



BONNIE MISKEL • SCOTT BACKMAN • ERIC COFFMAN • HOPE CALHOUN
 DWAYNE DICKERSON • ELE ZACHARIADES • CHRISTINA BILENKI
 DAVID MILLEDGE • SARA THOMPSON • JEFFREY SCHNEIDER

Lauderhill Mall Investment, LLC
Text Amendment Narrative
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Lauderhill Mall Investment, LLC (“Applicant”), is the owner of the +/- 0.81 acre property located at 3990 NW 16th Street (folio # 4942 31 24 0040) (“Property”), which is located on the southeast corner of NW 16th Street and N State Road 7, in the City of Lauderhill (“City”). The Property has a zoning designation of CG, Commercial General, and a land use designation of Commerce. Existing on the Property is a vacant Wells Fargo bank. The Applicant is proposing to renovate the existing structure and convert its use to a marijuana dispensary. In order to develop the Property as proposed, the Applicant is requesting an amendment to the City’s Land Development Regulations (“LDR”) to allow dispensary uses within the CG zoning district under limited circumstances. Specifically, the Applicant is seeking to amend LDR Section 5.50 – Medical marijuana healthcare establishment, Schedule A – Land Use Classifications, and Schedule B – Allowable Uses.

Allowing a marijuana dispensary in the City, limited to the CG zoning district, would significantly benefit both patients and the community. For patients suffering from debilitating conditions such as cancer, epilepsy, chronic pain, and PTSD, dispensaries provide safe and reliable access to medical cannabis. Unlike unregulated sources, licensed dispensaries offer lab-tested, high-quality products, ensuring that patients receive medication free from harmful contaminants with consistent effects. These dispensaries also provide professional guidance, helping patients understand the appropriate strains, dosages, and consumption methods for their specific medical needs, which improves treatment outcomes. Furthermore, if marijuana is eventually legalized for recreational use, the City would already have a regulatory framework in place, ensuring a smooth transition while maintaining control and public safety.

Furthermore, a local dispensary would offer much-needed convenience for patients who cannot legally cultivate their own cannabis. Without a nearby dispensary, many patients are forced to travel long distances to access their medicine, creating unnecessary barriers to treatment. By establishing a local dispensary, the City can ensure that patients, especially those with mobility issues or limited transportation options, have easy and consistent access to their medication, improving their overall well-being.

In addition to improving patient care, the City will benefit economically with the addition of dispensary uses in the community. Dispensaries create jobs, both directly within the store

and indirectly through related industries such as logistics, security, and agriculture. The tax revenue generated by these businesses can be reinvested into public services, infrastructure, or healthcare programs.

Allowing a dispensary also helps the City maintain public safety by reducing the demand for black-market cannabis, which is often unregulated, potentially unsafe, and illegal. Law enforcement resources can be better focused on more concerning matters. Supporting a dispensary aligns with Florida's legalities for medical marijuana and demonstrates the City's commitment to improving public health while promoting economic growth and community safety.