



# Special Exception:

Pediatric Dental Center of Lauderhill



Presented to the City Commission on 11/24/2025

# Applicant Information

- ▶ Property Owner:
  - ▶ 1879 N State Road, LLC
- ▶ Business Name:
  - ▶ Pediatric Dental Center of Lauderhill
- ▶ Agent's Representative:
  - ▶ Enrique Acosta, President and owner of Pediatric Dental Center of Lauderhill

# Property Information

- ▶ Address: 1879 NW 40<sup>th</sup> Ave
  - ▶ *Tax Folio: 494136310010*
- ▶ Land Use: Commercial
- ▶ Zoning: CG (Commercial, General)
- ▶ Property Size: 26,109 square feet (1.6 acres)
- ▶ Legal Description:
  - ▶ Tract A, Galant subdivision
  - ▶ Plat Book 82 Page 15

# Public Notice

- ▶ Sign Posted on the property – 15 calendar days
  - ▶ *Posted on the property on or before 11/09/2025.*
- ▶ Mailed Notice – 15 calendar days
  - ▶ *Postmarked on or before 11/09/2025*
- ▶ Newspaper advertisement – 10 calendar days
  - ▶ *Published on or before 11/14/2025*
- ▶ City Commission Meetings
  - ▶ 11/24/2025

# Proposal

- ▶ Applicant is requesting special exception use approval, as they have medical professionals authorized to prescribe controlled substances.
- ▶ The applicant has described themselves as: *“providing essential dental services that focus on preventative care, early detection of dental issues, and oral hygiene education for children and parents. Services offered include routine check-ups, cleanings, fluoride treatments, and orthodontic assessments.”*

# Special Exception – Standards for Approval

- ▶ The City Commission, in reviewing any application for approval of a special exception use, shall consider the following:
  - ▶ A. The effect of such use on surrounding properties.
  - ▶ B. The suitability of the use in regard to its location, site characteristics, and intended purpose.
  - ▶ C. Access, traffic generation and road capacities.
  - ▶ D. Economic benefits or liabilities.
  - ▶ E. Demands on utilities, community facilities, and public services.
  - ▶ F. Compliance with the Comprehensive Land Use Plans for Broward County and/or the City of Lauderdale.
  - ▶ G. Factors relating to safety, health, and general public welfare.



# Aerial



# Floor Plan

