

# 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, September 29, 2025**

**5:30 PM**

**City Commission Chambers**

## **Community Redevelopment Agency Meeting (CRA)**

*CRA Executive Director Sean Henderson*

### **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 Special Community Redevelopment Agency (CRA) Meeting at 5:33 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

### ALSO PRESENT:

Sean Henderson, Executive Director  
Hans Ottinot, City Attorney  
Constance Stanley, Police Chief  
Andrea M. Anderson, City Clerk

## HOUSEKEEPING

**A motion was made by Vice Mayor S. Martin, seconded by Commissioner J. Hodgson, to ACCEPT the Revised Version of the Special Community Redevelopment Agency (CRA) Meeting Agenda for September 29, 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 THIS WILL BE A LIMITED AGENDA MEETING. THE ONLY ITEMS TO BE DISCUSSED WILL BE:

1. CRA ORDINANCE NO. CRA-25O-09-102: AN ORDINANCE OF THE CITY OF LAUDERHILL COMMUNITY REDEVELOPMENT AGENCY ("CRA") 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"; AND PROVIDING FOR CONFLICTS AND SEVERABILITY; PROVIDING FOR AN EFFECTIVE DATE (REQUESTED BY CRA EXECUTIVE DIRECTOR SEAN ANDERSON).

**Attachments:** [ORD CRA-25O-09-102 Revised Le Parc CRA Ordinance Approvidng Third Amendment-9-16-25](#)  
[AR CRA-25O-09-102](#)  
[Third Amendment to Development Agreement and Addendum\(61445869.12\)](#)

Executive Director Sean Henderson explained, for clarity, that there is a requirement for development agreements to be heard and reviewed by the Planning & Zoning Board prior to going to the City but this was not a

requirement for the CRA; thus the item would move forward at the CRA level and any questions could be answered, while the item would then be tabled at the Commission meeting.

Mayor Grant noted that the item would be tabled at commission and asked for an explanation as to why.

Mr. Henderson explained that this is the third amended development agreement with regard to Le Parc and the ask for this amendment was nothing to do with Planning & Zoning (P&Z) or the start and end dates of the project; the subject amendment sought two things which were needed for clarity with regard to financing. The first was clarity in the way in which the developer will be reimbursed for the improvements to the property - as of January 1 of each year, the value of a property was evaluated and, subsequently, taxes were assessed. From a financial standpoint, the developer needed to know how soon they would be reimbursed once they paid the assessed taxes as they needed to provide that information to their bank. The second ask was for clarity in regards to the ownership stake requirement as Vivian Dimond was previously the full owner of the property and had now taken on a partner; she still held a 51 % stake in the ownership but just needed clarity in the language. Mr. Henderson reiterated that there was no anticipated delays to the start or end dates for completion of the project and that these new asks were merely for clarity.

Vice Mayor Martin asked if, when they voted on the subject item, were there no more changes to the agreement or would there be opportunity for the City to seek some sort of developer incentives?

City Attorney Hans Ottinot explained that the subject vote was just the CRA accepting the agreement and that, if the Commission had interest in such incentives they could discuss this with the City Manager who could convey the same to the developer because the final agreement would not be approved at the current meeting.

Commissioner Campbell asked when the item would be heard next.

City Manager Hobbs stated it would be back before the Commission on October 27 as everything would be ready by that point. He went on to explain that the reason the item would be tabled at the Commission level was due to the requirement for the development agreement to be heard by the P&Z Board first; there would be a special P&Z board meeting called ahead of the next Commission meeting and that was the one piece which was missing.

**A motion was made by Vice Mayor S. Martin, seconded by Commissioner R. Campbell, that this Ordinance be approved on first reading to the Community Redevelopment Agency Meeting (CRA), due back on 10/27/2025. 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

**IV ADJOURNMENT - 5:41 PM**