



# City of Lauderhill

City Commission  
Chambers at City Hall  
5581 W. Oakland Park  
Blvd.  
Lauderhill, FL, 33313  
www.lauderhill-fl.gov

## File Details

**File Number: 21R-4115**

**File ID:** 21R-4115

**Type:** Resolution

**Status:** Agenda Ready

**Version:** 1

**Reference:**

**In Control:** City Commission Meeting

**File Created:** 06/09/2021

**File Name:** Special Exception - Integrated Primary Care LLC

**Final Action:**

**Title:** RESOLUTION NO. 21R-06-128: A RESOLUTION OF THE CITY COMMISSION OF LAUDERHILL, FLORIDA GRANTING INTEGRATED PRIMARY CARE, LLC. A SPECIAL EXCEPTION USE DEVELOPMENT ORDER, SUBJECT TO CONDITIONS, TO ALLOW IN THE GENERAL COMMERCIAL (CG) ZONING DISTRICT AN OFFICE, MEDICAL, OFFICE, WITH CONTROLLED SUBSTANCE PROVIDER USE ON A 5.86± ACRE SITE LEGALLY DESCRIBED AS BOULEVARD SHOPPES NO. 2 106-37 B LOT 1 THRU LOT 8 BLK 1 OF THE OFFICIAL PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, MORE COMMONLY KNOWN AS 4300 NORTH UNIVERSITY DR, UNIT 103, LAUDERHILL, FLORIDA; PROVIDING FOR AN EFFECTIVE DATE.

**Notes:**

**Sponsors:**

**Enactment Date:**

**Attachments:** RES-21R-06-128-Special X - Integrated Primary Care.pdf, DRR Integrated Primary Care (21-SE-008).pdf, (21-SE-008)Primary Conditions Affidavit.docx, Primary Care Application.pdf, DEA2020\_2023.pdf

**Enactment Number:**

**Contact:**

**Hearing Date:**

\* **Drafter:** apetti@laudershill-fl.gov

**Effective Date:**

**Related Files:**

### History of Legislative File

Version:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:

### Text of Legislative File 21R-4115

**RESOLUTION NO. 21R-06-128: A RESOLUTION OF THE CITY COMMISSION OF**

**LAUDERHILL, FLORIDA GRANTING INTEGRATED PRIMARY CARE, LLC. A SPECIAL EXCEPTION USE DEVELOPMENT ORDER, SUBJECT TO CONDITIONS, TO ALLOW IN THE GENERAL COMMERCIAL (CG) ZONING DISTRICT AN OFFICE, MEDICAL, OFFICE, WITH CONTROLLED SUBSTANCE PROVIDER USE ON A 5.86± ACRE SITE LEGALLY DESCRIBED AS BOULEVARD SHOPPES NO. 2 106-37 B LOT 1 THRU LOT 8 BLK 1 OF THE OFFICIAL PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, MORE COMMONLY KNOWN AS 4300 NORTH UNIVERSITY DR, UNIT 103, LAUDERHILL, FLORIDA; PROVIDING FOR AN EFFECTIVE DATE.**

**Summary/Explanation:**

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.

The Applicant, Anahi P Munoz, APRN, is applying to operate a Mental Health Care and Primary Health Care Center with the ability to administer and prescribe Controlled Substances at 4300 N University Drive Building C Suite 103. Integrated Primary Care and Psych Mental Health will treat patients with common medical disorders such as diabetes, heart disease, asthma to prevent and manage behavioral/mental health concerns. The Applicant is in “Good Standing” with the Florida Department of Health, and has no complaints or disciplinary actions on file. The Applicant **will not prescribe any pain medications/opiates** as she is only allowed to prescribe are related to psychiatric healthcare services as specified per her DEA license (DEA#MM4232904).

**Attachments:** 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:** 5 minutes

**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