

May 26, 2026 - Planning & Zoning Board Meeting

Meeting Minutes

May 26, 2026, 7:00 PM

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May 26, 2026 | 7:00 PM | City Hall – Commission Chambers, 5581 West Oakland Park Boulevard, Lauderhill, Florida 33313

I. CALL TO ORDER

II. PLEDGE OF ALLEGIANCE

RYAN VOGEL led the Pledge of Allegiance.

III. ROLL CALL

RYAN VOGEL conducted the roll call.

Present: Aryeh Shender, Brent Lewis, Bob Schankweiler (Interim Chair), Mary Smith, Troy Mohammed

Absent: Ruth Lynch, Michelle Pinder

RYAN VOGEL confirmed that a quorum was present.

IV. PROOF OF PUBLICATION

RYAN VOGEL noted that the public notice had been included in the board's backup materials and had been posted at City Hall and on the city's website.

BOB SCHANKWEILER called for a motion to approve the proof of publication.

ARYEH SHENDER motioned to approve.

MARY SMITH seconded the motion.

BOB SCHANKWEILER announced that the motion passed, with all members voting in favor.

MOTION TO APPROVE PROOF OF PUBLICATION – PASSED

V. MINUTES: April 28, 2026

BOB SCHANKWEILER called for a motion to approve the minutes from the April 28, 2026 meeting.

MARY SMITH motioned to approve.

TROY MOHAMMED seconded the motion.

BOB SCHANKWEILER announced that the motion passed, with all members voting in favor.

VI. PLANNING DIRECTOR'S REMARKS

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VII. NEW BUSINESS

1. 25-SP-008 _ M. Russell Giveans (Becoming One Properties FL, LLC)

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2. 26-TA-009 _ City of Lauderhill

i. Location/Address/Folio #: City of Lauderhill ii. Application Type: Text Amendment – Temporary Uses iii. Request: Incorporate a new Use classified as Temporary Uses (short-term activities or structures that do not permanently alter a property)

DANIEL KEESTER-O'MILLS presented the text amendment proposal for a new use classification to be incorporated into the city's Land Development Regulations, titled "Temporary Uses." He noted that this item was partly inspired by a recommendation that came out of the ULI Technical Advisory Panel that examined the area around Northwest 31st Avenue and Broward Boulevard. The panel recommended that the city ensure its regulatory framework is flexible enough to accommodate and attract new uses and entrepreneurs, which was one of the motivations for the code rewrite effort more broadly.

DANIEL KEESTER-O'MILLS explained that the concept of a temporary use application is intended to create a clear pathway for uses or activities that are not currently contemplated by the existing code—uses that may be viable and beneficial to the community but that don't fit neatly into the established permitting process. He noted that without such a pathway, applicants with creative or novel ideas may be unable to navigate the process and may seek other locations rather than pursuing a use in Lauderhill.

DANIEL KEESTER-O'MILLS provided two examples to illustrate the need for this type of application. First, he described a recent inquiry involving a promoter who wanted to conduct drag racing-style events in the south parking lot of the swap shop for approximately a month. He noted that this type of activity was too large in scale and too long in duration to qualify as a special event or promotional event, yet did not warrant a full site plan review. There was simply no appropriate avenue for the applicant to pursue the idea through the existing process. Second, DANIEL KEESTER-O'MILLS described the concept of a food truck hall or rally on private property for an extended period, such as an entire month or the month of December. He noted that while the Lauderhill Mall might be able to accommodate food trucks under existing processes, a property without existing infrastructure, such as permanent restroom facilities or parking, would have no mechanism to pursue such an event. The temporary use application process would allow an applicant to propose a portable restroom facility, demonstrate how parking would be managed, and bring the proposal before the City Commission for a decision.

DANIEL KEESTER-O'MILLS distinguished between minor temporary uses, which would be approved administratively by staff, and major temporary uses, which would require City Commission approval. He explained that minor temporary uses would be clearly defined and limited to straightforward situations, such as portable on-demand storage containers, to avoid placing staff in difficult judgment calls. Anything not predefined as a minor temporary use would automatically go to the City Commission. He noted that approvals would be valid for a maximum of one year at a time, and that applicants would be required to return the property to the same or better condition following the conclusion of the temporary use.

TROY MOHAMMED raised a concern about whether a one-year approval period was too long, and whether it might allow a temporary use to effectively become a permanent use by repeatedly renewing applications. He gave the example of a food court operating for a year with portable restroom facilities, where residents could become accustomed to the use and then object when it was removed. TROY MOHAMMED expressed concern that successive annual approvals could allow an applicant to circumvent the standard permitting process indefinitely, particularly if the activity remained in a temporary, unimproved state with portable infrastructure.

DANIEL KEESTER-O'MILLS responded that while there are no automatic renewals in the proposed text, an applicant could theoretically apply for successive approvals. He acknowledged TROY MOHAMMED's concern

but suggested that if a use proved successful over the course of a year, the city and staff should encourage the applicant to pursue a permanent approval rather than continue operating on a temporary basis. He noted that if the City Commission continued to grant temporary approvals year after year without requiring permanency, that would be a commission-level decision. DANIEL KEESTER-O'MILLS emphasized that city staff would continue to apply high standards to any temporary use application and would not simply approve any proposal on the grounds that it is temporary in nature.

TROY MOHAMMED pushed back, arguing that a year is a sufficient amount of time for an operator to determine whether a use is successful and that by the seventh or eighth month, a successful operator should be on a path toward permanent approval. He expressed concern about temporary uses creating ongoing eyesores in neighborhoods, particularly on vacant lots with portable facilities. He suggested that any renewals should be conditioned on demonstrable progress toward permanent approval and that there should be a mechanism to prevent indefinite renewal without advancement.

DANIEL KEESTER-O'MILLS acknowledged TROY MOHAMMED's concerns and agreed that the city does not want to use temporary permits to create ongoing substandard conditions. He emphasized that any application reviewed by staff would be held to a high standard, and that staff would not recommend approval of something that was visually inappropriate or poorly planned. He reiterated that if a use was successful enough that residents came to rely on it, the appropriate outcome would be for the operator to pursue permanent approval, and that staff and the city commission would be expected to apply pressure to ensure that happened.

ARYEH SHENDER expressed support for the proposal, noting that it would give staff and the city a faster avenue to bring good ideas to fruition and provide genuine community benefit. He stated that he did not have reservations about the framework as proposed, trusting that staff would exercise appropriate judgment in reviewing applications before they went to the City Commission.

MARY SMITH indicated her agreement with ARYEH SHENDER's position.

BOB SCHANKWEILER provided comments from his perspective as a board member. He asked whether temporary promotional events such as the tent sales historically conducted by businesses like Tate's Comics would still be processed under the existing special events and promotional events application process, or whether they would fall under the new temporary use category. DANIEL KEESTER-O'MILLS clarified that the existing special event and promotional event processes would remain in place and that short-duration, lower-scale events such as tent sales and anniversary celebrations would continue to be processed administratively under those existing frameworks. The new temporary use application is intended for larger-scale activities of longer duration that exceed the scope of what the special event or promotional event permits can accommodate. BOB SCHANKWEILER acknowledged the distinction and noted that the flexibility offered by the new framework seemed logical.

BOB SCHANKWEILER called for a motion.

ARYEH SHENDER motioned to approve.

MARY SMITH seconded the motion.

BOB SCHANKWEILER announced that the motion passed 4-1, with Board Member Troy Mohammed casting the dissenting vote.

MOTION TO RECOMMEND APPROVAL OF TEXT AMENDMENT 26-TA-009 TO INCORPORATE TEMPORARY USES INTO THE CITY'S LAND DEVELOPMENT REGULATIONS – PASSED 4-1

3. 26-LDR-002 _ City of Lauderhill

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VIII. UNFINISHED BUSINESS

There was no unfinished business to address.

IX. NEXT MEETING: June 16, 2026

RYAN VOGEL reminded the board that the next meeting is a special meeting scheduled for June 16, 2026, and that it will include the site plan application for Le Parc.

X. ADJOURN

BOB SCHANKWEILER called for a motion to adjourn and declared the meeting adjourned. The meeting was adjourned at 8:21 PM.

DRAFT - NOT APPROVED BY P&ZB