



Public Works and Environmental Services Department

HOUSING AND URBAN PLANNING DIVISION

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**BROWARD COUNTY STATE HOUSING INITIATIVES PARTNERSHIP AFFORDABLE
HOUSING ADVISORY COMMITTEE**

MEETING MINUTES

Housing and Urban Planning Division (HFD)
110 NE 3rd Street, Suite 201, Fort Lauderdale, Florida 33301
Monday, April 13th, 2026, | 3:30 PM
Recorded by Amalee Badreddine

Broward County Board of County Commissioners

Mark D. Bogen • Alexandra P. Davis • Lamar P. Fisher • Beam Furr • Steve Geller • Robert McKinzie • Nan H. Rich • Hazelle P. Rogers • Michael Udine
www.broward.org

I. CALL TO ORDER – 3:34 PM

Chair Gomez called the Affordable Housing Advisory Committee (AHAC) Meeting to order at the Housing and Urban Planning Division (HUP), 110 NE Third Street, Suite 201, Fort Lauderdale, Florida 33301 at 3:34 PM. A quorum was not present.

II. ATTENDANCE

Roll call was conducted by Amalee Badreddine. Quorum was not present.

ADVISORY COMMITTEE:

Present:

Absent:

Mayor Michelle Gomez, Esq., Chair	Ryan Gebauer (Virtual)
Jacqueline Reed-Stills	Senator Nan Rich (Virtual)
Agustina Sklar	Nelson Fernandez
Caroline Cozzi	Evgeny Obratsov
	Richard Junnier

BC STAFF:

Present:

Claudia Capdesuner, Esq. (Assistant County Attorney)	Office of the County Attorney
Sunnaz Toreh (Assistant County Attorney) (Via Teams)	Office of County Attorney
Harrison Grandwilliams	Chief of Staff, Broward County
Angela Bauldree	Housing and Urban Planning Division
Darby Delsalle	Housing and Urban Planning Division
Andy Chandra	Housing and Urban Planning Division
Amalee Badreddine	Housing and Urban Planning Division
David McGuire	Highway Construction and Engineering Division
Brad Terrier	Highway Construction and Engineering Division

III. Approval of Meeting Minutes

The meeting minutes for the February 2, 2026, AHAC meeting could not be passed due to a lack of quorum.

IV. Speaker: Darby Delsalle, Director of Housing and Urban Planning Division, with guests Brad Terrier and David McGuire from the Highway Construction and Engineering Division

Darby Desalle gave an overview of comprehensive planning, how we determine where to build or develop anything within Broward County (using the demolition of Sears Town as an example), and how we plan infrastructure for area redevelopment. Mr. Desalle continued to explain how traffic and road management need to be considered, continuing with how the traffic waste plan was adopted many years ago, in the original comprehensive plan in 1979, and how much it contemplated would be required to accommodate a certain amount of development and also have to consider the safety of what that intersection looks like and what the speed design of that roadway looks like, oncoming traffic, visibility corners for an intersection and various other traffic designs to consider as well as resource management such as water needed for added development. Mr. Delsalle explained that Brad Carrier and David McGuire's division of Highway Construction and Engineering handles the "granular level," focusing on current road design, traffic volume, intersection safety, speed design, and site access.

Mr. Delsalle gave Brad Terrier the floor to speak, and Mr. Terrier confirmed what Mr. Delsalle had said and how the parameters he discussed are considered during development, which is accurate. Mr. Terrier mentioned that he does not have a presentation but is available to answer any questions the members may have about infrastructure.

Mr. Delsalle continued that with infrastructure, there are three levels: planning, site plan, and permitting.

David McGuire then addresses how older properties like the Sears Town site are integrated into modern development standards without always needing a completely new plat, and how the Comprehensive Plan allows for older existing plats to remain in place for certain redevelopment projects, but requires developers to meet requirements for roadways, such as right turn lanes or expansions at intersections.

Senator Nan Rich then asked how they are redoing traffic construction, as there is more congestion now than when Sears Town was first built. Mr. McGuire answered, acknowledging that current traffic congestion far exceeds projections from the 1970s. McGuire noted that while site plans may reduce overall square footage from initial proposals, developers are still required to build the critical infrastructure for the maximum allowed density, particularly traffic signals and turn lanes. Mr. McGuire

continued, explaining that even if a developer is currently building only a small fraction of their project (e.g., 190,000 sq. ft. out of an allowed 2 million sq. ft.), the County requires that infrastructure be ready for the full 2 million sq. ft. capacity to avoid future bottlenecks. Further, requirements are occasionally reevaluated if a developer formally reduces their square footage, but emphasizes that infrastructure mandated by the Board is a "solid line in the sand" that the county does not back away from.

V. New Business

None.

VI. Close – Chairs Closing Remarks

Chair Gomez noted that for future meetings, we should let the County Attorney's Office handle the ethics presentation, give the committee time to discuss the annual action report, and hold off on bringing in speakers for now. The rest of the committee agreed.

VII. Next Meeting Date

Next meeting June 8, 2026, at 3:30 p.m.

ADJOURNMENT

Hearing no further questions or comments, Chair Gomez adjourned the meeting at 4:04 PM.

THIS IS NOT A VERBATIM TRANSCRIPT OF THE MEETING