

A. The Effect of Such Use on Surrounding Properties

The proposed use of Salmos 23 No. 8 as an expanded Assisted Living Facility (ALF) will have minimal impact on surrounding properties. The facility operates quietly, with activities that cater to a peaceful, residential environment. By serving the needs of the elderly, the facility complements the character of the surrounding community. Enhanced landscaping, building design, and proper maintenance ensure the facility is aesthetically harmonious with nearby properties.

B. The Suitability of the Use in Regard to Its Location, Site Characteristics, and Intended Purpose

The location at 2801 NW 55th Avenue in Lauderhill, FL, is ideal for an ALF due to its proximity to residential areas, medical facilities, and community services. The site has sufficient space to accommodate the proposed increase in capacity, including amenities and parking. The design and infrastructure are tailored for senior care, ensuring the facility is both functional and compliant with local and state standards. The proposed use aligns with the property's zoning and intended purpose, addressing a growing need for senior care in the area.

C. Access, Traffic Generation, and Road Capacities

The facility is located on a well-connected road network, allowing easy access for residents, staff, and visitors. Traffic generated by the facility is modest, primarily consisting of staff commuting, occasional family visits, and service deliveries. Parking and loading zones are adequate to support the facility's operations without disrupting nearby roadways. A traffic impact study, if required, will confirm the minimal strain on existing road capacities.

D. Economic Benefits or Liabilities

The expansion of Salmos 23 No. 8 will create significant economic benefits for the local community. It will generate additional jobs, including caregiving, administrative, and support roles, and foster partnerships with local businesses, such as medical suppliers and service providers. The facility will contribute to the local tax base and increase demand for ancillary services. There are no anticipated liabilities, as the business operates sustainably and within compliance.

E. Demands on Utilities, Community Facilities, and Public Services

The facility's increased capacity will result in a moderate rise in utility usage (water, electricity, waste management) but will remain within the capacity of existing infrastructure. Community facilities, such as parks and recreation centers, may see occasional, supervised use by residents. Public services, including emergency medical and fire response, will not face undue strain, as the facility is equipped with appropriate safety measures and protocols.

F. Compliance with the Comprehensive Land Use Plans for Broward County and/or the City of Lauderhill

The proposed use is fully compliant with the Comprehensive Land Use Plans for Broward County and the City of Lauderhill. The expansion aligns with policies promoting the development of senior care facilities, addressing the needs of an aging population while preserving community character. The facility's location and operation are consistent with designated land use and zoning classifications.

G. Factors Relating to Safety, Health, and General Public Welfare

Salmos 23 No. 8 prioritizes safety, health, and the general welfare of its residents and staff. The facility adheres to stringent health and safety regulations, including fire safety systems, emergency evacuation plans, and infection control protocols. Regular inspections and staff training ensure compliance with local and state standards. By addressing the care needs of elderly residents in a safe and supportive environment, the facility enhances the overall welfare of the community.

Special Exception Application: Special Residential Facility Category 3 Usage for Salmos 23 No. 8 ALF**Applicant:** Salmos 23 No. 8 ALF**Request:** Special Exception to Increase Bed Capacity to 128 Beds under Special Residential Facility Category 3 Usage**Introduction:**

Salmos 23 No. 8 Assisted Living Facility (ALF) is a trusted and established provider of senior care services within the community. Currently licensed to operate, Salmos 23 No. 8 seeks to enhance its capacity to meet the growing demand for high-quality assisted living accommodations. This application respectfully requests a Special Exception to increase the bed capacity from its current limit to 128 beds, as the available space at the facility permits this expansion while maintaining compliance with applicable local and state regulations.

Project Description and Justification:

The proposed expansion aligns with the mission of Salmos 23 No. 8 to provide compassionate, safe, and high-quality care to elderly residents. The facility's current structure includes ample space to accommodate the requested increase in bed capacity without compromising the comfort, safety, or quality of care provided to residents. A detailed assessment has demonstrated that the physical layout and operational systems of the facility can seamlessly support this increase.

1. Meeting Community Needs:

- The demand for assisted living services within the area has grown significantly due to an aging population and increasing healthcare needs. Many families have expressed a preference for Salmos 23 No. 8 due to its excellent reputation and proximity to their homes.
- By increasing the bed capacity, Salmos 23 No. 8 can serve more residents who are currently underserved, thereby addressing a critical gap in senior care.

2. Facility Readiness and Compliance:

- Salmos 23 No. 8 is strategically designed to allow for the proposed increase in bed capacity. The facility's infrastructure, including common areas, dining spaces, and recreational facilities, has been assessed and confirmed to meet the requirements for the proposed increase.
- The expansion plan includes enhancements to staffing levels, safety protocols, and resident services to ensure compliance with all regulatory standards, including those established by the Florida Agency for Health Care Administration (AHCA).

3. Community and Economic Benefits:

- The proposed expansion will create additional job opportunities within the community, including roles for healthcare professionals, administrative staff, and support personnel.

- By increasing the availability of beds, Salmos 23 No. 8 will strengthen its role as a vital community resource, offering families greater access to reliable and locally managed care for their loved ones.

Business Description:

- Salmos 23 No. 8 is a well-established Assisted Living Facility (ALF) dedicated to providing exceptional care and support for elderly residents. The facility offers a safe, comfortable, and nurturing environment where residents can enjoy a high quality of life while receiving personalized assistance tailored to their needs.
- **Activities Conducted:** Salmos 23 No. 8 provides assisted living services, including personal care, medication management, dining, recreation, and wellness programs for elderly residents.

Expected Opening Date:

- The facility is already operational.

Days and Hours of Operation:

- 24/7 operation. Administrative and support services are active from 8:00 AM to 6:00 PM daily. Estimated employees per shift: 20–25.

Estimated Number of Employees:

- 45–55 total, including administrative, caregiving, and support staff.

Job Titles and Salaries:

- Caregivers: \$31,200–\$34,000 annually
- Med Techs: \$34,000–\$36,000 annually
- Administrative Staff: \$39,000–\$70,000 annually
- Maintenance and Support: \$25,000–\$35,000 annually

Facility Details:

- **Building Area:** The facility occupies about 35,000 square feet, including resident rooms, dining areas, recreation spaces, and administrative offices.

Impact on Nearby Residents:

- The facility's services cater to a quiet and respectful environment, minimizing disruptions to nearby residents. Increased capacity will enhance care availability without generating significant noise or traffic.

Impact on Neighboring Businesses:

- The expanded facility will positively impact neighboring businesses by creating partnerships with local vendors, medical providers, and service professionals.

Suitability of Location:

- The facility's design and location in a mixed-use area ensure compatibility with its surroundings, offering convenient access for families and healthcare providers.

Economic Impact:

- Increased employment opportunities and local business partnerships will contribute to economic growth in the area.

Safety and Security:

- **Fire Hazards:** The facility complies with all fire safety regulations, including sprinklers, fire alarms, and emergency evacuation protocols.
- **Security Measures:** 24/7 on-site staff, secure access controls, and monitoring systems ensure resident and staff safety.

Hazardous Substances:

- Minimal use of hazardous substances, limited to cleaning supplies and medical items, stored and handled per regulations.

Water Demand:

- No significant increase beyond standard needs for residential care, including bathroom, kitchen, and laundry facilities.

City Park Facilities:

- Occasional use of nearby parks for resident recreational activities with appropriate supervision and transportation.

Noise, Light, or Vibrations:

- No significant increase. Facility operations adhere to residential care standards.

Traffic Impact:

- Minimal increase in traffic. Primarily limited to staff, resident family visits, and service deliveries.

Alcohol, Music, or Live Entertainment:

- None planned or associated with the business.

Additional Aspects Relevant to the City's Review**1. Commitment to Sustainability:**

Salmos 23 No. 8 ALF is committed to environmentally sustainable practices. The facility incorporates energy-efficient lighting and water-saving fixtures to minimize its environmental footprint.

2. **Cultural Competency:**

The staff at Salmos 23 No. 8 is trained in cultural sensitivity to meet the diverse needs of residents. Multilingual services, culturally appropriate meals, and activities ensure all residents feel at home and supported in their unique backgrounds.

3. **Future-Proofing Design:**

The facility's layout and infrastructure are designed with adaptability in mind, ensuring the ability to integrate future technological or healthcare advancements. Features such as telemedicine-equipped rooms and smart caregiving systems are part of the expansion vision.

4. **Disaster Preparedness and Resiliency:**

Salmos 23 No. 8 ALF has a comprehensive emergency preparedness plan, including future hurricane-proof construction, on-site generators, and evacuation protocols. Regular training for staff and coordination with local emergency services ensure resident safety during natural disasters or unforeseen events.

5. **Enhanced Accessibility Features:**

The facility prioritizes accessibility for individuals with varying mobility levels. Features include ADA-compliant entrances, wide hallways, and specialized equipment to ensure all residents and visitors can navigate the property comfortably.

6. **Focus on Holistic Wellness:**

Beyond basic care, the facility emphasizes holistic wellness by providing access to mental health services, spiritual care, and therapeutic activities such as yoga, art therapy, and music therapy. These programs enhance the overall quality of life for residents.

7. **Support for Family Caregivers:**

Salmos 23 No. 8 offers support groups, counseling, and educational workshops for family caregivers, helping them stay informed and involved in their loved ones' care.

By addressing these additional aspects, Salmos 23 No. 8 demonstrates its commitment to being a forward-thinking, community-focused, and high-quality provider of senior care services. These factors further justify the approval of the Special Exception application.

Conclusion: Salmos 23 No. 8 ALF has long been a trusted provider of senior living services for over 20 years in Miami-Dade and now transitioning to Broward County, and this proposed expansion represents a natural progression in its mission to serve the community. The increase to 128 beds will address a pressing need for additional senior care accommodations while maintaining the highest standards of quality, safety, and compliance. We respectfully request approval of this Special Exception application to allow Salmos 23 No. 8 to continue fulfilling its commitment to the well-being of our elderly population.