



**SUMMARY MINUTES  
BROWARD COUNTY PLANNING COUNCIL**

**JANUARY 23, 2020**

**MEMBERS PRESENT:** Mayor Daniel J. Stermer, Chair  
Brion Blackwelder  
Commissioner Richard Blattner  
Robert Breslau  
Commissioner Felicia Brunson, via telephone  
Commissioner Angelo Castillo  
Thomas H. DiGiorgio, Jr., Vice Chair  
Denise Birdsong Fernandez  
Mayor Michelle J. Gomez  
Mary D. Graham  
Mayor Rex Hardin  
Chadwick Maxey  
Commissioner Nan H. Rich  
David Rosenof  
Commissioner Beverly Williams

**MEMBERS ABSENT:** School Board Member Patricia Good, Secretary  
Richard Grosso  
Commissioner Bernie Parness  
Jackie Railey  
Mayor Michael J. Ryan

**Also Present:** Barbara Boy, Executive Director  
Andy Maurodis, Legal Counsel  
Nancy Cavender, The Laws Group

A meeting of the Broward County Planning Council, Broward County, Florida, was held in Room 422 of the Governmental Center, Fort Lauderdale, Florida, at 10:00 a.m., Thursday, January 23, 2020.

**CALL TO ORDER**

The Chair called the meeting to order.

**PLEDGE OF ALLEGIANCE**

Chadwick Maxey led everyone in reciting the Pledge of Allegiance.

## **ROLL CALL**

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

## **REAPPOINTMENTS**

The Chair acknowledged and congratulated the Council's reappointed members, Commissioner Rich, on behalf of the Broward County Commission, and School Board Member Patricia Good on behalf of the Broward County School Board.

(Commissioner Nan H. Rich enters room.)

## **ELECTION OF OFFICERS**

On motion of Commissioner Blattner, seconded by Ms. Graham and unanimously carried, the Planning Council approved keeping the current slate of Planning Council Officers to serve another term, with Mayor Stermer as the Chair, Mr. DiGiorgio as Vice Chair and School Member Good as Secretary.

## **NOMINATIONS BY PLANNING COUNCIL TO EXECUTIVE COMMITTEE**

On motion of Commissioner Rich, seconded by Mayor Hardin and unanimously carried, the following were reappointed to the Executive Committee by the Council, in addition to the Chair, Vice Chair and Secretary:

Commissioner Richard Blattner  
Commissioner Angelo Castillo  
Mayor Michelle J. Gomez  
Commissioner Beverly Williams

## **APPOINTMENTS BY CHAIR TO LAND USE/TRAFFICWAYS COMMITTEE**

On motion of Mayor Hardin, seconded by Commissioner Rich and unanimously carried, the following were reappointed to the Land Use/Trafficways Committee by the Council, in addition to the Chair, Vice Chair and Secretary:

Commissioner Richard Blattner  
Commissioner Felicia Brunson  
Commissioner Angelo Castillo  
Mayor Michelle J. Gomez  
Mr. Richard Grosso  
Commissioner Beverly Williams



**CONSENT AGENDA**

- C 1      APPROVAL OF FINAL AGENDA FOR JANUARY 23, 2020**
- C 2      JANUARY 2020 PLAT REVIEWS FOR TRAFFICWAYS PLAN COMPLIANCE**
- C 3      APPROVAL OF SUMMARY MINUTES OF DECEMBER 12, 2019**
- C 4      EXCUSED ABSENCE REQUESTS**
  - School Board Member Patricia Good
  - Mr. Richard Grosso
  - Commissioner Bernie Parness
  - Ms. Jackie Railey
  - Mayor Michael J. Ryan

**On motion of Commissioner Castillo, seconded by Mayor Gomez and carried unanimously, the Planning Council approved the Consent Agenda, C1 through C4.**

**REGULAR AGENDA**

**R 1      COUNSEL’S REPORT**

(No report given.)

**R 2      EXECUTIVE DIRECTOR’S REPORT**

Ms. Boy congratulated the officers on their reelection.

Ms. Boy announced that the Affordable Housing Policies Workshop held on January 16, 2020, was well attended and received positive feedback. Local governments and interested parties received the deadline of February 7, 2020 to submit additional comments and questions. The four amendments relating to the Land Use Plan and Administrative Rules Document, regarding bonus density, housing supply in Commerce and Activity Centers, study utilized in review of Policy 2.16.2 and inclusionary zoning will be presented to the Council at future public hearings.

**R 3      CORRESPONDENCE**

(No correspondence.)



## **PUBLIC HEARING AGENDA**

### **PH 1 AMENDMENT PC 20-2**

#### **Public Hearing on Amendment to the Broward County Land Use Plan – City of Tamarac**

Ms. Boy reported that there were approximately 41 individuals signed in to speak on this change from Commercial Recreation to Low (5) Residential in the City of Tamarac located between Commercial Boulevard and Northwest 44 Street, and between Northwest 64 Avenue and Rock Island Road.

Chair Stermer addressed the audience stating that the Broward County Planning Council's determination is based on the Broward County Land Use Plan as it relates to Broward County.

Ms. Boy stated that the additional agenda materials included correspondence in opposition or support of PH 1 that was received subsequent to the report being issued through 10:00 a.m. the day before. The Council accepted the additional agenda materials. Additional agenda materials received after 10:00 a.m. the day before was read into the record and will be included in the amendment report as it continues through the process. In addition, any materials received at the meeting or afterwards will also be included. Chair Stermer requested that all members of the Council forward any correspondence to the Executive Director to be included as part of the permanent record.

Upon the request of Chair Stermer, Mr. Maurodis addressed the appropriateness of Mayor Gomez sitting on the Planning Council and voting on the public hearing item, considering her position with the City of Tamarac and her living in the Woodlands. Mr. Maurodis stated that he is familiar with the opinion issued by Mr. Sam Goren (City Attorney, City of Tamarac), as well as the Attorney General's guidance with regard to what constitutes a special benefit and in his opinion, he does not find a conflict and that Mayor Gomez may participate and vote.

Ms. Boy gave a brief overview of the proposed amendment, stating that the proposed change is for 168.7 acres from Commercial Recreation to Low (5) Residential, which would permit a maximum of 843 dwelling units. The applicant is proposing to restrict the number of dwelling units to a maximum of 398 single-family dwelling units, and reserve a total of 160 acres for recreational/open space uses, of which the remaining 110 acres of golf course would be restricted to those uses, and then 50 acres within the residential development that would be determined at the time of site plan. The applicant is also offering to pay \$1,000 per dwelling unit towards the city's affordable housing programs in addition to the city being determined to meet Policy 2.16.2 regarding affordable housing. The applicant is also proposing to restrict non-emergency vehicular ingress and egress access to and from Northwest 44 Street, which is the southernmost boundary of this amendment site.



**PH 1** *(continued)*

Ms. Boy stated that in an effort to enhance the voluntary commitments, Planning Council staff recommends that the 110 acres of Commercial Recreation being reserved for community recreation and open space be amended to the Recreation and Open Space land use designation and that the Low (3) Residential designation be considered as an alternative to the proposed Low (5) Residential designation to further enhance the voluntary commitment to restrict the maximum number of dwelling units to 398.

Scott Backman, Esquire, Dunay Miskel Backman, representing the applicant, 13<sup>th</sup> Floor Homes, gave an overview of the proposal and the applicant's voluntary commitments.

The Chair asked that the public speakers be called forward. Ms. Boy updated the Council that additional speaker cards had been added since the initial report and that there was a specific request to be the final speaker, as well as requests for additional time beyond the three minutes. The Chair agreed that Dr. Bud Fein and Ilene Lieberman could be the final speakers and that all speakers would be granted three minutes.

Commissioner Castillo asked for the applicant to clarify that it is not proposing to develop the golf course in its entirety. Mr. Backman came forward and stated that 110 acres of the golf course, as well as 50 acres within the residential development, will be maintained as recreational space and will be transferred to the future Association. It was clarified that golf course uses would not be prohibited.

The following members of the public spoke (Note: the position of the speaker is noted in parentheses, as well as if the speaker noted on the sign-in slip that they were representing an organization):

- Ronald Coles (Opposed)
- Veletta Maxwell (Opposed)
- Nick Maodus (Opposed)
- Laurence Mellgren (Opposed)
- William Goffinet (Opposed) Woodlands Defense Fund
- Winston Graf (Opposed)
- Philip Daspit (Opposed)
- Linda Gorin (Opposed) Woodlands Defense Fund
- Rowie Lombardi (Opposed)
- Sue Roberts Daspit (Opposed) Defend the Woodlands
- Judith Fain (Opposed)
- Judith Margolis (Opposed) Woodlands Defense Fund
- Barbara Mock Yen (Opposed)
- Diana Badillo (Opposed)
- Bryce Short (Opposed)
- David Pesch (Opposed)
- Andy Felix (Opposed)



**PH 1** *(continued)*

Jose Spena (Opposed) Woodlands Defense Fund/Defend the Woodlands  
Alice Swanson (Opposed) Cypress Hollow Association Inc.  
Carol Story (Opposed)  
Bill Lewis (Opposed)  
Linda Miles-Lewis (Opposed)  
Elaine Gatsos, Esquire (Opposed) The Inverarry Association  
Barry Schuk (Opposed)  
Kevork Bildik (Opposed)  
Nirupa Achaibar (Opposed)  
Jeffrey Shapiro (Opposed)  
Steven Gallers (Opposed)  
Sallyann Chandler (Opposed)  
Alan Cohen (Opposed)  
Madi Ferencz (Opposed)  
John Herin, Esquire (Opposed) Defend the Woodlands  
Richard Lees (Opposed)  
Tom Harney (Opposed) The Inverarry Association  
Allen Eggman (Opposed)  
Richard Grinnage (Opposed)  
Commissioner Richard Campbell (Opposed) City of Lauderhill

(The meeting recessed at 12:30 p.m. and reconvened at 12:49 p.m.)

The following member of the public spoke after the recess:

Joan Rotaus (Opposed)  
Roy Kozlin (Opposed)  
Chris Torres (Opposed) City of Lauderhill  
Jenny Lips (Opposed)  
Chris Lips (Opposed)  
Aryeh Sherder (Opposed) Forest Lake HOA  
KC Jones (Opposed)  
Tyson Jones (Opposed) Forest Lakes Estates  
Mark Blanchard (Opposed)  
Karen Malkoff (Support)  
Christopher Hodgkins (Opposed)  
Jeremy Shir, Esquire (Support) Becker/Woodlands HOA  
Dr. Bud Fein (Opposed) Estate Section Vice President, Woodlands Country Club  
Ilene Lieberman (Opposed)



**PH 1** *(continued)*

The following members of the public signed in to speak but did not respond when their names were called: Elizabeth Bent, Eron Bent, Delourdes St. Louis, Francis Impellizzeri, Ruth Reynolds, Walt Siwierka and Sashare McDonald.

At the conclusion of the public speakers, the Chair asked the applicant to come forward and make any closing comments. Mr. Backman, representing the applicant, 13<sup>th</sup> Floor Homes, came forward and made a statement and responded to many of the public comments.

The Chair then asked the Executive Director to respond to the public comments made regarding open space, drainage, golf course policies and transportation analysis.

The Chair asked that the Planning Council members go around the dais regarding questions or discussion points, beginning with Mayor Gomez. The following topics/issues were discussed:

- The City of Tamarac recommendations and actions
- Open space acreage and inventory, as well as applicant's commitment
- Density of amendment application versus density of voluntary commitment
- Beneficiaries of voluntary commitments
- Compatibility
- Restricted access to Northwest 44<sup>th</sup> Street
- Internal roads and access
- Site planning
- Drainage/Groundwater
- Affordable housing commitment
- Building elevations
- Potential Community Development District

Additional speakers on behalf of the applicant, 13<sup>th</sup> Floor Homes, to address Planning Council member questions or issues included Chris Heggen, Engineer, Kimley-Horn, and Ryan Wheeler, Civil Engineer, Caulfield and Wheeler.

At the conclusion of the Planning Council member's debate and discussion, Chair Stermer called for any final comments.



**PH 1 (continued)**

A motion was made by Mayor Hardin and seconded by Mr. Breslau that the Planning Council would not require a second Planning Council public hearing. The Chair called for a roll call vote and the item passed 10 to 4 for this to be the only Planning Council public hearing with the following votes:

|                                             |            |
|---------------------------------------------|------------|
| <b>Brion Blackwelder</b>                    | <b>No</b>  |
| <b>Commissioner Richard Blattner</b>        | <b>Yes</b> |
| <b>Robert Breslau</b>                       | <b>Yes</b> |
| <b>Commissioner Angelo Castillo</b>         | <b>Yes</b> |
| <b>Thomas H. DiGiorgio, Jr., Vice Chair</b> | <b>Yes</b> |
| <b>Denise Birdsong Fernandez</b>            | <b>No</b>  |
| <b>Mayor Michelle J. Gomez</b>              | <b>Yes</b> |
| <b>Mary D. Graham</b>                       | <b>No</b>  |
| <b>Mayor Rex Hardin</b>                     | <b>Yes</b> |
| <b>Chadwick Maxey</b>                       | <b>No</b>  |
| <b>Commissioner Nan H. Rich</b>             | <b>Yes</b> |
| <b>David Rosenof</b>                        | <b>Yes</b> |
| <b>Commissioner Beverly Williams</b>        | <b>Yes</b> |
| <b>Mayor Daniel J. Stermer, Chair</b>       | <b>Yes</b> |

A motion was made by Mayor Hardin and seconded by Mr. DiGiorgio to recommend approval per Planning Council staff recommendation that the development be restricted to a maximum of 398 dwelling units, contribution of a \$1,000 per dwelling unit towards the City's affordable housing programs, the preservation of approximately 160 acres of the overall Woodlands property for community recreation open space. That includes approximately 110 acres of the remaining golf course, and approximately 50 acres within the proposed Residential designation, with the locations determined at the time of site plan, and to restrict the development's non-emergency vehicular ingress and egress access to and from Northwest 44<sup>th</sup> Street.





**PH 1 (continued)**

In addition, a Low (3) Residential designation as opposed to the Low (5) Residential designation, which enhances the restriction of the 398 dwelling units, and that the approximately 110 acres of remaining golf course be designated as Recreation and Open Space as opposed to continuing with the Commercial Recreation designation to further enforce the commitment that that will be open space in perpetuity. The Chair called for a roll call vote and the item passed 10 to 4 with the following votes:

|                                      |     |
|--------------------------------------|-----|
| Brion Blackwelder                    | No  |
| Commissioner Richard Blattner        | Yes |
| Robert Breslau                       | Yes |
| Commissioner Angelo Castillo         | Yes |
| Thomas H. DiGiorgio, Jr., Vice Chair | Yes |
| Denise Birdsong Fernandez            | No  |
| Mayor Michelle J. Gomez              | Yes |
| Mary D. Graham                       | No  |
| Mayor Rex Hardin                     | Yes |
| Chadwick Maxey                       | Yes |
| Commissioner Nan H. Rich             | No  |
| David Rosenof                        | Yes |
| Commissioner Beverly Williams        | Yes |
| Mayor Daniel J. Stermer, Chair       | Yes |

**OTHER BUSINESS**

**PLANNING COUNCIL MEMBER COMMENTS**

None.

**NEXT REGULAR SCHEDULED PLANNING COUNCIL MEETING – February 27, 2020**

The next Planning Council meeting is scheduled for February 27, 2020, 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 3:04 p.m.

(A copy of the audio recording of this meeting is available upon request by calling Document Control located in Room 336U, at (954) 357-7297 or on the Planning Council website at <https://www.broward.org/PlanningCouncil/Pages/Meeting%20Archives.aspx>)

