

**City of Lauderhill
Planning & Zoning Board Meeting
Tuesday, February 24, 2026
City Commission Chambers
5581 West Oakland Park Boulevard
Lauderhill, Florida 33313**

MINUTES

A. CALL TO ORDER

Chairperson Roman-Lynch called the meeting to order at 7:10 p.m.

B. PLEDGE OF ALLEGIANCE

Chairperson Roman-Lynch led the Pledge of Allegiance.

C. ROLL CALL

Ms. Fearon called the roll:

MEMBERS	PRESENT	ABSENT
Chairperson Ruth Roman-Lynch	X	
Vice Chairperson Michelle Pinder	X	
Brent Lewis	X	
Troy Mohammed		X (Excused)
Bob Schankweiler	X	
Aryeh Shender		X (Excused)
Mary Smith		X (Excused)

***Arrived Late**

A quorum was declared.

ALSO PRESENT:

Pamela Ryan, Assistant City Attorney
Daniel Keester O'Mills, Director, Development Services Department, (DSD)
Molly Howson, City Planner, DSD
Nadine Fearon, City Planner, DSD
Ryan Vogel, Administrative Manager, DSD

D. PROOF OF PUBLICATION: NONE

E. APPROVAL OF MINUTES:

- **January 27, 2026**

MOTION by Vice Chairperson Pinder,

To approve the minutes of January 27, 2026,

SECOND by Mr. Lewis.

The motion passed 4-0

F. PLANNING DIRECTOR'S REMARKS:

Mr. Keester-O'Mills stated that the Inverrary development continued to move forward, as the Land Use Plan Amendment was recommended for approval by Broward County over two hearings; the amendment would return to the City Commission for final approval. He said the site plans, and zoning applications that were filed were being reviewed, and once they were approved by the Development Review Committee (DRC), they would come before the P&Z Board for a recommendation to the City Commission.

G. PUBLIC HEARING: NONE

H. NEW BUSINESS:

1. **26-TA-001 – Accessory Dwelling Units:** A staff-initiated text amendment proposing to add "Accessory Dwelling Units (ADU)" as a permitted accessory use with certain standards.

Mr. Keester-O'Mills reviewed the subject item, as detailed in the backup, noting there were four text amendments being proposed, for which the board was being asked to vote separately on each. The first text amendment was to add allowing accessory dwelling units on standalone, single-family home properties, and the proposed amendment set forth the guidelines and standards for what an accessory dwelling unit was, along with setbacks, etc. It could either be an add-on to the existing house, or a separate structure on the same property; if it was a separate structure, it still had to meet the setback requirements. Some property owners already had illegal accessory dwelling units, such as garage conversions; the code proposed in the case of the latter that if part of a two-car garage were converted into a studio, they had to show that there was still adequate parking for up to three cars, though swale parking was permitted. There was no minimum lot standard to allow a separate accessory dwelling unit to be built on a residential property, but the code had a minimum lot area for permitted accessory dwelling units on residential property. Thus, there were minimum floor area requirements for the house, and the accessory dwelling unit, but not for the size of the property itself. He said the amendment proposed no deviations from existing code requirements for the residential zoning district, such as those pertaining to pervious/impervious ratio requirements. One of staff's recommendations in the amendment was that these accessory dwelling units could not be leased or advertised for rent as short-term rentals, or vacation rentals for less than six months; thus, the property owner could rent the accessory dwelling unit for longer periods. These proposed standards were to mitigate issues with short term leases, as well as help address the City's housing crisis.

Chairperson Roman-Lynch opened the discussion to the public; she received no input.

MOTION TO APPROVE by Mr. Schankweiler, as presented, with a P&Z Board recommendation for approval to the City Commission.

SECOND by Mr. Lewis.

ROLL CALL VOTE:

MEMBERS	YES	NO
Chairperson Roman-Lynch	X	
Vice Chairperson Pinder		X
Mr. Lewis	X	
Mr. Schankweiler	X	

The motion passed 3-1.

2. **26-TA-002 – Artificial Turf:** A Staff Initiated Text Amendment proposing to allow “Artificial Turf” consistent with Florida Statutes.

Mr. Keester-O’Mills reviewed the subject item, as detailed in the backup, stating that the Florida statutes changed, and now required cities to consider artificial turf as a viable option for landscaping on single-family properties under certain conditions. City staff proposed the subject text amendment to be consistent with the State rules. He said the guidelines included ensuring that its installation did not create drainage problems, and it required permits, so city staff could review the plans prior to its installation. If someone wished to install artificial turf on a commercial property, it was an option, but it still had to go through permitting to ensure the plan met drainage requirements, and the City still had more landscape requirements for commercial versus residential properties. The State’s mandate on allowing artificial turf was only regarding single-family properties, not commercial properties, so the proposed amendment focuses on the former, not the latter.

Chairperson Roman-Lynch opened the discussion to the public; she received no input.

MOTION TO APPROVE by Vice Chairperson Pinder, as presented, with a P&Z Board recommendation for approval to the City Commission.

SECOND by Mr. Schankweiler.

ROLL CALL VOTE:

MEMBERS	YES	NO
Chairperson Roman-Lynch	X	
Vice Chairperson Pinder	X	

Mr. Lewis	X	
Mr. Schankweiler	X	

The motion passed 4-0.

3. **26-TA-003 – Food Pantry:** A Staff Initiated Text Amendment proposing to create a new use “Food Pantry” as a permitted accessory use.

Mr. Keester-O’Mills reviewed the subject item, as detailed in the backup, stating there was a use in the existing City Code for food distribution centers; one already existed in the City, Net Life For Families, that the Commission voted to amortize. The organization indicated that this service was only part of what they did, so they submitted a new certificate of use (COU), so they could continue doing their office use only, allowing them to continue to serve families to help connect them to resources. He said the food distribution part of their business should have continued as of January 2026, with certain changes in the federal government, and the long government shutdown, the City Commission asked staff to look at the use of food insecurity, as there were certain concerns the City needed to address in light of that business closing. Mr. Keester-O’Mills indicated city staff then drafted the proposed amendment to add an accessory use as a food pantry, allowing nonprofit organizations to reserve a small part of their building to help distribute food at low or no cost to those in need; this applied to churches, and other nonprofits throughout the Lauderhill community, rather than having a food distribution hub that provide only this service. He noted that to make it an accessory use, staff added a number of standards to ensure some of the less desirable, ancillary results from the food distribution use would not be replicated elsewhere in the City. These included limiting the floor area that could be used for the food pantry, that the items for consumption should be displayed outside the building, and there was a designated donation area that was not visible from the right of way, and allowed during a set number of hours. He noted the use could only be located in certain commercial, and light industrial areas, and community facilities.

Chairperson Roman-Lynch opened the discussion to the public; she received no input.

MOTION TO APPROVE by Mr. Schankweiler, as presented, with a P&Z Board recommendation for approval to the City Commission.

SECOND by Mr. Lewis.

ROLL CALL VOTE:

MEMBERS	YES	NO
Chairperson Roman-Lynch	X	
Vice Chairperson Pinder	X	
Mr. Lewis	X	
Mr. Schankweiler	X	

The motion passed 4-0.

4. **26-TA-004 – Consideration of Extended Hours:** A Staff Initiated Text Amendment proposing to allow extended hours of operation for businesses within the Arts & Entertainment District from 2 AM to 4 AM Fridays & Saturdays, and providing additional clarification on “live entertainment” uses, as well as add a definition for a “NIGHTCLUB.”

Mr. Keester-O'Mills reviewed the subject item, as detailed in the backup, noting in January at a City Commission retreat, there were comments and direction to staff about making a change to the hours of operation in the City's Arts & Entertainment District, the area just south of NW 19th Street, and along NW 38th Avenue. Several businesses emailed the elected officials asking them to consider allowing them to open later, moving from the present 2:00 a.m. closing time to a 4:00 a.m. closing time; this would apply to all the (unintelligible 26:17) establishments in that area. As a result of making those changes, he said staff tried to address a number of items to ensure they captured some of the concerns and comments from the Commission; this relatively simple, proposed amendment did touch several parts of the code. Specifically, he said in chapter 14, staff clarified how sound would be measured, as this was an issue code officers encountered a number of times; sound had to fall off at the business owner's property line. Next, the hours of operation would be changed to allow businesses serving alcohol to remain open until 4:00 a.m. on Saturdays and Friday nights; the intent was for Friday and Saturday nights to go to 4:00 a.m., and closing on Sundays would remain at midnight; for the other weekdays, the 2:00 a.m. rule still applied. Mr. Keester-O'Mills said staff added the caveat to clarify that if a business was an alcohol-serving establishment, that is, a lounge, bar, nightclub, etc., patrons had to leave at the time of closing; that is, they were not allowed to remain at the establishment when alcohol was no longer being served, though business staff could continue to be onsite. He noted staff struck through some of the very outdated language in the existing code, as they were not in keeping with current processes. The definition of a nightclub was being added; the code currently defined bars, taverns, with the only lounge defined was a hookah lounge, and though some uses included dancing, with the latter included under light entertainment, it was not the principal use. He remarked that to add some clarity, staff removed the light entertainment as a use, and making it an accessory use to whatever the main uses were; staff amended the language for clarification, as well as creating a definition for a nightclub. There was also an added requirement that sounds from the business would not be disruptive to nearby residents; that is, the business's building would contain the sound.

Chairperson Roman-Lynch stated her only issue was with the time extension; she did not live far from 19th Street, and recalled years prior people loitering at all hours, and now that was cleaned up, she would hate to see a return of such unwanted activities, such as young people racing up and down the streets on ATVs.

Mr. Schankweiler thought the cleaning up of the other issues had been excellent, and with the park open (PO) space, and distance restrictions still well effective in the City Code, he could support the extended hours.

Vice Chairperson Pinder said she sometimes wondered about the Commission's interest in the City of Lauderhill when they directed staff to amend the certain City Codes; the City had been cleaned up significantly with regard to longstanding issues, and to extend hours of operation in the entertainment district to 4:00 a.m. seemed like a regression, a step in the wrong direction. Alcohol was the trending drug, and the latest statistics showed a growing number of females impacted by the increased use. Based on the negative impacts she witnessed in her work in public health, she could not support the subject amendment.

Chairperson Roman-Lynch concurred, adding that alcohol was considered the worst drug, and she worked in the mental health care field, where alcoholism a very serious issue, particularly among young

people, in which young females were coming in in droves. She opened the discussion to the public, and no input was received.

MOTION TO APPROVE by Mr. Schanweiler, as presented, with a P&Z Board recommendation for approval to the City Commission.

SECOND by Mr. Lewis

ROLL CALL VOTE:

MEMBERS	YES	NO
Chairperson Lynch		X
Vice Chairperson Pinder		X
Mr. Lewis	X	
Mr. Schankweiler	X	

The motion failed 2-2.

Chairperson Roman-Lynch asked for a motion to approve the subject amendment with the exclusion of the language to extend hours of operation from 2:00 a.m. to 4:00 a.m.

Mr. Schankweiler believed there were other entertainment businesses in there area approved for operations until 4:00 a.m.

Mr. Keester-O'Mills affirmed that along the 441 corridor there were three businesses that were allowed to open until 4:00 a.m., one reason being due to the zoning district in which they were located, specifically, the commercial entertainment zoning district; they were Joy's Roti, Lалlos, and Screen Post Production.

Chairperson Roman-Lynch acknowledged she never heard anything atrocious resulting from the operations of those three businesses. She believed Lалlos was adjacent to apartments.

Mr. Keester-O'Mills affirmed they would be adjacent to the new apartment complex being built.

MOTION TO APPROVE by Vice Chairperson Pinder, as amended above, with a P&Z Board recommendation for approval to the City Commission.

SECOND by Chairperson Roman-Lynch

ROLL CALL VOTE:

MEMBERS	YES	NO
Chairperson Roman-Lynch	X	
Vice Chairperson Pinder	X	

Mr. Lewis		X
Mr. Schankweiler		X

The motion failed 2-2.

Mr. Schankweiler stated that in the staff report there were strict provisions that could lead to the repeal of the use, one being if there were three incidents, as defined in the verbiage, in a one-year period generated by activities at a business.

Mr. Keester-O'Mills affirmed that the live entertainment section had provisions that if there were recurring issues requiring calls for police service, the City Manager could repeal that live entertainment use.

Mr. Schankweiler asked if the repeal needed commission approval.

Mr. Keester-O'Mills answered no; if there were three or more qualifying incidents, this satisfied the repeal action without the need for commission approval.

Mr. Lewis explained his position, stating Icon Lounge, a business once located at about NW 50th Street and University Drive was in close proximity to a residential area, so he would not have supported extending them having hours of operation until 4:00 a.m. However, in the subject instance, the affected businesses were only located in the Arts & Entertainment District.

Chairperson Roman-Lynch disagreed.

Mr. Keester-O'Mills stated the extended hours of operation to 4:00 a.m. in the proposed amendment only applied to businesses in Lauderhill's Arts & Entertainment District.

Vice Chairperson Pinder said she had friends who lived close by that area.

Mr. Lewis supported a 4:00 a.m. closing time in that area only, as he had no wish to see this extension applied citywide.

Chairperson Roman-Lynch restated that she actually lived close to the Arts & Entertainment District, so she had no desire to have it near her residence, as Mr. Lewis did not support this being close to the west Lauderhill residential communities.

Vice Chairperson Pinder foresaw something similar happening to what transpired with Icon Lounge if the hours of operation in the Arts & Entertainment District were extended to 4:00 a.m.

Mr. Keester-O'Mills explained that with the two failed votes, the subject amendment would proceed to the City Commission with no recommendation from the P&Z Board.

I. UNFINISHED BUSINESS: NONE

J. NEXT MEETING DATE: THE NEXT P&Z BOARD MEETING WOULD BE HELD ON TUESDAY, MARCH 31, 2026 @ 7:00 P.M.

K. ADJOURNMENT

The meeting adjourned at 7:54 p.m.