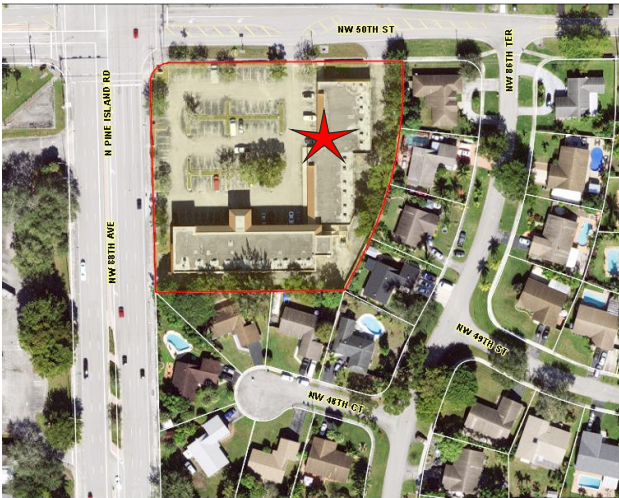




Special Exception:

South Florida Wellness & Clinical Research Institute



Applicant Information

- ▶ Property Owner:
 - ▶ Atrium Lauderhill Shopping CTR
- ▶ Business Name:
 - ▶ South Florida Wellness & Clinical Research Institute
- ▶ Agent's Representative:
 - ▶ LeRoy Reynolds owner of South Florida Wellness & Clinical Research Institute

Property Information

- ▶ Address: 4966 N. Pine Island Road
 - ▶ *Tax Folio: 494116019200*
- ▶ Land Use: Commercial
- ▶ Zoning: CG (Commercial, General)
- ▶ Property Size: 33,927 square feet (1.9 acres)
- ▶ Legal Description:
 - ▶ Tract “C”, City of Lauderhill Section One
 - ▶ Plat Book 81 Page 4

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: *“a clinical research facility with a specialized focus on a broad spectrum of areas such as, cardiovascular diseases, endocrinology, women’s health, and metabolic disorders. South Florida Wellness & Clinical Research Institute will conduct clinical trials to examine innovative approaches to prevent, detect, control, and treat diseases. Some of the procedures include medication administration, free screenings for chronic conditions, health seminars and blood drawings. ”*

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

