

**STATE OF FLORIDA
DEPARTMENT OF ELDER AFFAIRS**

CHT HARBORCHASE TRS TENANT
CORP., d/b/a HARBORCHASE OF
VILLAGES CROSSING,

Petitioner,

v.

CASE NO. _____

STATE OF FLORIDA,
DEPARTMENT OF ELDER AFFAIRS,

Respondent.
_____ /

**EMERGENCY PETITION FOR VARIANCE OF
RULE 58A-5.036, FLORIDA ADMINISTRATIVE CODE**

Pursuant to Section 120.542, Florida Statutes, and Rules 28-104.002 and 28-104.004, Florida Administrative Code, Petitioner (also referred to as "facility"), respectfully requests an emergency variance from Rule 58A-5.036, Florida Administrative Code ("the Rule"). In support of this request, Petitioner states:

Identification of Petitioner

1. The name, address, telephone number and fax number of the Petitioner's counsel are:

Mark Scimeca, Esquire
958 20th Place, 2nd Floor
Vero Beach, Florida 32960
Telephone: (772) 492-5002
Facsimile: (772) 492-5005

2. Petitioner is a 135 bed licensed assisted living facility located at 13517 N. E. 86th Court, Lady Lake, Sumter County, Florida 32159 (License No. 12467; AHCA File No. 11968586.)

Identification of the Agency

3. The name and address of the agency affected by this Petition is:

Department of Elder Affairs
4040 Esplanade Way, Ste. 315
Tallahassee, Florida 32399-7000
850.414.2000

Variance History of Petitioner

4. Petitioner, on October 3, 2018 and thereafter, filed a Petition and supporting documents for compliance with the Rule with the Department of Elder Affairs ("Department") seeking either a permanent waiver or temporary variance from Rule 58A-5.036, Florida Administrative Code. Pursuant to a Final Order issued on January 15, 2019 in case Number DOEA-2018-0946, the Department granted the Petitioner's request for a conditional temporary variance to June 1, 2019 to implement the Rule.

5. The Petitioner hereby incorporates and adopts the Petition and all supplemental materials filed in Case number DOEA-2018-0946 except for the overall request for a permanent waiver from the Rule and the anticipated construction completion date of June 1, 2019 outlined in paragraph #37.

6. Due to circumstances beyond the control of the Petitioner, a new implementation date of October 31, 2019 is requested. Please see the attached letter from Steve Dorsey, Assistant Manager/Senior Project Manager, from RingPower Corp., wherein he verified that the generator purchased for this community will not be shipped until the week of June 7, 2019, with startup to be completed within two (2) weeks of delivery. Specifically, by letter dated April 26, 2019 (Exhibit "A" hereto), Petitioner's generator vendor, Ring Power, informed Petitioner that the generator has been delivered to the packager, Fidelity. The packager has updated the ready to

ship date to June 7, 2019. The generator would be shipped the week of June 7, 2019, and startup should be completed within two (2) weeks of delivery. The vendor is working on getting all AHJ approvals prior to that date.

7. By letter dated April 25, 2019 (Exhibit "B" hereto), Petitioner's electrical contractor, Eau Gallie Electric, has informed Petitioner that all of the plans and specifications for the project have been completed.

8. Eau Gallie further advised Petitioner that the permit package was submitted to Sumter County on April 19, 2019. On April 24, 2019, Sumter County requested additional items, which are being produced simultaneously with the filing of this Petition. The Notice of Commencement is being signed and recorded, and will be submitted to the building department prior to the first project inspection.

9. Eau Gallie has indicated that the approximate construction time, including inspections, start-up, etc., is forty (40) days. This time period runs from the arrival of the generator at the community location.

10. In addition to all of the measures to ensure resident comfort and safety during an extended power outage that were outlined in the DOEA-2018-0946 Petition that is adopted and incorporated by reference, and remain in place, the Petitioner has a Contingency Contract dated December 28, 2018 (Exhibit "C" hereto) between **F.S. 119.071(3)2.b.**

F.S. 119.071(3)2.b.

F.S. 119.071(3)2.b. This equipment will allow for the cooling of areas for residents to congregate that

meet the safe indoor air temperature requirements of Rule 58A-5.036(1)(a), F.A.C., for a minimum of 96 hours.

11. Based upon the Department's adoption of the subject Rule and the above referenced Final Order in DOEA-2018-0946, the Petitioner must be in compliance with the Rule by June 1, 2019. This required Petitioner to have the plan approved by the Department, secure all other regulatory approvals, purchase new (or modify existing) generators, construct and install the generators, ensure it has fuel capacity to support the generator and develop written policies and procedures to ensure that the facility can effectively and immediately activate, operate and maintain the generators. As confirmed by the Petitioner's vendor RingPower Corp., the new generator for the community will not be shipped until the week of June 7, 2019, and requires construction/installation thereafter, making compliance with the Rule by June 1, 2019 impossible. Securing required permits and securing delivery of custom built generators, tanks, switches and related equipment is beyond the control of the Petitioner and the June 1, 2019 deadline is impossible to meet despite Petitioner's best efforts since the Department adopted the Rule. If Petitioner fails to comply with the Rule, it is subject to fines, suspension of its license and revocation of its license thereby creating an emergency circumstance for the Petitioner.

WHEREFORE, Petitioner respectfully requests the entry of a final order granting a temporary conditional variance from Rule 58A-5.036, Florida Administrative Code, as set forth herein.

Respectfully submitted this 30th day of April, 2019.



Mark Scimeca, Esquire
Florida Bar No.: 0947814
On behalf of Petitioner CHT HarborChase TRS
Tenant Corp., d/b/a HarborChase of Villages
Crossing
958 20th Place, 2nd Floor
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CERTIFICATE OF SERVICE

I HEREBY CERTIFY that the original of the foregoing has been provided via e-mail to: the Agency Clerk, Florida Department of Elder Affairs, agencyclerk@elderaffairs.org; and the Joint Administrative Procedures Committee, Room 680, Pepper Building, 111 W. Madison Street, Tallahassee, Florida 32399-1400, joint.admin.procedures@leg.state.fl.us; and via Federal Express to: Secretary Richard Prudom, Florida Department of Elder Affairs, 4040 Esplanade Way, Ste. 315, Tallahassee, Florida 32399-7000, all on this 30th day of April, 2019.



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