

City of Lauderhill

*City Commission Chambers at City Hall
5581 W. Oakland Park Blvd.
Lauderhill, FL, 33313
www.lauderhill-fl.gov*



Meeting Minutes - Draft

Thursday, January 22, 2026

9:30 AM

City Commission Chambers

City Commission Retreat

LAUDERHILL CITY COMMISSION

***Mayor Denise D. Grant
Vice Mayor Richard Campbell
Commissioner Melissa P. Dunn
Commissioner John T. Hodgson
Commissioner Sarai "Ray" Martin***

***Kennie Hobbs, Jr., City Manager
Andrea M. Anderson, City Clerk
Hans Ottinot, City Attorney***

I CALL TO ORDER

Mayor Grant called to order the City Commission Retreat at 9:30 AM.

II ROLL CALL

Present: 5 - Vice Mayor Richard Campbell, Commissioner Melissa P. Dunn, Commissioner John T. Hodgson, Commissioner Sarai Martin, and Mayor Denise D. Grant

Commissioner J. Hodgson arrived at 10: 21 AM.

ALSO PRESENT:

Kennie Hobbs, Jr., City Manager
Hans Ottinot, City Attorney
Constance Stanley, Police Chief
Andrea M. Anderson, City Clerk

HOUSEKEEPING

Vice Mayor Campbell presented a motion to accept the revised agenda with several modifications: coupling item number 12 with item number 2, item number 14 with item number 5, removing items number 6 and 7, and adding backup documentation for item number 11.

A motion was made by Commissioner R. Martin, seconded by Commissioner M. Dunn, to ACCEPT the Revised Version of the City Commission Retreat Agenda, as presented, for January 22, 2026. The motion carried by the following vote:

Yes: 4 - Vice Mayor R. Campbell, Commissioner M. Dunn, Commissioner S. Martin, and Mayor D. Grant

Absent: 1 - Commissioner J. Hodgson

Abstain: 0

III THIS WILL BE A LIMITED AGENDA MEETING. THE ONLY ITEMS TO BE DISCUSSED WILL BE:

- 1. THE HILL UPDATE (REQUESTED BY CITY MANAGER KENNIE HOBBS, JR.).

Attachments: [Item 1 - The Hill \(As Referenced Within Minutes\)](#)

City Manager Kennie Hobbs opened the discussion by providing background on the Hill District development project, explaining that the city had been engaged with developers for over a year regarding the 14-acre site at Sunrise Boulevard and State Road 441. He acknowledged that during previous presentations, concerns had been raised about the project's direction deviating from the original unsolicited bid. Following extensive weekly meetings with the development team, City Manager Hobbs expressed satisfaction that the current proposal aligned with the city's vision and the original bid's intent. He then introduced John Milledge to present the updated plans.

John Milledge emphasized the importance of all stakeholders - the commission, staff, and city attorney - working collaboratively for the public-private partnership to succeed. He stressed that such partnerships only work effectively when everyone is aligned and moving in the same direction. He announced significant progress with hotel partnerships, revealing that Marriott had provided written confirmation of strong interest in establishing an upper upscale hotel at the site, in addition to previous interest from Wyndham. He highlighted Marriott's position as having the world's largest booking system and their role as a major sponsor of international cricket, which aligned with the city's interests.

Jeff Suiter from EDSA presented the detailed master plan, explaining how the team had worked to merge innovative concepts with the original proposal while maintaining appropriate densities. He described the site layout in three distinct phases: the retail and hotel component, the LPAC area, and the central/eastern residential section. The presentation included detailed descriptions of the hotel placement at the corner for maximum visibility, a 25,000 square foot ballroom and meeting space, a four-story parking garage with 400 spaces, and street-level retail along State Road 441.

The residential component was explained to include 19 townhomes for sale and a potential 250-unit apartment complex, with parking integrated throughout. Mr. Suiter detailed how the development would create connectivity through pedestrian-friendly streetscapes, with three different street types and approximately 100 on-street parking spaces. The plan incorporated a large green space for community events and activities, with food kiosks and networking spaces designed to activate the area similar to successful developments like Plantation Walk.

Mayor Grant expressed enthusiasm about the presentation, noting how such developments had transformed areas like Harlem and Brooklyn in New York City. She emphasized the importance of having vision and proper execution, acknowledging that while gentrification concerns exist, these transformations generally improve property values and quality of life. She inquired about specific details including hotel capacity (120 rooms minimum with potential for expansion), the decision-making process for hotel brands, and the number of parking spaces across the three proposed garages (approximately 1,200 total).

Vice Mayor Campbell expressed significant frustration with the lengthy process, recounting the project's 30-year history including debates about Walmart placement and subsequent discussions about palm tree locations and building colors. He stated he had attended dozens of meetings and was becoming "dizzy" from the constant revisions. He warned that if there was one more significant change to the proposal, he would not support it and might not attend future meetings. Despite his frustration, he acknowledged the project looked good and supported the concept of multiple uses including residential components.

Commissioner Dunn thanked the presenters and complimented their work, particularly praising the hotel component and meeting space as crucial for economic development. She expressed concern about the 250 rental units,

citing Lauderhill's current 47% rental rate compared to neighboring cities with higher homeownership rates (Sunrise 66%, Plantation 76%, Tamarac 66%, Fort Lauderdale 55%). She asked if the team was open to adjusting the residential mix.

City Manager Hobbs acknowledged the lopsided ownership/rental mix but explained that Lauderhill's unique challenge was high rental rates within single-family homes, not just multifamily properties. He suggested focusing on converting single-family rentals back to owner-occupied while allowing new purpose-built rentals.

- Commissioner Dunn requested a plan be presented at the February workshop outlining strategies to address homeownership rates.

Commissioner Martin acknowledged the project's two-year timeline since approval in October 2024, questioning why progress had been slow. He expressed skepticism about continued delays and uncertainty regarding specific tenants, comparing the situation to other developments that purchase property and develop quickly. He pressed for specific timelines and accountability measures, asking about default provisions in the agreement. When informed that rezoning would take until second quarter 2026, followed by site plan approval in third quarter and building permits in first quarter 2027, he expressed concern about the extended timeline.

Several community members spoke during public comment. Willie Mae Cooper, president of West Ken Lark HOA, urged the commission to move forward without further delays, expressing her desire to see the project completed in her lifetime. She inquired about amenities for seniors. Varion Harris from United Lauderhill Community Association defended the project timeline, noting it was similar to other developments and that the current proposal was clearer than previous iterations. Sam Wilkerson asked about parking adequacy for all the proposed uses and questioned whether the development would retain the "Hill" name or incorporate "Lauderhill."

City Manager Hobbs addressed naming concerns and parking adequacy, explaining that the 400-unit requirement was a minimum and additional city funding would enhance parking capacity. He also clarified existing agreements with Broward County for overflow parking and assured that all parking requirements would be met.

The presentation concluded with Mr. Milledge outlining next steps: securing rezoning approval, developing detailed architectural plans, obtaining site plan approval, and beginning construction. He emphasized the team's readiness to proceed immediately upon receiving commission consensus. After extensive discussion, the commission reached consensus to move forward with the project as presented, with Mayor Grant requesting that outstanding questions be addressed in future meetings while supporting the overall direction of the development.

2. DISCUSSION OF OPERATING HOURS FOR THE ARTS AND ENTERTAINMENT DISTRICT AND LIVE ENTERTAINMENT

(REQUESTED BY CITY MANAGER KENNIE HOBBS, JR.).

Attachments: [Presentation for Consideration of Extended Hours](#)

City Manager Hobbs introduced the discussion on potentially modifying operating hours in the arts and entertainment district. Currently, businesses in the district could operate until 2 AM, while a few businesses operated until 4 AM through special exceptions or different zoning designations.

Mr. Keester-O'Mills explained the current regulatory framework, noting that only three locations - Lallo's, Joy's Roti, and The Hill property - were permitted to operate until 4 AM. The rest of the city, including the arts and entertainment district, was limited to 2 AM operations. He highlighted that Fort Lauderdale had recently changed their regulations to require outdoor activities to cease at midnight while allowing indoor operations to continue.

City Manager Hobbs presented staff's recommendation to allow businesses to operate until 4 AM indoors but require outdoor operations to cease at midnight. The proposal included requirements for enhanced security measures and sound proofing to address resident concerns. He emphasized that violations of noise ordinances had been documented at some establishments where music could be heard beyond property lines.

Multiple business owners appeared to address the commission. Brandee Moore from Liquid Paradise stated her business was content with current 2 AM hours and expressed concern about mandatory soundproofing costs. She argued that noise complaints stemmed not from businesses but from people congregating in parking lots with loud music.

Lisa and Richard Roopnarine from Bliss Bar nightclub testified that losing 4 AM operations would threaten their business survival. They confirmed their establishment was already soundproofed with five to six security guards on busy nights. They had been operating under the understanding that 4 AM operations were approved five years prior, only to be recently cited for violations.

Karl Gordon from Coco Flow requested inclusion in the entertainment district, explaining his unique position between two different zoning districts prevented him from offering necessary amenities like seating and entertainment. City Manager Hobbs acknowledged they had been working with Mr. Gordon to address his situation.

Ron Davidson, managing partner of Lauderhill Pointe Plaza, emphasized that the plaza was surrounded by commercial properties with no nearby residents. He stated that commissioners five years ago had indicated support for 4 AM operations, though no records could be found of that decision.

Keden Fuller from High Jazz Lounge testified about the importance of extended hours for small business viability. He noted that while his jazz lounge might not regularly use 4 AM hours, the option was important for private events. He also pointed out that police presence was minimal despite business owners paying for details.

Vernon Burroughs from 4 AM Lounge provided emotional testimony about his financial struggles, stating that being limited to 2 AM operations had "broke" him and his family. He described hiring off-duty Lauderhill police officers at \$75-150 per hour but finding they didn't actively manage parking lot issues, leading him to rely on private security instead.

Chelsea Burroughs, co-owner of 4 AM Lounge and the upcoming Lauderhill Gazette coffee shop, supported the 4 AM ordinance.

Dolly Gibson, a longtime resident of the area directly behind 38th Avenue, stated that she had no problem with 4 AM operations as long as they were indoors after midnight. She emphasized that while she supported legal business operations, the outdoor music from certain establishments was "horrific" for nearby residents. She specifically requested that existing businesses with outdoor operations be held to the same midnight standard.

Vice Mayor Campbell raised several key points during discussion. He questioned how certain businesses received 4 AM permits initially and emphasized that any new regulations should apply equally. He expressed particular concern about noise control, stating that enclosed environments were necessary for proper sound management. He shared personal observations of visiting the entertainment district frequently and witnessing issues with parking lot gatherings that included participants from neighboring jurisdictions.

Commissioner Dunn requested that any resolution include plans for addressing parking lot management and coverage gaps between code enforcement and police department hours. She suggested organizing comprehensive training for business owners and their security staff on noise ordinances and compliance requirements.

Commissioner Martin expressed support for the 4 AM extension, noting this was similar to extending club hours. He emphasized the need for immediate implementation rather than waiting for paperwork to be completed.

The commission reached consensus to allow staff to move forward with legislation permitting 4 AM indoor operations with midnight outdoor closure for businesses in the arts and entertainment district. City Manager Hobbs confirmed he would issue a memo extending the stay of enforcement for businesses currently cited, allowing them to operate until 4 AM while the formal legislative process proceeded.

3. CITY LIGHTS (REQUESTED BY MAYOR DENISE D. GRANT).

Mayor Grant announced that this item would be deferred to the next commission meeting as FPL representatives were in Tallahassee and had requested additional time to prepare for questions and concerns from the commission.

4. CODE ENFORCEMENT OF PROPERTIES (REQUESTED BY MAYOR DENISE D. GRANT).

Mayor Grant opened the discussion by expressing concerns about inconsistent

code enforcement presence across the city. She noted receiving complaints from some areas about insufficient enforcement while other areas, particularly West Ken Lark and St. George, reported overly harsh enforcement especially regarding seniors. Commercial areas near University reported inconsistency in enforcement practices.

Mr. Keester-O'Mills explained the current organizational structure, noting that code enforcement had been divided approximately one year ago. Previously housed entirely within the finance department, it was split to create more specialized focus. Code enforcement, now under Development Services, had eleven officers including two supervisors, assigned to nine zones throughout the city. Community Standards, remaining under finance, had six staff members focusing on commercial property COU inspections and minimum housing requirements.

The distinction between departments created confusion about responsibilities. While code enforcement primarily handled residential properties, they were required to address commercial violations within their zones. Community Standards conducted systematic commercial inspections but didn't provide daily oversight. This overlap led to uncertainty about which department residents should contact for various issues.

City Manager Hobbs announced plans to reunify the departments under a single director, though the new department would be called "Community Standards" rather than "Code Enforcement." He explained the current structure's financial logic - community standards generated revenue through minimum housing inspections and business COU fees, making it appropriate for finance oversight. However, the divided structure created public confusion and operational inefficiencies.

Discussion revealed staffing challenges, with two positions in training and unable to patrol independently. The eastern zones were particularly understaffed, affecting consistency of enforcement. Mr. Keester-O'Mills confirmed that while eleven positions were authorized and sufficient for operations, having only nine officers actively patrolling created coverage gaps.

City Manager Hobbs provided historical context, describing code enforcement as one of the city's most complex challenges. He emphasized the difference between enforcement and compliance, noting some properties had accumulated over one million dollars in liens yet remained unchanged due to homestead protections. He cited specific examples of properties that had remained in violation for twenty years despite continuous enforcement efforts.

A significant issue emerged regarding changes in state law that eliminated anonymous reporting. Vice Mayor Campbell explained that requiring complainants to provide identification had drastically reduced public cooperation, making it harder for officers to address violations they couldn't personally observe. This particularly impacted enforcement of intermittent violations like illegal auto repair operations.

Commissioner Hodgson raised specific concerns about swale maintenance

responsibilities and weekend auto repair activities in residential driveways. Mr. Keester-O'Mills clarified that residents could perform minor repairs on their own vehicles but couldn't operate commercial repair services. The definition of "minor repairs" needed clarification, leading Mayor Grant to request a review of policies compared to other cities.

Commissioner Dunn requested a written plan for the departmental merger, asking that it be discussed in individual meetings before the March workshop. She emphasized resolving pain points in the current system and addressing coverage gaps between code enforcement and police department hours.

Public comment came from Willie Mae Cooper, who stressed holding landlords accountable for tenant behavior. She described properties deteriorating rapidly after problematic tenants moved in, with issues including cars parked on lawns, uncut grass, and general property degradation. She urged the city to require landlords to monitor their properties and ensure lease compliance.

Sam Wilkerson requested monthly code enforcement presence at HOA meetings to explain current priorities and violation focus areas. City Manager Hobbs agreed to arrange for on-duty officers to attend despite evening hour constraints.

The commission directed staff to prepare a comprehensive reorganization plan addressing departmental merger, staffing levels, and operational improvements. City Manager Hobbs confirmed the transition was already underway with the position of department director being advertised. The plan would include reviewing vehicle repair regulations and developing strategies to address homestead property violations within legal constraints.

15. ECONOMIC DEVELOPMENT ACTIVITY UPDATE (REQUESTED BY CITY MANAGER KENNIE HOBBS, JR.).

- NLC SCEI GRANT – BUILD AND BLOOM PROGRAM
- SISTER CITIES (MAYOR DENISE D. GRANT).
- BROWARD BLACK CHAMBER OF COMMERCE – SMALL BUSINESS DEVELOPMENT WORKSHOPS
- BROWARD COUNTY PUBLIC SCHOOLS “CERTIFICATION DAY” AND “BRUNCH AND LEARN EXPO”

Attachments: [Item 15 - EcoDev \(As Referenced Within Minutes\)](#)

Economic Development Coordinator Renee Thrasher presented the Build and Bloom program, made possible by a \$52,500 National League of Cities grant with matching city funds. The program would serve as an incubator helping businesses bridge gaps preventing growth, leveraging existing partnerships and avoiding duplication of services.

The program emerged from a focus group of 30 businesses that had previously received city assistance but still faced unmet needs including financial assistance access, professional services (legal, accounting, marketing), networking opportunities, and leadership development. A subsequent countywide survey received 55 responses in two weeks, informing program

structure.

Build and Bloom would offer classes, workshops, and resources addressing expressed needs. The curriculum would include financial literacy, tax assistance for businesses, marketing, customer service training, and potentially AI utilization workshops. The program would track participants for five years post-completion to measure long-term impact.

Vice Mayor Campbell expressed concern about avoiding academic exercises without practical results. He warned against spending resources on research that merely confirmed known problems rather than solving them. Ms. Thrasher assured him the program focused on practical solutions and long-term accountability.

Economic Development Coordinator Amani Mangol presented completed and upcoming initiatives. The December 4th Certification Day, partnering with Miami-Dade and Broward County Public Schools, drew 230 entrepreneurs seeking certification for public contracting. Many participants left certified for both school districts and registered as city vendors.

Upcoming programs included a Brunch and Learn Expo on March 25th at the Inverrary Community Center, focusing on public contracting preparation and regional opportunities. The Business Basics Program would run March through May in partnership with the Broward Black Chamber, exclusively for Lauderhill residents and business owners. A government contracting program was planned for early summer.

Economic Development Coordinator Sharon Jacob introduced Sister Cities International, explaining the city's previous partnerships with Jamaica, Brazil, and Turkey. The platform offered access to global networks, business exchanges, best practices sharing, and potential grant opportunities. Annual membership cost only \$810, which Sister Cities Lauderhill had dropped due to budget constraints.

Discussion revealed confusion about potentially having two Sister Cities organizations. Rafiek Mohammed, appearing from the existing Sister Cities Lauderhill board, explained they maintained relationships with Falmouth, Jamaica; Pétion-Ville, Haiti; and Chaguanas, Trinidad. With only five board members operating on personal funds, he welcomed city takeover of the program.

Mayor Grant raised concerns about restrictions on commissioner participation if the city created a formal board. The city attorney clarified that advisory board restrictions would apply, though commissioners could still make recommendations. The commission directed staff to research other cities' structures and best practices before deciding how to proceed.

The economic development team concluded by showing how their initiatives aligned with strategic plan goals of supporting small businesses, expanding career pathways, and creating upward mobility for residents. They emphasized cross-departmental collaboration in supporting citywide initiatives including

wellness expos, job fairs, and pop-up health screenings.

Commissioner Dunn commended staff on the successful Comic-Con event that drew 1,500-2,000 attendees with 64 vendors. She requested collaboration on technical assistance programs she had planned, agreeing to avoid duplication of efforts. The presentation demonstrated comprehensive economic development programming addressing business and community needs through strategic partnerships.

8. DISCUSSION AND REVIEW OF CITY POLICY AND REGULATIONS ON FOOD DISTRIBUTION WITHIN THE CITY OF LAUDERHILL (REQUESTED BY COMMISSIONER MELISSA P. DUNN).

Attachments: [Presentation for Food Pantry](#)

[Item 8 - Food Pantry \(As Referenced Within Minutes\)](#)

Commissioner Dunn introduced the item by explaining her dual purpose: addressing restrictions preventing churches from offering grocery distribution and getting updates on LifeNet for Families' situation. She emphasized that food insecurity remained a critical issue in Lauderhill, particularly after SNAP benefit cuts.

City Manager Hobbs provided background from the Mayor's listening tour nine to ten months prior, where churches and nonprofits had voiced frustrations about being cited for operating food pantries. Since then, staff had worked with the city attorney to develop solutions for food distribution that would balance community needs with neighborhood impacts.

Mr. Keester-O'Mills presented a proposed text amendment creating a new accessory use called "food pantry." The definition would allow houses of worship and nonprofit organizations to offer non-perishable goods and non-prepared perishable items without cost as an accessory use. Proposed standards included daily collection of food donations, clear designated donation areas, and limiting the use to 10% of the principal building's floor area.

Commissioner Dunn suggested aligning standards with Feeding South Florida's requirements, as they were the primary food source for many organizations. She expressed satisfaction that the grocery-style distribution would address business and resident concerns about hot food distribution attracting large gatherings of unhoused individuals. Mr. Keester-O'Mills confirmed the amendment would go to Planning and Zoning Board in February and return to City Commission in March.

The discussion then shifted to LifeNet for Families. Director of Intergovernmental Affairs Zach Davis-Walker explained that the amortization period for food distribution centers had ended in December 2025, technically prohibiting LifeNet's feeding operations. However, during the government shutdown, discussions had occurred about potentially pausing enforcement due to extraordinary circumstances.

Denise Brown, CEO of LifeNet for Families, made an emotional appeal

explaining that 37% fewer people now qualified for SNAP benefits, with many being pushed toward homelessness and food insecurity. She emphasized that some people literally would not eat without LifeNet's services and expressed willingness to work with the community to find solutions.

Ms. Brown also described criminal activity around LifeNet's facility. She explained that criminals preyed on their clients, putting them in vans, taking them to Miami, and stealing their social security information to file fraudulent taxes. These criminals paid clients \$25-30 to participate, exploiting their desperate situation. Ms. Brown stated she had reported this repeatedly to police and gotten into shouting matches with the perpetrators.

Police Chief Constance Stanley confirmed they had no reports of such criminal activity. When pressed, Ms. Brown clarified that officers had responded and issued trespass notices but hadn't stemmed the flow of criminal activity. Chief Stanley promised to investigate further and run a year-long report of calls for service at the location.

Ms. Brown Continued, stating that LifeNet served as a food distribution hub, providing approximately 4,000 bags of food monthly to 35 partner agencies, many of them churches. This information appeared new to city officials and suggested LifeNet's role extended beyond direct feeding to supporting the broader food security network.

Sam Wilkerson and Ozell Lewis, representing the Broward Estates-St. George community, strongly opposed any continuation of LifeNet's operations. Mr. Wilkerson recounted five years of community struggles with the facility, noting it had originally been presented as administrative only. He described reports of drug use beside the building and expressed sympathy for the homeless while emphasizing concern for neighborhood residents. Mr. Lewis added that the community had expected relocation by December 2025 and felt blindsided by discussions of continuation.

Commissioner Dunn struggled with balancing community needs against resident concerns, suggesting exploring whether LifeNet could modify operations to address neighborhood impacts while meeting food security needs. She inquired about previous plans to convert the facility to affordable housing, which Ms. Brown confirmed remained under consideration.

Commissioner Martin offered a crucial perspective shift, noting that under new leadership, LifeNet appeared willing to address problems that previous management had ignored. He emphasized that only 20% of LifeNet's operations caused neighborhood issues - the feeding component - while 80% was administrative. He advocated giving the new director an opportunity to work with the community on solutions, suggesting a probationary period to see if eliminating hot food service might resolve concerns.

City Manager Hobbs explained that staff envisioned amendments allowing food pantry operations that might accommodate LifeNet's food distribution role while addressing resident concerns. These could include restrictions on hot food and on-site consumption. He proposed convening discussions between LifeNet,

HOA representatives, and police within 60 days to explore compromise solutions.

The commission directed staff to proceed with the food pantry text amendment while facilitating community dialogue about LifeNet's future operations. The consensus acknowledged both the critical need for food security services and legitimate neighborhood concerns requiring resolution.

10.

REVIEW OF BUSINESS LICENSE PROCESS AND RESTRICTIONS FOR RENTAL PROPERTIES IN THE CITY OF LAUDERHILL (REQUESTED BY COMMISSIONER SARAI "RAY" MARTIN).

Commissioner Martin introduced the item by linking high rental rates to various community issues including crime and educational instability. He noted that in schools receiving negative scores, many students hadn't attended the same school the previous year due to frequent moves, creating a transient community environment.

Commissioner Martin proposed exploring regulations through business licensing requirements for landlords. His suggestions included prohibiting landlords from renting single-family homes within one year of purchase, implementing tenant screening at the city level, and finding creative enforcement mechanisms for non-homestead properties.

Mayor Grant distinguished between two separate goals: reducing overall rental percentages and implementing stricter requirements for landlords. She questioned how restricting rentals through business licensing would work practically.

Commissioner Martin explained that requiring investors to hold properties for a year before renting would slow down investor purchases and create more opportunities for owner-occupants. He requested consensus for staff to research various strategies, consulting with HOA leaders, police, and legal staff to develop recommendations.

City Manager Hobbs and Chief Stanley discussed existing efforts including strict COU enforcement and exploring foreclosure options for properties with outstanding violations. Chief Stanley shared the success story of Devon Hunt (formerly nicknamed "Devil's Hunt" due to crime issues), which had cleaned up through implementing background checks, credit score requirements, and verifying lease applicants' identities.

Commissioner Dunn expressed strong support, noting Lauderhill's rental rate of 47% compared to neighboring cities: Sunrise at 66% homeownership, Plantation at 76%, Tamarac at 66%, and Fort Lauderdale at 55%. With approved developments adding another 1,000 rental units, the city's rental percentage would reach 48.5%.

City Manager Hobbs highlighted a unique challenge: unlike other cities where apartments are rented and single-family homes are owned, Lauderhill had high rental rates within single-family neighborhoods. Properties in St. George, West Ken Lark, and Central Lauderhill that were originally owner-occupied had been

purchased by investors and converted to rentals.

Commissioner Dunn referenced a National League of Cities toolkit released a month prior, containing a database of housing policies and programs from across the nation. The toolkit included sample ordinances and resolutions addressing housing challenges, particularly eviction prevention.

City Attorney Ottinot cautioned about Florida's strong property rights protections, comparing the situation to vacation rental regulations. He noted that while cities initially banned vacation rentals, state intervention forced them to allow such uses with only limited regulation through registration systems.

Willie Mae Cooper provided public comment emphasizing landlord accountability. She described situations where beautiful properties deteriorated within months after problematic tenants moved in, with issues including illegal parking, uncut lawns, excessive vehicles, and illegal businesses. She urged requiring landlords to verify lease compliance and monitor their properties.

The commission reached consensus directing staff to research potential strategies within legal constraints, consulting with other cities' successful programs and developing recommendations for reducing rental percentages while improving landlord accountability. The city attorney emphasized the need to carefully research options given Florida's property rights framework, promising to return with viable options ranked by feasibility.

11. DISCUSSION OF PAINT PALETTE (REQUESTED BY CITY MANAGER KENNIE HOBBS, JR.).

Attachments: [ResidentialColorGuidelines](#)

[Draft LDR Regulations - Paint Guidelines](#)

[City Buildings and Facilities - Color Palette](#)

[Item 11 - City Buildings and Facilities - Color Palette \(As Referenced Within Minutes\)](#)

Mr. Keester-O'Mills presented a proposal to simplify the city's residential paint color requirements. Currently, all residential properties needed paint permits and were limited to approximately 25-30 approved colors, requiring identification of specific colors for walls, trim, and accents.

The proposal created three options: Option 1 allowed neutral colors (sand, gray, white tones) without permits. Option 2 permitted neutrals with one accent color without permits. Option 3 required Community Appearance Committee (CAC) review for properties using two or more accent colors or bold color choices.

Commissioner Martin suggested modifications, noting that black wasn't truly neutral and should be considered an accent color. He also clarified that houses should be primarily neutral with accents limited to trim, doors, or garages rather than entire house facades.

Commissioner Dunn questioned whether pale pastels like butter yellow or light blue would be permitted. After discussion, the commission agreed that limited

pastel colors should be included in Option 2, allowing pale yellow or light blue houses without permits while reserving bold colors for CAC review.

Commissioner Hodgson pointed out numerous houses painted in bright purple, pink, and orange, asking about enforcement. Mr. Keester-O'Mills explained these pre-existing colors were grandfathered, but code enforcement could require repainting when maintenance was clearly overdue, such as orange houses fading to yellow after 20 years.

The commission directed staff to refine the proposal incorporating feedback about black as an accent color, including limited pastels in Option 2, and clarifying that HOAs could maintain more restrictive standards. Staff would return with visual examples better representing the intended color palettes.

9. DISCUSSION OF POLICY FOR ENFORCEMENT OF ORD 250-10-144 (COU REQUIREMENT FOR ALL BUSINESSES) (REQUESTED BY COMMISSIONER MELISSA P. DUNN).

Attachments: [ORD 250-10-144 COU Clarification and Enforcement](#)
[CE Policy Sec.12-3 proposed zdw1-15-26](#)

Commissioner Dunn opened by referencing discussions from two years prior about updating the COU (Certificate of Use) process to address situations where landlords lease to businesses that either lack proper COUs or operate outside their approved use.

Mr. Davis-Walker explained that staff had presented an amendment to Section 12-3 at a previous meeting. While the amendment didn't add new enforcement authorities, it clarified existing code provisions allowing the city to cite property owners, not just tenants, when they knowingly lease to businesses operating illegally.

Mr. Davis-Walker detailed how vulnerable entrepreneurs, particularly on the east side, often signed leases only to discover their intended use wasn't permitted in that location. Without real estate attorneys or experienced brokers, these business owners lost their deposits when unscrupulous landlords refused to return funds, claiming "too bad, so sad." This left entrepreneurs without resources to relocate to properly zoned locations.

The existing code allowed citing landlords who knowingly leased to businesses without COUs or those operating outside their approved use. The city had previously used this provision about five years ago on 38th Avenue where nine churches occupied space that could only accommodate three based on fire safety requirements. A warning letter citing potential \$500 daily fines had prompted compliance.

Mr. Davis-Walker outlined the proposed enforcement policy, which would activate only after the standard Notice of Violation (NOV) cure period expired without compliance. At that point, code officers would seek supervisor approval to cite the landlord under Section 12-3. This ensured proper notice and due process before escalating enforcement.

The process would work as follows: after issuing a standard NOV to a business with a typical cure period of 5-15 days, depending on the violation; if non-compliance continued, the code officer would schedule the case for special master and request supervisor permission to invoke Section 12-3. The landlord would then receive written notice with an additional 5-10 day cure period before facing \$500 daily fines.

Commissioner Dunn emphasized the importance of providing clear, written solutions in every NOV, including specific steps to cure violations and contact information for relevant city departments. She stressed this would help frustrated business owners who often didn't know how to resolve citations.

The commission supported the enforcement policy, recognizing it would create behavioral changes among property owners who would become more diligent about verifying tenant compliance before signing leases. This market-driven enforcement approach would reduce the burden on code enforcement by engaging property owners in the compliance process.

12. DISCUSSION OF BUSINESS IMPROVEMENT DISTRICT (REQUESTED BY CITY MANAGER KENNIE HOBBS, JR.).

Attachments: [bus-dist](#)

[Item 12 - BID \(As Referenced Within Minutes\)](#)

City Manager Hobbs provided extensive background on the business improvement district (BID) concept, explaining that discussions began seven to eight years ago but stalled when business owners felt the city hadn't yet made sufficient infrastructure investments. Since then, the city had invested over \$5 million in the Arts and Entertainment District, including infrastructure improvements, overlay implementation, and property purchases.

The proposed BID would encompass not just the Arts and Entertainment District but the entire CRA area, bounded by 19th Street, 31st Avenue, Broward Boulevard, and the city's western edge. City Manager Hobbs explained that BIDs allow commercial property owners to self-assess fees for enhanced services like additional security, marketing, beautification, and maintenance beyond standard city services.

Mr. Davis-Walker outlined the statutory framework under Chapter 170, requiring approval from 50% plus one of affected property owners. The special assessment could be structured as either a fixed amount up to \$500 per parcel or an ad valorem assessment up to 2 mills. Based on current tax rolls, the district would generate approximately \$2 million annually - \$1.8 million from the fixed assessment and \$200,000 from the millage.

The presentation included examples from successful South Florida BIDs: Wynwood (\$1.2 million annually), Coconut Grove (\$1.39 million), and Lincoln Road (\$2 million). These districts used funds for streetscape improvements, security, sanitation, special events, marketing, vacant storefront activation, and administrative costs.

Mayor Grant expressed several concerns, wanting written analysis before deciding, ensuring property owner buy-in, and worrying about adding another financial burden. She questioned whether the city was spreading itself too thin with multiple projects and expressed frustration with the pace of development on 38th Avenue after eight years of planning.

City Manager Hobbs defended the timeline, explaining that areas like Coconut Grove, Miami Beach, and Las Olas took 20-40 years to develop into current destinations. He emphasized that market forces, not just government action, drove development. The city created the policy framework and infrastructure, but private investment followed market timing.

Deputy City Manager/Finance Director Sean Henderson added perspective, comparing the situation to the Performing Arts Center's development and noting recent progress including Le Parc's permit approval and developer interest from Wynwood. He mentioned ongoing efforts to attract investment, including hiring ULI for a 31st Avenue study.

Commissioner Martin expressed doubts about 38th Avenue's suitability for the entertainment district concept, calling it "putting a square in a round hole." However, he supported the BID as necessary for the concept's survival if the city continued pursuing that vision. He suggested the area might need 10 more years to mature into the intended destination.

Commissioner Dunn strongly supported the BID concept, drawing from her experience with Wynwood's BID. She emphasized the marketing value of promoting the area as a destination and recommended meeting with Wynwood and Coconut Grove BID directors to learn from their experiences. She viewed it as a long-term investment requiring stamina and focus.

Vice Mayor Campbell provided historical context spanning 30 years of development attempts on the site. He expressed frustration with the slow pace but acknowledged that businesses claiming they were told they could operate until 4 AM demonstrated ongoing vitality in the district. He emphasized that any BID assessments would only affect commercial properties, not residential taxes.

The commission reached consensus allowing staff to begin discussions with business owners about forming a BID. City Manager Hobbs clarified they sought only permission to engage stakeholders, not final approval. Any formal proposal would return to the commission after business owners voted on participation. He emphasized this represented businesses investing in themselves rather than relying solely on public funds for district improvements.

**13. DISCUSSION OF ACCESSORY DWELLING UNITS (ADU)
(REQUESTED BY CITY MANAGER KENNIE HOBBS, JR.).**

Attachments: [Proposed ADU - Standards](#)

[Item 13 - Accessory Dwelling Units \(ADU\) \(As Referenced Within Minutes\)](#)

Mr. Keester-O'Mills presented proposed regulations for Accessory Dwelling Units (ADUs), noting they were not currently permitted in city code. The proposal followed previous workshop discussions and aligned with state statutes encouraging ADUs as affordable housing solutions.

The proposed standards included: limiting ADUs to single-family properties only, maximum size of 500 square feet, one ADU per property, one additional parking space required, minimum six-month rental periods (prohibiting short-term rentals), and compliance with minimum housing requirements including inspections.

Commissioner Martin raised questions about setback requirements for existing structures. He specifically asked about sheds built closer to property lines that might be converted to ADUs. Mr. Keester-O'Mills initially recommended maintaining principal structure setbacks for ADUs, meaning they couldn't be as close to property lines as sheds.

After extended discussion with the City Attorney, a compromise emerged. Commissioner Martin proposed grandfathering existing structures built before the ADU ordinance adoption, allowing their conversion if they met safety and habitability standards. This would prevent property owners from gaming the system by building sheds specifically for future conversion.

Mr. Keester-O'Mills agreed to draft language allowing conversion of structures existing before a specific date while preventing future sheds from being built close to property lines for ADU conversion. This balanced property rights with neighborhood compatibility concerns.

Commissioner Dunn supported the concept but wanted to ensure converted structures truly met living standards, not just minimum shed requirements. The commission directed staff to prepare the ordinance with grandfathering provisions for planning and zoning board consideration.

5. IRRIGATION PLAN (REQUESTED BY MAYOR DENISE D. GRANT).

Attachments: [Item 5 - Irrigation Maintenance Division \(As Referenced Within Minutes\)](#)
[Item 5 - Athletic Fields Presentation \(As Referenced Within Minutes\)](#)

City Manager Hobbs explained that following commission direction, the city hired TruGreen to evaluate all parks. Public Works Director Marc Celetti summarized their 12-page report, which consistently identified inadequate irrigation and missed seasonal herbicide applications across all facilities.

Mr. Celetti reported that in the past 60 days, staff had repaired irrigation systems in every park, added a fourth team member, connected portable water where practical, and installed rust inhibitors at West Ken Lark and St. George parks. While existing systems now functioned, coverage remained inadequate for healthy turf.

The city lacked capital for immediate system upgrades. Parks and Recreation Director Scott Newton outlined costs from previous estimates: Veterans Park at

\$900,000 for artificial turf including irrigation, and Sports Park at \$1.5 million. These comprehensive renovations were planned for funding through the 2026 GO bond referendum.

Mayor Grant pressed for interim solutions, specifically irrigation upgrade costs. Staff acknowledged they hadn't isolated irrigation expenses from total field renovation projects. Public Works Assistant Director Tamica Dennis confirmed they were developing an RFP for upgrading existing systems as a stopgap measure until comprehensive renovations could be funded.

Vice Mayor Campbell warned against wasting money on temporary fixes, particularly at Veterans Park, where grass quality was poor, and the Sports Park's eastern section, where surface conditions were dangerous. He noted the damage caused by birds that were unable to be removed and that the fields never recovered, emphasizing that proper renovation was needed, not bandaid solutions.

Commissioner Dunn requested written plans showing each park's proposed improvements and funding strategies. Mr. Newton confirmed he had prepared a comprehensive PowerPoint presentation detailing field-by-field recommendations, though time constraints prevented its delivery.

Mayor Grant emphasized the revenue potential of quality fields, citing Weston's annual \$500,000 soccer tournament revenue. She stressed that competitive-standard fields could generate income while serving community needs. The discussion revealed tension between immediate needs and long-term planning, with acknowledgment that proper renovation required significant capital investment through the upcoming bond referendum.

14. TRUGREEN – PARK EVALUATIONS (REQUESTED BY CITY MANAGER KENNIE HOBBS, JR.).

Attachments: [City of Lauderhill Park Review](#)

This item was discussed with item 5.

6. ITEM REMOVED

7. ITEM REMOVED

IV ADJOURNMENT - 6:05 PM