



City of Lauderhill

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File Details

File Number: 19R-3474

File ID: 19R-3474

Type: Resolution

Status: Agenda Ready

Version: 1

Reference:

In Control: City Commission Meeting

File Created: 10/15/2019

File Name: SPECIAL EXCEPTION APPLICATIN 19-SE-012
MEDICAL CONSULTANTS OF FLORIDA, LLC

Final Action:

Title: RESOLUTION NO. 19R-10-242: A RESOLUTION OF THE CITY COMMISSION OF LAUDERHILL, FLORIDA GRANTING THE SPECIAL EXCEPTION USE DEVELOPMENT ORDER TO MEDICAL CONSULTANTS OF FLORIDA, LLC D/B/A MEDFLORIDA MEDICAL CENTERS AND D/B/A XPRESS URGENT CARE, LLC., SUBJECT TO CONDITIONS, TO ALLOW IN THE GENERAL COMMERCIAL (CG) ZONING DISTRICT AN OFFICE, MEDICAL OFFICE, WITH CONTROLLED SUBSTANCE PROVIDER, AND URGENT CARE FACILITY USE ON A 1.6± ACRE SITE LEGALLY DESCRIBED AS PLAT OF INVEREALTY TRACT 1 111-46 B A PORTION OF TRACT B, ACCORDING TO THE PLAT THEROF AS RECORDED IN BOOK 111, PAGE 46 OF THE OFFICIAL PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, MORE COMMONLY KNOWN AS 7229 WEST OAKLAND PARK BOULEVARD, LAUDERHILL, FLORIDA; PROVIDING FOR AN EFFECTIVE DATE.

Notes:

Sponsors: Faranda

Enactment Date:

Attachments: REVISED RES-19R-10-242-Special X - MedConsultants.pdf, DRR Medical Consultants of Florida, LLC (19-SE-012).pdf, A. SEU Application, Medical Consultants of Florida, LLC.pdf, B. Medical License & DEA License, Mazin Shikara.pdf, C. Executive summary, Medical Consultants of FLorida, LLC (1).pdf, D. Floor Plan and Site Plan.pdf, E. SEU Conditions Affidavit 19-SEU-012 Medical Consultants of Florida, LLC DBA MedFlorida Medical Centers (2).pdf

Enactment Number:

Contact:

Hearing Date:

* **Drafter:** slangrin@laudershill-fl.gov

Effective Date:

History of Legislative File

Version:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
1	City Commission Meeting	10/28/2019					

Text of Legislative File 19R-3474

RESOLUTION NO. 19R-10-242: A RESOLUTION OF THE CITY COMMISSION OF LAUDERHILL, FLORIDA GRANTING THE SPECIAL EXCEPTION USE DEVELOPMENT ORDER TO MEDICAL CONSULTANTS OF FLORIDA, LLC D/B/A MEDFLORIDA MEDICAL CENTERS AND D/B/A XPRESS URGENT CARE, LLC., SUBJECT TO CONDITIONS, TO ALLOW IN THE GENERAL COMMERCIAL (CG) ZONING DISTRICT AN OFFICE, MEDICAL OFFICE, WITH CONTROLLED SUBSTANCE PROVIDER, AND URGENT CARE FACILITY USE ON A 1.6± ACRE SITE LEGALLY DESCRIBED AS PLAT OF INVEREALTY TRACT 1 111-46 B A PORTION OF TRACT B, ACCORDING TO THE PLAT THEROF AS RECORDED IN BOOK 111, PAGE 46 OF THE OFFICIAL PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, MORE COMMONLY KNOWN AS 7229 WEST OAKLAND PARK BOULEVARD, LAUDERHILL, FLORIDA; PROVIDING FOR AN EFFECTIVE DATE.

Request Action:

A RESOLUTION OF THE CITY COMMISSION OF LAUDERHILL, FLORIDA granting to Medical Consultants of Florida, LLC d/b/a Medflorida Medical Centers and d/b/a Xpress Urgent Care, llc

A SPECIAL EXCEPTION USE DEVELOPMENT ORDER, subject to conditions, TO ALLOW in the general commercial (cg) zoning district an office, medical, office, with controlled substance provider and with urgent care facility use on a 1.6± acre site legally described as plat of inverealty tract 1 111-46 b a portion of tract B ACCORDING TO THE plat THEROF, recorded in official records book 111, page 46, of the public records of Broward County, Florida, , more commonly known as 7229 w. oakland park blvd 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 an existing commercial stand-alone building which fronts on an arterial roadway,

W. Oakland Park Blvd, abutting a commercial plaza to the North and East, abutting W. Oakland Park and then a commercial plaza to the South, and abutting W. Inverrary Blvd and a commercial plaza to the West. This stand-alone building is located within the General Commercial (CG) zoning district. The site is the former site of Walgreen's is suitable for medical, business, and professional offices, as well as retail or restaurant uses. Dr. Hazin Shakara 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, with urgent care facility use to be consistent with the above considerations. As such, staff recommends approval of the special exception request.

Attachments:

1. DEVELOPMENT REVIEW REPORT
2. SEU APPLICATION
3. MEDICAL LICENSES
4. EXECUTIVE SUMMARY
5. FLOOR PLAN
6. SEU APPLICATION OF CONDITIONS

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