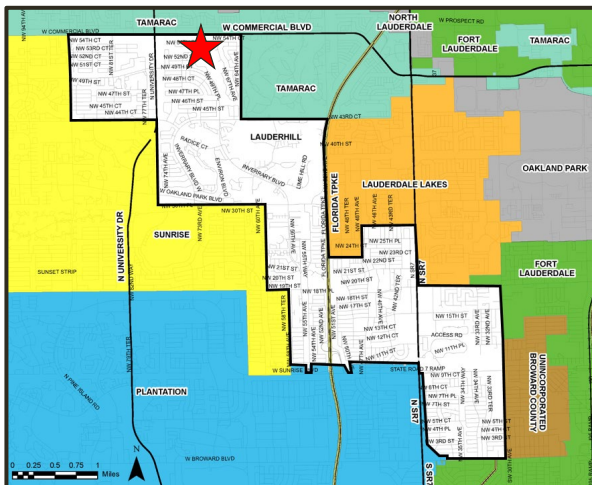




Special Exception:

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

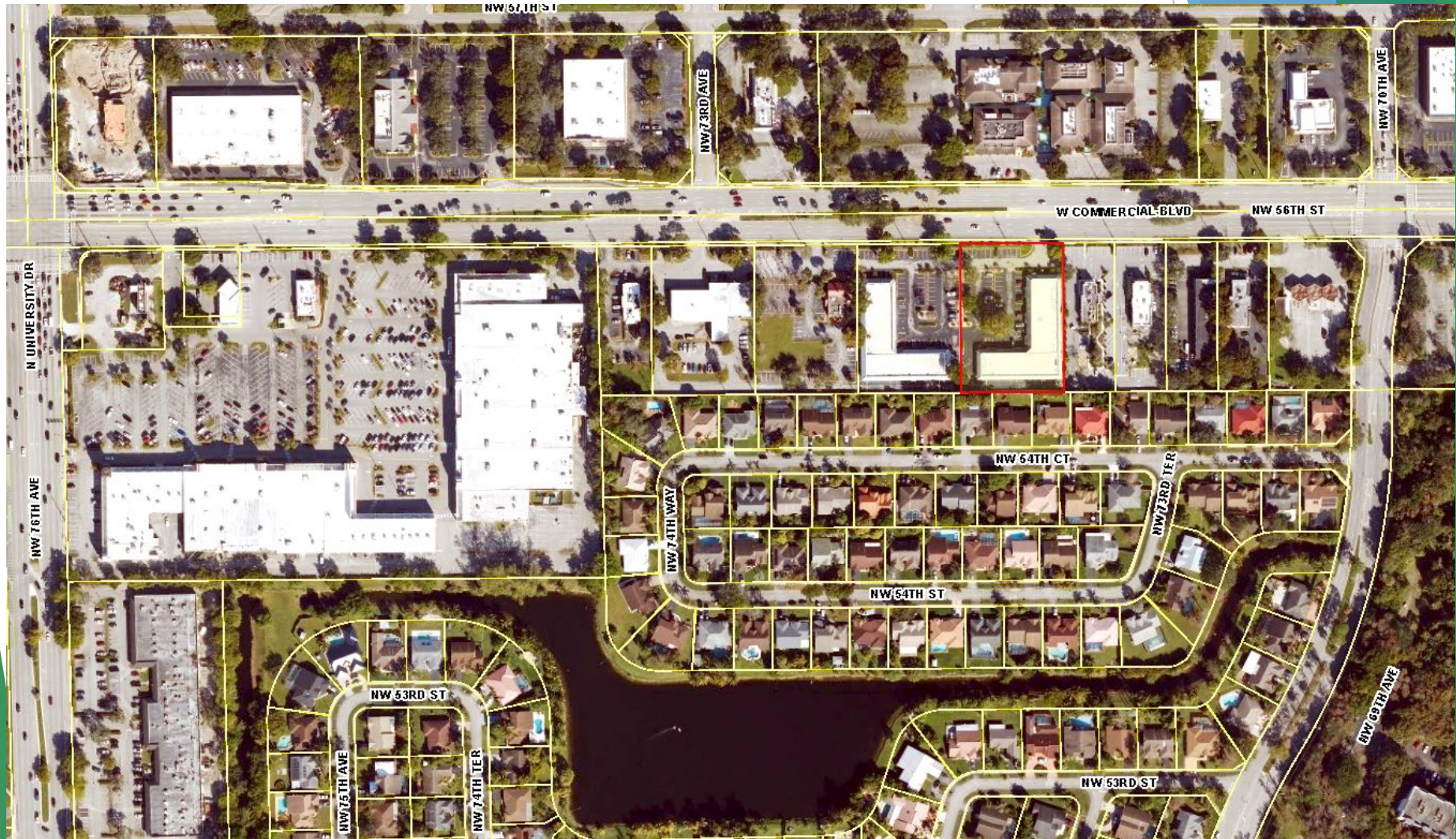
Proposal

- ▶ 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 Lauderdale.
 - ▶ G. Factors relating to safety, health, and general public welfare.

Aerial



Floor Plan

