



Development Review Report (DRR)

To: Kennie Hobbs, Jr., *City Manager*
Via: Daniel T. Keester-O'Mills, AICP, *Development Services Director*
From: Dominic Lindsay, *Associate Planner*
RE: Special Exception Application No. 25-SE-013 (4966 N. Pine Island Road)
Date: October 27, 2025

The applicant (Leroy Reynolds, CEO and Business Owner of South Florida Wellness & Clinical Research Institute / tenant) has filed a Special Exception application on behalf of the property owner Atrium Lauderhill Shopping CTR. The property is generally located along N. Pine Island Road on the SE corner of NW 50th St and N. Pine Island Road. The following table includes relevant information on the property and application request:

Property Address:	4966 N. Pine Island Road (Unit 20)
Tax Folio ID(s):	494116019200
Property Owner:	Atrium Lauderhill Shopping CTR
Applicant Name:	Leroy Reynolds, CEO and Business Owner of South Florida Wellness & Clinical Research Institute
Zoning District(s):	CG (General Commercial)
Land Use Designation(s):	Commercial
Legal Description:	Tract "C", City of Lauderhill Section Once, according to the Plat thereof, as recorded in Plat Book 81, at Page 4, of the public records of Broward County, Florida.
Applicant Request:	The applicant is requesting a special exception approval to allow a medical office, which includes a medical provider authorized to prescribe controlled substances, within the General Commercial (CG) zoning district. The subject property is located at 4966 N. Pine Island Road, Lauderhill, Florida on an approximately 1.9± acre site.
Application Type:	Special Exception Special Exception uses which are essential or desirable for the orderly development of the City and for the public convenience or welfare but which, because of their particular characteristics or area requirements, should be given individual consideration with respect to adjacent property, under conditions as specified in these regulations because of public welfare, health or safety. <u>Approval of any special exception use application shall require four (4) votes by the City Commission. In the event that there shall be a quorum of fewer than four (4) Commissioners, approval must then be unanimous.</u> There are seven standards for approval. All standards must be addressed in order to grant a special exception.

I. AERIAL & ADJACENT PROPERTIES



Adjacent Designations:

	Existing Use	Future Designation	Zoning
North	Commercial	Commercial	CG
South	Single Family	Low (5) Residential	RS-4
East	Single Family	Low (5) Residential	RS-4
West	Community Facility (City of Sunrise)	Community Facility	CF

II. APPLICABLE LAND DEVELOPMENT REGULATIONS

LDR Article IV., Part 1.0., Subsection 1.3.1., addresses the pre-application conference

LDR Article IV., Part 1.0., Subsection 1.3.2., provides for the Department to review any land development order application

LDR Article IV., Part 1.0., Subsection 1.4.4., provides that within 45 days from the acceptance of the application for development subject to major review

LDR Article IV., Part 4.0., subsection 4.5.A. requires the application set forth in detail the proposed use

LDR Article IV., Part 4.0., Subsection 4.5.B. provides the Department shall not accept a special exception use application if the property is subject to unpaid city liens, fines or fees

LDR Article III, Section 2.2., addresses assignment of zoning districts

LDR Article III, Sections 2.3 and 2.4., and Schedule B. respectively address permitted and special exception uses

Article III, Section 5.28 - Offices

Article IV., Part 4.0., Section 4.6., Standards for approval, provides the City Commission, in reviewing any application for a special exception use, shall consider seven (7) specific standards

III. PROPERTY HISTORY

Special Exceptions

- 19R-08-172 Approval for a Medical Office with Controlled Substance Practitioner

Open Code Violations

- N/A

Variances

- N/A

Development History

- The office building (~33,927 sq. ft. building) was constructed in approximately 1986.

IV. PLANNING ANALYSIS

As stipulated in the Land Development Regulations, Article IV, Section 4.6, Standards for Approval, The Planning and Development Division has reviewed the proposed request pursuant to the following special exception considerations:

1. The effect of such use on surrounding properties.
2. The suitability of the use in regard to its location, site characteristics, and intended purpose.
3. Access, traffic generation and road capacities.
4. Economic benefits or liabilities.
5. Demands on utilities, community facilities, and public services.
6. Compliance with the Comprehensive Land Use Plans for Broward County and/or the City of Lauderhill.
7. Factors relating to safety, health, and general public welfare.

The owner of South Florida Wellness & Clinical Research Institute, Leroy Reynolds, is a registered pharmacist who intends to operate a clinical research facility. There will be 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. As such, staff recommends approval of the special exception request.

LDR Article III, Sections 2.3 and 2.4., and Schedule B. respectively address permitted and special exception uses. The LDR classifies a Medical Office with Controlled Substance Provider, which is allowed in the General Commercial (CG) zoning district as a special exception use.

1. **The effect of such use on surrounding properties:** The property is zoned General Commercial (CG) on the City of Lauderhill Zoning Map and located along N. Pine Island Road on the SE corner of NW 50th St and N. Pine Island Road. The Applicant is proposing to operate a medical office, which includes a medical provider authorized to prescribe controlled substances, more specifically, a clinical research facility. City of Lauderhill records show that there have been various medical offices located within the subject office plaza and the subject unit. Of note, in 2019, a Special Exception for a Medical Office with a Controlled Substance Practitioner was granted to the previous tenant, Medical Specialists of South Florida (19R-08-172). Staff does not anticipate adverse effects to the surrounding units within the office plaza. As such, Staff concludes that this is an appropriate location for the proposed use as it pertains to the use's effect on the surrounding properties.
2. **The suitability of the use in regards to its location, site characteristics, and intended purpose and access:** The proposed medical office, which includes a medical provider authorized to prescribe controlled substances is located along N. Pine Island Road (NW 88th Ave) which is a major thoroughfare, on the SE corner of NW 50th St. The intended purpose is to provide a service

where the immediate community can receive sponsored treatment for a wide variety of health issues via high quality clinical trials. Furthermore, the applicant will not be altering the structure or layout of the 855 sq. ft office unit. Since this property has included various medical offices since at least 1985, Staff finds that the use is suitable in regard to location, characteristics and purpose.

3. **Access, traffic generation and road capacities:** Staff finds that there is existing access along W Commercial Blvd. The proposed Use will continue to exist with the same square footage as the prior office (855 sq. ft.) and is not proposing any changes to the site. Of note, the applicant is not proposing any alterations to the site and the site has separate ingress and egress lanes for vehicles. As such, Staff concludes the use conforms to this criteria as the intensity of the use will remain the same in regards to access, traffic generation and road capacities.
4. **Economic benefits or liabilities:** Staff concludes that the proposed Medical Office provides both direct and indirect economic benefits. South Florida Wellness & Clinical Research Institute will have approximately 7 employees on staff. The direct benefits are the additional jobs within the City of Lauderhill. An additional benefit is the collected sales tax and local business receipt tax. The indirect economic benefits could include sales taxes collected due to employee expenditures within the City. The economic liabilities would include the continued use of public services.
5. **Demands on utilities, community facilities, and public services:** Staff finds that the medical office, which includes a medical provider authorized to prescribe controlled substance is taking over a previously operated medical office and that the responsible operation of the medical office should generate a similar demand to other medical offices on utilities and community facilities.
6. **Compliance with the Comprehensive Land Use Plans for Broward County and/or the City of Lauderhill:** Staff finds that the medical office, which includes a medical provider authorized to prescribe controlled substances is a commercial use. Both the City and the County plans allow for a medical office, which includes a medical provider authorized to prescribe controlled substances use within a commercial corridor. Staff finds that the proposed use is in conformance with the City and County Comprehensive plans.
7. **Factors relating to safety, health, and general public welfare:** Staff acknowledges that the medical office, which includes a medical provider authorized to prescribe controlled substances can adversely impact the public safety, health, and general welfare unless such adverse impacts are substantially mitigated. The clinical trials services offer a unique opportunity for patients to actively participate in medical research. This approach strengthens the community, improving the quality of life for the patients while contributing to the development of new medical treatments.

V. RECOMMENDATION/ACTION

Staff recommends approval of this special exception request for an Office, Medical with Controlled Substance Provider Use.

In order to ensure potential effects on the surrounding area is minimized, staff recommends the following conditions be imposed:

1. This Special Exception Use Development Order allows for no controlled substance prescriptions to anyone other than a patient in connection with a medical procedure or clinical trial performed or to be performed.
2. The Office, Medical, with Controlled Substance Provider use is restricted to a total of 855 square feet (the entire unit) as indicated in the lease agreement. The expansion, alteration, enlargement or removal to another location of this use is prohibited and shall be unlawful unless the City Commission amends this development order to allow such expansion, alteration, enlargement or removal to another location. Notwithstanding the above, through the site plan modification process, the City Commission delegates to the Development Review Committee (DRC) the authority to allow the floor plan to be altered; however, the DRC is without authority to allow the expansion, enlargement, reduction or removal of the use to another location.
3. This Special Exception Use Development Order for Office, Medical with Controlled Substance Provider shall be specifically granted to South Florida Wellness & Clinical Research Institute and shall cover the licensed practitioners of South Florida Wellness & Clinical Research Institute (to include both employee practitioners and independent contractors working for South Florida Wellness & Clinical Research Institute) where for clarification, such independent contractor bills under the billing number of South Florida Wellness & Clinical Research Institute and the patients are patients of record of South Florida Wellness & Clinical Research Institute, and such development order cannot be assigned, leased, subleased, transferred or otherwise conveyed to another entity. Any change of corporate ownership affecting 51% percent or more of the interest of the business or any of its assets in any manner shall trigger this provision. Further, this special exception use development order shall automatically expire and become null and void if any entity other than South Florida Wellness & Clinical Research Institute operates the medical space. All practitioners, employees, agents and independent contractors are subject to and covered by the express terms and conditions of the Special Exception Use Development Order.
4. The general days and hours of operation are Monday to Thursday 8:30 a.m. to 5:00 p.m. and Fridays from 8:00 a.m. to 2:30 p.m. Any increase in either the days or hours of operation or both is prohibited and shall be unlawful unless the City Commission amends this development order to allow such increase.
5. South Florida Wellness & Clinical Research Institute shall be required to comply with, and operate in accordance with, all standards and requirements by the State of Florida, the Florida Board of Medicine, and the City when operating a Medical Office with Controlled Substance Practitioner.
6. Complaints to Code Enforcement, Police or the Florida Board of Medicine may cause the SEU approval to be reviewed by the City Commission for possible revocation.

7. Any violation of these conditions of approval may result in a public hearing before the City Commission and may result in the modification, suspension or revocation of this special exception use development order or its conditions or both.
8. If there are any code enforcement violations or liens, this Special Exception Use Development Order may be brought before the City Commission to be reconsidered, at which time the development order, or the conditions of approval, may be subject to modification, suspension and/or revocation.
9. Any special exception approval granted by the City Commission shall expire one hundred eighty (180) days after the date of approval, unless a development permit or site plan approval is applied for within the one hundred eighty-day period.
10. If a use which has been granted a special exception shall cease to operate for a continuous period of one (1) year, the special exception approval shall expire.
11. The owner shall execute a trespass agreement for the police department to keep on file for enforcement.

VI. ATTACHMENTS

1. *SEU Application Submittal*