

MINUTES

BROWARD COUNTY PLANNING COUNCIL

January 25, 2018

MEMBERS Mayor Daniel J. Stermer, Chair
PRESENT: Thomas H. DiGiorgio, Jr., Vice Chair
School Board Member Patricia Good, Secretary
Brion Blackwelder
Commissioner Richard Blattner
Robert Breslau
Commissioner Felicia Brunson
Vice Mayor Angelo Castillo
Mayor Bill Ganz
Vice Mayor Michelle J. Gomez
Mary D. Graham
David Rosenof
Richard Rosenzweig
Commissioner Michael Udine
Vice Mayor Beverly Williams

MEMBERS Richard Grosso
ABSENT: Mayor Michael J. Ryan
Mayor Jack Seiler

Also Present: Barbara Boy, Executive Director
Andy Maurodis, Legal Counsel
Peter Dokuchitz, City of Plantation
Lisa Wight, Growth Management, Broward County Public Schools
Dennis Mele
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 25, 2018.

(The following is a near-verbatim transcript of the meeting.)

CALL TO ORDER:

Chair Daniel Stermer called the meeting to order.

CHAIR STERMER: Good morning, everybody.

MS. WILLIAMS: Good morning.

CHAIR STERMER: Good morning, and thank you, everyone, for attending the January 25th, 2018 meeting of the Broward County Planning Council. We'll call this meeting to order.

PLEDGE OF ALLEGIANCE:

CHAIR STERMER: If everyone could please rise and follow Mr. Andy Maurodis leading us in the Pledge of Allegiance.

(THE PLEDGE OF ALLEGIANCE WAS LED BY ANDY MAURODIS.)

ROLL CALL:

CHAIR STERMER: Please be seated.

COMMISSIONER UDINE: Let the record show Maurodis did a great job.

CHAIR STERMER: He did.

UNIDENTIFIED SPEAKER: He did a wonderful job.

UNIDENTIFIED SPEAKER: Still remembers the words.

UNIDENTIFIED SPEAKER: He -- he did a wonderful job.

COMMISSIONER BLATTNER: That's more than he usually speaks at a meeting, too, by the way.

COMMISSIONER UDINE: Because he's a great attorney. He gets it all done.

OATH OF OFFICE:

CHAIR STERMER: Members, we have with us this morning a -- a new appointee by Commissioner Steven Geller, Mr. Bob -- Robert Breslau. And --

(Applause.)

CHAIR STERMER: -- if I can ask Mr. Breslau to come join me and we'll administer the oath. Come on down this way.

MR. BRESLAU: It's very formal.

CHAIR STERMER: Yeah, we are. Around here, we do some things very formally, and

this is one of them. And just repeat after me. Please raise your right hand. I do solemnly swear --

MR. BRESLAU: I do solemnly swear --

CHAIR STERMER: -- that I will support, protect, and defend --

MR. BRESLAU: -- that I will support, protect, and defend --

CHAIR STERMER: -- the Constitution and government of the United States --

MR. BRESLAU: -- the Constitution and the government of the United States --

CHAIR STERMER: -- and the State of Florida --

MR. BRESLAU: -- and the State of Florida --

CHAIR STERMER: -- that I am duly qualified to hold office --

MR. BRESLAU: -- that I am duly qualified to hold office --

CHAIR STERMER: -- under the Constitution of the State --

MR. BRESLAU: -- under the Constitution of the State --

CHAIR STERMER: -- and the Charter of Broward County --

MR. BRESLAU: -- and the Charter of Broward County --

CHAIR STERMER: -- and that I will well and faithfully perform --

MR. BRESLAU: -- and that I will well and faithfully perform --

CHAIR STERMER: -- the duties of a member --

MR. BRESLAU: -- the duties of a member --

CHAIR STERMER: -- of the Broward County Planning Council --

MR. BRESLAU: -- of the Broward County Planning Council --

CHAIR STERMER: -- on which I am now about to enter --

MR. BRESLAU: -- on which I am now about to enter --

CHAIR STERMER: -- so help me God.

MR. BRESLAU: -- So help me God.

MAYOR STERMER: Congratulations and welcome.

(Applause.)

CHAIR STERMER: No, you don't get to go anywhere. We have to take more pictures.

MS. BOY: Can we step down there in front of the dais for the picture, please? Thanks.

CHAIR STERMER: Yes, ma'am.

MR. DIGIORGIO: This isn't going to be a real picture. Patty's not here.

CHAIR STERMER: Patty's not here.

UNIDENTIFIED SPEAKERS: (Inaudible.)

(Picture taken.)

VICE MAYOR CASTILLO: Mr. Chairman, the swearing in gala and boat trip (inaudible).

CHAIR STERMER: Thank you. At this time, I'd like to recognize certain reappointments.

MS. BOY: Can we call the roll --

CHAIR STERMER: Sure.

MS. BOY: -- just for -- because Mayor Seiler just contacted me.

CHAIR STERMER: Uh-huh.

MS. BOY: He had a -- he's on the Tourist Development Council. He just text me he's making the quorum there, so he's going to need an excused absence this morning.

CHAIR STERMER: Okay.

COMMISSIONER UDINE: Motion to excuse Mayor Seiler.

MS. BOY: And --

MR. DIGIORGIO: Second.

CHAIR STERMER: And we also have -- and we also have Mayor Mike Ryan, but we'll do that as part of --

MS. BOY: Right. He was --

CHAIR STERMER: -- the --

MS. BOY: -- he was already written.

CHAIR STERMER: Yeah.

MS. BOY: And then Michelle Gomez text me and she's on her way in. I just wanted to report that before the --

CHAIR STERMER: Okay.

MS. BOY: -- the roll call.

CHAIR STERMER: Okay. Ms. Cavender, can you please call the roll?

THE REPORTER: Mr. Brion Blackwelder.

MR. BLACKWELDER: Here.

THE REPORTER: Commissioner Richard Blattner.

COMMISSIONER BLATTNER: Here.

THE REPORTER: Mr. Robert Breslau.

MR. BRESLAU: Here.

THE REPORTER: Commissioner Felicia Brunson.

COMMISSIONER BRUNSON: Here.

THE REPORTER: Vice Mayor Angelo Castillo.

VICE MAYOR CASTILLO: Here.

THE REPORTER: Mr. Thomas H. DiGiorgio, Jr.

MR. DIGIORGIO: Here.

THE REPORTER: Mayor Bill Ganz.

MAYOR GANZ: Here.

THE REPORTER: Vice Mayor Michelle Gomez.

VICE MAYOR GOMEZ: Good morning.

THE REPORTER: School Board Member Patricia Good.

MS. BOY: And she's on her way. She was the other one I forgot. Sorry.

THE REPORTER: Ms. Mary D. Graham.

MS. GRAHAM: Here.

THE REPORTER: Mr. Richard Grosso. Mr. David Rosenof.

MR. ROSENOF: Here.

THE REPORTER: Mr. Richard Rosenzweig.

MR. ROSENZWEIG: Here.

THE REPORTER: Mayor Michael J. Ryan. Mayor Jack Seiler. Commissioner Michael Udine.

COMMISSIONER UDINE: Here.

THE REPORTER: Vice Mayor Beverly Williams.

VICE MAYOR WILLIAMS: Here.

THE REPORTER: Mayor Daniel J. Stermer, Chair.

CHAIR STERMER: Here. And good morning, everybody. And, Mr. Breslau, welcome. As you can see, we're a somewhat collegial group of folks and we -- where we can, while we do serious business here with the applications that are before us, we try to be as light as we can when we're not doing things like that.

REAPPOINTMENTS:

CHAIR STERMER: At this time, I'd like to recognize certain reappointments to the Planning Council. Commissioner Michael Udine from the -- reappointment by the Broward County Commission, and School Board Member Good, who was reappointed

by the Broward County School Board.

ELECTION OF OFFICERS:

- **CHAIR**

- **VICE CHAIR**

- **SECRETARY**

CHAIR STERMER: We are now at that portion of our agenda where we deal with elections. It's January, and, pursuant to our bylaws, they provide for the election of a Chair, a Vice Chair, and a Secretary. I'll open the floor up to discussion.

COMMISSIONER UDINE: Does the current Chair, Vice Chair, and Secretary wish to continue serving?

CHAIR STERMER: I have no objection with that.

MR. DIGIORGIO: I have no objection.

MS. GRAHAM: Second.

COMMISSIONER UDINE: I move to nominate the slate of the current Chair --

(Laughter.)

COMMISSIONER UDINE: -- Vice Chair, and Secretary.

MS. GRAHAM: Second.

CHAIR STERMER: Thank you, Commissioner. Appreciate that. Are there --

COMMISSIONER UDINE: Provided you waive any acceptance speech at this point.

(Laughter.)

CHAIR STERMER: Absolutely. Trust me.

UNIDENTIFIED SPEAKER: Friendly amendment.

CHAIR STERMER: Trust me. There was a motion by Commissioner Udine, a second by Ms. Graham. Is there a motion to close nominations?

VICE MAYOR GOMEZ: So moved.

COMMISSIONER BLATTNER: Move to close.

MAYOR GANZ: Second.

CHAIR STERMER: Motion by Vice Mayor Gomez, seconded by Mayor Ganz. All those in favor, signify by saying aye. All those opposed?

VOTE PASSES UNANIMOUSLY.

CHAIR STERMER: On the main motion, all those in favor, signify by saying aye. All those opposed? Motion carries unanimously.

VOTE PASSES UNANIMOUSLY.

CHAIR STERMER: On behalf of School Board Member Good, Mr. DiGiorgio, and myself, we all want to thank you. I think we try to do our level-headed best to keep our meetings --

COMMISSIONER BLATTNER: What was that? No speech today?

CHAIR STERMER: -- moving --

(Laughter.)

CHAIR STERMER: -- no, no -- moving and get us out of here quickly. That's it.

NOMINATIONS BY PLANNING COUNCIL TO EXECUTIVE COMMITTEE:

CHAIR STERMER: We now need nominations for the Executive Committee. They're the officers plus four at-large members. Madam Executive Director, can you tell us who's currently on the Executive Committee?

MS. BOY: Of course. Mayor Stermer, Mr. DiGiorgio, School Board Member Good, and then Commissioner Blattner, Vice Mayor Castillo, Vice Mayor Gomez, and Vice Mayor Williams.

COMMISSIONER UDINE: Motion to reappoint the slate of at-large members.

MS. GRAHAM: Second.

UNIDENTIFIED SPEAKER: Second.

CHAIR STERMER: There is a motion by Commissioner Udine, a second by Ms. Graham. Any other nominations to be on the Executive Committee? All those in favor of

the motion by Commissioner Udine and seconded by Ms. Graham, signify by saying aye. All those opposed? Motion carries unanimously.

VOTE PASSES UNANIMOUSLY.

APPOINTMENTS BY CHAIR TO LAND USE/TRAFFICWAYS COMMITTEE:

CHAIR STERMER: And with regard to the Land Use and Trafficways Committee, there are myself, Mr. DiGiorgio, and Ms. -- and School Board Member Good, and there are a number of other members. Can you tell us, Madam Executive Director, who currently --

MS. BOY: Of course.

CHAIR STERMER: -- sits on that?

MS. BOY: Commissioner Blattner, Commissioner Brunson, Vice Mayor Castillo, Vice Mayor Gomez, Mr. Grosso, and Vice Mayor Williams.

CHAIR STERMER: Is there a motion with regard to --

COMMISSIONER UDINE: **Motion** to approve the slate.

MS. GRAHAM: Second.

CHAIR STERMER: Moved by Commissioner Udine, seconded by Ms. Graham. Any other nominations for the Land Use and Trafficways Committee? All those in favor of the motion by Commissioner Udine, seconded by Ms. Graham, signify by saying aye. All those opposed? Motion carries unanimously.

VOTE PASSES UNANIMOUSLY.

CHAIR STERMER: Congratulations, you're now the secretary again. Thanks for -- thanks for coming.

MS. GOOD: (Inaudible.)

CHAIR STERMER: That's okay.

CONSENT AGENDA:

- AGENDA ITEM C-1 - APPROVAL OF FINAL AGENDA FOR JANUARY 25, 2018**
- AGENDA ITEM C-2 - JANUARY 2018 PLAT REVIEWS FOR TRAFFICWAYS PLAN COMPLIANCE**
- AGENDA ITEM C-3**
- A. APPROVAL OF MINUTES NOVEMBER 30, 2017**

AGENDA ITEM C-4 - EXCUSED ABSENCE REQUESTS

CHAIR STERMER: We are now up to the Consent portion of our agenda. Madam Executive Director, on the Consent Agenda?

MS. BOY: There's no additions. I haven't heard from Mr. Grosso in regards to whether or not he needs an excused absence request, but he's generally pretty --

CHAIR STERMER: Okay.

MS. BOY: -- I don't know if he's on his way here. So I don't know if you want to include him --

CHAIR STERMER: What I --

MS. BOY: -- with Mayor Ryan and --

CHAIR STERMER: -- what I'd like to do --

MS. BOY: -- and Mayor Seiler.

CHAIR STERMER: -- with regard to Item 4-C, we have an excused absence request from Mayor Seiler, from Mayor Ryan. We'll include Mr. Grosso -- School Board Member Good's here -- with recognizing those four. Is there a motion with regard to the Consent Agenda?

MR. DIGIORGIO: I'll move the Consent Agenda.

VICE MAYOR GOMEZ: Second.

CHAIR STERMER: Moved by Vice Chair DiGiorgio, seconded by Vice Mayor Gomez. All those in favor of the Consent Agenda as recognized, signify by saying aye. All those opposed? Consent Agenda carries unanimously.

VOTE PASSES UNANIMOUSLY.

REGULAR AGENDA

AGENDA ITEM R-1 - COUNSEL'S REPORT

CHAIR STERMER: Mr. Maurodis, good morning. Counsel's Report.

MR. MAURODIS: No specific report other than to indicate that we're going to be watching some really interesting legislation in Tallahassee over the next few months, and we'll have reports on those. And all elected officials and all interested parties who

care anything about Home Rule and the ability of local government to govern should be interested in what the Legislature is considering. And we'll monitor that as the months go on.

CHAIR STERMER: Appreciate it. Thank you.

AGENDA ITEM R-2 - EXECUTIVE DIRECTOR'S REPORT

CHAIR STERMER: Madam Executive Director.

MS. BOY: Good morning.

CHAIR STERMER: Good morning.

MS. BOY: Congratulations to Mr. Breslau on your appointment, the reappointments on the board, Commissioner Udine and School Board Member Good, and congratulations to the new officers. I just wanted to -- a couple of quick things.

One is if you got here a few minutes later, we are having a fund raiser for the Pantry of Broward for the Super Bowl. So squares are available for sale for \$10. I will front you if you do not have any cash. Happy to do that. But it's been really successful the past couple of years, and we're really excited to be doing this again for the pantry. So thanks for everyone who's already participated.

Actually, the only other item I have for today is the public speakers for Items PH-1 and PH-2 and PH-3. There is no one from the public except for applicants for questions only signed in to speak today on those three items. I do know that just Ms. Good needs to abstain from PH-1. She has the form there on the dais for her. So that's it for my report.

MR. MAURODIS: She would just need to state the basis for the abstention in the record for us.

MS. GOOD: I got you.

PUBLIC HEARING

AGENDA ITEM PH-1 - AMENDMENT PC 17-55

CHAIR STERMER: Ms. Good, would you like to make a statement with regard to PH-1?

MS. GOOD: Yes. Thank you, Mr. Chair. The School Board owns the property related to PH-1, and so, in an abundance of caution, I am abstaining from voting. Thank you.

CHAIR STERMER: Thank you.

AGENDA ITEM PH-3 - AMENDMENT PC 18-4

CHAIR STERMER: Is there a motion with regard to PH-2 and PH-3? Let's deal with that first, and then we'll take a separate vote that way.

UNIDENTIFIED SPEAKER: (Inaudible.)

CHAIR STERMER: There's been a motion by Secretary Good on PH-2 and 3, seconded by Vice Chair DiGiorgio. Any discussion with regard to PH-2 and PH-3? All those in favor -- oh, Ms. Graham. I'm sorry.

MS. GRAHAM: Oh, I'm just asking it be pulled so I can vote --

CHAIR STERMER: Oh.

MS. GRAHAM: -- consistent with my first --

CHAIR STERMER: 2 or 3 or both?

MS. GRAHAM: 2. Just 2.

CHAIR STERMER: Okay. So that leaves us a motion with regard to PH-3. It was moved by Mr. DiGiorgio -- moved by School Board Member Good, seconded by Vice Chair DiGiorgio. All those in favor with regard to PH-3, signify by saying aye. All those opposed, signify by saying no. Motion carries unanimously.

VOTE PASSES UNANIMOUSLY.

AGENDA ITEM PH-1 - AMENDMENT PC 17-55

CHAIR STERMER: Ms. Good, with regard to PH-1, you're going to abstain?

MS. GOOD: Yes, sir.

CHAIR STERMER: Okay.

MS. GOOD: But you're also doing PH-2 separately; right?

CHAIR STERMER: Yeah, we're going to do PH-2 separately.

MS. GOOD: (Inaudible.)

CHAIR STERMER: Yeah, we're going to do PH-2 separately. Is there a motion with regard to PH-1?

COMMISSIONER UDINE: I'll **move** it.

CHAIR STERMER: Moved by Commissioner Udine, seconded by Mr. DiGiorgio. Any discussion with regard to PH-1. Recognizing the abstention of School Board Member Good, all those in favor, signify by saying aye. All those opposed? Motion carries unanimously, again, recognizing the abstention of School Board Member Good.

VOTE PASSES UNANIMOUSLY WITH SCHOOL BOARD MEMBER PATRICIA GOOD ABSTAINING FROM VOTING.

AGENDA ITEM PH-2 - AMENDMENT PC 18-2

CHAIR STERMER: With regard to PH-2, let's get a motion on the floor, and then we'll go from there. PH-2, is there a motion with regard to PH-2?

MR. DIGIORGIO: Move PH-2.

CHAIR STERMER: Moved by Mr. DiGiorgio, seconded by Vice Mayor Gomez. School Board Member Good.

MS. GOOD: Yes. Ms. Blake Boy, I know there was discussion by various Planning Council members as when this came before us. What was the outcome when it went back before the City of Miramar, just to --

MS. BOY: It has not gone back before the City of Miramar yet. Generally, for the adoption, the municipalities generally wait for the County Land Use Plan amendment. Not always, but often are waiting for that. There's a representative from the City of Miramar if you want to talk about the timing of what they're planning for the municipal plan amendment.

MS. GOOD: I was just -- I didn't know if it comes back from the state, then goes to the city, comes back. No. It comes to --

MS. BOY: Right. So --

MS. GOOD: -- us and back to --

MS. BOY: -- it came -- they had their amendment. The city amendment was reviewed at the state at the same time as the County amendment, and there were no comments received at the County or municipal level. So they generally proceed with scheduling the adoption and their continuation of their Public Hearing process after the County Commission.

MS. GOOD: Uh-huh. And I know there was some questions regarding wildlife on the

property and there were some inquiries. Can you just state on the record what was found?

MS. BOY: Of course. There was an extensive discussion at the October meeting about endangered species. And we followed up with County staff, and there is no County staff that reviews for endangered species. However, when the County Commission transmitted the amendment to the state review agencies, the Florida Fish and Wildlife Conservation Commission is one of the review agencies. They reviewed it for their requirements and found no comments regarding listed species, habitats, or other fish and wildlife resources. So there were no comments received from them.

MS. GOOD: Okay. Thank you.

CHAIR STERMER: Any other comments with regard to PH-2?

COMMISSIONER UDINE: I'll **move** the item.

COMMISSIONER BLATTNER: Yes, I had a --

CHAIR STERMER: Oh, Commissioner -- Vice -- Commissioner Blattner.

COMMISSIONER BLATTNER: Yes, that was correct. Yeah, my concern is this, broadly. I applaud Miramar for its contribution to affordable housing, but I don't understand why no affordable housing's being built. It seems to me that there's -- actually, today's agenda item, there are about \$350,000 worth of contributions to affordable housing. And at some point in time, I'd like to know how much money was brought to that in 2017, how much money was contributed to affordable housing, and how it was used. Because I don't have any objection to supporting affordable housing vouchers and financial aid and so forth, but I don't know how it gets used. And \$500 per unit times 337 units is \$385,000 or something like that, \$168,500, just from Miramar. And I think there's another application here where there's another couple hundred thousand dollars.

MS. BOY: Sure. Absolutely.

COMMISSIONER BLATTNER: So I'm not against the item. I'm just using this as a platform to say we need to start taking a position on thank you for the money but. Because, as a former chair and I used to say, it's all going to be built and it's all coming to east -- east -- east County. And I'm very concerned about it.

MS. BOY: I would offer a couple of things. One is staff keeps a running analysis of all commitments that are made for affordable housing. So we have a separate table for that, and that will give you a feel for how many units have been committed to, basically, since 2000- I think 6 is the -- was the start of the policy, or 2007. And then also how much money has been collected or has been committed to be collected by either the municipality or the County.

As you're aware, when Land Use Plan amendments are reviewed for the affordable housing policy, part of the test is the information, the data analysis that's submitted by the municipality regarding their affordable housing stock. So that's the test. So in this case, both Plantation and Miramar met the test.

The contribution -- it's inclusive of that contribution. So they're not paying the money instead of having affordable housing programs. They're doing that in addition to. In the case of Plantation, the money is going to be given to the County. And I will definitely work with the County staff about -- they have a breakdown for how they've been using the money that's been coming, that's been supplementing their budget as opposed to supplanting their budget.

And then, as far as the municipal programs, in the case of Miramar, it's going to go to the municipality. So they'll be using it for the programs that they have in place. But I can certainly share that information with the Council, and I think it'll give you a good feel for how many units have been committed to and then how much money will be collected.

COMMISSIONER BLATTNER: I think I've seen that table before, but would you send it to us again, please?

MS. BOY: Absolutely.

COMMISSIONER BLATTNER: And so what -- what you just said is that money that is being contributed, that \$500 per unit, gets spent in Miramar?

CHAIR STERMER: Yes.

MS. BOY: In this case, Miramar, the commitment is made to the City of Miramar for their programs. And the difference is because how -- the City of Plantation, they want the money given to the County. So in that case, they give the money to the County. Some of the municipalities prefer to give to the money -- give -- prefer to give the funds to the -- directly to the County for programming.

COMMISSIONER BLATTNER: Okay. Thank you. I'd appreciate the report and then we'll talk.

MS. BOY: Absolutely.

COMMISSIONER BLATTNER: Thank you.

VICE MAYOR CASTILLO: Mr. Chair.

CHAIR STERMER: Commissioner Castillo.

VICE MAYOR CASTILLO: Yes. I had the -- apropos of the comments my colleague made -- I had the opportunity to attend the Domestic Violence Summit which was held at Nova Southeastern University late last week. And one of the topics there, obviously, was the development of affordable housing for this population. Very often, victims of domestic violence do not leave an abusive situation because they have nowhere to go. And because finances are also very often tied into this whole syndrome of abuse that, not exclusively, but primarily, women and then children have to -- have to endure.

And what was -- what was discussed there were different strategies, because in that particular case, scatter site housing is the solution. In other words, you don't want a building that's devoted to that, because it draws attention from the -- it -- it's almost an advertisement for the abuser to come to that particular place, and it becomes a security problem for the -- for the people that live there. And it'd be also -- there's also some additional stigma that's associated with this. So in that case, there's scatter site housing that is the case.

But in all of the literature that you'll read about in terms of affordable housing, there's also the issue of how density exacerbates every situation. And we went through that in the -- in the '60s and before that with, you know, the projects in the main -- in the larger cities. And we saw how density and height and compounding all of the social issues that come with poverty and low income makes communities even more challenged. And what we need to do is mix people together so that -- so that the interrelationships allow that to happen.

I myself grew up in affordable housing, as an immigrant family, but I grew up in an area where there was a mix of housing. I was -- I was fortunate that way. And as a result, I had the opportunity as a young person, even though we struggled financially, to see how other people lived, to interrelate with other kids and different lifestyles. And it made a difference in my life. And so when we look at what the toolbox of solutions should be for Broward County, part of it is financing. A big part of it is the desire to do this.

Another is getting over the stigma that somehow, because a family struggles financially, that they -- they wouldn't be a good neighbor. We were very good neighbors. We were better neighbors than some of the folks I knew that had money. And you know, and if we could just figure out a way to do that, I think -- I think it would make a big difference.

In my city, we didn't wait for these seven percent and nine percent tax credit deals that nobody gets and then, if you get them, you have to pay a nine percent or a seven percent mortgage. We just used our own bond financing, and we built 800 units. True, we offer them to our own -- our own seniors and lower income families on a first come, first serve basis. Why not? We're paying for it. Our taxpayers are paying for it. There's no reason why cities can't do this on their own if they have tax -- they have tax authority. Similarly, if the County wishes to do that, or to back a non-profit that -- that does that, or to offer their bond authority to cities that don't have them, you can use these dollars to offset what those costs might be. I just think we need to stop talking about this and do it.

The best practice models are out there.

We know -- we know, for example, the School Board, teachers, they would love to have -- there's an example of a group of folks -- I hate to say it -- low income, who -- who don't mind living together necessarily. And we're not making as many kids as we used to, so sooner or later there's going to be -- there's going to be lots of land at the school - - at the School Board that we're not going to have buildings for. So we need to talk about what our community assets are.

I go down the street and I see beautiful regional parks, and I'm all for open space, but nobody goes there. So what are we doing? You know, we have to talk about what -- how do you use the land more intelligently. And if we did that, and if we ascribe some seriousness to it, we wouldn't have to continue bringing these things up because they would be done already. So that's my two cents on that.

CHAIR STERMER: Mr. Rosenzweig. Thank you, Commissioner.

MR. ROSENZWEIG: Yes. I, too, grew up in a city that had a program like that, and it was founded by the federal government back in the '30s, which is exactly that kind of planned community that led to this.

My feeling is to now sort of getting these monies together and agreeing with Mr. Castillo on school teachers and first responders who may not be making as much money as the population, that this money should be actually allocated in each development that we approve, that a portion of that should be dedicated to these people, and the monies used to stay in those communities where the money's being given to give them the opportunity to have this kind of experience and to get into an integrated community where they feel a part of the community as opposed to being separated or segregated, which does create other problems, and you get these districts like in our area, where a whole district is of low income people, which doesn't really help that area grow economically or in population.

So my feeling would be to have some kind of a development program where we institute the money stays in that area where it's being collected to help get those people in housing away from situations that could be abusive and such. And the women's shelters aren't enough around the County to begin to handle the amount that's going on or people want to admit to it. And so this is a critical issue we have to address from a -- an economic as well as a development point of view in the County. Thank you.

CHAIR STERMER: I think this Council in the past has taken a rather loud stance with regard to the issue of affordable housing. We know there's Commissioner Nan Rich, who is working tirelessly on certain aspects of the issue. We know we're in the middle of session and the question is what's going to happen with the Sadowski Trust Fund, again.

MR. ROSENZWEIG: Uh-huh.

CHAIR STERMER: And we -- there's a host of different issues, and there is, so everyone understands it, lots of different conversations taking place to create what will then be a bigger conversation. In some respects, there's a lot of -- I'll use the word, research, going on, and research is the wrong word, but gathering of information. There's small groups -- not so -- there are various groups gathering information from their constituencies in the business world, in the housing world, in the finance world.

The School Board, through the interlocal agreement and the impact fees, there's conversations about how to deal with teachers and setting aside money for affordable housing and waiver of impact fees for homes for teachers and staff. So I mean, there's - - there are a host of things taking place today that impact the issue and attempt to resolve the issue. And then the bigger question we have when we talk about affordable housing is everybody generally talks about building new units. Let me suggest to you there is a plethora of units out there that, if the -- if they are rehabilitated --

UNIDENTIFIED SPEAKER: Yeah.

CHAIR STERMER: -- we could probably get a significant dent in the issue. And we, through the Executive Director in the past two weeks, she sent you out the numbers through the end of last year with regard to the numbers that are the methodology we use, approved by Broward County Commission, and it shows we're 54,000 units shy. Roughly almost the same number as last year, down from 8500 the year before.

Look, I don't think any of us can say, and I don't think anybody here can say how many units we're shy. We just know we're shy units. And I'm not sure, based on some formulaic that we use, and I talked against it when we did it, we just have to fix it, regardless of the number. I think there may be, you know, a whole lot of people that need housing, but I think we need to figure out what that is and do something about it.

The County this year put a significant amount of money for them in their budget to start to handle the issue. Mr. Rosenzweig, to your point, this money that stays in Miramar, Miramar decides how to program those dollars in their city. In other cities like Plantation, because they have met the requirements of their program, they're donating the money to the County. In a program -- in an item that was passed by the County Commission the other day, in my city, the monies from that is going to go to the County. So there are local programs that are taking place, as well as a bigger County system taking place.

There will be, I would envision later this year, a significant conversation. And there are lots of people researching other potential thoughts of how to go about doing this. I mean, Mr. Laystrom and I, I've lost track of how many conversations he, Mr. Mele, myself, Ms. Miskel, Ms. Orshefsky, those that represent development community, how we can, through their side, deal with this as well. So there is a significant conversation

taking place. Commissioner Rich is speaking anywhere and everywhere she can. But part of it becomes a funding issue. If the state does what it's going to do again and swipe out the Sadowski Trust Fund, we have a problem. But the County Commission, I think the number was \$5,000,000 this year -- Commissioner, correct me if I'm wrong -- it was \$5,000,000 --

VICE MAYOR CASTILLO: That's great.

CHAIR STERMER: -- which was significantly more than the past. So I -- we're getting there. It's not going to happen fast. But it is a conversation that I -- if I were a betting person, this year will take place.

COMMISSIONER UDINE: I know the Mayor, Mayor Furr, in response to --

CHAIR STERMER: Yeah.

COMMISSIONER UDINE: -- Commissioner Rich at the meeting when we spoke about the Weston issue, I know there's going to be a future workshop on that issue to discuss this a little further. Because what's happening is everything that you see before us is in compliance with what our codes and ordinances require, but it may be that we need to do this, like Angelo said, a little bit of a different way and include some inclusionary language so that we can see this in more parts of the County.

CHAIR STERMER: Mr. DiGiorgio.

MR. DIGIORGIO: I think this is a great conversation, a needed conversation. Half of this Council was made up of elected officials. And I'll tell you, one of the big things that's missing is the actual education of the public and understanding it. Because what Angelo just said, everyone says not in my back yard. And I can tell you, Mr. Mele or any of the land use attorneys that are representing their developers, it's not necessarily the developers that won't do this. It's because when a project gets approved, they go make presentations at neighborhood associations, and they all say that's all well and good, but we don't want any affordable housing.

I can tell you, we had a P and Z meeting last night. Many units got approved in Pompano Beach. But the conversation of folks coming up, project looks great, love it, but no affordable housing. So the education component from the elected officials down needs to start taking place. And maybe that's our job, to start talking to elected officials. Make sure they understand what a mixed market community does for a -- for a neighborhood. It allows sustainability.

So I love that we're talking about it. I appreciate that everyone's working on it. But a lot has -- a lot more has to be done, because, by default, the developers are paying the money because they want the project. That's not always their first choice. I can promise you that. So great conversation. Thanks for starting it, Angelo.

CHAIR STERMER: And let's also remember the other piece of it is there is a significant component that deals with transportation.

UNIDENTIFIED SPEAKER: Uh-huh.

CHAIR STERMER: You know, until we create and fund a truly robust mass transportation system, to create -- my word -- islands and pockets of affordable housing across the County but not connected to mass transit, I'm not sure you've helped anybody. You've probably hurt people, because then they are -- they're cost burdened already, and now you're going to require them almost to have a car, or use a car service, or use Uber or something. That's cost.

So I think there is a bigger conversation that this is just one piece of. And it is about where is this County going as it grows up. You know, we've created urban sprawl, or we have urban sprawl.

UNIDENTIFIED SPEAKER: Uh-huh.

CHAIR STERMER: We're now going to go through redevelopment. We had a conversation, you know, a year and a half ago about transportation and infrastructure. We may be having it again. We'll see. But time will tell. But those -- to me, those two things go hand-in-hand. Vice Mayor.

VICE MAYOR GOMEZ: Actually, I agree with everything that's been said, so I'm not going to repeat it, but just a little voice from the Affordable Housing Committee to the Broward County Commission, we did try to come up with a new creative funding mechanism that we know that the County Commission is looking into, that is only County-based.

So hopefully that will help it a little bit, because at this point, every little nut counts towards getting money in to help build affordable housing or redevelop or get people in. And as a person who grew up in New York City, where housing was all types, it -- some of this is a little bit different to hear and digest and figure out how we can develop where people just realize it's my neighbor and that's all it is. It's a neighbor. It's -- and also, we also need to ask ourselves how many of us who go for a loan are looking for some kind of grant money to make sure that we can pay our expenses.

It doesn't matter what economic class you may be considered when looking for a loan. Everybody wants some help with trying to buy a home.

UNIDENTIFIED SPEAKER: Yeah.

VICE MAYOR GOMEZ: Thank you.

MR. ROSENZWEIG: Mayor?

CHAIR STERMER: Mr. Rosenzweig, and then I'm going to come this way.

MR. ROSENZWEIG: Again, I think the key here is education. When people hear affordable housing, they're thinking HOAs and these other low-income housing type programs to bring people into communities that tend not to look favorably upon these. And if we can educate that -- that this affordable program is for those people in the private -- in the public sector who represent us and work for us in educating our children and other programs that go on, that they're the ones eligible first for these kind of programs, it might make a difference in how people accept affordable housing and what it really is. Thank you.

CHAIR STERMER: Ms. Graham.

MS. GRAHAM: Thank you, Chair Stermer. Just a couple things real quick and thank you for bringing up --

UNIDENTIFIED SPEAKER: Turn that on. It's not on. Oh, is it?

MS. GRAHAM: -- thank you for bringing up the transportation aspect of this. A couple other things. There are zoning requirements, and they limit the coverage on a property. And even if you get your variance, now you're dealing with the storm water issue. Okay? Those two work together.

The other one is the sewer capacity, at least in the City of Fort Lauderdale, with our aged infrastructure to the point where maybe the next elected official might have a six-month moratorium in Fort Lauderdale on development, just until we get the infrastructure replacement and upgrades caught up. The other thing is about the scatter housing that Commissioner Castillo had mentioned. You know, during the downturn, there was a lot of properties that came into short sales and foreclosures, whether they were duplexes or triplexes.

I understand that the State of Florida classifies four or less units differently than more than four units, because you have to go through that review annually with Tallahassee because it's considered a bigger multi-family complex. None of the cities ever stepped up and bought any of those properties, whether they were in blighted areas or questionable areas. Properties had fallen into disrepair or they just weren't making the upkeep and maintenance on them.

But there's a lot of things that can be done, say with \$350,000, like you say, buying existing properties and rehabbing them versus trying to build ground up. Because if you don't have water and sewer already to the property, you're paying an impact fee. Whether the municipality's going to waive it or not, you still need to tap in to that infrastructure, which may or may not be aged. There's a lot of real estate consultants to

various municipalities in Broward. Fort Lauderdale selected someone recently earlier. Last summer, I guess, they selected someone.

I'm surprised that they don't have any kind of symposiums or round tables or something like that and take away -- take it away from the Commissioner -- Commission, Broward County Commission or the City Councils and City Commissions, just to have the brainstorming, because there's a lot of people that are in the private sector that would share their knowledge. Not necessarily looking to get contracts, just to share their knowledge and give someone some new items to consider that are elected officials that can make those decisions.

But, again, we've got the simultaneous equation of density, build-out over a site, and storm water. So you solve maybe one or two, but you're still dealing with the third that can be far worse, as far as insurance. Thank you.

CHAIR STERMER: Commissioner Blattner.

COMMISSIONER BLATTNER: Well, I'm glad I'm following Mrs. Graham, because she triggered a reinforcement of what I wanted to say, which is we have plenty of affordable housing; it's just not affordable. And this money that the County has allocated and other -- and other governmental entities allocate can be used to not only provide first-time homeowner assistance to people, but to make sure that the property is safe and habitable, and the roof won't collapse 30 days after I move in.

It's not like we have to build more housing. And I'm speaking mostly of older cities. I get that. But there are a lot of people here who live in older cities, older communities that have these properties. So when I mentioned this to our City Manager, he says, I am not going to support anything that builds more affordable housing. I said, I don't want to build any more. I just want to make it possible for people to move into the affordable housing that we have.

And that would make a big difference, and that doesn't necessarily require -- excuse me -- a lot of money for the city to invest on its own. We have figured out a revenue source for this. If I may also piggyback on something Mrs. Graham said -- I was going to bring it up later -- a year or so ago, we approved 5,000 housing units in downtown Fort Lauderdale.

UNIDENTIFIED SPEAKER: Uh-huh.

COMMISSIONER BLATTNER: We know what the problem is in Fort Lauderdale with their ability to handle water and sewer. And yet we approved it because the City of Fort Lauderdale said, well, we can handle this. Obviously, they can't handle this.

That's not only us, by the way. The County Commission approved that plan also. I think we need to be really careful when we're looking at infrastructure that we question the

cities' responses to those questions based on what we read in the paper and see on YouTube and other places all the time about cities' abilities to handle their infrastructure requirements. So thank you for bringing that up.

CHAIR STERMER: Anything further?

There was a motion with regard to PH -- oh, Mayor Ganz. Sorry. My apology.

MAYOR GANZ: I'm sorry, Chair. Commissioner Blattner brings up a really good point. And, you know, one of the things that I felt about this project, and I said it the first time around, is I do feel the developer's overreaching with the density on this project. But we have -- we're in that situation in which it's really -- I don't want to take the rights away from the city to determine what project works best for that city. We are left with taking the city's word that they have taken into consideration of what their residents want. They understand their infrastructure. They understand what their needs are, and they understand the ability or -- or they understand whether or not a project like this and the density that's being proposed fits into their overall plan.

But that is a great point about what happened with the City of Fort Lauderdale and what this board did approve. And now, looking at that, we realize that perhaps the information that was given to us might not be as accurate as what was presented. I still don't like to take the rights away from a city and overrule them on this. So while I do feel this is overreaching when it comes to the density, I think staff was right to recommend this, because it does fall into -- the project does fall into the guidelines of what we're here to make a decision on. So while I'm torn, I think I would support this.

CHAIR STERMER: Thank you, Mayor. School Board Member Good.

MS. GOOD: Yes. Thank you, Mr. Chair. And I agree with comments raised by the Mayor. I did want to bring up the issue that was raised when it came before us last time. Since it is in close proximity to a high school, there were some issues raised regarding traffic patterns and safety coordination with the district. Has that taken place?

MS. BOY: Yes, it has. I would defer to Mr. Mele to fill you in on the meeting that he had.

MR. MELE: Good morning. Dennis Mele, 200 East Broward Boulevard, on behalf of the applicant. At the last meeting, when you made your motion, you asked us to do a couple of things. You asked us to meet with the School Board safety staff, which we did. And I know there's a member of the School Board staff here today that joined us for that meeting.

And what we talked about was making sure that the crosswalks would be placed in a manner that would be safe. We agreed with the School Board safety staff that we would place those crosswalks the way they required us to do so. And we have to confirm that

with Broward County Traffic Engineering, but they did not believe that was going to be a problem.

The second thing you asked, which Ms. Blake Boy already talked to you about, was to verify that we were correct when we said we had no endangered or threatened species. That has been confirmed.

The third thing you asked us to do was we were talking about the fact that the property is infested with Melaleuca, and there was some question from the public whether that was true. So we applied for a Broward County Environmental Resource license so that we could have Broward County Wetlands staff come out and inspect the property. And they confirmed that it is infested with Melaleuca, just like we said.

MS. GOOD: Okay. The issue that was raised wasn't necessarily crosswalks. It had to do with -- I believe it had something to do with a roundabout versus --

MR. MELE: That's --

MS. GOOD: -- a four-way --

MR. MELE: -- that's what we talked about. How --

MS. GOOD: Right. You just mentioned the stop sign, so I wondered what was the -- was there some resolution on that.

MR. MELE: Yes. You -- the question was the safe path to school, I think it's called. The safe walk --

MS. GOOD: Safe route.

MR. MELE: -- to school, safe route to school. And so they looked at our plan -- the School Board safety staff looked --

MS. GOOD: Are they --

MR. MELE: -- at our --

MS. GOOD: -- here?

MR. MELE: -- plans.

MS. GOOD: Are they here, you said? Someone from the safety --

MR. MELE: No. Someone from your staff is here who was at the meeting.

MS. BOY: The safety staff isn't, but Ms. Wight was at the meeting.

MS. GOOD: Do -- Ms. Wight, do you have --

CHAIR STERMER: Good morning.

MS. BOY: Just while she's walking up, I just want to add also that the improvement, we had a long -- a discussion about what would be warranted at that intersection, and I don't believe that that decision's made yet about whether the roundabout is warranted or the traffic light, like which technology.

MS. GOOD: Okay.

MS. BOY: But the confirmation --

MS. GOOD: Because that was one of the --

MS. BOY: Right.

MS. GOOD: -- major issues.

MS. BOY: That's one of the things, and that's included in the applicant's voluntarily -- sorry -- declaration of restrictive covenants, the draft that's in your backup. They added that, that they would -- whatever is warranted and whatever technology is safest, they'll use, and they'll be funding the entire thing.

MS. GOOD: Okay. I think she -- is there anything you would like to add?

MS. WIGHT: No. I think that Mr. Mele covered most of it. I mean, safety staff had some reservations about using a roundabout near a school, but as long as it's placed set back and with the crosswalk, he didn't have any concerns. He felt that they were not insurmountable.

MS. GOOD: Can you say your name for the record, because --

MS. WIGHT: Lisa Wight from --

MS. GOOD: Okay.

MS. WIGHT: -- Growth Management, Broward County Public Schools.

MS. GOOD: Thank you.

CHAIR STERMER: Thank you, Ms. Wight.

MS. GOOD: I still have, you know, again, concerns about the roundabout. The community's raised significant concerns. There is a great number of walkers within the area, large residential communities right adjacent to the school. There's a middle school right adjacent to the high school, so this is one of those situations where you not only have a high school, but you have a middle school, so there's, you know, a great congregation of children. So, again, I still have my concerns with this project, but I'll see. Thank you.

CHAIR STERMER: Mr. Blackwelder.

MR. BLACKWELDER: Just briefly, this site is 100 percent jurisdictional wetlands, according to the EPGMD report. And it might seem mysterious that there are no species of interest and things on the property, but wetlands can thrive if they're managed, and this has been decades out of any kind of management of the water resources. It would be a -- could be, and once was, a flourishing piece of Everglades. But that's just to bear in mind. It's not -- the nature is absent from its potential on this property, but we haven't made that happen.

CHAIR STERMER: There was a motion with regard to PH-2 and a second. All those in favor, signify by saying aye. All those opposed?

MR. BLACKWELDER: Opposed.

MS. GOOD: No.

MS. GRAHAM: No.

CHAIR STERMER: One, two, three -- let the record reflect there were three noes. The motion carries.

MS. BOY: Can I have the names of the three noes?

CHAIR STERMER: Mr. Blackwelder, School Board Member Good, and Ms. Graham.

VOTE PASSES 15 TO 3 WITH BRION BLACKWELDER, SCHOOL BOARD MEMBER PATRICIA GOOD, AND MS. MARY GRAHAM VOTING NO.

OTHER BUSINESS:

CHAIR STERMER: Anything further this morning? Any members? With that, we stand adjourned.

Have a good morning, everybody.

(The meeting concluded at 10:44 a.m.)

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

LAST NAME—FIRST NAME—MIDDLE NAME <i>Good, Patricia</i>	NAME OF BOARD, COUNCIL, COMMISSION, AUTHORITY, OR COMMITTEE <i>Broward County Planning Council</i>
MAILING ADDRESS <i>9521 SW 6 St</i>	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 <i>Pembroke Pines Broward</i>	NAME OF POLITICAL SUBDIVISION: <i>School Board of Broward County</i>
DATE ON WHICH VOTE OCCURRED <i>1/25/18</i>	MY POSITION IS: <input checked="" 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 equally 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 the reverse side 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 inures to his or her special private gain or loss. Each elected or appointed local officer also is prohibited from knowingly voting on a measure which inures to the special gain or loss of a principal (other than a government agency) by whom he or she is retained (including the parent organization or subsidiary of a corporate 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 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 otherwise may participate 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 other side)

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, Patricia Good, hereby disclose that on January 25, 20 18:

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

- 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 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:

PH 1 Amend. PC 17-15
Property subject to Amendment is owned by Broward C. School Board and is under contract for purchase. As a Sch. Bd Member, I serve as a Board appointee on Planning Council. Although no personal gain, in an abundance of caution I abstained from voting on the item
1/25/18

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.