

City of Lauderhill

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



Meeting Minutes - Draft

Monday, November 10, 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 6:00 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 R. Campbell arrived at 6:03 PM.

ALSO PRESENT:

Kennie Hobbs, Jr., City Manager
Hans Ottinot, City Attorney
Constance Stanley, Police Chief
Nadia Chin, Deputy 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 Final-Revised Version of the City Commission Meeting Agenda for November 10, 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

III PLEDGE OF ALLEGIANCE TO THE FLAG FOLLOWED BY GOOD AND WELFARE**IV APPROVAL OF MINUTES**

A. MINUTES OF THE CITY COMMISSION MEETING FOR OCTOBER 27, 2025.

Attachments: [October 27, 2025 - City Commission Meeting Minutes - Draft](#)

A motion was made by Vice Mayor S. Martin, seconded by Commissioner J. Hodgson, that these Minutes 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

V PROCLAMATIONS / COMMENDATIONS (10 MINUTES MAXIMUM)

A. A PROCLAMATION DECLARING NOVEMBER 2025 AS EPILEPSY AWARENESS MONTH (REQUESTED BY COMMISSIONER MELISSA P. DUNN).

B. A PROCLAMATION RECOGNIZING THE BROWARD SIERRA GROUP JUNIOR TEAM FOR THE BROWARD GREEN SCHOOL CAMPAIGN (REQUESTED BY COMMISSIONER MELISSA P. DUNN).

VI PRESENTATIONS (15 MINUTES MAXIMUM)

A. A PRESENTATION ON THE SAFE AND CLEAN BEAUTIFICATION INITIATIVE (REQUESTED BY MAYOR DENISE D. GRANT).

VII QUASI-JUDICIAL MATTERS

1. 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.

Attachments: [Res. No. 25R-11-212](#)

[AR 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 \(25-SE-014\)](#)

City Planner Molly Howson presented the application for Sherban Spine Institute, a specialized medical office focusing on minimally invasive spinal procedures. The business requires Special Exception Use approval because medical offices with controlled substance prescribing practitioners must obtain such approval. Located at 7100 West Commercial Boulevard (immediately west of Popeyes), the office will occupy a corner unit in a plaza where almost all tenants are medical uses. Ms. Howson confirmed no distribution of medication

will occur on-site; only prescriptions will be issued. Dr. Ross Sherban has no disciplinary actions on file with the Florida Board of Medicine.

Vice Mayor Martin inquired about plaza compliance and violations. Ms. Howson confirmed no outstanding violations exist and praised the property's exterior maintenance and landscaping.

Operations Manager Kristie Oliva spoke on behalf of the practice, emphasizing Dr. Sherban's excellence as a spine surgeon and the potential benefits to Lauderhill through increased patient flow, job creation, and attraction of other medical services.

A motion was made by Vice Mayor S. Martin, 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

VIII CONSENT AGENDA

A motion was made by Vice Mayor S. Martin, seconded by Commissioner J. Hodgson, 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

2. RESOLUTION NO. 25R-11-209: A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF LAUDERHILL, FLORIDA, APPROVING A PROPOSAL FROM FLYNN ENGINEERING SERVICES, P.A., UNDER A PREVIOUSLY APPROVED CONSULTANT'S AGREEMENT, IN AN AMOUNT NOT TO EXCEED \$113,810.00 FOR PROFESSIONAL ENGINEERING DESIGN SERVICES AND PREPARATION OF CONSTRUCTION PLANS FOR THE "FIRE STATION 57 DRAINAGE IMPROVEMENTS AND CULVERT REPLACEMENT PROJECT"; AUTHORIZING THE CITY MANAGER TO EXECUTE THE PROPOSAL; PROVIDING FOR PAYMENT FROM BUDGET CODE NUMBER 450-925-6981; AND PROVIDING FOR AN EFFECTIVE DATE (REQUESTED BY CITY MANAGER, KENNIE HOBBS, JR.).

Attachments: [Res. No. 25R-11-209](#)

[AR Res. No. 25R-11-209](#)

[Picture of Parking Lot Flooded](#)

[Design Proposal \(Flynn Engineering Services P.A.\)](#)

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

3. RESOLUTION NO. 25R-11-211: A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF LAUDERHILL, FLORIDA, APPROVING AND ACCEPTING THE FISCAL YEAR 2025-2026 VICTIMS OF CRIME ACT (VOCA) GRANT AGREEMENT BETWEEN THE STATE OF FLORIDA OFFICE OF THE ATTORNEY GENERAL AND THE CITY OF LAUDERHILL; PROVIDING FOR THE CITY TO RECEIVE GRANT FUNDING IN THE AMOUNT OF UP TO \$159,412.00; PROVIDING THAT THERE IS NO MATCHING REQUIREMENT AS IT HAS BEEN WAIVED; PROVIDING FOR TERMS AND CONDITIONS; PROVIDING THE CITY MANAGER AND CITY ATTORNEY WITH THE AUTHORITY TO DO ALL THINGS NECESSARY TO EFFECTUATE THIS RESOLUTION; AND PROVIDING FOR AN EFFECTIVE DATE (REQUESTED BY CITY MANAGER KENNIE HOBBS, JR.).

Attachments: [Res. No. 25R-11-211](#)
[AR Res. No. 25R-11-211](#)
[Lauderhill Police Department-00178 - signed](#)

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

IX RESOLUTIONS (IF NOT ON CONSENT AGENDA)

4. RESOLUTION NO. 25R-11-213: A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF LAUDERHILL, FLORIDA, ADOPTING THE CITY OF LAUDERHILL SUPPLEMENTAL STRATEGIC PLAN FOR FISCAL YEAR 2025-2026; PROVIDING FOR IMPLEMENTATION AND MONITORING THROUGH THE DIVISION OF STRATEGIC PLANNING AND PERFORMANCE; PROVIDING FOR AN EFFECTIVE DATE. (REQUESTED BY CITY MANAGER, KENNIE HOBBS, JR.).

Attachments: [Res. No. 25R-11-213.pdf](#)
[AR Res. No. 25R-11-213](#)
[Supplemental Strategic Plan FY26 - Draft.pdf](#)

Commissioner Dunn expressed appreciation for adding health and wellness but questioned the KPIs (Key Performance Indicators), specifically the reliance on satisfaction percentages rather than tangible health metrics like diabetes rates or uninsured percentages. She emphasized that only 45% of community health relates to healthcare access, with education, safety, and other social determinants playing major roles.

Deputy City Clerk/Division Director of Strategic Planning & Performance Nadia Chin explained these KPIs came from the 2022 survey and that this supplemental plan serves as a bridge document with "quick wins" while developing the comprehensive 2027 strategic plan. City Manager Hobbs clarified the supplemental plan extracts from the existing overly broad plan (with 70-80 KPIs) to create manageable activities over the next year. He noted the gap between the 2022 survey and 2024 plan adoption, emphasizing this creates

a playbook for departments to improve scores.

Commissioner Campbell endorsed caution about overselling the city's health impact capabilities, noting that while the city can educate about healthy lifestyles, institutions like the CDC, hospitals, and primary care physicians are better equipped to guide health outcomes. He warned against giving residents false hope about the city's ability to impact individual health.

Mayor Grant clarified this supplemental document provides an at-a-glance overview leading to the October comprehensive plan review, which will include detailed percentages and numbers. The discussion confirmed the plan addresses five pillars: public safety, health and wellness, beautification and public spaces, economic opportunity and sustainability, and fiscal responsibility and accountability.

Commissioner Dunn advocated for including substantial health indicators beyond survey opinions, suggesting baseline measurements from Department of Health dashboards. City Manager Hobbs agreed to work with the survey team to develop statistically sound questions incorporating these suggestions for the January survey, which will inform the 2027 strategic plan.

A motion was made by Vice Mayor S. Martin, 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

5. RESOLUTION NO. 25R-11-210: A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF LAUDERHILL, FLORIDA, APPROVING THE APPOINTMENT OF DONALD GIANCOLI AND ANDREA M. ANDERSON BY THE CITY COMMISSION AS A WHOLE TO SERVE AS TRUSTEES OF THE LAUDERHILL POLICE OFFICERS RETIREMENT TRUST FUND BOARD OF TRUSTEES FOR A FOUR (4) YEAR TERM TO EXPIRE IN NOVEMBER 2029; APPROVING THE ELECTION OF DAVID HENNESSY TO SERVE AS A TRUSTEE FOR A TERM OF FOUR (4) YEARS TO EXPIRE IN NOVEMBER 2029; AND PROVIDING FOR AN EFFECTIVE DATE (REQUESTED BY CITY MANAGER KENNIE HOBBS, JR.).

Attachments: [Res. No. 25R-11-210](#)

[AR Res. No. 25R-11-210](#)

[Police Retirement Trust Fund Board List](#)

[NOTICE OF NOMINATION AND ELECTION RESULTS 10-20-2025](#)

This resolution addressed appointments to the Lauderhill Police Officers Retirement Trust Fund Board of Trustees. Mayor Grant questioned whether City Manager Hobbs should continue serving given his heavy workload. Commissioner Campbell shared this concern, noting previous city managers

hadn't served on the board. City Manager Hobbs explained the monthly meetings last about an hour and proposed Assistant Finance Director Don Giancoli as his replacement, given Mr. Giancoli's previous experience on the general employee pension board and finance background.

A motion was made by Vice Mayor S. Martin, 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)

6. ITEM REMOVED - ORDINANCE NO. 25O-07-122

7. ORDINANCE NO. 25O-09-142: AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF LAUDERHILL, FLORIDA, APPROVING THE THIRD AMENDMENT TO THE REAL ESTATE DEVELOPMENT AGREEMENT AND ADDENDUM BETWEEN THE CITY OF LAUDERHILL AND LE PARC AT LAUDERHILL, LLC, IN SUBSTANTIALLY THE SAME FORM AS EXHIBIT "A"; PROVIDING FOR CONFLICTS AND SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE (REQUESTED BY CITY MANAGER KENNIE HOBBS, JR.).

Attachments: [Final Le Parc CC Ordinance Approving Third Amendment 10.22.25](#)

[AR 25O-09-142](#)

[Third Amendment to Development Agreement and Addendum\(61445869.12\)](#)

A motion was made by Vice Mayor S. Martin, seconded by Commissioner J. Hodgson, 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

8. ORDINANCE NO. 25O-10-143: AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF LAUDERHILL, FLORIDA, AMENDING THE CODE OF ORDINANCES, CHAPTER 6, "BUILDINGS AND BUILDING REGULATIONS," ARTICLE IV, "40-YEAR OR OLDER BUILDING SAFETY INSPECTION PROGRAM," TO REFLECT A CHANGE TO A "30-YEAR OR OLDER BUILDING PROGRAM" AND

UPDATING THE PROVISIONS WITHIN THE ARTICLE; PROVIDING FOR CODIFICATION; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

Attachments: [ORD 25O-10-143 revising building safety program to 30 years](#)

[AR 25O-10-143](#)

[hb 913.pdf](#)

A motion was made by Vice Mayor S. Martin, seconded by Commissioner J. Hodgson, 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

9. ORDINANCE NO. 25O-10-144: AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF LAUDERHILL, FLORIDA, AMENDING THE CODE OF ORDINANCES, CHAPTER 12, "BUSINESS REGULATIONS," ARTICLE I "IN GENERAL" SECTION 12-3, "CERTIFICATE OF USE AND LOCAL BUSINESS TAX RECEIPT REQUIRED; PROHIBITION OF UNAUTHORIZED AND ILLEGAL BUSINESSES; ENFORCEMENT," TO REVISE THE PURPOSE STATEMENT, TO CLARIFY PROHIBITIONS ON UNAUTHORIZED AND ILLEGAL BUSINESSES, TO UPDATE REQUIREMENTS FOR CERTIFICATES OF USE AND LOCAL BUSINESS TAX RECEIPTS, AND TO STRENGTHEN PROPERTY OWNER RESPONSIBILITIES; PROVIDING FOR CODIFICATION; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

Attachments: [ORD 25O-10-144 changing certificate of use](#)

[AR 25O-10-144](#)

Director of Intergovernmental Affairs Zach Davis-Walker explained this ordinance clarifies existing language allowing the city to fine landlords \$500 per day for tenants operating without Certificates of Use (COU). The amendment makes enforcement more direct and immediate rather than requiring the lengthy NOV (Notice of Violation) process. He cited a 2020 example on 38th Avenue where notification of potential fines prompted nine tenants to obtain proper COUs.

Commissioner Campbell expressed concern about the \$500 daily fine potentially making compliance impossible for struggling new businesses. Mr. Davis-Walker clarified the fine targets building owners, not tenants, and is reserved for severe cases involving repeat offenders and illicit activities. City Attorney Ottinot confirmed fines are governed by state law with a maximum of \$1,000 for code violations.

Commissioner Dunn raised concerns about unintended consequences for

small business owners unaware of licensing requirements beyond SunBiz registration. She noted many home-based businesses likely operate without proper business licenses and requested protection for businesses genuinely trying to comply versus bad actors. She emphasized the need for written strategy, not vague policies.

City Manager Hobbs assured this tool would be used in extreme cases, such as illegal drug labs, not for businesses simply unaware of requirements. He confirmed they would create a policy distinguishing between education-first approaches for legitimate businesses and enforcement against properties with reputations for leasing to illicit actors.

Vice Mayor Martin strongly supported the ordinance, citing its necessity for addressing drug dealers and illicit activities, particularly in the 19th Street area near U Save. He emphasized this targets bad actors exploiting the system, not businesses trying to do right. Commissioner Hodgson agreed discretion must be considered based on history and background.

Commissioner Dunn requested a timeline for policy development. City Manager Hobbs committed to starting this week and having it ready for the January workshop.

A motion was made by Vice Mayor S. Martin, seconded by Commissioner J. Hodgson, 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

City Manager Hobbs thanked staff for their hard work on recent events including the Beer-B-Q, Boos and Brews food truck roll, and breast cancer awareness bike ride. He noted positive feedback on all events and interest in future evening bike rides.

Commissioner Campbell announced the Shaquell Moore Foundation's free soccer event on November 13 at Lauderhill Sports Complex for ages 4-15, 4:00-7:00 PM. He emphasized Moore as an example of giving back, having grown up in Lauderhill's youth programs and now playing professionally in Spain while captaining various U.S. national teams. Commissioner Campbell teased a similar tennis announcement coming in January.

Vice Mayor Martin thanked staff for the Veterans Day event at the Sports Park and reminded everyone of the Veterans Day ceremony November 11 at 2:30 PM at Veterans Park.

Commissioner Dunn announced several events:

- November 11: Thanksgiving community enrollment and resource fair at Broward Community Family Health Center in Lauderhill Mall, 11:00 AM-7:00 PM, featuring health insurance enrollment assistance
- November 14: First youth-led peace walk at Parkway Middle School, part of Lauderhill's P365 SAFE Promise Club, involving 450 students advocating to end gun violence
- November 18: Virtual workshop on parenting, mental wellness, and emotional intelligence for preschool/kindergarten parents through FIU partnership
- November 21: West Ken Lark Homeowners Association Thanksgiving dinner, 5:00-8:00 PM
- December 4: Lauderhill Healthy You tour event at Saint George Community Park

Commissioner Hodgson thanked staff for recent events, admitting he needs to relearn bicycle riding, and thanked Vice Mayor Martin for leading the veterans walk at the Sports Park.

City Attorney Ottinot recognized city employees' dedication to Jamaica relief efforts with time and money donations.

Mayor Grant acknowledged additional hurricane relief supplies need distribution to Westmoreland, St. James (where 70% of housing stock is destroyed), and Trelawny parishes. She praised the collaborative effort of Public Works, Fire, Police, Chief Torres, and the entire dais's support. The mayor announced the senior brunch and turkey giveaway on November 19 at 11:00 AM, with 100 turkeys for seniors at the brunch and 450 additional turkeys distributed to churches at 3:00 PM. She also recognized the success of Pink Up Lauderhill and the Beer-B-Q event.

XV ADJOURNMENT - 8:43 PM