

STATE OF FLORIDA DEPARTMENT OF ELDER AFFAIRS  
DIVISION OF FEDERAL AGING PROGRAMS

December 26, 2018

**IN RE: A BELLA VITA PLACE ASSISTED LIVING, LLC**

**EMERGENCY PETITION FOR VARIANCE**  
**FROM PROCEDURES REGARDING EMERGENCY ENVIRONMENTAL CONTROL**  
**FOR ASSISTED LIVING FACILITIES RULE**

**Petitioner,**

A Bella Vita Place Assisted Living, LLC. Hereby petition the requests to

**Florida Department of Elder Affairs (DOEA)** for an emergency variance from rule 58A-5.036, F.A.C, because strict application of this rule will create a substantial hardship and will violate principles of fairness.

In support thereof, Petitioner states:

**Background Facts**

1. Petitioner is A Bella Vita Place Assisted Living, LLC.AL#12591 at 2143 Dorson Way Delray Beach, FL 33445 Telephone number 561-371-4146. Email: [nbg700@aol.com](mailto:nbg700@aol.com). The Administrator is Nicole Beauzieux-Germain.
2. The Petitioner is an assisted living facility licensed for 6 residents.
3. The building is a one story single family home facility comprised of **F.S. 119.071(3)(a)2.b.** with current remodeling(construction) to improve space and mobility for the residents.

**An Emergency Petition is Necessary**

1. Rule 58A-5.036 is implementing 429.19 and 429.41, Florida Statues
2. This Emergency Petition is filed pursuant to section 120.542 Florida Statutes and Chapter 28-104.004, F.A.C
3. Petitioners request an emergency temporary variance from the provision in Rule 58A-5.036, F.A.C which set out a completion deadline for implementing the environmental control project.
4. Thus, the Petitioner will suffer an immediate adverse effect if the variance or waiver is not issue more expeditiously than the statutory time frames provided in Section 120.542 and Chapter 28-104, Florida Administrative Code.

## The Rule

(b) The Agency shall allow an extension up to January 1, 2019 to providers in compliance with subsection (c), below, and who can show delays caused by necessary construction, delivery of ordered equipment, zoning or other regulatory approval processes. Assisted living facilities shall notify the Agency that they will utilize the extension and keep the Agency apprised of progress on a quarterly basis to ensure there are no unnecessary delays. If an assisted living facility can show in its quarterly progress reports that unavoidable delays caused by necessary construction, delivery of ordered equipment, zoning or other regulatory approval processes will occur beyond the initial extension date, the assisted living facility may request a waiver pursuant to Section 120.542, F.S.

- 1- The extension Notification was submitted on May 31, 2018 **See Exhibit A**
- 2- On May 31, 2018 the Petitioner was granted an extension until January 1, 2019.
- 3- Petitioner filed quarterly report on August 31, 2018. **See Exhibit B**
- 4- Petitioners next quarterly due December 31, 2018.
5. Petitioner has made good faith efforts to timely implement the plan, however due to circumstances beyond control, the Petitioner will be unable to implement the plan by the January 1, 2019 deadline. The creates a hardship for Petitioner in that the DOEA and/or AHCA could impose various penalties for noncompliance.
6. Section 120.542(2), Florida Statutes, provides that variances and waivers shall be granted when the person subject to the rule demonstrates that the purpose of the underlying statute will be or has been achieved by other means by the person and when application of a rule would create a substantial hardship or would violate principles of fairness. For purposes of this section, "substantial hardship" means a demonstrated economic, technological, legal, or other type of hardship to the person requesting the variance or waiver. For purposes of this section, "principles of fairness" are violated when the literal application of a rule affects a particular person in a manner significantly different from the way it affects other similarly situated persons who are subject to the rule. See§ 120.542(2), F.S. As discussed below, the application of Rule SSA-5.036, F.A.C. creates a substantial hardship on Petitioner.
7. Specifically, the Petitioner has completed the following towards plan implementations
8. Determined the appropriate method of meeting the residents' comfort and clinical needs, including maintaining a temperature which does not exceed 81 degrees.
9. Petitioner had quotes with a generator installation company, APS (**See Exhibit C** attached hereto and incorporated by reference.)
10. A Bella Vita Assisted Living, LLC has applied for funding of proposed generator and awaiting final approval from funding source outside the state. Once funding is approved the contract will be signed and installed which will take about 5 months including permitting. The facility had ongoing construction and funding was difficult.
11. The granting of a variance at this time is not unreasonable.
12. If the emergency variance is not granted, Petitioner will suffer an immediate adverse action.
13. Petitioner may be subject to revocation of license, fines or sanctions. Any fines imposed will reduce the capability of the Petitioner to comply with the rule. Furthermore, the possibility of license

revocation for noncompliance would irreparably injure the Petitioner, as well as its residents and their families.

14. The literal application of the rule will thus create a substantial hardship for Petitioner. Additionally, the Petitioner will suffer an immediate adverse effect unless the variance is granted. Accordingly, the variance should be granted.

15. Section 429.19, Florida Statutes, was enacted to provide for imposition of administrative fines for violations of Chapter 429 Part 1, Florida Statutes. See § 429.19 (1) F.S.

16. Rule 58A-5.036 Section 4(c) requires for the assisted living facility to make arrangements pending full implementation of its plan that provides the residents with an area or areas to congregate that meets the safe indoor air temperature of 81 degrees for a minimum of ninety-six hours.

17. A variance from the rule will not impair the purpose of the statutes, which is to require that assisted living facilities provide for the safety, care, and comfort of its residents on a regular basis, as well as during emergencies.

18. The Emergency Environmental Control Plan (EECP) was approved by Palm Beach County on August 10, 2018 approving the space and square footage to be used as a cooled area. A portable generator will be available at the assisted living facility at all times pending installation of the standby generator. **F.S. 119.071(3)(a)2.b.**

**[REDACTED]**. **See Exhibit D**  
Also, approval of the CEMP from Palm Beach County until October of 2019. **See Exhibit E**

19. F.S.119.071(3)(a)2.b. Staff will remain with residents during a prolonged outage and the temperature will be monitored hourly. If power is lost to the building, staff will make rounds to ensure residents have light source and to check on the safety of all residents. Staff on duty will do the following:

1. Notify the power company of the loss of electrical services by calling Florida Power & Light (800) 468-8243. Staff will NOT assume it has been reported.

11. Staff will check all breaker panels and reset if necessary.

111. Staff will contact the manager. Additional staff may be called in to assist. If temperature is not an issue, staff will regularly patrol the building every 20 minutes for wellness checks, to determine the needs of residents and to check for the evidence of smoke or fire. **See Policy and Procedure Exhibit F**

20. Petitioner will implement the rule; however, will not be able to do so by January 1, 2019. A variance serves the purpose of the underlying statutes by enabling the Petitioner to continue to perform essential services for residents without the threat of disruption or termination, while implementing the requirements of the rule.

21. The facts herein demonstrate a substantial hardship to petitioner and justify the granting of the variance for the Petitioner. There has been a plethora of generator projects begun and implemented under both the ALF and nursing home rules and resources are stretched causing the generator installation companies to work slower than typical. The generator as previously mentioned above has been delivered and on site.

22. It must be noted that Petitioner is not seeking a variance from the implementation of the Rule, but rather from the substantial hardship and immediate adverse effect it is facing Based on the deadline within which the rule requires implementation. It would be Fundamentally fair to grant the Petitioner the time it requires to implement this project.

23. The deadline for implementation under the approved extension is January 1, 2019. Under 120.542, F.S., the Agency has up to 30 days to review the Petition and submit a request for additional

information if necessary. Within 30 days after receipt of such additional information, the Agency shall review such information, and may request information to clarify the additional information if necessary. Ultimately, the Agency has to up to 90 days within which to grant or deny this Petition. Although the request for additional information may not be made by the Agency, and in abundance of caution, the undersigned has titled this an Emergency Petition.

24. The petitioner will suffer an immediate adverse effect unless the variance is granted  
The petitioner will suffer an immediate adverse effect unless the variance is granted before January 1, 2019 since the Agency may choose to impose sanctions or fines for noncompliance with the rule.

### **Conclusion**

25. For the foregoing reasons, Petitioner requests the DOEA grant its Emergency Petition for Variance from Rule 58-A-5.36A, F.A.C. allowing Petitioner until July 1, 2019 for full implementation of the rule, and to stay imposition of fines throughout the extension period provided by the variance. Additionally, Petitioner requests that they not be prohibited from seeking and additional extension if implementation of the rule is unavoidably delayed through no fault of Petitioner.

Respectfully submitted this 31th day of December 2018.

Nicole Beauzieux-Germain, Administrator  
A Bella Vita Assisted Living, LLC

CERTIFICATE OF SERVICE I HEREBY CERTIFY that a true copy of this Emergency Petition for Variance has been provided to the Agency Clerk, Office of the General Counsel of the Florida Department of Elderly Affairs, at [agencyclerk@elderaffairs.org](mailto:agencyclerk@elderaffairs.org).

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