

**SUMMARY MINUTES
BROWARD COUNTY PLANNING COUNCIL
NOVEMBER 30, 2023**

Members Thomas H. DiGiorgio, Jr., Chair
Present: City of Pembroke Pines Commissioner Angelo Castillo, Vice Chair
City of Tamarac Mayor Michelle J. Gomez, Secretary (via CMT)
Ms. Jessica Abramson
City of West Park Mayor Felicia Brunson (via CMT)
Ms. Ryann Greenberg
City of Pompano Beach Mayor Rex Hardin
Mr. Easton K. Harrison
City of Hollywood Mayor Josh Levy
City of Oakland Park Commissioner Letitia Newbold
City of Coconut Creek Commissioner Jackie Railey
Mr. David Rosenof (via CMT)
Broward County Mayor Nan H. Rich
City of Sunrise Mayor Michael J. Ryan
School Board Member Dr. Allen Zeman (via CMT)

Members Ms. Denise B. Fernandez
Absent: City of Plantation Councilmember Denise Appleby Horland

Also Barbara Blake Boy, Executive Director
Present: Andy Maurodis, Legal Counsel
Karen Pannell, Real Time Reporter

A meeting of the Broward County Planning Council was held on Thursday, November 30, 2023, at 10:03 a.m., in Room 422 of the Broward County Governmental Center, Fort Lauderdale, Florida.

The meeting quorum and format were consistent with Section 1-233 of the Broward County Code of Ordinances regarding advisory boards utilizing communications media technology in the form of telephonic conferencing.

CALL TO ORDER

Chair DiGiorgio called the meeting to order.

PLEDGE OF ALLEGIANCE

Mayor Rich led the Pledge of Allegiance.

ROLL CALL

Following the Roll Call by the Real Time Reporter, Chair DiGiorgio declared that a quorum was present.

OATH OF OFFICE

Commissioner Letitia Newbold, City of Oakland Park, was installed as the newest member to the Planning Council. She provided a brief background and thanked Commissioner McKinzie for the appointment.

Chair DiGiorgio and the Planning Council congratulated Mayor Rich on becoming the Mayor of Broward County. He stated that this will be her last meeting for a while due to additional responsibilities of her new position. Chair DiGiorgio showed much appreciation to Mayor Rich for her ambassadorship for affordable housing. Mayor Rich thanked the Planning Council and staff. She spoke on the work that has been done through this Council for affordable housing and resilience.

CONSENT AGENDA

C 1 APPROVAL OF FINAL AGENDA FOR NOVEMBER 30, 2023

C 2 NOVEMBER 2023 PLAT REVIEWS FOR TRAFFICWAYS PLAN COMPLIANCE

C 3 APPROVAL OF SUMMARY MINUTES OF OCTOBER 26, 2023

C 4 ATTENDANCE RECORD/EXCUSED ABSENCE REQUESTS

Ms. Boy requested the addition of Ms. Fernandez to the excused absence request.

- Councilmember Denise Appleby Horland
- Ms. Denise B. Fernandez

Vice Chair Castillo made a motion to approve the Consent Agenda. Mayor Hardin seconded the motion. The motion passed unanimously.

REGULAR AGENDA

R 1 COUNSEL'S REPORT

(None)

R 2 EXECUTIVE DIRECTOR'S REPORT

Ms. Boy:

- Welcomed Commissioner Newbold to the Planning Council.
- Congratulated Mayor Rich and thanked her for supporting the Council and

its work program.

- Wished the Planning Council Happy Holidays on behalf of Councilmember Horland.
- Requested the Planning Council accept the additional agenda material for item PH3.

Without objection, the Council accepted the additional agenda material.

- Noted that the March 28, 2024, Planning Council meeting corresponds with Broward County Public Schools Spring Break and asked for consideration to cancel this meeting date.

Mayor Hardin made a motion to cancel the March 28, 2024, Planning Council meeting date. Ms. Greenberg seconded the motion. The motion passed unanimously.

R 3 CORRESPONDENCE

(None)

PUBLIC HEARING AGENDA

Ms. Boy stated that there were no members of the public signed up to speak on items PH 1, PH 2, PH 4, and PH 5 other than applicants, agents, and local governments. She indicated that members of the public were present for item PH 3. She provided a brief overview of items PH 1, PH 2, PH 4, and PH 5 noting that staff recommended approval of each item.

Ms. Boy stated that the Quasi-Judicial Hearings on the recertifications for items PH 1 and PH 2 were waived by the Town of Davie.

Vice Chair Castillo made a motion to approve items PH 1, PH 2, PH 4, and PH 5 of the Public Hearing agenda per Planning Council staff recommendations. Mayor Hardin seconded the motion. The motion passed unanimously.

QUASI-JUDICIAL HEARING

PH 1 RECERTIFICATION PCR 23-10

Public Hearing on Recertification of the Town of Davie Future Land Use Element – Map Amendment

(Previously Approved.)

PH 2 RECERTIFICATION PCR 23-8

Public Hearing on Recertification of the Town of Davie Future Land Use Element – Text Amendment

(Previously Approved.)

END QUASI-JUDICIAL HEARING

PH 3 RECERTIFICATION PCR 23-9

Public Hearing on Small-Scale Amendment to the Broward County Land Use Plan – Broward Municipal Services District

Ms. Boy stated that several public speakers were signed in to speak on this item.

Referencing a presentation, Ms. Boy provided a brief overview of the proposed amendment to the Broward County Land Use Plan. She showed the location of the five-acre site in the Broward Municipal Services District. Ms. Boy explained that it is currently designated Estate (1) Residential, which would permit one unit per acre up to five dwelling units and that the proposed amendment would permit three dwelling units per acre allowing an additional 10 units for a total of 15 units per acre. She described the surrounding areas of this parcel and their designated land uses.

Ms. Boy indicated that sufficient public facilities and services, such as transportation and public schools, are available to serve the proposed land use. She stated that Planning Council staff found that the proposed land use is compatible with the established character of the area.

Ms. Boy stated that the City of Coconut Creek has submitted a document, which was included in the additional agenda material, objecting to the proposed amendment. She explained that Planning Council staff recommended approval of the Low (3) Residential designation.

Ms. Boy introduced Dennis Mele, the applicant and agent for the proposed project.

Mr. Mele referenced the Land Use Map and discussed the area surrounding the proposed site and spoke on the North Broward Preparatory School which occupies approximately 80 acres of land. Providing a presentation, Mr. Mele indicated that the applicant is proposing to build 15 single-family homes on large single-family lots. He discussed previous changes to land uses and density throughout Coconut Creek. Mr. Mele stated that the land use of three units per acre would be consistent

with the surrounding properties. He reiterated that Planning Council staff and the Unincorporated Broward County Planning staff also found the land use compatible.

Mr. Mele stated that they would be willing to annex the property to the City of Coconut Creek and would like the development rights to be consistent with the development rights that Coconut Creek has provided to similar circumstances. He noted that there would be no traffic issues, the three area public schools are under enrolled, and there would be no environmental issues.

Ms. Boy described the unique situation with the Broward County Land Use Plan when it involves Unincorporated Broward County. She explained that the County Commission only takes an action to transmit this item to the Planning Council. She stated that the County version of the amendment, the Unincorporated Broward County version of the amendment, and the site plan would all be considered at one Public Hearing at the County Commission.

Ms. Boy introduced the three speakers from Coconut Creek.

Coconut Creek Commissioner John Brodie, addressed the Planning Council. He spoke on the unique nature and personality of Coconut Creek. Mr. Brodie discussed several benefits of the incorporated areas in Coconut Creek and noted that he would not like to see the quality of life to change in this area. He indicated that the community does not support the amendment.

Scott Stoudenmire, Director of Sustainable Development for the City of Coconut Creek, stated that the city does not support three dwelling units per acre. He provided annexation history of the area that included design standards that would preserve the rural nature of the community and maintain one dwelling unit per acre. Mr. Stoudenmire explained that an overlay district was approved in 2005 and is still in effect. He noted that the design standards and one dwelling unit per acre have been working for the community. Mr. Stoudenmire spoke on a 2018 annexation proposal for this parcel that failed due to identical density issues. He requested that the Planning Council consider the history of this parcel.

Mr. Stoudenmire answered questions from the Planning Council regarding the overlay district and density of surrounding properties.

Coconut Creek Mayor Josh Rydell stated that he lives in a nearby area and that the City received notice of the project. He described the area as rural having equestrian estates. Mayor Rydell explained that the City of Coconut Creek had purchased two five-acre parcels in order to have a passive 15-acre park area. He indicated that the proposed area is not compatible at this density. Mayor Rydell stated that the members of the community object to the amendment noting that an objection letter was filed and is located in the back up material.

Mr. Mele referred to several maps and spoke on the density of adjacent and nearby Coconut Creek. Mr. Mele answered several questions from the Planning Council members. Much discussion ensued regarding annexation and the overlay district.

Vice Chair Castillo stated that the Broward County Commission should have the ability to decide what the designation should be. He asked Mr. Mele to commit on behalf of himself and his client will engage with the city to annex this property into Coconut Creek. Mr. Mele committed to the Planning Council.

Coconut Creek Commissioner Railey spoke on the immense pride that residents have for the character of Coconut Creek and its environmental awareness. She discussed the ruralness of the proposed area and expressed that she would be disappointed if there were no compromise. Commissioner Railey requested that the atmosphere of the neighborhood be preserved.

Mayor Ryan and Mayor Hardin both thanked the City of Coconut Creek for engaging in many regional issues and for attending this meeting. Discussion ensued regarding the density and compatibility of the potential amendment. Mayor Rich spoke briefly on annexations and the legislative history.

Commissioner Newbold encouraged residents to voice their concerns and opinions.

Mayor Rich made a motion to recommend approval per Planning Council staff recommendation. Mayor Hardin seconded the motion. The motion passed by a vote of 14-1, with Commissioner Railey voting no.

PH 4 AMENDMENT PC 23-4

Second Public Hearing on Text Amendment to the Broward County Land Use Plan to add Policy 2.16.5 within the Policies Section

(Previously Approved.)

PH 5 AMENDMENT PCT 22-7

Public Hearing on Amendment to the Broward County Land Use Plan – City of Dania Beach

(Previously Approved.)

OTHER BUSINESS

Chair DiGiorgio and Ms. Boy wished everyone a happy holiday season.

NEXT REGULAR SCHEDULED PLANNING COUNCIL MEETING

The next Planning Council meeting is scheduled for January 25, 2024, at 10:00 a.m. in Room 422 of the Broward County Governmental Center.

ADJOURNMENT

Without objection the Chair adjourned this day's meeting at 11:11 a.m.