

ORDINANCE NO. 260-04-107

AN ORDINANCE OF THE CITY OF COMMISSION OF THE CITY OF LAUDERHILL, FLORIDA, AMENDING THE CITY’S LAND DEVELOPMENT REGULATIONS BY AMENDING ARTICLE III, ENTITLED “ZONING DISTRICTS,” SECTION 5.1 ENTITLED “ACCESSORY STRUCTURES AND USES,” AND CREATING A NEW SECTION 5.1.9 ENTITLED “FOOD PANTRY STANDARDS”; AMENDING SCHEDULE A - LAND USE CLASSIFICATIONS BY CREATING A DEFINITION FOR “FOOD PANTRY”; AMENDING SCHEDULE B - ALLOWABLE USES, B-1-USES ALLOWED IN RESIDENTIAL DISTRICTS” BY ADDING “FOOD PANTRY” TO THE TABLE IDENTIFYING THE ZONING DISTRICTS WHERE PERMITTED; PROVIDING FOR CONFLICTS, SEVERABILITY, AND CODIFICATION; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, 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; and

WHEREAS, 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; and

WHEREAS, 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 and these conditions increase reliance on emergency food assistance and community-based food distribution programs, particularly among working households and seniors on fixed incomes; and

WHEREAS, within the City of Lauderhill, economic indicators further underscore the need for accessible food assistance services as the median household income levels in Lauderhill are higher than the county, state and national averages, increasing the likelihood that residents may struggle to meet basic needs, including consistent access to nutritious food; and

WHEREAS, City staff has determined that the City of Lauderhill should establish a clearly defined and permitted use category for food pantries that recognizes food insecurity as a public welfare issue and provides a land-use framework that supports timely access to food assistance; and

WHEREAS, the Planning and Zoning Board, at a duly noticed meeting and public hearing held on February 24, 2026, reviewed the request and recommended approval (4-0) of the amendments to City Commission; and

WHEREAS, the Planning and Zoning Department recommends approval of the Land Development Regulation amendments as set forth herein; and

WHEREAS, the City Commission, having reviewed the proposed amendments, hereby finds

that modifying the regulations pertaining to food pantries to be in the best interest of the City.

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

SECTION 1. That Article III, entitled “Zoning Districts” be amended by creating a new section 5.1.9 entitled “Food Pantry Standards” of the Land Development Regulations, be amended as follows (underline is added; ~~strike through~~ is deleted):

Article III - ZONING DISTRICTS

Section 5.1 Accessory structures and Uses

Sec. 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 house of religious worship or non-profit 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 shall be considered outdoor storage and outdoor storage is strictly prohibited.

6. Only non-perishable goods and non-prepared perishable goods may be distributed as part of a Food Pantry use. Prepared meals or catered meals shall not be deemed a Food Pantry use.

SECTION 2. That Schedule A, entitled “Land Use Classifications” of the Land Development Regulations, be amended as follows (underline is added; ~~strike through~~ is deleted):

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. A Food Pantry shall not include the furnishing, preparation, cooking, services, or distribution of meals or ready-to-eat food. Activities meeting the definition of a Food Distribution Center shall not be considered a Food Pantry use.

SECTION 3. That Schedule B, entitled “Allowable Uses” of the Land Development Regulations, be amended as follows (underline is added; strike-through is deleted):

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	
<u>Food Pantry</u>	<u>A</u>	<u>A</u>	<u>A</u>	<u>A</u>	<u>A</u>	<u>A</u>	<u>A</u>						<u>A</u>	
Financial institutions														
• Walk-up	P	P	P	P	SE	P								
• Drive-through	SE		SE	SE										
...														

SECTION 4. Conflicts. That all Ordinances or parts of Ordinances, Resolutions or parts of resolutions in conflict herewith, be and the same are hereby repealed to the extent of such conflict.

SECTION 5. Severability. Should any section, provision, paragraph, sentence, clause or word of this Ordinance or portion hereof be held or declared by any court of competent jurisdiction to be invalid, the invalid portion shall be stricken, and such striking shall not affect the validity of the remaining portions or applications of this Ordinance.

SECTION 6. Codification. It is the intention of the City Commission that the provisions of this Ordinance shall become and be made a part of the Code of Ordinances of the City of Lauderhill,

Florida, and that the sections of this Ordinance may be renumbered or relettered and the word "Ordinance" may be changed to "section", "article" or such other word or phrase in order to accomplish such intentions.

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

PASSED on first reading this _____ day of _____ 2026.

PASSED and ADOPTED on second reading this _____ day of _____, 2026.

DENISE D. GRANT, MAYOR
PRESIDING OFFICER

ATTEST:

ANDREA M. ANDERSON, MMC
CITY CLERK

Approved as to Form

Hans Ottinot, City Attorney

	First Reading	Second Reading
MOTION	_____	_____
SECOND	_____	_____
R. CAMPBELL	_____	_____
M. DUNN	_____	_____
D. GRANT	_____	_____
J. HODGSON	_____	_____
S. MARTIN	_____	_____