



**SUMMARY MINUTES
BROWARD COUNTY PLANNING COUNCIL
JANUARY 28, 2021**

MEMBERS Thomas H. DiGiorgio, Jr., Chair
PRESENT: School Board Member Patricia Good, Vice Chair, via telephone
Commissioner Angelo Castillo, Secretary
Brion Blackwelder
Robert Breslau, via telephone
Mayor Felicia Brunson, via telephone
Denise Birdsong Fernandez
Mayor Michelle J. Gomez
Mary D. Graham
Richard Grosso, via telephone
Mayor Rex Hardin
Chad Maxey
Jackie Railey, via telephone
Commissioner Nan H. Rich, via telephone
David Rosenof
Mayor Michael J. Ryan, via telephone
Vice Mayor Beverly Williams, via telephone

MEMBERS Vice Mayor Bernie Parness
ABSENT:

ALSO Barbara Boy, Executive Director
PRESENT: Andrew 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 Government Center, Fort Lauderdale, Florida, at 10:00 a.m., Thursday, January 28, 2021.

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 during a declared state or local emergency. To promote social distancing and avoid risk of additional community spread of the Coronavirus (COVID-19), this Public Hearing was not open to physical attendance by members of the public or the media. Members of the community were able to participate utilizing telephonic conferencing, as well as view the live meeting via webcast.

CALL TO ORDER

The Chair called the meeting to order.

PLEDGE OF ALLEGIANCE

Ms. Mary Graham led everyone in reciting the Pledge of Allegiance.

ROLL CALL

Following the 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 Nan H. Rich, on behalf of the Broward County Commission, School Board Member Patricia Good on behalf of the Broward County School Board, Mayor Michael J. Ryan and Mr. Richard Grosso, on behalf of Commissioner Nan H. Rich.

ELECTION OF OFFICERS

On motion of Ms. Graham, seconded by Mayor Gomez and unanimously carried, the Planning Council approved moving Mr. Thomas DiGiorgio as the Chair and School Member Patricia Good as Vice Chair. The Chair opened nominations for Secretary. Ms. Graham nominated Commissioner Angelo Castillo as Secretary, seconded by Mayor Hardin. The nominations were closed and the motion carried unanimously.

NOMINATIONS BY PLANNING COUNCIL TO EXECUTIVE COMMITTEE

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

- Mayor Felicia Brunson
- Ms. Denise Birdsong Fernandez
- Mayor Michelle J. Gomez
- Vice Mayor Beverly Williams

APPOINTMENTS BY CHAIR TO LAND USE/TRAFFICWAYS COMMITTEE

The following were appointed to the Land Use/Trafficways Committee by the Chair, in addition to the Chair, Vice Chair and Secretary:

- Mayor Felicia Brunson
- Mayor Michelle J. Gomez
- Vice Mayor Beverly Williams



CONSENT AGENDA

- C 1 APPROVAL OF FINAL AGENDA FOR JANUARY 28, 2021**
- C 2 JANUARY 2021 PLAT REVIEWS FOR TRAFFICWAYS PLAN COMPLIANCE**
- C 3 APPROVAL OF SUMMARY MINUTES OF OCTOBER 22, 2020**
- C 4 EXCUSED ABSENCE REQUESTS**
 - Vice Mayor Bernie Parness
 - Mayor Michael J. Ryan (It is noted that Mayor Ryan joined the meeting prior to Item PH 4 and the excused absence is not recorded as such)

Following the Chair's request for a motion, a motion was made by Vice Chair Good and seconded by Secretary Castillo to approve the Consent Agenda. The Planning Council unanimously approved the Consent Agenda, Items C1 through C4.

(Vice Chair Good left the meeting due to a conflict with the Broward Metropolitan Planning Organization meeting and later rejoined the meeting beginning with Item PH 5)

REGULAR AGENDA

- R 1 COUNSEL'S REPORT**
 - **Rules of Procedure Physical Quorum Requirements**

Mr. Maurodis advised the Council that Item PH 1 is an amendment to the Council's Rules of Procedure and is proposed to be updated consistent with the County Commission's adoption of an amendment to Section 1-233 of the Broward County Code of Ordinances to allow advisory boards to meet during a declared state of emergency using communications media technology, including telephonic or video conferencing, without establishing a quorum of members who are physically present. This will allow the Council to determine a quorum based on both physical attendance and/or communications media technology.

There being no public speakers, a motion was made by Secretary Castillo, seconded by Mayor Gomez to approve Item PH 1, per Planning Council staff recommendation. The motion was unanimously approved.

- R 2 EXECUTIVE DIRECTOR'S REPORT**

Ms. Boy congratulated the new officers.



- **Second Planning Council Public Hearing – PC 20-2 (The Woodlands, Tamarac)**

Ms. Boy stated the reason for the Second Planning Council Public Hearing for PC 20-2 (The Woodlands, Tamarac) is that the State of Florida Department of Transportation made a comment during its review period about potential adverse transportation impacts that would not form the basis of a legal challenge. Due to the wording of the comment, the Administrative Rules requires the Council to hold a second Planning Council public hearing, although the Council specifically voted to not hold a second Planning Council public hearing. Chairman DiGiorgio requested that Ms. Boy send the members a link to the January 2020 meeting video and any videos that were presented to the County Commission from the Woodlands residents, as well as the January 2020 verbatim minutes.

- **Upcoming Planning Council Meeting Schedule**

Ms. Boy advised that the Council could consider cancelling the March meeting due to a lack of public hearing items.

A motion was made by Mayor Hardin and seconded by Mayor Gomez to cancel the March 2021 meeting. The motion was unanimously approved.

R 3 CORRESPONDENCE

(No correspondence)

PUBLIC HEARING AGENDA

Ms. Boy advised the Council regarding additional agenda materials for Items PH 7 A., 9, 11 A. and 12. The additional agenda material for Item PH 12 was a request for deferral by the applicant. Ms. Boy also noted that there were public speakers signed in on Items PH 4, PH 6, and PH 7, aside from the applicants signed in for questions only. Items PH 2 through 11 are all recommended for approval by the Planning Council staff subject to various commitments and conditions. The Chair asked if Planning Council members wanted to pull any items other than PH 4, PH 6 and PH 7. Members requested the following additional items be pulled for discussion: PH 5, PH 9 and PH 11 A.

Following the Chair's request for a motion, a motion was made by Secretary Castillo and seconded by Mayor Gomez, to recommend approval of Items PH 2, PH 3, PH 8, PH 10 and PH 11 B. per Planning Council staff recommendations, including not requiring a second public hearing and the 'conditional recertification' of the appropriate items, and to defer Item PH 12 at the request of the applicant. The motion was unanimously approved. (Vote of the board; Unanimous; 15-0: Blackwelder, Breslau, Brunson, Castillo, Fernandez, Gomez, Graham, Grosso, Hardin, Maxey, Railey, Rich, Rosenof, Williams and DiGiorgio)



PH 1 AMENDMENT TO THE PLANNING COUNCIL’S “RULES OF PROCEDURE”
Proposed update to Section 3 of the Rules of Procedure regarding physical quorums consistent with Broward County’s Code of Ordinances.

(Previously approved during the Counsel’s Report)

PH 2 RECERTIFICATION PCR 20-6
Public Hearing on Recertification of the City of Lauderhill Future Land Use Element – Text Amendment

(Previously approved)

PH 3 AMENDMENT PC 21-2
Public Hearing on Amendment to the Broward County Land Use Plan – City of Hollywood

(Previously approved)

(Mayor Ryan joined the meeting)

PH 4 AMENDMENT PC 21-3
Public Hearing on Amendment to the Broward County Land Use Plan – City of Lauderhill

Ms. Boy gave an overview of the proposed map amendment to change 14.2 acres from Commerce to High (50) Residential, which would add 710 dwelling units to the Broward County Land Use Plan. The applicant has proposed to restrict the amendment to a maximum of 501 dwelling units, which is reflected in a Declaration of Restrictive Covenants.

Planning Council staff recommends approval with a further refinement to Irregular (35.3) Residential, which would reflect the voluntary commitment that has been filed by the applicant. The recommendation also includes not requiring a second Planning Council Public Hearing.

The item was pulled for discussion due to a public speaker request. The Chair called for the public speakers.

Speakers: Gerry Gort, citizen (opposed)
Hope Calhoun, Esq., Dunay, Miskel & Backman, Agent
Robert Suris, Applicant
Molly Howson, City of Lauderhill staff, Questions Only

The Council engaged in an extensive discussion and questions regarding density, compatibility, access to transportation and affordable housing.



A motion was made by Secretary Castillo and seconded by Mayor Gomez to recommend approval of Item PH 4, per Planning Council staff recommendation including the Irregular (35.3) Residential refinement, including not requiring a second public hearing and the ‘conditional recertification.’ The motion was approved. (Vote of the board; 14-2; Yes: Breslau, Brunson, Castillo, Fernandez, Gomez, Graham, Hardin, Maxey, Railey, Rich, Rosenof, Ryan, Williams and DiGiorgio. No: Blackwelder and Grosso.)

(Vice Chair Good rejoined the meeting)

**PH 5 AMENDMENT PCT 21-2
Public Hearing on Amendment to the Broward County Land Use Plan Text – City of
Pompano Beach**

The Chair deferred to Ms. Graham as she had requested the item to be discussed and she inquired about drainage concerns. Jean Dolan, Planner, City of Pompano Beach, spoke on behalf of City staff stating that the drainage is addressed by the County.

A brief discussion followed and Mayor Hardin gave the City’s perspective in support of this project.

A motion was made by Mayor Hardin and seconded by Mayor Gomez, to recommend approval of Item PH 5, per Planning Council staff recommendation, including not requiring a second public hearing and the ‘conditional recertification.’ The motion was unanimously approved. (Vote of the board; Unanimous: 17-0; Blackwelder, Breslau, Brunson, Castillo, Fernandez, Gomez, Good, Graham, Grosso, Hardin, Maxey, Railey, Rich, Rosenof, Ryan, Williams and DiGiorgio)

**PH 6 RECERTIFICATION PCR 21-1
Public Hearing on Recertification of the City of Margate Future Land Use Element –
Text Amendment**

Ms. Boy gave an overview of the recertification request submitted by the City of Margate and stated that recertifications are a very narrow review of conformity with the Broward County Land Use Plan and not a re-examination of the merits of the original municipal amendment.

The Planning Council staff is recommending a provisional recertification to allow the City an opportunity to address some deficiencies and the City has agreed to address the same. The item was pulled for discussion due to public speaker requests.

The Chair called for the public speakers.



Speakers: Andrew VanValin, New Urban Communities (requested to yield his time to Mr. Hernandez)
Kevin Rickard, New Urban Communities (requested to yield his time to Mr. Hernandez)
Tim Hernandez, New Urban Communities (opposed)
Michele Mellgren – on behalf of the City of Margate
Andrew Pinney – City of Margate staff

The Council engaged in a discussion and questions regarding the recertification request.

A motion was made by Mayor Ryan and seconded by Commissioner Rich, to recommend that Item PH 6 be continued to the April 22, 2021, meeting for further Planning Council staff review. The motion was approved. (Vote of the board; 16-1; Yes: Blackwelder, Breslau, Brunson, Castillo, Fernandez, Gomez, Good, Graham, Grosso, Hardin, Maxey, Railey, Rich, Rosenof, Ryan and Williams. No: DiGiorgio.)

(Item PH 7 was considered at the conclusion of Item PH 11 A.)

PH 7 A. AMENDMENT PC 21-1

Public Hearing on Amendment to the Broward County Land Use Plan – City of Miramar

B. AMENDMENT PCT 21-1

Public Hearing on Amendment to the Broward County Land Use Plan Text – City of Miramar

Ms. Boy gave an overview of the proposed amendment to change 83.2 acres of various uses to Activity Center, consisting of residential, commercial, community and open space uses, in the City of Miramar.

Planning Council staff recommended approval of the proposed text and map amendment, including not requiring a second Planning Council Public Hearing.

The item was pulled for discussion due to a public speaker request. The Chair called for the public speakers.

The following member of the public signed in to speak but did not respond when the name was called: Eric Young.

Speakers: Eric Silva, City of Miramar staff

The Council engaged in a brief discussion and questions related to open space and any agreements with the School Board of Broward County.



A motion was made by Secretary Castillo and seconded by Mayor Hardin to recommend approval of Items PH 7 A. & B., per Planning Council staff recommendation, including not requiring a second public hearing and the ‘conditional recertification.’ The motion was unanimously approved. (Vote of the board; Unanimous: 17-0; Blackwelder, Breslau, Brunson, Castillo, Fernandez, Gomez, Good, Graham, Grosso, Hardin, Maxey, Railey, Rich, Rosenof, Ryan, Williams and DiGiorgio)

**PH 8 AMENDMENT PC 21-4
Public Hearing on Small Scale Amendment to the Broward County Land Use Plan –
City of Dania Beach**

(Previously approved)

(Item PH 9 was considered at the conclusion of Item PH 7)

**PH 9 AMENDMENT PC 21-5
Public Hearing on Small Scale Amendment to the Broward County Land Use Plan –
City of Deerfield Beach**

Ms. Boy gave an overview of the proposed amendment, stating that this is a small-scale amendment to change 5.7 acres from Commerce and Low-Medium (10) Residential to Irregular (48.6) Residential, which would add 277 dwelling units to the Broward County Land Use Plan. The item was pulled for discussion by Planning Council members. The Council engaged in a brief discussion regarding compatibility and the adjacent transportation corridor.

Mr. Dennis Mele spoke on behalf of the applicant discussing the plans and the approval process. In addition, Mr. Mele cited the voluntary commitment to contribute \$500 per dwelling unit to the City of Deerfield Beach’s affordable housing fund.

A motion was made by Commissioner Rich and seconded by Vice Chair Member Good to recommend approval of Item PH 9, per Planning Council staff recommendation, including not requiring a second public hearing and the ‘conditional recertification,’ as well as the applicant’s voluntary commitment to pay \$500 per dwelling unit to the City of Deerfield Beach’s affordable housing fund subject to a legally enforceable agreement. The motion was unanimously approved. (Vote of the board; Unanimous: 17-0; Blackwelder, Breslau, Brunson, Castillo, Fernandez, Gomez, Good, Graham, Grosso, Hardin, Maxey, Railey, Rich, Rosenof, Ryan, Williams and DiGiorgio)



**PH 10 AMENDMENT PCT 20-3
Second Public Hearing on Text Amendment to Broward County Land Use Plan Policy 2.16.3 to revise the Affordable Housing Bonus Density.**

(Previously approved)

(At the request of Council members, Item PH 11 A. was considered prior to the discussion of Items PH 7 and 9 to accommodate Mayor Steve Geller’s participation in the public hearing)

**PH 11 A. AMENDMENT PCT 20-4
Second Public Hearing on Text Amendment to the Broward County Land Use Plan to add Policy 2.16.4 to permit residential density with an affordable housing component within specified areas of the “Commerce” and “Activity Center” land use designations.**

Ms. Boy gave a brief overview of the proposed text amendment to permit residential uses by right in the Commerce category as well as density in Activity Centers as long as there is a minimum affordable housing component and stated that this is the second Planning Council public hearing. The Planning Council first public hearing was in June 2020 and the Council recommended approval subject to additional recommendations. Staff recommended approval of Attachment 13, which addressed those recommendations. The item was pulled for discussion by Planning Council members.

Mayor Steve Geller noted support of the Planning Council staff recommendation of approval, as outlined in Attachment 13.

(Ms. Fernandez switched from in-person to telephonic attendance for the remainder of the meeting)

A motion was made by Mayor Hardin and seconded by Mayor Gomez to recommend approval of Item PH 11 A., per Planning Council staff recommendation, including a request to evaluate the Policy on an annual basis. The motion was unanimously approved. (Vote of the board; Unanimous: 17-0; Blackwelder, Breslau, Brunson, Castillo, Fernandez, Gomez, Good, Graham, Grosso, Hardin, Maxey, Railey, Rich, Rosenof, Ryan, Williams and DiGiorgio)

**B. AMENDMENT TO THE “ADMINISTRATIVE RULES DOCUMENT: BROWARDNEXT”
Amendment to the *Administrative Rules Document: BrowardNext*, amending Article 3 to align with the proposed revision to add Policy 2.16.4.**

(Previously approved)



**PH 12 AMENDMENT PC 20-5
Second Public Hearing on Small Scale Amendment to the Broward County Land Use
Plan – Unincorporated Broward County**

(Previously deferred upon request of applicant)

OTHER BUSINESS

PLANNING COUNCIL MEMBER COMMENTS

Planning Council members congratulated the new officers and complimented Chair DiGiorgio for his fine job conducting the meeting.

NEXT REGULAR SCHEDULED PLANNING COUNCIL MEETING – FEBRUARY 25, 2021

ADJOURNMENT

Without objection the Chair adjourned this day's meeting at 12:27 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>)

