

Resilient Environment Department Local Planning Agency
Public Hearing
Government Center West – 2nd Floor Hearing Room
1 North University Drive, Plantation, FL 33324
November 08, 2023

Attendance

1. Board Members Present

- a. Cyril Saiphoo, AICP, Chair
- b. Amede Dimonnay
- c. Angela Chin, AICP
- d. Michael Huneke
- e. Lisa Wight

2. Board Members Absent

- a. Glennika Gordon (Ex-officio member - School Board of Broward County, Florida)

3. County Staff Present

Urban Planning Division

- a. Heather Cunniff, Planning Section Supervisor, AICP
- b. Darby Delsalle, Assistant Director, AICP
- c. Andy Joseph, Planner, AICP
- d. Josie Sesodia, Director, AICP
- a. Alexis Marrero-Koratich, Assistant County Attorney

4. Others Present

Rod Feiner
Thuy Turner
A.S. Hayes-Tubbs

See attached sign in sheet.

Agenda

1. Call to Order

Cyril Saiphoo, Chair, called the Local Planning Agency (LPA) meeting to order at 2:00pm. The LPA members introduced themselves.

2. Approval of Minutes: July 19, 2023

Upon a motion made by Angela Chin, seconded by Lisa Wight, the July 19, 2023, Local Planning Agency minutes were unanimously approved.

3. Rezoning Code Amendment: 23-Z6: SDS Development and Trust

Prior the item being introduced, Mr. Saiphoo recused himself from the item due to a potential conflict and passed the chairperson duties to Ms. Chin. She opened the item and requested a staff report.

Ms. Chin introduced the item and requested a staff presentation.

Andy Joseph introduced himself and provided brief description of the proposed rezoning. Mr. Joseph noted the following:

- The proposed amendment changes the Broward Municipal Services District Zoning Map from B-2: General Commercial Business to B-3: Intense Commercial Business for an approximately 0.62 acre located west of SR 7/US 441, south of SW 14th Street, and east of SW 40th Terrace.
- Mr. Joseph introduced the staff report into the record and noted the following:
 - A single zoning district is most appropriate and the B-3 zoning district is most appropriate for the SR 7/US 441 corridor.
 - The proposed rezoning provides additional land for the B-3 zoning district.
 - The proposed rezoning is consistent with the Broward County Comprehensive Plan, including various goals, objectives, and policies and the Commercial future land use designation.
 - The proposed B-3 zoning is consistent with the intensity and general uses set forth in the Broward County Comprehensive Plan.
 - Infrastructure capacity for potable water, sanitary sewer, drainage, solid waste, and public transit is expected to be available to serve the rezoning site.
 - The proposed rezoning allows a circumstance in which land uses or conditions can co-exist in relative proximity to each other in a stable fashion over time such that no use or condition is unduly negatively impacted either directly or indirectly by another use or condition.
 - Staff recommends that the Local Planning Agency (LPA) find the proposed ordinance consistent with the Broward County Comprehensive Plan.

Ms. Chin requested public comments. Rod Feiner, the applicant's attorney, stated the applicant agrees with the staff report. Notices were mailed to the adjacent community association (Broadview Park Civic Association) twice. No response was received. Mr. Feiner noted that major redevelopment is not planned. Mr. Feiner noted that parking is a premium on the site. The rezoning will add additional uses that will likely generate less parking than the B-2 uses. He concluded by stating that B-3 zoning is compatible with adjacent land uses.

Ms. Chin requested public comments.

Ms. Hayes-Tubbs stated that she owns a property immediately west of the property. She is slightly relieved that a large project is not being built. She stated that parking is extremely limited and is a major issue. The dispensary has had cars parked on SW 40th Terrace, despite the posted no parking signs. A fitness center was previously located on the property. Parking was an issue when they held an event, with cars parked for three blocks on both sides of SW 40th Terrace. The nearby small car dealer parks vehicles along SW 40th Terrace. Broward County has tried to address the issue by posting no parking signs and planting new grass in the swales. Should Broward County approve the rezoning, the parking issue needs to be addressed.

Ms. Chin requested questions or comments from LPA members. Hearing none, Ms. Chin requested that the LPA consider a motion finding the proposed rezoning consistent with the Broward County Comprehensive Plan.

Upon a motion by Ms. Wight, seconded by Mr. Huneke, the proposed rezoning was found consistent with the Broward County Comprehensive Plan.

4. Public Comments: Non-Agenda Items
None.

5. Adjourn

Upon a motion made by Ms. Wight, seconded by Mr. Huneke, and unanimously approved, the meeting adjourned at 2:12pm.

November 8, 2023 Resilient Environment Department Urban Planning Division Local Planning Agency
Attendee Sign-in Sheet

#	Name	Address	Phone Number	E-mail	Do you wish to speak?
1	Alexis Marrero Kasath	115 S Andrews Ave	954 357 7696	AKORATCH@Broward.org	✓
2	Alexis Amannay	1 N. University Dr	954 574 1443	AMANNAY@Broward.org	
3	Michael Humeke	1 N University Dr	954 357 4906	m.humeke@Broward.org	
4	A. S. Hayes-Turner	1409 SW 40th Ave	954 495-8601		✓
5	Angela M Chin	110 NE 3rd St. #300	9.357.4919	Achinebrown.org	
6	LISA WIGHTE	110 NE 3rd St. St. 300	9.357-6679	lwight@broward.org	
7	Red Feiner	1404 S Andrews Ave	9-761-3636	refiner@oksfusion.com	✓
8	Thuy Turner	62 Winterton Lake Dr	9-610-1633	Thuy@turnerplanning.com	
9	Dora Desaulé	1 U DRIVE	9 357-9797	DESALU@Broward.org	
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