

RESOLUTION NO. 2026-116

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF COCONUT CREEK, FLORIDA, APPROVING THE SPECIAL LAND USE APPLICATION REQUESTED BY JUAN BASTO, OF DOCTORS HEALTH GROUP OF SOUTH FLORIDA, INC. TO ESTABLISH A PHARMACY WITHIN AN EXISTING MEDICAL OFFICE LOCATED AT 3850 COCONUT CREEK PARKWAY, AS LEGALLY DESCRIBED IN EXHIBIT “A,” ATTACHED HERETO AND MADE A PART HEREOF; PROVIDING FOR FINDINGS; PROVIDING FOR VIOLATIONS; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the applicant, Juan Basto of Doctors Health Group of South Florida, Inc. (“Applicant”), is requesting Special Land Use approval to establish an approximately 510 square-foot pharmacy within an existing medical office located at 3850 Coconut Creek Parkway, legally described in Exhibit “A,” attached hereto and incorporated herein; and

WHEREAS, Section 13-35, “Special land use,” of the City’s Land Development Code provides criteria for review and consideration of a Special Land Use application by the City Commission; and

WHEREAS, at its public hearing held on July 8, 2026, the Planning and Zoning Board heard, reviewed, and duly considered the reports, findings, and recommendations of the City staff, together with the testimony stated at the public hearing, and recommended approval of this item to the City Commission; and

WHEREAS, the City Commission has determined that the above described Special Land Use meets the standards and requirements of Section 13-35, “Special land use,” based upon the evidence presented at the public hearing, all the applicable Development Review Committee comments and minutes, Planning and Zoning Board minutes, City staff reports, and findings of fact pertaining to this project located within the official City Development/Project file kept within the Resilient Design and Development Department.

**NOW, THEREFORE, BE IT RESOLVED BY THE CITY COMMISSION OF THE
CITY OF COCONUT CREEK, FLORIDA:**

Section 1: Ratification. That the foregoing “WHEREAS” clauses are hereby ratified and confirmed as being true and correct and are hereby made a specific part of this resolution. All exhibits attached hereto are incorporated herein and made a specific part of this resolution.

Section 2: Finding. That the City Commission finds and determines that the above-described Special Land Use meets the requirements of Section 13-35, “Special land use,” of the City of Coconut Creek Code of Ordinances.

Section 3: Approval. That the Special Land Use for the property described in Exhibit “A,” having been reviewed by the City Commission, is hereby approved.

Section 4: Violation of Conditions. That failure to adhere to the terms and conditions of the approval above shall be considered a violation of the City Code and persons found violating the conditions shall be subject to the penalties prescribed by the City Code, including but not limited to, the revocation of the approvals granted by this resolution. The applicant understands and acknowledges that it must comply with all other applicable requirements of the City before it may commence construction or operation, and this resolution may be revoked by the City Commission at any time upon a determination that the applicant is not in compliance with the City Code or this resolution.

Section 5: Conflicts. That all resolutions or parts of resolutions in conflict with this resolution are hereby repealed to the extent of such conflict.

Section 6: Severability. That should any section or provision of this resolution or any portion thereof, any paragraph, sentence, clause or word be declared by a court of competent jurisdiction to be invalid, such decision shall not affect the validity of the remainder hereof as a whole or part hereof other than the part declared invalid.

Section 7: Effective Date. That this resolution shall be in full force and effect immediately upon its adoption.

Adopted this ____ day of _____, 2026.

Jeffrey R. Wasserman, Mayor

Attest:

Joseph J. Kavanagh, City Clerk

Wasserman	_____
Brodie	_____
Welch	_____
Rydell	_____
Railey	_____

EXHIBIT "A"

Legal Description:

TRACT B, HI-RISE REALTY PLAT, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN PLAT BOOK 87, PAGE 50, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.