

MINUTES

BROWARD COUNTY PLANNING COUNCIL

November 30, 2017

MEMBERS Thomas H. DiGiorgio, Jr., Vice Chair
PRESENT: School Board Member Patricia Good, Secretary
Brion Blackwelder
Commissioner Richard Blattner
Commissioner Felicia Brunson, via telephone
Vice Mayor Angelo Castillo
Mayor Bill Ganz
Vice Mayor Michelle J. Gomez
Mary D. Graham
Richard Grosso
Richard Rosenzweig
Mayor Michael J. Ryan
Mayor Jack Seiler, via telephone
Commissioner Michael Udine
Vice Mayor Beverly Williams

MEMBERS David Rosenof
ABSENT: Mayor Daniel J. Stermer, Chair

Also Present: Barbara Boy, Executive Director
Andy Maurodis, Legal Counsel
Mayor Eric Jones, West Park
W. Ajibola Balogun, West Park City Manager
Commissioner Thomas W. Dorsett, West Park
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, November 30, 2017.

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

CALL TO ORDER:

Vice Chair Thomas DiGiorgio called the meeting to order.

MR. DIGIORGIO: Good morning, everyone.

UNIDENTIFIED SPEAKERS: Good morning.

MR. DIGIORGIO: I think we have a quorum now. This is great.

PLEDGE OF ALLEGIANCE:

MR. DIGIORGIO: Richard, will you please lead us in the Pledge.

(THE PLEDGE OF ALLEGIANCE.)

ROLL CALL:

MR. DIGIORGIO: Good morning, everyone. This is our joint meeting for November/December.

MS. BOY: I'm sorry. I think there's maybe two people on the line. Mayor Seiler is calling in, and Commissioner Brunson.

UNIDENTIFIED SPEAKER: (Inaudible.)

MR. DIGIORGIO: If it's possible, whoever that might be, until you talk, if you can mute your phone, that'd be fantastic. Thank you. Hope all -- everyone had a happy Thanksgiving. Nancy, please call the roll.

THE REPORTER: Yes, sir. Mr. Brion Blackwelder.

MR. BLACKWELDER: Here.

THE REPORTER: Commissioner Richard Blattner.

COMMISSIONER BLATTNER: Here.

THE REPORTER: Commissioner Felicia Brunson. Vice Mayor Angelo Castillo.

VICE MAYOR CASTILLO: Here.

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

MR. DIGIORGIO: Here.

THE REPORTER: Mayor Bill Ganz.

MAYOR GANZ: Here.

THE REPORTER: Commissioner Michelle J. Gomez.

VICE MAYOR GOMEZ: Good morning.

THE REPORTER: School Board Member Patricia Good.

MS. GOOD: Here.

THE REPORTER: Ms. Mary D. Graham.

MS. GRAHAM: Here.

THE REPORTER: Mr. Richard Grosso.

MR. GROSSO: Here.

THE REPORTER: Mr. David Rosenof. Mr. Richard Rosenzweig.

MR. ROSENZWEIG: Here.

THE REPORTER: Mayor Michael J. Ryan.

MAYOR RYAN: Present.

THE REPORTER: Mayor Jack Seiler.

MAYOR SEILER: Here.

THE REPORTER: Commissioner Michael Udine. Commissioner Beverly Williams.

MAYOR SEILER: Did -- did you all hear me?

THE REPORTER: Yes, sir.

MR. DIGIORGIO: We heard you, sir.

MAYOR SEILER: Oh, I'm sorry. I didn't know if I had the mute on. Sorry.

THE REPORTER: Commissioner Beverly Williams.

VICE MAYOR WILLIAMS: Here.

THE REPORTER: Mayor Daniel J. Stermer, Chair.

MR. DIGIORGIO: Excellent. We have a quorum.

CONSENT AGENDA

AGENDA ITEM C-1 - APPROVAL OF FINAL AGENDA FOR NOVEMBER 30, 2016 **AGENDA ITEM C-2 - NOVEMBER 2017 PLAT REVIEWS FOR TRAFFICWAYS PLAN**

COMPLIANCE

AGENDA ITEM C-3

A. APPROVAL OF MINUTES OF OCTOBER 26, 2017

AGENDA ITEM C-4 - EXCUSED ABSENCES

MR. DIGIORGIO: Madam Executive Director, any changes to the Consent Agenda?

MS. BOY: No changes to the Consent Agenda.

MR. DIGIORGIO: I'll entertain a motion.

MS. GOOD: **Move.**

VICE MAYOR GOMEZ: Second.

MR. DIGIORGIO: We have a motion and a second to approve the Consent Agenda as submitted. All those in favor, please signify by saying aye. It's unanimous. Thank you.

MAYOR SEILER: Aye.

VOTE PASSES UNANIMOUSLY.

REGULAR AGENDA

AGENDA ITEM R-1 - COUNSEL'S REPORT

MR. DIGIORGIO: We'll go on to PH-1 -- I'm sorry, Counsel's Report. I apologize. R-1.

MR. MAURODIS: No counsel report. I want to wish everyone a happy holiday.

MR. DIGIORGIO: Thank you, Andy. Same to you.

AGENDA ITEM R-2 - EXECUTIVE DIRECTOR'S REPORT

MR. DIGIORGIO: Madam Executive Director.

MS. BOY: Good morning. First, I'd just like to thank everyone for participating in last month's United Way fund raiser. We had two winners, one from the Planning Council. Mr. DiGiorgio won the halftime part of the United Way fund raiser. And Deanne Von Stetina of our staff one the final score. So we kept it in house. Great job for everyone. And we'll be doing it again, as I said, for the Super Bowl for the Pantry of Broward. So thank you for participating.

MR. DIGIORGIO: Absolutely.

MS. BOY: The other -- I don't have any other work items except for I just want to go

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through the three Public Hearing items on the agenda today. PH-1 and PH-2 have no signed in speakers except for the applicant -- applicants for questions only. Both of those items are second Public Hearings and were initially approved unanimously by the Planning Council at the first Public Hearing. Item 3 in the City of West Park has 16 public speakers signed in. The City of West Park has asked to go at the conclusion of the public speakers, so that's at the pleasure of the Council.

MR. DIGIORGIO: That's fine.

MS. BOY: Okay. Thank you. With that, that concludes my report, and on to the Public Hearing agenda.

MR. DIGIORGIO: Thank you.

AGENDA ITEM R-3 - CORRESPONDENCE

MR. DIGIORGIO: No correspondence under R-3?

MS. BOY: No correspondence.

MR. DIGIORGIO: Excellent.

PUBLIC HEARING

AGENDA ITEM PH-1 - AMENDMENT PC 17-13

AGENDA ITEM PH-2 - AMENDMENT PC 18-1

MR. DIGIORGIO: I'll entertain a motion for PH-1 and PH-2 together, combined, unless there's any comments from the --

MAYOR SEILER: So -- so **moved**.

VICE MAYOR GOMEZ: Second.

UNIDENTIFIED SPEAKER: Second.

MR. DIGIORGIO: We have a motion from Commissioner Seiler, we have a second from Commissioner Gomez. Mr. Blackwelder.

MR. BLACKWELDER: I had a question for staff. The --

MR. DIGIORGIO: Put your microphone on, please, sir.

MR. BLACKWELDER: -- the net effect -- question for the staff, it says the estimated net effect on the Amendment Report Section 2 says it's an addition of 586 dwelling units, and, in parentheses, it says 125 dwelling units currently permitted by the Broward

County Land Use Plan. And I know this is an existing built land use that's going to be changed --

MS. BOY: Uh-huh.

MR. BLACKWELDER: -- but is the 125 currently permitted included in the addition of 586?

MS. BOY: No. That -- it's in -- in addition to those 125.

MR. BLACKWELDER: So the total dwelling units on the property would be allowed to be the total of those two numbers.

MS. BOY: Correct.

MR. BLACKWELDER: I -- I think it would be helpful to -- although we've had some explanation and -- and backup, to take us through briefly, if you could, why this number is pulled out to -- to designate the 28.44 residential units as the acreage amount as opposed to the Irregular 5 residential that was historically in this overall property's -- basically, why do we -- are we building -- are we permitting just what the market will bear, what the applicant wants, or is there a --

MS. BOY: There's a -- there's an application that's been filed with the City of Weston that was transmitted to the Planning Council for the Broward County Land Use Plan amendment. And right now, the existing future land use is a dashed line area that has 25 acres in it, with a density of five -- an overall density of five. This development, as part of that overall density, has greater than that. There's a hotel that's constructed there. This is a redevelopment proposal for that 25 acres. So the applicant is proposing to redevelop that with a combination of both hotel and residential uses, and this is the total number of units that they're -- that have been requested.

MR. BLACKWELDER: My -- my problem is that the surroundings around here are basically mostly single-family, some multi-family, and it seems that compatibility would indicate that something similar to those densities, the multi-family and single-family, which are about half or so of the surroundings, would be -- would be an appropriate designation. And to upscale it to -- to the -- this is -- this is a drastic change over the surroundings.

MS. MISKEL: Sir?

MS. BOY: Sure.

MR. DIGIORGIO: Ms. Miskel.

MS. BOY: Bonnie Miskel is signed in to speak on behalf of the applicant.

MR. DIGIORGIO: Thank you.

MS. MISKEL: Good morning --

MR. DIGIORGIO: Good morning.

MS. MISKEL: -- members of the Council. Bonnie Miskel here on behalf of the petitioner. What -- what's interesting about this, which is not readily apparent -- it's a very good question -- the -- the Irregular 5 covered an -- a very large area within what used to be all of Bonaventure. And so although that number seems very low, with an Irregular category, you can cluster. And so actually there are very few single-family around us. It's mostly the properties to the south of us. Everything around us is multi-family, and they're condos. They're large condos. So when the city looked at this, they looked at the real intensities that are around this property, which are high rises, for the most part and --

MR. BLACKWELDER: The -- the multi-family surrounding, what is the densities on those --

MS. MISKEL: Well --

MR. BLACKWELDER: -- parcels?

MS. MISKEL: -- it's hard to do that. You'd have to take each individual parcel and look at the total number of units on each of them. But it's -- it's much higher than five to the acre. But because they -- they -- they absorbed a lot of the units that were in the very large area at five to the acre. They absorbed them. Their intensity is the same. It's five to the acre. But the real intensity is comparable to what we're asking. It's in the 20s to the acre when you look at those individual parcels. So when Weston looked at it, they looked at the individual parcels, and they found it very compatible with what's actually been built there.

MR. BLACKWELDER: So -- but you don't know the exact density on those multi-family parcels that are around.

MS. MISKEL: I know Shelley Eichner is here and she --

MR. DIGIORGIO: Let -- let me -- Madam Executive Director.

MS. BOY: Another thing that I should mention is that this is part of an overall dashed line area. It's about 1900 acres. So when we have these dashed line acres, this is one of the things -- this is a -- originally a development of regional impact. And what that provides for is a variety of housing units. So even though it's an overall density of five, it's not that the parcel next to it is five dwelling units per acre. It really allows for a total number of dwelling units, and then a variety of housing types can be developed within that dashed line area. So we're really -- they're pulling this section out of the 1900

acres, this 25 acres.

MR. DIGIORGIO: Thank you. Mr. Blackwelder.

MR. BLACKWELDER: Well, I still -- I guess my last question was the multi-family residential, but that's a variety of multi-family, but it's certainly not -- doesn't seem to be, from what's been said, that that's the 28 figure for those residential. Whether -- what would they be to be compatible with them, something in the vicinity of them?

MS. MISKEL: Well, if you look at the map, immediately across the street where it says, multi-family residential, those are towers. That -- that's a very intense --

MR. BLACKWELDER: How -- how --

MS. MISKEL: -- condominium project.

MR. BLACKWELDER: -- how many --

MS. MISKEL: Again, it's not --

MR. BLACKWELDER: -- approximately --

MS. MISKEL: -- reflected on the map because it's within that entire 1900 acres, so it still shows at five. But the real density is nothing near five.

MR. BLACKWELDER: Well, like how many --

MS. MISKEL: And then if --

MR. BLACKWELDER: -- story buildings would be there versus the -- I know --

MS. MISKEL: Actually, the height is very compatible with what we're proposing. In fact, I think our residential buildings will be slightly lower in height than those. Now, the building --

MR. DIGIORGIO: This is a -- excuse me for interrupting, Ms. Miskel. This is -- again, this is the second reading on this item. We went through this in some detail, and, I think, to our satisfaction where we had an outcome of recommended approval. I don't think anything's changed since the previous meeting. Nothing at the --

MS. MISKEL: Nothing --

MR. DIGIORGIO: -- City of Weston?

MS. MISKEL: -- has changed. No.

MR. DIGIORGIO: So I believe you've answered the question. Is there any further question, Mr. Blackwelder?

MR. BLACKWELDER: No, I'll -- I'll end it there. That's -- no -- no further questions, if you want to --

MS. MISKEL: Thank you --

MR. BLACKWELDER: -- cut it off.

MS. MISKEL: -- very much.

MR. DIGIORGIO: Thank you very much. Any additional questions from the Commission? We have a motion made by Mayor Seiler, a second by Commissioner Gomez to Approve PH-1 and PH-2 as staff recommendations. No further discussion --

MR. BLACKWELDER: Well, I would ask that they be voted on separately. PH-1 is not the same as PH-2, and I may have a different vote on 1 and 2 coming up.

MR. DIGIORGIO: That's -- that's fine. Is that -- is that okay with you, Mayor Seiler, to change your motion?

MAYOR SEILER: That's fine. Yeah, I'll -- I'll **move** 1 first.

MR. DIGIORGIO: Commissioner Gomez?

VICE MAYOR GOMEZ: Yes.

AGENDA ITEM PH-1 - AMENDMENT PC 17-13

MR. DIGIORGIO: Okay. We have a motion on the table to approve PH-1. All those in favor, please signify by saying aye. Are there any opposed?

MAYOR SEILER: Aye.

MR. BLACKWELDER: Yes. Opposed.

MR. DIGIORGIO: We have Mr. Blackwelder --

MAYOR SEILER: Now I'll **move** 2.

VOTE PASSES 14 TO 1 WITH BRION BLACKWELDER VOTING NO

AGENDA ITEM PH-2 - AMENDMENT PC 18-1

MR. DIGIORGIO: Mayor Seiler moved 2. Commissioner --

VICE MAYOR GOMEZ: Second.

MR. DIGIORGIO: -- Gomez seconded. All those in favor, please signify by saying aye on PH-2.

MAYOR SEILER: Aye.

MR. DIGIORGIO: Are there any opposed? Thank you. Motion passes unanimously.

VOTE PASSES UNANIMOUSLY.

AGENDA ITEM PH-3

A - AMENDMENT PC 18-3

B - AMENDMENT PCT 18-2

MR. DIGIORGIO: On to PH-3. Madam Executive Director.

MS. BOY: Good morning. We've had a couple of additional speakers sign in since I reported, so I think we're up to 19 total. Three of those are on behalf of the city, so 16 members -- oh, I'm sorry, think five are on behalf of the city. Just to be clear. I'll give you a quick overview, and then I can start calling the speakers, if that's okay.

MR. DIGIORGIO: That'd be fantastic.

MS. BOY: Thank you. This is the first Public Hearing for proposed expansion of the City of West Park Activity Center from 88 acres to approximately 323 acres. The words Activity Center, as -- just as a reminder, when we went through Broward Next, we streamlined the Transit Oriented Corridor, the Transit Oriented Development, the Regional Activity Center, the Local Activity Center, and the Mixed Use Residential categories into this single Activity Center category. So it has different words than the city -- this was additionally adopted in the city as a Transit Oriented Corridor, but it's transitioned into the County plan as an Activity Center with the creation of that single category, just for clarification.

The application will result essentially in no net change to commercial, office, institutional, hotel, or residential uses, but there is a slight increase of industrial square footage compared to the city application, and that's also due to the streamlining as part of Broward Next of the commercial, office park, industrial, and employment center categories. So that's where the math comes in. Under the commerce category, there would be no net impact to -- for this proposed amendment. Planning Council staff review indicates sufficient facilities and services to serve the proposed land use.

And the -- part of the recommendation, there's -- there's two parts to the recommendation. We're recommending approval of the application, but we've requested that the -- that the city, prior to the second public -- Planning Council Public

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Hearing provide additional information regarding recreation/open space. And that's because although there's no additional dwelling units proposed as part of the amendment, the city, when it was incorporated, they are not meeting the three resident - sorry, the three acres per thousand permanent residents requirement, the state requirement and the County requirement. And that was an issue, you know, that was -- that was brought out as part of the initial certification of the proposed amendment and -- I'm sorry, of the proposed plan. So we're just indicating in this that the city, we've asked them for a more detailed strategy of what they've adopted in their plan for plans for public plazas and open space as part of this Land Use Plan amendment.

The second piece of the Planning Council's recommendation was the clarification of the city's archeological policies. They provided correspondence regarding that. So, really, it would just come down to the clarification of the recreation/open space acreage. So the - you know, an Activity Center is really where local governments propose specific areas for -- basically for mixed use development.

So this goes -- this map is really -- we put a lot of different colors on it because I wanted you to see all the different municipalities that kind of abut this area. Miramar, Hollywood, Pembroke Park, West Park are all kind of combined in this area, and that's why we kind of created this colorful map. The area in yellow is the proposed expansion of the amendment area. Here you see this is the existing use. The blue is the existing Activity Center. And then here you can see the expansion also.

Planning Council staff recommends approval of the proposal. And also in addition, you received some additional agenda material related to this yesterday. So I actually do need a motion to accept that into the amendment report.

MS. GOMEZ: So **moved**.

MR. UDINE: Second.

MR. DIGIORGIO: We have a motion and a second. All those in favor, please signify by saying aye.

MR. BRUNSON: Aye.

MS. BOY: Yes, and Commissioner Brunson, I had confirmed she just said she's on the phone also.

MR. DIGIORGIO: Excellent. Thank you.

VOTE PASSES UNANIMOUSLY.

MS. BOY: With that, I would like to start calling the public speakers. Mr. Richard Days.

MR. DIGIORGIO: Mr. Days.

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MR. DAYS: I'll submit a letter of support (inaudible).

MS. BOY: Mr. Days said that he would -- Mr. Days said that he'd like to submit a letter in support of the proposal as opposed to speaking.

MR. DIGIORGIO: That would be fine. Thank you.

MS. BOY: Allie Mobley, followed by Joyce -- no, sorry, followed by Reverend Rodney Deveaux, followed by Joyce Davis.

MS. MOBLEY: Good morning.

MR. DIGIORGIO: Ms. Mobley, come on up to the microphone.

MS. MOBLEY: Good morning, Commissioners and each and every one on the panel. Also, good morning to my --

MR. DIGIORGIO: For --

MS. MOBLEY: -- mayor --

MR. DIGIORGIO: -- for the record --

MS. MOBLEY: -- for West Park.

MR. DIGIORGIO: -- please state your name.

MS. MOBLEY: My name is Allie Mobley. I live at 5730 North -- Southwest 19th Street, which is one of the areas. And my daughter lives at 5737 Southwest 18th Street. Plus we also have a church right on Pembroke Road. So I'm wearing dual hats today. So I'm trying to represent all three of those. It's kind of hard to really begin to discuss what's going to happen today without seeing that entire layout of everything that's being proposed, but I think, you know, I'm going to -- I'm going to be in support of whatever it is that the Commission decides to do, and whatever it is that our mayor decides to do in the best interest of West Park. So that's where I'm going to end at.

MR. DIGIORGIO: Thank you very much.

MS. BOY: Reverend Rodney Deveaux, followed by Joyce Davis, followed by Karen Torres.

REVEREND DEVEAUX: (Inaudible.)

MR. DIGIORGIO: Thank you, Reverend.

MS. BOY: In support?

MR. DIGIORGIO: In support of, yes.

MS. BOY: In support. A letter in support. Okay. Joyce Davis, followed by Karen Torres, followed by Vern Ferguson.

MR. DIGIORGIO: Ms. Davis. Good morning. Please state your name for the --

MS. DAVIS: Good morning.

MR. DIGIORGIO: -- record.

MS. DAVIS: My name is Joyce Davis. I live at 4630 Southwest 28th Street in West Park. Right now, all I've been hearing is rumors about what's going on, but I haven't heard what my mayor has to say and -- about what's going on, because I've heard that they're going to take our homes, and there are those of us who've paid for our homes and we don't want to lose them, because the real estate market, you can't give us enough money for us to go out and find another house and pay for it cash. So I can't really comment until I hear my mayor speak. And that's -- that's the problem I find myself in right now.

MR. DIGIORGIO: In the -- in the meetings that have taken place in the City of West Park, have you heard the Mayor's position on this?

MS. DAVIS: No. I haven't been able to

MR. DIGIORGIO: So the Mayor --

MS. DAVIS: -- to attend.

MS. BOY: So the Mayor is signed in to speak. The City of West Park asked to speak at the conclusion. And just for -- for clarification, this amendment was transmitted to the Broward County Planning Council for a Broward County Land Use Plan amendment by a positive vote of the Commission. So they voted in support of it.

MR. DIGIORGIO: Of course.

MS. BOY: They're supporting the proposal that was sent to us. Otherwise, it would not have been transmitted to --

MR. DIGIORGIO: Of course.

MS. BOY: -- to you.

MAYOR RYAN: Mr. Chair, can I make a recommendation? In light of the comments that we've heard multiple times, would it be helpful to have the Mayor come up and speak now and reserve the right to speak at the end to answer any follow up questions?

MR. DIGIORGIO: That's a great suggestion, Mayor Ryan. Let's pull the Mayor up now, and they -- we can answer --

MS. DAVIS: Thank you.

MR. DIGIORGIO: -- wholly answer your questions.

MS. DAVIS: Thank you.

MS. BOY: I'll start with you again. Mayor Jones, please.

MR. DIGIORGIO: Mayor Jones.

MAYOR RYAN: Thank you.

MR. DIGIORGIO: Good morning.

MAYOR RYAN: Thank you, Mr. Chair.

MR. DIGIORGIO: You're welcome.

MAYOR JONES: Good morning.

UNIDENTIFIED SPEAKERS: Good morning.

MAYOR JONES: Mayor Jones, City of West Park. As it relates, we have someone that will speak and more clarify as it relates to what's going on within the city. We have had numerous meetings as it relates to this plan. And so I would ask if Shelly would come now and actually give that -- that they are requesting, because I think -- I think a lot of hyperboles are on there as it relates to saying this is happening, that is happening, and that's because a lot of times you're not at the meeting. Those that take the message back from the meeting do not take it back correctly. And I've been hearing a lot of things that are not really -- that are not really true.

So I would -- I would just more or less allow, if Calvin, Giordano will come and actually just give an overview so that it will probably hold back a whole lot of other comments that will come as a result of some letters that were going through the community that was totally untrue. So I think that that would be more appropriate and then getting a clearer understanding of what this whole plan is about.

MR. DIGIORGIO: And, Mayor, just for the record, your position was when we -- when the Commission fully passed this and recommended approval, your position was you were in favor of this; is that --

MAYOR JONES: Yes.

MR. DIGIORGIO: -- correct?

MAYOR JONES: Yes. Yes.

MR. DIGIORGIO: Thank you.

MAYOR JONES: Yes. You got it.

MR. DIGIORGIO: Well, this is appropriate to bring up the staff at this time, staff member. Please state your name for the record.

MS. EICHNER: Good morning. Shelley Eichner with Calvin, Giordano and Associates, representing the City of West Park. Over the past two years, and I believe you have it in your backup, there's been numerous meetings, workshops, charrettes, to have outreach with the public, to explain to the public really the purpose of the TOC.

The city views this really as an opportunity for economic development, to create that flexibility within the city while not increasing density or intensity, to allow a mix of uses so that the city can move forward to further economic development, particularly to attract commercial, retail, and offices along the major corridors within the city.

Reassurances have been made and explained to the residents, as well as some of the policies in the text amendment, that upon the re-zoning of these properties to some type of appropriate mixed-use TOC, that protections will be put in place to certainly protect the existing residential from commercial and non-residential intrusion, to ensure that there's adequate buffering between the different properties.

And this is really the beginning of a process starting at the much larger level to implement the flexibility to move these uses around, but that once the Land Use Plan amendment is approved, then, at the local level, of course, more outreach, charrettes, workshops with the residents and the business owners in the area to ensure that the plan evolves as everyone would imagine and want.

So, like I said, this has been going on for several years. Of course, there -- as Barbara said, there was Public Hearing, first transmittal hearing at the city where the Commission did approve it, and moving through the process. And I see you have up there now the list with -- of all the meetings that have been held over the years. So the residents were certainly made aware through not only the standard advertising that's required by state statute, but the city's outreach and knocking door-to-door, having -- these charrettes were held on a Saturday, workshops were held in the evenings at the local park. So the outreach was far and wide.

MR. DIGIORGIO: Thank you.

VICE MAYOR CASTILLO: I just have a question.

MR. DIGIORGIO: Sure. Commissioner Castillo, question.

VICE MAYOR CASTILLO: Is there any -- is there any anticipated residential eminent domain or taking of homes that's even contemplated within your plan?

MS. EICHNER: Absolutely not.

VICE MAYOR CASTILLO: Because I didn't read any of that in your application.

MS. EICHNER: Absolutely not. This is merely at the land use level to allow those mix of units to be located along the corridor, subject to whatever zoning takes place in the years to come.

VICE MAYOR CASTILLO: All right. So it's kind of -- it's kind of difficult, but I'm a visual kind of guy, and I like to try and paint a picture in my head. So let's transport ourselves into the future and this project is finished and it's there. Describe for me what West Park is like now with this project. Explain to me what this is going to do in community where these good people live.

MS. EICHNER: Right now, one of the major challenges to the city is it's very residential with limited non-residential uses, which has a tremendous impact, of course, on the tax base of the city where it's mostly residential. The desires of the city, through their economic development, is to further expand the potential for non-residential development along those corridors.

And a lot of the challenges right now with the existing land use is that the lots that are fronting along the corridors, while they may have non-residential uses, they're very narrow, and they don't have the depth for viable redevelopment in the corridor, which has been the biggest challenge since the city incorporated, coupled with a lot of the frontage on State Road 7, through the expansion of State Road 7, a lot of that right of way was lost, particularly on the West Park side, not on the Miramar side. So those have been some of the challenges that the city has been --

VICE MAYOR CASTILLO: So you're --

MS. EICHNER: -- dealing with.

VICE MAYOR CASTILLO: -- so you're contemplating restaurants, shops, office --

MS. EICHNER: A lot of --

VICE MAYOR CASTILLO: -- retail?

MS. EICHNER: Certainly. And a lot of the use is for the residents of the city, so that they don't have to travel as far to go to those necessary essential services that cities want, as well as an opportunity for the residents of West Park to expand and develop

businesses, and have offices within the city.

VICE MAYOR CASTILLO: And is this -- is this going to be a pedestrian environment or more of a -- or do you have to drive to be there or is it like a walkable kind of thing?

MS. EICHNER: The -- that level of detail of a plan really hasn't been worked out. The charrettes that I talked about are really in some preliminary stages to really talk about opportunities that could happen once the TOC is adopted. We need to get over this TOC land use and have that in place so that further master plans in conjunction with viable economic redevelopment can occur.

VICE MAYOR CASTILLO: And last question, what -- the -- you say it's a TOC, so it's got a connection to transit. What is the transit connection that you anticipate?

MS. EICHNER: Oh, in general, to -- to work along -- particularly along that State Road 7 corridor right now there are -- are the transit stops that are there, and to take advantage of that State Road 7 corridor that already exists.

VICE MAYOR CASTILLO: So this is basically, you know, an upgrade to 441, similar to what's going on further up north on 441, that kind of thing?

MS. EICHNER: Absolutely. You know, not long after incorporation about five years ago, we did the original TOC, which was generally mostly along the State Road 7 corridor. There has been some redevelopment, so now the idea is to expand that TOC, the mixed use, the Activity Center, the language that's being used now, to expand it a little bit further off the corridor and further along the corridor.

VICE MAYOR CASTILLO: Thank you.

MR. DIGIORGIO: You're welcome. I think we have a question from Commissioner Brunson. Or a comment.

MS. BOY: Commissioner Brunson?

COMMISSIONER BRUNSON: No, no question. Just -- no question at all. I just wanted to apologize for my absence and just let you all know that I'm in full support of this amendment.

MR. DIGIORGIO: Thank you, Commissioner. Mr. Grosso.

MR. GROSSO: Oh, thanks. I have a few questions. How is the existing mixed use commercial designations, how are they inadequate to generate the amount of non-residential use the city's trying to get?

MS. EICHNER: Well, right now, there isn't a lot of it. That -- that's first and foremost. And so, you know, from a planning perspective, you really need more of that mixed use

to really attract larger developments than little small pieces here and there.

MR. GROSSO: There -- there's not a lot of the actual development, or there's not a lot of the designations that would allow it?

MS. EICHNER: There's not a lot of the designations that would allow it to make it viable for future redevelopment right now.

MR. GROSSO: How would you address the gentrification concerns we've seen raised about this?

MS. EICHNER: I don't know that any gentrification concerns --

UNIDENTIFIED SPEAKER: Yeah.

MR. GROSSO: We got a correspondence yesterday from somebody raising a gentrification issue, from my interpretation, at least.

MS. EICHNER: I -- I -- you know, I --

MR. GROSSO: Do you not see a --

MS. EICHNER: No.

MR. GROSSO: -- do you not see any potential for gentrification problems at all? People getting priced out of their homes, people -- you don't see that at all?

MS. EICHNER: Not at all.

MR. GROSSO: Okay. What about this -- when you talk about future zoning or other decisions that are going to make the residential uses compatible with the -- the newly approved commercial, what are we talking about there? Are we talking about shrubs and bushes and that kind of thing?

MS. EICHNER: I mean, the city's goal as we go through this process, once the TOC land use amendment is adopted, then we will start to go through appropriate new zoning categories, because right now are very traditional zoning categories within West Park.

There is a TOC zoning district for the existing TOC. Now that that boundary would be expanded, we would look to expand that TOC zoning district, being mindful of the existing residential that falls behind it, and start to work towards those types of protections for the existing residential in terms of setbacks, heights, landscape buffers, compatibility of uses, where certain uses could go and could not go.

So really the next step would be to develop and further expand the TOC zoning that

would be more appropriate to implement a -- a future master plan as a result of the charrettes that have been going on in the city.

MR. GROSSO: Why wouldn't you write those -- those compatibility, buffering standards right now into this Comp Plan amendment so people don't have to rely on some future decision after this has already been approved?

MS. EICHNER: Well, I think when you do zoning, it is really more appropriate, I believe, at the local level. That's where zoning begins. It's the implementation of an overall more broad land use. And the zoning gives more flexibility to the local government in terms of their zoning and, as a result of charrettes and so on --

MR. GROSSO: Yeah, but --

MS. EICHNER: -- (inaudible) master plan.

MR. GROSSO: -- the other side of the coin is these folks don't have any guarantees whatsoever. They're left at the mercy of a future decision. The land uses are approved now --

(Applause.)

MR. GROSSO: -- and there's no standard in the Land Use Plan --

MR. DIGIORGIO: Please, please hold your applause. Thank you.

MR. GROSSO: -- that requires X type of buffering or compatibility requirements. I mean, there are other Comp Plans in the state that put that kind of thing right in the plan, and it -- it guides what the zoning decision has to be later, and people don't have to rely on a future decision that may or may not happen.

MS. EISNER: Well, I believe -- I -- you know, I believe the future decision, they -- they do have input. Future decisions in terms of the re-zoning will be made at the local level by the local elected officials, being the City Commission.

MR. GROSSO: I -- yeah, I know. That's the issue. All right. I have one more question. What is the plan to fix the open space? I've never heard of a local government that doesn't meet the open space requirements. They're not all that tough in Florida. What's -- how's that going to change?

MS. EICHNER: The state of the inability to meet the three acres for 1,000 population, that existed before West Park became a city. West Park was incorporated just over ten years ago, and at -- nothing changed except the virtue that West Park became a city. The lay of the land, the existing open space, the parks that were available for the residents were there when it was in the County. So nothing has changed. And we did go through this discussion upon incorporation and upon the city adopting their first

Comprehensive Plan.

Short of the city -- the city's basically built out. So while we have strategies in place to either work partnerships with adjoining cities to utilize their open space, within the TOC, to require, as part of redevelopment, setting aside some open space, plazas, connectivity with the neighborhoods. And those are the strategies that we've been working with the Planning Council and with the city, which, you know, will further evolve into the -- at the final reading. But the area's fixed. Nothing has changed other than the city incorporating.

MR. DIGIORGIO: Thank you. We have several other Commission -- Commissioners who want to speak here, Council members who'd like to speak. First, School Board Member Good.

MS. BOY: The public speakers --

MR. DIGIORGIO: Yes.

MS. BOY: -- do you --

MR. DIGIORGIO: No, no. I'm sorry. A question for this person right here. Thank you. No, I understand we have more public speakers. This is just directly related to staff.

MS. GOOD: Thank you. Thank you so much. Ms. Eichner, so I saw the extensive number of meetings that were held. It's really quite an accomplishment. But in particular with regard to the charrettes, how many charrettes were held, and how well attended were they?

MS. EICHNER: There was one -- there was one charrette that was held. I was not at it, but there was one charrette that was held on a Saturday, where, you know, the -- there was another subconsultant that had come in and did the charrette. And then those results were presented to the Commission in a workshop.

MS. GOOD: Okay. And my question as to how well attended was it?

MR. BALOGUN: A hundred attended.

MS. EICHNER: A hundred? According to the City Manager, there was about a hundred people --

MS. GOOD: Okay.

MS. EICHNER: -- that attended the charrette.

MS. GOOD: And do you envision there being more charrettes and opportunities for the community to also participate on what -- how they envision this moving forward?

MS. EICHNER: I would imagine as -- as this moves forward into the zoning, because that's the aspect that really affects the residents and the business owners the most. I would imagine the city will still -- excuse me -- continue to go through what -- what's their process of extensive outreach, public workshops, and so on, yes.

MS. GOOD: Well, I guess -- and, again, I -- you know, West Park is a unique municipality in the fact that it's somewhat limited as far as configuration and their inability to have a greater number of, you know, acreage for parks and recreation. But charrettes still can take place through the land use process, especially when you're envisioning how you're going to piece the city together as far as land use categories are concerned.

So I'm just surprised that more charrettes wouldn't have taken place prior to this coming before the Planning Council. I've seen it in -- in other areas, in other counties, when major land use changes are being considered, charrettes are typically something that -- especially when it involves residential, you definitely want to ensure that the community is a part of that process. So I'm -- I know you mentioned that it's at the time of zoning, but, clearly, charrettes do take place at time of land use, do they not?

MS. EICHNER: Well, there was the one charrette which was more -- what it was really set for is what the area could be. That was a charrette where there was active -- interactive back and forth. There was many workshops with the residents to explain what the process is so that they could be educated and understand the process of land use versus zoning --

MS. GOOD: Right.

MS. EICHNER: -- and how all the pieces --

MS. GOOD: And I --

MS. EICHNER: -- fit together.

MS. GOOD: -- and I get -- and I get what the workshops --

MS. EICHNER: Because it's really premature, I think, at this point, until the land use is adopted, to -- there is no master plan. That's the challenge. The TOC needs to be in place to see what opportunities could become available as a result of the land use change. So I would imagine --

MS. GOOD: Well, again, I --

MS. EICHNER: -- there'll be more dialog.

MS. GOOD: -- just -- I get your expertise. I disagree that the charrettes are premature, especially at a time when you're really taking a broad look at the City of West Park and

how you envision how it's going to be moving forward. The workshops are critical because the communities need to understand that process moving forward, but, again, charrettes provide a valuable opportunity.

How do you envision -- I guess it's a concern for those that live within the corridor area that's being considered for the land use change -- how would you envision the land use changes taking place moving forward, so if you're a residential homeowner, are there residences within that category? Because I saw residential land use categories --

MS. EICHNER: Yes.

MS. GOOD: -- within that hashed area --

MS. EICHNER: Uh-huh.

MS. GOOD: -- correct?

MS. EICHNER: Yes.

MS. GOOD: Okay. So if you're a residential homeowner within that category and the area next to you is getting developed, how do you envision that -- as a planner, how do you envision the compatibility issue? And, as a homeowner, certainly I can feel some angst in having the properties next to me being developed, but I'm not ready to go anywhere, so --

MS. EICHNER: Certainly. And as we explained during the workshops -- because that was a key concern when the residents did come out, about what's going to be next door to me, and how is that going to impact me. And what we talked about are strategies that one would use through the zoning process in terms of whether it's a specific list of permitted uses or prohibited uses adjacent to the residential. That is one way to control.

So, for instance, you don't get the dry cleaner next door to residential, but you might have maybe some office that's located that operates a 9:00 to 5:00 kind of thing. There would be -- other strategies could be, you know, the buffering, separation requirements, height requirements, hours of operation for the various uses. So there's a multitude of zoning strategies that could -- that could impact both the uses, the operation, so that there isn't that negative impact to the intrusion into those residential communities.

The other issue that came up that a lot of people, unfortunately, didn't understand was thinking that, oh, it's TOC and I'm going to lose my home. And what we tried to explain, that would only work if there's a willing seller --

MS. GOOD: Well --

MS. EICHNER: -- and if people don't want to sell their homes, nobody's going to be taking them. This isn't an eminent domain. Nobody is going to in to -- to take a row of

houses --

MS. GOOD: Right.

MS. EICHNER: -- unless there are willing sellers. And --

MS. GOOD: Well, my --

MS. EICHNER: -- you know, there --

MS. GOOD: -- issue -- my -- yeah, my issue was about compatibility and --

MS. EICHNER: Right.

MS. GOOD: -- adjacent to -- to that.

MS. EICHNER: I think that that absolutely --

MS. GOOD: So --

MS. EICHNER: -- happens through the zoning, and there's many ways.

MS. GOOD: -- but, again, getting back to one of my colleagues' referencing the ability to strengthen the land use request by putting in some of the language, would the city be amenable to putting some of those, I guess, compatibility issues within some kind of agreement? I don't know how typically -- I guess I'll ask Ms. Blake Boy or our counsel. I mean, typically, when a -- an attorney comes before us, if there's issues that the Council raises, a concern, the attorney can certainly present a covenant that runs with the property, but this --

MR. MAURODIS: No.

MS. GOOD: -- is a broader sense of the word. So --

MR. MAURODIS: Yeah --

MS. GOOD: -- how does this work?

MR. MAURODIS: -- rather than a covenant, I would think that certain -- you know, you're dealing with a Comprehensive Plan here, so the level of detail is not --

MR. DIGIORGIO: Absolutely.

MR. MAURODIS: -- not what we would find in a zoning code. It's certainly not recommended. You could put some sort of, you know, kind of a goal or objective within the context of some language in there indicating certain goals that are applicable in the

zoning process. So I hesitate to make anything up on-the-fly, but just generally saying, you know, during the zoning process, zoning and development process, the Commission shall consider compatibility, including buffering and other requirements in order -- you know, or considering, you know, buffering and other requirements to ensure compatibility of uses and things of that sort. They could adopt some general language in that. I -- more than that, I would not suggest --

MR. DIGIORGIO: So goals or --

MR. MAURODIS: -- (inaudible).

MR. DIGIORGIO: -- objectives, you're recommending.

MR. MAURODIS: Yeah.

COMMISSIONER UDINE: As a point of information, isn't this just first reading and it's going to come back for us on second reading?

MS. EICHNER: Yes.

MR. DIGIORGIO: Yes, it is.

COMMISSIONER UDINE: So why don't -- I mean, it's clear that this is in compliance with what we're charged to do here. There's zero doubt there. Everything's in compliance. Between first and second reading, why don't you bring some additional strength -- strengthened language that we can look at at that point? But, you know, on its face, this is something that's in compliance with Broward Next and our Comp Plan -- and the overall Comp Plan. So with that, I'd make a **motion** to approve.

MR. DIGIORGIO: We have -- we have more public -- we have more public speakers, unfortunately. These are questions directly for the -- for this consultant. We have one other question for the consultant. Commissioner Blattner.

COMMISSIONER BLATTNER: To be respectful of the process, I have comments, not questions, and I'll wait until the end of the --

MR. DIGIORGIO: Excellent. If there are comments or questions directly for the consultant --

MS. GRAHAM: I have a question for her.

MR. DIGIORGIO: Okay.

MS. GOOD: Your microphone.

MS. GRAHAM: Thank you, Chair. As I look at the -- the handout that we have here, and

you had made a mention about the narrow -- or the lack of depth of the lots. I presume you mean the ones on the south side of Pembroke Road as it goes west to 441. So you're actually bringing in a couple of streets in this hatched area on the south side of Pembroke Road; is that correct? Is that --

MS. EICHNER: Yes.

MS. GRAHAM: Okay. And, again, the parcels are small. I mean, I'm just looking at the Property Appraiser aerial for that portion of the city on my phone. It's not real good. I should have brought my laptop. But even if you go ahead and designate all of that, and you're saying some people may want to sell and some people may want to stay, in order to have enough parcels together to do what you need to do, you need to buy up quite a few and do like a unity of title type of thing, right?

MS. EICHNER: Possibly, yes.

MS. GRAHAM: Okay. No, I'm asking these questions because I know the answers. I just want it on the record, because the only thing that we're going to have is the minutes. And has any of this been made clear in the meetings, as people see the charrette sketches and drawings that they understand how --

MS. EICHNER: Absolutely.

MS. GRAHAM: -- all of this works?

MS. EICHNER: Yes.

MS. GRAHAM: Okay. So --

MS. EICHNER: These maps --

MS. GRAHAM: -- all the people that'll be --

MS. EICHNER: -- these --

MS. GRAHAM: -- coming --

MS. EICHNER: -- these same maps that are in the backup that you have with you are the same maps that have been presented at the workshops, at the Public Hearings, at all of the meetings, yes.

MS. GRAHAM: Okay. So the homeowners that are still going to address us now, they understand, it's been conveyed clearly to them what all is involved?

MS. EICHNER: It has been conveyed clearly, yes.

MS. GRAHAM: Okay. Thank you.

MR. DIGIORGIO: Thank you, Ms. Graham. Thank you.

MR. GROSSO: I have one more quick question.

MR. DIGIORGIO: Mr. Grosso.

MR. GROSSO: Thank you. If this plan amendment gets approved, there is lands -- parcels now that are residential that would now be converted to allow this larger mix of uses; is that --

MS. EICHNER: They would be part of the TOC, yes,

MR. GROSSO: Now, would that not then be reflected on those homeowners' assessed value next year after the plan amendment is in place as potentially available uses for their parcels, thus increasing their assessed value possibly?

MS. EICHNER: I don't know how the Property Appraiser assesses home values as it relates to changes in land use. I can't answer that question.

MR. GROSSO: Okay. Thank you.

MR. DIGIORGIO: Thank you.

MR. GROSSO: Thank you, Mr. Chair.

MR. DIGIORGIO: You're welcome. Next public speaker.

MS. BOY: I was going to go -- Ms. Davis was the speaker that asked for the -- the city, so --

MR. DIGIORGIO: Yes.

MS. BOY: -- is it okay if I ask her if --

MR. DIGIORGIO: Absolutely.

MS. BOY: -- she wants to come back up. Joyce Davis.

MR. DIGIORGIO: Ms. Davis.

MS. BOY: Followed by Karen Torres.

MS. DAVIS: Thank you for having me again. My thing is I live on 28th Street, and there are businesses behind my house. I mean, my family has owned our home since 1950,

so it -- it's not like anything is new. But like we're enduring noise now that wasn't there before. We're -- it's not the traffic so much, because it's the next street over, Hallandale Beach Boulevard, but we got really what was a illegally put warehouse on our street, and those people in those warehouses are there all times of night. You know, you wake up 12:00 o'clock, and they're doing business like it's 12:00 noon in the day. You've got music blasting, you've got all that stuff going on.

So I don't have a problem with businesses being on Hallandale Beach Boulevard, but I don't want, if my neighbors on either side of me, if they decide that they don't want to live there anymore and you put townhouses or you put a business there or -- or a office building or something, I mean, what's going to buffer that noise from me? And then my property value goes down. Then even if I wanted to sell my house, I can't sell it for any decent price to continue to live here in Broward County.

And it seems like this is the only notice I've ever gotten about what's been -- what's been going on, so I had no idea they were including my street. But I don't want to lose my home, and I don't want my property value to go down just because we can't figure out a way how to get economic development into West Park other than taking someone's home or having a office building here, a home here, a warehouse here.

MR. DIGIORGIO: I think -- I think your concerns are real, and I think what Commissioner Udine suggested was really put some -- a little more meat in this, talk about your goals and objectives so the compatibility with the neighborhood is met. So I appreciate you coming out today. Thank you, Ms. Davis.

MS. DAVIS: Okay. Thank you.

MS. BOY: Karen --

MR. DIGIORGIO: Next speaker.

MS. BOY: -- Karen Torres, followed by Vern Ferguson, followed by Henrietta Carter.

MR. DIGIORGIO: Good morning.

MS. TORRES: Good morning. I've attended a lot of the meetings, and I spoke in a lot of the meetings. And my question, I guess, is in regards to time line. I think the pressure, and everybody's feeling it, is just we don't know. We don't know what's going to happen, when it's going to happen. If people are -- are more aware in regards to a time line, a timeframe, then I think there'd be more feeling more secure, okay, I have a plan ahead of -- I can plan ahead and I can make things happen.

But everything's kind of up in the air, and we -- we're interested -- for example, my family, we're up for it. We love the idea that there's being -- going to be developments and businesses. That's great. My street is affected, so, obviously, we're going to have to go. And we're okay with that. But we would like to know a timeframe, what's going to

happen, when it's going to happen. Because I have a baby on the way, so we need to know what's going to -- what's going on, and my family would like to know.

MR. DIGIORGIO: Congratulations.

MS. TORRES: That's where we're at. Thank you.

MS. BOY: Vern --

MR. DIGIORGIO: Thank you.

MS. BOY: -- Vern Ferguson, followed by Henrietta Carter, followed by Darwin Harris.

MR. DIGIORGIO: Good morning, sir. Please state your name for the record.

MR. FERGUSON: Yes. I'm Vern Ferguson, owner at 4009 Southwest 19th Street. My concern was really voiced by the previous speaker, but then I would like to add are there any plans to widen Pembroke Road? If so, what's the timeframe for that?

MS. BOY: There's no plan -- no long-range plans that we're aware of to widen --

MR. FERGUSON: State Road.

MS. BOY: -- Pembroke Road.

MR. FERGUSON: Thank you. Okay. And then these changes, when approved, will we see this happening like in the next three years or five years?

MS. BOY: I would just say from -- from the County's perspective for the future land use element, the future land use element is a long-term plan for long-term implementation. I'm not -- I'm not sure what the -- the city's timeframe is. It seemed to me -- and I don't know if Ms. Eichner wants to follow up with this about the timing of, you know, creating the zoning categories. So, to me, it's not something that's going to happen in the next couple of years. It's going to be something that continues to -- the foundation being built over the next couple years. But it's a long-term plan for the future land use.

MR. FERGUSON: Okay. Well, I'm -- I'm definitely in support of it. But this -- this map I have not seen, and I'm -- I'm -- I live in West Palm Beach, so if -- how do we get to see the detailed plans (inaudible).

MS. BOY: Sure. If you see one of the staff and give them your email address --

MR. FERGUSON: Uh-huh.

MS. BOY: -- we can certainly email -- email anyone a document so they have a digital copy.

MR. FERGUSON: All right. Thank you very much.

MR. DIGIORGIO: Thank you.

MS. BOY: The next speaker is Henrietta Carter, followed by Darwin Harris, followed by Rita Mack.

MS. CARTER: I'm going to pass at this time (inaudible).

MR. DIGIORGIO: Thank you, ma'am.

MS. BOY: Darwin Harris, followed by Rita Mack, followed by Arlene Johnson.

MR. DIGIORGIO: Good morning, Mr. Harris.

MR. HARRIS: Good morning, City Commission and County. My name is Darwin Harris. I'm the owner of 5600 Pembroke Road. The demographics of the West Park is rich with potential and expansion for a business corridor not being used to its fullest potential at this time. I rode down the -- from State Road 7 to almost 40th Avenue, and there are about at least ten businesses that are non-operational. And they're non-operational for the last five or ten years. There needs to be something done. And I do understand the residents. I actually own several homes in the residence. But there needs to be something done.

I sit at the corner of the busiest entrance of West Park and I've been in business for over 22 years, before West Park became a city. It is estimated that over 100,000 cars go through that area every day. And we're capturing absolutely none of its potential that could be coming through that area. Me being a business owner, I understand that there can be substantially more increase and quality of living that could be generated for our great City of West Park. The expansion of the TOC and allowing the businesses to flourish, it is a process that needs to take place, and it needs to take place immediately.

For those homeowners that are concerned, I stand with you. If they do not meet your requirements financially, stay. But if we can expand the City of West Park and move it into a new area, I believe it would be a viable city. I really do believe that with all my heart. So as the owner of four businesses on the frontage of Pembroke Road, I stand for approval and pass the TOC. Thank you.

MR. DIGIORGIO: Thank you.

MS. BOY: Rita Mack, followed by Arlene Johnson, followed by Carolyn Hardy.

MR. DIGIORGIO: Good morning, Ms. Mack. Good to --

MS. MACK: Good morning --

MR. DIGIORGIO: -- see you.

MS. MACK: -- everyone. How are you?

MR. DIGIORGIO: Doing well.

MS. MACK: Good. Rita Mack, 1801 Southwest 57th Avenue in West Park. I'm in favor of the upgrade, is what I would call it, but I have a concern with the letter we got in the mail that says current designation of the land use and proposed designation of the land use. And I think that that right there is something that needs to be addressed with the citizens.

The other thing is I think there's an uproar in the city because we get three to four cards every day in the mail of somebody wanting to buy the property. And then when they say they want to buy the property, they say it in a sense of degradingness of we want to buy your property as-is, as if our property have a problem. And we don't have a problem with our property. We just trying to upgrade our city.

So that's put on the record for the people that's in the audience that's sending us those card, and for the ones that read the minutes that's sending us those cards, that that's no longer necessary to send out those we buy your as-is property. And then if we can get some understanding with the land use, because in the land use as it stands today, it says there's 50 town home dwellings, we'll be moving to 303.

So I want to understand how that would happen. And maybe another charrette would be in order. I really don't know. But you all brought up some very, very viable information to help the citizens that don't know anything about land use and city politics to help move this right along. Thank you.

MR. DIGIORGIO: Thank you, Ms. Mack. Ms. Blake Boy?

MS. BOY: I would just say about the courtesy notice, just quickly, what goes out in the courtesy notice is what these existing future land uses are, as you see on the -- on the map that's up on the board. The blue is the existing Activity Center, yellow is Low 5, red is Commerce, orange is Low/Medium 10. What we do is we take a calculation of what those uses permitted, and that's what the from is calculated from. So it's not what's actually on the ground. It's what could be permitted by the Land Use Plan.

MR. DIGIORGIO: Sure.

MS. BOY: And then the two uses are what now the City of West Park is proposing to permit in the entire blue area, which also they utilize many of those calculations to do their development scenario for that. I'm happy to have a staff member speak further with Ms. Mack in that regard.

MR. DIGIORGIO: I think you've answered that. That's great. Thank you.

MS. MACK: Thank you.

MS. BOY: Arlene Johnson, followed by Carolyn Hardy, followed by Victoria Platt.

MR. DIGIORGIO: Good morning.

MS. JOHNSON: Good morning.

MR. DIGIORGIO: Please state your name.

MS. JOHNSON: My name is Arlene Johnson. My address is 4811 Southwest 18th Street in the City of West Park, Florida. I moved there almost 18 years ago. I've been living there, haven't had no problems. To my understanding, while I was overseas, in London, I was informed that this was getting ready to take place. My plans were to leave my home to my daughter. I found out that I won't be able to do that. Now, I'm in a position as a single mom, because I lost my husband four years ago, that we have to find somewhere else to live. She grew up in this home, so it's kind of hard for her to accept this. But if this is what we have to accept, we do need funding to be able to move forward, to be able to find another place that we can call home. Even though we know that home is in our heart, but we do need a place to live.

MR. DIGIORGIO: I just want to make sure we heard the consultant properly -- you heard the consultant properly. There's no plans for eminent domain. If you want to stay in that home, you can stay in that home. That's the plan for the future. There is no proposed taking of your property. I want to make sure you understand that.

MS. JOHNSON: That's understood.

MR. DIGIORGIO: Okay.

MS. JOHNSON: That's understood. I also understand that homes and businesses cannot dwell together. It is a problem if you're trying to run a business and if you're trying to sell your home if you're tired of what's going on next to your home, if that's what's proposed and it takes place.

No, I wouldn't want to be next to a business, because my property is actually right where Pembroke Road is. I can walk out in my back yard and I can see Pembroke Road. Even though there's a business that's there that does construction or whatever, and they're always making noise, I don't think that it's moving any business type. There's another business that's right next to that that looks like it's closed. The other business next to it, supposedly supposed to be a restaurant. Something was opened, something closed, and they're saying they're opening something else again.

My thing is this, if I'm going to give my property, I would need a substantial amount of money to get something else, because the cost of living in the State of Florida, especially here, Broward or Dade County, you need at least, at least \$2,000,000 for an

entire year. There are homes now that's costing \$2,000 a month. To rent, it's \$2,000 a month for a one bedroom. And for me to move to something where I -- I've been living, I can't do it if I'm not going to get a substantial amount in order to have someone else -- someplace else to call home for my daughter, for my son, and my other daughter.

MR. DIGIORGIO: Thank you, ma'am. I appreciate your concerns, and it goes back to compatibility issues. Thank you.

MS. JOHNSON: Thank you.

MS. BOY: Carolyn Hardy, followed by Victoria Platt, followed --

MS. HARDY: I waive. I -- I waive, because a lot of my concerns have already been addressed.

MR. DIGIORGIO: Thank you, ma'am.

MS. HARDY: Thank you.

MS. BOY: Victoria Platt, followed by -- I think the first name is Derek Rolle, R-o-l-l-e. Sorry, I can't read the first name.

MR. ROLLE: Derek.

MR. DIGIORGIO: Thank you.

MS. BOY: Derek? No?

MR. ROLLE: Yes.

MS. BOY: Okay. Followed by Mark Young.

MS. PLATT: Hello.

MR. DIGIORGIO: Good morning.

MS. PLATT: My name is Victoria Platt, and I have property on 44th Avenue in West Park. We have been there since 1945. Now, my concerns are that -- and I understand that the progress is well needed in West Park. I mean, there's so much that can be done.

But -- and I have not been notified of those meetings that were kept there. I -- I got no notice in the mail. I don't know who was supposed to send them, but I didn't get them.

From what I'm comprehending is that the residents that are there does not have to sell. And if they don't have to sell, who's going to give them in writing the fact that they don't

have to sell or, at the last minute, someone say, well, you do have to sell, and it's only hearsay? That's one of my questions. And also I'd like to know what happens to the empty lots. They're talking about the residents, but if there are empty lots, are we required to get rid of those lots?

MR. DIGIORGIO: What do you mean by get rid of?

MS. PLATT: By selling them because of the advancement. Now, I'm going -- I planned on retiring in this -- on this property, because that's where my family has lived since 1945. So what happens to those lots? I have a lot, also property. I'd like to know what happens to it. And I'm on 44th Avenue and 18th Street.

MR. DIGIORGIO: Again, there's no requirement for anyone to sell in this area. There's no requirement that has been proposed of any taking. So it's really up to the market rate, and it's a decision you have to make on your own.

MS. PRATT: Okay.

MR. DIGIORGIO: Thank you.

MS. PRATT: All right. Very well. Thank you so much.

MR. DIGIORGIO: Thanks for being here this morning.

MS. BOY: Derek Rolle, followed by Mark Young, followed by Lynnessa Wooten.

MR. ROLLE: My name Derek Rolle.

UNIDENTIFIED SPEAKER: (Inaudible.)

MR. ROLLE: I live in --

UNIDENTIFIED SPEAKER: (Inaudible.)

MR. DIGIORGIO: Excuse me a second, Mr. Rolle.

UNIDENTIFIED SPEAKER: I can't tell you again how excited I was.

MS. BOY: Whoever is on the phone, if you could just mute it. We can hear your conversation.

MR. ROLLE: My name Mr. Rolle. I live in the community for 11 years.

MR. DIGIORGIO: Good morning.

MR. ROLLE: And I sympathize with the development. It truly needs to be done, and it

needs to be done yester- -- 40 years. The place is -- looks like some of the areas is -- since 1930, man. And it's a lot of traffic coming through the area. And the surrounding communities are being developed. You can see a big difference when you ride a few -- half mile across town. Bing. What's happening to our area? It needs to be done.

But there's also the problem with the private residents. They have questions and concerns. And, me, I -- I can understand there's no eminent domain. It's up to you to sell or whatever. But you say there's -- there's no master plan. If the master plan goes ahead and say you got one, how are they going to compensate people who willing to sell? Or if you're not willing to sell, what's -- the master plan got to be -- got to go around that.

Just like, you know, Angelo was saying, I mean, it's pretty complicated, and it's going to take a lot of patience, because the area's been neglected for a long time, man. Before the FHA came out. It's right there. You can see it. You ain't even --

MR. DIGIORGIO: Oh, yeah.

MR. ROLLE: -- got to look it up. And I'm -- I'm -- I'm ready for this area being developed. It needs to be done bad. I've been living there. They've been building a lot of brand new homes in the area. It's come a long ways, but it's still got a long ways to go. So if the master plan goes through, will we -- will taxes increase? Will there be any type of a -- bylaws or something where we would have to pay more tax or maintenance fees? On the city-half.

MR. DIGIORGIO: I -- I don't think we can answer that question.

MR. ROLLE: You all can't answer.

MR. DIGIORGIO: We're not prepared to answer that. Apologize.

MR. ROLLE: Have that -- has that question been raised --

MAYOR RYAN: Mr. Chair --

MR. ROLLE: -- in a meeting? I was only able --

MAYOR RYAN: -- Mr. Chair --

MR. ROLLE: -- to make it to one meeting.

MAYOR RYAN: -- Mr. Chair.

MR. DIGIORGIO: Mayor.

MAYOR RYAN: If I can. And I -- your passionate involvement is something the city

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needs. The vision of so many here needs to be heard. We were provided three pages of public workshops and Commission meetings where this was raised, and, as somebody who sits on a dais at a local government level, your questions are exactly the questions that need to be asked.

MR. ROLLE: Right, right --

MAYOR RYAN: And --

MR. ROLLE: -- right, right.

MAYOR RYAN: -- so one of -- one of the things that's come from this is I see, starting all the way back in June of 2016 -- well, actually, March of 2016, so we're talking almost 18 months, right --

MR. ROLLE: Right. I only --

MAYOR RYAN: -- where they were doing --

MR. ROLLE: -- I went to one meeting.

MAYOR RYAN: -- Commission meetings, public workshops, public workshops, public workshops, Commission meetings -- I'm excluding all the personal meetings they may have had amongst the Commissioners. But you go through it all, and so many of the questions here need to be answered at the local level. That is simply not within our wheelhouse. And so --

MR. ROLLE: Okay.

MAYOR RYAN: -- the reason why -- I don't -- I don't want you to step away from the podium. I want -- I want to hear more of your questions. I just wanted you to know that when staff can't answer it, or I can't answer it, it's because -- she just told you, she can't answer whether there's going to be changes in fees. We can't tell you what's going to happen --

MR. ROLLE: That's right.

MAYOR RYAN: -- with surrounding. The buffers are going to be defined by the involvement, engagement of the local community. What the impact is, whether it's walls built around commercial to protect the privacy of those who have residents, what's going to be done to make sure traffic's taken care of, all of that, leaving aside the compatibility issues that we have to decide, a lot of that will be defined. And I -- I'm only frustrated that your questions weren't answered long before you got here. And I feel --

MR. ROLLE: Well --

MAYOR RYAN: -- and I feel -- I feel for everybody here.

MR. ROLLE: -- I was -- I couldn't make --

MR. DIGIORGIO: Thank you --

MR. ROLLE: -- make all --

MR. DIGIORGIO: -- Mayor.

MR. ROLLE: -- the meetings. Only one, really. But there's a development going on the other side of the north end of this blue corridor right here. There's \$500,000 homes being built over there, and there's a wall around them. So what's going to -- what's going to happen to their corridor? Wall's going to stay?

MAYOR RYAN: Again, that's something that has to -- you know --

MR. ROLLE: Come on, man.

MAYOR RYAN: -- given what we have, and, again, maybe legal counsel can again outline what the scope of our decision-making process here is, so much of what's been raised --

MR. ROLLE: Well, that question's toward the -- the city --

MAYOR RYAN: Yeah, exactly.

MR. ROLLE: -- (inaudible). I mean --

MAYOR RYAN: You're -- you're right, Mr. Rolle.

MR. DIGIORGIO: Mr. -- Mr. Rolle, this is important, what you're bringing up here, and I'll tell you, at every municipal level, whether -- whether you just happen to work for economic development councils, you work as consultants, or you actually sit on the dais at your local level, the issues that you bring up are brought up on a weekly basis when there's redevelopment. These are long-term plans that --

MR. ROLLE: Right, right.

MR. DIGIORGIO: -- all of your questions are valid, and they need to be answered at the local level. But, again, I think you're saying -- you know, when -- when you came up here, you said you kind of are for the development and we're behind the times, but we need to make sure it's compatible with the community that exists there now --

MR. ROLLE: Right.

MR. DIGIORGIO: -- and the residential.

MR. ROLLE: I mean --

MR. DIGIORGIO: So --

MR. ROLLE: -- it needs to be done, so needs to be done. I was for it when I was at the --

MR. DIGIORGIO: Thank you very much.

MR. ROLLE: -- (inaudible) --

MR. DIGIORGIO: And I think there's a lot more --

MR. ROLLE: -- meeting I was --

MR. DIGIORGIO: -- questions --

MR. ROLLE: -- there, but --

MR. DIGIORGIO: -- that have to be answered.

MR. ROLLE: -- you got to work this out with the community.

MR. DIGIORGIO: Thank you.

MR. ROLLE: There's a lot of complication going on --

MR. DIGIORGIO: Okay.

MR. ROLLE: -- to get this passed.

MR. DIGIORGIO: Next --

MR. ROLLE: The master plan is -- we -- well, you're not --

MR. DIGIORGIO: Thank you.

MR. ROLLE: -- you're not at the master plan.

MR. DIGIORGIO: We're not there yet. Thank you, Mr. Rolle.

MR. ROLLE: Thank you.

MS. BOY: Mark -- Mark Young, followed by Lynnessa Wooten, followed by Kwahm

Hepburn.

MR. YOUNG: Good morning.

MR. DIGIORGIO: Good morning.

UNIDENTIFIED SPEAKER: Morning.

MR. YOUNG: My name is Mark Young. I reside at 4160 Southwest 25th Street, West Park, Florida. I come here to support the TOC expansion plan for West Park. And I would like to say definitely that my City Commission has put every effort out to try to reach the residents to come to the charrettes and give their input. In fact, they went overboard, in my opinion.

So -- but I do have the residents' concern. Okay. I come here today to support the TOC expansion plan for West Park and to ask this Commission to consider West Park most serious challenge in sustaining itself as a city. As with any city, the City of West Park would expect to benefit from the millions of dollars it spends in the city limits and boundaries. However, this is not the case in the City of West Park.

Broward County and the State of Florida failed when it did not de-annex the corresponding commercial business frontage from Pembroke Park to West Park when they allowed the four unincorporated areas to become the City of West Park. This can be corrected by the State of Florida and more likely done if Broward County advocate this corrective action.

Therefore, I am asking this Commission when considering the sustainability of West Park, which would not only approve the TOC presented here today, but it would also advocate for de-annexing the commercial business frontage of Lake Forest and Carver Ranches from Pembroke Park and annexing it to West Park. By doing so, this would demonstrate that democracy is our life, our liberty, and our pursuit of happiness to -- to which all people are entitled to.

And if I can get this question answered, could you please tell me why West Park wasn't given the business frontage that stands in the front of Lake Forest community and the Carver Ranches community?

MAYOR RYAN: Mr. Chair, a question to legal counsel through you, do we have any role in -- in making any recommendations regarding de-annexation --

MR. MAURODIS: No.

MAYOR RYAN: -- or implementing?

MR. MAURODIS: I'm sorry. I interrupted you. But, no, you do not, either recommending for or against. No participation in that, no.

MAYOR RYAN: And -- and this body doesn't have any participation at all in -- in that?

MR. MAURODIS: Absolutely not.

MAYOR RYAN: And to the question as to why certain frontage was not included, why it was de-annexed, is that something that would have been before this body?

MR. MAURODIS: It would not have been before this body. You would have no role in it. You have no part in that process.

MR. DIGIORGIO: Thank you, Mayor Ryan. You asked the two questions I was going to ask our legal counsel. Outstanding.

MAYOR SEILER: Tom -- Tom, may I --

MR. DIGIORGIO: Mayor -- Mayor Seiler.

MAYOR SEILER: -- just comment on that?

MR. DIGIORGIO: Mayor Seiler.

MAYOR SEILER: Yeah, I was actually -- I was in the House of Representatives when this annexation bill was discussed. This issue was discussed. There were a lot of people that were pushing to allow the annexation to include commercial areas. But this was something that was strictly done in Tallahassee by the State House of Representatives and the State Senate, signed by the governor at the end. We have no jurisdiction, nor authority, over this issue at -- at this level. So having been involved in this issue when it went through, there were a lot of passionate people in the unincorporated areas that wanted that commercial property included, but it wasn't done. And I -- I think it's impossible to un-ring that bell.

MR. DIGIORGIO: Thank you, Mayor Seiler.

MR. YOUNG: Okay. So I'm just saying that this is the number one thing, handicap the West Park community.

MR. DIGIORGIO: Thank you.

MR. YOUNG: Thank you.

MS. BOY: Lynnessa Wooten, followed by Kwahm Hepburn, followed by Darlene Bethea or Bethes.

MS. WOOTEN: I waive my time as my questions and concerns have been stated.

MR. DIGIORGIO: Thank you, ma'am.

MS. BOY: Kwahm Hepburn, followed by Darlene Bethea.

MR. DIGIORGIO: Same thing, Mr. Hepburn?

MR. HEPBURN: Yes.

MR. DIGIORGIO: Thank you.

MAYOR SEILER: Tom, would you just repeat what is being said from the audience? I assume it's waive in support, but could you put that on the record?

MR. DIGIORGIO: It's -- it's basically saying their questions have already been asked at this point, so they're waiving --

MAYOR SEILER: Thank you.

MR. DIGIORGIO: -- their time to speak this morning, Mayor Seiler.

MS. BOY: Darlene Bethea, followed by Gerard Giordany.

MS. BETHEA: I'll waive my time.

MR. DIGIORGIO: You're waiving your time also. Thank you. Mr. Giordany?

MR. GIORDANY: Yes.

MAYOR RYAN: Mr. Chair, who are the next speakers after, so they can line up if necessary?

MS. BOY: This is the -- this is the final public speaker. The remaining speakers are City of West Park City Manager and Commissioners.

MAYOR RYAN: Thank you, Mr. Chair.

MR. DIGIORGIO: Thank you, Mr. Ryan.

MR. GIORDANY: Good morning.

MR. DIGIORGIO: Mr. -- good morning.

MR. GIORDANY: My name is Gerard Giordany. I own two property in West Park. And standing in front of you, I don't think I would say that I support this, because for ten years I own the -- one of the property in West Park. I have West Park Community Health Clinic who rent down -- downstairs. I have the rest of the building for nine and half years -- actually, nine and five months I own the property. I could not -- I rent the property. I have a lot of problem with West Park.

But I believe this is the times I feel West Park, especially the Hallandale area, because I'm speaking for Hallandale because I know more, my property -- actually, I bought another property next door. My property is right in Hallandale, 5801 Hallandale.

The 58 they said is residential who the parking lot is on 58. For me to rent the rest of the buildings where I have 13,000 square feet for ten years (inaudible) a young lady who was working for Giordano, I believe there have to be some kind of compromise, because I'm paying -- my tax is going up every year, and I could not go to rent the property because I'm willing to expand, but I believe if this is when the -- maybe we can go in -- in phases.

But Hallandale. I don't know much about Pembroke because it's a little bit difficult because is more residential to build a corridor. Because I'm a builder for trade for 40 years. And I -- even I'm still 18. I don't know where I got 40 years, but --

(Laughter.)

MR. GIORDANY: -- you'll figure that out. So but at least I think if Pembroke will be a more challenge, because it's all resident. But Hallandale, if you look Hallandale on the east side of 95, they're all been built because it was design more likely as a commercial. But Hallandale, the way it's set up going to 441, or about 500 feet from 441, having a 13,000 square feet of property I can rent is not enough parking who I have 46 parking. I have a club across the street who's been there 42 years. They don't have a parking. And I think somehow it has to be some kind of sit down and figure what's the best way, because I'm choking.

And, in fact, I'm pray I wish I have property in another area -- well, I do have another area, but West Park is -- is not -- I'm not a fan of West Park. But I think it's very difficult for them. Hopefully, they can work much better with people with idea, invite people to get some idea, because it's not easy, but it can be done. And I think for the people who live in West Park who concern, yeah, they have reason to be concerned, but any area is going to come to a time has to be some improvement. And I don't thinks anybody is going to lose their property. I mean, like me, I always want to build parking. I offer my neighbor to buy his property --

MR. DIGIORGIO: Thank you, sir. Thank you, sir. That little bell was the time was up.

MR. GIORDANY: Oh, okay. I didn't -- I didn't know we have a bell since few people didn't come in, so I was going to fill in.

(Laughter.)

MR. DIGIORGIO: Thank you.

MS. BOY: The speakers on behalf of the city, Commissioner Dorsett, Mayor Jones, and City Manager Balogun have deferred to Ms. Eichner, the consultant.

MR. DIGIORGIO: That's great. Ms. Eichner, anything to add at this point, or do you just want to answer questions from staff if there's any additional questions -- I mean from Council members.

MS. EICHNER: If I may, just to conclude, we certainly -- as you know, the Mayor is here, the City Manager is here, other elected officials, as well as city staff. And we certainly heard all the concerns of both the Council and the residents. We'll address some of those as we come back through second hearing.

But to just reassure everyone, this, too, is a long-range plan for the City of West Park. There is no master plan that's been drafted up. There are no zoning ordinances that are ready to go forward. But we have to start the process somewhere, and this TOC gives that ultimate flexibility to the city, in conjunction with its residents, with the business owners, and the other stakeholders, to start the dialog, to start the charrettes and the workshops to bring the city and -- and help it meet its needs and become more economically advantaged, and spur that redevelopment.

And so this is a very beginning. There is no one-year or two-year plan. This -- this could be a 20- or 30-year plan. But we have to start somewhere, and this is the first part of starting that dialog with the local -- the residents and the business owners. So I want to reassure everyone that the process isn't going to end today. The continued outreach to the community, the charrettes, the workshops, will continue, because that's just the way West Park operates. And so, with that, the city is looking for your approval today to transmit this item on to the County Commission and allow the process to continue.

MR. DIGIORGIO: Thank you, Ms. Eichner. Council discussion. Commissioner Udine.

COMMISSIONER UDINE: Thank you, sir. First, I want to apologize. It was not my intention to cut anybody off in public comment. I had something going on in my regular office, so I was in and out a little bit, so I was a little confused, and I thought Shelley was the last speaker.

But with that said, as I listened to the comments by the public, I think that what a lot of what we're seeing is just a little bit of confusion by the public as to what's going on, which can be easily cleared up between first and second reading by a little bit of outreach with some town halls. Because even the people that said they were against this, as they gave their comments, some of the things that they said they were against were -- could be potentially huge benefits for them, just that they don't understand, you know, what's going to happen one way or another.

If you're holding an empty lot for your retirement and this is going to turn into a potential home run in the future, that empty lot may make for a much better retirement if this works and this happens. So I think that it's important that they continue to educate the residents. Like I said, I would make my motion, and I'll make it at the correct time. Everything in here in the four corners clearly is compatible. This is something that's needed for the community to help move it forward in whatever way the residents of the

community decide to do that. But just in between first and second reading, we should make sure that more public notice is going out to the neighboring residents. It's an easy thing to do. We just need to continue to do it.

MR. DIGIORGIO: Thank you, Commissioner. Mr. Blattner, followed by Mr. Grosso.

COMMISSIONER BLATTNER: Well, and that second reading doesn't have to happen until it's ready to be brought forward, so it might be quite some time. You know, this is kind of the unintended consequence of the move by Broward County 20 years ago to make sure that there were no unincorporated areas left in Broward County. It wasn't -- it didn't take a seer/sayer or a prophet to figure out that West Park wasn't viable. And it's still not viable.

And what I guess out of this -- is coming out of this is there is a desire on the part of the elected officials and many of the residents here to make it a viable community. And the only way to do that is to start the way it's been started now. You know, those of us here who are elected officials go through this every single day of our lives. No matter how much money we spend, how many mailings we make, how many meetings we have, nobody ever knows what's going on. So no one should be -- feel left out, and city officials shouldn't be ashamed or embarrassed by it. It's the process. But what we've learned today is there is a lot of misunderstanding that I think is easily corrected.

I just want to say one other thing, and it -- and -- and Mr. Grosso kind of brought it up about gentrification. I'm going to tell you now, residents of West Park, there will be changes in West Park. Some of them will affect you personally. And I hope all of them will affect you positively. But West Park will be a very different community when this is all done. Whether it takes five years or 20 years, it will be very different. You're not going to be forced to sell anything. There is no plan, I understand, for eminent domain, that horrible process.

So just -- city officials will be having many more meetings. Be sure you show up and speak up. Fight for what you believe in. And I think you're going to end up with a much better community that is economically viable. And, Commissioner Udine, if you're going to make the motion, I want to second it.

MR. DIGIORGIO: When the time is appropriate. We have a few speakers left.

MR. GROSSO: Great. Thanks.

MR. DIGIORGIO: Mr. Grosso.

MR. GROSSO: I -- thank you, Mr. Chair. I think that this does seem to be the kind of thing ultimately that Broward Next is designed to promote, and you do clearly understand the idea that a mostly residential area needs to do something like this to bring itself into greater viability.

I may have a different view of the role of a Comprehensive Plan than a lot of other people. There's a way to do these things, and it needs to be, I think, more surgical. It needs to be done in a way that -- up front, in the Comprehensive Plan, which by state law is required to ensure compatibility. You don't just approve something and then leave the real concerns of the existing residents to the vagaries of a subsequent zoning process, and I'll get a shrub, I'll get a wall, but the basic incompatibility is going to be there.

I think if you're going to do something like this, which, again, I think is the right direction, you write into the Comprehensive Plan now, at the same time, the prohibited uses, the distance requirements, those other strategies that the -- that the planner tell -- told us about. You write that now into the Comprehensive Plan. You require now that those things be done in the Zoning Code, by the language in the plan, by the standards you put into the plan.

If the plan is not to do eminent domain, you write a policy now that says eminent domain shall not be used. You put that in the plan now to effectuate that. You don't leave those and leave these residents to that subsequent political process, but the basic allowance is now written into the plan. I think you do it surgically. I think you address those things right now. I would not support this until those aspects are put into the Comprehensive Plan amendments along with the land use allowances. That'd be my perspective.

MR. DIGIORGIO: Thank you, Mr. Grosso. Mayor Ganz.

MAYOR GANZ: Thank you. One thing I will say, and to Mr. Grosso's point that he made earlier, any decision made here today is subject to change also. Okay? Nothing we're doing here is written in stone that can't be changed by other decisions down the line. So that say that if we're not putting in protections now and we're leaving it to other decisions down the road, well, that's exactly what we're doing here. Other decisions down the road could change what we're making a decision on. You know, I'm very familiar with the area. I used to shop at the Treasury at Pembroke Road and 441 when I was a little kid, so --

(Laughter.)

MAYOR GANZ: -- I've got some history. I go back there.

UNIDENTIFIED SPEAKER: That's old school.

MAYOR GANZ: Garanimals. I used to wear them. Only place you could get Garanimals back in the day.

(Laughter.)

MAYOR GANZ: But -- but with this area, I will say this. Currently, what you have is the

elected officials in West Park are limited and handcuffed based on the current zoning. Everything that's being proposed within the Activity Center zoning already exists currently, except there's very hard, regimented spaces as far as where it can go, and it really does limit the flexibility to create an overall master plan for this area. And I think that's what we're looking to do here, is to give them the opportunity, because leaving it as it is is setting them up for pure stagnation.

Giving them the flexibility to make their own decisions through a process, a democratic process in which elected officials from that city know better than we do as far as what should happen for their neighborhoods. Otherwise, they wouldn't be elected by the people in the offices that they sit.

So could this plan destroy the neighborhood? Absolutely it could. They could put in things that are non-compatible, that won't fit the area, and they'll be doing that flying in the face of what the residents truly want. Okay? They should have the right, and that municipality should have that right. But they all should have the right to do the right thing, to have more public meetings, to educate their residents on what the possibilities are, and develop a plan that can have this city grow.

Currently, what is -- what is sitting there now, it's not going to happen. We need to give them the flexibility to move forward with this. I think this is an excellent opportunity for them to really grow West Park in a positive way. I am sure that the elected -- and I encourage them to listen to their residents and make sure that when they get into the details of their overall master plan, they will look at issues of compatibility. They will look at making sure that there is no eminent domain for residents to make sure that they are not displaced.

Currently, if you look at what is -- what exists now, you have low residential right next to areas of commerce. If you look at the spot on the map on Map 2 and Map 3, you'll see Southwest 28th Street and Hallandale Beach Boulevard, that little section that's right there in blue, that currently -- to the right, that section right now, and it's -- if you go to Map 2, Southwest 28th Street and Hallandale Beach Boulevard, that's already split between low residential and commerce. So right now, you have commerce next to residential. People's -- the concerns that people have with having something else move in next to it, that -- that possibility already exists. This just gives them the ability to have more -- to be flexible on what comes forward.

I don't agree -- it's a water- -- I am a -- I work in the IT profession, and I'm a project manager, and I work with developers. That's a waterfall approach. In other words, you design something very hard with regimented restrictions. From the very beginning, you spend six months on it, you get to the end, you thought you were building a unicycle, you end up with a tricycle. Okay?

Because you need to have the flexibility as you move along to build it to adapt and amend based on what the public feedback is. And I think by us putting in very strict restrictions right now, we're missing that, we're -- we're not giving the opportunity for

West Park to do that for their residents. So I fully support what they're putting forward here today.

MR. DIGIORGIO: Thank you, Mayor Ganz. Mayor Ryan?

MAYOR RYAN: I'll pass.

MR. DIGIORGIO: Thank you. Commissioner Williams.

VICE MAYOR WILLIAMS: Thank you. Good morning, everyone. I'm a Commissioner in a small city, also, and one of the responsibilities of a city running well is that the residents participate. Make sure that you all are at your -- all your Commission meetings and your workshops, if you all have that.

Now, we had a problem in my city, which is Lauderdale Lakes, with code violations. So now we're -- it took us a whole year to strengthen our code. So if you're having a problem and someone's not supposed to be open at night, then that's a code responsibility. So now when you all start attending, you know, you need to be proactive and not reactive. Be a part of the process. Come in and find out.

I tell my residents, I want you to hold me responsible, but I need you there. So they need -- West Park, they need you all there. So make it your business to make sure that you're there. Okay? And make sure you attend the charrettes. This is the only way that you all are ever going to be able to make sure that you're putting in what needs to be in and what's responsible for your city.

I know West Park very well. I have a brother-in-law that's -- is a minister on Pembroke Road. So I -- I'm in and out of West Park. So thank you all, and I'm sure that you all will be successful, because you all are going to start working with your Commission. All right? Thank you.

MR. DIGIORGIO: Thank you, Commissioner Williams. Commissioner Gomez.

VICE MAYOR GOMEZ: I was going to -- good morning. I agree wholeheartedly with my colleagues. I appreciate what Mayor Ganz and Vice Mayor Williams has said. And I'm going to just touch on some of the in-between of what they said. It starts with a conversation. People are -- always get a little concerned that they didn't hear about it before. This is the start of the conversation that you've been hearing about it and it's been developing over the past couple years. So, please, change is very hard. Trust is also very hard. And the only way to know what you're dealing with is to participate, as Vice Mayor Williams has said. So become active. Listen to what's being said to you. Actually hear it. And if you're not sure about it, ask more questions. Questions are excellent. Everybody wants to make sure that this is done, and if it's done right.

There was a question earlier as to when annexation happened why certain things were not done. Well, maybe this is a remedy for that which was not done in the past.

Sometimes, to plan today, as Mayor Ganz has said, we don't know what's going to happen in the future. There are things that are changing. So it's best to stay involved. Promises that are put in place may stranglehold you in the future. This is just the beginning of the conversation, the ability to do what the city needs to do. So, please, stay active, and, remember, your elected officials are your representation. They are your voice. So listen to them, but speak to them so they can also be your voice. And thank you again for coming here today.

MR. DIGIORGIO: Thank you, Commissioner Gomez. School Board Member Good.

MS. GOOD: Thank you, sir. So looking at the land use map, I noticed -- so Miramar does have an Activity Center across from the current West Park Activity Center --

MS. BOY: Yes.

MS. GOOD: -- correct?

MS. BOY: -- just across 441 and then the City of Hollywood --

MS. GOOD: Also has one.

MS. BOY: -- (inaudible) their southern boundary touches it also, sorry.

MS. GOOD: Correct. That's what I saw, and then West Park also has one, but it's just thinner and they're --

MS. BOY: That's the existing 88 acres, and then --

MS. GOOD: -- they're looking to expand --

MS. BOY: -- this is the proposed expansion --

MS. GOOD: -- that Activity Center.

MS. BOY: -- to it.

MS. GOOD: Okay. So I just wanted to say, clearly, you know, I have great faith in the leaders of West Park, Mayor Jones and the council. I think they're extremely involved within their city. They have the best heart for the residents. I can certainly understand their need to ensure that their city is viable and thriving. And I have no doubt that -- moving forward, that they will continue to address the concerns raised by the residents, seeing it firsthand myself.

You know, I trust that more active charrettes will take place. I believe that although multiple meetings -- and I must say there were many -- took place with regard to this proposal, you know, the workshops appear to be more about the process and not as

much about the vision of what's going to take place. And I think that if maybe more charrettes had taken place, there may have been more opportunities for the residents to have a greater comfort level as to what the leaders of West Park envision for this area. And, hopefully, the residents will have a greater part in that participation and discussion, because I have no doubt that, should this continue to move forward, that it will be the best for West Park. So I will be supporting the item. Thank you.

MR. DIGIORGIO: Thank you, Ms. Good. I have two speakers I know who want to speak. Mr. Rosenzweig and then Commissioner Brunson.

MS. BOY: Yes. Commissioner Brunson did want to speak.

MAYOR SEILER: And, Tom, if you can put me down, too.

MR. DIGIORGIO: Okay.

MS. BOY: So --

MR. DIGIORGIO: Mayor Seiler, you'll go right before Commissioner Brunson. Mr. Rosenzweig.

MAYOR SEILER: Thank you.

MR. ROSENZWEIG: Yes, thank you very much. It's great to see so many people here from the City of West Park to voice your opinions. The most thing that I've heard that I think has greatest impact is that the residents of West Park feel themselves a lot of them are not being heard. When you hear people come up and say they only received one notification of meeting, and they only heard about this particular gathering this morning on Monday, and try to get here and they couldn't make time to be here, I find that very disheartening, because all these residents have a part to play in this. And I know that Giordano and Associates and things do a good job to make people aware, but the Commission has to be also aware to notify most people that this meeting is taking place, they need to be heard. And, also, I know I've heard that at some of the Commission meetings they're given a very short time to speak before the Commission, then they're cut off and they don't get to say their full impact of what they have on their minds.

And so I suggest to the Commission be careful to give your residents the right to speak, that when the public has a right to be heard, that you give them enough time to voice their opinion, to be heard and not be cut off. They are very concerned about this issue, and you heard that this morning when they're telling you that they weren't aware of it or they didn't know it was going on. And this leads to a lot of misunderstanding and miscommunication, and hard feelings.

And I know this project coming forward, from what I've heard this morning by this board and by the residents, they are interested in supporting this project, but they've got to

know that they're going to be protected by whatever is going on, they have to have a right to say and have their voices heard before this goes forward. Thank you.

MR. DIGIORGIO: Thank you, Commissioner Rosenzweig. Mayor Seiler.

MAYOR SEILER: Yes, just very briefly. Some great remarks have been made by the members of the Council. I want to thank them for trusting in the leadership of West Park. I will just say this. I -- to those that are there from West Park, you've got good leaders. You've got hard-working, dedicated, committed men and women who serve your community, and they have your best intentions. And the key is is for you all to continue to communicate going forward, because I've got a lot of confidence in West Park and its leadership team.

The second thing that I think we have to make sure we understand, annexation did handcuff you. It did create a situation where the opportunities to generate revenue for the betterment of the community, the opportunities to have certain land designations that could create greater job opportunities just weren't there because of what happened with annexation. So I think this is the first step to correct that, and I think what your leadership is doing, bringing forward a proposal that gives them a little more flexibility on land use and a little more flexibility on creating opportunities for those in the community, this is a good thing.

So, you know, we've taken enough steps backwards. This is something that needs to be a giant step forward, and it starts with this proposal before us today. The only thing I would echo is, as many members of the Commission have said -- or the Council, I would like the second reading to be far enough out to give the West Park leadership time to meet with the neighbors to explain more fully a few of the issues, to address some of the things that Richard Grosso brought up in terms of what do we want and don't want in this document.

I'm one that agrees more with Mayor Ganz that, you know, maybe less is more here, because, you know, things could change in a year from now. You might have a great development come to you and say, well, we'd like to be included in this. Do you want to exclude them at this stage of the process? So I would just encourage, one, that we have enough time between first and second reading, and, two, that we let the city take the lead on this -- and I think Home Rule's very important -- and let the citizens and the city come up with a solution on that. With that, I'll support whatever motion Mayor -- I should say Commissioner Udine wants to make.

MR. DIGIORGIO: Thank you, Mayor Seiler. Last two speakers. Ms. Graham.

MS. GRAHAM: Thank you, Chair DiGiorgio. Just one question. Are there term limits for the elected officials in the city, please? I'm not familiar with it. Thank you.

UNIDENTIFIED SPEAKER: No.

MS. BOY: I'm hearing from the audience no.

UNIDENTIFIED SPEAKER: No.

MR. DIGIORGIO: The answer on the record is no. That was it?

MS. GRAHAM: Yes.

MR. DIGIORGIO: Thank you, Ms. Graham. Commissioner Brunson, you still with us?

COMMISSIONER BRUNSON: Yes, I am still here. Thank you all so much. And, again, I apologize for not being there, but I'm away at a meeting. But, again, to the Council members, thank you all for sharing all of the concerns.

I just wanted to speak on behalf of West Park. I have been there from the beginning, from when we were not a city. So I understand the struggles. And I want to thank all the residents for coming out. But I also want everyone to understand that, yes, we did what we were supposed to do. Could we do more? We can always do more. But we've had several meetings over the years, but we need residents to also come out and participate and be a part of the process.

So we got these letters out to both -- to the County, but we hold Commission meetings twice a month. We need residents to come out and let their voices be heard. We are here to serve you. You need to pick up the phone, call your elected officials, let them know what it is that you desire. And, again, come be a part of the process. We will do whatever we need to do based upon what you desire us to do.

But we need to be able to move the city forward. We need to be able to sustain ourselves. We need to be able to control our own destiny. And this is one step in moving forward in doing that. So, again, thank you all for hearing all the concerns. I am in full support of it, like I said, because we need to be able to move the city forward. I'm pretty sure staff is there to hear all the concerns, and we will take those concerns back and put it into action. So thank you all.

MR. DIGIORGIO: Thank you, Commissioner Brunson. I want to say, just for the record, thank you all for coming out today. I know you're very busy. This is important that you take part in this process. We appreciate you being here, and we really encourage you to stay as part of the -- stay in part of the process, make sure your concerns are voiced. Thank you so much. Commissioner Udine.

COMMISSIONER UDINE: Thank you, Chair DiGiorgio. Great job by the leadership of the City of West Park. It's much easier to do nothing and let the status quo just hum along, but this truly is for the betterment of their city, the County, and for south Florida as a whole.

And with that, I would like to make a **motion** to support this, and I would like to, in

between first and second reading, which will naturally take a while to come to us, because it's got to go elsewhere, I'd like just to do some additional outreach.

MR. DIGIORGIO: Thank you. We have a motion on the table.

COMMISSIONER BRUNSON: And I will second it.

MR. DIGIORGIO: Commissioner --

COMMISSIONER BRUNSON: I'll -- I'll second it. Commissioner Brunson.

(Laughter.)

MR. DIGIORGIO: -- Commissioner Brunson --

COMMISSIONER BRUNSON: I'll second.

MR. DIGIORGIO: -- you've got there. Okay. Hearing no more further discussion, Nancy, please call the roll.

THE REPORTER: Mr. Brion Blackwelder.

MR. BLACKWELDER: Aye.

THE REPORTER: Commissioner Richard Blattner.

COMMISSIONER BLATTNER: Yes.

THE REPORTER: Commissioner Felicia Brunson.

COMMISSIONER BRUNSON: Yes.

THE REPORTER: Vice Mayor Angelo Castillo.

VICE MAYOR CASTILLO: Yes.

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

MR. DIGIORGIO: Yes.

THE REPORTER: Mayor Bill Ganz.

MAYOR GANZ: Yes.

THE REPORTER: Commissioner Michelle J. Gomez.

VICE MAYOR 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.

MR. GROSSO: No.

THE REPORTER: Mr. David Rosenof. Mr. Richard Rosenzweig.

MR. ROSENZWEIG: Yes.

THE REPORTER: Mayor Michael J. Ryan.

MAYOR RYAN: Yes.

THE REPORTER: Mayor Jack Seiler.

MAYOR SEILER: Yes.

THE REPORTER: Commissioner Michael Udine.

COMMISSIONER UDINE: Yes.

THE REPORTER: Commissioner Beverly Williams.

VICE MAYOR WILLIAMS: Yes.

THE REPORTER: Mayor Daniel J. Stermer, Chair.

MR. DIGIORGIO: Thank you very much. Motion passes.

VOTE PASSES 14 TO 1 WITH RICHARD GROSSO VOTING NO.

MR. DIGIORGIO: Thank you all for a spirited discussion.

OTHER BUSINESS:

MR. DIGIORGIO: Ms. Blake Boy.

MS. BOY: I have nothing further.

COMMISSIONER UDINE: Mr. Chair, Madam Clerk, mark me as affirmative on the first two Public Hearing items, please, as well.

MR. DIGIORGIO: Thank you.

MS. BOY: Nothing further. Happy holidays. The next meeting is --

MR. DIGIORGIO: Happy holidays, everyone.

MS. BOY: -- January 25th.

MR. DIGIORGIO: Thank you. January 25th is our next meeting.

(The meeting concluded at 11:44 a.m.)