

City of Lauderhill

Special Exception Application No. 23-SE-006

GTG CARE LLC

I. APPLICANT INFORMATION

PETITIONER

Robert Kidd

STATUS OF PETITIONER

Business owner

II. BACKGROUND INFORMATION

Requested Action

The petitioner requests approval of a Special Exception Use Application to allow an Office, Medical, with Prescribed Pediatric Extended Care Use within the General Commercial (CG) zoning district for the adjacent buildings located at 3625 and 3627 W. Broward Blvd, Lauderhill, Florida.

Applicable Land Development Regulations & City Codes:

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.

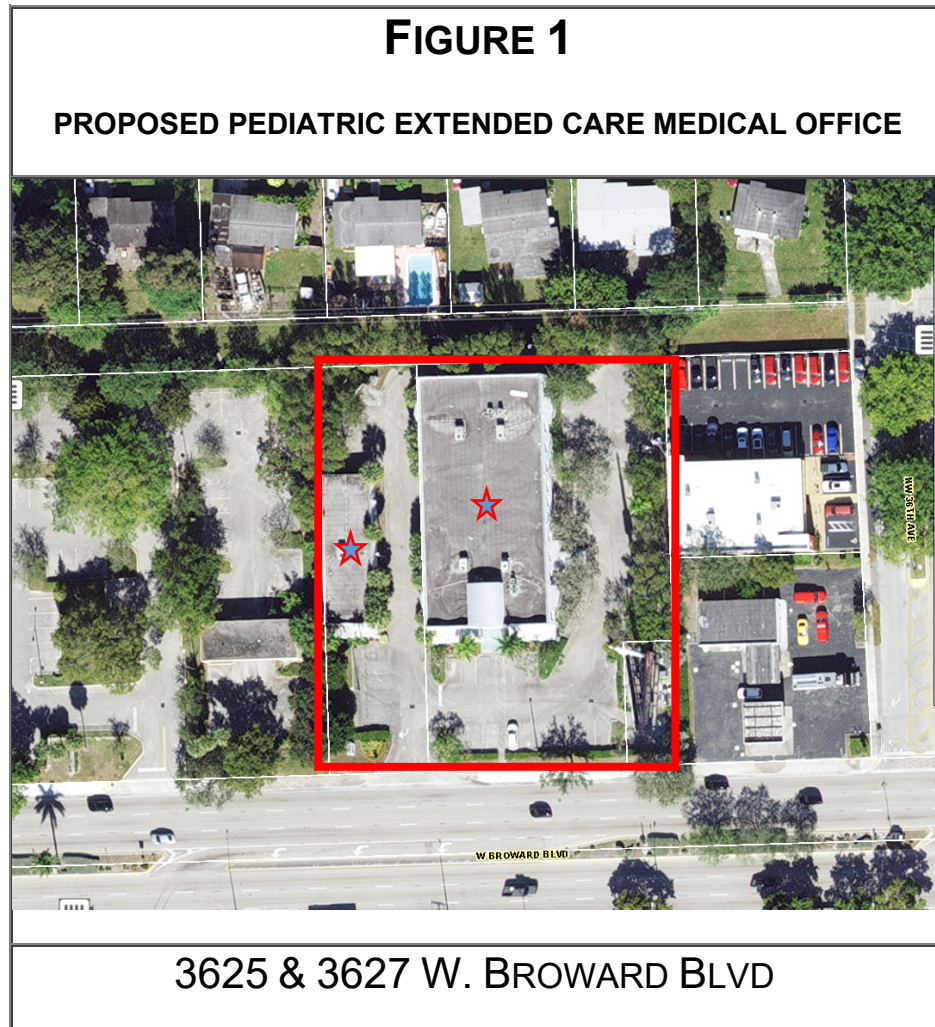
III. SITE INFORMATION

Location/Legal Description

3625 AND 3627 WEST BROWARD BOULEVARD, LAUDERHILL FLORIDA

3625 W BROWARD BLVD IS LEGALLY DESCRIBED AS BROWARD ESTATES SEC 1 33-3 B LOT 11 E 10,12 LESS E1/2 BLK 2 TOG WITH A POR OF VACATED ALLEYADJ TO SAID LOT PER RESO NO 2004-460 IN OR 37583/889.

3627 W BROWARD BLVD IS LEGALLY DESCRIBED AS BROWARD ESTATES SEC 1 33-3 B LOT 11 E 10,12 LESS E1/2 BLK 2 TOG WITH A POR OF VACATED ALLEYADJ TO SAID LOT PER RESO NO 2004-460 IN OR 37583/889



The 49,630 square foot (1± acre) site consists of two parcels with adjacent multi-tenant office buildings and falls within the General Commercial (CG) zoning district. The larger building, 3625 W Broward Blvd is two-stories and the smaller building, 3627 W Broward Blvd, is one-story. Figure 1 is an aerial photograph highlighting in red the subject property and showing the general location of the property in relation to the surrounding roadways and uses. According to Broward County Property Appraiser, the building was erected in 2005.

Land Use/Zoning:

Existing Land Use	Commercial
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Future Land Use Designation	Commercial
Zoning Designation	General Commercial (CG)

Adjacent Designations:

	Existing Use	Future Designation	Zoning
North	Single Family Residential	Single Family Residential	RS-4A
South	City of Fort Lauderdale Broward Blvd Right of Way	City of Fort Lauderdale Broward Blvd Right of Way	City of Fort Lauderdale
East	Commercial	Commercial	General Commercial (CG)
West	Commercial	Commercial	General Commercial (CG)

IV. ZONING HISTORY

Existing Special Exceptions

None.

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 proposed Use is for a State of Florida licensed Medical Office with Prescribed Pediatric Extended Care ("PPEC"). A PPEC is a licensed non-residential, day time treatment center for children with disabilities which are categorized as medically complex and technologically dependent. The center offers day time programing that is tailored to the needs of the medically fragile child and provides all day care. GTG Care consists of nurses and therapists (Physical, Occupational, Speech and Behavioral Therapists), that provide non-residential medical care for the children on a day-to-day basis. The staff will visit the site on a rotating basis to provide daily therapy to the center's clients. GTG Care's services are fully covered by Medicaid, which may provide a great benefit for children in the surrounding area. There will be no doctors on site and no drugs will be prescribed. While the children are at the facility, GTG Care will be providing on-site tutoring in a learning center. The learning center is not an alternative to a traditional school, but only an option to provide the children an educational component to their day. Of note, GTG Care currently operates a large-scale ACHA licensed PPEC in the City of Miami at 525 NW 27 Ave, which employs up to 55 staff members.

GTG Care is proposing to operate Mondays through Fridays from 7:00 a.m. to 7:00 p.m. and Saturdays from 9:00 a.m. to 2:00 p.m., the facility will be closed on Sundays. Clients will be transported to and from the ADA accessible facility via an off-site, non-emergency medical transportation company. For security purposes, there will be security cameras, an alarm system and electric locks with access codes will be necessary for entering the suite.

Based upon its review, staff finds the proposed use of an Office, Medical, with Prescribed Pediatric Extended Care to be consistent with the above considerations. As such, staff recommends approval of the special exception request.

VI. RECOMMENDATION/ACTION

Division recommendation. The Planning and Zoning Division recommends the City Commission adopt a resolution granting to GTG Care LLC to allow an Office, Medical, with Prescribed Pediatric Extended Care Use within a 20,608 square foot unit and a 2,779 square foot unit on a 49,630 square foot (1± acre) within the General Commercial (CG) zoning district and located at 3625 & 3627 W. Broward Blvd subject to 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.

VII. ATTACHMENTS

Attachment A: SEU Application Submittal

Attachment B: Floor Plan

Attachment C: SEU Conditions Affidavit

Attachment D: Inventory of equipment