road 7, Suite 121, Lauderhill, Florida; and

WHEREAS, the subject property is legally described Unit No. 121 of Sunrise Professional Center Condominium, a Condominium, according to the Declaration of Condominium recorded in O.R. Book 40983, Page 1208, and all exhibits and amendments thereof, Public Records of Broward County, Florida; and

WHEREAS, City Staff has analyzed the application and the City's Code of Ordinances and finds that the request meets the criteria as set forth in the code of ordinances; and

WHEREAS, approval of a special exception use requires four (4) affirmative votes of the City Commission.

NOW THEREFORE, BE IT RESOLVED BY THE COMMISSION OF THE CITY OF LAUDERHILL, FLORIDA, THAT:

Section 1. The above recitations are true and incorporated herein.

Section 2. The City Commission, having considered all testimony and evidence presented at the Commission meeting, including the staff report, and pursuant to the City's Code of Ordinances, hereby finds that the request meets the criteria as set forth in section Article IV, Section 4.6 of the City's Code of Ordinances.

Section 3. The Special Exception Use Development Order for Property generally located at located at 2331 North State Road 7, Suite 121, 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 medical procedure performed or to be performed.
2. The Office, Medical, with Controlled Substance Provider use is restricted to a total of 757 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 the property owner: HBS Company 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 9:00 a.m. to 5:00 p.m. and Saturday 8:30 a.m. to 3:00 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, the Florida Board of Nursing 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.

Section 4. All resolutions or parts of resolutions in conflict herewith are hereby repealed to the extent of such conflict.

Section 5. This Resolution shall take effect immediately upon its passage.

PASSED AND APPROVED this _____ day of _____, 2026.

DENISE D. GRANT, MAYOR
PRESIDING OFFICER

ATTEST:

ANDREA M. ANDERSON, MMC
CITY CLERK

MOTION _____
SECOND _____

Approved as to Form

R. CAMPBELL _____
M. DUNN _____
D. GRANT _____
J. HODGSON _____
S. MARTIN _____

Hans Ottinot
City Attorney