



City of Lauderhill

City Commission
Chambers at City Hall
5581 W. Oakland Park
Blvd.
Lauderhill, FL, 33313
www.lauderhill-fl.gov

File Details

File Number: 24R-5466

File ID: 24R-5466

Type: Resolution

Status: Agenda Ready

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Reference:

In Control: City Commission Meeting

File Created: 12/19/2023

File Name: Special Exception - Guidewell Sanitas

Final Action:

Title: RESOLUTION NO. 24R-01-12: A RESOLUTION OF THE CITY COMMISSION OF LAUDERHILL, FLORIDA GRANTING TO GUIDEWELL SANITAS I, LLC 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 9,800 SQUARE FEET UNIT WITHIN A +/- 189,639 SQUARE FEET SITE AS LEGALLY DESCRIBED HEREIN AND MORE COMMONLY KNOWN AS 7342 W. COMMERCIAL BLVD., LAUDERHILL, FLORIDA; PROVIDING FOR AN EFFECTIVE DATE.

Notes:

Sponsors:

Enactment Date:

Attachments: RES-24R-01-12-Special X - Medical Provider-Guidewell Sanitas.pdf, 23-SE-011 Development Review Report (DRR), Attachment A SEU Application, Attachment B Floor Plan, Attachment C Affidavit of Conditions, Attachment D Inventory of equipment, 23-SE-011 Advertising Request (AR)

Enactment Number:

Contact:

Hearing Date:

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

Effective Date:

History of Legislative File

Ver- sion:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:

Text of Legislative File 24R-5466

RESOLUTION NO. 24R-01-12: A RESOLUTION OF THE CITY COMMISSION OF

LAUDERHILL, FLORIDA GRANTING TO GUIDEWELL SANITAS I, LLC 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 9,800 SQUARE FEET UNIT WITHIN A +/- 189,639 SQUARE FEET SITE AS LEGALLY DESCRIBED HEREIN AND MORE COMMONLY KNOWN AS 7342 W. COMMERCIAL BLVD., LAUDERHILL, FLORIDA; PROVIDING FOR AN EFFECTIVE DATE.

Request Action:

Pass a Special Exception Use with conditions for a medical office with controlled substance provider as requested by Guidewell Sanitas I, LLC in a 9,800 square feet unit within a +/- 189,639 square feet site as legally described herein and more commonly known as 7342 W. Commercial Blvd.

Need:

To approve a special exception use with conditions.

Summary Explanation/ Background:

The Applicant (GUIDEWELL SANITAS I, LLC DBA: SANITAS MEDICAL CENTERS) is requesting special exception approval to allow a medical office with a provider authorized to issue controlled substances at the subject property (7342 W Commercial Blvd, Lauderhill, FL). If approved by the City Commission, the proposed tenant will occupy approximately 9,800 square feet within a 189,639 square foot commercial plaza. The proposed medical office is a state licensed medical center, which will provide a variety of non-emergency healthcare services: general consultations, preventative care, drawing labs and specific medical treatments. The office will employ a medical director, nurse practitioner, clinical care assistants, charge nurses and a health coach. Sanitas has several offices throughout Florida, as well as Texas, Tennessee and New Jersey; at this location their normal hours of operation will be: Monday - Friday 9 AM - 6 PM). Dr. Juan Estrada will be the only doctor on staff that holds a DEA license to prescribe controlled substances to patients. Dr Estrada is in good standing with the Florida Board of Medicine and has no complaints or disciplinary actions on file according to the Florida Department of Health. Based on our review, Staff finds that the Applicant has demonstrated compliance with all applicable special exception considerations and recommends approval of the request 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 9,800 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 Guidewell Sanitas I, LLC

and shall cover the licensed practitioners of Guidewell Sanitas I, LLC (to include both employee practitioners and independent contractors working for Guidewell Sanitas I, LLC where for clarification, such independent contractor bills under the billing number of Guidewell Sanitas I, LLC and the patients are patients of record of Guidewell Sanitas I, 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 Guidewell Sanitas I, 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 five (5) days a week, Monday through Friday 9:00 a.m. to 6:00 p.m., Saturdays and Sundays are 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. Guidewell Sanitas I, 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 Medical Office with Controlled Substance Practitioner.
6. 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 revocation.
7. 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.
8. 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.
9. 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.
10. 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.
11. The owner shall execute a trespass agreement for the police department to keep on file for enforcement.

Attachments:

- Attachment A: SEU Application
- Attachment B: Floor Plan
- Attachment C: SEU Conditions Affidavit
- Attachment D: Inventory of equipment

Cost Summary/ Fiscal Impact:

The Planning & Zoning Department finds that 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