

**RESOLUTION NO. 24R-06-115**

**A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF LAUDERHILL GRANTING TO ALIVE AND WELL COMMUNITY PARTNERS A SPECIAL EXCEPTION USE DEVELOPMENT ORDER, SUBJECT TO CONDITIONS, TO ALLOW IN THE COMMUNITY COMMERCIAL (CC) ZONING DISTRICT THE CONVEYANCE OF AN OFFICE, MEDICAL, WITH CONTROLLED SUBSTANCE PRACTITIONER USE ON A 27± ACRE SITE LEGALLY DESCRIBED AS AN UNPLATTED PARCEL OF LAND WITHIN SECTION 36, TOWNSHIP 49 SOUTH, RANGE 41 EAST, FOLIO NUMBER 4941-36-00-0012, MORE COMMONLY KNOWN AS THE LAUDERHILL MALL AND MORE PARTICULARLY DESCRIBED AS 1229 N.W. 40TH AVENUE, LAUDERHILL, FLORIDA; PROVIDING AN EFFECTIVE DATE**

WHEREAS, this property is zoned Community Commercial (CC by the City of Lauderhill Zoning Map; and

WHEREAS, pursuant to the Land Development Regulations (LDR), this use is permitted in the Community Commercial (CC) zoning district by Special Exception approval only; and

WHEREAS City Staff recommends that the City Commission vote IN FAVOR OF of this Special Exception Use Development Order request, subject to the following conditions;

NOW THEREFORE, BE IT RESOLVED BY THE COMMISSION OF THE CITY OF LAUDERHILL, FLORIDA:

Section 1. The Special Exception Use Order of Alive and Well Community Partners to allow in the Community Commercial (CC) Zoning District the conveyance of an office, medical, with controlled substance practitioner use on a 27+/- acre site legally described as an unplatted parcel of land within Section 36, Township 49 South, Range 41 East, Folio Number 4941-36-00-0012, more commonly known as the Lauderhill Mall and more particularly described as 1229 N.W. 40<sup>th</sup> Avenue, Lauderhill, Florida, is hereby approved, 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 3,840 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 Alive and Well Community Partners LLC and shall cover the licensed practitioners of Alive and Well Community Partners, LLC. 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 Alive and Well Community Partners, 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 8:00 a.m. to 5:00 p.m., Saturdays 9:00 AM - 5:00 PM and closed on Sundays. 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. Alive and Well Community Partners, 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.

Section 2. The Staff Report, as prepared by City staff, and all other substantial competent evidence presented at the Commission meeting, is incorporated herein and is hereby adopted as the findings of fact as to this special exception.

Section 3. This Resolution shall take effect immediately upon its passage.

DATED this \_\_\_\_\_ day of \_\_\_\_\_, 2024.

PASSED AND ADOPTED on first reading this \_\_\_\_\_ day of \_\_\_\_\_,  
2024.

\_\_\_\_\_  
PRESIDING OFFICER

ATTEST:

\_\_\_\_\_  
CITY CLERK

MOTION  
SECOND

\_\_\_\_\_  
\_\_\_\_\_

M. DUNN  
D. GRANT  
L. MARTIN  
S. MARTIN  
K. THURSTON

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Approved as to Form

\_\_\_\_\_  
Angel Petti Rosenberg  
City Attorney