



City of Lauderhill

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

File Details

File Number: 25R-6410

File ID: 25R-6410

Type: Resolution

Status: Agenda Ready

Version: 1

Reference:

In Control: City Commission Meeting

*** Requester:** Daniel Keester-O'Mills

File Created: 10/22/2025

File Name: Sherban Spine Institute Special Exception

Final Action:

Title: RESOLUTION NO. 25R-11-212: A RESOLUTION OF THE CITY COMMISSION OF LAUDERHILL, FLORIDA, GRANTING PROMENADE PLAZA, LLC, FOR LAUDERHILL CORP CENTER 18, LLC, FOR SHERBAN SPINE INSTITUTE, A SPECIAL EXCEPTION USE DEVELOPMENT ORDER TO ALLOW IN THE GENERAL COMMERCIAL (CG) ZONING DISTRICT AN OFFICE, MEDICAL (WITH CONTROLLED SUBSTANCE PRACTITIONER) ON A 1.3± ACRE SITE LOCATED AT 7100 W. COMMERCIAL BLVD., LAUDERHILL, FLORIDA, AND MORE SPECIFICALLY DESCRIBED HEREIN; PROVIDING FOR CONFLICTS; AND PROVIDING FOR AN EFFECTIVE DATE.

Notes:

Agenda Date: 11/10/2025

Sponsors:

Enactment Date:

Attachments: Res. No. 25R-11-212, Attachment A - SEU Application, Attachment B - Applicant Narrative, Attachment C - Development Review Report (DRR), Attachment D - Floor Plan, Attachment E - Public Notice Affidavit, Attachment F - (UNSIGNED) Affidavit of Conditions 25-SE-014, Attachment G - Staff Presentation - Sherban Spine Institute (25-SE-014)

Enactment Number:

Contact:

Hearing Date:

*** Drafter:** dlindsay@Lauderhill-fl.gov

Effective Date:

History of Legislative File

Ver- sion:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
---------------	--------------	-------	---------	----------	-----------	-----------------	---------

Text of Legislative File 25R-6410

Request Action:

Seeking consideration for the approval of a special exception use to allow a development order, with conditions, to allow in the General Commercial (CG) zoning district an Office, Medical (With Controlled Substance Practitioner) located at 7100 W. Commercial Blvd, Suite 107, Lauderhill, FL.

Need Summary Explanation/ Background:

A medical office (with a controlled substance practitioner) is a special exception use within this zoning district (Commercial, General "CG"), which requires City Commission approval.

The site in question is located on the south side of W Commercial Blvd, west of Rev. Herron Ave and east of N. University Dr. The property is approximately 1.3 acres in size with an existing single-story multi-tenant office building. The property is situation between commercial uses to the east, west and north, and abuts single-family houses to the south.

The owner of Sherban Spine Institute, Ross Sherban, is a Board-Certified Orthopedic Spine Surgeon seeking to provide consultation to patients that are having spine issues. There will be a specialized focus on minimally invasive spinal decompression, cervical disc replacements and cervical and lumbar surgery. Although some procedures may require a medical prescription, there will be no dispensing of controlled medication from the office building. If approved by the City Commission, the proposed tenant will commence operation. The Planning and Zoning Division recommends the City Commission approve this "Medical Office with Controlled Substance Providers" subject to the following conditions:

1. This is a Special Use Exception, the Development Order, allow for with a controlled substance practitioner.
2. The applicant shall provide a copy of the Development Order to the City Commission.
3. The applicant shall provide a copy of the Development Order to the City Commission.
4. The applicant shall provide a copy of the Development Order to the City Commission.
5. The applicant shall provide a copy of the Development Order to the City Commission.
6. The applicant shall provide a copy of the Development Order to the City Commission.
7. The applicant shall provide a copy of the Development Order to the City Commission.
8. The applicant shall provide a copy of the Development Order to the City Commission.
9. The applicant shall execute a trespass agreement for the police department to keep on file.

Cost Summary/ Fiscal Impact:

The Planning & Zoning Division finds the implementation of this Resolution/Ordinance will not require a budget allocation or expenditure of City funds and concludes it does not have any direct fiscal impact on the City's budget.

Attachments:

- Attachment A: SEU Application
- Attachment B: Applicant Narrative
- Attachment C: Development Review Report (DRR)
- Attachment D: Floor Plan
- Attachment E: Public Notice Affidavit
- Attachment F: SEU Conditions Affidavit (Unsigned)
- Attachment G: Staff Presentation

Budget Code Number(s): _____

Procurement Information: [check all that apply]

- | | | |
|---|--|---|
| ☐ RFP/Bid | ☐ Emergency Purchase | ☐ SBE |
| ☐ Proposal/Quote | ☐ State Grant Funds | ☐ Local Preference |
| ☐ Piggyback Contract | ☐ Federal Grant Funds | |

☐ Sole Source ☐ Matching Required