



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: 23-1251

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Status: Agenda Ready

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Reference:

In Control: City Commission
Meeting

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File Name: Special Exception GTG Care, LLC-PPEC

Final Action:

Title: 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.

Notes:

Sponsors:

Enactment Date:

Attachments: RES-23R-07-182-Special X - PPEC.pdf, DRR GTG
Care LLC 3625 - 3627 W Broward Blvd.pdf

Enactment Number:

Contact:

Hearing Date:

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

Effective Date:

Related Files:

History of Legislative File

| Ver- sion: | Acting Body: | Date: | Action: | Sent To: | Due Date: | Return Date: | Result: |
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Text of Legislative File 23-1251

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.

Requested Action: Approve a Resolution to approve a Special Exception to GTG Care, LLC .
for a Prescribed Pediatric Extended Care Use, subject to conditions.

Need:

Approve a Special Exception to GTG Care, LLC . for a Prescribed Pediatric Extended Care Use.

Summary Explanation/ Background:

A special exception use is requested to allow in the General Commercial (CG) zoning district a Medical Office with Prescribed Pediatric Extended Care Use in a 20,608 sq. ft. and 2,779 sq. ft square feet unit within a 49,630 square feet site generally located on the northern side of Broward Blvd between NW 36 Avenue and NW 38 way.

The site consists of two adjacent multi-tenant office buildings commonly known as 3625-3627 W Broward Blvd. At the time of this SEU application submittal, GTG Care LLC is under a contract for purchase of the two subject buildings. In both buildings, the applicant intends to provide Prescribed Pediatric Extended Care. GTG Care consists of nurses and therapists (Physical, Occupational, Speech and Behavioral Therapists), that provide non-residential medical care for medically fragile children on a day-to-day basis. All services are paid for by Medicaid. GTG Care also provides onsite tutoring in a learning center. The program is designed for children of nearby families and foster homes who have disabilities. The applicant advised that there will be no doctors on site and no drugs will be prescribed.

Based upon its review, the Planning and Zoning Division recommends approval of the Special Exception Use request. As such, should the commission choose to approve the request, staff recommends 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.

Attachments: Development Review Report, Floor Plan, Affidavit of Conditions
Special Exception Application No.23-SE-006

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: Explain how this Agenda item advances one or more objectives

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