



**SUMMARY MINUTES  
BROWARD COUNTY PLANNING COUNCIL  
FEBRUARY 25, 2021**

**MEMBERS** Thomas H. DiGiorgio, Jr., Chair  
**PRESENT:** School Board Member Patricia Good, Vice Chair  
Commissioner Angelo Castillo, Secretary  
Robert Breslau, via telephone  
Mayor Felicia Brunson, via telephone  
Denise Birdsong Fernandez  
Mary D. Graham  
Richard Grosso, via telephone  
Mayor Rex Hardin  
Chad Maxey  
Vice Mayor Bernie Parness  
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** Brion Blackwelder  
**ABSENT:** Mayor Michelle J. Gomez

**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, February 25, 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**

Mr. Chad Maxey 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.

(Mr. Grosso joined the meeting via telephone)

**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 JANUARY 28, 2021**

- Minutes were not available at the time of the meeting due to the length of the January meeting.

**C 4 EXCUSED ABSENCE REQUESTS**

- Brion Blackwelder
- 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 Secretary Angelo Castillo and seconded by Mayor Hardin to approve the Consent Agenda. The Planning Council unanimously approved the Consent Agenda, Items C1 through C4.**

**REGULAR AGENDA**

**R 1 COUNSEL'S REPORT**

Mr. Maurodis reminded the Council that although it voted not to hold a second Planning Council public hearing for Item PH 4, the State of Florida Department of Transportation issued a comment during the Chapter 163 review process that triggered the requirement for the second Planning Council public hearing per the *Administrative Rules Document: BrowardNext*.



## **R 2 EXECUTIVE DIRECTOR'S REPORT**

Ms. Boy updated the Council regarding coordination with the County Attorney's office to request the update of the *Administrative Rules Document: BrowardNext*, Article 1.5, to reflect the language that the County ordinances use to determine the effective date of Broward County Land Use Plan amendments. Without objection, the Council directed staff to move forward with the proposed amendment at the April meeting.

Ms. Boy stated that the room was to be used for a press conference in the afternoon and the Council could consider a definitive end time of the meeting by its Rules.

**Following the Chair's request for a motion, a motion was made by Vice Chair Good and seconded by Mayor Hardin to approve the conclusion of the meeting by 1:15 p.m. The motion was approved unanimously.**

## **R 3 CORRESPONDENCE**

Correspondence from the City of Margate dated February 3, 2021 and from New Urban Communities dated February 18, 2021 was noted for the record.

### **PUBLIC HEARING AGENDA**

Ms. Boy advised the Council regarding additional agenda materials for items R 3 and PH 4, noting that the topic associated with R 3 was not scheduled for public hearing until the April 22, 2021 meeting and the correspondence associated with PH 4 would be made part of the amendment report. Ms. Boy informed the Council that PH 1, PH 2 and PH 3 are recertifications with municipal speakers for questions only and that the quasi-judicial hearing was waived by the City of Coconut Creek for PH 1. PH 1, PH 2 and PH 3 are all recommended for approval by the Planning Council staff. Ms. Boy further stated that 24 public speakers signed in for item PH 4, plus the applicant and its team, as well as City staff (for questions only).

**Following the Chair's request for a motion, a motion was made by Vice Chair Good and seconded by Secretary Castillo to recommend approval of Items PH 1, PH 2 and PH 3, per Planning Council staff recommendations. The Chair called for a roll call vote and the motion was approved unanimously with the following votes:**

<b>Robert Breslau</b>	<b>Yes via telephone</b>
<b>Mayor Felicia Brunson</b>	<b>Yes via telephone</b>
<b>Commissioner Angelo Castillo, Secretary</b>	<b>Yes</b>
<b>Denise Birdsong Fernandez</b>	<b>Yes</b>
<b>School Board Member Patricia Good, Vice Chair</b>	<b>Yes</b>
<b>Mary D. Graham</b>	<b>Yes</b>
<b>Richard Grosso</b>	<b>Yes via telephone</b>
<b>Mayor Rex Hardin</b>	<b>Yes</b>



<b>Chad Maxey</b>	<b>Yes</b>
<b>Vice Mayor Bernie Parness</b>	<b>Yes</b>
<b>Jackie Railey</b>	<b>Yes via telephone</b>
<b>Commissioner Nan H. Rich</b>	<b>Yes via telephone</b>
<b>David Rosenof</b>	<b>Yes</b>
<b>Vice Mayor Beverly Williams</b>	<b>Yes via telephone</b>
<b>Thomas H. DiGiorgio, Jr., Chair</b>	<b>Yes</b>

***QUASI-JUDICIAL HEARING***

**PH 1      RECERTIFICATION PCR 21-4  
Public Hearing on Recertification of the City of Coconut Creek Future Land Use  
Element – Map Amendment**

(Previously approved; Quasi-Judicial Hearing waived by City)

***END OF QUASI-JUDICIAL HEARING***

**PH 2      RECERTIFICATION PCR 21-2  
Public Hearing on Recertification of the City of Deerfield Beach Future Land Use  
Element – Text Amendment**

(Previously approved)

**PH 3      RECERTIFICATION PCR 21-3  
Public Hearing on Recertification of the City of Parkland Future Land Use Element –  
Text Amendment**

(Previously approved)

(Mayor Ryan joined the meeting via telephone)

**PH 4      AMENDMENT PC 20-2  
Second Public Hearing on Amendment to the Broward County Land Use Plan – City  
of Tamarac**

Ms. Boy gave an overview of the application and the alternative proposal that was previously recommended for approval by the Planning Council in January 2020 and approved by the County Commission for transmittal to the State of Florida review agencies in October 2020. Ms. Boy noted the applicant’s voluntary commitments to 1) restrict development to a maximum of 398 single-family dwelling units, 2) contribute \$1,000 per dwelling unit towards the City’s affordable housing programs, 3) reserve approximately 160 acres of the overall Woodlands property for community recreation and open space (approximately 110 acres of remaining Commercial



Recreation and 50 acres within the residential development with the location(s) determined at time of site plan) and 4) restrict the development's non-emergency vehicular ingress and egress access to and from Northwest 44 Street. In addition, Ms. Boy noted that the applicant agrees to the Planning Council's recommendation of Low (3) Residential for the 168.7 acre application and to amend the remaining approximately 110 acres currently designated as Commercial Recreation to the Recreation and Open Space land use designation. Ms. Boy discussed the State of Florida Department of Transportation comment, as well as the staff's response. Ms. Boy stated that staff continues to recommend approval recognizing the applicant's voluntary commitments and alternate land uses.

The Chair called on the agent, Scott Backman, Esquire, Dunay, Miskel & Backman, representing the applicant, 13<sup>th</sup> Floor Homes. Mr. Backman gave a brief introductory statement, reiterated the applicant's voluntary commitments as outlined in the Planning Council staff's recommendation and acknowledged the State of Florida Department of Transportation comment and the intention to formalize transportation improvements as part of the City's process.

The Chair called for the public speakers. 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 registration that they were representing an organization):

Elaine Gatsos, Esquire, The Inverrary Association (Opposed)  
Commissioner Melissa Dunn, City of Lauderhill (Opposed)  
Penny Coleman (Opposed)  
Leo Nolan (Opposed)  
Demetria Rawls (Opposed)  
John Herin (Opposed)  
Thomas Harney, The Inverrary Association (Opposed)  
Andy Felix (Opposed)  
Jeffrey Shapiro (Opposed)  
Winston Grace (Opposed)  
Steven Meza (Opposed)  
Harvey Quinton (Support)  
Patricia Fox (Support)  
James McDaniel (Support)  
Joel Davidson (Opposed)  
Cecilia Kleinrichert (Support)  
Jose Spena (Opposed)  
Larry Mellgren (Opposed)  
Christopher Hodgkins (Opposed)

The following members of the public signed in to speak and were not on the telephone line when their names were called: Michael Farago, Ernesto Perez, Commissioner S. Ray Martin (City of Lauderhill), Alexander Boxley and Richard Grinnage (Woodlands Section 3 Estates Section President).



At the conclusion of the public speakers, the Chair asked the applicant to make any closing remarks or provide a response to any public comments. Mr. Backman, representing the applicant, 13<sup>th</sup> Floor Homes, followed up and responded to many of the comments regarding the transportation analysis, open space preservation and drainage plans.

The Chair called on each Council member in alphabetical order for comments, questions and discussion. The following topics were discussed by the Council members, with the applicant, City of Tamarac staff and Planning Council staff responding to questions or discussion points as appropriate:

- The City of Tamarac transmittal recommendation and vote;
- Flooding issues, drainage permitting and sewage plant services;
- Florida Department of Transportation comment issued during State review process;
- Potential acquisition of the golf course by either the City or residents;
- Transportation mitigation strategies and timing;
- Clarification of access to Northwest 44 Street and 64 Avenue;
- Discussion that property rights/Bert Harris legal concerns should not have a bearing on how votes are cast; and
- Protection of open space.

**Following the Chair’s request for a motion, a motion was made by School Board Member Good and seconded by Vice Mayor Parness to recommend approval per Planning Council staff recommendation to Low (3) Residential for the 168.7 acre application and amend the remaining approximately 110 acres currently designated as Commercial Recreation to the Recreation and Open Space land use designation, as well as recognizing the applicant’s voluntary commitments to 1) restrict development to a maximum of 398 single-family dwelling units, 2) contribute \$1,000 per dwelling unit towards the City’s affordable housing programs, 3) reserve approximately 160 acres of the overall Woodlands property for community recreation and open space (approximately 110 acres of remaining Commercial Recreation and 50 acres within the residential development with the location(s) determined at time of site plan) and 4) restrict the development’s non-emergency vehicular ingress and egress access to and from Northwest 44 Street. The Council also noted that the applicant will continue to coordinate with applicable governmental agencies to discuss off-site transportation improvements such as turn lanes, signalization, and a proportionate share contribution towards the joint State and County Advanced Transportation Management System improvements along Commercial Boulevard. Further, if the County Commission approves the amendment, this action by the Planning Council shall serve as the “conditional” recertification of the municipal plan. The Chair called for a roll call vote and the item passed 12 to 4 with the following votes:**

<b>Robert Breslau</b>	<b>Yes via telephone</b>
<b>Mayor Felicia Brunson</b>	<b>Yes via telephone</b>
<b>Commissioner Angelo Castillo, Secretary</b>	<b>Yes</b>
<b>Denise Birdsong Fernandez</b>	<b>Yes</b>



<b>School Board Member Patricia Good, Vice Chair</b>	<b>Yes</b>
<b>Mary D. Graham</b>	<b>No</b>
<b>Richard Grosso</b>	<b>No via telephone</b>
<b>Mayor Rex Hardin</b>	<b>Yes</b>
<b>Chad Maxey</b>	<b>Yes</b>
<b>Vice Mayor Bernie Parness</b>	<b>Yes</b>
<b>Jackie Railey</b>	<b>Yes via telephone</b>
<b>Commissioner Nan H. Rich</b>	<b>No via telephone</b>
<b>David Rosenof</b>	<b>Yes</b>
<b>Mayor Michael J. Ryan</b>	<b>Yes via telephone</b>
<b>Vice Mayor Beverly Williams</b>	<b>No via telephone</b>
<b>Thomas H. DiGiorgio, Jr., Chair</b>	<b>Yes</b>

**OTHER BUSINESS**

**PLANNING COUNCIL MEMBER COMMENTS**

Planning Council members sent their thoughts and prayers to the Blackwelder family.

**NEXT REGULAR SCHEDULED PLANNING COUNCIL MEETING**

The next Planning Council meeting is scheduled for April 22, 2021, 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 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>)

