



SUMMARY

This document identifies opportunities to enhance the City of Lauderhill’s proposed Comprehensive Plan Policies and Objectives in the Future Land Use Element. The proposed Element contains some language for food access, in the form Community Gardens, which Element policies describe as:

“Community gardens, both public and private, for the cultivation of fruits, flowers, vegetables, or ornamental plants, by more than one person or family.”

Community Gardens are an allowable land use in the following land use designations: Residential, Commercial, Industrial, and Utility.

The inclusion of the Community Gardens in the proposed Element does expand healthy food access. However, it may be in conflict with the City’s current Community Gardens Land Development Regulation.

While the proposed Element supports Community Gardens on private land, the LDR restricts Community Gardens to Community Facility (CF) and Residential Multi-family at 18 (RM-18) zoning districts, and land owned or leased by the School Board of Broward County, City of Lauderhill or one of its agencies, such as the Community Redevelopment Agency or the Lauderhill Housing Authority. If the City intends to expand food access to its resident citizens, it may need to modify the LDR to allow local food production on private land, and allow incentives, such as a produce sales on or off site. Furthermore, the Comprehensive Plan should provide supporting policies *as a rationale* for this LDR *and other forms of food access*.

Fortunately, Sec. 5.14 of the LDR provides robust rationale language in the *Purpose and Intent* section, 5.14.1. It is this language, which shall serve as the foundation for recommendations for the proposed Future Land Use Element.

Sec. 5.14. Community gardens.

5.14.1. Purpose and intent. The purpose of this section is to promote sustainable local food production for local consumption with the intent to:

Improve health; and Improve access to fresh, healthy, affordable locally produced food; and Increase access to culturally appropriate food and help residents rediscover their community's food culture; and Improve the economic health of the community; and transform vacant urban property into appealing places and foster a sense of community; and Provide an educational platform for students interested in local food production and to allow for collaboration or partnerships with other organizations; and Divert organic waste from landfills into compost.

EXISTING POLICIES & OPPORTUNITIES

Lauderhill Proposed Policy	OPPORTUNITIES
<p>GOAL 2 FUTURE LAND USE ELEMENT The City Commission shall provide for a distribution of land use by type, density, and intensity to meet the</p>	<p>1. Lay a policy foundation and rationale for food access within the Land Use Element, while supporting Section 5.14 of the LDR. Include the following:</p> <ul style="list-style-type: none"> a. Future land use shall to <i>meet the needs of the current and future resident and seasonal population in a manner that “promotes economic health and wellbeing</i>

<p>needs of the current and future resident and seasonal population in a manner that; promotes compatible development, redevelopment and urban infill; promotes a land use pattern that supports a multimodal transportation system; with an emphasis on pedestrian ways and walkability; protects and improves the natural and physical characteristics of the City; and, ensures the timely, cost- effective provision of public facilities and services.</p>	<p><i>of the community, while fostering a sense of community.”</i></p> <ol style="list-style-type: none"> 2. Include Broward County’s definition of Urban Agriculture as a recognized land use activity, which provides a broad spectrum of food access activities such as growing, and selling (distribution) of food: <ol style="list-style-type: none"> a. <i>“Urban agriculture or urban farming is the practice of cultivating, processing, and distributing food in or around a village, town, or city. Urban agriculture can also involve animal husbandry, aquaculture, agroforestry, urban beekeeping, and horticulture.”</i> b. <i>Define or include Community Gardens as a form of Urban Agriculture.</i> 3. Adopt policies that recognize how local food production and landforms that encourage walkable access to food reduces the greenhouse gases and Food Miles. <ol style="list-style-type: none"> a. Adopt Broward County’s Climate Change Element Policy 19.8.9 “Broward County, in conjunction with its municipalities, should create programs and policies which encourage and support composting, community garden networks and local food production, in order to meet the multiple goals of reduced emissions and energy consumption, while increasing the resiliency and long term food security of the community.” 4. Include a section on Future Land Use Benefits with Food Access Objectives such as: <ol style="list-style-type: none"> a. <i>“Future land uses such as Urban Agriculture [as defined by Broward County] shall enhance the ability of Lauderhill’s residents to have access to (and can afford to buy) safe, nutritious, convenient and culturally acceptable food produced¹.</i> b. <i>The purpose of enhancing food access through Urban Agriculture is to build community and its resiliency : to increase and enhance community interaction through the growing and exchange of healthy foods, produce stress relief from tough economic times, transform vacant urban property into appealing places and foster a sense of community², and provide a sense of ownership in the community, while generating positive,</i>
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¹ This first part of the policy is from the 2007 Waterloo (Ontario, Canada) Food System Plan.

² Directly from Lauderhill’s LDR on Community Gardens.

	<p style="text-align: center;"><i>productive civic spaces such as farmers markets and community gardens.”³</i></p> <p>5. Adopt Broward County’s Land Use Plan Policy 3.2.5 as a guiding principle for incorporating food access into the Future Land Use Element: <i>“Local governments should consider the identification and elimination of “food deserts” when making land use policy and decisions.”</i></p> <p>6. Develop a scale of Urban Agriculture that will go in accordance with land uses intensities: Home Food Gardens (single-family residential), Community Gardens (multi-family and public), and Market Gardens/Urban Farms (commercial, industrial, and utility).</p>
<p>SUBPOLICY 2.1.1.1 ALLOWABLE USES IN RESIDENTIAL FUTURE LAND USE DESIGNATIONS #9 Community Gardens: “Community gardens, both public and private, for the cultivation of fruits, flowers, vegetables, or ornamental plants, by more than one person or family.”</p>	<p>7. Within this Policy, permit scales and intensities of Urban Agriculture appropriate to the intensity of residential land use.</p> <ul style="list-style-type: none"> a. Single Family Home Food Gardens: Permit home food production that uses up no more than 60% of the front yard space. Limit to food production for personal use, not distribution-sales.⁴ b. Allow for the harvesting of residential food production so it could be sold at off-site farmers markets and produce stands. c. Multifamily food production: Include Urban Agriculture activities such as community gardens as community facilities. <ul style="list-style-type: none"> i. Allow for the harvest and on-site sale of produce from multi-family community gardens with a special permit.
<p>SUBPOLICY 2.1.2.1 ALLOWABLE USES IN THE COMMERCIAL FUTURE LAND USE DESIGNATION #14: Community Gardens allowed</p> <p>SUBPOLICY 2.1.3.1 ALLOWABLE USES IN THE INDUSTRIAL FUTURE LAND USE DESIGNATION # 13: Community Gardens allowed</p>	<p>8. Along with Community Gardens, include market-oriented urban agriculture such as Urban Farms and Market Gardens.</p> <ul style="list-style-type: none"> a. Allow the on-site sale of locally produced products with farmers markets/produce stands. <p>9. Other modalities of food access: Commercial sites that share boundaries with residential zones are areas where residents may access food for daily grocery shopping, lunch and</p>

³ This section is adapted from the 2014 City of Lauderdale Lakes’ CRA Plan.

⁴ Adopted from the City of Orlando’s Sec. 60.223, One-Family and Two-Family Residential Development Standards for front food production:

https://librarystage.municode.com/fl/orlando/codes/code_of_ordinances?nodeId=TITIICICO_CH60SULA_PT2LATRPR_2FOMITMIRELARE_S60.223OMITMIREDEST

	<p>entertainment. To meet their food access needs, provide incentives for residential-proximate food access points such as:</p> <ul style="list-style-type: none"> a. Larger grocery stores (40K+ Sq. feet) b. Mobile Food Vendors c. A proportion of restaurants that provide healthier food options. <p>10. Neighborhood Grocers: Provide incentives that encourage culturally appropriate small and midsize grocery stores (e.g., 3,000 to 20,000 square feet) and farmers markets to be located within reasonable biking/walking distance to concentrations of residential land uses.</p>
<p>POLICY 2.1.6 COMMUNITY FACILITIES USES Community gardens and other food access land uses not expressed.</p>	<p>11. Along with Community Gardens, include/allow market-oriented urban agriculture such as Urban Farms and Market Gardens</p> <p>12. Provide incentives and express goals for expedited permitting for food access activities at Hospitals, Civic Centers, Courts and Nursing Homes, and other community facilities to host farmers markets.</p> <p>13. Collaborate with IFAS to provide technical assistance for community gardens/urban farms within parks and Recreational facilities.</p> <p>14. Adopt a Community Garden Plan and Business Plan for urban agriculture sites within Parks, recreation, and other forms of open space. Portland Examples: https://www.portlandoregon.gov/parks/article/475507 https://www.portlandoregon.gov/parks/article/473894</p>