

**SUMMARY MINUTES  
BROWARD COUNTY PLANNING COUNCIL  
MAY 22, 2025**

**Members** Thomas H. DiGiorgio, Jr., Chair  
**Present:** City of Pembroke Pines Mayor Angelo Castillo, Vice Chair  
City of Tamarac Mayor Michelle J. Gomez, Secretary  
Ms. Jessica Abramson  
City of West Park Mayor Felicia Brunson (via CMT)  
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  
Mr. David Rosenof (via CMT)  
City of Sunrise Mayor Michael J. Ryan (via CMT)  
School Board Member Dr. Allen Zeman (via CMT)

**Members** Ms. Denise B. Fernandez  
**Absent:** City of Coconut Creek Mayor Jackie Railey

**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, May 22, 2025, 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**

Councilmember Appleby Horland 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 MAY 22, 2025**

**C 2 MAY 2025 PLAT REVIEWS FOR TRAFFICWAYS PLAN COMPLIANCE**

**C 3 APPROVAL OF SUMMARY MINUTES OF MARCH 27, 2025**

**C 4 ATTENDANCE RECORD/EXCUSED ABSENCE REQUESTS**

- Email correspondence from Mayor Jackie Railey dated May 19, 2025

**Mayor Hardin made a motion to approve the Consent Agenda. Secretary Gomez seconded the motion. Without objection, the motion passed unanimously.**

## **REGULAR AGENDA**

**R 1 FISCAL YEAR 2026 PLANNING COUNCIL BUDGET PROPOSAL**

Ms. Boy stated that the Executive Committee considered the recommendation from the Planning Council staff to reduce the FY26 budget to \$1.5M. She explained that the reduction is based on the elimination of a vacant administrative position, which has been vacant since 2020 and results in a 4.2% reduction in the budget.

Ms. Boy announced that succession planning is taking place for the future retirement of Assistant Executive Director, Deanne Von Stetina, which will take place next year. She stated that a new Planner will be starting with the department in June 2026. She asked the Planning Council to recommend the proposed reduced budget.

**Vice Chair Castillo made a motion to approve the fiscal year 2026 Planning Council budget proposal. Secretary Gomez seconded the motion. Without objection, the motion passed unanimously.**

**R 2 ANNUAL EVALUATION: PLANNING COUNCIL ATTORNEY**

Chair DiGiorgio reviewed the Annual Evaluation for Planning Council Attorney Andy Maurodis. He read a summary and the conclusion of the evaluation aloud showing much support of Mr. Maurodis. The Planning Council members thanked Mr. Maurodis and showed much appreciation of him and his hard work. Mr. Maurodis thanked the Planning Council and expressed his gratitude in working with this group.

**Vice Chair Castillo made a motion to approve the Annual evaluation of the Planning Council Attorney. Secretary Gomez seconded the motion. Without objection, the motion passed unanimously.**

### **R 3 ANNUAL EVALUATION: PLANNING COUNCIL EXECUTIVE DIRECTOR**

Chair DiGiorgio reviewed the Annual Evaluation for Planning Council Executive Director, Barbara Blake Boy. He read a summary and the conclusion of the evaluation aloud showing much support of Ms. Boy. The Planning Council members acknowledged and thanked Ms. Boy for her hard work. Commissioner Fisher spoke on Ms. Boy's professionalism and dedicated service to Broward County. Ms. Boy thanked the members of the Planning Council and staff for their hard work.

**Secretary Gomez made a motion to approve the Annual evaluation of the Planning Council Attorney. Vice Chair Castillo seconded the motion. Without objection, the motion passed unanimously.**

### **R 4 COUNSEL'S REPORT**

- **Public records and Sunshine Law/Ethics Update**

Mr. Maurodis acknowledged that he had provided the members with information regarding the Public Records Law and Sunshine Law. He noted changes and highlights and recommended that the members review this material periodically.

- **Florida Legislative Session Update 2025 – CS/CB 1730 and SB 1080**

Mr. Maurodis provided a Legislative update. He spoke on SB 1730, which is an affordable housing bill that was passed. Mr. Maurodis stated that it is a third iteration of Live Local and he discussed several revisions that have been made regarding restrictions on affordable housing. He explained that this bill is much more targeted than the previously competing bill SB 943.

Mr. Maurodis discussed SB 1080, noting the provisions regarding development permits and the School Board's ability to enact certain developer exactions and impact fees.

Mr. Maurodis spoke on SB 180, which is a bill that passed pertaining to hurricane preparedness. He stated that the bill indicates that the County or City should not adopt any comprehensive plan, amendment, or land development regulation. Mr. Maurodis explained that this is more restrictive than the previous plan and is retroactive. Ms. Boy stated that this was discussed at the Executive Committee meeting and that the Planning Council staff will be reviewing the language to ensure that the County will not be put in conflict with the new legislation as it relates to BrowardNext.

Mr. Maurodis answered questions from the Planning Council regarding these bills.

## **R 5 EXECUTIVE DIRECTOR'S REPORT**

- **Annual Evaluation of Implementation of BrowardNext – Broward County Land Use Plan Policy 2.16.4 – Survey Results**

Ms. Boy stated that an annual survey was conducted on the Land Use Plan Policy 2.16.4, noting that local governments are using the policy, but no permits have been issued yet. She explained that approximately \$20 million has been committed to once the units are built.

- **BrowardNext Update**

(Previously discussed)

## **R 6 CORRESPONDENCE**

(None.)

### **PUBLIC HEARING AGENDA**

Ms. Boy stated that there were no members of the public signed up to speak on items PH 1 through PH 4 other than applicants, agents, and local governments. Ms. Boy provided a brief overview of the item, noting that staff recommended approval of the items excluding PH 2 and that the applicant was requesting to speak. Mayor Ryan requested item PH 3 also be pulled for further discussion.

**Vice Chair Castillo made a motion to move items PH 1 and PH 4 of the public hearing agenda per Planning Council staff recommendation. Mayor Hardin seconded the motion. Without objection, the motion passed unanimously.**

### **PH 1 RECERTIFICATION PCR 25-5**

**Public Hearing on Recertification of the City of Lighthouse Point Future Land Use Element – Text Amendment**

(Previously approved)

### **PH 2 AMENDMENT PCNRM 24-3**

**Public Hearing on Amendment to the Environmentally Sensitive Lands (ESL) Map of the Broward County Land Use Plan Natural Resource Map Series – Portion of Site 97/Map Label 136 – City of Dania Beach**

Ms. Boy gave an overview of the proposed amendment to the Natural Resource Map Series. She provided a map showing the proposed removal of 3.5 acres from the Environmentally Sensitive Lands Map within the City of Dania Beach. Ms. Boy noted that the City of Dania Beach has no objection to the proposed amendment.

She explained that the 3.5 acres is part of a larger 21-acre ESL and a 160-acre wetland that belongs to Broward County.

Ms. Boy indicated that Broward County review agencies (Urban Planning, Resilient Environment, and Environmental Permitting) do not support the proposed amendment because the site is hydrologically connected to the surrounding wetlands and the Dania Cutoff Canal. She stated that the site is within a priority planning area where flooding and stormwater management are a concern. She noted that all comments and agency responses were included in the backup material as well as responses from the applicant. Ms. Boy showed a conservation easement that is part of the applicant's application, and they will also be purchasing 1.24 acres of mitigation credits through the Everglades Mitigation Bank.

Ms. Boy stated that Planning Council Staff is not supporting approval of the amendment, and that Planning Council Staff is requesting the consideration of retaining the Eastern portion of the ESL if the Council supports the application.

Ms. Boy introduced Tyler Chappell of the Chappell Group and applicant Ed Stacker, who provided a brief history and presentation of Site 97. He stated that the maps were created in 1989 when the Environmental Coalition of Broward County surveyed the county and designated many properties as Environmentally Sensitive Lands. Mr. Stacker noted that 8 years later, Broward County acquired the property to North, East, and the South of the ESL, but that nothing else has been done with this land. Mr. Stacker stated that it is a property that has not been platted. He read from the Development Review Report from March 31, 2025, which recommends denial of the plat until the site is removed from the ESL map via the State of Florida Chapter 163 amendment process and all licenses and permits are obtained. He indicated the reason they have applied for the amendment to the map last year is to move forward in the environmental permitting process.

Mr. Stacker asked the Planning Council to refer to the letter presented by Dania Beach that shows that there is no objection.

Mr. Chappell also provided a brief history of the project speaking on the balanced approach on the preservation and mitigation of the mangroves. He noted that there is an FPL easement that runs to the South of this property as well as a dirt Rd used for maintenance and access.

Mr. Stacker thanked the Planning Council and asked for support of this amendment and the City of Dania Beach. He answered several questions and concerns of the Planning Council members. Vice Chair Castillo requested clarification from the applicant of the commitment that all environmental requirements will be fully adhered to and satisfied. Mr. Stacker agreed. Addressing a question from Commissioner Newbold, Mr. Stacker affirmed that they would adhere to all stormwater and environmental permitting requirements. (Mayor Brunson and Mayor Levy left the meeting during the discussion.)

**Secretary Gomez made a motion to approve Item PH 2. Vice Chair Castillo seconded the motion. Without objection, the motion passed unanimously by roll call vote.** (Ms. Jessica Abramson, Mayor Angelo Castillo, Mr. Adam M. Geller, Mayor Michelle J. Gomez, Ms. Ryann Greenberg, Mayor Rex Hardin, Councilmember Denise Appleby Horland, Commissioner Letitia Newbold, Mayor Michael J. Ryan, School Board Member Allen Zeman, and Chair Thomas H. DiGiorgio, Jr.)

**PH 3** Commissioner Fisher requested that PH 3 be discussed before PH 2 due to time constraints. Without objection, this change was allowed.

Ms. Boy explained that items A and B are being presented together as the applications are related.

**A. AMENDMENT PC 25-2**

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

**B. AMENDMENT PCNRM 25-1**

**Public Hearing on Amendment to the Environmentally Sensitive Lands (ESL) Map of the Broward County Land Use Plan Natural Resource Map Series – Sites 42A, 42B, 42C, and 42D/Map Labels 95, 91, 93, and 92 – City of Pompano Beach**

Referencing a map, Ms. Boy showed the land use amendment site, which is proposed to change from recreation open space to transportation use at the Pompano Air Park in the City of Pompano Beach. She stated the sites current use is for aviation, noting that there is some undisturbed land. Ms. Boy explained that the recreation open space use will need to be changed to transportation use.

Ms. Boy explained that for the land use amendment to occur and the land to be developed, the natural resource map series will have to be considered. She stated that there is a deed restriction on the property for aviation uses which is under the control of the Federal Aviation Administration. Ms. Boy noted that there is correspondence from the FAA in the additional meeting materials for review.

Ms. Boy acknowledged that Planning Council staff recommended approval of the land use change.

She introduced Ms. Jean Dolan, Development Services Planner, and Mr. Barrington Irving, aviator and founder of the Barrington Irving Technical Training School (BITTS). They provided a joint presentation to address both the land use change and the ESL Map amendment request. Referencing a map, Ms. Dolan showed the Planning Council Members the area of the land use change request from open

space recreation to transportation. She spoke on the requirements of the deed restrictions and the FAA regulations to be in compliance with the Airport Master Plan.

Referencing a map, Ms. Dolan discussed the areas surrounding the Airpark. She spoke on the wildlife hazards, which will need to be phased out. She noted that county staff has performed a site visit and that some plants will be preserved in a different habitat. Ms. Dolan read from the correspondence that was received from the FAA detailing their requirements regarding the wildlife near the Airpark.

Ms. Dolan requested a recommendation of approval from the Planning Council in order to be compliant with all regulations, grant assurances, deed restrictions. She spoke on the potential that the FAA could rescind the airport back to federal control if this is not approved.

Ms. Dolan explained that BITTS is a current tenant occupying one of the hangars at the Airpark. She presented a video of the BITTS program and introduced Captain Barrington Irving to speak on the program. He thanked the Planning Council members for considering the request, noting that he was honored by the Council several years ago after a historical flight around the world.

Mr. Irving spoke on the expansion of workforce development training into Broward County from Miami. He expressed gratitude to the City of Pompano for the opportunity to establish this training program and focus on the technical needs of aviation. Mr. Irving stated there has been a tremendous success with the BITTS program. He explained that several people have graduated from the program and have had job offers for employment in aviation. Mr. Irving stated that the training is provided to the candidates at no cost to them. He spoke on the need for space to expand the program. Mr. Irving restated his thanks to Pompano Beach and his excitement to expand the program.

Referring to the land use change, Ms. Boy explained that the request would change from recreation open space to transportation noting that the site has never been used for recreation open space use.

Ms. Dolan answered several questions from the Planning Council regarding the FAA correspondence, wildlife challenges, aviation development, and any objections changes of this site. Much discussion ensued. (Mayor Fisher left the meeting at 11:09 a.m.)

**Mayor Levy made a motion to approve PH 3.A. and PH 3.B. Secretary Gomez seconded the motion. Without objection, the motion passed unanimously.**

**PH 4 AMENDMENT TO THE “ADMINISTRATIVE RULES DOCUMENT:  
BROWARDNEXT”**

(Previously approved)

**OTHER BUSINESS**

**PLANNING COUNCIL COMMENTS**

Vice Chair Castillo recognized Ethan Greenberg, son of Planning Council Member Ryann Greenberg, who is a student at Florida State University and will be joining the armed forces.

**NEXT REGULAR SCHEDULED PLANNING COUNCIL MEETING**

The next Planning Council meeting is scheduled for June 26, 2025, 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 11:53 a.m.