



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: Passed

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Reference:

In Control: City Commission
Meeting

File Created: 10/22/2025

File Name: Sherban Spine Institute Special Exception

Final Action: 11/10/2025

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:

Sponsors:

Enactment 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)

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:
1	City Commission Meeting	11/10/2025	approved				Pass

Text of Legislative File 25R-6410

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.

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 Special Exception Use Development Order allows for no controlled substance prescriptions to anyone other than a patient in connection with a medical procedure performed or to be performed.
2. The Office, Medical, with Controlled Substance Provider use is restricted to a total of 2,424 square feet as indicated in the lease agreement. The expansion, alteration, enlargement or removal to another location of this use is prohibited and shall be unlawful unless the City Commission amends this development order to allow such expansion, alteration, enlargement or removal to another location. Notwithstanding the above, through the site plan modification process, the City Commission delegates to the Development Review Committee (DRC) the authority to allow the floor plan to be altered;

however, the DRC is without authority to allow the expansion, enlargement, reduction or removal of the use to another location.

3. This Special Exception Use Development Order for "Office, Medical with Controlled Substance Provider" shall be specifically granted to the property owner: Lauderhill Corp Center 18 LLC. Pursuant to 1.3.11. Transfer of Development Orders or Approvals, should the property be sold, transferred or otherwise re-assigned the new owner shall notify the Development Services Department of the City updated contact information within five (5) days of change of ownership.

4. Any special exception approval granted by the City Commission shall expire one hundred eighty (180) days after the date of approval, unless a development permit or certificate of use application is applied for within the one hundred eighty-day period. This special exception use development order shall automatically expire and become null and void if the necessary applications are not filed timely. All practitioners, employees, agents and independent contractors are subject to and covered by the express terms and conditions of the Special Exception Use Development Order.

5. The general days and hours of operation are Mondays through Fridays 9:00 a.m. to 5:00 p.m. Any increase in either the days or hours of operation or both is prohibited and shall be unlawful unless the City Commission amends this development order to allow such increase.

6. The applicant shall be required to comply with, and operate in accordance with, all standards and requirements by the State of Florida, the Florida Board of Medicine, and the City when operating a Medical Office with Controlled Substance Practitioner.

7. Any violation of these conditions of approval, or if there are any Code Enforcement violations or liens against the property owner, this special exception use development order may be brought before the City Commission to be reconsidered, at which time the development order, or conditions of approval, may be subject to modification, suspension and/or revocation.

8. If a use which has been granted a special exception shall cease to operate for a continuous period of one (1) year, the special exception approval shall expire.

9. The owner shall execute a trespass agreement for the police department to keep on file for enforcement.

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]

- | | | |
|---|--|---|
| <input type="checkbox"/> RFP/Bid | <input type="checkbox"/> Emergency Purchase | <input type="checkbox"/> SBE |
| <input type="checkbox"/> Proposal/Quote | <input type="checkbox"/> State Grant Funds | <input type="checkbox"/> Local Preference |
| <input type="checkbox"/> Piggyback Contract | <input type="checkbox"/> Federal Grant Funds | |
| <input type="checkbox"/> Sole Source | <input type="checkbox"/> Matching Required | |