



Development Review Report (DRR)

To: Planning & Zoning Board
From: Daniel T. Keester-O'Mills, AICP, *Development Services Director*
RE: Amendments to the Land Development Regulations – Food Pantry
Date: February 4, 2026 (Planning & Zoning Board February 24, 2026)

Staff has prepared an amendment to the Land Development Regulations (LDR) for your consideration. This report includes a proposal to establish standards to allow "Food Pantry," within the City provided certain criteria can be met.

I. BACKGROUND INFORMATION

Food insecurity remains a significant and ongoing challenge across the United States, driven by economic instability, rising housing and utility costs, and persistent inflation affecting basic household expenses. According to the United States Department of Agriculture (USDA)—the federal agency responsible for food and nutrition policy—approximately 14.3 percent of U.S. households, representing nearly 47.4 million people, experienced food insecurity in 2023, meaning they lacked consistent access to enough food for a healthy, active life (*USDA, Household Food Security in the United States*). Food insecurity disproportionately affects households with children, with federal data showing higher rates among families managing competing costs such as housing, childcare, health care, and food (*USDA, Economic Research Service*).

Despite broader economic recovery indicators, many households continue to face financial strain due to the cumulative impacts of inflation, wage stagnation in lower-income sectors, and rising living costs. Research consistently shows that food insecurity is closely linked to poverty and limited disposable income, forcing households to make tradeoffs between food and other essential needs such as rent, utilities, and medical care (*USDA, Economic Research Service*). These conditions increase reliance on emergency food assistance and community-based food distribution programs, particularly among working households and seniors on fixed incomes.

At the regional level, food insecurity remains a significant concern in Broward County. Data from Feeding America, a national nonprofit hunger-relief organization, estimate that more than 220,000 Broward County residents experience food insecurity, including a substantial number of children (*Feeding America, Map the Meal Gap*). Approximately 19 percent of children in Broward County live in food-insecure households, highlighting the vulnerability of families and youth to economic hardship and limited food access (*Feeding America, Map the Meal Gap*).

Within the City of Lauderhill, economic indicators further underscore the need for accessible food assistance services. According to the U.S. Census Bureau, an estimated 19 to 24 percent of Lauderhill residents live below the federal poverty level, a rate notably higher than county, state, and national averages (*U.S. Census Bureau, QuickFacts: Lauderhill City, Florida*). Median household income levels in Lauderhill also trail those of Broward County and the State of Florida, increasing the likelihood that residents may struggle to meet basic needs, including consistent access to nutritious food (*U.S. Census Bureau, American Community Survey*).

Collectively, these national and local conditions demonstrate the continuing relevance of food pantries as essential community resources. Establishing a clearly defined and permitted use category for food pantries

recognizes food insecurity as a public welfare issue and provides a land-use framework that supports timely access to food assistance. Such facilities play a critical role in promoting community resilience, public health, and economic stability by addressing immediate nutritional needs for individuals and families experiencing financial hardship.

The City amortized a use defined as a “Food Distribution Center,” in 2020 (Ordinance 200-11-148), which allowed any operators to continue for 5 years from the date of adoption (12/14/2020). A Food Distribution Center is defined in the City’s Land Development Regulations (LDR’s) as “[a]ny building or structure, or a portion thereof, of which the interior, or portion of the interior, is used to furnish meals to members of the public without cost or at a very low cost as a social service as defined herein, a food distribution center shall not be considered a restaurant.” The City is seeking to add a new use of food pantry, which may be accessory to a principal use, in order to expand avenues for addressing food insecurity.

II. PROPOSED TEXT AMENDMENTS

LAND DEVELOPMENT – REGULATIONS

Article III - ZONING DISTRICTS

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Section 5.1 Accessory structures and Uses

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5.1.9. Food Pantry Standards

(A) A food pantry may be allowed as an accessory use to a lawfully existing house of religious worship or non-profit organization.

(1) The area designated as a food pantry, may not exceed 10% of the floor area of the principal use.

(2) Items for public consumption may not be displayed or stored outside of the building.

(3) The organization shall have a designated donation area, which shall be located at the rear or side of the building that is not visible from the public right-of-way.

(4) Adequate directional signage shall be provided from the main entrance of the establishment to direct individuals to the designated donation area. The donation area shall be noticed to prohibit depositing goods when the organization is closed.

(5) Donations left outside for more than 24 hours is considered outdoor storage and is strictly prohibited.

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SCHEDULE A. - Land Use Classifications

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FOOD PANTRY: Any building or structure, or a portion thereof, of which the interior, or portion of the interior, is used to offer non-perishable goods (canned foods, shelf-stable dry goods, etc.) and non-prepared perishable goods (meats, dairy, produce, etc.) to members of the public without cost or at a very low cost as a service to the public as defined herein, as an accessory use to a lawfully existing house of religious worship or non-profit organization.

...

SCHEDULE B. - ALLOWABLE USES

B-1. Uses Allowed in Residential Districts.

Land Use Category	CO	CN	CG	CC	CW	CE	IL	PO	PL	PR	CR	S-1	CF	UT
Accessory Uses ¹	A	A	A	A	A	A	A	A	A	A	A	A	A	A
...														
Food distribution center													N	
Food Pantry	A	A	A	A	A	A	A						A	
Financial institutions														
• Walk-up	P	P	P	P	SE	P								
• Drive-through	SE		SE	SE										
...														

III. ANALYSIS

The City's Land Use Element of the Comprehensive Plan does not specifically address "ancillary" or "accessory" uses. Generally speaking, accessory uses should be compatible with the principal use and not negatively impact the neighboring uses. The City Commission prohibited "Food Distribution Center," as defined in the city's Land Development Regulations from operating as a principal use based on studies conducted of the corridor and adjacent residential neighborhood. The proposal would allow other existing businesses or non-profits throughout the city to offer limited services to a certain population rather than drawing larger crowds to a particular use/business.

Amendment factors. LDR Article IV., Part 2.0., Section 2.4., requires the Board and City Commission to consider and evaluate zoning text changes in relation to all pertinent factors but with reference to six (6) specific factors. The proposed Ordinance is evaluated below against the six (6) identified factors.

- a. ***The character of the district and its peculiar suitability for particular uses.***
The proposed zoning districts selected (CO, CN, CG, CC, CW, CE, IL & CF) are zoning designations where offices and houses of religious worship are permitted to capture those non-profit organizations that may wish to offer these services to their constituents or other recipients.
- b. ***Conversion of the value of buildings and encouraging the most appropriate use of land and water throughout the City.***
The proposal would add an additional accessory use and service to be offered, that would complement existing uses/businesses.
- c. ***The applicable portions of the adopted City Comprehensive Plan and programs such as land use, trafficways, recreation, schools, neighborhoods, drainage and housing and so forth.***
The City's Comprehensive Plan does not specifically address accessory uses.

- d. *The need of the City for land areas for specific purposes to serve population and economic activities.***
The proposal may allow additional non-profit organizations to serve low-income individuals and families to offer an additional source of food at no or low costs.
- e. *Whether there have been substantial changes in the character of development in or near an area under consideration for rezoning.***
This factor applies to Zoning District Map amendments and not LDR text amendments. Since this is essentially an LDR text amendment, this factor does not apply.
- f. *The facts and opinions presented to the Planning and Zoning Board through hearings.***
This Development Review Report includes data, analysis and written findings of information submitted by Staff. Staff reserves the right to take into consideration any additional information that may be brought to our attention.

IV. RECOMMENDATION/ACTION

The Department recommends the Board enter into the record the Development Review Report (DRR) and all other substantial competent evidence presented at the hearing, adopt the findings and conclusions contained herein, and forward the record to the City Commission with a recommendation that the proposed Ordinance amending the LDR be adopted.

V. ATTACHMENTS

1. Ordinance 200-11-148 – Amortized Use “Food Distribution Center”
2. Presentation to the City Commission made at the January 22, 2026 Workshop

ORDINANCE NO. 200-11-148

AN ORDINANCE OF THE CITY COMMISSION OF LAUDERHILL, FLORIDA AMENDING THE LAND DEVELOPMENT REGULATIONS PERTAINING TO FOOD DISTRIBUTION CENTER USES WITHIN THE COMMUNITY FACILITY ZONING DISTRICT; AMENDING SCHEDULE H, NONCONFORMING LAND USE PROVISIONS TO ADD SECTION 1.17, AMORTIZATION PERIOD FOR FOOD DISTRIBUTION CENTER USES LOCATED WITHIN THE COMMUNITY FACILITY ZONING DISTRICT; PROVIDING FOR FINDINGS AND CONCLUSIONS; PROVIDING FOR CONFLICTS; PROVIDING FOR AN EFFECTIVE DATE (REQUESTED BY CITY MANAGER, DESORAE GILES-SMITH)

WHEREAS, the City Commission has adopted a Comprehensive Plan as is required by the Local Government Comprehensive Planning and Land Development Regulation Act (Act), which Comprehensive Plan was subsequently determined to be in-compliance with said Act; and

WHEREAS, Section 163.3202, Florida Statutes, requires each municipality to adopt or amend and enforce land development regulations that are consistent with and implement their adopted comprehensive plan; and

WHEREAS, on June 11th, 1990, the City Commission implement its adopted Comprehensive Plan as is required by Section 163.3202, Florida Statutes, by adopting the City of Lauderhill Land Development Regulations; and

WHEREAS, Approximately 203.12 acres of nonresidential land were annexed between the years 2001 to 2010 from Unincorporated Broward County to the City of Lauderhill along Broward Blvd, Sunrise Blvd, and Martin Luther King Jr Ave./N.W. 31st Ave; and

WHEREAS, Public Outreach meetings were held on both December 11, 2018 and December 13, 2018 in order to gain public input for a proposed SE CRA Corridor Plan along Broward Blvd, Sunrise Blvd, and Martin Luther King Jr Ave./N.W. 31st Ave; and

WHEREAS, the food distribution center uses are not included in the desired uses identified in the proposed SE CRA Corridor Plan along Broward Blvd, Sunrise Blvd, and Martin Luther King Jr Ave./N.W. 31st Ave; and

WHEREAS, from December 1, 2014 to September 28, 2020, there were approximately 1,005 Service Calls for a Food Distribution Center located at 1 NW 33rd Terrace. The Service calls included but were not limited to Assault With And Without a weapon, Child/ Elderly Abuse, Disturbance Nuisance-Unknown Weapon, Felony Warrant, Fight in progress, Larceny, Mentally Ill Person, Passing Out, Overdose, Theft, Trespassing, Suicide Attempt, and Vandalism.; and

WHEREAS, As a result of the numerous Service calls and Homeless population impeding into the surrounding residential properties, the City of Lauderhill sent out multiple letters proposing the installation of an iron rod security fence with heavy landscaping on the south side of 33rd terrace in order to buffer the properties from the Existing Food Distribution Center. As a result of an HOA meeting with Broward Estates on April 1, 2019, the City Received numerous letters of support for the mentioned 33rd Terrace Fence Proposal; and

WHEREAS, On August 26, 2019, the City Commission passed Resolution 19R-08-165 for the installation of a fence at 1 NW 33rd Terrace as recommended by the Evaluation Committee.

WHEREAS, On November 14, 2019 The City of Lauderhill's Planning and Zoning Division sent out letters to both Business Owners and Residents indicating that the Amortization of various uses discussed at the November 18, 2019 City Commission workshop; and

WHEREAS, On February 24, 2020, the Lauderhill City Commission approved ORD 200-02-106 (Exhibit I) Defining Food Distribution Center Uses within the City of Lauderhill and classifying them as a nonconforming uses within the Community Facility Zoning District as well as prohibiting them Citywide; and

WHEREAS, Policy 2.13.2, Nonconforming Uses, requires The City of Lauderhill to promote the elimination of nonconforming uses through process of Amortization; and

WHEREAS, Land Development Regulations Article IV., Development Review Requirements, Part 2.0., pertains to zoning map amendments and zoning regulation amendments; and

WHEREAS, Zoning regulation amendments must be in conformance with the six (6) factors identified in Section 2.4., the procedural

requirements of Section 2.9., and the public notice requirements of Section 2.10; and

WHEREAS, the Planning and Zoning Division concludes that proposed amortization of all food distribution center uses within the Community Facility Zoning District is in compliance with the six (6) factors identified in Section 2.4., the procedural requirements of Section 2.9., and the public notice requirements of Section 2.10; and

WHEREAS, the City Commission concludes that food distribution center uses should be prohibited uses within the Community Facility Zoning District as they do not further the general public welfare; and

WHEREAS, the City Commission concludes that food distribution center uses within the Community Facility Zoning District lawfully in existence as of December 14, 2020 should be allowed to continue as a nonconforming use until December 14, 2025 but, thereafter, such use should no longer operate within the City; and

WHEREAS, this Ordinance makes food distribution center uses within the Community Facility Zoning District a prohibited use and provides a five-year amortization period for any such existing uses; and

WHEREAS, at their duly noticed regular meeting and public hearing of November 30, 2020, the City's Planning and Zoning Board, sitting as the Local Planning Agency (LPA), entered the Development Review Report on this Ordinance into the record, adopted the findings and conclusions supporting the Ordinance's adoption, and recommended the City Commission adopt the Ordinance; and

WHEREAS, at their duly noticed meeting and public hearing of November 30, 2020, the City Commission considered the record, adopted findings and conclusions, and approved this Ordinance on first reading; and

WHEREAS, at their duly noticed meeting and public hearing of December 14, 2020, the City Commission on second reading adopted this Ordinance.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COMMISSION OF THE CITY OF LAUDERHILL, FLORIDA:

SECTION 1: Amending LDR Schedule H. Land Development Regulations Schedule H., Land Use Classifications, is amended as set forth below.

Sec. 1.17. Amortization period for food distribution uses within Community Facility Zoning District: Any food distribution uses within Community Facility Zoning District lawfully in existence as of December 14, 2020 and which under the terms of the Land Development Regulations, Schedule H. would be a nonconforming use shall be allowed to continue until December 14th, 2025. Thereafter, such use shall be prohibited. If a court of competent jurisdiction determines that the amortization period set forth in this section is invalid for any reason, and if the City Commission then revises this amortization period, then the commencement of the amortization period shall date back to the date of the passage of this legislation and shall be considered as a single amortization period.

SECTION 5. Findings and Conclusions. The Development Review Report prepared by the Planning and Zoning Department is attached hereto, is incorporated herein, and are hereby adopted as the findings of fact and conclusions of law to support the Ordinance amending the Land Development Regulations.

SECTION 6. Conflicts. All ordinances or parts of ordinances, all resolutions or parts of resolutions in conflict herewith be and the same are hereby repealed as to the extent of such conflict.

SECTION 7. Effective Date. This Ordinance shall take effect immediately upon its passage and adoption.

DATED this 14 day of December, 2020.

PASSED on first reading this 30 day of November, 2020.

PASSED AND ADOPTED on second reading this 14 day of December, 2020.



PRESIDING OFFICER

ATTEST:



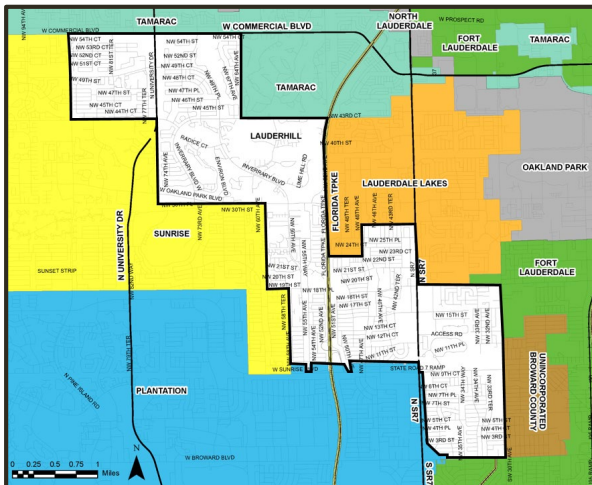
CITY CLERK

	FIRST READING	SECOND READING
MOTION	<u>M. Dunn</u>	<u>L. Martin</u>
SECOND	<u>L. Martin</u>	<u>D. Grant</u>
M. DUNN	<u>Yes</u>	<u>Yes</u>
D. GRANT	<u>Yes</u>	<u>Yes</u>
L. MARTIN	<u>Yes</u>	<u>Yes</u>
S. MARTIN	<u>Yes</u>	<u>Yes</u>
K. THURSTON	<u>Yes</u>	<u>Yes</u>



Food Pantry

City Commission Retreat
Items for Consideration



Current Regulations

► Schedule A. Land Use Classifications

- FOOD DISTRIBUTION CENTER: Any building or structure, or a portion thereof, of which the interior, or portion of the interior, is used to furnish meals to members of the public without cost or at a very low cost as a social service as defined herein, a food distribution center shall not be considered a restaurant.

► 1.17 *Amortization period for food distribution uses within Community Facility Zoning District.*

- Any food distribution uses within Community Facility Zoning District lawfully in existence as of December 14, 2020 and which under the terms of the Land Development Regulations, Schedule H. would be a nonconforming use shall be allowed to continue until **December 14, 2025**. Thereafter, such use shall be prohibited. If a court of competent jurisdiction determines that the amortization period set forth in this section is invalid for any reason, and if the City Commission then revises this amortization period, then the commencement of the amortization period shall date back to the date of the passage of this legislation and shall be considered as a single amortization period.

Proposed Use

► Schedule A. Land Use Classifications

- **FOOD PANTRY:** Any building or structure, or a portion thereof, of which the interior, or portion of the interior, is used to offer non-perishable goods (canned foods, shelf-stable dry goods, etc.) and non-prepared perishable goods (meats, dairy, produce, etc.) to members of the public without cost or at a very low cost as a service to the public as defined herein, as an accessory use to a lawfully existing house of religious worship or non-profit organization.

► Article III - Section 5.1 Accessory structures and Uses

► 5.1.9. Food Pantry Standards

- A food pantry may be allowed as an accessory use to a lawfully existing house of religious worship or non-profit organization.
- The area designated as a food pantry, may not exceed 10% of the floor area of the principal use.
- Items for public consumption may not be displayed or stored outside of the building.
- The organization shall have a designated donation area, which shall be located at the rear of the store that is not visible from the public right-of-way.
- Adequate directional signage shall be provided from the main entrance of the establishment to direct individuals to the designated donation area. The donation area shall be noticed to prohibit depositing goods when the organization is closed.
- Donations left outside for more than 24 hours is considered outdoor storage and is strictly prohibited.

Recommendations

- ▶ City Commission to direct staff to prepare an amendment to the Land Development Regulations, and present to the Planning & Zoning Board.