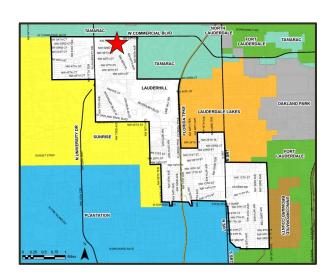


Special Exception:

Sherban Spine Institute



Applicant Information

- Property Owner:
 - ► LAUDERHILL CORP CENTER 18 LLC
- Business Name:
 - Sherban Spine Institute
- Agent's Representative:
 - Ross Sherban owner of Sherban Spine Institute

Property Information

- Address: 7100 W Commercial Blvd
 - Tax Folio: 494115140080
- Land Use: Commercial
- Zoning: CG (Commercial, General)
- Property Size: 56,628 square feet (1.3 acres)
- Legal Description:
 - ► COMMERCIAL BOULEVARD SHOPPES NO 2 B LOT 8,9
 - ▶ Plat Book 107 Page 43

Public Notice

- Sign Posted on the property 15 calendar days
 - ▶ Posted on the property on or before 10/26/2025.
- Mailed Notice 15 calendar days
 - Postmarked on or before 10/26/2025
- ▶ Newspaper advertisement 10 calendar days
 - Published 11/1/2025
- City Commission Meetings
 - **11/10/2025**

Proposal

- Applicant is requesting special exception use approval, as they have medical professionals authorized to prescribe controlled substances.
- ► The applicant has described themselves as: "a specialized focused 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."

Special Exception – Standards for Approval

- ► The City Commission, in reviewing any application for approval of a special exception use, shall consider the following:
 - ▶ A. The effect of such use on surrounding properties.
 - ▶ B. The suitability of the use in regard to its location, site characteristics, and intended purpose.
 - C. Access, traffic generation and road capacities.
 - D. Economic benefits or liabilities.
 - ▶ E. Demands on utilities, community facilities, and public services.
 - ► F. Compliance with the Comprehensive Land Use Plans for Broward County and/or the City of Lauderhill.
 - G. Factors relating to safety, health, and general public welfare.

Aerial



Floor Plan

