

City of Lauderhill

Special Exception Application No.19-SEU-016

TAMARAC FAMILY DENTAL & ORAL SURGERY LLC.

I. APPLICANT INFORMATION

PETITIONER

Dr. William Mathurin

STATUS OF PETITIONER

Business Owner

II. BACKGROUND INFORMATION

Requested Action

Request for a Special Exception Use General Development Order for an Office, Medical Controlled Substance Provider, Dentist within the General Commercial (CG) Zoning District.

Applicable Land Development Regulations

Article IV, Part 4, Section 4.4. Approval for Special Exception Uses.

Article III, Section 2.3. Allowable land uses.

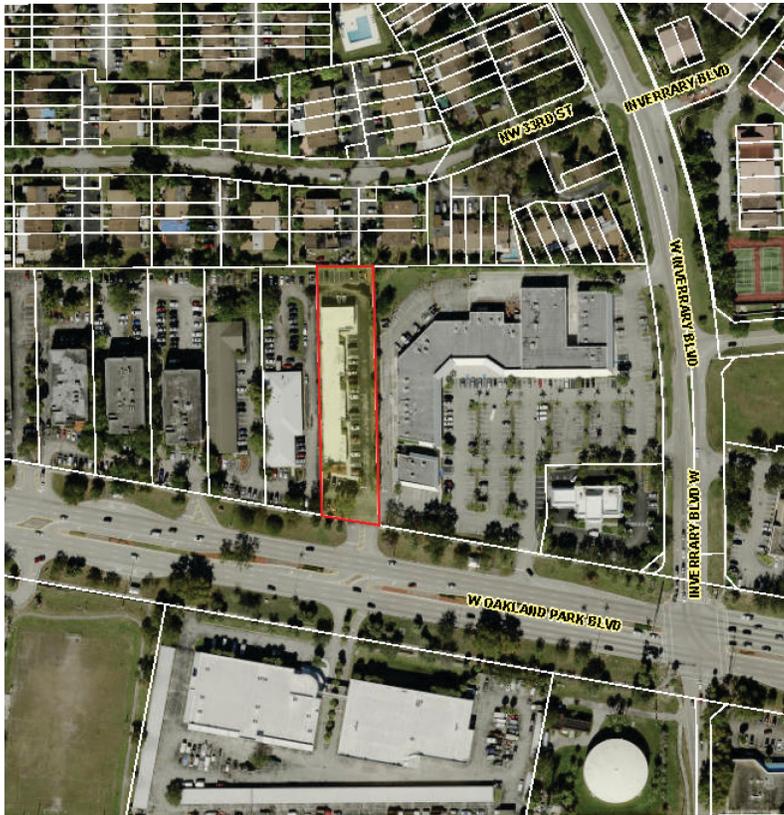
Article IV, 4.3 B. Existing zoning provisions and uses.

III. SITE INFORMATION

Location/Legal Description

CITY SHOPPES 107-44 B LOT 6 AND MORE COMMONLY DESCRIBED AS OAKBROOK PLAZA 7351 W OAKLAND PARK BLVD LAUDERHILL, SUITE 102, FLORIDA

LOCATION MAP



Land Use/Zoning:

Existing Land Use	Commercial
Future Land Use Designation	Commercial
Zoning Designation	CG

Adjacent Designations:

	Existing Use	Future Designation	Zoning
North	Residential	Low Medium (10) Residential	RM-8
South	Commercial	Commercial	CG
East	Commercial	Commercial	CG
West	Commercial	Commercial	CG

IV. ZONING HISTORY

Existing Special Exceptions

None. This business is new to the City of Lauderhill

Violations

None.

Existing Variances

None

V. PLANNING ANALYSIS

As stipulated in the Land Development Regulations, Article IV, Section 4.6 Standards for Approval, the Planning and Development Division has reviewed the proposed request pursuant to the following special exception considerations:

1. The effect of such use on surrounding properties.
2. The suitability of the use in regard to its location, site characteristics, and intended purpose.
3. Access, traffic generation and road capacities.
4. Economic benefits or liabilities.
5. Demands on utilities, community facilities, and public services.
6. Compliance with the Comprehensive Land Use Plans for Broward County and/or the City of Lauderhill.
7. Factors relating to safety, health, and general public welfare.

The subject site is an office plaza abutting residential to the North, commercial/office plazas to the East/West, and a Storage Facility to the South. This plaza frontage is the along the West Oakland Park corridor. This plaza, located within the General Commercial (CG) zoning district, is suitable for medical, business and professional offices. The existing tenants within the plaza include professional/medical offices.

The site is the former location of Tamarac Family Dental, a dental office, and is being conveyed to the applicant. Dr. William Mathurin holds a DEA licenses to prescribe controlled substances and is in good standing with the Florida Board of Medicine.

Based upon its review, staff finds the proposed use of a dental office with controlled substance provider to be consistent with the above considerations. As such, staff recommends approval of the special exception request.

VI. RECOMMENDATION/ACTION

Planning and Zoning recommends approval of the Special Exception Use application for an Office, Medical, Controlled Substance Provider-Dentist.

Recommend approval of the special exception development order with the following conditions:

1. This Special Exception Use development order allows for no controlled substance prescriptions to anyone other than a dental patient in connection with a dental procedure performed or to be performed.
2. This Special Exception Use development order allows for no prescription refills.
3. 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.
4. This Special Exception Use development order for Office, Medical, and Dental with Controlled Substance Provider shall be specifically granted to TAMARAC FAMILY DENTAL & ORAL SURGERY LLC. and shall cover the licensed dentists, Dr. William Mathurin (to include both employee dentists and independent contractor dentists working for TAMARAC FAMILY DENTAL & ORAL SURGERY LLC. where for clarification, such independent contractor bills under the billing number of TAMARAC FAMILY DENTAL & ORAL SURGERY LLC. and the patients are patients of record of TAMARAC FAMILY DENTAL & ORAL SURGERY LLC. and such development order cannot be assigned, leased, subleased, transferred or otherwise conveyed to another entity. Further, this special exception use development order shall automatically expire and become null and void if any entity other than TAMARAC FAMILY DENTAL & ORAL SURGERY LLC. operates the dentist office. All doctors, employees, agents and independent contractors are subject to, and covered by, the express terms and conditions of this Special Exception Use Development Order.
5. 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. Further, consistent with LDR Article IV, Part 1.0., Section 1.8, this development order may be revoked, suspended or modified based on the grounds stated herein. In addition, this development order is subject to post-approval review consistent with LDR Article IV, Part 4.0., Section 4.11.

VII. ATTACHMENTS

1. Application submission
2. Medical Licenses, Dental
3. DEA Controlled Substances Prescriber License
4. SEU Conditions Affidavit

Prepared by: Chris Torres, Planning & Zoning

Date: 1/6/20