

## MINUTES

### Broward County Planning Council

January 27, 2011

**MEMBERS PRESENT:** Mayor Lamar Fisher, Chair  
Vice Mayor Claudette Bruck  
Tim Bascombe  
Sara Case  
Vice Mayor Anne Castro  
Scott J. Cooper  
Commissioner Bobby DuBose  
Kenneth Fink  
School Board Member Patricia Good  
Mary D. Graham  
Daniel T. Hobby  
Commissioner Keith London  
Commissioner Rita Mack  
Commissioner Michael S. Long  
Commissioner Lisa Mallozzi (via telephone)  
Sharon P. Ragoonan  
Louis Reinstein  
Mayor Michael Udine

**MEMBERS ABSENT:** Mayor Suzanne Gunzburger

**ALSO PRESENT:** Andrew Maurodis, Planning Council Attorney  
Henry A. Snizek, Planning Council Executive Director  
Barbara Blake Boy, Planning Council Deputy Executive Director  
Peter Ross, Deputy Director for Broward County  
Environmental Protection and Growth  
Management Department  
Janette Moreno, Realtime Reporter

A meeting of the Broward County Planning Council was held at 10:04 a.m. on Thursday, January 27, 2011, in Room 422 of the Broward County Governmental Center, Fort Lauderdale, Florida.

**CALL TO ORDER**

MAYOR FISHER:

Good morning, ladies and gentlemen, and welcome. I'd like to call the board of the Broward County Planning Council regular and public hearing meeting here this Thursday, January 27th, 2010 at 10 a.m.

We do ask that you stand for the pledge, but as we do that, I know it's a little bit out of order of our agenda, the first part I would like to take a moment of silence to recognize the passing of Gerry Cooper, one of our Planning Council members who has served this Council with dignity for many, many years. I had the pleasure of serving with him. So we'll have a moment of silence first, followed by the pledge.

**MOMENT OF SILENCE**

**PLEDGE OF ALLEGIANCE**

MAYOR FISHER: Thank you.

**ROLL CALL**

Let's go ahead and call the roll.  
(Roll call.)

MAYOR FISHER: Thank you.

**PRESENTATION ONF PLAQUES**

I have the privilege today of presenting three plaques. I know that the Broward County Commission is in workshops now, so I'm going to kind of take them in order. I would ask that Commissioner Stacy Ritter please come forward to accept your plaque.

(Applause.)

MAYOR FISHER:

This is in recognition and grateful appreciation for your service and dedication to the Planning Council from 2007 to 2010. It was absolutely a pleasure working with you.

COMMISSIONER RITTER:

My pleasure too. Thank you very much.

MAYOR FISHER: You bet.

MAYOR FISHER:

Can you give us any words of wisdom?

COMMISSIONER RITTER: Good luck.

COMMISSIONER RITTER:

Well, you know what, seriously, I have to say that, first of all, it was great -- it was wonderful getting to know many of you over the past four years. I know I've never worked with most of you prior to the Planning Council, so thank you all for everything that you've done and for what you taught me. I want to give a special thanks to the staff of the Planning Council who do so much with so little, and they are an amazing resource and a great help to somebody like me who had no idea what the planning process was before I got to the Broward County Commission. So thank you so much, Henry, Andy, your staff for all the time that you have spent trying to teach this little mind of how to get itself around all the major, huge planning issues of Broward County. So thank you very much.

MAYOR FISHER:

And our next, I'm going to ask School Board Member Maureen Dinnen come forward.

MAYOR FISHER:

And our newest member, Patricia Good, if you wanted to come forward as well. We're going to take a picture. This, again, is a plaque to our School Board Member Maureen Dinnen in grateful appreciation of outstanding service and dedication on the Planning Council. She served from 2006 to 2010. It was a pleasure, and also the Executive Committee as well in 2009. Thank you

SCHOOL BOARD MEMBER DINNEN:

Thank you very much.

MAYOR FISHER:

Would you like to get in the picture as well?

SCHOOL BOARD MEMBER GOOD:

Sure. I'll go on the other side.

MAYOR FISHER:

Do you have any words of wisdom?

SCHOOL BOARD MEMBER DINNEN:

I do. If you think that Commissioner Ritter had a lot to learn, I taught history for a living, but I really enjoy everybody who was on the commission. I enjoyed certainly working with the staff. All you read in the paper today about are staff people being these kind of misfits that couldn't get a job elsewhere.

I'll tell you, you give a big lie to that because you are very professional, and I really appreciated learning from each and every one of you. It was a wonderful experience, and I know I have a replacement who is terrific.

OPERATOR: Commissioner Lisa Mallozzi is joining the meeting.

SCHOOL BOARD MEMBER DINNEN:

And I also need to say thank you to Chris Akagbosu who worked with me every week before meetings and was just wonderful to me, so thank you all very much.

MAYOR FISHER:

And definitely last but not least, Commissioner Angelo Castillo, please come forward.

MAYOR FISHER:

So our first congratulations goes to your election as a City Commissioner. This is presented to the Commissioner in grateful appreciation and dedication for his outstanding service to the Broward County Planning Council from 2004 to 2010. Commissioner served as Chair from 2007, 2008, Vice Chair, 2006, and Secretary 2009 and 2010. We thank you so much for what you've done here.

MAYOR FISHER:

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And I know you have some words for us, my friend.

COMMISSIONER CASTILLO:

Just a few. I've taught you how to move this agenda, hint, hint. So I'm going to take a moment just to say thank you to all of you.

This year was an amazing year for me and my family. We were sworn in, sworn at, sworn out, and sworn back. And it was a great year, and I've reached out to my good friend Barbara Sharief and all of the new Commissioners here at Broward County, and the old ones as well, and I've wished them all of the best, and that comes from the heart. And I'm here to make sure that we participate in a community that keeps moving forward. Now I want you to know that because of Florida Building Code, everything we build in this community is made out of concrete, and that means it's going to last a hundred years. So I leave you with this one piece of advice: When you make decisions, make sure that somebody with half a brain in 2011 can look at it and say: What were they thinking, and it makes total sense, because that's part of what you do here.

This committee is part of -- one of the few pieces of connective tissue that brings all of the communities together, and whether you like it or not, this is also a forum where all of these many cities have a place where they can have a voice that causes peace among them.

Now you won't find that in any of the land use or any of the regulations that you're here to look at and enforce, but that is a quintessential role of what this is about, and it's been going on for almost 30 years now, and people come and go, but always, always, always, this committee has held up to high standards.

I'm going to miss Gerry Cooper a lot. When I was chair, I used to call him Citizen Cooper. That was a term of endearment, because he brought to this commission not only that spirit of volunteerism but also the blue collar, everyday Joe Lunchbucket, millionaire, landlord point of view, and, boy, could we use more of that.

And I know that he's in heaven right now looking down and smiling not just because he's made reservations but because he made all the right political contributions, including to my campaign, which for that alone he deserves to be in heaven, and he's looking down and he's saying: Those are good people, and I was proud to be part of it, and I feel the very same way, so thank you.

MAYOR FISHER:

Wow.

We have in the audience today that has joined with us for the oath of office. I think we have about six or seven folks that we're going to be swearing in,

and I'd like to recognize Commissioner Sharief, and also Commissioner LaMarca who is with us today.

**OATH OF OFFICE**

MAYOR FISHER:

And since we have so many, I'm going to call the members up to be taking the oath of office, but I also would like you to come up and join us as well, if you can.

COMMISSIONER SHARIEF:

Okay.

MAYOR FISHER:

All right. And I'll call each one, and we'll just kind of stand here together. I want first Mr. Tim Bascombe who was appointed by Commissioner LaMarca. We have Mr. Kenneth Fink appointed by Commissioner Ritter. School Board Member Patricia Good is with us who was appointed by the School Board. We have Ms. Mary Graham appointed by Commissioner Dale Holness. And we have Commissioner Michael Long, appointed again by Commissioner LaMarca, Commissioner Rita Mack who was, again, appointed by Commissioner Sharief, and then Ms. Sharon Ragoonan is Commissioner John Rodstrom's appointment. So please come forward.

MAYOR FISHER:

Now you're go about to take the oath of office for serving on the Planning Council. I'll ask if you'll raise your right hand and repeat after me: I do solemnly swear that I will support, protect, and defend the Constitution and government of the United States and of the State of Florida, that I am duly qualified to hold office under the Constitution of the state and the charter of Broward County and that I will well and faithfully perform the duties of member of the Broward County Planning Council of which I am now about to enter so help me God.

Congratulations.

MAYOR FISHER:

Okay. Now this is group photo time, so when we do this, you just kind of direct us on what you want us to do

THE PHOTOGRAPHER:

If we can get us down in the front here.

MAYOR FISHER:  
Our newest members.

THE PHOTOGRAPHER:  
Are we including everybody else?

MAYOR FISHER:  
Yes.

THE PHOTOGRAPHER:

Let's get some in the area here and then get the remainder down. You can slide in with your chairs. Just up against the wall here. And I need you in this spot right here so you don't block heads. You can cover this, a little bit more. You can shift just a little this way.

COMMISSIONER LONDON:

Do you want me up here?

THE PHOTOGRAPHER:

Can I get you to come down here, and you can go back up there. I just want to get you to come over this way. Can I get you to come down here as well? And you need to scootch over a little bit that way. And let's get you in this corner here. Yeah, let's get you right here.

Let me just do a real quick test shot. Okay. We're going to do another set. I'm going to do about five pictures, and I want to get you up on the top, and then I'll do another group shot.

Okay. Everybody smile. And last shot. Everybody stay in the back. Okay. The five of you go in the back. And those in the back are going to have to tighten up a little bit more.

### **ACKNOWLEDGEMENT OF REAPPOINTED MEMBERS:**

MAYOR FISHER:

I do want to recognize as far as our reappointments to the Council, we have Ms. Sara Case was reappointed by Mayor Sue Gunzburger. Sara, thank you for your reappointment. Also our own Mayor will be serving with us. Unfortunately she can't be with us today, but she'll be serving on the Council with us as well.

### **ELECTION OF OFFICERS:**

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LR/JH

It's now time for the elections of the officers -- oh, I'm sorry, I didn't see that on my list also, but Commissioner DuBose is also reappointed. Thank you. It's now time for election of officers. Now we'll take nominees for the Chair.

MS. CASE:

Mr. Chair, I'd like to nominate Mayor Fisher for Chair

COMMISSIONER LONDON:

Second.

MS. CASE:

And I'd like to nominate Vice Mayor Castro for Vice Chair.

BOARD MEMBER: Second.

MR. REINSTEIN:

I'd like to also make a nomination for Secretary for Commissioner Lisa Mallozzi.

VICE MAYOR BRUCK: Second.

MAYOR FISHER:

Is there any opposition to those? Mr. Hobby.

MR. HOBBY:

I'd like to nominate Vice Mayor Bruck for Vice Chair.

MAYOR FISHER:

Okay. So then why don't we take one at a time at this point in time. So we have the nominations for the Chair. Motion to close nominations?

COMMISSIONER LONDON: So moved.

MAYOR FISHER:

I guess we vote. All in favor, say aye. Opposed, thank you very much. It is my honor to serve.



MAYOR FISHER:

Thank you for this opportunity.

So we have nominated for the Vice Chair Commissioner Anne Castro along with Vice Mayor Bruck. Any other nominations for the Vice Chair position? Nomination to close -- I mean motion to close, excuse me.

VICE MAYOR CASTRO: So moved.

MAYOR FISHER:

So now we need –

MR. MAURODIS: Roll call.

MAYOR FISHER: Roll call. Okay.

So would you please provide the roll call for the Vice Chair? Sorry, Henry.

MR. SNIEZEK:

No, sorry.

MAYOR FISHER: No problem.

MS. MORENO:

9/7, 9 for Commissioner Anne Castro.

MAYOR FISHER:

Thank you.

Now is there any further nominations for the office of Secretary? Ms. Mallozzi has been nominated.

MAYOR UDINE:

Motion to close nominations.

BOARD MEMBER: Second.

MAYOR FISHER:

Okay. All members say aye. Opposed?

Congratulations, Commissioner Mallozzi, if you're on the phone.  
COMMISSIONER MALLOZZI: Thank you.

MAYOR FISHER:

You're welcome. Okay. That concludes our elections.  
We're moving on, and just as a personal note here, the collections of the bagels and coffee are right over to my left. Those are voluntary donations. If you wish to participate, please move forward with that.

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

Now it is time for the nominations by the Planning Council to the Executive Committee, and my understanding is that I have the opportunity to nominate it looks like it can be up to four, four folks. So I'm going to go ahead and nominate Mr. Dan Hobby, Ms. Patricia Good, Ms. Claudette Bruck, and Commissioner Bobby DuBose. Anyone have any problem with that? It's my nominations.

VICE MAYOR CASTRO: So moved.

SCHOOL BOARD MEMBER GOOD: Second.

MAYOR FISHER: All in favor, say aye. Opposed. Motion does carry.

**APPOINTMENTS BY CHAIR TO LAND USE/TRAFFICWAYS COMMITTEE  
– No specific membership number:**

Now the Land Use/Trafficways, I would like to appoint Sara Case, Keith London, Scott Cooper, and Louis Reinstein.  
Is there any others that might want to participate?

COMMISSIONER MALLOZZI:

I would.

MAYOR FISHER:

Ms. Mallozzi, you are already automatically on there because you're an officer.

COMMISSIONER MALLOZZI: Oh, thank you.

MAYOR FISHER: Okay. Anyone else wish to serve?  
VICE MAYOR CASTRO: Any new members?

SCHOOL BOARD MEMBER GOOD: I would like to.

MAYOR FISHER: Okay. School Board Member Patricia Good.

VICE MAYOR CASTRO: Anyone else? Tim.

MR. BASCOMBE: I'll serve.

MAYOR FISHER:

Okay. Tim Bascombe.  
Anyone else?

COMMISSIONER MACK: I'll serve.

MAYOR FISHER:  
Okay. Commissioner Mack.  
Anyone else?

VICE MAYOR CASTRO: Move the nominations.

MAYOR FISHER: Okay.

MR. REINSTEIN: Second.

MAYOR FISHER: All in favor, say aye. Opposed? Motion --

COMMISSIONER MALLOZZI: Aye.

MAYOR FISHER: Did somebody say aye?

VICE MAYOR CASTRO: Yes.

MAYOR FISHER: Okay. One opposed. Thank you.

### **CONSENT AGNDA**

Right now we're on the consent agenda. Items 1 through 4 are consent in nature. Does anyone wish to pull an item, or is there a motion?

MR. REINSTEIN:

Mayor, I don't think that was -- that was an aye.

MR. BASCOMBE:

That was a delayed aye.

MAYOR FISHER:

Oh, I'm sorry. Okay. That was a delayed aye.  
You were in favor of that right, Commissioner Mallozzi?

COMMISSIONER MALLOZZI:

I was in favor, yes.

MAYOR FISHER:

Okay. My apology. You were just delayed on the count.

MAYOR UDINE:

I'll move the consent agenda.

BOARD MEMBER: Second

MAYOR FISHER:

Moved and seconded. All in favor, say aye. Opposed? Motion does carry.

## **REGULAR AGENDA**

### **R-1**

#### **COUNSEL'S REPORT**

Under Counsel's Report, R1.

MR. MAURODIS:

Mr. Chair, just congratulations to the new members. I introduced myself, Andrew Maurodis, your Counsel. And congratulations to the new officers. We look forward to working with you all.

MAYOR FISHER: Very good.

### **R-2**

#### **EXECUTIVE DIRECTOR'S REPORT**

Planning Council

1-27-2011

LR/JH

Henry, your report.  
MR. SNIEZEK:

Good morning. I have a few things. First, on behalf of staff, I guess I should just congratulate everybody because everybody has either been elected or reappointed or is serving on a committee. So congratulations to everyone. A couple of planning issues, just something that we sent out as additional material is the State Road 7 Collaborative -- is my mike working?

BOARD MEMBER:

Yes.

MR. SNIEZEK:

Okay. Great.

The South Florida Regional Planning Council, they coordinate a group called the State Road 7 Collaborative. They meet quarterly. They just talk about issues and ways to revitalize and redevelop the State Road 7 corridor. The Planning Council has an ex officio member right now that's vacant. If any Council member would like to serve on that committee, you can either voice that now, or we can talk about it later. Staff does also serve on that Collaborative. So we do have a presence there also.

MR. REINSTEIN:

Mayor, with your permission, I'd like to serve on that.

MAYOR FISHER:

Very well.

MR. REINSTEIN:

Thank you.

MR. SNIEZEK:

Another quick item is, I just wanted you to be aware that in December, the County Commission approved an ethics ordinance for staff and the Council staff was specifically included in that. And basically it just requires two things. Number one is we're not allowed to take any gifts, and we're already not taking gifts, and, secondly, we're supposed to start reporting any time we meet with a registered lobbyist, and it will be put on the Internet. So we're getting training for that, so that's

something that we're working on right now. So I just wanted to report that.

Third, just housekeeping, especially for the new members, if you didn't get your parking pass validated, please see us after the meeting, or even existing, you know, older members.

And the last issue is something I've talked to the Mayor about is, since we have so many new members, sometimes when that happens, the Council likes to have a retreat to go over just Planning Council business or planning issues.

But instead of going -- we have gone in the past to a park for a morning and talked about things, but I think with the council agendas that we see coming up, we could probably do a retreat workshop type thing at upcoming meetings. Like starting maybe in March, March, April, May, we can target different subjects. So if the board is open to that, staff is ready to do that.

VICE MAYOR CASTRO:

I think it's a great idea.

MAYOR FISHER:

It's a great idea. We're going to be here anyway, and the agendas will be light, and we can just cover it.

Everybody agree?

THE BOARD:

Sounds good.

MAYOR FISHER:

Okay. We'll set that up.

MR. SNIEZEK:

And that concludes my report.

**R-3**  
**CORRESPONDENCE**

MAYOR FISHER:

Very good. Any further correspondence?

MR. SNIEZEK:  
No, sir.

MAYOR FISHER:

Okay. Great.

**PUBLIC HEARING**

**Quasi-Judicial Hearing**

**(Note: Quasi-Judicial Hearing for Items PH – through PH 3 waived.)**

**PH -1 & PH - 3**  
**RECERTIFICATION PCR 11-1 & Ppcr 11-3**

MR. MAURODIS:

Mr. Chair, the quasi-judicial hearing, the applicants have waived. That would be PH1 through PH3. If there is no one from the audience who wishes to speak on it and if there is no objection to the staff recommendation by the Council, you can act on all three at one time.

MAYOR FISHER:

Very good.  
Anyone wish to pull an item?

MR. REINSTEIN:

PH2.

MAYOR FISHER:

PH2.

VICE MAYOR BRUCK:

Move the balance.

MAYOR UDINE:

Second.

MAYOR FISHER:

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All in favor, say aye. Opposed? Motion carries. Thank you.

**PH-2**  
**RECERTIFICATION PCR 10-18**

PH2, Henry.

MR. SNIEZEK:

PH2 is a recertification PCR 10-18. This is a city amendment submitted by the City of Margate. It regards flexibility zone 36. The city has adopted a change to its plan to change the site from residential four units per acre to residential ten units per acre.

This amendment corresponds to a Broward County Land Use Plan amendment that was adopted by the County Commission on September 14th, 2010.

There were also some voluntary commitments, which you have in your backup, legal documents to make sure that happens which regards restricting the site to 646 RV lots, and they will use NatureScape methods. Planning Council staff recommends recertification.

MAYOR FISHER:

Very good.

Mr. Reinstein.

MR. REINSTEIN:

I just have one question. I saw in the Planning Council staff recommendation where it referenced a condition of the recordation, and there is a copy of the declaration that's attached, but I didn't hear whether or not that actually took place, that condition was fulfilled.

MR. SNIEZEK:

Yes, it is fulfilled. That actually was an error. Thank you.

MR. REINSTEIN:

Thank you.

MR. SNIEZEK:

We should not have put that in our staff recommendation.



MR. REINSTEIN:

No problem. Thank you.

MAYOR FISHER:

Any further questions? Is there a motion?

COMMISSIONER LONDON:

I'll move PH2.

MR. REINSTEIN:

Second.

MAYOR FISHER:

All in favor, say aye. Opposed. Motion does carry. Thank you.

#### **END OF QUASI-JUDICIAL HEARING**

#### **PH -4** **RECERTIFICATION PCR 11-2**

PH4, unless anyone has an issue on that, is there a motion?

BOARD MEMBER:

So moved.

VICE MAYOR BRUCK:

Second.

MAYOR FISHER:

All in favor, say aye. Opposed? Motion does carry.

#### **PH -5** **EVALUATION AND APPRAISAL REPORT**

PH5.

MR. SNIEZEK:

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LR/JH

PH5, if the Council indulges, we have a short Council staff recommendation. It's actually like a two-part item. Item A is the part that the Council actually has authority over, and we're asking for a recommendation about the Evaluation Appraisal Report just for the Broward County Land Use Plan. And for the members who have been here, the report in there, Exhibit 1, is essentially exactly the same as what you saw in October. And then if the Council can take an action on that, we have County staff, Peter Ross is here to give you a presentation on the remainder of the EAR, which is a much larger effort than what we're asking the Planning Council to act on.

MAYOR FISHER: So we'll take 5A first.

MR. SNIEZEK:

Correct, and Barbara Blake Boy, our Deputy Director, will give you a brief presentation.

MS. BLAKE BOY:

Good morning. Before I get started, I just want to let you know, we just found out from the AV people that the microphones are going to be turned off at 11:00 because of a conflict with the procurement Webcast at 11:00. So we'll still be able to have the meeting, but the microphones will be turned off, and they're going to bring in a portable recording device just in case we go after 11:00, just so everyone is alerted to that.

MAYOR FISHER:

So you and Peter will need to talk fast.

MS. BLAKE BOY:

Okay. So as Henry mentioned, this is a two-part presentation, and Item 5A is what I'm going to do an overview for, and then I'll introduce Peter to you, and he'll go over Item 5B.  
What is the Evaluation Appraisal Report?

MS. BLAKE BOY:

The Evaluation Appraisal Report, or EAR, is required by Florida State statutes, and it's required every seven years. The last EAR for Broward

County was done in 2004, and this one is due March 1st of 2011. It's basically a review of the successes and shortcomings of the adopted Comprehensive Plan, and the part that we're going over is just the Broward County Land Use Plan, which, as you're aware, is just one element of the whole Comprehensive Plan.

The Planning Council's role in the EAR, is limited to the future land use element, which is the Broward County Land Use Plan, and, as we've mentioned, that's what we'll be asking for the action on at the end of this presentation.

And the second item will be an informational presentation, and that will address all the other elements and the major issues of the Comprehensive Plan, and no action or recommendation is required or requested.

The Planning Council, since we have a lot of new members, is the local planning agency to the Broward County Commission specifically for the Broward County Land Use Plan.

You, as the LPA, have prepared this report that you have in your backup, and that's to be adopted by the local government, which is the Broward County Commission. So you'll be forwarding your recommendation to the County Commission.

So basically the overview of the County Land Use Plan as it corresponds to Exhibit 1 in your backup, which is about a six or eight-page report, and then it has several attachments that are referenced during the report.

So the EAR, summary of the Broward County Land Use Plan amendments since the last EAR. So between 2003 and 2010, we've had 149 map amendments, 63 text amendments, and 11 natural resource map series amendments.

The net residential impact of those amendments was just over 60,000 units, and I just want to mention that a majority of those new dwelling units are in that mixed use categories with access to transit along major corridors such as State Road 7 or downtown areas.

The Broward County Land Use Plan successes: Affordable housing, adoption of policy 1.07.07, which happened in 2006 as a result of affordable housing being a major issue, and that policy applies to Broward County Land Use Plan amendments proposing to add 100 or more residential units.

It provides a menu approach for local governments to satisfy the policy so they can maintain, they can say what their affordable housing stock is. They provide data and analysis to demonstrate how much stock they have, how much stock they're going to need, population projections and that sort of information.

And since the last EAR, the Broward County Land Use Plan has provided for an additional 3,959 affordable dwelling units and monetary contributions of approximately \$8 million, and that's all been since the last EAR.

And those -- a lot of those units are still in the Plan. They may not have been constructed yet, but they're provided for, and then the monetary contributions

are in the form of either directly to the County, to the affordable housing, or sometimes a linkage fee for cities, such as Coconut Creek or Coral Springs, based on construction costs or those sorts of monies.

Another success, promoting mixed use. The 2004 EAR called for the creation of more mixed use categories. So the transit-oriented corridor and transit-oriented development land use categories were adopted in 2004, and they focused towards major transportation redevelopment corridors, as I mentioned earlier, such as State Road 7, and the regional and local activity centers have also been utilized. And also, as I mentioned earlier, many of the new dwelling units are in those mixed use areas.

Another success that we identified was, in 2007, we did an outreach for stakeholder review for the Broward County Land Use Plan where we invited organizations, stakeholders, interested parties to submit recommendations regarding the Broward County Land Use Plan.

And, as a result of that, ten new text amendments were initiated and adopted, including smart growth and green/energy efficient policies, and those are in the Broward County Land Use Plan now because of that.

And then another result of that was the development of the example smart growth checklist for Land Use Plan amendments. That's been distributed to municipalities and local governments for their use in the review of Land Use Plan amendments.

Open space/golf course policies, the County Commission initiated these policies to address the protection of open space areas. They initiated it back in 2007, 2008. There was a study done, and these revised policies that were adopted by the County established a county-level policy regarding proposals seeking conversion of open space and golf courses.

So essentially when a Land Use Plan amendment comes in, a Broward County Land Use Plan amendment, and it's seeking to convert a golf course to a noncommercial recreation use or a park, these policies provide for -- often for additional dedications of open space.

And that's been very successful with some of the Land Use Plan amendments that we've seen, but the policies just want to further protect open spaces and golf courses. So that's been in place for just over two years now.

Potential enhancements to the County Plan and what are the next steps. First, strengthening smart growth and green policies to address climate change, and the plan to address that is to work with the Broward County staff.

One of the major issues that they're going to talk about is climate change and, you know, what kind of policies can go in the Broward County Land Use Plan to address this issue.

And the second is a review of our intergovernmental coordination options, trying to focus on finding a forum for local governments to be able to -- for professionals to be able to discuss planning issues and those coming forward and what can be done about them and what everybody's kind of

stand is on different issues, and then also update the intergovernmental coordination policies that are part of the Broward County Land Use Plan. So that -- with that, that's just a general overview of our -- kind of our strengths and weaknesses that we've identified in the Broward County Land Use Plan.

And we would ask that the Planning Council take an action to forward the Broward County Land Use Plan portion of the report to the County Commission.

MAYOR FISHER:

Very good. Any discussion? Any questions? Mr. London.

COMMISSIONER LONDON:

Thank you, Mayor.

I've appeared before the Council, and, by the way, this is my second meeting, so I appreciate the opportunity to serve, and I've spoken to Henry, and I've also appeared in front of the members that were here last year at the Diplomat Country Club.

One of the issues for Hallandale being on the east side of town and the open space requirement, the County requires three acres of open space per thousand residents, and one of the ways that Hallandale and other east coast cities are able to maintain that is by using the waterways, which is wonderful if you live on the water, but, as I always challenge people, go throw a picnic basket and a blanket out there on the waterway if you want to use the open space.

We happen to be going through a parks master plan right now, and one of the suggestions from the consultant was to maybe transition from using waterways to -- you can't go one-for-one, but maybe a two-for-one or three-for-one and potentially transition out of that mold where we're able to use our waterways as open space.

One of the things I always say also when people tell me that open space is waterways: Well, if it's waterways, why isn't it roadways, because that's a public usage also.

So I'd like it if the Council would work with staff, or we can instruct staff, I'm not sure which way to go about this, to either come up with some solutions or maybe some opportunities for transition to, instead of counting it one-for-one as far as the acreage goes, maybe transition to a two-to-one or three-to-one or four-to-one, whatever might be appropriate, so we can look at this going down the road.

MAYOR FISHER:

How does the staff feel about that?

MR. SNIEZEK:

Thank you.

I guess as far as the agenda item in front of you, I mean that is not an issue that we consider. It's not in the report. The Council could add that as a next step.

Another option which would result in the same thing is, if the Board wants to, they could just direct staff to investigate this issue and get you some background information with what the Commissioner has talked about and present that in an upcoming meeting and then take it from there and see if the Board wants to basically open that up for maybe potential amendments.

MAYOR FISHER:

That sounds like a better plan.  
Is that fine?

COMMISSIONER LONDON:

I apologize. I certainly don't want to change what's here today. I just want to move forward and look at things going forward in the future. I apologize if I didn't express that from the get-go.

MAYOR FISHER:

Vice Mayor.

VICE MAYOR BRUCK:

Yeah, I think this is something we really have to give a lot of thought to because I don't think open space was intended to be a place where you could necessarily have a picnic but a place where you can have space and don't be up against bricks and mortar. So I think we really have to take a look at that.

MAYOR FISHER:

Okay. Further discussion? Mr. Reinstein.

MR. REINSTEIN:

While I would like to continue that discussion maybe another time, just one question as far as the report itself, and maybe School Board Member Patricia Good might have a comment on this. It's regarding the section on -- it's

actually under the section on Affordable Housing Policy. It's Section 3, Noted Successes During the Evaluation Period, and then there's the reference to the proposal that was made I believe it was last year, and I think we even discussed it here regarding the ancillary workforce housing.

And at least as far as the report discusses that the item was deferred for additional information, and in recognition that the School Board had temporarily suspended its efforts to enable the development of workforce housing, and it references also that it may be reactivated at any time. And I didn't see any further comment as to where that stands today, and maybe it's not appropriate for the report, but if at some point in time we can bring that up again, I'd like to hear what the School Board's current position is as to that ancillary housing proposal.

MS. BLAKE BOY:

The information that's in the report, it's just, we're kind of in a holding pattern on that, and that's why we added in the affordable housing because it is a tool that could be used to address affordable housing, but our understanding is that the School Board wasn't prepared to move forward with it, you know, at the time that they were requested to take a position. I don't know if School Board Member Good wants to add anything.

SCHOOL BOARD MEMBER GOOD:

Well, unfortunately since this is my first meeting, I will follow up with staff regarding this issue.  
Oh, it's not on.

MR. FINK:  
Push the button.

SCHOOL BOARD MEMBER GOOD:

We can't find the button.

BOARD MEMBER:

It's on now.

SCHOOL BOARD MEMBER GOOD:

I thought it was on. Okay. Sorry. My apologies.  
I will certainly follow up with staff. If I can just get a very brief, very brief two minutes before the mikes turn off, a little bit more info from you with regard to

this issue, because -- I know he mentioned briefly.

MS. BLAKE BOY:

It had come up as part of the 2007 overview that we had talked about. The School Board staff had forwarded that recommendation to be changed -- change the community facilities category, to amend that category to allow for affordable housing, because currently community facilities does not allow any sort of housing except for special residential facilities.

SCHOOL BOARD MEMBER GOOD:

Okay.

MS. BLAKE BOY:

So that recommendation had come forward. We vetted it through the Planning Council, and it was actually a text amendment. We worked with the cities, and cities had some issues with it, and it went through a couple iterations, which we can send you after the meeting. We can forward you kind of the summary of the file.

SCHOOL BOARD MEMBER GOOD:

I'd appreciate that.

MS. BLAKE BOY:

And then it got to the County Commission, and they asked for the School Board to take a -- the School Board to actually take a position on whether or not they were supporting it, and that's kind of where it got wrapped up. It came back to the Planning Council, and it's just kind of been waiting as of then.

SCHOOL BOARD MEMBER GOOD:

Through the Chair, if I could just ask staff to give me whatever necessary backup you have on this matter, I'll certainly discuss it with staff, and if a formal recommendation needs to be coming from the School Board, then we'll address it and update staff accordingly.

MAYOR FISHER:

Mr. Reinstein.

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MR. REINSTEIN:

Yeah, just -- and one of the reasons why when I saw it under affordable housing, well, of course it falls under affordable housing. It also is an issue of a way to entice our teachers and a way to entice our educators, and it was then added to law enforcement, public safety, and others as well that these are the people who serve the community and who are finding themselves unable to afford housing near where they're working.

And so it wasn't just affordable housing; it was also a way to better entice, better accommodate, and better work with our teachers to bring more and then add it law enforcement and other people as well. So there's more to the picture than that.

SCHOOL BOARD MEMBER GOOD:

And if I could also, through the Chair, ask, you mentioned some of the municipalities had some concerns, and I'd like to also have that information available to discuss.

MS. BLAKE BOY:

Yeah, actually we still have the staff report as it was, and I believe that has all the information from municipalities who had submitted comments in writing.

SCHOOL BOARD MEMBER GOOD:

I would appreciate that. Thank you.

MAYOR FISHER:

Henry, did you want to make a comment?

MR. SNIEZEK:

We'll make sure we follow up with the School Board member. I guess Maureen Dinnen had been aware of this, and I know you're new to the School Board. So we'll follow up.

And we did put it in the report obviously because it was something the Council was working on, and just like Barbara said, the School Board had some surplus properties that they wanted to use for this, and it was a simple good idea, and then it just went through the review process and became basically very complicated because then you had to talk about, what about hospitals or governmental complexes, so it got a hearing at the Council.

SCHOOL BOARD MEMBER GOOD:

It does sound complicated.

MR. SNIEZEK:

So you can see -- I think one of the attachments is like the latest two versions. You can see like how complicated and how many rules there were. So there were two reasons. One, the School Board, because of the market, just dropped the issue, and then, secondly, when it went to the Commission, they had a lot of things about how this thing would be implemented, so it was kind of just put on hold. It's mentioned, but there was no recommendation like, bring it back right now. But we will follow up with you.

SCHOOL BOARD MEMBER GOOD:

And I guess philosophically, I can see it has some merits, but it's certainly very complicated since obviously most of our properties are located within local municipalities, and they have their jurisdictions, and they'd like to see their communities built in a certain way. So certainly I will follow up accordingly and provide follow-up to the Council and to the staff.

MAYOR FISHER:

Very good.

VICE MAYOR CASTRO:

Mayor Fisher, these are great ideas, so I'm glad you're bringing them up, because I think the open space one and even the finality of workforce housing would be good. But if there's no other issues with the report as it was presented, I'd like to make a motion that we recommend to the County Commission to approve Exhibit 1 as part of the Evaluation Appraisal Report.

MR. REINSTEIN:

Second.

MAYOR FISHER: Moved and seconded. Any further discussion? All in favor, say aye. Opposed? Motion does carry.  
Yes, Henry.

MR. SNIEZEK:

Thank you. I guess I understand it's a consensus basically for the staff to work on the open space issue?

MAYOR FISHER:

Yes, absolutely.  
Okay. PH5B now.

MS. BLAKE BOY:

I'd like to introduce you to Peter Ross, the Deputy Director for Broward County Environmental Protection and Growth Management Department.

MAYOR FISHER:

And just for the record, there's no recommendation needed on this item; this is for information only?

MS. BLAKE BOY:

Correct, this is for information only. And, by the way, this is Peter's fourth Evaluation Appraisal Report, so you can do the math.

MAYOR FISHER:

You've got about seven minutes, Peter, before the mikes cut off, but that's okay.

MR. ROSS:

I think I can do it.

First of all, good morning, Mayor and members of the Planning Council, and especially welcome to the new members.

As mentioned, it is my fourth and last Evaluation Appraisal Report. And my first one was actually here at the Planning Council back in 1985, so I'm showing my age a little bit.

But this is a major undertaking for us every seven years, as Barbara mentioned, and she's already given you some background on this, so I'll just mention that the whole report here is in excess of 400 pages long. It involves many internal County agencies and external agencies.

I'm just kind of the face of the report here today, but Glenn Amoruso of our staff actually prepared a lot of the work and spearheaded the effort, and we worked very closely with your staff on it.

This is our time line. I won't say a whole lot about this other than we're getting right here near the end of the adoption stage. After this presentation, we have the County Commission adoption, and then we have actually two years, a year and a half and a six-month extension to work on all various amendments and issues that we've identified in the report.

And that's where we really flesh out the details and work out -- or try to work

out many of the conflicts and issues of which there are numerous. We have chosen locally, in consultation with State agencies, these major issues to address in our EAR this time around: planning for climate change, water supply planning, mobility and land use in Broward County, population growth and impacts on public services, and housing challenges in an economic downturn.

I'm going to whip through this as fast as possible. Planning for climate change, this is something we weren't even talking about in 2004. All the other issues had been discussed and in the works, and we're continuing to work on them, but this is one that's really brand new.

Very briefly, I think, as everyone knows, South Florida is essentially at sea level, much of it anyway, and we're going to be one of the first areas in the world and definitely in this country to be effected by the impacts of climate change and rising sea levels.

Over the last two years, the County put together a countywide task force with representatives from many different interests to look at the sea level, the climate change issue, and come up with strategies for reducing greenhouse gas emissions locally as well as adapting to potential impacts of sea level rise.

And you can see information on there regarding our 2030 projection, and it indicates in our long-range projection, which is 2100, somewhere between two and four feet for South Florida which has very substantial implications to our water supply and drainage.

Our major recommendation -- probably the major recommendation out of our report this year is that we create a climate change element, a comprehensive plan that addresses in details the issues listed there and can be used as a model for other local governments.

Something that directly impacts the Planning Council and I would look to this to be an issue that we'll be bringing forward to your staff over the next year or so, is identifying within the Land Use Plan a map of the areas in the County most at risk to rising sea levels, using that map to help in evaluating Plan amendments and, on the other hand, promoting redevelopment in the areas that are at lower risk for flooding.

Water supply planning, an issue that we've been dealing with in I think Broward County and South Florida for all the way back to 1900. We got a bit of a break in the last five years or so because our population projections have been reduced and we haven't really had any growth for the last five years.

But all our projections indicate that we think that growth is going to resume, and there's going to be an increased need for new water. We're going to have to get that water from someplace else besides the aquifer.

We're also dealing with State legislation. We got a closure of our ocean outfalls that now dump 73 million gallons per day of treated water into the ocean, and by 2025, we're going to have to basically close those off and find someplace else to put all that water. These are things that are under

discussion at many different levels and committees over the last couple years.

Major recommendations, continuing to look at alternative water supplies, basically water reuse, looking at, what are we going to do with all this water that we're now putting out into the ocean, additional efforts of water conservation that we're required to do, planning for climate change, and dealing with, as we have been for years, saltwater intrusion.

Mobility and land use in Broward County, our road system is essentially built out and has been for a while, and we need to look at other options for moving people around, which we have been.

I think Barbara covered quite a bit of this, but this was a major focus of our last year, which is, how are we going to accommodate future population growth and still have reasonable levels of service on our roadway network. And the major strategy dealt with these mixed land uses -- mixed land use categories and creating areas where people can essentially live, work, play, and travel less by car.

And I'll run through this very quickly. This isn't showing up very well on your map, but these are all the mixed use areas that we've identified now in Broward County, really beginning in '89 but most of this in 2003 for essentially new higher density development in these livable, walkable, transit-oriented communities, and many -- as you can see, all along Federal Highway all the way from Fort Lauderdale on down, Oakland Park, Pompano Beach, 441 are areas that we've identified for these types of uses.

I'm going to skip through these two. These are just kind of looking at the relationship of our transit plans and these mixed use areas which we're trying to coordinate.

Major recommendations really just to move forward in the same direction we have been moving forward, looking at all the newly adopted plans, including the new 2035 Plan.

OPERATOR:

Is joining the meeting.

Is leaving the meeting. You are the only person in the meeting now

VICE MAYOR BRUCK:

That's what you think.

MR. ROSS:

Population growth impacts on public services. Our growth projections have been scaled back significantly, but we're still looking at significant growth in the future that will put pressure on our public services.

We've scaled back our projections here by almost 350,000 people, but we're still looking at about 2.3 million by 2035, which is, you know, roughly another

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450,000 people or so.

This table very quickly shows recent population and projected trends. The blue line on top is population. You can see the first section of that shows essentially flat, and it's been flat really since about '05. But we're projecting a resumption of population growth and then essentially leveling off in the later parts of this period.

The lines below look at housing and households that are not growing as quickly, mostly in part because of population projections are assuming that most of our growth is going to come from reduction in vacancy rates, which are now 17 percent countywide, and also an increase in household size. So population growth in the future is really going to come more internally than from external migration.

Population forecast by race, something else that's changing dramatically in Broward County. By 2030, black and Hispanic population are going to be the vast majority, over 60 percent of the population in Broward County as opposed to about half now.

Future projections, our 2004 EAR said we were 190,000 units short of what we thought we would need to accommodate our 2030 population. That deficit has pretty much been closed, and the two main reasons for that are the reduced projections but also the addition of the new units that have been added to the County since the last Evaluation Appraisal Report.

This map shows all of our various Land Use Plan amendments that have occurred since 2003 with the new mixed land use categories. It also identifies where we've actually had projects that have been built since 2003. And, as you can see, that number is relatively low, that's the 2500 number, and I think last year we had -- oh, there goes the -- I'll keep going.

MAYOR FISHER:

We can hear you fine.

COMMISSIONER MACK:

I think it's better. No echo.

MR. ROSS:

I'm about done here.

We've only had 2500 units built since the last year. I think last year, it was a couple hundred units. It's growth -- that's compared to about 20,000 units a year in the '90s, we're down to almost zero growth at this point in time.

Population growth and impacts on public services. The biggest picture is that, yeah, we've gotten a big break in a way with the slower population growth. On the other hand, we have less money, as we all know, and that's caused us to have to do a number of things.

We've had to lower the level of service for our transit network. We've had to reduce our level of service for public schools. We're struggling in other areas.

In the future, we're looking for growth to resume, and right now, I think we're kind of in this hiatus period, which is actually a good opportunity to begin making plans for what we presume is going to be the next phase of growth. I'm going to skip through these and get to housing. Housing affordability continues to be a major problem for the County even with the reduction in housing prices.

Foreclosures is a new problem that we didn't have before. We had 14,000-plus foreclosures in '09 and about the same this year. This map here, the blue line shows the foreclosures over the last ten years, and you can see we had hardly any, and I can't read that, but in the last few years, that number has just skyrocketed. The red line shows the single-family number. The County's proportion of foreclosures are by single-family units.

Housing maintenance is a problem and a growing problem as our housing supply ages, and foreclosures have not helped, as we know.

Housing affordability, single-family homes are cheaper. New construction is still expensive. Rents are high and on the rise, and we're looking for that to continue to be a problem, due to the need for new rental affordable rental housing. You read a number of stories about that in the paper recently about rents on the rise and lack of available rental housing.

This graphic shows the housing bubble, and that's exactly what it is. It's a bubble. The blue line shows the sales prices and how they peaked there in 2006 or so, and then the rapid drop-off, and I believe -- I'm sorry, I can't read that.

It's the sales, it's the number of sales, and you can see how the sales peaked before prices and then dropped off rapidly and are still not in good shape at all. You can read about that in the paper recently.

So looking forward, many of the same problems we had in '04 and additional ones. Still many barriers to home ownership. Credit is tight. A lot of people have negative home equity, job security.

Other expenses that are rising, transportation is on the rise. We had a number of reports in the last couple of years. We had a blue ribbon foreclosure panel. We had the Broward Housing Council, and there's a whole series of recommendations that they've brought forth that at least help us to deal with this problem, and they're all built into the recommendations. And with that, it's all online if anyone is interested, and we will continue to be online and update it as we go along.

MAYOR FISHER:

Anybody have any questions?

VICE MAYOR BRUCK:

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It's a great report.

MR. ROSS:

Thank you. You can thank our staff actually for that. I'm just --

MAYOR FISHER:

Ms. Case.

MS. CASE:

I don't know if this question should be addressed to Andy or to you, but I'm wondering, there have been a lot of rumors about the DCA going to be eliminated and regulations are going to be eliminated, and I wonder what your sense of all this is in terms of the kind of planning that we're doing here. I think it was an excellent report.

MR. ROSS: Well, what I've seen -- we've seen a number of these transition papers that new administration has been passing around, and what their proposal is essentially -- and I personally think there is some good and bad in it -- is to do away with many of the rules that govern our local planning. So there would be much more flexibility at the local level. We do spend an awful lot of time -- even this year -- our last year, it was 1200 pages long, and this one was 400 pages.

And we spend an awful lot of time marching to the drum beat of all the rules that are in 9J5. So they're proposing essentially that the statutes would not change, that we would still have comprehensive plans, but it would really be much more locally driven and less State driven.

In my opinion, the local governments that are serious about this and want to do the good planning will have the ability to do so. They won't take that away from them. But those areas that aren't interested and don't want to do it probably will have a lot less State oversight. So I think that's the direction we're going in.

MR. MAURODIS:

And I think that's a good analysis. I think Broward County probably on the whole is going to be helped.

MR. ROSS:

I think we probably will be better off, but then we wonder about our neighbors too, so...

MAYOR FISHER:



Commissioner Long.

COMMISSIONER LONG:

Quickly about the population growth as compared to the households, households being slower growth as compared to the population, where is the projections? I mean are we talking about obviously increase in population at the same household, but what point does that kind of filter out to the fact that they may be leaving the nest at a later date, but is there the flight out of Broward County or Florida?

Is that the anticipation or that suddenly we're going to have this little bubble in itself where suddenly those households will be reduced because of the continuation of growth of the population with the kids and things like that moving out?

MR. ROSS:

Well, here's what we think, you know, and this is a hard time for us, and up until now, all my years here, we've had lots of green space to build into, and we knew we were going to grow, and we knew it was going to be pretty fast, at least for the last 25 years or so.

What our models are taking into account now is that it's not going to be driven by migration into the County anymore. As a matter of fact, that may level off or almost be neutral or may even be losing some migration, and we have been, but that the population growth in the future is going to be driven to a large extent by the larger household sizes which we're anticipating. And I'm sure we're going to have new growth, and I presume that, but we also see some substantial increases in the household size, some of it due to the changing makeup in our population, that is, I think as the racial characteristics of our population change, those groups tend to have higher household sizes.

So we believe a lot of it is going to be driven by that, but really the unknown is how many of these people who are born here stay here, and that's really going to be driven by our economic situation and how well we can do with the traffic and the jobs, and that's a challenge. That's definitely a challenge.

COMMISSIONER LONG:

Thank you.

MR. ROSS:

Any other questions, Commissioner Long?

COMMISSIONER LONG:

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Close enough, yeah.

MAYOR FISHER:

Commissioner London.

COMMISSIONER LONDON:

Thank you.

It seems like on the south side of the County, some of the TODs, transit-oriented development, transit-oriented corridors were anticipating the FEC tracks which ties into a lot of what you spoke about, transportation, housing, growth.

Is there -- do we have any anticipation of when that might happen, especially when we're talking about rules and regulations moving forward?

MR. ROSS:

Well, you know, we follow -- we've been following that study very closely, and, as I'm sure you know, it's been going on for a while, and it's a big ticket item.

Dealing with the FEC, since I've had some dealings with them personally, it's difficult. And, you know, they're a big corporation, and they have their interest, and we have our interest.

That study is moving ahead. I will say -- and I don't really -- I can't really tell you honestly when or if that will come to fruition other than we're continuing to pursue it.

But I will say that the growth that we're showing in the south side of the County and along the U.S. One corridor and historic downtowns is really -- is built more on just -- more than just that. And when I first came here, there wasn't one residential building in Downtown Fort Lauderdale, and way back then, there was a recognition that we needed to have a downtown -- in order to have a real downtown and support office and retail, it needed to have a residential part of it.

And the livable, walkable aspect of it is just as important as the transit aspect. So even if it's a long time before we get the FEC rail vision, I still think that we're in the right direction as far as promoting new residential development in our historic eastern downtowns.

MAYOR FISHER:

Anyone else?

MR. BASCOMBE:

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I have one quick.

MAYOR FISHER:

Yes.

MR. BASCOMBE:

Going back to what Commissioner Long brought up by household size getting larger, has the County taken into account the impact on trafficways because of that, because we have units that are now -- have more people in them, but we're counting units in traffic, not people. Has the County anticipated that?

MR. ROSS:

Yes, we have, and all the projections that we showed you here today were used in the development of the 2035 Long-Range Transportation Plan, including the increasing -- increase in household size. And if you break that down into very small geography, then those are built into the transportation projections and the long-range transportation planning, but it takes place at the end.

MAYOR FISHER:

All right.

COMMISSIONER LONG:

Just a little follow-up. When you look at the household population, are we seeing an increase in maybe the elderly coming to live with somebody, because that changes -- obviously if you have a growing population of children, you're concerned about the School Board. If you have your parents coming to live with you because of financial crisis or anything else, I mean that obviously changes your needs for transportation and things like that. Is that in consideration of that process?

MR. ROSS:

Well, in the long run, we think our population is going to get much younger than it is now, and that's probably a short-term. I think everybody I know is going through one elderly parent or another and trying to either bring them home or -- we're all doing it. But that's really -- we see that as a short-term phenomena. Long-term, we

see -- as I said, our population is going to get probably significantly younger, and a lot of these older housing developments now are seeing an influx of new younger families, Century Village, which are traditional --

COMMISSIONER LONG:

Silly question: Where are the elderly going? They obviously die, but someone else is going to be aging as well.

MR. ROSS:

Well, I think the new retirees are not coming here, many of them. They're going to northern parts of Florida, or some of them are moving back home or going to your central cities.

VICE MAYOR CASTRO:

The west coast of Florida. There's a lot of retirees moving out of South Florida, the southeast coast.

MR. ROSS:

It's gotten expensive here for especially the new retirees, and we're a busy urban area environment that may not be suitable.

COMMISSIONER LONG:

Thank you.

MAYOR FISHER:

Very good. Any other discussion? Thank you.

MR. ROSS:

Thank you very much.

MAYOR FISHER:

Great report. We appreciate it.

SCHOOL BOARD MEMBER GOOD:

Thank you.

MAYOR FISHER:

This is going to conclude our agenda.  
Does any member have any comments or discussions? Any further comments?

**NEXT SCHEDULED PLANNING COUNCIL MEETING – FEBRUARY 24, 2011**

Great. Don't forget our next meeting is February the 24th right here 10 a.m.  
And, again, welcome, everybody, to the Council.  
(Applause.)

**ADJOURMENT**

MAYOR FISHER:

This meeting is adjourned.  
(The Broward County Planning Council meeting adjourned at 11:14 a.m.)