

BROWARD COUNTY PLANNING COUNCIL
January 26, 2017

MEMBERS Mayor Daniel J. Stermer Chair
PRESENT: Commissioner Michael S. Long, Vice Chair
Thomas DiGiorgio, Jr., Secretary
Commissioner Richard Blattner
Commissioner Felicia Brunson
Commissioner Angelo Castillo
Anne Castro
Neal R. de Jesus
Charles Fink
Michael Friedel
Commissioner Michelle J. Gomez
School Board Member Patricia Good
Mary D. Graham
Robert McColgan
Bernard Parness
Commissioner Michael Udine
Commissioner Beverly Williams

MEMBERS Commissioner Bill Ganz
ABSENT: Mr. Richard Grosso
Mayor Michael J. Ryan

ALSO Barbara Boy, Executive Director
PRESENT: Andy Maurodis, Legal Counsel
Mohammed Rasheduzzaman, Broward County School Board
staff
Nancy Cavender, The Laws Group

A meeting of the Broward County Planning Council, Broward County, Florida, was held in Room 422 of the Government Center, Fort Lauderdale, Florida, at 10:00 a.m., Thursday, January 26, 2017.

(The following is a near-verbatim transcript of the meeting.)

CALL TO ORDER: Chair Anne Castro called the meeting to order.

CHAIR CASTRO: Good morning, everyone. Welcome to the Broward County Planning Council regular meeting and Public Hearing for January 27th -- excuse me -- 26th, 2017. I want to thank everybody for being here today. I hope everybody had a happy new year and continues to. I'm going to have a call to order, but before I do, I just want to make a quick announcement. We have some reappointments of Commissioner Blattner, Mr. Richard Gross, Mayor Michael Ryan, and Mayor Daniel Stermer. So congratulations on your reappointments.

UNIDENTIFIED SPEAKER: I'm so happy.

UNIDENTIFIED SPEAKER: Me, too.

CHAIR CASTRO: We want to welcome some new members who'll get sworn in shortly. That's Commissioner Felicia Brown, Commissioner Michael --

UNIDENTIFIED SPEAKER: Brunson.

UNIDENTIFIED SPEAKER: Brunson.

CHAIR CASTRO: I'm sorry. Brunson. I -- I have my contacts on today, but, I'm telling you, I'm seeing different things. I'm not sure. Commissioner Felicia Brunson. My apologies, Commissioner. Commissioner Michael Udine and Commissioner Beverly Williams. Welcome, and we will swear you in in just a second. Now if we could call to order. We've done that.

PLEDGE OF ALLEGIANCE:

CHAIR CASTRO: Pledge of Allegiance. Mayor Stermer, would you like to lead us?

(THE PLEDGE OF ALLEGIANCE WAS LED BY MAYOR DANIEL J. STERMER.)

ROLL CALL:

CHAIR CASTRO: Ms. Cavender. For the new people, Nancy Cavender is our like note taker extraordinaire. Would you call the roll, please.

THE REPORTER: Thank you, and yes, ma'am. Commissioner Richard Blattner.

COMMISSIONER BLATTNER: Here.

THE REPORTER: Commissioner Felicia Brunson.

COMMISSIONER BRUNSON: Here.

THE REPORTER: Commissioner Angelo Castillo.

COMMISSIONER CASTILLO: Here.

THE REPORTER: Mr. Neal de Jesus.

MR. DE JESUS: Here.

THE REPORTER: Mr. Thomas DiGiorgio, Jr.

MR. DIGIORGIO: Here.

THE REPORTER: Mr. Charles Fink.

MR. FINK: Here.

THE REPORTER: Mr. Michael Friedel.

MR. FRIEDEL: Here.

THE REPORTER: Commissioner Bill Ganz. Commissioner Michelle J. Gomez. School Board Member Patricia Good.

MS. GOOD: Here.

THE REPORTER: Ms. Mary Graham.

MS. GRAHAM: Here.

THE REPORTER: Mr. Richard Grosso. Commissioner Michael S. Long.

COMMISSIONER LONG: Here.

THE REPORTER: Mr. Robert McColgan.

MR. MCGOLGAN: Here.

THE REPORTER: Mr. Bernard Parness.

MR. PARNESS: Here.

THE REPORTER: Mayor Michael J. Ryan. Mayor Daniel J. Stermer.

MAYOR STERMER: Here.

THE REPORTER: Commissioner Michael Udine.

COMMISSIONER UDINE: Here.

THE REPORTER: Commissioner Beverly Williams.

COMMISSIONER WILLIAMS: Here.

THE REPORTER: Ms. Anne Castro, Chair.

CHAIR CASTRO: Here. Just some quick -- I'm sorry.

MS. BOY: Commissioner Gomez is on her way. She just texted me. She's --

CHAIR CASTRO: Okay.

MS. BOY: -- in the parking garage.

CHAIR CASTRO: I was going to hold the absentee thing until we do the -- because I figured if anybody was coming, we'd have some time.

MS. BOY: Okay.

CHAIR CASTRO: And then we'll take the motion to excuse whoever asked for --

MS. BOY: Okay.

CHAIR CASTRO: -- excuses. Just real quick for the newbies -- although Commissioner Udine, you've been here before, but maybe some things have changed. We now fund our own bagels and coffee and stuff, so apparently staff will hit you up every now and then for a couple bucks if you partake. We use the restrooms back here, but we don't go into the Commissioners' offices because we're not -- you have to go around to the front where you're invited. That's just kind of a rule they laid down. Feel free, if you need to, during the meeting --

COMMISSIONER UDINE: If anyone wants to hang out in my office, you are welcome.

(Laughter.)

COMMISSIONER UDINE: (Inaudible.)

CHAIR CASTRO: You may be sorry you asked for that, because we'll all end up there.

MAYOR STERMER: So -- so the answer to every question of where are you going, it's to Commissioner Udine's office.

CHAIR CASTRO: Commissioner Udine's office. That's it.

(Laughter.)

UNIDENTIFIED SPEAKER: That's the magic word.

CHAIR CASTRO: If you need to get up during the meeting, feel free. By any -- use the restroom or whatever, the -- we try to pay attention to that. But if you have any questions, I want to tell you, and I'm sure you've already found this out, staff is very reasonable and very accommodating and very helpful. They will help guide you in anything you need and -- and help you understand what the process is, even if it's specific to the agenda. Please avail yourself of them. They're probably one of the best staffs we have in the County as far as I'm concerned. And I apologize in advance to the rest of the staffs, but I just have worked with them long enough to know how good they are. So feel free to use them. But we want to welcome you all.

OATH OF OFFICE:

CHAIR CASTRO: And, with that, I believe we're going to step down to that podium to do your oath of office for video --

MS. BOY: Yes, for the webcast.

CHAIR CASTRO: -- concerns, because apparently it -- it films better down there. So if Commissioner Brunson, Commissioner Udine, and Commissioner Williams will step down, please.

(Applause.)

CHAIR CASTRO: Okay. Are you ready?

UNIDENTIFIED SPEAKER: Yes.

CHAIR CASTRO: Raise your right hands. I do solemnly swear –

COMMISSIONERS BRUNSON, UDINE, AND WILLIAMS: I do solemnly swear –

CHAIR CASTRO: -- that I will support, protect, and defend –

COMMISSIONERS BRUNSON, UDINE, AND WILLIAMS: -- that I will support, protect, and defend –

CHAIR CASTRO: -- the Constitution and government –

COMMISSIONERS BRUNSON, UDINE, AND WILLIAMS: -- the Constitution and government –

CHAIR CASTRO: -- of the United States and the State of Florida –

COMMISSIONERS BRUNSON, UDINE, AND WILLIAMS: -- of the United States and the State of Florida –

CHAIR CASTRO: -- that I am duly qualified to hold office –

COMMISSIONERS BRUNSON, UDINE, AND WILLIAMS: -- that I am duly qualified to hold office –

CHAIR CASTRO: -- under the Constitution of the state –

COMMISSIONERS BRUNSON, UDINE, AND WILLIAMS: -- under the Constitution of the state –

CHAIR CASTRO: -- and the Charter of Broward County –

COMMISSIONERS BRUNSON, UDINE, AND WILLIAMS: -- and the Charter of Broward County –

CHAIR CASTRO: -- and that I will well and faithfully –

COMMISSIONERS BRUNSON, UDINE, AND WILLIAMS: -- and that I will

well and faithfully –

CHAIR CASTRO: -- perform the duties of the member –

COMMISSIONERS BRUNSON, UDINE, AND WILLIAMS: -- perform the duties of the member –

CHAIR CASTRO: -- of the Broward County Planning Council –

COMMISSIONERS BRUNSON, UDINE, AND WILLIAMS: -- of the Broward County Planning Council –

CHAIR CASTRO: -- on which I am now --

COMMISSIONERS BRUNSON, UDINE, AND WILLIAMS: -- on which I am now –

CHAIR CASTRO: -- about to enter –

COMMISSIONERS BRUNSON, UDINE, AND WILLIAMS: -- about to enter –

CHAIR CASTRO: -- so help me God.

COMMISSIONERS BRUNSON, UDINE, AND WILLIAMS: -- so help me God.

CHAIR CASTRO: Congratulations. Well done.

(Applause.)

CHAIR CASTRO: We're going to go back up and do a group picture.

(Picture taken.)

CHAIR CASTRO: To Ms. Blake Boy –

MS. BOY: Yes.

CHAIR CASTRO: -- Commissioner Long just had a great idea. If we're to keep doing it down there, which is good, you should put the oath up on the screen.

MS. BOY: Oh, the –

MAYOR STERMER: Teleprompter.

MS. BOY: -- oh, so that they can read it?

COMMISSIONER CASTILLO: With a bouncing ball.

MS. BOY: I should find out if we have a new -- if we can have a new oath of office, right?

CHAIR CASTRO: Now, rewriting the oath is another opportunity, but I'm just saying --

MS. BOY: We'll take that to the Executive Committee.

CHAIR CASTRO: -- (inaudible). It -- it's the where well faithful blah, blah, blah, blah.

UNIDENTIFIED SPEAKER: Yeah.

CHAIR CASTRO: And upon which we're about to enter and --

MS. BOY: It's like karaoke, but it'll be on the screen --

CHAIR CASTRO: Yes.

MS. BOY: -- right? Okay.

UNIDENTIFIED SPEAKER: Without the music.

MS. BOY: Okay.

CHAIR CASTRO: If you want to do music to it, sing it.

UNIDENTIFIED SPEAKER: There you go.

CHAIR CASTRO: It's all good.

ELECTION OF OFFICERS:

CHAIR CASTRO: Election of officers is the next item on agenda, so we're going to open it up. And I believe we start with the Chair and work our way down.

MS. BOY: Yes.

CHAIR CASTRO: So at this point, I will entertain nominations for the Chair. If I could have some nominations, please.
Yes, ma'am.

MS. GOOD: If the Chair still would like to continue moving in that capacity, I would certainly like to nominate you as well.

CHAIR CASTRO: I appreciate it. I'm going to pass at this time.

MS. GOOD: You are.

CHAIR CASTRO: Thank you, though. Yes.

MS. GOOD: Okay. Then I will nominate Mayor Stermer.

COMMISSIONER GOMEZ: Second.

CHAIR CASTRO: Okay. I have a nomination and a second.

MS. GOOD: I have no idea if he wants it, but that's –

CHAIR CASTRO: Are you accepting that?

MAYOR STERMER: Yes.

CHAIR CASTRO: Are there any other nominations for the Chair at this time?

COMMISSIONER UDINE: Motion to close nominations.

CHAIR CASTRO: Thank you. I have a motion to close. We have a second?

COMMISSIONER CASTILLO: Second.

CHAIR CASTRO: All in favor?

VOTE PASSES UNANIMOUSLY.

CHAIR CASTRO: All in favor of Mr. Stermer as the Chair, say aye.
Carries unanimously. Any opposed? Carries unanimously.

MAYOR STERMER: Thank you, everybody.

CHAIR CASTRO: Congratulations, sir.

(Applause.)

CHAIR CASTRO: Would you like to take over duties now?

MAYOR STERMER: No. That's okay.

CHAIR CASTRO: Okay. Okay. I didn't know if you –

MAYOR STERMER: Keep going.

CHAIR CASTRO: Okay. So now we're going for the –

MAYOR STERMER: (Inaudible.)

CHAIR CASTRO: Thank you.

VOTE PASSES UNANIMOUSLY.

CHAIR CASTRO: The Vice Chair, do we have motions for the Vice Chair, please? Opening motion.

MAYOR STERMER: Move Commissioner Long.

COMMISSIONER GOMEZ: Second.

CHAIR CASTRO: Okay. Any other nominations?

COMMISSIONER CASTILLO: Motion to close nominations.

COMMISSIONER GOMEZ: Second.

CHAIR CASTRO: First, second. All in favor?

VOTE PASSES UNANIMOUSLY.

CHAIR CASTRO: All in favor of Commissioner Long as Vice Chair, say aye. Any opposed? Hearing none, it carries unanimously. Congratulations.

VOTE PASSES UNANIMOUSLY.

CHAIR CASTRO: Now we're opening the nominations for secretary. Do we have nominations for the secretary?

MAYOR STERMER: Move Tom DiGiorgio.

MS. GRAHAM: Second.

CHAIR CASTRO: Got a first and a second. Any other nominations from -- for -- you're accepting, yes?

MR. DIGIORGIO: Yes.

CHAIR CASTRO: Thank you.

MR. CASTILLO: Motion to close nominations.

CHAIR CASTRO: I have a motion to close.

MR. PARNES: Second.

CHAIR CASTRO: All in favor? Any opposed? It carries unanimously.

VOTE PASSES UNANIMOUSLY.

CHAIR CASTRO: All in favor of Mr. DiGiorgio for the secretary with an aye, please. Any opposed? Hearing none, carries unanimously. Congratulations.

CHAIR CASTRO: Well done. Well done.

VOTE PASSES UNANIMOUSLY.

CHAIR CASTRO: Okay. We're on to the Regular Agenda, the Consent Agenda.

MS. BOY: I'm -- I'm sorry.

UNIDENTIFIED SPEAKER: We have to --

MS. BOY: Before we move on, we need to have the committee membership --

UNIDENTIFIED SPEAKER: Right.

CHAIR CASTRO: Oh.

MS. BOY: -- for the Land Use/Trafficways and Executive Committees.

CHAIR CASTRO: You know what? If you don't mind, because I have done that a little bit differently, I'm going to ask the new Chair to go ahead and decide how he or -- how he would like to do it, because I've kind of opened up the floodgates. And it's been nice, it's smoothed out, but maybe --

MS. BOY: Yeah, he's -- right.

CHAIR CASTRO: -- that's not his preference.

MS. BOY: Okay. So is he taking the gavel or --

CHAIR CASTRO: I'm handing --

MS. BOY: Okay.

MAYOR STERMER: She hit me in the head with it.

MS. BOY: Okay. I just want to make sure so we know.

**NOMINATIONS BY PLANNING COUNCIL TO EXECUTIVE COMMITTEE -
FOUR AT-LARGE MEMBERS:**

CHAIR STERMER: Madam Executive, just for the new members' understanding, can you explain, please, the Executive Committee, what it's generally comprised of, as well as the Trafficways and the transportation, just so the new members have a better understanding of what they may be in store for?

MS. BOY: Absolutely. The Executive Committee is the -- they -- basically, there's two duties for the Executive Committee, at least, and that is to make a recommendation on the annual fiscal year budget, and then also to handle the evaluations for the Executive Director and the counsel attorney. So they meet at least two times a year. Both of those meetings are generally immediately preceding this meeting, depending if we have a Land Use/Trafficways meeting. So sometime -- sometime around 9:15 or 9:30 would be that time slot.

The membership of that committee is the three officers plus four at-large members. The Land Use/Trafficways Committee, they get more into the

substantive planning matters and making recommendations to the full council on such things as local planning agency reviews for land development code changes. If there's a trafficways amendment or waiver, they make a preliminary recommendation to the full council to be heard at that meeting. They meet more often. Again, in the same time frame, 9:00, 9:15, 9:30. Meetings would only be on a different day if the committee felt like it needed more time and wanted, you know, more of an opportunity to speak. That would be available, also.

The membership of that committee is the three officers, and there's no specific membership for that. The one recommendation that I would make, just from the past experience that we have on the membership, is there's 20 members on the Planning Council, and it gets kind of difficult sometimes to get a quorum the larger the -- the committee is. So just keeping that in mind, since I have the microphone to say that. So both -- both committees are available for you to -- to be in.

CHAIR STERMER: Thank you -- thank you, Madam Executive Director. Is there anybody that would like to volunteer to be on the Executive Committee? Commissioner Castillo, School Board Member Good, Commissioner Blattner. One more?

COMMISSIONER GOMEZ: If needed.

CHAIR STERMER: Commissioner Gomez. Is there anybody else? I mean, that fills the four. We can have more if people would like to, but understand, we get into the problem, as the Executive Director said, of once we start creating subcommittees that are large in nature, we can't necessarily conduct business if people aren't there.

So let me suggest this. If there's the three officers and the four volunteers, those -- that's seven, that's fine. We'll leave the Executive Committee at that. But let me suggest to you, if you want to come to a meeting, the meetings are open. Feel free. No member of this Council will not be permitted to sit at the table and participate in the conversation.

We want that. Everybody comes from a different place, everybody comes with different ideas. So we want as much participation as possible. So, with that, is there a motion to approve Commissioner Castillo, Commissioner Blattner, Commissioner Gomez, and the fourth one was School Board Member Good to the Executive Committee?

COMMISSIONER UDINE: So moved.

MR. DIGIORGIO: Second.

CHAIR STERMER: Any opposed? All those in favor, signify by saying aye.
All those opposed? The motion carries unanimously.

VOTE PASSES UNANIMOUSLY.

**APPOINTMENTS BY CHAIR TO LAND USE/TRAFFICWAYS COMMITTEE
- NO SPECIFIC MEMBERSHIP NUMBER:**

CHAIR STERMER: Now we'll move on to the Trafficways and the Land Use Committee. Who'd like to -- the -- the same -- Madam Executive Director --

MS. BOY: Yes.

CHAIR STERMER: -- correct me if I'm wrong. The three officers are on that.
MS. BOY: Correct.

CHAIR STERMER: What I'd like to try to do is, first of all, ensure we get to an odd number, not an even number. And -- and, as well, let's remember quorum issues. So School Board Member Williams -- Commissioner Williams, I apologize. Mr. McColgan, Commissioner Gomez, Commissioner Castillo, Commissioner Blattner -- one, two, three, four, five, six, seven, eight nine. We're up to nine. Anybody else?

MS. BOY: Oh, wait. We're up to nine?

CHAIR STERMER: Three of us --

MS. BOY: Right.

CHAIR STERMER: -- the three officers --

MS. BOY: And Williams --

CHAIR STERMER: -- Commissioner Williams, Mr. McColgan, Commissioner Gomez, Commissioner Blattner, Commissioner --

MS. BOY: Okay.

CHAIR STERMER: -- Castillo. Right? We're up to nine?

MS. BOY: I have eight.

MR. DIGIORGIO: Just eight.

MS. CASTRO: One more.

CHAIR STERMER: One more? Somebody else want to come join us?

UNIDENTIFIED SPEAKER: If you need me.

COMMISSIONER BRUNSON: I was going to say I'll do it.

UNIDENTIFIED SPEAKER: Okay.

CHAIR STERMER: You sure?

COMMISSIONER BRUNSON: Yes.

CHAIR STERMER: Okay. Commissioner Brunson will join us. That's nine. Is there anybody else? Again, the same opportunity applies. These meetings, as the Executive Director said, are usually before these meetings, usually at about 9:15, usually downstairs.

MR. PARNES: I will (Inaudible.)

CHAIR STERMER: Well, you make ten now, Bernie.

MR. PARNES: What?

CHAIR STERMER: You now make ten. Okay, we can take Mr. Parnes. Is there now somebody else that would like to make it 11? We want to keep it at an odd number here. Anybody whose arm we twisted that really doesn't want to come early?

UNIDENTIFIED SPEAKER: Right.

CHAIR STERMER: We'll leave that -- you know what? We'll deal with --

MS. BOY: Leave it at ten and --

CHAIR STERMER: -- we'll deal with it at ten and --

MS. BOY: -- and six --

CHAIR STERMER: -- we'll deal with it.

MS. BOY: -- six will be the quorum.

CHAIR STERMER: Yeah.

MS. BOY: Okay.

CHAIR STERMER: Anybody else? Last chance. Okay. All those in favor of those who volunteered to join the Executive Committee on the Trafficways/Land Use Committee, signify by saying aye. All those opposed? Thank you all for volunteering.

VOTE PASSES UNANIMOUSLY.

CONSENT AGENDA

CHAIR STERMER: We're now on to the Consent Agenda.

AGENDA ITEM C-4 - EXCUSED ABSENCE REQUESTS:

CHAIR STERMER: There have been excused absences requested by Mayor Ryan, Mr. Grosso, and Commissioner Ganz.

COMMISSIONER CASTILLO: So Moved.

COMMISSIONER LONG: Second.

COMMISSIONER GOMEZ: Second.

CHAIR STERMER: Motion by Ms. -- Mr. Castillo, seconded by Commissioner Long. All those in favor, signify by saying aye. All those opposed?

VOTE PASSES UNANIMOUSLY.

AGENDA ITEM C-1 - APPROVAL OF FINAL AGENDA FOR JANUARY 26, 2017

AGENDA ITEM C-2 - JANUARY 2017 PLAT REVIEWS FOR TRAFFICWAYS PLAN COMPLIANCE

AGENDA ITEM C-3 - APPROVAL OF MINUTES OF DECEMBER 1, 2016:

CHAIR STERMER: Is there a motion with regard to the Consent Agenda?

MS. CASTRO: So moved.

COMMISSIONER GOMEZ: Second.

CHAIR STERMER: Moved by Ms. Castro, seconded by Commissioner Gomez to move the Consent Agenda. All those in favor of moving the Consent Agenda, signify by saying aye. All those opposed? The motion carries unanimously.

VOTE PASSES UNANIMOUSLY.

REGULAR AGENDA

AGENDA ITEM R-1 - COUNSEL'S REPORT:

CHAIR STERMER: We're up to, Mr. Maurodis, your counsel report.

MR. MAURODIS: No report today.

COMMISSIONER CASTILLO: Mr. Chair?

CHAIR STERMER: Mr. -- Commissioner Castillo.

COMMISSIONER CASTILLO: Before we continue with the agenda, I just want to thank the Chair --

CHAIR STERMER: We're going to do that. I --

COMMISSIONER CASTILLO: -- I'll just shut up.

CHAIR STERMER: No, no. The reason I -- the reason I say that is the Chair asked -- Ms. Castro asked for some time at the end, and we're going to --

COMMISSIONER CASTILLO: (Inaudible.)

CHAIR STERMER: -- we'll get through all of this. But I appreciate it, and you'll go first.

AGENDA ITEM R-2 - EXECUTIVE DIRECTOR'S REPORT:

CHAIR STERMER: Madam Executive Director?

MS. BOY: Good morning.

CHAIR STERMER: Good morning.

MS. BOY: I just would like to say welcome to our new members, welcome back to Commissioner Udine. Commissioner Williams, Commissioner Brunson and I had opportunities to met -- to meet prior to this meeting and go through the agenda, so hopefully they have a good idea of what's happening here today. And they know that we're -- staff is available for anything they need, anytime. And I will also say that Commissioner Williams brought me some collard greens for my husband, so --

MAYOR STERMER: Wow.

MS. BOY: -- like I -- that's so sweet, because we talked about it --

MR. DIGIORGIO: Brownie points already.

MS. BOY: -- so, yeah, exactly.

MS. CASTRO: How about the rest of us?

MS. BOY: Oh, see, I shouldn't --

UNIDENTIFIED SPEAKERS: (Inaudible.)

MS. BOY: -- I'm sorry.

UNIDENTIFIED SPEAKER: Time for (inaudible).

MS. BOY: I just felt like I had to say thank you because it was so sweet. So congratulations to everyone, congratulations to the new officers that -- and then I will have quickly a report on just our philanthropic efforts. Thank you for -- everyone for supporting them. We've partnered with the Property Appraiser's Office this year for the food drive and for the Super Bowl football grid opportunity to win a hundred or \$400. And that -- so thank you for your participation in those efforts also. That concludes my report for this month.

CHAIR STERMER: We'll now --

MS. BOY: Oh, there's no one signed in to speak for the public except for applicants and agents, which are for questions only, on Items 1 through 3.

PUBLIC HEARING

AGENDA ITEM PH-2 - AMENDMENT PC 17-3

AGENDA ITEM PH-3 - AMENDMENT PC 17-6:

CHAIR STERMER: Is there a motion with regard to PH-1, PH-2, PH-3?

COMMISSIONER CASTILLO: I move all three items.

CHAIR STERMER: Moved by Commissioner Castillo.

MR. DIGIORGIO: Second.

CHAIR STERMER: Seconded by Mr. DiGiorgio. Anybody want to pull any of PH-1, 2, or 3? Seeing none, let's have a roll call, please, Nancy.

MS. CASTRO: Can I just -- it's with staff's recommendation --

CHAIR STERMER: With staff's recommendation.

MS. CASTRO: -- because one of them, I know there's a voluntary commitment --

CHAIR STERMER: Yes.

MS. CASTRO: -- recognizing that gets --

UNIDENTIFIED SPEAKER: Yeah.

MS. CASTRO: -- executed.

MS. BOY: Yes. Absolutely.

MS. CASTRO: Thank you.

MS. BOY: PH-2 includes the voluntary commitment to resolve the transportation issue.

MS. CASTRO: Thank you.

COMMISSIONER BLATTNER: Mayor?

CHAIR STERMER: Commissioner Blattner.

COMMISSIONER BLATTNER: I did have a question on PH-1.

CHAIR STERMER: Okay. Then we'll move the motion for PH-2 and PH-3, and we'll come back to PH-1, Commissioner Blattner.

MS. CASTRO: So moved.

COMMISSIONER GOMEZ: Second.

CHAIR STERMER: Motion by Ms. Castro, a second by Commissioner Gomez. Nancy, please call the roll.

UNIDENTIFIED SPEAKER: (Inaudible.)

CHAIR STERMER: No, no. Wait. We're going to vote on the –

UNIDENTIFIED SPEAKER: Okay.

CHAIR STERMER: -- PH-2 and 3 before we get to 1. Get them out of the way.

THE REPORTER: Commissioner Richard Blattner.

COMMISSIONER BLATTNER: Here. Yes.

THE REPORTER: Commissioner Felicia Brunson.

COMMISSIONER BRUNSON: Yes.

THE REPORTER: Commissioner Angelo Castillo.

COMMISSIONER CASTILLO: Yes.

THE REPORTER: Mr. Neal de Jesus.

MR. DE JESUS: Yes.

THE REPORTER: Mr. Thomas H. DiGiorgio, Jr.

MR. DIGIORGIO: Yes.

THE REPORTER: Mr. Charles F. Fink.

MR. FINK: Yes.

THE REPORTER: Mr. Michael Friedel.

MR. FRIEDEL: Yea.

THE REPORTER: Commissioner Bill Ganz. Commissioner Michelle J. Gomez.

COMMISSIONER GOMEZ: Yes.

THE REPORTER: School Board Member Patricia Good.

MS. GOOD: Yes.

THE REPORTER: Ms. Mary D. Graham.

MS. GRAHAM: Yes.

THE REPORTER: Mr. Richard Grosso. Commissioner Michael S. Long.

COMMISSIONER LONG: Yes.

THE REPORTER: Mr. Robert McColgan.

MR. MCCOLGAN: Yes.

THE REPORTER: Mr. Bernard Parness.

MR. PARNES: Yes.

THE REPORTER: Mayor Michael J. Ryan.

Mayor Daniel J. Stermer.

CHAIR STERMER: Yes.

THE REPORTER: Commissioner Michael Udine.

COMMISSIONER UDINE: Yes.

THE REPORTER: Commissioner Beverly Williams.

COMMISSIONER WILLIAMS: Yes.

THE REPORTER: Ms. Anne Castro.

MS. CASTRO: Yes.

VOTE PASSES UNANIMOUSLY.

AGENDA ITEM PH-1:

A - AMENDMENT PC 16-5

B - AMENDMENT PCT 16-3

CHAIR STERMER: Commissioner Blattner, Madam Executive Director, you have a brief presentation with regard to PH-1?

MS. BOY: Sure. I can give an overview of –

CHAIR STERMER: Please.

MS. BOY: -- PH-1. I can put the map up, also. Here it is. Item PH-1, this is the second Public Hearing for a proposed Local Activity Center in the City of Deerfield Beach. It's approximately a hundred -- almost just about 120 acres. The Planning Council recommended approval consistent with staff's recommendation at your first Public Hearing in October.

The proposed area is -- really takes in Deerfield Beach City Hall. It's kind of their redevelopment area. And it's near Dixie Highway, Hillsboro Canal, and Southeast 5th Court to the south. They are proposing a large residential component, mixed uses of commercial, community facilities, and a recreation/open space component.

There is a -- sufficient facilities and services were found for the -- for the item, including transportation and school impacts, as well as potable water, sanitary sewer, solid waste, drainage, and, as I mentioned, open space. Planning Council staff continues to recommend approval. This item was transmitted by the County Commission to the state review agencies at their November 29th County Commission hearing. There were no comments received back from the state, which support our -- continues to support our recommendation for approval. The city staff, Eric Power, is signed in to speak if there are questions of the city staff.

CHAIR STERMER: Thank you, Madam Executive Director. Commissioner Blattner.

COMMISSIONER BLATTNER: Well, first of all, when you assign seats at the next meeting, make sure that someone over six feet tall sits in this chair.

MS. CASTRO: We could trade, I think. I feel like I'm on a highchair today.

COMMISSIONER BLATTNER: So my -- I have a couple of questions. On page 3, under review of public facilities and services, it references that there are 341 elementary school students, and it says Deerfield -- Deerfield Beach Elementary is operating above the level of service. So what happens to those 341 students? School Board Member might respond to that. You want me to read -- do all my questions?

CHAIR STERMER: Please.

COMMISSIONER BLATTNER: Okay, good.

MS. GOOD: School Board staff may be here. I don't know.

COMMISSIONER BLATTNER: And then, under natural resources, I'm just curious, Item 4 under that, which is on page IV 4-1, first, other natural resources, I wonder who verifies this stuff? I mean, it -- it says in the plan that it meets the plan, but who verifies that, in fact, ultimately those things happen? And I think there's one more.

MS. BOY: Okay.

COMMISSIONER BLATTNER: Under affordable housing, I understand that Deerfield Beach, like most communities, could -- could certainly justify that they don't need any more, and yet we're building more housing without any of that being dedicated to affordable housing. And, somehow, that seems a little wrong to me. And so I -- I pose that question, and those are my questions on this item.

CHAIR STERMER: Madam Executive Director.

MS. BOY: I would -- I'm going to start with the middle question, the environmental, because that's kind of the easiest to address. The Land Development Code, as permits are -- are pulled, all of the natural resource requirements and environmental issues are required to be met. They have to have the environmental stamp to be able to proceed with their permitting.

So that's the point in time in which all of these things are assured that they are met. So if there's wetlands or tree preservation, they can't get the stamp without demonstrating that they have complied with the Land Development Code polices for those. So they're unable to pull permit at that time. So that would be the environmental piece. The first piece about the school capacity, Mohammad -- Mohammed from School Board staff is here. I'm sure he would be happy to just address your question in detail, and then we'll -- we can talk about the third question.

MR. RASHEDUZZAMAN: Thank you for asking the question, Commissioner Blattner. Mohammed Rasheduzzaman, representing School District staff. What happened at this point of review is at land use and rezoning we review -- actually the information that you see is informational purposes only if you see the second paragraph of the report. But mainly we compare the capacity of planning area. Planning area is considered -- I mean, it's composed of aggregate of different type of schools like maybe ten elementary, five middle, and three high schools. So you have to look at that area. That has capacity. But then, at the next step, when it goes to plat or site plan, then we review it again for concurrency. And at that point, if there is no capacity, then the developer has to do prop share mitigation to add capacity to area schools. And that's how we address those issue.

COMMISSIONER BLATTNER: May I?

CHAIR STERMER: Go ahead.

COMMISSIONER BLATTNER: Thank you. I understand that the middle school and high school is not a problem here, but these were elementary school students, and the elementary school is over capacity, according to what is here. So how do you account for -- 349 students, if I wanted to make an easy calculation, is ten classrooms. And I know they're not -- doesn't always work that way, but -- so how do you accommodate the 349 students when you're over capacity at the (inaudible)?

MR. RASHEDUZZAMAN: Actually, at -- at plat or site plan, at that point, what we do is we look at there are several steps before we impose prop share mitigation on a developer. The first step is to look at surrounding schools in same planning area, see if we have capacity. Then we shift students from that particular effected school to the other schools. And also the other option is the school district may do the boundary change if needed. So that's another option. And the third option is to do prop share mitigation, so -- to add capacity.

CHAIR STERMER: Basically, Commissioner Blattner, as -- as many people -
-
COMMISSIONER BLATTNER: Shell game.

CHAIR STERMER: -- it is a process, and this is the first step in the process where it's looked at from a proverbial 10,000-foot view. And as things move toward site plan and permitting, it gets more narrowly done. And if there is something that needs to be rectified, that becomes a -- for lack of a better phrase, a negotiation of what proportionate share mitigation becomes. For those of you that don't know, we are also in the process of dealing with the interlocal agreement that -- for school -- public school facilities right now, that the School Board is a participant of, Broward league of -- the Broward cities are, as well as Broward County Commission, and there will be, later this year, the beginning of next year, a proposal to bring forth a third amended interlocal agreement which deals with capacity issues across the County, and how do -- what do we measure it at, and what's the -- the percentage permitted. Count portables, gross capacity, how do we deal with issues and then deal with the concurrency areas around it. So there -- it is a multi-step process, and this is really the first step. School Board Member Good.

MS. GOOD: Yes. Thank you, Mr. Chair. And also I think written -- and I don't know if it's in statute, but as -- as Mohammed was trying to explain, when a development is going in, if a particular developer is impacting a school, the district's required -- if that particular school that's impacted doesn't have capacity, we are required to look at adjacent capacity. And that's the rights that fundamentally developers have. And, yes, it's a -- it's a bit -- it could be a bit of an obstacle for us, but that's out of our hands.

We are required, if the school that's impacted doesn't have capacity, we have to look at adjacent capacity, because I guess the thought process behind it is that the district could potentially do boundary changes to afford capacity for those schools, so that allows the developer to move forward.

COMMISSIONER BLATTNER: Thank you both.

CHAIR STERMER: Mr. Parness.

MR. PARNES: Yes. Looking at this map, I don't know whether your project encounters the cemetery that's just been designated by the state as an African-American cemetery.

CHAIR STERMER: That's not --

MS. BOY: That's not his.

CHAIR STERMER: -- that's not his. He's from the School Board.

MS. BOY: He's with the School Board.

CHAIR STERMER: He's with the School Board. He's with the School Board.

MR. RASHEDUZZAMAN: Yes.

MR. PARNES: With the School Board.

CHAIR STERMER: Right.

MR. RASHEDUZZAMAN: Sorry.

CHAIR STERMER: Wrong guy.

UNIDENTIFIED SPEAKER: (Inaudible) cemeteries.

MS. BOY: Thank you.

UNIDENTIFIED SPEAKERS: (Inaudible.)

MR. PARNES: I'm looking at the map here. Who would I address that to?

MS. BOY: Yeah. I -- to the City of Deerfield Beach. I don't --

MR. PARNES: This gentleman.

CHAIR STERMER: Come on down. And just please identify yourself for the record.

MS. BOY: And he is signed in to speak.

CHAIR STERMER: Thank you.

MR. POWER: Hi. Eric Power, Director of Planning Development Services for the City of Deerfield Beach. The area that you're speaking of does fall within the Pioneer Grove center. It was originally owned by DB -- D.R. Horton, sorry, Town Homes. The city is in the process of purchasing that land to dedicate it as a park.

MR. PARNES: And it'll stay that way?

MR. POWER: Yes.

MR. PARNES: Thank you. That's what I wanted to know. Okay.

CHAIR STERMER: Ms. Castro.

MS. CASTRO: I just want to get back for the school concurrency for a second. We're okay, Eric. Thank you. Just I think the reason -- and correct me if I'm wrong -- the process is the way it is -- as Mayor Stermer pointed out, this is the first step. Probably a building won't be in the ground, if everything goes smoothly, until two to three years from now. I mean, you do land use, then you've got to do site plan, and you've got to do all the other, you know, evaluations, eco, whatever.

A lot can change in a classroom or school size and numbers in south Florida in two or three years. So I think it would be difficult for us to assess -- and I know we do it, the concurrency piece on the Land Use Plan when it comes through, we do a peripheral, as -- as the gentleman was expressing, but it's really hard to do any mitigation or really figure out what the numbers are until you get closer to when you start building.

I mean, even between now and then, this could become an elderly persons' apartment building before we're done. So I think to -- to Mayor -- Commissioner Blattner's concerns, I think now you're just getting, as Mayor Stermer said, the first salvo, and down the road, as things change, you'll have a better idea what negotiations need to happen and, really, if you need to negotiate at all. You know, by that time, you could have 10,000 more kids move in to -- to that area, or you could have 10,000 kids move out. And even when they were talking about looking at the middle school, the high school, you know, my son has gone through the schools here in Broward County, as well he went to Catholic school. But the point is, every year I watched the class size change.

You know, one year, and I'm sure the School Board member could tell you that, you'll have a class that's, you know -- of eighth graders that are packed full just because of baby booms, and the next year, the eighth grade class is half empty, and you go through these little ebb and flows. So I think the point is is you want to wait until you get closer to the actual site plan and what you're really doing, and what it -- the impact's going to be before you start negotiating. And I think that's a -- that's a good strategy from your point of view at the School Board. Thank you.

CHAIR STERMER: Commissioner Udine.

COMMISSIONER UDINE: I'm very -- I'm going to support this, but I'm very familiar with this issue. It's an important issue. It's in compliance, but the problem is the law is flawed in how we do this. And we can sugar coat it, people are moving in or out or doing whatever. There's two different zones, basically, that they're looking at when they're building this. So Planning Area B has plenty of space. It's just the particular school that all the kids go to right around there doesn't.

So that's really where the negotiation is going to happen at the time. And we would be well served in the County, and I know they're doing that with the -- the third iteration of the interlocal agreement, to revisit this issue, because what happens is everyone gets stuck, because people don't want to leave their schools. We're seeing this in northwest Broward. You're seeing it in Weston.

And the developer will come in with a letter that says, wait, but there's room. I meet concurrency because School Board Zone A or School Board Zone B, in this case, has plenty of room. The problem is no one wants to be shifted. So it's in compliance with the law. I'm going to support it. But it's really something that we need to be thinking about in the future.

CHAIR STERMER: Mr. Friedel.

MR. FRIEDEL: Yes. My question is in these calculations, it only shows the public school, you know, the traditional public schools. And I can't believe I'm asking this, but does it account for charter schools or the ability for students to theoretically go to private school or some other opportunity?

MR. RASHEDUZZAMAN: When you do the review -- thank you, Mr. Friedel. When we do the review, we just show the figures, the enrollment and capacity at charter schools, but we don't really assess the students against private or charter schools because we don't have that information. I mean, because those are -- those -- I mean, students, because the -- the reason we don't do it, those students cannot -- I mean, those schools have not boundary like the boundary that -- that in this area is not defined for those schools. Students can -- can come from west side to east side or east side to west side of the County. But if there is any charter schools in that particular area, then we depict the capacity of the charter school enrollment.

CHAIR STERMER: Okay. Basically, what's also happening, as a corollary,

coming back to the -- as part of the School Board, its plan, and it's going to come for the oversight committee in April, is the beginning of the next student generation rate, which has evolved over time, particularly as we go more vertical, and whether or not there's a belief whether students come out of buildings that are taller than three stories or not. There's been a change in that philosophy.

And the student generation rate then leads into the County on this dais of setting the impact fee. The problem is the student generation rate will figure out how many students may come out of a facility; you have no idea where they're going to end up. And that's part of the problem. And that's everyone's issue of they can project how many students may live in a building; no one knows if they're going to go to public school, private school --

UNIDENTIFIED SPEAKER: Virtual school.

CHAIR STERMER: -- home school, virtual school, where. And that's why it's part of you don't know that answer. It's -- you -- you can just project how many are going to come out. So, School Board Member Good.

MS. GOOD: Yes. Thank you, Mr. Chair. And thank you for saying that. We are conducting -- just for sake of information, the district's taken upon ourselves to do the student generation study. It's going to help us in coming up with the -- the appropriate formula, which will eventually come before the County Commission, and we'll have a collaborative effort, I guess, moving forward and discussing that, and eventually implementing it the way the study outcomes show.

I just wanted to say, and maybe to clarify, I know currently right now during land use we look at the planning study areas, but when it's coming through at the zoning level or at plat, at that point, it is narrowed down, correct --

MR. RASHEDUZZAMAN: Right.

MS. GOOD: -- to the schools that are impacted.

MR. RASHEDUZZAMAN: Absolutely.

MS. GOOD: So I just wanted to clarify that for Commissioner Blattner. So right now, we look at a broader planning area because that's what we're supposed to do, but at the time of plat or zoning, the district must look at the impacted schools. And if, at that time, the adjacent school is also overcrowded and the school that, like you mentioned, is overcrowded, then

mitigation will be requested from the developer and adjustments will be made.

But at that point in time, the -- the review of schools is specifically narrowed down to just the schools that are impacted at that time, according to boundaries. And with regard to charters, again, charter schools, as was mentioned, don't have boundaries. They're -- they serve children at a countywide capacity. So children from anywhere in the County can attend any charter school at any location. So, although we do recognize the fact that when they're adjacent to traditional schools there is the -- the assumption that that school will be potentially impacted, it's not always the case. So we have to go by whatever our projections are. Thank you.

MAYOR STERMER: Ms. Blake Boy.

MS. BOY: I -- thank you. I just wanted to add that the student generation rate update study that Mohammed and Ms. Good mentioned, the Planning Council will receive a presentation from the consultant and the School Board staff. It's -- I just confirmed yesterday -- at your April meeting.

And that won't -- that's not the final product. The final product, the final proposal for the student generation rates will come back to you closer to late summer, early fall, for your approval of the Land Development Code adoption. So you see it a couple of times through the process. But I believe the -- at the April meeting, you know, will be the -- they'll tell you about how they're conducting the study and that sort of data so you get a good feel for that.

MR. RASHEDUZZAMAN: Yes. Barbara is right on that.

CHAIR STERMER: Thank you. Are there any other questions?
Commissioner Castillo.

COMMISSIONER CASTILLO: It occurs to me that while charter schools can accept countywide, the overwhelming reality is that people that -- students that go to charter schools are from the area immediately -- immediate to where the school is. So in order to not come up with an overtaxing or, frankly, unfair calculation, it occurs to me that when you redo these generation rates, you should think about a percentage of the seats.

MS. GOOD: They do.

CHAIR STERMER: They do.

MS. GOOD: They do.

COMMISSIONER CASTILLO: Okay. Well, I don't know what that percentage is. Do you know -- do you know what that is?

MR. RASHEDUZZAMAN: I really don't know at this time on top of my head. But, yeah, all the studies that have conducted in the past have taken that into consideration. They adjust out the charter school students.

COMMISSIONER CASTILLO: I'm -- I'm glad to see -- I'm glad to hear that, because I didn't hear that when you -- when -- when you first made your comment. When you first made your comment, I heard you to say -- now, I may -- I may have misheard you -- that you didn't take charter schools or other schools into consideration at all. But now I'm hearing you say that there is a percentage of seats.

MR. RASHEDUZZAMAN: No, we don't show -- what I -- what I said was we don't show how these students are impacting charter schools on our report. That's what I said. But in the generation rates, of course they do.

UNIDENTIFIED SPEAKER: They do.

MR. RASHEDUZZAMAN: I can send you the report -- to Barbara, and Barbara can share the report with you, the last study that was adopted by the County Commission that was just done by Walter Keller. That study, I'll highlight the page where they said they accounted for adjustment to charter school enrollment, yeah. Yeah, they do. But in our report specifically we can't do that, because we don't have attendance boundary for charter schools. That's the reason.

COMMISSIONER CASTILLO: Okay.

CHAIR STERMER: There's a difference between how they report it --

MR. RASHEDUZZAMAN: Right.

CHAIR STERMER: -- at this stage with regard to --

MS. GOOD: Right.

CHAIR STERMER: -- land use change compared to contemplating it in the student generation rate --

MS. GOOD: Which they do.

CHAIR STERMER: -- which they do.

COMMISSIONER CASTILLO: Okay.

CHAIR STERMER: They're two different --

COMMISSIONER CASTILLO: I think that -- that was --

MS. GOOD: You're right.

CHAIR STERMER: -- two different processes.

COMMISSIONER CASTILLO: -- I think that was more to the point.

CHAIR STERMER: Yeah.

COMMISSIONER CASTILLO: All right. Thank you.

CHAIR STERMER: Anything else with regard to Item PH-1? Is there a motion with regard to Item PH-1?

MS. GOOD: Move --

COMMISSIONER BLATTNER: I have another question.

CHAIR STERMER: Oh. I'm sorry, the third question.

MS. BOY: The third -- the third question relates's --

CHAIR STERMER: Third question, sorry.

MS. BOY: -- to affordable --

CHAIR STERMER: I apologize --

MS. BOY: -- housing.

CHAIR STERMER: -- Commissioner Blattner.

MS. BOY: I'm sorry. Sorry.

CHAIR STERMER: No, that wasn't you, Mohammed.

MS. BOY: Yeah, sorry.

CHAIR STERMER: Affordable housing. I'm sorry.

MS. BOY: Affordable housing. So, as most of you are aware, many of you aware, the Broward County Land Use Plan policy regarding affordable housing, Policy 1.07.07, establishes that if an application is adding more than 100 new dwelling units to the Broward County Land Use Plan, it is subject to that affordable housing policy.

That policy, in turn, lays out a manner in which a municipality can demonstrate that it is meeting, maintaining, promoting affordable housing opportunities within its municipality. So when an application such as this is received, their affordable housing information is forwarded to the County Planning Department, and basically it's Henry Sniezek from the County Planning Department, and then Ralph Stone, who's Director of Housing and Finance.

And they evaluate the information that is presented by the municipality on whether or not they are meeting kind of this laundry list of A through J, the different ways that a municipality can meet affordable housing within its city. There is no set aside requirement for affordable housing within the County plan. There is an opportunity, if applicants are unable to demonstrate that a municipality is meeting that policy by promoting, maintaining, meeting affordable housing opportunities, that they can do a set aside to be able to meet the policy, or they can make a payment in lieu of that to either the municipality or the County.

So that's how the policy is structured. In this case, the City of Deerfield Beach submitted the data that's included in Attachment 8, and the County staff determined that, for this application, the information that was submitted demonstrates that they are meeting Policy 1.07.07 because of the data that was submitted, along with the demonstration and the information submitted about the policies that the city has in place regarding affordable housing. So they were given the go ahead to meet Policy 1.07.07, which is reflected in the staff's recommendation for this.

CHAIR STERMER: Let -- let me also -- Commissioner Blattner, you have any further questions?

COMMISSIONER BLATTNER: No. I mean, the discussion is interesting.

CHAIR STERMER: I -- I would commend you all to -- and for the new members, Madam Executive Director, can you please ensure that, for the three new members, you send them your communication from last month which showed the updated numbers regarding --

MS. BOY: Oh, absolutely. Yes.

MAYOR STERMER: And for the members here, if you remember, we had a long -- we had a number of conversations over the past few months about how we -- what data we use with regard to dealing with the affordable housing issue. And for those of you that may have missed the Executive Director's email and the attached report, it showed, now that 2015 numbers were added, that we -- and don't laugh -- affordable housing units decreased in Broward County by over 8,000 units in 2015.

COMMISSIONER BLATTNER: Because the rents went up.

CHAIR STERMER: I'm just -- the numbers are what the numbers are based upon the new analysis that we do. But let's remember, we've sat and had lots of meetings here, and -- and Commissioner Udine's going to hear it on his Board, and he's going to hear it here, we talk a lot about affordable housing. We talked a lot about the formulaic used for it. And we had a previous formulaic used and certain County Commissioners didn't like how that was transpiring, so we moved now to the new formulaic, which, according to the new formulaic, at the end of 2015, over 8,000 units were decreased in Broward County.

Now, it is what it is, and we'll see what happens with that formulaic over time. But at the rate we're going, should nothing change in, oh, seven and a half years, we'll have no affordable housing issue, according to the data we're all using. None of us, I think, understand how that's happening, believe it to be happening, but that's the data that currently is in place. This council has steadfastly said for months, and now that we've got a full complement of Broward County Commissioners, we welcome the opportunity to have the dialog about affordable housing and whether it's a project issue, a city issue, a County issue, or all of the above, and how we deal with the affordable housing issue when it comes to items that come before this board and then later when they're transmitted from here to the County Commission, because the County Commission can turn around and try to negotiate some more.

But we need to have a better understanding of where we are going as a community with regard to this issue, because it is an important issue, and

how we deal with it. Certain communities have lots; some have little. But the question is as a community, a region, where do we move. To take on a project and require it to put in certain affordable housing units and not have those units attached to a mass transit system, one person's humble opinion, you're creating an island that you may have improved the affordable housing stock by four units, but if people can't move, that live there, on the mass transit system, what have we actually done. Is that a benefit or a detriment?

So I think we need to have a larger conversation, and we've been waiting for the full complement of County Commissioners, and now that we have them, we're going to -- I'm going to ask the Executive Director to reach out to County staff to move that project -- move the -- the concept of that conversation forward. I know we have some new members of the County Commission who are chomping at the bit to have that conversation. But I think we need to have it. Commissioner Blattner.

COMMISSIONER BLATTNER: Two points. Thank you for your -- your comments. One is that then, you know, maybe there needs to be more of an action on our part when developments are approved that identifies the accessibility to public transportation on the projects.

Two, when you're adding almost 1800 units to the -- to the population of housing, you might not lose another affordable housing unit, but because you've added 1800 more, it makes the affordable housing number go down. You see what I'm saying?

So all I'm suggesting here -- I'm not saying that Deerfield Beach has done a bad job at all. All I'm saying is if you want to keep up, then you ought to -- we ought to address the issue of you're adding units, but just because your community or any of our communities have met the standard, if you're adding more population, then you should be required at least to have strong consideration for affordable, workforce, whatever category you want to put it in.

CHAIR STERMER: And my only retort to that is we -- we got to what was previously known as 1.07.07 when we did the (inaudible) based amendments some ten, 12 years ago, and that was a negotiation between the Board of County Commissioners and the cities.

And I would suggest to you the cities will stand firm if the County Commission tries to change it, as they've tried to do in the past. It's -- it is -- that's what I'm saying, it's -- we work in conjunction with each other. And everyone knows this issue is an important one. And -- and before we just

say something needs to be done, there are ripple effects across 32 local governments should something change, and -- and how that would roll out. So I just caution that if we go to throw out what is the old 1.07.07, there will be probably a significant hue and cry about that. So anybody else?

CHAIR STERMER: Ms. -- Ms. Castro.

MS. CASTRO: Just for the new people -- except I discount you, Commissioner Udine, because you've been here, done this, and we seem to touch on two of the three holy grails today, so I'm just giving you a heads up of -- of future previews.

School concurrency, four or five years ago, major problem. It still isn't quite fixed, but I have to say, the few years I think it's evened out quite a bit. But it's always been a challenge because we don't know what we don't know. We can't predict people's movement. I remember when I first got on this council, we were petrified the schools were overcrowded. And then all of a sudden, enrollment started to drop off. Why? Charter schools, people moving out with kids, home school. Nobody knows.

But you don't want taxpayer dollars to be building a lot of brick and mortar that all of a sudden isn't needed, and that's the scary commitment I -- I imagine the School Board has to face every day. So sometimes we may move a little slow, but I think there's a valid reason for it.

We touched a little bit on traffic. You heard about, you know, some things to rapid transit and mass transit and whatever. You haven't heard the -- the whole flavor. Wait until you get into the traffic counts, and that alone is worth a 30-minute dissertation with Ms. Blake Boy on the history of it and how it works.

And the hardest concept for people in the public to grasp is if you have a vacant piece of land, we attribute trips to it. Even though there's nothing on it today, there's not a car moving on or off it, because it has a designed vested right, we attribute trips. So then when you say, okay, I'm going to build a 500-story building on it and you say, well, difference in trips is only a thousand, everybody in the public is outcry because today there's nothing.

So there's no -- no, there's 5,000, Anne. No, there's only a thousand, because they've already earned 4,000 with nothing on the land. So you have to kind of get used that. You're starting somewhere up here (indicating) instead of down here, but that's another holy grail that we have yet to really smooth out and figure out the best way. The last one is the affordable housing, which is -- I wanted to address.

You know, I -- I'm going to disclose I'm the Executive Director of the Dania Beach Housing Authority, so I've learned a lot about affordable housing in the last several years. It is my bailiwick. I do want -- Commissioner Blattner, Deerfield does have a Public Housing Authority. They do have vouchers. They have public housing. They have built projects. The issues with affordable housing in the County is huge. It's -- obviously, there is a detriment for many reasons.

Wages are not keeping up with the rents and the housing costs. Demand in the County with people moving in is too high. And -- and that's, you know, something that employers have to deal with, we have no control over. You also have an issue where people that want affordable housing are great with it, and -- as long as it's not in their back yard. So when you ask a developer that I want ten or 15 or 15 percent set asides, he or she is looking at, yeah, but the 85 percent that I'm selling or renting to, they don't want low income families in with them.

So then you get a problem there. Lastly, there's no funding. Unless the developers fund, there's no funding. But let's say for arguments sake they'll say, okay, we'll build you some units, but we're going to build them over there.

And to my favorite cities in the west, who I love dearly, you new nice ones that are brand new spanking that all the people move into, I'll build my affordable housing in Miramar, I'll build my affordable housing in Coral Springs, because cities don't want it.

Some cities, as I tell, like my little Dania Beach, we're a bastion of it because we're old. We're the oldest city in the -- in the County. We pre-date the County. Our housing stock has been ridden hard, put up wet. We need to rehab our stock. But you know what? Affordable housing is not what we need. We need something to balance our portfolio, if you will.

This is the struggle you're about to face. And Mayor Stermer's absolutely right, we're not even close to solving this problem. And what may happen is society may take care of it its own way. People moving, people not moving, whatever. But I just wanted to give you a heads-up and let you know I think Deerfield probably does meet it. Are they going to put it in every building they build? Probably no more than Fort Lauderdale or anybody else, or Lighthouse Point, or even Dania Beach today, because you have it elsewhere within the city.

It is a regional problem, I believe, and the funding is going to be the issue. As somebody who's trying to get a nine percent deal out of Tallahassee for the third year in a row, funding is a challenge. And we can all talk about it, but until somebody figures out how to pay for it, it isn't going to happen anyway, so the market's going to take effect, whatever effect it has to take. And in that time, people will have to live where they can live, how they can live, in whatever housing stock we have. And that's really kind of sad to say, but that's kind of where it's at.

But traffic, housing, and schools will be the three main things that keep rifling through this stuff as we build and build and build and figure out what we're doing. And before I get myself in trouble and say something funny that I think's cute and the Sun Sentinel picks it up, I'm going to shut up now.

MS. CASTRO: I'm not going to inflict any pain on anybody today.

CHAIR STERMER: Commissioner Udine.

COMMISSIONER UDINE: Motion to move the item.

CHAIR STERMER: Move Item PH-1.

MS. GOOD: Second.

CHAIR STERMER: Second by School Board Member Good. Any further discussion? All those in favor, signify by saying aye. All those opposed? Motion carries unanimously.

VOTE PASSES UNANIMOUSLY.

CHAIR STERMER: Commissioner Castillo.

COMMISSIONER CASTILLO: One comment -- one comment I didn't get to make. Someone -- someone told me the other day that they calculated here -- and, Commissioner, tell me if this is wrong -- that 64 people move into Broward County every day.

COMMISSIONER UDINE: I think that that number is --

COMMISSIONER CASTILLO: Sixty-four people move into Broward County every day, so that's almost as many people moving in every year as our residents, I believe, of Dania Beach. So think about it. Every year, we add a -- a Dania Beach. This issue of affordable housing is a significant one. We

have to deal with it, along with a number of others.

OTHER BUSINESS:

COMMISSIONER CASTILLO: But what I wanted to do is I wanted to thank Anne Castro for an exceptional job as Chair. I was -- I had the privilege of being chair of this committee I don't know how many years ago, and it's not an easy job. And you have been exceptional among the chairs in -- in the sense of bringing forward the -- the Broward Next movement, which, I have to tell you, is extraordinary. Your time here will always be remembered for that. And it's a -- it was a historical achievement. And I want to thank you very much for your leadership and just for being a decent, normal, regular, easy person to talk to. And how rare is that in public service. So thank you so much.

MS. CASTRO: Thank you, sir.

CHAIR STERMER: Let me, one, thank the board for your support this morning. It means a lot to me. But I know I've got a rather large pair of shoes to follow. Commissioner -- Commissioner Castillo, you were rather light in your words with -- with the former Chair. For those of you that are new and those of you that were here for a short period of time, Anne's gone from being a public official to a private -- a private -- private citizen now running the Dania Beach Housing Authority and giving an untold amount of time to this organization.

To do what she did with our staff for the past few years has really been a testament to her strength and her will to move our County forward. To get to where we did through Broward Next, Barbara, Henry, and our respective teams staff-wise did a phenomenal job. But they will tell you, and they'll all shake their heads, that's their job. Their job is to support what we do and where we try to go.

We volunteer for this stuff, and Anne, particularly, as a private citizen, no longer can turn around and say, hey, I'm an elected official, put my hand up. She asked to continue to do this. And the reason, for those of you that don't know that she's no longer going to continue to do this, is she's moving out of the district.

So it's -- it's one of those things that people's lives move on. But, hopefully -- and I've stood for months and said to people about Broward Next, the importance of it and where we're going for the next 30 to 50 years, and -- and you will always be remembered, Madam Chair, as the Chair of this

organization that moved that forward and brought it to fruition. Whether it was meeting with staff, whether it was meeting with the community, whether it was testifying before the Broward County Commission, you did what was necessary to get that passed, and your fingerprints are all over that. So for good or for bad, however this County ends up is on your shoulders.

CHAIR STERMER: No pressure.

MS. CASTRO: I'll be dead.

CHAIR STERMER: No -- no pressure. Don't worry. But we'll always say Anne Castro. So we want to thank you for -- for what -- for your time here.

MS. CASTRO: You're welcome.

CHAIR STERMER: You've -- you've given years of -- of your life here, and the past couple have really been a yeowoman's task. So on behalf of the Council, we want to thank you for your commitment --

MS. CASTRO: Thank you.

CHAIR STERMER: -- not only to this council, to our team, but to Broward County. Thank you, Madam Chair.

MS. CASTRO: Thank you.

(Applause.)

MS. CASTRO: Thank you. First, I -- I just want to say Broward Next, and I hope he knows this, came out of conversations that Commissioner Castillo and I had probably seven or eight years ago. And you know what? It's as much as him. All's I did was take his ideas and stuff and run with them, and - and with all of your help.

And -- and everybody, I think, was on the same page. And I hope -- I hope, you know, the amount of input that went into it, it's the right thing and it comes out in the right way, and -- and in 50 and a hundred years, long after I'm gone or we're all gone, it -- it's made this County better. Just quickly, staff, I can't thank you enough.

MS. BOY: Thank you.

MS. CASTRO: Sorry. The easiest thing is just to stay out of your way. You

know, you guys do what you need to do, and when you need the muscle, you call, I go take care of it, and that's all I really had to do. So thank you. As Mayor Stermer indicated, as you all know, I've been taking care of my 98-year-old mother, my husband and my son and I. She's in Fort Lauderdale and we're in Dania, and it's been a struggle. So the answer is we have to consolidate the households, and the better answer is we go move to her house, because she's familiar with it.

She has dementia, and it's just easier if we would go up there and stay with here as opposed to us bringing her to Dania Beach and putting her in strange surroundings. So the plan is in the next 30 to 60 days to make that move so we can cover her 24 hours a day. As many of you know, I've been late to a few meetings this past year. She always manages to fall on Thursday, Planning Council day.

MS. CASTRO: I don't know what's in her clock, but that's what she does. But she's a wonderful woman, and she deserves every bit of care that we can give.

UNIDENTIFIED SPEAKER: Yeah.

MS. CASTRO: So that's what we're doing. I want to take a moment to thank Commissioner Rodstrom and Commissioner Ryan, who appointed me over the years over and over again. Without their support and help -- and I have to tell you, neither one of them ever got in my business, neither one of them ever said, hey, Anne, I want you to do that, or, hey, Anne, can you vote this way.

They let me go. They just asked me occasionally do you need anything, is everything okay. And I want to thank both of them for that support and for allowing me this opportunity. Serving with all of you who are currently on here, with the past members, has been probably one of the best challenges and the best times of my professional career.

We come together, we have different points of view, and you know we have some extreme points of view, even, but it doesn't matter. We come, we have the discussions, we have the debates, we make a vote, and then everybody walks out of here friendly, professional. There's no personal attacks. There's no animosity. And we all believe we're doing the right thing for the County. And, again, I attribute a great deal of that to staff. They make sure that each one of us is prepared. They answer all of our questions fully. Regardless of the point of view you're bringing to the conversation, they don't get political about it. They're straightforward. And that is just a tremendous asset to have

if you're sitting in a public place like this, trying to make decisions.

And I know a lot of people think what we do is ministerial or advisory, which it is. But, trust me, it has impact. It has impact, I think, to the residents of Broward County who know there are 20 of us sitting up here at least watching what's going on in the henhouse and trying to make sure that we're achieving some balance that will create a better quality of life for all of them. I want to thank the people of Dania Beach for allowing me to do this, and the city staff there for working.

And, most of all, I want to thank my husband, my son, and my mother. So all things come to an end. I'm sorry. This has been the best event of my life as far as my profession goes, and I want to thank you all for it. And I wish you nothing but the best.

(Applause and standing ovation.)

MS. CASTRO: Thank you. And I think we're adjourned.

CHAIR STERMER: With that, we are adjourned. Thank you, everybody.

COMMISSIONER CASTILLO: Dan, so far this is going rather well, don't you think?

(Laughter.)

(The meeting concluded at 10:59 a.m.)