

City of Lauderhill

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



Meeting Minutes - Final

Monday, July 14, 2025

6:00 PM

City Commission Chambers

City Commission Meeting

LAUDERHILL CITY COMMISSION

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

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

I CALL TO ORDER

Mayor Grant called to order the Regular City Commission Meeting at 6:01 PM.

II ROLL CALL

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

Commissioner M. Dunn arrived at 6:55 PM.

ALSO PRESENT:

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

III COMMUNICATIONS FROM THE PUBLIC (AND CITY MANAGER RESPONSES TO THE PUBLIC, IF THE TIME PERMITS DURING THIS PORTION OF THE MEETING OF THE CITY COMMISSION)

IV ADJOURNMENT (NO LATER THAN 6:30 PM)

I CALL TO ORDER OF REGULAR MEETING

II HOUSEKEEPING

A motion was made by Vice Mayor S. Martin, seconded by Commissioner J. Hodgson, to **ACCEPT** the Revised Version of the City Commission Meeting Agenda for July 14, 2025. The motion carried by the following vote:

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

Absent: 1 - Commissioner M. Dunn

Abstain: 0

III PLEDGE OF ALLEGIANCE TO THE FLAG FOLLOWED BY GOOD AND WELFARE

IV APPROVAL OF MINUTES

V PROCLAMATIONS / COMMENDATIONS (10 MINUTES MAXIMUM)

VI PRESENTATIONS (15 MINUTES MAXIMUM)

A. A 2025 LEGISLATIVE UPDATE (REQUESTED BY CITY MANAGER)

KENNIE HOBBS, JR.).

- B. AN UPDATE AND PRESENTATION OF 2025 SCHOLARSHIP AWARDS FROM THE EDUCATIONAL ADVISORY BOARD (REQUESTED BY CITY MANAGER KENNIE HOBBS, JR.).

Attachments: [Presentation B - EAB Scholarship](#)

- C. A PRESENTATION RECOGNIZING EMPLOYEES FOR 20+ YEARS OF SERVICE (REQUESTED BY CITY MANAGER KENNIE HOBBS, JR.).

Attachments: [Presentation C - Employee Recognition](#)

- D. AN UPDATE FROM THE RECREATION ADVISORY BOARD (REQUESTED BY MAYOR DENISE D. GRANT).

VII QUASI-JUDICIAL MATTERS

ORDINANCES - FIRST READING

City Attorney Ottinot explained that as item one was legislative rather than judicial, persons speaking on the item did not have to be sworn in.

1. ORDINANCE NO. 250-07-122: AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF LAUDERHILL, FLORIDA, ADOPTING A COMPREHENSIVE PLAN MAP AMENDMENT FOR A +/- 132.57 GROSS ACRE SITE GENERALLY LOCATED SOUTH OF NW 44TH STREET, WEST OF ROCK ISLAND ROAD, NORTH OF THE MIDDLE RIVER, AND EAST OF INVERRARY BLVD WEST (KNOWN AS A PORTION OF THE INVERRARY GOLF COURSE) LOCATED WITHIN A RESIDENTIAL DASHED LINE; AMENDING THE FUTURE LAND USE DESIGNATION FROM "COMMERCIAL RECREATION" TO "IRREGULAR (9) RESIDENTIAL "TO ALLOW A MAXIMUM OF 888 DWELLING UNITS; PROVIDING THAT A TRANSMITTAL AND ADOPTION PUBLIC HEARING WILL BE HELD; PROVIDING FOR CONFLICTS AND SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

Attachments: [25O-07-122 Ordinance land use plan amendment \(LUPA\) golf course](#)
[AR 25R-07-122](#)
[Attachment A - LUPA Application \(No Exhibits\)](#)
[Attachment A1 - LUPA w/ Exhibits \(posted online\)](#)
[Attachment A2 - LUPA Exhibit I - Environmental Study 1 of 4 \(posted online\)](#)
[Attachment A3 - LUPA Exhibit I - Environmental Study 2 of 4 \(posted online\)](#)
[Attachment A4 - LUPA Exhibit I - Environmental Study 3 of 4 \(posted online\)](#)
[Attachment A5 - LUPA Exhibit I - Environmental Study 4 of 4 \(posted online\)](#)
[Attachment B - Development Review Report \(DRR\) - 25-LU-001](#)
[Attachment C - Survey](#)
[Attachment D - Conceptual Plans](#)
[Attachment E - Public Notice Affidavit](#)
[Attachment F - Public Comments](#)
[Attachment F1 - Public Comments](#)
[\(PENDING\) Attachment G - Planning & Zoning Board Meeting Minutes June 24, 2025](#)
[Item 1 - City Commission - The New Inverrary LUPA \(As Referenced Within Minutes\)](#)
[Item 1 - Pulte Inverrary \(As Referenced Within Minutes\)](#)

Development Services Director Daniel Keester-O'Mills introduced Craig Pinder, stating he worked with city staff to review the subject land use application.

Craig Pinder, from Calvin, Giordano & Associates, reviewed the application, as detailed in the backup, highlighting the following:

- The subject item was an amendment to the Broward County Land Use Plan
- The proposed amendment was heard by the City's Planning & Zoning (P&Z) Board on June 24, 2025, and the matter was now before the Commission for first reading; if approved, the application would be forwarded to the Broward County Planning Council for review, and then presented to the Broward County Commission for first reading; if approved, the County would forward the application to the State for review, after which it would be sent back to the County Commission for second reading; if approved, the matter would return before the City Commission for second reading, and if approved, the City would forward the approved amendment to the State to be entered into their records
- The site was located between NW 44th Street to the north, Middle River to the south, Rock Island Road to the east, and Inverrary Boulevard to the west; the site of the proposed development totaled approximately 295 acres
- The proposed amendment pertained only to the residential portion, not the entire site; this totaled approximately 131.36 acres
- A total of 13.24 acres of parks space would be contained within the residential pods, with an approximately .86-acre park dedicated to the City
- The remaining portion of the site's acreage would be a golf course, or 164.45

acres

- The total density across the six residential pods was 6.76 dwelling units per acre; a total of 800 dwelling units was proposed, consisting of single-family detached homes, and single-family attached homes
- The applicant must meet certain review criteria with both the City and the County to prove that what they proposed in the amendment was consistent with both agencies' Comprehensive Plans
- Regarding the City's Comprehensive Plan, one such criterion was concurrency, which the applicant met via the provision of sufficient documentation; another criterion was compatibility, which the applicant met, as the proposed housing products, etc. were compatible with surrounding land uses, as well as the density
- The school consistency criterion was met, as the school consistency report stated there was sufficient concurrency to meet the anticipated number of students to be generated by the proposed development
- Due to the number of residential units already being approved with the Land Use Plan, the proposed amendment would not generate additional traffic or trips
- Regarding the County's Comprehensive Plan, the compatibility criterion focused on two areas, one being blight conditions, the developer of the subject site proposed redevelopment of an abandoned or inactive golf course land; the second area of focus to be satisfied was compatibility with surrounding land uses, which the applicant already proved; other criteria for which the applicant provided proof of sufficiency pertained to potable water, public facilities, and the Northwest Wastewater Treatment Plant having sufficient capacity to treat the waste water the proposed development was expected to produce
- With regard to the County's criterion for smart road initiatives, the applicant satisfied this criterion by providing documents to indicate the use of multiple strategies, including preserving open space, providing arranged housing types, and trails next to existing public walkways and sidewalks
- At the P&Z Board meeting, there was a split vote with three members voting to approve, while three voting not to approve, resulting in the board sending no formal recommendation to the Commission
- Staff recommended entering the subject development report into the record, along with all other substantial, competent evidence presented at the hearing, etc., and to forward all documents to the County with a recommendation for the proposed ordinance's approval, as the application was in compliance with object 1.2 of the Future Land Use Plan Amendments of the City of Lauderhill Future Land Use Elements within the Comprehensive Plan
- The applicant would continue to be subject to any preexisting dedications, restrictions, covenants, and easements that ran with the subject site
- Staff recommended approval with the conditions noted above.

Commissioner Campbell remarked on living in Lauderhill for 31 years, always in Inverrary, noting that when he served as president of the homeowners' association (HOA) for the Estates of Inverrary, he was known to be an advocate of improving what residents came to the area and saw, which he saw as their obligation. Over the years, he witnessed the decline of Inverrary, particularly the golf course that was something all residents of the area cherished, yet it was allowed to become a wilderness. This included the golf course's country club, where many others and he enjoyed numerous events and activities; those were the good days, and the residents and he allowed that to be taken away from

them, leaving it to be taken over by homeless persons, which he found shameful. He claimed there was a level of laziness in residents depending on the past, as those who had the vision to make the area what it was did what they had to do to make it so, but residents coming into the area did little else to improve the lives of those living in Inverrary communities. There was just a lot of talk, with absolutely no action. Commissioner Campbell felt proud for the present moment, and he was glad to have a vote on the proposed agenda item, as his vote would be progressive. He said one thing he would ensure was achieved while serving on the current Commission was that residents of Inverrary did not stay asleep, noting the executive golf course located behind City Hall had been turned over to animals, a portion of which had been taken over by the Florida Turnpike without the City knowing what they planned to do. He hoped the City got hold of the rest of the golf course to determine its outcome. He was 100 percent in favor of the Commission moving forward on the subject item, as this was his proudest moment, and while as an elected official he represented the entire City, the subject project was personal for him.

Hope Calhoun, land use counsel on behalf of the applicant, mentioned the applicant's team was present with her, including the landowner, the developer, etc., noting that if approved, the subject project would be coming before the Commission a number of times in the future as a result of various applications. The proposed application was the very first step, the Land Use Plan amendment, as detailed in Mr. Pinder's earlier presentation. She gave a brief history of how matters progressed to their current state, noting that when the owner first presented his proposed plan to redevelop portions of the golf course, Tom Harney, current president of the Inverrary Association, Inc., said the golf course property would not be developed. She remarked that through the efforts of the owner and his team, they sought to develop an iconic project, respecting the fact that the Inverrary golf course was an iconic property in Lauderhill; the proposed project would include an 18-hole golf course, a driving range, a clubhouse, and many other amenities on the golf course portion. Ms. Calhoun stated she had been working with the property owner and the development team since the beginning, and she mentioned there was a negative stigma, and a perception of excess crime associated with the City of Lauderhill, along with a false narrative that no one would build homes in the City, as no one wished to move to Lauderhill. The owner knew of this view held by some, and his team and he partnered with residents and Motorola to create a safety solution, which included working with the Lauderhill Police Department, installing cameras, and other equipment to create a safe environment. She said this would be broadcasted throughout the community, media relations, and other advertising once the camera system was installed and the proposed project was allowed to move forward. Another issue that was raised, and would likely be raised at the present meeting was traffic, which was always an issue, but in the presentation earlier in the meeting, staff specifically stated that traffic was not found to be an issue at present, as the units allocated to the proposed project were already included within the dashed-line, so capacity and traffic were already taken care of. Ms. Calhoun noted the applicant's team understood traffic was a concern, and theirs and the City's traffic engineers were working together, and a traffic study was underway, so all stakeholders understood the traffic impacts of the proposed development, and begin to work on solutions. She mentioned drainage was another issue of concern, as residents were concerned that the

proposed project would result in lakes filling and exacerbating an existing problem with flooding in the area. This was not the case, as the proposed redevelopment included the construction of new lakes, and the applicant was required to maintain all drainage within the project's property, both the residential, and the golf course portions. She commented another expressed concern by residents was regarding HOA accounts, and reserve accounts; the State legislature passed legislation on the need for HOAs to maintain reserve accounts, and the owner learned of this concern, and understood it, working with existing HOAs, of which there were 32 in Inverrary, to address that concern. The applicant was committed to make cash contributions to the master HOA that would be funneled down to individual HOAs, as well as secondary, and tertiary contributions being made. Ms. Calhoun stated every time a house was sold within Inverrary, the master HOA received a portion of the proceeds from that sale, which would continue in perpetuity. It was anticipated that, in terms of revenue and commitments, over the course of the development, as people moved into the proposed development, that the City would generate approximately \$203.5 million in tax revenue. She knew residents were concerned about the impact of the new homes on the value of their property, reminding everyone that the Save Our Homes (SOH) provision in property taxes prevented their property taxes increasing beyond a set amount regardless of the value of their home. The restrictive covenant on the subject site had to be addressed by the applicant, understanding that the applicant was proceeding at their own risk. She said the applicant had the ability to submit applications, proceed at their own risk, and while they continued to work on getting the votes necessary to amend that declaration, they could proceed with working on getting their land development entitlements at the same time. Her PowerPoint presentation mostly covered what Mr. Pinder presented earlier, noting the proposed Land Use Plan amendment application was a request for the allocation of a maximum of 888 dwelling units for the subject property; they would probably end up not building that many units. With the project having to go through various applications, such as rezoning, site plan, etc., usually units were lost due to requirements for setbacks, buffers, etc.; the more applications coming before the Commission, the more details of the project would be revealed. Again, the 888 units already existed in the 1,142 units allocated within the dashed line; the applicant was just asking that they be allocated a maximum of 888. She said this meant all the concurrency associated with the 888 units was already accounted for. The applicant held numerous meetings with community residents, meeting with all 32 HOAs, and the feedback from them was overwhelming support at a rate of about 90 percent in favor, giving their consent for the applicant's present proposal going before the Commission. Ms. Calhoun mentioned the website created by the applicant's team on which all the details pertaining to the proposed redevelopment project could be found included the development team's interactions with the community, city staff, etc.

Mayor Grant observed that the proposed redevelopment project represented a major change for Lauderhill's Inverrary community, summarizing that the change being sought in the subject amendment was to change only the portion of the golf course to be redeveloped as residential, and the golf course was already zoned commercial. In regard to the golf course, she wished to know how large it would be.

Ms. Calhoun replied it would be an 18-hole golf course.

Commissioner Dunn remarked on always listening to what the Lauderhill community wanted, which she knew was a similar practice of her fellow commissioners. She recalled previously putting forth a resolution that reaffirmed the existing covenant on the golf course land, so she was happy to hear there was considerable community dialog, and many opportunities to renegotiate or reconvene with the residents on the redevelopment of the subject site. For transparency and clarification for the benefit of the community, she asked for more information on what was meant by going on a dual track, as mentioned in the presentation. She noted the bottom line was that the applicant still needed to get the votes, ensuring they negotiated something the Inverrary community really wanted and stood behind.

Ms. Calhoun explained by dual track was meant that, on the City's side, there would be entitlement applications with the understanding this was being done at the applicant's own risk due to the existing declaration of restricted covenants that stated the golf course property was only to be utilized for recreational uses. The applicant was working on amending or terminating that document to allow for the proposed redevelopment project. She noted the applicant's team was working with the Inverrary HOAs to get the votes necessary, that being two-thirds of property owners, to amend the existing declaration. There would be a period of time where all votes would be tabulated, all of which would be public information, so all stakeholders and the public in general would know what was happening. She said the applicant anticipated that, with all the community meetings and the feedback received thus far, that the covenant would either be amended or terminated to allow the applicant to move forward. If the proposed amendment currently before the Commission were approved, this would not prevent residents voting their position later, regardless of the Commission's approval; thus, the power would remain with the community for the proposed project to proceed.

Vice Mayor Martin recalled he previously voted down one of the proposed developments for the Inverrary golf course; it led to the formation of the Inverrary Steering Committee. He promised the community that if there was any development in Inverrary, they would have the opportunity to give input, and the City would make sure this process occurred, preventing any backdoor deals that enabled shovels in the ground that the community was unaware of. He commended the applicant's team for spending the last few years meeting with the HOAs and the residents they represented, getting their input, making adjustments where possible to the proposed redevelopment of the subject site, and staying with their commitment to making Lauderhill a better place. This was a signature and iconic moment, thanking the applicant's team for their patience with the residents and the City in the efforts to making sure both remained very well informed.

Ms. Calhoun reminded the Commission that when the applicant began presenting the redevelopment project, the feedback included the importance of preserving the golf course for the residents and the City, which the applicant listened to. The applicant understood that including the golf course portion in the proposed development was at their own risk, but still included it as part of

the project.

Commissioner Hodgson mentioned meeting with the developer for the proposed project, and he was impressed with the presentation; he believed there were a number of areas that could only impact Lauderhill in a positive manner; including improved security. The meeting convinced him to give his support to the development the applicant proposed. He was unclear, however, as to whether or not the residential portion would be a gated community.

Ms. Calhoun replied the main roads through the community would be open, but the residential subcommunities would be gated.

Mayor Grant opened the discussion to the public.

Dorothy Rich, 4230 NW 73rd Avenue, Lauderhill, expressed concerns about the proposed project, as she lived right across from the golf course on Inverrary Boulevard West, and she was unable to tell from the drawings shown in the presentation how the project might impact where they lived. They did not have an HOA, nor did they want one, handling matters by occasionally holding meetings, and bringing issues to the Commission. She asked if the golf course would be restored as it was before, as she recalled when the golf course was in use, her backyard constantly had golf balls, and her car was almost hit by golf balls. She too had flooding concerns, as at present when it rained heavily, the canal nearby overflowed and all the water flowed toward their community, leaving their neighborhood flooded. Other concerns included the statement made that the residential portion would incorporate some of the existing residences and properties in the subject area, and she was unsure of the impact of such an action, as she wished to see a golf course there. She recalled while serving on the City's Code Enforcement Board, a gentleman came to a meeting and discouraged the board from ever voting to developing the golf course, and now it appeared he had a change of heart. Ms. Rich witnessed the building of apartment buildings at the old Target site on the corner of University Drive and Commercial Boulevard, as well as in other cities west of Lauderhill's boundaries, such as in Sunrise by Oakland Park Boulevard. She wanted to see Lauderhill improve, but she was unsure how her neighborhood would be impacted by such residential developments. At present, she was unsure whether she was for or against the proposed development, but she did not want to see her taxes go up and she enjoyed playing golf.

Mayor Grant thanked Ms. Rich for her comments, asking the applicant's team to write down the concerns and inquiries of the residents as they spoke, and then address them after the public input concluded.

Valerie Mann, 6637 Racquet Club Drive, Inverrary Court, Lauderhill, stated she, too, was undecided about the proposed development, noting she moved to her property four months ago and she enjoyed looking out at an open field, which she was told was only for recreational uses. She did not play golf and did not care if there was a golf course or not, but she wanted green spaces, as she currently walked in that area. She was concerned that with the proposed residential development, her house could face other people's property, or high buildings, etc.; she purchased her home because she did not have to look into

other people's houses, which would be the case if they built on the other side of the canal, as her house was right across on the canal. If the development led to her view being other people's back patios, etc., this would only reduce her property's value. Ms. Mann said that regardless of the number of units the applicant sought to build being already allocated, new housing always brought new people, and more traffic, so this, too, was another concern.

Tony Barrett, 3650 Environ Boulevard, Lauderhill, stated he was a director on the Inverlake Condominium Association, noting their monthly maintenance was approximately \$615.00. He was originally opposed to the proposed development project, and being a former real estate developer in New York City, his primary concern was who, and how the area's unsuspecting property owners would be guided in such a complex transaction. At a prior meeting, he asked the developer in front of Vice Mayor Martin to provide funding to cover the cost of a top transactional attorney, which the developer did. He asked the developer what was holding up a letter of intent that was not enforceable in court, and the developer told him that it would be executed immediately, that is, a contract with the transactional attorney. Mr. Barrett wished the developer to respond as to whether a contract was signed with the transactional attorney. To find out the impact, he said the progressive committee went to the developer's club and saw the old Diplomat golf course; they were very pleased to see the impact of what happened at that golf course, etc., so he urged the residents not to lose out on what was likely to be a onetime deal.

Melvin Parrish, 3893 Sienna Greens Terrace, Lauderhill, said that it was not true that 90 percent of the Inverrary community endorsed the applicant's proposed project; it was not possible to know this, as there had been no vote by Inverrary property owners. Regardless of the number of units the applicant claimed were approved by the County for the subject dashed line area, he recalled that a report that a previous City Commission endorsed, or paid to be done, the 1,142 units were not included in the golf course, rather it was for the property around the golf course due to the existing restrictive covenant. He remarked that alternative plans for developing the golf course land were presented in the past, but he believed that current golf course owner made an arrangement with Vice Mayor Martin and he was not considering any alternatives, claiming there was an alternative that maintained the golf course and the park open space that did not include developing any residential uses.

Tom Harney, 5502 Dogwood Way, Lauderhill, said he was the president of the Inverrary Master Association, remarking that the Inverrary golf course was a historic piece of property that needed to be preserved for both present and future generations. In the past he was opposed to any development of the golf course, other developers just wanted to develop the land, and they were unwilling to give anything to the surrounding community, but the applicant/developer was willing to give the community a golf course that the community would own, thereby controlling its destiny. He stressed that it was important for the community to understand this point, as this was a very different deal than that presented to the community before; the current project was a unique opportunity, and he hoped the Commission voted to approve the proposed amendment so the project could begin moving forward.

Sandy Lee, 3671 Environ, Lauderhill, stated he was a resident of Inverrary for seven years and he was currently opposed to the proposed project for several reasons: adding close to 900 homes to the community would only exacerbate existing traffic congestion in the area; property taxes would increase; the diagrams being shown in the presentation were not displayed on the project website and every resident of Inverrary should be able to see the diagrams to gain an understanding of what was being proposed, specifically, the location of the new residences and their proximity to existing residential communities and the roadways existing and new residents had to share. He believed golf to be a dying sport, as many of today's youth had no interest in playing; the residents would be better served if the golf course land was changed into a park, possibly with a theater, and other recreational sports uses, such as softball, etc. In this way, residents of all ages could use the amenities rather than having the land used mostly by tourists with money visiting the area.

Mayor Grant sought clarification that the proposed development included a park.

Ms. Calhoun replied there would be many parks, along with the 18-hole golf course.

Barbara Herman, 3801 Environ Boulevard, Lauderhill, mentioned living in Inverrary for 51 years, and the reason they moved to the area was for the golf course, and that was exactly what should be brought back, as without it the Inverrary community would fall apart. It was important to make the area beautiful and safer to live again; the homes being proposed would likely start at \$600,000.00 up to \$1.2 million, and this would generate a lot of revenue for the City; Inverrary residents needed to understand that the community would own the proposed golf course. She was one of the residents who started the committee with Vice Mayor Martin, and everything the residents asked the landowner for, he delivered, including spending \$200,000.00 on machinery to mow the golf course. More residents of Inverrary needed to be told about how willing the property owner was to satisfy residents' requests. She urged the Commission to approve the item.

Shaun Taylor, 3874 NW 67th Way, Lauderhill, wondered if all residents of Inverrary received the flyer that was sent out by the developer's team, stating she liked the fact that the proposed homes would range in cost from \$600,000.00 to \$1.2 million, which she knew she could not afford. She asked if there was any plan to include workforce housing in the proposed project, or some affordable housing product for residents of the area who wished to purchase a home in one of the proposed residential communities. The flyer also stated that if property owners voted yes, their building would receive \$425.00 per unit in reserves, which seemed unfair, as some communities only had 122 homes, while others had 830 units; each resident could look at the number of homes in their community to gauge the amount they would receive from the developer; it was not an equitable distribution. Ms. Taylor said that though the applicant's representative stated the development team met with different owners, she had yet to meet any of them and did not recall them meeting with anyone in her community, so she was unsure where they got the idea that most of the residents supported what they proposed. If the developer built the golf course, and gave it to the residents of Inverrary, she wished to

know who would pay to maintain the golf course, wondering if it would go back to the Inverrary Master Association for the cost to be divided among the other associations. She asked that the City create a pros and cons sheet, so the homeowners of Inverrary could be better informed about the details of the project and how they might affect their quality of life, property taxes, home values, etc. Many area residents were on fixed incomes and they could not afford any additional costs.

Scott Wagner, 7420 NW 42nd Street, Lauderhill, stated when he moved to Florida in 1981, Inverrary was second only to the beaches, as far as where people wanted to live, having a vibrant community, two beautiful golf courses that attracted amazing golf tournaments. He agreed that the golf course was an important part of the Lauderhill community, as it had been years ago, noting that he always wished to live in Inverrary, and a few years after moving to the area, the golf courses shut down and became a coyote haven. With regard to residents upset about traffic, the proposed development was not looking to build a basketball arena in the middle of Lauderhill, rather it was necessary to bring vibrant redevelopment in Lauderhill, getting the City's name out there, creating a destination golf course. He said the golf course would generate income; provide jobs; the community would own the golf course, be responsible for its operation, and make sure it was affordable for local residents. Golf courses in surrounding cities either closed or were too expensive to play on, so it was no wonder that local young people were not interested in playing golf. He urged the Commission to pass the proposed amendment.

An Inverrary resident felt that while it was commendable that the proposed development included the revamping of the golf course that had historical value for the City, Inverrary in particular, it was unfortunate that the area would lose a large portion of its green space on the east side of Inverrary Boulevard. She opined this was not a good trade off due to the traffic, litter, and environmental destruction it would cause. She implored the Commission to consider the possibility of a nature preserve, a park with walking trails, and, possibly, botanical gardens; any type of recreational use that did not involve housing on the west side of Inverrary Boulevard. It seemed the community would already lose the executive golf course to the residential development, so a preserve in that area was not an option, and Inverrary would be made into another cookie cutter neighborhood like those in Fort Lauderdale, where there was little land set aside for proper greenspace that included nature preserves. She urged the Commission to look over the plans and find a compromise, as golf courses were struggling elsewhere and it was unlikely to be sustainable in Inverrary; it was important for the Commission to ensure the beauty of the community was maintained.

Luis Navas, whose family owned the Chateau Mar Golf Resort, stated that August 2025 made eight years since his family came into Lauderhill, paying \$13 million for a property that included the hotel and defunct tennis court club. They spent three years cleaning up the property with the help of the members of the Lauderhill Fire and Police Departments. He said they, too, were negatively impacted by the closure of the golf course after three years, after spending an additional \$10 million renovating the hotel when the COVID 19 pandemic added to the challenges they faced. They were proud of the fact that hotel was now

one of the largest job training facilities of adults with disabilities in the State of Florida, and his family subsidized that property over the last four years to the tune of almost \$5 million, not only because they loved Lauderhill, but because they did not want to turn it into the place it was before. He urged everyone to work together with the developers, as he thought the applicant's team had done a phenomenal job creating something that worked, adding that the demand for golf was still there, and his family was committed to working to bring a high level, five-star brand hotel to the City. This was a great opportunity, and he urged the Commission to approve the item.

Denise Glass, 3601 Inverrary Drive, Lauderhill, said that though she had only lived in Inverrary for a year, her position on the proposed development was reflective of others living in her area, as she, like them, moved to Inverrary because of the open spaces they saw. Many of them moved onto the waterfront and golf course-fronted property, with no idea that any of those spaces would be developed. She had previous experience of seeing what happened when a developer came in, making many promises at the beginning. Hers was a 55 and over community; though she was not the voice of her association, her voice was reflective of the sentiments of residents in her community. They were on fixed incomes, moving into Inverrary communities with the thought that they would be stable for the rest of their lives; they were already struggling with many of their units in arrears, and many people were upset at the prospect of their taxes increasing, with some already selling their homes in anticipation of increased taxes they could not afford. Ms. Glass questioned if there would be sufficient resources to sustain such a large increase in the number of residents in Lauderhill, such as hospitals, and other community resources.

Mayor Grant pointed out that the subject project had been on the table, and discussed for several years, and prior to that there was previous talk about possible development for at least some ten years.

Amela Melnik, Falls of Inverrary, Lauderhill, said she, too, was a new resident to Lauderhill, moving to the City about two and a half years ago. She was still undecided about the proposed development, as she could see the negatives and positives, though she saw the long-term benefits; she asked if the developer set aside any funds for the displacement of wildlife that would result during and after construction. If not, she hoped they allocated funds to this end, as she used the existing greenspaces and she saw the wildlife in the area, noting the developer could work with such organizations as the South Florida Wildlife Center in Broward to safely relocate displaced wildlife.

Mayor Grant reminded residents that the golf course was private property, so they should not be walking across it; this was also for safety purposes, as the City was advised about the presence of wild animals.

Theresa James, 7001 NW 49th Court, Lauderhill, stated she was a resident of Inverrary for 31 years, and she witnessed the decline in the area, so she agreed with the renovation of the golf course, though her biggest concern with the proposed residential development was traffic, as her house was right on Inverrary Boulevard, and the traffic congestion was despicable. She was

inundated with sirens, loud noises from other vehicles, and she could not begin to imagine the impact of even more traffic in the area.

Helen Gangemi, 5860 NW 44th Street, Lauderhill, said her husband and she moved to their Inverrary condominium in April 2025, so they were very disappointed to hear about the proposed development, as their backyard was a beautiful green space, where it was tranquil, and she observed the wildlife. Now the developer proposed to destroy the green space by building homes. Residents were being asked to live through three or four years of construction that would generate dirt, dust, and wildlife displacement in the area. She supported fixing the golf course, but sought clarity as to if the community would own the new golf course, if this meant Inverrary residents would receive free membership or play golf free for life. They lived in a 55 and older community, and with the developer building single-family homes in front of their community, the existing residents in her community would end up looking into the new homes' bathroom and bedroom windows. No one was explaining the older residents living in the area how the homeowners the developer sought to attract might impact their quality of life. Ms. Gangemi urged the developer to leave residents' greenspace alone.

Denise Creary, 5570 NW 44th Street, Lauderhill, noted the space in which the proposed residential development was slated directly faced the rear of her property, noting that she, too, moved into Inverrary because of the golf course. The idea that what the developer was proposing meant she would eventually have to be looking into someone else's yard, and be exposed to increased noise was unacceptable. She said, regarding traffic, at present it took her 15 minutes to get out of her community to go to work, so she disagreed with staff's and the applicant's comments that there was no traffic issue, and there were also drainage and waterflow issues. She was unsure of what the Commission could do to address these issues, but her approval could not be bought for \$425.00. She would be calling the City regularly.

Geoffrey Nuttall, Boulevards East, Lauderhill, stated he had been a resident of Lauderhill for the past 31 years; his concern was that he received no digital information on the proposed development but found the information on a notice board at the top of NW 70th Avenue that went up some two weeks ago. He had neither seen the leaflets distributed in the present meeting, nor any information in the journal residents received quarterly, which he found disheartening. He respected the innovative ways in which Lauderhill developed over the last 31 years and though some might want the community to go back to what it was back then, he did not think this was realistic and the City had to progress for the sake of its younger residents. Regarding traffic, NW 70th Avenue was a rat run, even with the speed humps, so he was puzzled at comments made by the applicant and staff that traffic would not be a problem. He observed that if the applicant were to build 800 units, and today many persons who turned 16 had a car, this meant the possibility of two to four cars per unit; a resident of the Greens along NW 44th Street said it used to take him two minutes to leave his development, now it took at least 15 minutes. There were the environmental impacts of the increased number of cars, along with the dangers increased traffic posed for the City's streets. He really wished to see the applicant's team do a better job at outreach, as not all residents were digital, and even though he

was, he had yet to participate in any conversation related to the proposed development.

Mayor Grant received no further input from the public.

Ms. Calhoun sought to address the concerns and questions expressed by the public, stating the following:

- Based on the comments, it appeared 13 persons spoke against the project, asking persons who were in favor of the project to stand, noting more than 13 people were standing in support of the application
- With regard to no information, she mentioned the attorney working on behalf of the HOA that residents asked the applicant to pay for, which the applicant did; that attorney was working through the details presented to the Commission; as a result, there were high level conversations taking place between the HOA presidents and the applicant's team, negating the need for all residents of the area having to attend every meeting to know what was going on; after a few years of such conversations, more conversations would happen with residents directly, not just through the attorney and HOA boards; there would be more community engagement with individual homeowners/residents, as the applicant's team agreed to meet with anyone in the Inverrary community desiring a meeting
- On the issue of traffic, the applicant was not denying that traffic in the area as an issue, rather the comments made were with regard to the subject application before the Commission for approval, for which the traffic impacts were already reviewed; the applicant hired a traffic engineer, who met with the City's traffic engineer, as all parties knew there would be traffic impacts as a result of the proposed development, and the applicant was prepared to mitigate for the impact once the traffic study was completed and recommendations made
- With regard to drainage, water flow, and irrigation, the applicant was required to keep drainage onsite for all their developments, which would be done; once the site plan was completed, with staff's review, it was likely that the applicant would take steps to improve the drainage system in the Inverrary community
- The golf course property was privately owned, negating the suggestions pertaining to what the City should do with it; the developer already said there would be ten acres of open space, green space, park space, along with the 18-hole golf course
- On the issue of increased property taxes, property tax increases were capped by the Save Our Homes provision, thereby protecting property owners from significant tax increases; the benefit was the City would receive increased tax revenue from the new residential units
- Wildlife in the are would be maintained through the development process; that is, the proper agencies would be hired to come onto the site to extract any wildlife found, and transport them to a suitable environment
- As to promises being made and not delivered on, a contract was being prepared for the developer to sign, and once that was signed, it would be sent to be signed by the master HOA; this developer agreement had been in process for some time
- Once the golf course was completed, it would be turned over debt free to the Inverrary Master HOA, so the community would own the golf course free and clear; the cost for the ongoing maintenance of the new golf course would be

covered through funds from the sale of homes over the years via a capital contribution, so residents would not be responsible for paying for its maintenance

- Regarding the affordability of the new residential units, there would be homes in the development that started in the 500s; this was now the average price of a home in Broward County
- Information would be provided on the website, and updated regularly; at present most of the design elements were conceptual, so nothing definitive could be provided as yet without an approved site plan; after the latter was completed, the information would become more specific.

Mayor Grant urged the applicant's team to communicate more information to the community, as it seemed to be the most common theme voiced by the public.

A motion was made by Mayor D. Grant, seconded by Vice Mayor S. Martin, that this Ordinance be approved on first reading to the City Commission Meeting, due back on 8/25/2025. The motion carried by the following vote:

Yes: 5 - Commissioner R. Campbell, Commissioner M. Dunn, Commissioner J. Hodgson, Vice Mayor S. Martin, and Mayor D. Grant

Abstain: 0

RESOLUTIONS

City Attorney Ottinot collectively swore in all persons wishing to speak on items two through six.

2. RESOLUTION NO. 25R-07-125: A RESOLUTION OF THE CITY COMMISSION OF LAUDERHILL, FLORIDA, GRANTING LAUDERHILL MALL DENTAL, P.A., A SPECIAL EXCEPTION USE DEVELOPMENT ORDER, SUBJECT TO CONDITIONS, TO ALLOW IN THE COMMUNITY COMMERCIAL (CC) ZONING DISTRICT A DENTAL OFFICE WHICH INCLUDES A MEDICAL PROVIDER AUTHORIZED TO PRESCRIBE CONTROLLED SUBSTANCE, WITHIN A 1,500 SQ. FT UNIT ON A 27.59± ACRE SITE LOCATED AT 1249 & 1267 NW 40 AVE LAUDERHILL, FLORIDA, AND MORE PARTICULARLY DESCRIBED HEREIN; PROVIDING FOR CONFLICTS; AND PROVIDING FOR AN EFFECTIVE DATE.

Attachments: [RES 25R-07-125 Resolution 25-SE-005 - Lauderhill Dental - Special Exception](#)
[AR 25R-07-125](#)
[Attachment A - Application](#)
[Attachment B - Development Review Report \(DRR\) 25-SE-005](#)
[Attachment C - Narrative](#)
[Attachment D - Floor Plan](#)
[Attachment E - Public Notice Affidavit](#)
[Attachment F - Conditions of Approval](#)

City Planner Molly Howson reviewed the subject item, as detailed in the backup, highlighting the following:

- The application pertained to a small, all-purpose dental office in the Lauderhill Mall
- Staff found the application met all code requirements, and that the location was appropriate for the proposed use.

Mayor Grant observed the reason the Commission needed to vote on the subject item was to address the controlled substance component of the use, asking if this was different from any other dental office.

Natalie Jacome, applicant, replied that it was not; even though the doctors had the ability to prescribe controlled substances if needed, none of the services they would offer required that level of pain management.

Mayor Grant questioned how many dental offices there were in Lauderhill at present.

Ms. Howson responded that she would have to get that number to the Commission; the applicant's facility would be the only such use located in Lauderhill Mall, which was an ideal location based on the Mall's proximity to the transit station on 441.

Mayor Grant asked if the applicant had offices at other locations.

Ms. Jacome answered yes, but not in Lauderhill; they, too, were multi-specialty facilities in Planation, Hialeah, Doral, and other cities up and down the Florida east coast.

Commissioner Dunn asked for clarification on the conditions of approval, specifically number two.

Ms. Howson explained condition two was related to the special exception use order that was granted to the property owner, Lauderhill Hill Mall Investments, LLC; the property owner could not authorize an approval for tenants to operate a doctor's office on the premises; they were authorized to do only dental work. Should the property be sold, transferred, reassigned, etc., the new owner had to notify the Development Services Department of the City's updated contact information within five days of assuming ownership. She noted this was one of the uses, as with all medical uses, that could take advantage of the City's new business-friendly ordinance that allowed for the conveyance of specific uses without the need for special exception. Granting the special exception to the property owner, as opposed to the specific doctor would not take away staff's ability to do a ten-year discipline check on any new doctor or dental office that took over the space in the future.

Commissioner Dunn noticed quite a number of medical practitioners opening in the subject area, which she thought was a benefit, as the area was a medical desert.

Ms. Howson concurred, as she often said to developers that medical uses were doing well in Lauderhill, so they should consider locating in Lauderhill.

Commissioner Dunn wondered if the subject use would impact existing medical uses in the Mall.

Ms. Howson replied that there should be no direct impact; a byproduct or secondary impact was people going to the mall for medical reasons might realize that a dental facility had opened, so they could now take care of their dental needs in the Mall.

A motion was made by Vice Mayor S. Martin, seconded by Commissioner R. Campbell, that this Resolution be approved. The motion carried by the following vote:

Yes: 5 - Commissioner R. Campbell, Commissioner M. Dunn, Commissioner J. Hodgson, Vice Mayor S. Martin, and Mayor D. Grant

Abstain: 0

3. RESOLUTION NO. 25R-07-126: A RESOLUTION OF THE CITY COMMISSION OF LAUDERHILL, FLORIDA, GRANTING ICON RESTAURANT AND LOUNGE A SPECIAL EXCEPTION USE DEVELOPMENT ORDER TO ALLOW IN THE GENERAL COMMERCIAL (CG) ZONING DISTRICT AN INDOOR LIVE ENTERTAINMENT AS AN ACCESSORY USE FOR A PERMITTED RESTAURANT BAR WITHIN A 8,118 SQUARE FOOT ± SITE LOCATED AT 5428 N. UNIVERSITY DRIVE, LAUDERHILL, FLORIDA; PROVIDING FOR CONFLICTS; AND PROVIDING FOR AN EFFECTIVE DATE.

Attachments: [RES 25R-07-126 Resolution 25-SE-006 - Icon Lounge - Special Exception](#)
[AR 25R-07-126](#)
[Attachment A - Application and Narrative](#)
[Attachment B - Development Review Report \(DRR\) 25-SE-006](#)
[Attachment C - Public Notice Affidavit](#)
[Executed Affidavit of Conditions](#)

Ms. Howson stated the applicant was Webb Innocent, the operations manager for the existing Icon Restaurant & Lounge on University Drive; it was an approved, legal restaurant and bar in the old location of All Stars Lounge and Vegas Cabaret. It was a just over 8,000-square foot space, and Mr. Innocent sought to add the provision for accessory live entertainment, a use the Commission was familiar with; the change was desired in order for patrons to enjoy DJs, musical acts, or spoken word performances, basically anything that fell into the live entertainment category.

Webb Innocent, Icon Restaurant & Lounge, stated he resided in Lauderhill for almost 27 years, and he knew when businessowners of such uses sought to make such changes, the Commission and public had concerns with shootings and other problems that could result. He ran another establishment for a little

over ten years before working with Icon; it was called Crave, and its patrons were a more mature crowd, and they never had any incidents for any of those ten years with regard to fights, shootings, etc.

Commissioner Campbell mentioned late in the afternoon prior to the present meeting, the Commission was made aware of a matter related to the subject application.

City Attorney Ottinot explained that the owner previously provided notarized consent to indicate his support for the subject application, but sent an email regarding a landlord/tenant dispute at the 11th hour that was not notarized, so the City chose not to get involved. He believed the Commission should proceed with its consideration of the subject item, as the application was advertised, and posted, and a condition of approval could be included by the Commission for the applicant to provide a notarized consent from the landlord.

Ms. Howson explained, as a part of the application requirement, tenants had to get an authorization letter from the landlord showing that the landlord supported their application. The landlord of the subject tenant sent an email on the morning of July 14, 2025, requesting a withdrawal of his support for the application, but this was after the landlord already provided a notarized letter of support. She stated that after alerting her supervisor about the email, she was advised that the application should proceed to the City Commission with the condition that the applicant, again, provide the City with a notarized authorization supporting the requested change from the landlord, without which the applicant could not proceed with the changes desired.

Mayor Grant sought clarification on the issue the landlord was having with the applicant.

Mr. Innocent stated that he was late with his July rent, stating he took over the subject space since 2024, and with the help of the City, improvements were made with regard to electrical, plumbing, and working with the Building Department to address numerous violations associated with the subject space for many years that he had to comply with in order to operate the business. He spent over \$200,000.00 in rent for the space without the ability to open the space, and the owner did not grant him even one month's rent free. His rent was due on the tenth of the month, and he emailed the landlord to tell him he would pay him in the present week, and the owner did not respond.

Commissioner Dunn asked if there was a timeframe by which the applicant needed to provide the notarized support from the landlord.

Ms. Howson believed the applicant had 180 days to provide the document, but she needed to confirm this in the code.

A motion was made by Vice Mayor S. Martin, seconded by Commissioner M. Dunn, that this Resolution be approved as amended. The motion carried by the following vote:

Yes: 5 - Commissioner R. Campbell, Commissioner M. Dunn, Commissioner J. Hodgson, Vice Mayor S. Martin, and Mayor D. Grant

Abstain: 0

4. RESOLUTION NO. 25R-07-127: A RESOLUTION OF THE CITY COMMISSION OF LAUDERHILL, FLORIDA GRANTING MEDISUN MEDICAL CENTER 2, INC. DBA MEDISUN MEDICAL CENTER A SPECIAL EXCEPTION USE DEVELOPMENT ORDER TO ALLOW IN THE GENERAL COMMERCIAL (CG) ZONING DISTRICT AN OFFICE, MEDICAL (WITH CONTROLLED SUBSTANCE PRACTITIONER) ON A 1.42± ACRE SITE LOCATED AT 3521 W. BROWARD BLVD., LAUDERHILL, FLORIDA; PROVIDING FOR CONFLICTS; AND PROVIDING FOR AN EFFECTIVE DATE.

Attachments: [RES 25R-07-127 Resolution 25-SE-003 - Medisun - Special Exception](#)

[AR 25R-07-127](#)

[Attachment A - Application, Narrative and Floor Plan](#)

[Attachment B - Development Review Report \(DRR\) 25-SE-003](#)

[Attachment C - Public Notice Affidavit](#)

[Attachment D - Conditions of Approval](#)

Ms. Howson explained the subject medical office was seeking approval of a special exception, as there was at least one doctor on staff carrying a DEA license that allowed the facility to prescribe controlled substances, Schedule II and above. She explained the application was submitted in April 2025, and their location was on Broward Boulevard, an area of Lauderhill that did not have many options for medical choices for those without a vehicle. The address of the plaza in which the Medisun Medical Center would be located was 3521 W Broward Boulevard, and their doctors were checked out and found to be in good standing with no disciplines on their record with regard to pain medication.

Alexis Schloeter stated his wife, Monica, and he owned two centers, one in Dade-County, and one in North Miami, and they sought to open a center in the Broward area, hence the proposed application currently before the Commission. They had numerous patients they drove to and from Broward County, some as far as Deerfield Beach, to their center in North Miami, so they thought the subject location was the perfect fit to extend their company. He stated that theirs was a general practitioner family practice that only treated geriatric patients in house, providing such services as physical therapy, occupational therapy, dietary treatments, and cardiology; these services would be rendered by two nurse practitioners.

Mayor Grant surmised the two nurse practitioners could prescribe medication under the supervision of a physician.

Mr. Schloeter answered correct, stating medications prescribed by their nurse practitioners were dispensed by CVS or Walgreens, as their facilities worked with controlled substances since they first opened in 2016. The MD, who was based in Miami, would visit the subject site once a week, and she was always accessible in the event of an emergency.

Mayor Grant wished to know the number of patients the applicant anticipated treating on a daily basis.

Mr. Schloeter responded that the facility could treat 12 to 15 patients daily, and, at present, they had close to 65 patients they transported to their North Maimi facility.

Commissioner Dunn sought confirmation no prescriptions would be filled at the subject location.

Ms. Howson affirmed this to be the case; they would be dispensed at the pharmacies.

A motion was made by Commissioner M. Dunn, seconded by Vice Mayor S. Martin, that this Resolution be approved. The motion carried by the following vote:

Yes: 5 - Commissioner R. Campbell, Commissioner M. Dunn, Commissioner J. Hodgson, Vice Mayor S. Martin, and Mayor D. Grant

Abstain: 0

5. RESOLUTION NO. 25R-07-128: A RESOLUTION OF THE CITY COMMISSION OF LAUDERHILL, FLORIDA, GRANTING BOYE'S GAS STATION SERVICE INC., A SPECIAL EXCEPTION USE DEVELOPMENT ORDER TO ALLOW IN THE LIGHT INDUSTRIAL (IL) ZONING DISTRICT AN OUTDOOR STORAGE USE AND BULK STORAGE OF GAS, OIL AND OTHER FUELS ON AN APPROXIMATELY 0.91± NET ACRE VACANT PARCEL, GENERALLY LOCATED ON THE SOUTH SIDE OF NW 16TH STREET BETWEEN NW 34 TERRACE AND NW 38TH AVENUE, WITHIN THE CITY OF LAUDERHILL, FLORIDA (3550 NW 16TH STREET); PROVIDING FOR CONFLICTS; AND PROVIDING FOR AN EFFECTIVE DATE.

Attachments: [RES 25R-07-128 Resolution 25-SE-008 - Boyd Gas - Special Exception](#)
[AR 25R-07-128](#)
[Attachment A - Application, Narrative, Survey & Proposed Site Plan \(25-SE-008\)](#)
[Attachment B - Development Review Report \(DRR\) \(25-SE-008\)](#)
[Attachment C - Public Notice Affidavit](#)
[SEU Conditions Affidavit 3550 NW 16 ST Sharp Energy, Inc. \(Signed & Notarized\)](#)
[Lauderhill Zoning Exemption Opposition Letter \(Resolution No. 2025R-07-128\)](#)

Ms. Howson reminded the Commission that the previous operator of the subject site came before the Commission to request outdoor storage for some LP tanks; it was presently a completely vacant parcel zoned light industrial located on NW 16th Street. She reviewed the details of the application, as detailed in the backup, noting the applicant, Sharp Energy, Inc., sought approval for outdoor storage and bulk storage of gas. The last time the Commission heard

an item pertaining to the same property for a similar use, the then tenant chose not take the property over; the City was now wiser, and a little more business friendly as far as being able to transfer such approvals. She explained the difference was that the previous applicant sought to store gas trucks onsite, with a minimum amount of gas. However, the current applicant would be storing gas in tanks that service trucks that would come onsite to fill up, then leave the site. Ms. Howson said staff recommended approval, as the applicant met all the touchstones for approval of the application, and this was the only zoning district in the City that was appropriate for the proposed use.

Commissioner Campbell asked if this was the same gas company on NW 49th Avenue.

Ms. Howson answered that this was a new group.

The applicant said it was the same parent company that was relocating from NW 49th.

Commissioner Campbell stated that, for years, area residents complained about wanting the use removed from its current location, which he supported, and now that the applicant was moving the use to an industrial area, he had to vote yes.

The applicant said they appreciated working with city staff, noting the proposed facility would be very similar to that located on NW 49th Avenue. They planned to add two tanks, possibly a third, and this use was consistent with the area where it was typical to see such facilities. He noted propane gas was one of the first lines of defense in the event of a major hurricane or storm, so this was a beneficial use for the community to get their propane tanks refueled, as well as fuel for generators, etc. They served numerous Lauderhill businesses adjacent to the subject site, and trucks would come off the street to refuel, with no need for stacking vehicles on the street. He remarked that they would appreciate the Commission's support, as they wished to remain in the City.

Ms. Howson added that, as this was a vacant site, anything the applicant built would be considered a new site plan that required they return before the Commission for approval. The site plan would also require a community meeting, so the applicant would be asked between now and the time of the site plan to visit the area HOAs.

A motion was made by Vice Mayor S. Martin, seconded by Commissioner R. Campbell, that this Resolution be approved. The motion carried by the following vote:

Yes: 5 - Commissioner R. Campbell, Commissioner M. Dunn, Commissioner J. Hodgson, Vice Mayor S. Martin, and Mayor D. Grant

Abstain: 0

- 6. RESOLUTION NO. 25R-07-129: A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF LAUDERHILL, FLORIDA, APPROVING A PLAT NOTE AMENDMENT TO THE LAUDERHILL MALL**

INVESTMENTS, LLC'S LAUDERHILL MALL APARTMENTS MIXED-USE PROJECT, APPROVE THE PLAT NOTE AMENDMENT TO THE LAUDERHILL MALL APARTMENTS, MIXED-USE PROJECT TO ALLOW THE DEVELOPMENT OF RESIDENTIAL USES, CURRENTLY RESTRICTED ON THE PLAT, AND TO MAINTAIN 220,260 SQUARE FEET COMMERCIAL USES ON LOTS 1, 2, 3, 4, AND 5, COMPRISING A +/- 3.07 ACRE AREA ALONG THE SOUTH SIDE OF THE LAUDERHILL MALL AND IN THE COMMUNITY COMMERCIAL (CC) ZONING DISTRICT, LEGALLY DESCRIBED AS LAUDERHILL MALL OUTPARCELS B, BOOK 183, PAGE 374 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, MORE COMMONLY KNOWN AS FOLIOS 494136380050, 494136380060, 494136380070, OR 1201 NW 40 AVE, LAUDERHILL, FLORIDA; PROVIDING FOR TRANSMITTAL; PROVIDING FOR FINDINGS AND CONCLUSIONS; PROVIDING FOR AN EFFECTIVE DATE (REQUESTED BY CITY MANAGER, KENNIE HOBBS, JR.).

Attachments: [Resolution 25R-07-129 25-SE-006 - Icon Lounge - Special Exception Revised-6-14-25](#)
[AR 25R-07-129](#)

[Attachment A: Plat Application](#)

[Attachment B: Narrative & Proposed Plat Note](#)

[Attachment C: Copy of Plat & Current Plat Note](#)

[Attachment D: Development Review Report \(DRR\)](#)

[Item 6 Presentation \(As Referenced Within Minutes\)](#)

Mr. Keester-O'Mills reviewed the subject item as an application seeking approval for an increase to the plat note for 233 residential units.

Mayor Grant pointed out that the subject project had been discussed for some time, conversations were held around it, and the item was previously presented to the Commission. She went on to open the discussion to the public.

Varion Harris, Lauderhill resident, voiced his opposition to the proposed amendment, noting the current plat exclusively permitted commercial development, and introducing residential units into the mix of uses would compromise the intent, potentially leading to zoning inconsistencies, disputes over land use, and a shift away from economic development priorities. He believed adding 233 residential units would lead to increased traffic along State Road 7 and NW 12th Street, both of which were already congested, further delaying emergency response time, overburden aging roadway infrastructure, and worsen pedestrian safety near the mall and adjacent businesses. To date, there appeared to be no published independent analysis that addressed school capacity impact, utility loads on water and sewer services, or compatibility with adjacent land uses; and the proposed development set a precedence for additional high-density residential uses and infill commercial zones throughout the City. He claimed that without a coordinated planning effort such developments risked creating piecemeal zoning that lacked strategic vision, and could harm community cohesion. He urged the Commission to reject the

proposed application, require a Comprehensive Plan study before altering any plat note, and for the developer to engage the public before public hearings for major land use change.

Mayor Grant received no further input from the public.

A motion was made by Vice Mayor S. Martin, seconded by Commissioner R. Campbell, that this Resolution be approved. The motion carried by the following vote:

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

No: 1 - Commissioner M. Dunn

Abstain: 0

City Attorney Ottinot informed the Commission that this would be the last plat amendment that would come before the Commission for consideration, as a State law was recently passed requiring plat amendments to be approved administratively.

VIII CONSENT AGENDA

A motion was made by Vice Mayor S. Martin, seconded by Mayor D. Grant, that this Consent Agenda was approved. The motion carried by the following vote:

Yes: 5 - Commissioner R. Campbell, Commissioner M. Dunn, Commissioner J. Hodgson, Vice Mayor S. Martin, and Mayor D. Grant

Abstain: 0

7. RESOLUTION NO. 25R-07-122: A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF LAUDERHILL APPROVING A CHANGE ORDER WITH SALTZ MICHELSON ARCHITECTS FOR ADDITIONAL DESIGN SERVICES IN THE AMOUNT OF \$15,000 FOR THE WOLK PARK G.O. BOND PROJECT; AUTHORIZING THE CITY MANAGER TO EXECUTE THE ADDITIONAL SERVICE AGREEMENT; AND PROVIDING FOR AN EFFECTIVE DATE (REQUESTED BY CITY MANAGER, KENNIE HOBBS, JR.).

Attachments: [RES 25R-07-122 Saltz Michelson Architect Additional Services Resolution](#)
[AR 25R-07-122](#)

[Saltz Michelson Additional Services Agreement](#)

[Wolk DRC Comments](#)

This Resolution was approved on the Consent Agenda. (See Consideration of Consent Agenda for vote tally.)

9. RESOLUTION NO. 25R-07-130: A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF LAUDERHILL, DIRECTING THE CITY MANAGER OR DESIGNEE TO NEGOTIATE AN AGREEMENT WITH

REKOR RECOGNITION SYSTEMS, INC. TO PROVIDE LICENSE PLATE READER SERVICES IN AN AMOUNT NOT TO EXCEED TWO HUNDRED EIGHTY-TWO THOUSAND EIGHT HUNDRED SIXTY DOLLARS (\$282,860.00); PROVIDING THE CITY MANAGER AND CITY ATTORNEY WITH THE AUTHORITY TO DO ALL THINGS NECESSARY TO EFFECTUATE THIS RESOLUTION; PROVIDING FOR AN EFFECTIVE DATE (REQUESTED BY CITY MANAGER KENNIE HOBBS, JR.).

Attachments: [RES 25R-07-130 Resolution Directing the City Manager of Designee to Negotiate An Agreement with Rekor-7-14-25](#)
[AR 25R-07-130](#)
[Rekor Terms Conditions and Privacy 2025](#)
[UPDATED QUOTE Lauderhill PD FL Rekor ALPR Project expansion](#)
[Rekor Sole Source Letter.docx](#)

This Resolution was approved on the Consent Agenda. (See Consideration of Consent Agenda for vote tally.)

9A.

RESOLUTION NO. 25R-07-131: A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF LAUDERHILL, FLORIDA AUTHORIZING AN AGREEMENT WITH MATHENY MOTOR COMPANY FOR THE PURCHASE OF TWO (2) FIRE RESCUE VEHICLES, BOATS, AND EQUIPMENT BASED ON A PIGGYBACK OF THE FLORIDA SHERIFFS ASSOCIATION COOPERATIVE PURCHASING PROGRAM CONTRACT NO. FSA25-VEF19.0; AUTHORIZING PAYMENT IN AN AMOUNT NOT TO EXCEED \$985,124.00; PROVIDING THE CITY MANAGER WITH THE AUTHORITY TO DO ALL THINGS NECESSARY TO EFFECTUATE THIS RESOLUTION; PROVIDING FOR AN EFFECTIVE DATE (REQUESTED BY CITY MANAGER KENNIE HOBBS, JR).

Attachments: [RES 25R-07-131 Resolution Piggyback Firetruck Purchase-7-14-25](#)
[AR 25R-07-131](#)
[Agenda Request Memo- Fire Ambulance Purchase](#)
[Proposal- Matheny Fire & Emergency](#)
[Florida Sheriffs VEF19.0-Final-Award-Packet](#)

This Resolution was approved on the Consent Agenda. (See Consideration of Consent Agenda for vote tally.)

9B.

RESOLUTION NO. 25R-07-133: A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF LAUDERHILL, FLORIDA AUTHORIZING AN AGREEMENT WITH DUVAL FORD, LLC FOR THE PURCHASE OF THREE (3) FORD MAVERICK PICKUP TRUCKS BASED ON A PIGGYBACK FROM THE FLORIDA SHERIFFS ASSOCIATION COOPERATIVE PURCHASING PROGRAM CONTRACT NO. FSA24-VEL32.0; AUTHORIZING PAYMENT IN AN AMOUNT NOT TO EXCEED \$100,326.00; PROVIDING THE CITY MANAGER WITH THE

AUTHORITY TO DO ALL THINGS NECESSARY TO EFFECTUATE THIS RESOLUTION; PROVIDING FOR AN EFFECTIVE DATE (REQUESTED BY CITY MANAGER KENNIE HOBBS, JR).

Attachments: [25R-07-133 Resolution Piggyback Ford Maverick Purchase-7-14-25](#)

[AR 25R-07-133](#)

[Agenda Request Memo- Duval Ford Ford Maverick Pickup Development Services](#)

[Proposal- Duval Ford Ford Maverick Pickup Development Services-6-23-25](#)

[Florida Sheriffs VEL32.0-Final-Award-Packet](#)

This Resolution was approved on the Consent Agenda. (See Consideration of Consent Agenda for vote tally.)

IX RESOLUTIONS (IF NOT ON CONSENT AGENDA)

Mayor Grant observed that as Commissioner Dunn stepped off the dais for a moment, the next item to be heard would be item 9C, after which item eight would be heard.

9C.

RESOLUTION NO. 25R-07-134: A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF LAUDERHILL, FLORIDA AWARDED BID NO. 2025-041 TO J&D CONCRETE WORKS, CORP. FOR ASPHALT RESURFACING AND SWALE RECONFIGURATION WITHIN THE CITY OF LAUDERHILL RIGHT-OF-WAYS; AUTHORIZING THE CITY MANAGER TO NEGOTIATE A CONTRACT IN AN AMOUNT NOT TO EXCEED \$751,592.78; PROVIDING THE CITY MANAGER WITH THE AUTHORITY TO DO ALL THINGS NECESSARY TO EFFECTUATE THIS RESOLUTION; PROVIDING FOR AN EFFECTIVE DATE (REQUESTED BY CITY MANAGER KENNIE HOBBS, JR).

Attachments: [25R-07-134 Resolution Awarding Bid to JD Concrete Works Corp](#)

[AR 25R-07-134](#)

[PRICE BID SHEET \(J&D\)](#)

[ESTIMATE](#)

[Estimated Engineering Contract Price \(J&D\)](#)

[MemoFor asphalt resurfacing and swale reconfiguration BidResults](#)

[resurfacing and swale locations.png](#)

City Manager Hobbs mentioned there was a bid that was issued for resurfacing and swale reconfiguration throughout the City. Per city code, if a bid was issued that exceeded \$60,000.00, the bid had to come before the Commission for consideration and approval. The bid resulted in an offer to provide services for \$751,000.00, thus requiring staff to bring the matter to the Commission. This work was definitely needed in the City at present, as swales were vital in capturing water, and they were part of the City's stormwater system that helped to reduce flooding during major rain events. He said anytime there was an opportunity to reconfigure the City's swales, and improve roadways, the offset

benefit was lessening the probability of flooding in the City.

Mayor Grant affirmed this was an ongoing situation about which there had been considerable discussion, thanking staff for moving forward with the subject item; with the Commission's approval, staff would be authorized to negotiate the contract not exceeding the amount stated above.

City Manager Hobbs answered correct.

Mayor Grant mentioned in the elected officials' discussions with Mr. Hobbs and Mr. Henderson, the former understood that the cost of most services increased post COVID 19. She thought the number before the Commission for approval was moderate for the current economic climate.

Assistant City Manager/Finance Director Sean Henderson commented on his experience working with Mr. Celetti, stating he witnessed the fluctuations in the cost for asphalt affecting many of the City's inhouse projects; it was almost a daily change.

Operations Administrator Yolán Todd indicated the process was that the City had a consultant design the bid, and the bid was sent out for about 60 days; the bid was open to the entire population of contractors and vendors that provided this kind of service. An evaluation committee of experts from within the City reviewed the responses received and the subject vendor was recommended for approval.

Commissioner Dunn knew it was in the contract that the selected vendor had to make an effort to subcontract with Lauderhill businesses, asking what city staff was doing proactively to ensure the vendor was matched with suitable Lauderhill businesses they could potentially hire.

Mr. Henderson commented that he saw more and more on the procurement side that jobs were being held up by staff's efforts to adhere to making sure there was Lauderhill businesses participation, going out to bid multiple times trying to get that local participation. In his numerous encounters with businesses outside Lauderhill, he encouraged them to move to Lauderhill to take advantages of the opportunities available. The City economic team worked to identify businesses that qualified for the City's Target Market Program (TMP) to get better involvement, and the businesses they contacted showed no interest in applying. He thought matters were getting close to interfering with the timeliness of conducting business, with the City having to constantly rebid on projects.

Ms. Todd added that with the subject vendor under consideration, if Commission approval was granted, staff would work with the vendor to be more creative in how they utilized the SBE vendors in Lauderhill, so even if they were not a construction company, vendors could provide services, such as cleanup, and hauling.

Commissioner Dunn remarked that many cities around the nation figured out ways to facilitate local businesses getting such opportunities, though she was

sure the challenges Mr. Henderson spoke of were very real. She requested a presentation from staff on what they were doing to developing strategies, and doing proactively to make sure Lauderhill businesses were given a chance; the City, too, needed to shop local.

City Manager Hobbs stated that staff and he would be prepared to make a presentation at the September Commission workshop.

A motion was made by Vice Mayor S. Martin, seconded by Commissioner M. Dunn, that this Resolution be approved. The motion carried by the following vote:

Yes: 5 - Commissioner R. Campbell, Commissioner M. Dunn, Commissioner J. Hodgson, Vice Mayor S. Martin, and Mayor D. Grant

Abstain: 0

8. RESOLUTION NO. 25R-07-123: A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF LAUDERHILL APPROVING THE CITY OF LAUDERHILL COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG) FIVE YEAR CONSOLIDATED PLAN (2025 - 2029) AND FIRST YEAR ACTION PLAN (2025-2026); PROVIDING FOR AN EFFECTIVE DATE (REQUESTED BY CITY MANAGER, KENNIE HOBBS).

Attachments: [RES 25R-07-123 Resolution approving CDBG 2025-2029](#)

[AR 25R-07-123](#)

[Lauderhill 2025-2029 ConPlan Full DRAFT 6.9.25v2](#)

A motion was made by Commissioner M. Dunn, seconded by Vice Mayor S. Martin, that this Resolution be approved. The motion carried by the following vote:

Yes: 5 - Commissioner R. Campbell, Commissioner M. Dunn, Commissioner J. Hodgson, Vice Mayor S. Martin, and Mayor D. Grant

Abstain: 0

- 9D. RESOLUTION NO. 25R-07-132 : A RESOLUTION DESIGNATING VICE MAYOR SARAI "RAY" MARTIN TO SERVE AS VOTING DELEGATE FOR THE FLORIDA LEAGUE OF CITIES' 2025 ANNUAL CONFERENCE BEING HELD AUGUST 14-16, 2025 IN ORLANDO, FLORIDA; PROVIDING FOR AN EFFECTIVE DATE (REQUESTED BY CITY MANAGER KENNIE HOBBS, JR.).

Attachments: [RES 25R-07-132 FLC Voting Delegate Conference](#)

[AR 25R-07-132](#)

[2025 Voting Delegate Memo](#)

Mayor Grant nominated Vice Mayor Martin. She opened the discussion to the public; she received no input.

A motion was made by Commissioner M. Dunn, seconded by Commissioner R. Campbell, that this Resolution be approved. The motion carried by the following vote:

Yes: 5 - Commissioner R. Campbell, Commissioner M. Dunn, Commissioner J. Hodgson, Vice Mayor S. Martin, and Mayor D. Grant

Abstain: 0

- 9E.** RESOLUTION NO. 25R-07-135: A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF LAUDERHILL APPROVING THE APPOINTMENT OF NADIA CHIN BY THE CITY COMMISSION AS A WHOLE TO SERVE AS A MEMBER OF THE CONFIDENTIAL & MANAGERIAL (SENIOR MANAGEMENT) PENSION BOARD FOR A FOUR (4) YEAR TERM EXPIRING AUGUST 2029; PROVIDING FOR AN EFFECTIVE DATE.

Attachments: [RES 25R-07-135 Confidential Managerial Appt](#)
[AR 25R-07-135](#)
[Confidential and Managerial Pension Board List](#)
[E-mail Regarding Reappointment of Nadia Chin](#)

A motion was made by Commissioner M. Dunn, seconded by Commissioner J. Hodgson, that this Resolution be approved. The motion carried by the following vote:

Yes: 5 - Commissioner R. Campbell, Commissioner M. Dunn, Commissioner J. Hodgson, Vice Mayor S. Martin, and Mayor D. Grant

Abstain: 0

X ORDINANCES & PUBLIC HEARINGS - FIRST READING (AS ADVERTISED IN THE SUN-SENTINEL)

XI ORDINANCES & PUBLIC HEARINGS - SECOND READING (AS ADVERTISED IN THE SUN-SENTINEL)

- 10.** ORDINANCE NO. 25O-06-119: AN ORDINANCE OF THE CITY OF COMMISSION OF THE CITY OF LAUDERHILL, FLORIDA, AMENDING THE CITY'S LAND DEVELOPMENT REGULATIONS BY AMENDING SCHEDULE I, ENTITLED "SIGN REQUIREMENTS," SECTION 8.0 "SPECIFIC SIGN REQUIREMENTS" BY MODIFYING THE STANDARDS FOR OFF-SITE NONCOMMERCIAL AND POLITICAL SIGNS TO PROVIDE CONSISTENT GUIDELINES FOR WHEN SIGNS MAY BE POSTED IN BOTH RESIDENTIAL AND NONRESIDENTIAL DISTRICTS; CREATING A TABLE TO CLARIFY THE ALLOWABLE CRITERIA RELATED TO TEMPORARY SIGNS, ESTABLISHING MAXIMUM SIGN AREA, SIGN DIMENSIONS AND TIME RESTRICTIONS; PROVIDING FOR CONFLICTS, SEVERABILITY, AND CODIFICATION; AND PROVIDING FOR AN EFFECTIVE DATE.

Attachments: [25O-06-119 sign restrictions 6.30.25 mtg](#)

[AR 25O-06-119](#)

[Attachment A - Development Review Report \(DRR\) 25-TA-003](#)

[Attachment B - CC Presentation - Sign Code - Temporary
Noncommercial](#)

A motion was made by Vice Mayor S. Martin, seconded by Commissioner R. Campbell, that this Ordinance be approved on second reading. The motion carried by the following vote:

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

No: 1 - Commissioner M. Dunn

Abstain: 0

11. ORDINANCE NO. 25O-06-120: AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF LAUDERHILL, FLORIDA, AMENDING THE CITY OF LAUDERHILL CODE OF ORDINANCES, CHAPTER 2, ADMINISTRATION, ARTICLE II, OFFICERS AND EMPLOYEES, DIVISION 3, RETIREMENT, PART 4, SENIOR MANAGEMENT PENSION PLAN AND TRUST FUND ADDING NEW SECTION 2-88.16 RELATING TO POST RETIREMENT SUPPLEMENT; PROVIDING FOR CONFLICTS, CODIFICATION AND SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

Attachments: [ORD 25O-06-120 - Lauderhill Senior Management Post retirement supplement](#)

[AR 25O-06-120](#)

[Agenda Request Memo Post Retirement Supplement.pdf](#)

[LM AIS PRS Health Stipend, updated.pdf](#)

A motion was made by Vice Mayor S. Martin, seconded by Commissioner M. Dunn, that this Ordinance be approved on second reading. The motion carried by the following vote:

Yes: 5 - Commissioner R. Campbell, Commissioner M. Dunn, Commissioner J. Hodgson, Vice Mayor S. Martin, and Mayor D. Grant

Abstain: 0

XII UNFINISHED BUSINESS

XIII OLD BUSINESS

XIV NEW BUSINESS

XV COMMUNICATIONS FROM PUBLIC OFFICIALS SHALL BEGIN IMMEDIATELY BEFORE ADJOURNMENT

Commissioner Hodgson thanked the Lauderhill public for coming out the past Saturday night to support the Lauderhill Rising Star Competition; it was an incredible performance by all the participants, thanking his aide, Glenda McKoy, for all her hard work. He reminded everyone that on August 3, 2025, at the Lauderhill Performing Arts Center (LPAC), there would be a celebration of Jamaica's 63rd year of independence, to which all were invited.

Commissioner Campbell gave a video presentation on the Caribbean American Soccer Association (CASA), stating it featured their press conference held the previous week, leading up to the finals of their competition, noting this was their 20th anniversary; the competition normally lasted from January to July. He said they had an extremely successful final on Saturday, July 12, 2025, and, hopefully, he could provide some footage from that experience at a later date. Everyone who made the event possible was thanked for their support, and they would be invited to the award ceremony, the date of which would be announced in the future.

Mayor Grant asked who were the featured guests for the 63rd Jamaican Independence celebration at the LPAC.

Commissioner Hodgson stated featured artists included: Sizzla Kalonji, Etana, Lady G, Admiral Tibet, Hal Anthony, and Roy Rayon; they would be backed up by the Code Red Band.

Mayor Grant asked for the signs for Mr. Hobbs and Mr. Ottinot at the front of City Hall building to be updated, removing the "interim" from their titles.

City Manager Hobbs explained that staff was working on changing them; the Lauderhill business the City normally used for that service was no longer operating, so they were looking for a new vendor to provide the service.

Mayor Grant mentioned the water rebate program for seniors 55 and older, stating more information would be sent, as well as via postings on the City's social media platforms.

City Manager Hobbs said that information would start rolling out to the public on July 15, 2025.

Commissioner Campbell mentioned over 600 back-to-school supplies were distributed to the City's children, including tablets, etc. at the park. It was a tremendous experience.

Mayor Grant congratulated the City's Deputy Fire Chief and Deputy Police Chief.

XV ADJOURNMENT - 10:14 PM