



Development Review Report (DRR)

To: Planning & Zoning Board
Via: Daniel T. Keester-O'Mills, AICP, Development Services Director
From: Molly Howson, City Planner
RE: Amendments to the Land Development Regulations – Temporary Uses
Date: May 19, 2026 (Planning & Zoning Board May 26, 2026)

Staff has prepared an amendment to the Land Development Regulations (LDR) for your consideration. This report includes a proposal to amend the standards to provide for Temporary Uses to be allowed within the City for a period of one year or less, provided certain criteria can be met.

I. BACKGROUND INFORMATION

The City of Lauderhill has identified a need to incorporate a new Use classified as Temporary Uses in order to provide for uniform mechanism for reviewing for possible approval and code conformity, the temporary use of buildings or lands in the city that are not currently provided for in the Land Development Regulations. Staff has prepared the following proposal.

Temporary uses refer to short-term activities or structures that do not permanently alter a property and are intended to operate for a fixed, limited period. They allow for flexible, community-oriented, or seasonal operations while ensuring public safety and neighborhood character are protected.

Temporary use provisions would allow staff to address requests for the uses of buildings or lands which are temporary in nature and therefore do not align with the provision for yearly Certificates of Use.

Staff proposes that Temporary Uses fall into one of two categories: Major Temporary Uses and Minor Temporary Uses. An example of a Major Temporary Use is a real estate sales office for the sale of lots and/or new houses located in a subdivision or building project, such office not to be used for the sale or rental of other property or for any other purpose. An example of a Minor Temporary Use is a portable on-demand storage unit (POD). Minor temporary uses are distinct from major temporary uses as they are an accessory to a lawfully existing principal use.

Such uses are temporary in nature, are compatible with surrounding Uses, and can contribute to the City's economic development goals by supporting residential and business development. As such, Staff supports the inclusion of provisions for Temporary Uses wherea appropriate City Wide, subject to appropriate standards to ensure compatibility with surrounding uses.

II. PROPOSED TEXT AMENDMENTS

Article IV - DEVELOPMENT REVIEW REQUIREMENTS

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Sec. 11.1 Temporary Use .

- A. Purpose. The purpose of this subsection is to provide a uniform mechanism for reviewing temporary use of buildings or lands in the city that do not comply with the standards in this Chapter.
- B. Applicability. There are two types of Temporary Use Permit authorized by this Code: Major Temporary Use Permits and Minor Temporary Use Permits:
1. An example of a Major Temporary Use is a real estate sales office for the sale of lots and/or new houses located in a subdivision or building project, such office not to be used for the sale or rental of other property or for any other purpose.
 2. An example of a Minor Temporary Use is a portable on-demand storage unit (POD). Minor temporary uses are distinct from major temporary uses as they are an accessory to an existing and lawfully existing principal use.
- C. Minor Temporary Use Procedure.
1. Step 1: Pre-Application Meeting - Required
 2. Step 2: Neighborhood Meeting - Optional
 3. Step 3: Application Submittal and Acceptance - Applicable
 4. Step 4: Staff Review and Action– Applicable. City Staff shall review and provide comment(s).
 5. Step 5: Public Hearing Scheduling and Notice– Not Applicable.
 6. Step 6: Advisory Body Review and Recommendation – Not Applicable.
 7. Step 7: Decision-Making Body Review and Decision– Not Applicable.
- D. Major Temporary Use Procedure.
1. Step 1: Pre-Application Meeting - Required
 2. Step 2: Neighborhood Meeting - Optional
 3. Step 3: Application Submittal and Acceptance - Applicable
 4. Step 4: Staff Review and Action– Applicable. City Staff shall review and provide comment(s).
 5. Step 5: Public Hearing Scheduling and Notice - Applicable
 6. Step 6: Advisory Body Review and Recommendation – Not Applicable.
 7. Step 7: Decision-Making Body Review and Decision– The final decision is rendered by the City Commission, following a public hearing.
- E. Temporary Use Permit Review Standards
- A Temporary Use Permit shall be approved only on a finding that the temporary use as proposed:
1. Is on its face temporary in nature;
 2. Is in harmony with the spirit and intent of this Code;
 3. Is not detrimental to property or improvements in the surrounding area, or to the public health, safety, or general welfare;
 4. Does not have substantial adverse effects or noise impacts on any adjoining permanent uses or nearby residential neighborhoods;
 5. Is compatible with any principal uses on the site;
 6. Is located on a site containing sufficient land area to allow the temporary use and associated structures, and

accommodate any associated parking and traffic movement, without disturbing environmentally sensitive lands; and

7. Complies with all applicable use-specific standards.

F. Effect of Approval

A development order for a Temporary Use Permit authorizes the submittal of an application for a Zoning Compliance Permit or a Zoning Use Certificate and any other development permit that may be required before the construction or use of the development approved by the development order for the Temporary Use Permit.

G. Expiration

A Temporary Use Permit shall be effective beginning on the date specified in the development order for the Temporary Use Permit, and shall remain effective for the period indicated on the permit. In no case shall a Temporary Use Permit be valid for more than one year after its approval. This expiration period may not be extended.

III. ANALYSIS

Staff finds that providing definitions, standards, and regulation for Temporary Uses will provide an opportunity to close a gap in the code. As it pertains to the provisions for business operations, the Land Development Regulations currently allow for business Certificates of Use to be applied for only for a minimum period of one year. Further, as it pertains to building structures, the code currently provides for structures to be approved in one of two ways; first as permanent structures, which meeting all code requirements and building codes for permanency, and second for temporary structures which may only be erected of a period of 30 days or less. Because of the need identified to address the gap in the existing Land Development Regulations applicable to temporary uses and structures and because the existing regulations and do not provide provisions for temporary uses and structures for more than 30 days but less than one year, staff proposes this amendment to address this need.

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 subject amendment proposes City Wide provisions for Temporary Uses and provides for standards for review. These standards would be applied to any proposed Temporary Use in order to determine the suitability of the proposed Use or structure specific to the proposed zoning district. Therefore, staff concludes that the amendment meets the standard for the character of the district and its peculiar suitability for particular uses.

b. ***Conversion of the value of buildings and encouraging the most appropriate use of land and water throughout the City.***

The proposed amendment enhances property value by allowing land owners, business owners, and residents to operate temporary uses not previously permitted within the Land Development Regulations. Because Temporary uses, limited in scale and duration, are needed in certain cases in order for businesses and residents to fully utilize the land and water that they own or control and further, because the proposed amendment provides limitations on Temporary uses,

activities, and structures, staff find that the proposal represents an appropriate and beneficial use of land within the City.

- 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 Temporary Uses.
- d. *The need of the City for land areas for specific purposes to serve population and economic activities.***
The proposed amendment may allow residents, business, and organizations to legally meet a need for Temporary Uses and structures not currently allowed within the City for more than 30 days. This amendment would specifically support residents and businesses or non-profits by providing a code compliant path for reviewing and approving Temporary Uses and/or structures which support residential needs as well as economic activities. The standards recommended were created specifically to allow for a comprehensive review of a Temporary Use proposal to ensure the suitability of the use at a specific location in order to ensure the health, safety and general welfare of the subject locations surrounding community. As such, staff concludes that the proposed amendment meets this standard.
- 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 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

- A. N/A