



City of Lauderhill

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File Details

File Number: 19R-3170

File ID: 19R-3170

Type: Resolution

Status: Agenda Ready

Version: 1

Reference:

In Control: City Commission Meeting

File Created: 03/12/2019

File Name: SEU 19-SE-002 Gothrig Health Care Services

Final Action:

Title: RESOLUTION NO. 19R-03-58: A RESOLUTION OF THE CITY COMMISSION OF LAUDERHILL, FLORIDA GRANTING TO GOTHRIG HEALTH CARE SERVICES, LLC. A SPECIAL EXCEPTION USE DEVELOPMENT ORDER, SUBJECT TO CONDITIONS, TO ALLOW IN THE GENERAL COMMERCIAL (CG) ZONING DISTRICT AN OFFICE, MEDICAL, CONTROLLED SUBSTANCE PROVIDER ON A 2.06± ACRE SITE ON PROPERTY DESCRIBED AS SUNRISE PROFESSIONAL CENTER CONDOMINIUM UNIT 207, ACCORDING TO THE DECLARATION OF CONDOMINIUM THEREOF, RECORDED IN OFFICIAL RECORDS BOOK 40983, PAGE 1208, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, MORE COMMONLY KNOWN AS 2331 N. STATE ROAD 7, SUITE 207, LAUDERHILL, FLORIDA; PROVIDING FOR AN EFFECTIVE DATE.

Notes:

Sponsors: Faranda

Enactment Date:

Attachments: RES-19R-03-58-Special X-Gothrig Health.pdf, DRR Gothrig Health Care Services 3.25.19(19 SE 002).pdf

Enactment Number:

Contact:

Hearing Date:

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

Effective Date:

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 19R-3170

RESOLUTION NO. 19R-03-58: A RESOLUTION OF THE CITY COMMISSION OF LAUDERHILL, FLORIDA GRANTING TO GOTHRIG HEALTH CARE SERVICES, LLC. A SPECIAL EXCEPTION USE DEVELOPMENT ORDER, SUBJECT TO

CONDITIONS, TO ALLOW IN THE GENERAL COMMERCIAL (CG) ZONING DISTRICT AN OFFICE, MEDICAL, CONTROLLED SUBSTANCE PROVIDER ON A 2.06± ACRE SITE ON PROPERTY DESCRIBED AS SUNRISE PROFESSIONAL CENTER CONDOMINIUM UNIT 207, ACCORDING TO THE DECLARATION OF CONDOMINIUM THEREOF, RECORDED IN OFFICIAL RECORDS BOOK 40983, PAGE 1208, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, MORE COMMONLY KNOWN AS 2331 N. STATE ROAD 7, SUITE 207, LAUDERHILL, FLORIDA; PROVIDING FOR AN EFFECTIVE DATE.

Request Action:

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.

Need:

Summary Explanation/ Background:

The site in question is an existing commercial condominium building which fronts on an arterial roadway, N. State Road 7, abutting commercial plazas on the north and south, multi-family residential apartments to the west, and the City of Lauderdale Lakes to the east.

This commercial condominium, located within the General Commercial (CG) zoning district, is suitable for medical, business and professional offices. The existing tenants within the building include and retail uses, personal services, as well as business and professional and medical offices.

Dr. Gardy Rigaud, 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, to be consistent with the above considerations. As such, staff recommends approval of the special exception request, subject to conditions.

Attachments:

1. Development Review Report

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:

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