

PLANNING & ZONING DIVISION

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Special Exemption Narrative

South Florida Clinical Research Institute (SFCRI)

4966 N. Pine Island Rd, Unit 20

Lauderhill, Fl, 33351

Phone: 954-582-7007

Email: Lreyolnds@sfcri.net

Website: sfcri.net

Date: 18-August-2025

To:

Lauderhill City Hall

Planning and Zoning Department

5581 W Oakland Park Blvd

Lauderhill, FL 33313

**Special Exception Request for Operation of Clinical Research Facility at Lauderhill
Location**

Dear Members of the Planning and Zoning Committee,

On behalf of South Florida Clinical Research Institute (SFCRI), I am writing to formally request a **Special Exception** to operate a clinical research facility at our proposed Lauderhill site located at 4966 N. Pine Island Rd, Unit 20 Lauderhill, FL, 33351. SFCRI is a well-established multi-site clinical research network dedicated to advancing community health through accessible, high-quality medical care and cutting-edge clinical trials. Our goal is to serve the health needs of diverse populations, including underserved, minority, and low-income communities, by providing them with access to innovative medical research that may otherwise be unavailable locally.

Facility Operation and Staffing

The Lauderhill site will operate Monday through Thursday from 8:30 a.m. to 5:00 p.m., and on Fridays from 8:00 a.m. to 2:30 p.m. The facility occupies approximately 855 square feet and will be staffed by four Clinical Coordinators, one Recruitment Specialist, one Business Development team member, and one Principal Investigator. This team is responsible for conducting clinical assessments, patient visits, sample collections, and administrative tasks necessary for clinical research activities.

Our operations will strictly adhere to all applicable federal, state, and local regulations, including those related to patient safety, data security, and clinical trial conduct. We maintain rigorous protocols for Good Clinical Practice (GCP) and comply with Institutional Review Board (IRB) oversight to ensure ethical and high-quality research standards.

Scope of Clinical Services and Research

SFCRI specializes in a broad spectrum of therapeutic areas, including but not limited to cardiovascular diseases, endocrinology, women's health, and metabolic disorders. Our clinical staff routinely perform patient-centered services such as vital sign measurements, phlebotomy (blood draws), wellness and mental health screenings, and study-related procedures mandated by the trial protocols. Data collected during visits are securely entered into sponsor systems, ensuring accuracy and confidentiality.

An important part of our mission is maintaining continuity of care for patients by recruiting eligible individuals into ongoing or new clinical trials, thereby enabling continued access to advanced treatments and health monitoring. Our Business Development team continuously evaluates potential clinical trials, collaborating with pharmaceutical sponsors to select studies that best meet the medical and social needs of our community.

Community Engagement and Economic Contributions

SFCRI's commitment extends beyond clinical care to fostering a positive economic and social impact on the Lauderhill community. Our facility actively partners with neighboring businesses, including shops, restaurants, and service providers by promoting local services through flyer distribution and patient referrals.

Due to the nature of clinical visits, which often last an hour or more because of scheduled procedures such as medication administration or blood drawings, patients frequently utilize the surrounding commercial establishments during their waiting times. This pattern encourages increased patronage of local businesses, contributing to the vitality of the local economy.

Additionally, clinical trial sponsors provide stipends to participants for their time and travel. These funds are frequently spent within the community, further enhancing economic activity and introducing a diverse customer base that benefits small businesses and service providers in the area.

SFCRI also organizes community health events, free screenings for chronic conditions such as diabetes, hypertension, cholesterol, and educational seminars, reinforcing our role as a resource for preventive care and health education in Lauderhill.

Safety, Compliance, and Environmental Responsibility

Patient safety is a cornerstone of SFCRI's operations. All Principal Investigators and Clinical Coordinators are **IATA** certified, ensuring proper handling, storage, and disposal of medications and medical waste in compliance with ethical and safety standards.

Our Lauderhill facility is equipped with advanced security features including surveillance cameras, locked entryways, and 24-hour monitoring to safeguard patients, staff, and sensitive materials. We do not use or store any fire hazards, hazardous chemicals, gases, or dangerous substances on-site. Medications provided by sponsors arrive sealed and are managed under strict protocols, minimizing any risk associated with hazardous materials.

Regarding waste management, SFCRI adheres to all local and federal disposal regulations and actively promotes environmental stewardship through water conservation practices. Water use at the facility is limited to routine daily needs such as restroom use by patients and staff, with ongoing efforts to minimize unnecessary consumption.

Conclusion

Through this Special Exception request, SFCRI seeks approval to operate a clinical research facility in Lauderhill that will not only enhance healthcare access for underserved populations but also contribute positively to the local economy and community well-being. Our facility will uphold the highest standards of safety, compliance, and professionalism while fostering collaborative relationships with neighboring businesses and community organizations.

We respectfully request your consideration and approval of this Special Exception. Please do not hesitate to contact me at 954-582-7007 or Lreynolds@sfcri.net for any additional information or to discuss this request further.

Thank you for your time and thoughtful consideration.

Sincerely,

A handwritten signature in black ink, appearing to read "LeRoy A. Reynolds". The signature is fluid and cursive, with a large, stylized "R" and "Y".

LeRoy A. Reynolds
RPh, CEO

South Florida Clinical Research Institute (SFCRI)