

**SUMMARY MINUTES
BROWARD COUNTY PLANNING COUNCIL
FEBRUARY 26, 2026**

Members Thomas H. DiGiorgio, Jr., Chair
Present: City of Pembroke Pines Mayor Angelo Castillo, Vice Chair
City of Tamarac Mayor Michelle J. Gomez, Secretary
City of West Park Mayor Felicia Brunson
Broward County Commissioner Lamar P. Fisher
Mr. Adam M. Geller
Ms. Ryann Greenberg
City of Pompano Beach Mayor Rex Hardin
City of Plantation Councilmember Denise Appleby Horland
City of Hollywood Mayor Josh Levy
City of Oakland Park Commissioner Letitia Newbold
City of Coconut Creek Mayor Jackie Railey
Mr. David Rosenof (via CMT)
City of Sunrise Mayor Michael J. Ryan (via CMT)
School Board Member Dr. Allen Zeman

Members Ms. Jessica Abramson
Absent: Dr. Mireidy Fernandez

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, February 26, 2026, at 11:07 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

Vice Chair Castillo led the Pledge of Allegiance.

ROLL CALL

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

CONSENT AGENDA

- C 1 APPROVAL OF FINAL AGENDA FOR FEBRUARY 26, 2026** - including additional agenda material.
- C 2 FEBRUARY 2026 PLAT REVIEWS FOR TRAFFICWAYS PLAN COMPLIANCE**
- C 3 APPROVAL OF SUMMARY MINUTES OF JANUARY 29, 2026**
- C 4 ATTENDANCE RECORD/EXCUSED ABSENCE REQUESTS** – Ms. Jessica Abramson and Dr. Mireidy Fernandez

Vice Chair Castillo made a motion to approve the Consent Agenda. School Board Member Zeman seconded the motion. Without objection, the motion passed unanimously.

REGULAR AGENDA

- R 1 REQUEST FOR FORMAL INTERPRETATION OF THE BROWARD COUNTY LAND USE PLAN FROM THE CITY OF HOLLYWOOD**

(Without objection, this item was held to the end of the agenda per staff recommendation.)

Mr. Maurodis introduced the public hearing, requesting a formal interpretation by the Planning Council of the Broward County Land Use Plan as it pertains to the City of Hollywood. He stated the City of Hollywood is not in agreement with Planning Council staff's interpretation of the Broward County Land Use Plan for the parcel of land located at 1301 South Ocean Drive, which is why this item is before the Planning Council for review. Mr. Maurodis advised that if the Planning Council agrees with staff's interpretation, the City of Hollywood will have the option to appeal the decision and be heard by the Broward County Commission and if the Council agrees with the City of Hollywood, the Planning Council staff would be directed to interpret the land use designation as Medium-High (25) Residential.

Ms. Boy explained that the parcel being discussed is an acre of land located at 1301 S. Ocean Drive in the City of Hollywood. She discussed correspondence issued by the Planning Council staff in 2019 and 2021, indicating that the parcel was designated as Medium-High (25) Residential on the Broward County Land Use Plan, which would permit 25 dwelling units per acre. Ms. Boy explained that the updated January 25, 2023, interpretation based on further research, was Community Designation on the County map. She noted that the City of Hollywood is requesting the Medium-High (25) Residential determination from the original correspondence be carried forward.

Ms. Boy provided several maps while detailing the timeline of the Broward County Land Use Plan maps. She stated that in 1977, the first Broward County Land Use map was adopted; the same map was readopted in 1989. Ms. Boy explained that in 2008 the map was converted to a Geographic Information Systems (GIS) based map and readopted. She noted that in 2017, the County Plan was adopted in its entirety, including the map. Ms. Boy showed the developed area of Broward County, which is 425 square miles or 272,000 acres, and discussed the conversion scale on the map. She noted that the Land Use Plan Maps are graphic representations of the ordinances that are adopted by the local governing body.

Referencing the 1989 map, Ms. Boy detailed the changes that introduced a pattern of the land uses in the area of interest that continued being used on every subsequent map. She discussed correspondence with the City of Hollywood, noting that in June 2022 during a meeting regarding the Broward County Land Use Plan amendment process to increase density, a member of the Hollywood staff stated that the City was not in agreement with the Planning Council staff's correspondence from 2021 and thought that the County map was in error. Ms. Boy explained that Planning Council later received a letter from the City of Hollywood staff stating that the city believed there was a scrivener's error on its map and requested the site be recognized as Medium-High (25) Residential designation. She discussed the Planning Council's review process of this area. Ms. Boy explained that during the process, the City of Hollywood historical Land Use Plan Maps were compared to the County Land Use Plan Maps and the other resources that were reviewed.

Ms. Boy stated that after the review of Planning Council staff's revision to the 2023 letter based on the historical records including the generalized Broward County Land Use Plan map configurations, City of Hollywood map configurations, condominium documents, Plat surveys, and legal descriptions; Planning Council concluded that the Medium-High (25) Residential designation that was issued in the 2021 letter was made in error and that the configuration of community designation was the updated interpretation in 2023. She reiterated that the Planning Council may direct Planning Council staff to issue a revised interpretation or confirm the interpretation of Planning Council staff in which case, the City of Hollywood may appeal the decision to the County Commission.

Mr. Dennis Mele spoke on behalf of the City of Hollywood. He showed much respect and appreciation of the Planning Council staff and administration. Referring to the maps, Mr. Mele spoke on the changes that took place 1977, 1989, and 2017 between the City of Hollywood maps and the Broward County maps. He stated that using reference points, he believes that the parcel on the map is immediately South of the CF or community designation. Mr. Mele noted that the 1977 map was more detailed than the 1989 map. He spoke on the history of approvals of the Broward County Land Use Plan beginning in 1977-2017 adopting the maps as a whole with this property shown as 25 units an acre. Mr. Mele stated that according to all the research, the City of Hollywood believes this property should maintain a Medium-High (25) Residential Land Use.

A brief discussion ensued regarding the city maps and land use maps and the legality of making changes.

Several members of the public were present to speak in support of staff's interpretation of this item:

- Broward County Commissioner Beam Furr
- Terry Cantrell of the Hollywood Lakes Civic Association
- Dennis DiMartino, Hollywood Resident
- Maureen Villaverde, Hollywood Resident
- Lynn Smith, Downtown Parkside Royal Preserve Civic Association
- Richard Grosso, Broward Sierra Group
- Donna Greene, Resident of Hollywood
- Ann Ralston, Resident of Hollywood
- Steven Naron, Resident of Hollywood
- Catherine Uden, Resident of Hollywood
- Douglas Eney, HNBA
- Stephen Welsch, Resident of Hollywood
- Stephanie Burns, Resident of Hollywood

Mr. Mele responded to the comments made by the speakers regarding the maps, the potential changes, and the speaker's concerns.

Mayor Levy explained that the super majority of the City Commission of Hollywood had chosen to legislatively pursue this item for clarification regarding the land use. He showed appreciation to the residents and community uses. Mayor Levy stated the importance of upholding the Broward County Land Use Plan in order to keep the integrity of the Planning Council. Referring to the 2017 map, he discussed the 9 blocks below the 1301 block that reflect the Medium-High (25) Residential, noting that a Land Use Plan has not been amended to correct the scrivener's error.

When asked, Ms. Boy explained that Planning Council staff stands by the revised January 25, 2023, interpretation. She stated that the configuration of the generalized maps has not been changed. Mr. Maurodis answered legal questions from the Planning Council members. Much discussion ensued with all present Planning Council members speaking and asking questions.

Mayor Levy made a motion to approve the interpretation of this item consistent with the 2017 Land Use Plan, which shows this at Medium-High (25) Residential. Mayor Gomez seconded the motion. After much discussion, the Chair requested a roll call vote. The motion failed 6-9.

(In favor: *Commissioner Lamar P. Fisher, Mayor Michelle J. Gomez, Mayor Rex Hardin, Mayor Josh Levy, Mr. David Rosenof, Mr. Thomas H. DiGiorgio, Jr.*)
(Opposed: *Mayor Felicia Brunson, Mayor Angelo Castillo, Mr. Adam M. Geller, Ms.*)

Ryann Greenberg, Councilmember Denise Appleby Horland, Commissioner Letitia Newbold, Mayor Jackie Railey, Mayor Michael J. Ryan, School Board Member Allen Zeman)

School Board Member Zeman made a motion to approve the Planning Council staff's recommendation of this item. Ms. Greenberg seconded the motion. The Chair requested a roll call vote. The motion passed 13-2.

(In favor: Mayor Felicia Brunson, Mayor Angelo Castillo, Commissioner Lamar P. Fisher, Mr. Adam M. Geller, Ms. Ryann Greenbert, Mayor Rex Hardin, Councilmember Denise Appleby Horland, Commissioner Letitia Newbold, Mayor Jackie Railey, Mr. David Rosenof, Mayor Michael J. Ryan, School Board Member Allen Zeman, Mr. Thomas H. DiGiorgio, Jr.) (Opposed: Mayor Michelle J. Gomez, Mayor Josh Levy)

R 2 COUNSEL'S REPORT

Mr. Maurodis stated that he will provide a full legislative report at the next meeting.

R 3 EXECUTIVE DIRECTOR'S REPORT

Ms. Boy:

- Provided a brief update on BrowardNext. She noted the first public hearing before the Planning Council is expected at the April meeting. Ms. Boy will remind the Planning Directors from local governments about specific incentive-based policies.

R 4 CORRESPONDENCE

(None.)

PUBLIC HEARING AGENDA

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

PH 1 RECERTIFICATION PCR 26-3

Public Hearing on Recertification of the City of Fort Lauderdale Future Land Use Element – Text Amendment

PH 2 AMENDMENT PC 25-6

Public Hearing on Small Scale Amendment to the Broward County Land Use Plan – City of Oakland Park

Vice Chair Castillo made a motion to approve item PH 1 and PH 2 per Planning Council staff recommendation. School Board Member Zeman seconded the motion. The motion passed unanimously.

OTHER BUSINESS

PLANNING COUNCIL COMMENTS

(None.)

NEXT REGULAR SCHEDULED PLANNING COUNCIL MEETING

The next Planning Council meeting is scheduled for April 23, 2026, at 10:00 a.m. in Room 422 of the Broward County Governmental Center.

ADJOURNMENT

Without objection Chair DiGiorgio adjourned this day's meeting at 1:46 p.m.