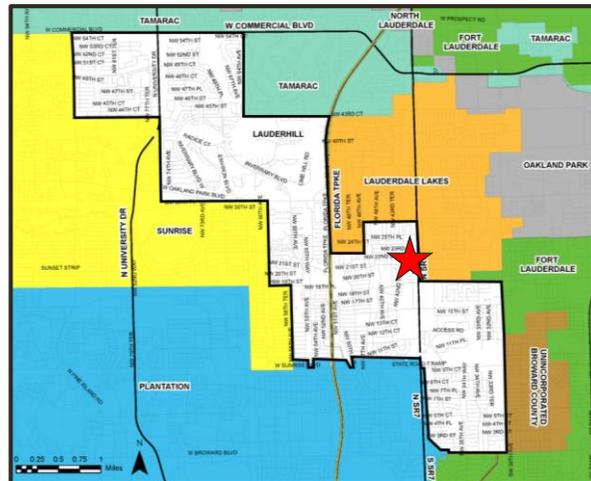




Special Exception:

Infinity Health Community Clinic



Applicant Information

- ▶ Property Owner:
 - ▶ HBS Company LLC
- ▶ Business Name:
 - ▶ Infinity Health Community Clinic
- ▶ Agent's Representative:
 - ▶ Dr. Thamar Maurice owner of Infinity Health Community Clinic

Property Information

- ▶ Address: 2331 N State Road 7, Suite 121
 - ▶ *Tax Folio: 494125KB0210*
- ▶ Land Use: Commercial
- ▶ Zoning: CG (Commercial, General)
- ▶ Property Size: 757 sq. ft. unit within a 53,250 sq. ft. building
- ▶ Legal Description:
 - ▶ Unit No. 121 of Sunrise Professional Center Condominium, a Condominium, according to the Declaration of Condominium recorded in O.R. Book 40983, Page 1208, and all exhibits and amendments thereof, Public Records of Broward County, Florida.

Public Notice

- ▶ Sign Posted on the property – 15 calendar days
 - ▶ *Posted on the property on or before 2/8/2026.*
- ▶ Mailed Notice – 15 calendar days
 - ▶ *Postmarked on or before 2/8/2026*
- ▶ Newspaper advertisement – 10 calendar days
 - ▶ *Published 2/27/2026*
- ▶ City Commission Meetings
 - ▶ 3/9/2026

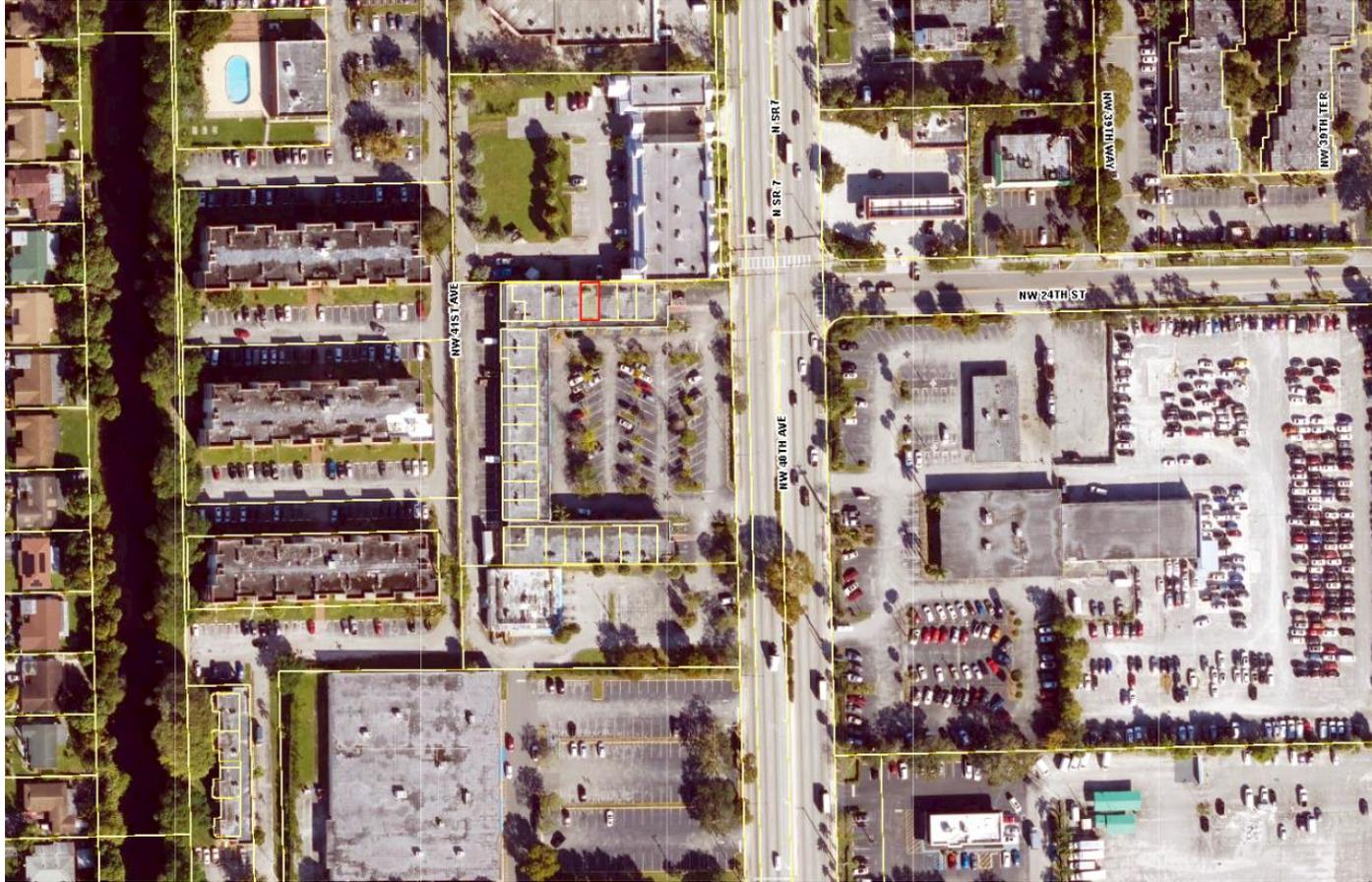
Proposal

- ▶ Applicant is requesting special exception use approval, as they have a medical professional authorized to prescribe controlled substances.
- ▶ The applicant has described themselves as: *“a provider of essential healthcare services including HIV care, PrEP/PEP, STI testing, weight loss management and primary care services.”*

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 Lauderhill.
 - ▶ G. Factors relating to safety, health, and general public welfare.

Aerial



Floor Plan

