

**SUMMARY MINUTES
BROWARD COUNTY PLANNING COUNCIL
October 23, 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 (via CMT)
Ms. Jessica Abramson
City of West Park Mayor Felicia Brunson (via CMT)
Broward County Commissioner Lamar P. Fisher
Mr. Adam M. Geller (via CMT)
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)
School Board Member Dr. Allen Zeman (via CMT)

Members Dr. Mireidy Fernandez
Absent: City of Coconut Creek Mayor Jackie Railey
City of Sunrise Mayor Michael J. Ryan

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, October 23, 2025, at 10:00 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

Commissioner Fisher 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 OCTOBER 23, 2025 – Including Additional Agenda Material**
- C 2 OCTOBER 2025 PLAT REVIEWS FOR TRAFFICWAYS PLAN COMPLIANCE**
- C 3 APPROVAL OF SUMMARY MINUTES OF AUGUST 28, 2025**
- C 4 ATTENDANCE RECORD/EXCUSED ABSENCE REQUESTS - Dr. Mireidy Fernandez, Mayor Jackie Railey, and Mayor Michael Ryan.**

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

REGULAR AGENDA

R 1 COUNSEL’S REPORT

Mr. Maurodis provided a brief update on SB180. He explained that two lawsuits have been filed by 1,000 Friends of Florida and 25 Cities and Counties against the State regarding the bill. Mr. Maurodis stated that alternative bills and solutions have come forward. He will update Planning Council members with significant updates as they become available.

R 2 EXECUTIVE DIRECTOR’S REPORT

Ms. Boy:

- Introduced the new member of the Planning Council Staff, Mercedes Mejia, GIS Program/Project Coordinator.
- Noted that the next Planning Council meeting is scheduled for December 4th.
- Provided a BrowardNext Update. She spoke on challenges and unanticipated impacts that have arisen from SB180. Ms. Boy announced that Planning Council staff will be hosting two workshops in December and January and spoke on the timeline of events moving forward.

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 or PH 2 other than applicants, agents, and local governments. She indicated that there were two members of the public to speak on PH 3. Ms. Boy provided a brief overview of the items, noting that staff recommended approval of each of the items.

QUASI-JUDICIAL HEARING

PH 1 WAIVER TO THE BROWARD COUNTY TRAFFICWAYS PLAN – STATE ROAD A1A/OCEAN DRIVE – PCTW 25-1W

Public Hearing to waive ten (10) feet of the right-of-way dedication requirement along a portion of State Road A1A/Ocean Drive, on the “Broward County Trafficways Plan;” located in the City of Hollywood

Ms. Boy stated that the applicant is Ryan Horland, noting that Councilmember Denise Horland has submitted a conflict waiver and will abstain from this vote.

Commissioner Fisher made a motion to approve item PH 1 per Planning Council staff recommendation. Mayor Hardin seconded the motion. Without objection, the motion passed unanimously with Councilmember Horland abstaining; State of Florida Form 8B is attached.

END OF QUASI-JUDICIAL HEARING

PH 2 AMENDMENT PC 25-5

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

Mayor Castillo made a motion to approve item PH 2 per Planning Council staff recommendation. Mayor Hardin seconded the motion. The motion passed unanimously.

PH 3 AMENDMENT PCR 25-7

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

Ms. Boy provided a brief overview of the proposed amendment and reviewed the application process for unincorporated areas of Broward County Land Use Amendments. She indicated that the Broward County Commission has not made a recommendation on this amendment yet, noting that this is the first hearing for this item. Ms. Boy explained that the County Commission will likely consider adoption of the Broward County Land Use Plan Amendment and the unincorporated Broward County or Broward Municipal Services District (BMSD) Amendment at the same hearing.

Ms. Boy stated that the proposed amendment is from Community use to Medium (16) Residential, which would potentially add up to 630 dwelling units recognizing the applicant's voluntary commitment to restrict up to 474 multi-family dwelling units as affordable housing units for a minimum of 30 years. She indicated that sufficient facilities and services are available to serve the proposed land use including transportation and schools.

Ms. Boy explained that the applicant has acknowledged the licensing and permitting requirements which will include the modification of the Environmentally Sensitive Lands site. She spoke on the commitments that the applicant has made that include a maximum building height of three stories or 35 feet for the multi-family dwelling units, access and traffic circulation consideration, and amenities for the multi-family units.

Robert Lochrie, Attorney representing the Fort Lauderdale Housing Authority, provided a brief history of the property. He spoke on the requirements and updates that will be completed with the development of the site. He discussed previously proposed projects noting that this project will be less burdensome to the community. Mr. Lochrie answered questions from the Planning Council members.

David Nielsen, resident of BMSD, spoke on several concerns regarding the amendment, such as drainage, congestion due to the increase in people and traffic, and lead mitigation from the existing gun range.

Angela Clem spoke on behalf of the Broadview Park Civic Association, stating strong opposition to the rezoning. She explained that residents feel that the rezoning threatens the character, safety, and sustainability of the neighborhood. Ms. Clem stated that it would affect open space for recreation and wildlife that would require conservation efforts and mitigation. She noted that Broadview residents feel that there has been minimal outreach and that they deserve a voice. She and the Broadview Park Civic Association requested that the Planning Council reject or decline the amendment.

Mr. Lochrie stated that the environmental concerns are valid noting that they will be evaluated through the process. He indicated that it will be an extra vigorous process because the site has been designated as a Local Area of Particular Concern. Mr. Lochrie reviewed the public outreach efforts and addressed concerns that were brought up by the residents and spoke on the commitment to affordable housing.

Mr. Lochrie addressed the concerns made by the public speakers and answered questions by the Planning Council. The Planning Council Members showed support for the amendment.

Mayor Levy made a motion to approve PH 3 per staff recommendation. Commissioner Fisher 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 December 4, 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 10:46 a.m.

FORM 8B MEMORANDUM OF VOTING CONFLICT FOR COUNTY, MUNICIPAL, AND OTHER LOCAL PUBLIC OFFICERS

LAST NAME—FIRST NAME—MIDDLE NAME	NAME OF BOARD, COUNCIL, COMMISSION, AUTHORITY, OR COMMITTEE
MAILING ADDRESS	THE BOARD, COUNCIL, COMMISSION, AUTHORITY OR COMMITTEE ON WHICH I SERVE IS A UNIT OF: <input type="checkbox"/> CITY <input type="checkbox"/> COUNTY <input type="checkbox"/> OTHER LOCAL AGENCY
CITY COUNTY	NAME OF POLITICAL SUBDIVISION:
DATE ON WHICH VOTE OCCURRED	MY POSITION IS: <input type="checkbox"/> ELECTIVE <input type="checkbox"/> APPOINTIVE

WHO MUST FILE FORM 8B

This form is for use by any person serving at the county, city, or other local level of government on an appointed or elected board, council, commission, authority, or committee. It applies to members of advisory and non-advisory bodies who are presented with a voting conflict of interest under Section 112.3143, Florida Statutes.

Your responsibilities under the law when faced with voting on a measure in which you have a conflict of interest will vary greatly depending on whether you hold an elective or appointive position. For this reason, please pay close attention to the instructions on this form before completing and filing the form.

INSTRUCTIONS FOR COMPLIANCE WITH SECTION 112.3143, FLORIDA STATUTES

A person holding elective or appointive county, municipal, or other local public office **MUST ABSTAIN** from voting on a measure which would inure to his or her special private gain or loss. Each elected or appointed local officer also **MUST ABSTAIN** from knowingly voting on a measure which would inure to the special gain or loss of a principal (other than a government agency) by whom he or she is retained (including the parent, subsidiary, or sibling organization of a principal by which he or she is retained); to the special private gain or loss of a relative; or to the special private gain or loss of a business associate. Commissioners of community redevelopment agencies (CRAs) under Sec. 163.356 or 163.357, F.S., and officers of independent special tax districts elected on a one-acre, one-vote basis are not prohibited from voting in that capacity.

For purposes of this law, a “relative” includes only the officer’s father, mother, son, daughter, husband, wife, brother, sister, father-in-law, mother-in-law, son-in-law, and daughter-in-law. A “business associate” means any person or entity engaged in or carrying on a business enterprise with the officer as a partner, joint venturer, coowner of property, or corporate shareholder (where the shares of the corporation are not listed on any national or regional stock exchange).

* * * * *

ELECTED OFFICERS:

In addition to abstaining from voting in the situations described above, you must disclose the conflict:

PRIOR TO THE VOTE BEING TAKEN by publicly stating to the assembly the nature of your interest in the measure on which you are abstaining from voting; *and*

WITHIN 15 DAYS AFTER THE VOTE OCCURS by completing and filing this form with the person responsible for recording the minutes of the meeting, who should incorporate the form in the minutes.

* * * * *

APPOINTED OFFICERS:

Although you must abstain from voting in the situations described above, you are not prohibited by Section 112.3143 from otherwise participating in these matters. However, you must disclose the nature of the conflict before making any attempt to influence the decision, whether orally or in writing and whether made by you or at your direction.

IF YOU INTEND TO MAKE ANY ATTEMPT TO INFLUENCE THE DECISION PRIOR TO THE MEETING AT WHICH THE VOTE WILL BE TAKEN:

- You must complete and file this form (before making any attempt to influence the decision) with the person responsible for recording the minutes of the meeting, who will incorporate the form in the minutes. (Continued on page 2)

APPOINTED OFFICERS (continued)

- A copy of the form must be provided immediately to the other members of the agency.
- The form must be read publicly at the next meeting after the form is filed.

IF YOU MAKE NO ATTEMPT TO INFLUENCE THE DECISION EXCEPT BY DISCUSSION AT THE MEETING:

- You must disclose orally the nature of your conflict in the measure before participating.
- You must complete the form and file it within 15 days after the vote occurs with the person responsible for recording the minutes of the meeting, who must incorporate the form in the minutes. A copy of the form must be provided immediately to the other members of the agency, and the form must be read publicly at the next meeting after the form is filed.

DISCLOSURE OF LOCAL OFFICER'S INTEREST

I, _____, hereby disclose that on _____, 20 ____ :

(a) A measure came or will come before my agency which (check one or more)

- ☐ inured to my special private gain or loss;
- ☐ inured to the special gain or loss of my business associate, _____ ;
- ☐ inured to the special gain or loss of my relative, _____ ;
- ☐ inured to the special gain or loss of _____, by whom I am retained; or
- ☐ inured to the special gain or loss of _____, which is the parent subsidiary, or sibling organization or subsidiary of a principal which has retained me.

(b) The measure before my agency and the nature of my conflicting interest in the measure is as follows:

If disclosure of specific information would violate confidentiality or privilege pursuant to law or rules governing attorneys, a public officer, who is also an attorney, may comply with the disclosure requirements of this section by disclosing the nature of the interest in such a way as to provide the public with notice of the conflict.



Date Filed

Signature

NOTICE: UNDER PROVISIONS OF FLORIDA STATUTES §112.317, A FAILURE TO MAKE ANY REQUIRED DISCLOSURE CONSTITUTES GROUNDS FOR AND MAY BE PUNISHED BY ONE OR MORE OF THE FOLLOWING: IMPEACHMENT, REMOVAL OR SUSPENSION FROM OFFICE OR EMPLOYMENT, DEMOTION, REDUCTION IN SALARY, REPRIMAND, OR A CIVIL PENALTY NOT TO EXCEED \$10,000.