

**SUMMARY MINUTES  
BROWARD COUNTY PLANNING COUNCIL  
JUNE 22, 2023**

**Members Present:** Thomas H. DiGiorgio, Jr., Chair (via CMT)  
Commissioner Angelo Castillo, Vice Chair  
Mayor Felicia Brunson  
Mayor Michelle J. Gomez (via CMT)  
Ms. Ryann Greenberg (via CMT)  
Mayor Rex Hardin (via CMT until 10:21 arrival)  
Councilmember Denise Appleby Horland (via CMT)  
Mayor Josh Levy  
Commissioner Jackie Railey  
Vice Mayor Nan H. Rich  
Mayor Michael J. Ryan (via CMT)  
School Board Member Dr. Allen Zeman

**Members Absent:** Mr. Brion Blackwelder  
Mr. Robert Breslau  
Ms. Denise B. Fernandez  
Mr. Easton K. Harrison  
Mr. David Rosenof

**Also Present:** Barbara Blake Boy, Executive Director  
Andy Maurodis, Legal Counsel  
Karen Pannell, Real Time Reporter

A meeting of the Broward County Planning Council was held on Thursday, June 22, 2023, at 10:01 a.m., in Room 422 of the Broward County Governmental Center, Fort Lauderdale, Florida.

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.

**CALL TO ORDER**

Vice Chair Castillo called the meeting to order.

**PLEDGE OF ALLEGIANCE**

School Board Member Dr. Allen Zeman led the Pledge of Allegiance.

## **ROLL CALL**

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

## **CONSENT AGENDA**

### **C 1 APPROVAL OF FINAL AGENDA FOR JUNE 22, 2023**

### **C 2 JUNE 2023 PLAT REVIEWS FOR TRAFFICWAYS PLAN COMPLIANCE**

**Vice Mayor Nan H. Rich made a motion to approve the Consent Agenda Items C 1 and C 2. Mayor Brunson seconded the motion. The Planning Council unanimously approved Consent Agenda Items C 1 and C 2.**

### **C 3 APPROVAL OF SUMMARY MINUTES OF MAY 25, 2023**

Ms. Boy stated that the summary minutes of May 25, 2023, will be provided as part of the next Planning Council meeting agenda.

### **C 4 EXCUSED ABSENCE REQUESTS**

- Ms. Denise Birdsong Fernandez
- Mr. Brion Blackwelder
- Mr. Robert Breslau
- Mr. David Rosenof

**Following Vice Chair Castillo's request for a motion, a motion was made by Mayor Levy to approve the excused absence requests. The motion passed unanimously.**

## **REGULAR AGENDA**

### **R 1 THE SCHOOL BOARD OF BROWARD COUNTY STUDENT GENERATION RATE/IMPACT FEE STUDY UPDATE – PRESENTATION**

After approval of the Public Hearing Agenda, Mr. Chris Akagbosu, Director of Facility-Planning and Real Estate of Broward County Public Schools, introduced Ms. Nilgun Kamp, Principal Associate of Benesch Consulting, who gave a presentation of the Student Generation Rate and Impact Fee Study Update.

Mr. Akagbosu explained the effects of affordable housing on impact waivers. He stated that using the Student Generation Rate helps the School Board determine the number of students that will come from affordable housing developments and that the impact fee addresses the impact of residential development. This study is required to be conducted once every three years. Mr. Akagbosu noted that the last study was conducted in 2019, by the School Board in coordination with Broward County and the municipalities. He presented a full timeline of the study.

Ms. Kamp provided an overview and background of the Student Generation Rate and Impact Fee Study. She explained that Impact Fees are a one-time capital charge to new development, which cover the cost of new capital facilities to help implement capital plans. Ms. Kamp stated that School Impact Fees are only collected from residential land uses. She indicated that schools and transportation are the two most expensive capital infrastructure that local governments provide. She listed several uses of these Impact Fees.

Referencing a presentation, Ms. Kamp explained several reasons for the decrease to some of the Student Generation Rates. She detailed the methodology and significant fluctuations that have taken place over the years. Ms. Kamp stated that once all the data is received and the Study is completed, the results would be shared with the Planning Council. She answered several questions from the Council.

## **R 2 COUNSEL'S REPORT**

(None)

## **R 3 EXECUTIVE DIRECTOR'S REPORT**

Ms. Boy:

- Requested the approval of the Proposed Year 2024 Meeting Schedule and Application Deadlines.

**Chair DiGiorgio made a motion to approve the Proposed Year 2024 Meeting Schedule and Application Deadlines. Mayor Brunson seconded the motion. The motion passed unanimously.**

- Noted that she will be polling the Planning Council members for availability regarding the combined November/December meeting date.
- Reminded the Council of the virtual workshop, which will be held July 27, 2023. The guest speaker will be Dr. Jennifer Jurado, Chief Resilience Officer, Broward County. The meeting invitation and Zoom link with participation instructions will be provided.
- Requested the acceptance of additional agenda material, which included a letter from the City of Coral Springs requesting a six-month Provisional Recertification Extension. Ms. Boy explained that the extension will expire in January 2024.

**Mayor Levy made a motion to approve the six-month extension. Mayor Brunson seconded the motion. The motion passed unanimously.**

- Requested the acceptance of additional agenda materials for Item PH 3 including comments by the School Board staff to move forward with the Item.

**Without objection, the Council accepted the additional agenda material.**

- Announced that the Broward County Land Use Plan amendment application located in the City of Hollywood will not be scheduled for a public hearing on August 24, 2023.

#### **R 4 CORRESPONDENCE**

(None)

#### **PUBLIC HEARING AGENDA**

Ms. Boy stated that there was only one speaker signed up for the Public Hearing Agenda regarding Item PH 3. She summarized and gave a brief overview of items PH 1, PH 2, and PH 4.

**Mayor Levy made a motion to approve Items PH 1 and PH 2 per Planning Council staff recommendation. Mayor Gomez seconded the motion. The motion passed unanimously.**

#### **PH 1 AMENDMENT PC 23-3**

**Public Hearing on Small Scale Amendment to the Broward County Land Use Plan – City of Parkland**

#### **PH 2 AMENDMENT PCT 23-2**

**Public Hearing on Text Amendment to the Broward County Land Use Plan to revise Policy 2.21.6 of the Policies Section**

#### **PH 3 AMENDMENT PCT 23-3**

**Public Hearing on Text Amendment to the Broward County Land Use Plan to add Policy 2.16.5 within the Policies Section**

Ms. Boy provided an overview of and highlights of the proposed Text Amendment to the Broward County Land Use Plan to add Policy 2.16.5 within the Policies Section. She explained changes that have been made to this policy over the past year making it more restrictive than the initial proposal.

Ms. Boy stated that this is an incentive-based policy, which is structured similarly to Policy 2.16.3 regarding bonus density and Policy 2.16.4 regarding affordable housing in commerce designated or activity center designated land. She stated

that it is structured to be restricted to West of and including US 1 similarly to Policy 2.16.4. Ms. Boy noted that this will be the first phase of the incentive to see if it is successful and if there is interest to move it forward and expand it to privately held community designated lands.

Ms. Boy indicated that 25% of the dwelling units would be required to be deed restricted as moderate, low, or very low affordable housing for a period of 30 years. She stated that the maximum density cannot exceed 50 dwelling units per acre.

Ms. Boy stated that the Planning Council staff recommends approval of the proposed Text Amendment. Referencing additional agenda materials provided by the School Board staff, she also noted that Attachment 6 included comments received from local governments and Planning Council staff responses.

**Mayor Hardin motioned to approve the proposed Text Amendment. Mayor Brunson seconded the motion.**

Carter McDowell, from Bilzin Sumberg, representing public private partnership for 1301 in the City of Hollywood, spoke to the Planning Council. He stated that his firm has worked with Miami-Dade County, the City of Hollywood, and private parties to create thousands of affordable housing units. Mr. McDowell indicated that governments often have underutilized properties, which can be a great opportunity to use for affordable housing projects. He showed support of the policy with one exception.

Mr. McDowell explained that the Policy specifically states, "Within parcels located west of and including US 1 and designated "Community" on Broward County Land Use Plan, dwelling units may be permitted subject to the following:" He suggested to include incentives and density bonuses to publicly owned land.

Mr. McDowell requested the Planning Council give the public the same opportunities as the private sector to receive incentives and density bonuses. He asked that the language "located west of and including US 1 and" be removed from the policy.

Ms. Boy answered several questions from the Planning Council members regarding the policy. She stated that staff's position is to protect the barrier island with this new policy.

After much discussion regarding affordable housing and the potential policy modifications, Mr. Zeman requested tabling this item until more information is acquired about the plan for Broward County schools. Vice Chair Castillo allowed each member of the Council to give their thoughts on this item and the demarcation of land. Ms. Boy would not object to the expansion to the

Intracoastal waterway west but would object to the expansion beyond the Intracoastal waterway for the protection of the barrier island.

**Mayor Levy made a motion to amend approval west of the Intracoastal Waterway subject to municipal approval. Mayor Hardin seconded the motion.**

Further discussion ensued. Ms. Boy explained that between 12 and 15 lands would be affected by the potential policy amendment to include the lands between US 1 and the barrier island.

**School Board Member Zeman motioned to defer this item to the August 24, 2023, Planning Council meeting. Vice Mayor Rich seconded the motion. The motion passed with Mayor Gomez, Chair DiGiorgio, and Councilmember Horland voting against the motion.**

#### **PH 4 AMENDMENT TO THE PLANNING COUNCIL'S "RULES OF PROCEDURE"**

**After an overview and explanation of PH 4, Vice Mayor Rich made a motion to approve PH 4 per the combined Executive and Land Use/Trafficways Committee's recommendation. Mayor Brunson seconded the motion. The motion passed unanimously.**

Vice Chair Castillo and Chair DiGiorgio acknowledged and thanked staff for their work on this item and thanked Ms. Boy for her leadership.

#### **OTHER BUSINESS**

Ms. Boy announced that Mr. Breslau is retiring, and this would be his final meeting of the Planning Council. The Council thanked Mr. Breslau for his service and wished him well.

**Virtual Workshop – July 27, 2023, at 10:00 a. m.**

#### **NEXT REGULAR SCHEDULED PLANNING COUNCIL MEETING**

The next Planning Council meeting is scheduled for August 24, 2023, at 10:00 a.m., in Room 422 of the Broward County Governmental Center.

#### **ADJOURNMENT**

Without objection, the Vice Chair adjourned this day's meeting at 11:13 a.m.