

**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**

WHEREAS, this property is zoned General Commercial (CG) by the City of Lauderhill Zoning Map; and

WHEREAS, pursuant to the Land Development Regulations (LDR), this use is permitted in the General Commercial (CG) 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 Integrated Primary Care, LLC, to allow in the General Commercial (CG) Zoning District an office, medical, office, with controlled substance provider use on a 5.86 ± acre site as 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, and more commonly known as 4300 North University Drive, Unit 103, is hereby approved, subject to the following conditions:

1. This Special Exception Use development order for Office, Medical, with Controlled Substance Provider shall be specifically granted to Integrated Primary Care and Psych Mental Health 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 Integrated Primary Care and Psych Mental Health LLC operates the medical 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.

2. This Special Exception Use development order allows for no controlled substance prescriptions or refills to anyone other than a patient in connection with a medical appointment with the doctor.
3. This Special Exception Use development order allows for no controlled substance distribution at the pharmacy at this location.
4. Any change or addition of ownership or tenant shall require approval by the City Commission by process of Special Exception.
5. 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.
6. 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.
7. 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.
8. The owner shall regularly provide updated contact information for local management to the Lauderhill Police Department.
9. 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 \_\_\_\_\_, 2021.

PASSED AND ADOPTED on first reading this \_\_\_\_\_ day of \_\_\_\_\_, 2021.

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PRESIDING OFFICER

ATTEST:

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CITY CLERK

MOTION  
SECOND

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

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Approved as to Form

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W. Earl Hall  
City Attorney