

## MINUTES

### BROWARD COUNTY PLANNING COUNCIL

January 22, 2015

**MEMBERS** Anne Castro, Chair  
**PRESENT:** Commissioner Michael S. Long, Vice Chair  
Mayor Daniel J. Stermer, Secretary  
Commissioner Richard Blattner  
Commissioner Angelo Castillo  
Commissioner Michelle J. Gomez  
School Board Member Patricia Good  
Mary D. Graham  
Dan Hobby  
Lynn Kaplan  
Vice Mayor Martin D. Kiar  
Vice Mayor Rita Mack  
Commissioner Shari L. McCartney  
Mayor Michael J. Ryan  
Nicholas T. Steffens

**MEMBERS** Neal de Jesus  
**ABSENT:**

**ALSO** Barbara Blake Boy, Planning Council Executive Director  
**PRESENT:** Andy Maurodis, Legal Counsel  
Henry Sniezek, Deputy Director, Broward County  
Environmental Protection and Growth Management  
Department  
Nancy Cavender, Laws Reporting, Inc.

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 22, 2015.

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

## **CALL TO ORDER**

Chair Anne Castro called the meeting to order.

CHAIR CASTRO: There are people who are stuck over at the railroad crossing, including some of our new members that we have to swear in. Otherwise, I'd go ahead and get started with some of the ceremonial duties, but some of the people that would be participating in the ceremony still aren't here, as well.

So if you'll give us a few minutes, we're going to let the train, hopefully, get through, and get the rest of these folks here. So thank you for your patience. And for the members that are here, contributions to the bagel fund are always welcome. Thank you. Most of the people from the train stop have found their way into the building finally. Good morning. Quick reminder, we have Nancy Cavender here doing the minutes. For the new members that are coming aboard and the existing members, contributions to the bagel fund are always appreciated. Take your time. I know. It's coming back home week. With that, we're going to call the Broward County Planning Council regular meeting of January 22nd to order.

Again, we apologize for the late delay, but there was apparently a very long train stuck on the tracks or monopolizing the tracks in Fort Lauderdale, and it took several members a while to get here, and until we had the members here, we actually couldn't get started. So, with that, I call the meeting to order. And, if we could, I'm going to ask Mr. Hobby to lead us in the Pledge of Allegiance. If everyone would please rise.

## **PLEDGE OF ALLEGIANCE**

**(THE PLEDGE OF ALLEGIANCE WAS LED BY MR. DAN HOBBY.)**

CHAIR CASTRO: I think before we do the roll call, is it okay if I skip ahead and administer the oaths of office so when we do the roll call we can include those new members officially?

MR. MAURODIS: Yes.

CHAIR CASTRO: Thank you. So –

MR. MAURODIS: There may be a rule (inaudible).

CHAIR CASTRO: That's okay.

MAYOR STERMER: (Inaudible) lawyer.

CHAIR CASTRO: That's all right. We have lots of rules.

MR. MAURODIS: We'll waive the rule.

**OATH OF OFFICE**

CHAIR CASTRO: Okay. If I could have, please, with great pleasure, two old friends of mine, Commissioner Angelo Castillo and Commissioner Shari McCartney, join me up here at the center. And I will be pulling out the oath. It's somewhere in my file here.

UNIDENTIFIED SPEAKER: It might be in here.

CHAIR CASTRO: Thank you, both. Raise your right hand please.  
I do solemnly swear –

COMMISSIONER CASTILLO: I do solemnly swear –

COMMISSIONER McCARTNEY: I do solemnly swear –

CHAIR CASTRO: -- that I will support, protect, and defend –

COMMISSIONER CASTILLO: -- that I will support, protect, and defend –

COMMISSIONER McCARTNEY: -- that I will support, protect, and defend –

CHAIR CASTRO: -- the Constitution and government –

COMMISSIONER CASTILLO: -- the Constitution and government –

COMMISSIONER McCARTNEY: -- the Constitution and government –

CHAIR CASTRO: -- of the United States and of the State of Florida –

COMMISSIONER CASTILLO: -- of the United States and of the State of Florida --

COMMISSIONER McCARTNEY: -- of the United States and of the State of Florida –

CHAIR CASTRO: -- that I am duly qualified to hold office –

COMMISSIONER CASTILLO: -- that I am duly qualified to hold office –

COMMISSIONER McCARTNEY: -- that I am duly qualified to hold office –

CHAIR CASTRO: -- under the Constitution of the state --

COMMISSIONER CASTILLO: -- under the Constitution of the state --

COMMISSIONER McCARTNEY: -- under the Constitution of the state --

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

COMMISSIONER CASTILLO: -- and the Charter of Broward County --

COMMISSIONER McCARTNEY: -- and the Charter of Broward County --

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

COMMISSIONER CASTILLO: -- and that I will well and faithfully perform --

COMMISSIONER McCARTNEY: -- and that I will well and faithfully perform -  
-

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

COMMISSIONER CASTILLO: -- the duties of a member --

COMMISSIONER McCARTNEY: -- the duties of a member --

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

COMMISSIONER CASTILLO: -- of the Broward County Planning Council --

COMMISSIONER McCARTNEY: -- of the Broward County Planning Council  
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CHAIR CASTRO: -- on which I am now about to enter --

COMMISSIONER CASTILLO: -- on which I am now about to enter --

COMMISSIONER McCARTNEY: -- on which I am now about to enter --

CHAIR CASTRO: -- so help me God.

COMMISSIONER CASTILLO: -- so help me God.

COMMISSIONER McCARTNEY: -- so help me God.

CHAIR CASTRO: Congratulations.

## **REAPPOINTMENTS**

CHAIR CASTRO: We also want to recognize the reappointment of Vice Mayor Martin Kiar, who was reappointed by the County Commission, and now if any of the new would like to make any remarks, I'll give you a few minutes each, if you'd like to.

COMMISSIONER CASTILLO: Yeah.

CHAIR CASTRO: Go ahead.

COMMISSIONER CASTILLO: Do you want to go first?

COMMISSIONER McCARTNEY: No. Go ahead.

COMMISSIONER CASTILLO: I want to thank all of you. It's great to be back.

CHAIR CASTRO: Microphone on?

COMMISSIONER CASTILLO: I think so.

CHAIR CASTRO: You have to push the little face, little happy talk face.

COMMISSIONER CASTILLO: I've been away for a while.

CHAIR CASTRO: I see that.

COMMISSIONER CASTILLO: Show me where.

CHAIR CASTRO: The little happy face on the black box. Looks like he's speaking.

COMMISSIONER CASTILLO: That one? Ah. Good to be back. I want to thank Commissioner Beam Furr for the appointment, and also for the County Commission for the appointment. It's a great committee. I chaired it once, and I enjoyed it. And it's good to be back. Thank you very much.

COMMISSIONER McCARTNEY: Thank you, Madam Chair. I am also very grateful to Commissioner Holness for the appointment. I'm excited to be here. I sit on the MPO with Commissioner Blattner and this seems like a natural fit. You know, when I was a kid, I used to build cities with match sticks and balsa wood and this is like, you know, actually doing it. So I'm very excited to be here. Thank you.

CHAIR CASTRO: Thank you.

VICE MAYOR KIAR: Thank you, Madam Chair. I first want to congratulate both Commissioner McCartney and Commissioner Castillo for their appointments. I can't think of two more qualified, better folks to serve on this board with us. And I'm very honored to have been reappointed, as well, by the County Commission.

I will say this. I was kind of hoping it was going to be Beam Furr, only because I wanted to see if we could then have a controversy about taking away the certificate we gave him when he left. But it didn't happen. It was me.

I just feel very thrilled about this. Out of all the committees that I serve on, this actually is my favorite because of the work that we do, the issues that we tackle, and it's just a wonderful opportunity to really help move our County forward. So thank you all again for having me, too. I appreciate this.

CHAIR CASTRO: And I've also just been notified that School Board Member Good was also reappointed, so I want to recognize that.

VICE MAYOR KIAR: All right.

CHAIR CASTRO: And I want to give her a moment. And while she's doing that, I'm going to step down to -- if you'd like to --

MS. GOOD: Oh.

CHAIR CASTRO: -- take a moment.

MS. GOOD: No. It's just a total pleasure to continue to serve on this committee with all of you. Welcome to the new members. Again, I live in the beautiful City of Pembroke Pines, so I know Commissioner Castillo very well. And, again, I serve also with Commissioner McCartney on MPO. So great to be here and continue to do work with all of you. Thank you.

### **CERTIFICATES OF APPRECIATION**

CHAIR CASTRO: It's, again, my privilege and, as always, a little bit of sadness that we do this part of the program, but last month, rather, we had the gentlemen. This month, we're going to have the women. Unfortunately, Commissioner Lazarow had a conflict, so she couldn't be here, so we will get her certificate to her at another time.

But today it's my great honor to present Mayor Lisa Aronson with a

Certificate of Appreciation for her service on the Broward County Planning Council. So in recognition of her dedication to our community and public service that you have voluntarily provided to benefit the people of Broward County for serving on the Broward County Planning Council, on behalf of this Council, we appreciated your value, your input.

As I said, as Vice Mayor Kiar was alluding to, this is one of the most diverse boards I've ever served on, with such different opinions, and the nice part is everybody gets to voice those. And I think out of that comes some very well-reasoned deliberations and decisions on behalf of the residents of Broward County. And this is signed by Mayor Tim Ryan and Broward County Administrator Bertha Henry. So, Mayor Aronson, please, if you would, come and accept this certificate. Thank you.

MAYOR ARONSON: Thank you very much. I appreciate it. Good morning, everyone. It's always a pleasure to be here. I'm sorry that I'm no longer on the Planning Council. It was really an honor to serve last year, and great to serve with all of you. And congratulations both to Angelo and to Shari. Best of luck.

And so it's kind of a bittersweet moment for me, but, unfortunately, there were other plans that circumvented my ability to serve in a new capacity the residents of Broward County. But I feel very strongly that I will continue to stay involved in the community and active in other ways, and I look forward to serving in other capacities in the future.

And it's great to be here. Have a wonderful meeting. And I'm sure I'll be seeing most of you in the weeks, months, and years to come. So thank you. And thank you for all the work that Barbara does, and her staff, as well as Andy, because it couldn't all get done without them. And I think we owe them a big round of applause, as well. So thank you again, and I'm around.

CHAIR CASTRO: Thank you.

MAYOR ARONSON: Bye.

CHAIR CASTRO: Okay. Now we're on to election of officers. As I recall, I think we start –

MS. BOY: Roll call.

CHAIR CASTRO: I'm sorry? Oh, you're right. Roll call now. You're right. I missed that.

**ROLL CALL**

CHAIR CASTRO: If we could, Nancy, have the roll call. My mistake.

THE REPORTER: Commissioner Richard Blattner.

COMMISSIONER BLATTNER: Here.

THE REPORTER: Commissioner Angelo Castillo.

COMMISSIONER CASTILLO: Here.

THE REPORTER: Mr. Neal de Jesus. Commissioner Michelle J. Gomez.

COMMISSIONER GOMEZ: Here

THE REPORTER: School Board Member Patricia Good.

MS. GOOD: Here.

THE REPORTER: Ms. Mary D. Graham.

MS. GRAHAM: Here.

THE REPORTER: Mr. Dan Hobby.

MR. HOBBY: Here.

THE REPORTER: Ms. Lynn Kaplan.

MS. KAPLAN: Here.

THE REPORTER: Vice Mayor Martin Kiar.

VICE MAYOR KIAR: Here.

THE REPORTER: Commissioner Michael Long.

COMMISSIONER LONG: Here.

THE REPORTER: Vice Mayor Rita Mack.

VICE MAYOR MACK: Here.

THE REPORTER: Commissioner Shari McCartney.



UNIDENTIFIED SPEAKER: You have to say –

UNIDENTIFIED SPEAKER: She's here.

THE REPORTER: Mayor –

UNIDENTIFIED SPEAKER: She's here on the dias.

THE REPORTER: Mayor Michael Ryan.

MAYOR RYAN: Present.

THE REPORTER: Mr. Nicholas Steffens.

MR. STEFFENS: Present.

THE REPORTER: Mayor Daniel Stermer.

MAYOR STERMER: Here.

THE REPORTER: Ms. Anne Castro, Chair.

CHAIR CASTRO: Here.

## **CONSENT AGENDA**

### **AGENDA ITEM C-4 – CORRESPONDENCE**

CHAIR CASTRO: I know C-4, we had correspondence from Mr. de Jesus requesting excused absence. Do I have a motion to excuse him?

MS. GOOD: Motion.

MAYOR STERMER: Second.

CHAIR CASTRO: Second?

MAYOR STERMER: Second.

CHAIR CASTRO: I have a motion from Ms. Good, a second from Mayor Stermer. All in favor. Seeing no one opposed, passed unanimously. Thank you.

**VOTE PASSES UNANIMOUSLY.**

## **ELECTION OF OFFICERS**

CHAIR CASTRO: Now we're on to -- yes, sir.

VICE MAYOR KIAR: Oh, I was going to make a nomination.

CHAIR CASTRO: Okay. We're on to elections, so go right ahead.

VICE MAYOR KIAR: I hope that we can easily have a unanimous vote on this. I would like to re-nominate once again to serve another year, our incredible Chair, Anne Castro.

COMMISSIONER LONG: Second.

VICE MAYOR KIAR: Thank you.

MAYOR STERMER: Third.

MS. GOOD: Fourth.

VICE MAYOR KIAR: Sounds good.

MAYOR STERMER: Madam Chair? Mr. Maurodis, I know we have in our rules normally a procedure by which the Chair serves for a certain number of consecutive terms. If that is in our rules, I'd make the motion to waive our rules so we can move forward with the motion before us.

MR. MAURODIS: That would be a motion pursuant to 3.22 of your rules and procedures, you suspend the rule with regard to -- at least, we suspend the rule as set forth in 1.04. You could just adopt that. It needs a two-thirds vote.

VICE MAYOR KIAR: So should I withdraw my motion until after we pass that motion?

MR. MAURODIS: No, you don't have to withdraw it --

VICE MAYOR KIAR: Oh.

MR. MAURODIS: -- but his motion would take precedence.

VICE MAYOR KIAR: Oh, okay. Excellent. Second.

CHAIR CASTRO: Okay. So we have a motion, a second, and now we're going to take a roll call vote. And you need a two-thirds.

MR. MAURODIS: For a suspension of the rule.

CHAIR CASTRO: For a suspension of the rule. Thank you. Roll call, please, Nancy.

THE REPORTER: Commissioner Richard Blattner.

COMMISSIONER BLATTNER: Yes.

THE REPORTER: Commissioner Angelo Castillo.

COMMISSIONER CASTILLO: Yes.

THE REPORTER: Mr. Neal de Jesus. Commissioner Michelle J. Gomez.

COMMISSIONER GOMEZ: Yes.

THE REPORTER: School Board Member Patricia Good.

MS. GOOD: Yes.

THE REPORTER: Ms. Mary D. Graham.

MS. GRAHAM: Yes.

THE REPORTER: Mr. Dan Hobby.

MR. HOBBY: Yes.

THE REPORTER: Ms. Lynn Kaplan.

MS. KAPLAN: Yes.

THE REPORTER: Vice Mayor Martin Kiar.

VICE MAYOR KIAR: Yes.

THE REPORTER: Commissioner Michael Long.

COMMISSIONER LONG: Yes.

THE REPORTER: Vice Mayor Rita Mack.

VICE MAYOR MACK: Yes.

THE REPORTER: Commissioner Shari McCartney.

COMMISSIONER McCARTNEY: Yes.

THE REPORTER: Mayor Michael Ryan.

MAYOR RYAN: Yes.

THE REPORTER: Mr. Nicholas Steffens.

MR. STEFFENS: Yes.

THE REPORTER: Mayor Daniel Stermer.

MAYOR STERMER: Yes.

THE REPORTER: Ms. Anne Castro, Chair.

CHAIR CASTRO: Yes.

MR. MAURODIS: Now the main motion for the appointment.

CHAIR CASTRO: Okay. We have a motion by Vice Mayor Kiar and –

MAYOR STERMER: Second.

CHAIR CASTRO: -- and a second by Mayor Stermer to reappoint me as Chair. Could we have a roll call, please? Or can I just do all in favor? All in favor? Any opposed? And it's okay if you're opposed. Seeing none, it carries unanimously.

CHAIR CASTRO: Yeah. Just quickly, as a point of privilege, thank you all very much. You know, as I've told you before, it's very humbling to sit in this chair. I think some of the greatest minds in Broward County serve here, and I really do appreciate the diversity of opinions and the different agendas and the points of view.

And I do my best when I'm sitting here to make sure everybody gets that out, because only then do I think we really get to really good solutions. So thank you for instilling confidence and your confidence in me to serve another year. Broward Next is very, very important to me, and I'm excited to hopefully see that through with the staff and with the cities of -- of Broward County, as well as the County Commission, and make sure we come to a plan that will hopefully see Broward through the next 40 or 50 years of its existence. As a Broward native, that's really, really important to me. So thank you all very,

very much.

**VOTE PASSES UNANIMOUSLY.**

CHAIR CASTRO: Opening for motions for the Vice Chair. Mr. Hobby.

MR. HOBBY: I nominate Commissioner Long.

MAYOR STERMER: Second.

CHAIR CASTRO: I have a motion and a second. May we have a roll call, please, or can I go unanimous again? All in favor? Any opposed? Hearing none, it carries unanimously.

**VOTE PASSES UNANIMOUSLY.**

CHAIR CASTRO: Motions for Secretary, which is a currently vacant position. Vice Mayor Kiar.

VICE MAYOR KIAR: Thank you, Madam Chair. Actually, I would like to nominate Mayor Stermer –

MS. GRAHAM: Second.

VICE MAYOR KIAR: -- for this position.

CHAIR CASTRO: Okay. I'm sorry, who seconded? I heard a voice. Okay. Ms. Graham seconded. All in favor? Any opposed? It carries unanimously.

MAYOR STERMER: Thank you.

CHAIR CASTRO: Thank you. Thank you very much. We now have the Executive Board.

**VOTE PASSES UNANIMOUSLY.**

**NOMINATIONS BY PLANNING COUNCIL TO EXECUTIVE COMMITTEE**

CHAIR CASTRO: Okay. Now we're going to the Executive Committee, where there are four at-large members. I don't know if you need to know who's currently on the Executive Committee, or if some people would like to start making some nominations. The Executive Committee consists of the officers, and then there's usually four other members who are serving. So we'll open up the nominations for the Executive Committee.

MAYOR STERMER: I'd like to nominate School Board Member Good.

CHAIR CASTRO: Okay.

MS. GRAHAM: Second.

VICE MAYOR KIAR: Second.

CHAIR CASTRO: Do I -- can I take them all at -- at once, or do I have to do it one at a time? Or does it matter.

MR. MAURODIS: You can do all -- if -- if there's a full slate, you can do it all.

CHAIR CASTRO: Okay. So we have at least one.

MS. GRAHAM: I nominate Vice Mayor Martin Kiar.

VICE MAYOR KIAR: Oh, thank you.

CHAIR CASTRO: Do we have a second for that?

MS. GOOD: Second.

UNIDENTIFIED SPEAKER: Second.

CHAIR CASTRO: Okay.

MAYOR RYAN: I nominate Mayor Dan Stermer.

UNIDENTIFIED SPEAKER: He's on it.

CHAIR CASTRO: He's on it.

MAYOR RYAN: Oh, okay.

MAYOR STERMER: I'll nominate Michael Ryan from the City of Sunrise.

UNIDENTIFIED SPEAKER: (Inaudible) two votes.

VICE MAYOR KIAR: Second.

CHAIR CASTRO: Am I allowed to nominate somebody, too? Can I nominate Mr. Hobby?

MR. MAURODIS: Sure.

MAYOR STERMER: Second.

CHAIR CASTRO: Okay. Okay, so we have a first and a second for Ryan and Hobby; correct? So we have Good, Kiar, Ryan, and Hobby.

MAYOR STERMER: Move to close nominations.

CHAIR CASTRO: Second?

MS. GRAHAM: Second.

CHAIR CASTRO: All in favor to close the nominations.

**VOTE PASSES UNANIMOUSLY.**

CHAIR CASTRO: All in favor of appointing Good, Kiar, Ryan, and Hobby. Anybody opposed? Hearing none, it moves unanimously.

**VOTE PASSES UNANIMOUSLY.**

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

CHAIR CASTRO: Okay. Now we have the appointments to the Land Use/Trafficways. What I did last time is I let people decide if they want to be on this. I let it be open season. But then a lot of people weren't showing up all the time. I'm going to caution again. I'll be happy to appoint four or five people and limit it to that, to people who will show an interest and show up, or I'll let people volunteer. Now, who would really like to be on the Land Use/Trafficways Committee?

Mr. Ryan, Mayor Ryan. Commissioner Gomez.

VICE MAYOR KIAR: Commissioner Blattner.

CHAIR CASTRO: Commissioner Blattner.

VICE MAYOR KIAR: Commissioner Castillo.

CHAIR CASTRO: Commissioner Castillo. Okay. That's who we've got. That's who I'm appointing. We're good. Okay? Is that enough?

MS. BOY: Yeah, I just wanted to mention that Mr. de Jesus mentioned that he would like to be on the Land Use/Trafficways Committee. He was unable to attend today, so that's –

CHAIR CASTRO: I'll appoint him, too.

MS. BOY: Okay.

CHAIR CASTRO: Okay? So that gives you five. We good? Thank you all very, very much. That was a fairly painless process, so thank you so much.

### **CONSENT AGENDA**

#### **AGENDA ITEM C-1 - APPROVAL OF FINAL AGENDA FOR JANUARY 22, 2015**

#### **AGENDA ITEM C-2 - JANUARY 2015 PLAT REVIEWS FOR TRAFFICWAYS PLAN COMPLIANCE**

#### **AGENDA ITEM C-3 - APPROVAL OF MINUTES OF DECEMBER 4, 2014**

CHAIR CASTRO: Okay. Now we're moving on to the Consent Agenda. Can we have a motion for approval of the Consent Agenda?

COMMISSIONER CASTILLO: So moved.

MS. GOOD: Second.

CHAIR CASTRO: Did you –

THE REPORTER: Who moved?

CHAIR CASTRO: -- I was going to say, I didn't hear. Who is it?

THE REPORTER: Who moved?

CHAIR CASTRO: Commissioner –

UNIDENTIFIED SPEAKER: Commissioner Castillo.

CHAIR CASTRO: -- Castillo. You got it, Nancy? We're good?

THE REPORTER: Yes, thank you so much.

CHAIR CASTRO: All in favor? Any opposed? Seeing none, carries.

**VOTE PASSES UNANIMOUSLY.**



## REGULAR AGENDA

### AGENDA ITEM R-1 - COUNSEL'S REPORT

CHAIR CASTRO: Counsel's Report.

MR. MAURODIS: None today, Madam Chair.

### AGENDA ITEM R-2 - EXECUTIVE DIRECTOR'S REPORT

CHAIR CASTRO: Okay. Executive Director's Report.

MS. BOY: Good morning. First, I'd like to congratulate the new members, the reappointments. I'd like to apologize to School Board Member Good. I did have your reappointment on last month on the agenda. It was an oversight to put it back on the agenda this month. Congratulations to the officers. I think it's going to be an exciting year.

With the Broward Next project, I just have a quick update on that is that Henry Snizek from County staff and I have been continuing to go out to the community, different municipalities, Smart Growth Committee, the Realtor's Association, making presentations to them. We've been invited to several more. The months of February and March are going to be pretty busy with that.

We'll also be meeting with the Ad Hoc Committee on February 4th. And then we'll have some evening outreach meetings in mid-February, one located in the City of Weston and one in this building. Those will be on the Internet, and they'll start at 6:00 p.m., hopefully to get some more participation in that manner. That's all for my report today.

CHAIR CASTRO: I'm going to augment it a little bit. The survey went out. I want to compliment you on the survey, number one. I thought the survey was very well done. I took it, obviously, right away. I thought the way it was organized and set out in order to prioritize all the suggestions that were put in was very well done.

I don't know if you have any statistics yet. I'm not looking for results, but how many responses -- just some basic information, how many responses you've gotten to date, how it was sent out. I'm sure you sent it out to the thousand-plus people that you had on your mail list. I know I put it out on Facebook to hopefully get more people involved.

I was wondering, could you get the cities to maybe post it on the websites or do anything like that, or get them to push it out through any of their

Facebooks or anything else so we can get it out even further. If you can give us any brief overview of that, I'd appreciate it.

MS. BOY: Okay. Just for a quick overview of the survey, the survey actually closed yesterday. It's a first round of survey, and that -- the survey was based on the feedback that we got from the focus area meetings, so it was very technical. So it was sent to all the cities, the city managers, the city planning staff. I'm not sure what they did with it.

We had -- last time I checked, which was last week, we had over 200 responses. We'll also be talking to the Ad Hoc Committee about a future survey kind of based on the feedback that we get from the technical side to send out for more common normal speak than planner lingo. We'll be talking about that at the meeting. So we'll be having -- those statistics, sorry, will be prepared for the February 4th meeting. We'll give you an overview at that ad hoc committee.

CHAIR CASTRO: And to that point, there is going to be an Executive Ad Hoc for Broward Next meeting I think it's at 10:00 o'clock --

MS. BOY: February 4th, I think it's 9:30.

CHAIR CASTRO: -- yeah, it's February -- 9:30, February 4th, here. And not in this room. I don't --

MS. BOY: Room 430.

CHAIR CASTRO: 430. Of course, you're all welcome to attend. And we're going to obviously be looking at the results of the first round, as she said, the technical meetings that were held, the survey results and things like that, and going through next steps or whatever. And, again, pushing it out to the public now and what those ways will look like and how we can do that. So I encourage you all to participate.

### **AGENDA ITEM R-3 – CORRESPONDENCE**

CHAIR CASTRO: Correspondence, I know we have one for --

MS. BOY: There --

CHAIR CASTRO: -- PH-7 --

MS. BOY: -- there's one piece of additional agenda material which was correspondence from a Fort Lauderdale resident regarding PH-7. It was sent to you via email yesterday.

CHAIR CASTRO: Correct.

**PUBLIC HEARING**

**AGENDA ITEM PH-1 - RECERTIFICATION PCR 15-1**

**AGENDA ITEM PH-2 - RECERTIFICATION PCR-15-2**

**AGENDA ITEM PH-3 - AMENDMENT PC 15-1**

**AGENDA ITEM PH-5 - AMENDMENT PC 15-5**

**AGENDA ITEM PH-6A - AMENDMENT PCT 15-2**

**AGENDA ITEM PH-6B - AMENDMENT PC 15-7**

CHAIR CASTRO: Okay. On to the Regular Agenda, first I understand the quasi-judicial hearings have all been waived for –

MS. BOY: Correct.

CHAIR CASTRO: -- PH-1 and 2.

MS. BOY: Yes.

CHAIR CASTRO: Okay. So what items does anybody have to pull from the agenda? PH-7. Okay.

MAYOR STERMER: Move PH-1 through PH-6 with staff recommendations, acknowledging the voluntary (inaudible).

CHAIR CASTRO: Okay.

MS. BOY: I have a -- a resident signed in to speak on PH-4.

CHAIR CASTRO: Okay.

MAYOR STERMER: Move PH-1, PH-2, PH-3, PH-5, PH-6.

CHAIR CASTRO: Do I have –

MS. GOOD: Second.

CHAIR CASTRO: -- a second?

Okay. I think Ms. Good seconded it. All in favor? Any opposed? Seeing none, all those PH's moved.

**VOTE PASSES UNANIMOUSLY.**

**AGENDA ITEM PH-4 - AMENDMENT PC 15-3**

CHAIR CASTRO: We're now going to go to PH-4.

MS. BOY: Do an overview of the amendment?

CHAIR CASTRO: I'm sorry?

MS. BOY: Do you want a quick overview of the amendment or?

CHAIR CASTRO: PH-4? Yes, please.

MS. BOY: Okay. The proposed amendment is in the Town of Davie. It's approximately 30 acres, and the current uses are single family residential, nursery, and vacant. The proposed uses are to low three residential and commercial -- I'm sorry -- are to low/medium ten residential and recreation and open space. The southern portion of the property will be preserved for open space. The net result will be an increase of 143 dwelling units. Planning Council staff analysis shows sufficient facilities and services, including schools, transportation, to serve the proposed amendment site. And we have one resident, Carol Durocher, signed in to speak, and then the applicant, also. Staff recommends approval of the amendment.

CHAIR CASTRO: So, Ms. Durocher.

MS. DUROCHER: Ma'ams, sirs, good -- good morning.

UNIDENTIFIED SPEAKER: Good morning.

MS. DUROCHER: So first I want to say that the community was not informed of this proposal. I've talked to many residents within the community, and only I seem to have received this courtesy notice, or I think that, at this point in time, there would be more in attendance. The community will have to speak for itself at the Town of Davie meeting, but I have come myself, and hopefully one is a mighty number.

Right now, we have in consideration next to me, I have Stirling Homes. I have been a resident of Davie Sector 1 since 1998. I am a homeowner. Stirling Homes has somehow got a hold of the wetlands next to me, which was bequeathed by Patricia North. Now, I don't know how that happened, but I am -- you can say, open lands, and I just think that there was some kind of maybe government foreplay in there that lets these developers get our open lands.

Currently, we're in assignment for 54 units, three units per acres. The

proposal is to look for 188 townhomes on this land assignment. I just believe the over development of the land -- not only that, but at the end of our road, which is -- 58<sup>th</sup>, cuts all the way through from Griffin to Stirling. There's a Publix at the end. 188 times two to three cars per unit would horribly defect that muck road. We already have an overabundance of people, and it was -- it's originally an agricultural zone. Horses and cows were mainly in residence when I came to this town.

And I believe that we should keep the residence as it is. It's an -- Sector 1 is a very old sector of Davie. And we have built plenty of townhomes next to Nova and all the community colleges where people are more apt to get a townhome. I am not opposed to the current proposal, to keep the 54 units, and if they do a commercial property on the 12 acres, I'm not opposed to that. A hundred and eighty-eight acres I think is just a little bit too much at that point in time. Not only there but there is no way to make -- you only can turn right on Griffin. You cannot turn left. There has been fatalities at that road. There is no stoplight at that road. We have plenty of accidents all the time, and we have people speeding up and down Southwest 58th. I've seen people lose their dogs, their cats. And, again, we have plenty of vacancy on that road if somebody would like to live there with Stirling Homes' building. So thank you for your time.

CHAIR CASTRO: Thank you. Miss -- if you could come back, Miss. Ms. Graham wants to ask a question, I think.

MS. DUROCHER: Sure.

MS. GRAHAM: Thank you. I have a question, please. Unless I misunderstood you, at the beginning when you started to make your statement, you mentioned that you had heard about this but some of your neighbors did not. Can you please tell me how you were notified?

MS. DUROCHER: I was notified by a courtesy notice, but people that are just behind Bob Roth's property none of that community were notified. I've contacted a couple of them to see if they were going to be in attendance today, and they said they never received a courtesy notification that this was even happening. It's basically a blind-side to them. And, you know, for me, myself, that I don't have the support of other members in my community that would be proposed [sic] to this.

So it's also -- you know, it's hurtful to me that, you know, we haven't appropriately taken action and considerations and that we're just developing property and people don't want to live there anymore with 188 townhomes. You know, we're trying to develop the property to be a nice place to live. You know, I think the real estate values in that property are 300,000 and up. 188

townhomes, I'm not sure what that would do.

But, again, the fatalities, the -- the additional crime, all of these things come into consideration when I talked to the other residents. And just that they were not given the option to come forth and speak to you all today on their behalf is -- it wasn't a due diligence on the Town of Davie or -- and it wasn't properly posted by Broward County, because sometimes there are signs on the road that says, you know, there'll be a hearing and attendance, nothing.

MS. GRAHAM: So then am I to understand -- I'm almost finished. Am I to understand that the City of Davie City Commission would only notify residents within a certain geographical radius, 300 feet or 700 feet? Does that sound right? Okay. The other municipalities are the same way. And then my second question is you stated that when you -- when this goes back to the Davie City Commission, someone'll go to speak. Why do you think it's going to go back to them? I think they've done all their approvals. It's here --

MS. DUROCHER: No. No.

MS. GRAHAM: Oh --

MS. DUROCHER: My understanding from Mr. Abraham was that it will -- the ball will be bounced back to the township. And do you -- would your neighbors then go to speak at the City Commission now that they know?

MS. DUROCHER: Oh, absolutely they would speak.

MS. GRAHAM: Okay. And you --

MS. DUROCHER: Absolutely.

MS. GRAHAM: -- did you get a look at the map of what all is included?

MS. DUROCHER: Yeah. It --

MS. GRAHAM: Okay.

MS. DUROCHER: -- used to be Pegasus and Cactus Ranch there. I'm very familiar with the property.

MS. GRAHAM: Okay. Thank you very much.

MS. DUROCHER: You're very welcome.

CHAIR CASTRO: Ms. Boy.

MS. BOY: I just wanted to mention that your administrative rules require that courtesy notification –

CHAIR CASTRO: Is your mic on?

MR. MAURODIS: No.

MS. BOY: Sorry.

CHAIR CASTRO: Okay.

MS. BOY: I just want to mention that your administrative rules require that any property owner within 300 feet of the proposed amendment site, including the amendment site, are notified by mail, and we did that notification. So it's a 300 foot requirement for the Planning Council's courtesy notice, and I'm sure the Town of Davie or Mr. Mele can speak to the town's requirements for courtesy notice. But the other thing I want to mention is that this is advertised. There's a legal ad that's required in the paper with a property description, also.

CHAIR CASTRO: Yes.

MR. MELE: May I speak?

CHAIR CASTRO: Yes.

MR. MELE: Dennis Mele, 200 East Broward Boulevard, on behalf of the applicant. A couple of facts that I think are important here. First of all, in Davie, they have a requirement for what's called a citizen participation plan. So before you have your first hearing, you have to have meetings with people that live around your site. The Davie notification distance is 1,000 feet.

Now, in Davie's rules, you have to have two of these citizen participation meetings. We had three. And the reason we had three, because the first two we had at a location called the East Side Community Center, I think. And we had those meetings. We had a pretty good turnout. But the Mayor of Davie told me that she was worried that everyone might not have been able to come because the parking lot at the East Side Community Center's pretty small.

So then we had a third meeting at the Old Davie Schoolhouse, which has a huge parking lot. And I will tell you that at all three meetings, we probably had, averaging, about 50 people. They were from the neighborhoods around us, east of us and south of us. There was a lot of participation. And many of

those same people came to the Planning and Zoning Board at Davie, where the item was approved, and many of them also came to the Town Council meeting, where it was approved as well. At the Town Council meeting, we actually lowered the number of units from 188 to 180. I just mentioned this to Ms. Boy, yesterday. So our new number's 180. I think there's a provision for us to do a restrictive covenant. Instead of 188, it'll now be 180.

But the other thing that's important to know about this property is what's already approved for the property. And I know that doesn't reflect in your Land Use Plan report, because the land use designation is exactly as staff has reported it to you.

But this property has been zoned and also has a recorded plat. The zoning and the recorded plat for this property allow 204 dwelling units, instead of the 180 we're proposing, and also allows 128,000 square feet of commercial. We're not proposing any commercial. So at all of the hearings, we were able to show that when you compare the recorded plat to what we're proposing to build, we have less than 20 percent of the traffic that you would get from the development, pursuant to the recorded plat.

I recognize that's not reflected in your report, but I'm sure your staff can confirm that what I'm telling you is correct. We had this same discussion at the Davie meetings. One other change we made at the Davie meetings that I know is not necessarily a land use item, but I want you to know about it, the recorded plat has three access points for this property. One on Griffin Road at about the mid-point between the east and west property lines, where there's a median opening today; one on 58th Avenue a little bit south of Griffin; and then you see on your map, on the left-hand side you see that little yellow line sticking out. That's actually a 50-foot road right-of-way that also gives us access to 61st Avenue.

The change we made at the Davie Town Council meeting, based on input from our neighbors, is they wanted us to not use the access to 58th or to 61st, just use the access to Griffin, and then the police and fire department and EMS would have a second access point either on 58th or 61st, whichever location they select. So I just wanted to point out to you that we've had a lot of citizen participation. We had a lot of people come out at these three citizen participation meetings we had. I think we also had two or three Council members at some of them. And, other than that, I'd be happy to answer any questions you may have. Thank you.

CHAIR CASTRO: Ms. Graham.

MS. GRAHAM: Thank you, Mr. Mele. Just two questions. The recorded plat that you mentioned for the 204 dwellings and the 128,000 square feet of



commercial, roughly, what is the recorded date for that? Do you recall?

MR. MELE: Probably about five years ago or so.

MS. GRAHAM: Okay. Thank you. And then the roads when it was at Planning and Zoning and at the Town of Davie Council for the approvals, do you -- does anyone recall the votes?

MR. MELE: I know at the Town of Davie Council meeting it was four to one. I don't --

MS. GRAHAM: Okay.

MR. MELE: -- remember what it was at P and Z.

MS. GRAHAM: Thank you.

CHAIR CASTRO: Can I ask about the open space? Currently, under current land use, there's no open space at all.

MR. MELE: There's no open space land use. The northern portion of the property is commercial. The southern portion is three dwelling units per acre.

CHAIR CASTRO: Right.

MR. MELE: There is no open space land use in that area on this property now.

CHAIR CASTRO: Now, you're proposing that at least I think ten and a half acres, 10.4 acres, whatever, goes to open space.

MR. MELE: Yes.

CHAIR CASTRO: What is the proposal? How are you planning to -- and I know this is preliminary -- use the open space on the property? Is it going to be spread throughout? Is there going to be one large area that's open space? Are you using it for water retention? How are you planning to use that?

MR. MELE: If you look at the map that's now on your screen --

CHAIR CASTRO: Yeah.

MR. MELE: -- the kind of beige color, I guess it is, that's striped, that's going to be the residential portion. And then the green portion that's striped is

going to be the open space portion. The reason that the open space is located at the south end of the property is because we have single family homes south of us, and they wanted a separation between our development and them.

A large part of that green area is going to be water. The Central Broward Water Control District, for a property of this size, requires 25 percent open water. So a large portion of that green area will be water, but the rest will be landscaping. And there'll be no buildings in it at all.

CHAIR CASTRO: So could you take it back to the picture with the -- the buildings on it? Because I -- that's kind of where I was curious about. So you're -- you're pretty much buffering most of your residential, what you're developing, from the other residential, at least to the south, and even a little bit to the east with your open space.

MR. MELE: Yes. And west of us, if you see that little yellow line going out to 61st --

CHAIR CASTRO: Right.

MR. MELE: -- north of that line is non-residential uses. South of that line are -- I think there's one, like, school, and then south of the school there's a couple --

CHAIR CASTRO: Okay.

MR. MELE: -- ranch homes. And I can assure you that every one of those people that lives along those property lines west of us and south of us, and a lot of them east of us, were at all of our meetings.

CHAIR CASTRO: Okay. Any other questions?

MAYOR STERMER: Move approval of the item.

MS. GOOD: Second.

CHAIR CASTRO: I have a motion by Mayor Stermer, second by Ms. Good. Roll call, please. Thank you.

THE REPORTER: Commissioner Richard Blattner.

COMMISSIONER BLATTNER: Yes.

THE REPORTER: Commissioner Angelo Castillo.

COMMISSIONER CASTILLO: Yes.

THE REPORTER: Mr. Neal de Jesus. Commissioner Michelle J. Gomez.

COMMISSIONER GOMEZ: Yes.

THE REPORTER: School Board Member Patricia Good.

MS. GOOD: Yes.

THE REPORTER: Ms. Mary D. Graham.

MS. GRAHAM: No.

THE REPORTER: Mr. Dan Hobby.

MR. HOBBY: Yes.

THE REPORTER: Ms. Lynn Kaplan.

MS. KAPLAN: Yes.

THE REPORTER: Vice Mayor Martin Kiar.

VICE MAYOR KIAR: Yes.

THE REPORTER: Commissioner Michael Long.

COMMISSIONER LONG: Yes.

THE REPORTER: Vice Mayor Rita Mack.

VICE MAYOR MACK: No.

THE REPORTER: Commissioner Shari McCartney.

COMMISSIONER McCARTNEY: Yes.

THE REPORTER: Mayor Michael Ryan.

MAYOR RYAN: Yes.

THE REPORTER: Mr. Nicholas Steffens.

MR. STEFFENS: Yes.

THE REPORTER: Mayor Daniel Stermer.

MAYOR STERMER: Yes.

THE REPORTER: Ms. Anne Castro, Chair.

CHAIR CASTRO: I want to qualify this, because I think it's important for the woman who came up and spoke. Number one, what they're proposing is less intense than what is currently legal provided there, which I think is important for your neighborhood. And number two, the fact that they're going to use the open space as a big buffer between the residential and what they're building I think is also key to your neighborhood. And for that reason, I'm voting yes. Thank you.

MR. MELE: Thank you.

**VOTE PASSES 13 to 2 WITH MARY D. GRAHAM AND COMMISSIONER RITA MACK VOTING NO**

**AGENDA ITEM PH-7 - AMENDMENT PCT 15-1**

CHAIR CASTRO: PH-7. Staff report.

MS. BOY: Good morning. I just want to go through basically staff's recommendation on this proposal, take you through it for a moment. And the City of Fort Lauderdale has a brief PowerPoint presentation, and as well there's many speakers signed in on the item. The item before you is a proposed amendment to the Downtown Fort Lauderdale Regional Activity Center. The Regional Activity Center is approximately 710 acres, and the map's going to be up in just a second so you can see the boundaries of the existing RAC.

Currently, there's 8,100 dwelling units permitted within the boundaries of the Regional Activity Center. The City of Fort Lauderdale is proposing an additional 5,000 dwelling units to be permitted within those boundaries. Planning Council staff went through a very thorough analysis related to the goals, objectives, and policies of the Broward County Land Use Plan, and I would just really focus on two points. Planning Council staff is recommending transmittal of the proposal, but we feel like there's two -- two items that need to be resolved fully before the second Public Hearing, before it comes back to you at the Planning Council.

First is related to the transportation impacts. The impact of the 5,000 dwelling units, you know, when we do our ITE analysis, which is single-occupancy vehicle trips only, the impact was reduced by 21 percent based on

the City's proposal for internal capture transit and that sort of thing. So the -- the end result was the impacts are there's five transportation corridors that are adversely impacted by this proposal. Broward Boulevard, Federal Highway -- Broward Boulevard, Federal Highway, Andrews Avenue -- they're up here on your monitor now, they're popping up -- Andrews Avenue almost all the way north to Prospect Road. I just took that off the map so that we could focus on the area.

The Fort Lauderdale City staff and the County staff, the Complete Streets team, have been working together to try to demonstrate how the City's plans for the future related to transit and transportation and walkability and bicycle will mitigate the impacts of this proposal. The County staff has recommended that they're not going to object to transmittal, but feel like that this proposal still needs more work. And the Council staff supports that position.

So all that information is laid out in Attachments 11 through 15 of the report, and the City's plans are all included here for the future. And part of what we're struggling with with this is the real level of service analysis. It's part of what we're going through with BrowardNext. How do you account for transit, pedestrian, and bicycle trips when we're so used to just looking at single-occupancy vehicles. So Planning Council staff is very supportive of the plans so far for that. The second issue that we raised as part of the recommendation is related to affordable housing.

The City has committed to 15 percent of the total units. That's 750 units -- it's great -- for affordable housing by the definition of the Broward County Land Use Plan. And the County staff and the Planning Council staff are very supportive of that proposal. The one kind of outlying feature to that that we're not sure about is how there's an assurance that 4,250 market rate units won't get constructed, leaving those 750 dwelling units to the end. So I think it's a fantastic starting point. We've been working closely with the City and County staffs to see what can be done before the second Public Hearing. But those are the two main issues that I just wanted to point out. But Planning Council staff supports transmittal of the proposal, and like I said, the City staff is here to give a brief overview.

CHAIR CASTRO: Do we have any speakers on it?

MS. BOY: We have several speakers. I'm not sure -- the first two speakers - - the first couple of speakers are from the City staff, Jenni Morejon, the Sustainability Director, Todd Okolichany, Chris Wren. There's several people from the DDA, the business community. I think there's a few residents in here. There's about 14 people signed in.

CHAIR CASTRO: Okay. City, you want to step up first?

COMMISSIONER CASTILLO: Mayor, point of order?

CHAIR CASTRO: Sure, Commissioner.

COMMISSIONER CASTILLO: Being new, there's some new requirements. When -- at what point does the Chair want to hear lobbyist disclosure or contact information?

CHAIR CASTRO: You can do it now if you like.

COMMISSIONER CASTILLO: Okay. I was contacted on this project.

CHAIR CASTRO: Okay. Anybody else contacted?

COMMISSIONER BLATTNER: Yes, Mayor, I was also.

CHAIR CASTRO: Okay. Anybody else?

MR. MAURODIS: Yeah, just -- can you stop that.

UNIDENTIFIED SPEAKER: Okay.

MR. MAURODIS: This was not a quasi-judicial. This is -- this is (inaudible).

CHAIR CASTRO: Oh, okay.

MR. MAURODIS: But it's fine to disclose it. There's no --

CHAIR CASTRO: It's always good to be more open than less --

MR. MAURODIS: Yeah.

CHAIR CASTRO: -- so I'm fine --

COMMISSIONER CASTILLO: Does the Chair --

CHAIR CASTRO: -- with it.

COMMISSIONER CASTILLO: -- does the Chair want us to submit forms rather than take up time with this, or is it -- or it is now the -- the policy of the Board that we just disclose it when we're contacted?

CHAIR CASTRO: I think on quasi-judicial, you're required. On these, I don't think you are. But I would always submit a form on a quasi-judicial for sure, and we can disclose it publicly, as well, and --

MR. MAURODIS: Well, we have a provision –

CHAIR CASTRO: Yeah.

MR. MAURODIS: -- at the beginning of the quasi-judicial items –

CHAIR CASTRO: Right.

MR. MAURODIS: -- for disclosure.

CHAIR CASTRO: That you have to do that. So, yeah, so at the quasi-judicial, you have to. So –

COMMISSIONER CASTILLO: Okay. And this one –

CHAIR CASTRO: -- with these –

COMMISSIONER CASTILLO: -- is –

CHAIR CASTRO: Go ahead. These aren't required, but if you still want to be open about it, I'm –

COMMISSIONER CASTILLO: Okay.

CHAIR CASTRO: -- good for that, yeah.

COMMISSIONER CASTILLO: No. That's –

CHAIR CASTRO: Whatever works for you.

COMMISSIONER CASTILLO: Thank you very much.

CHAIR CASTRO: You're welcome. I like that open transparency thing. Those are nice words, and I live by them, so they're good for me. Go ahead.

MS. MOREJON: Thank you, Chair. Thank you, members of the Planning Council. Again, my name is Jenni Morejon. I'm the Director of the Department of Sustainable Development. We're very pleased to be here today. I'd like to briefly introduce some of my fellow team members who have joined us today.

We have Assistant City Manager Susanne Torriente; the Director of the Department of Transportation and Mobility, Diana Alarcon. We have Mobility Engineer Alia Awwad; Urban Design and Planning Manager Ella Parker. We also have Urban Planning Designer Lorraine Tappen (Phonetic), and

Principal Planner Todd Okolichany who'll be joining me on the presentation. Again, we're very pleased to be here today. We're here in partnership with the Fort Lauderdale Downtown Development Authority and many of our stakeholders throughout the community and the downtown specifically. We very much appreciate the support that the Planning Council staff has provided to our proposal, and we feel very confident that we can continue working together with all agencies involved to really meet the intent of some of the comments that have been expressed here today.

We know that affordable housing is something very important to not only the City but the County, and so we do feel confident that, based on approaches we've used in the past, and working together, we can meet that goal, as well as multi-modal transportation, and really defining better the roles that all of the agencies play towards making sure we are that multi-modal connected community. I just wanted to briefly put this Land Use Plan request in context for the City, and then Todd will just go through a few slides in more detail. But this Land Use Plan request actually starts to meet and work towards the vision that's been established by the City of Fort Lauderdale.

If you maybe weren't involved, about a year ago the City Commission unanimously approved a long term vision for the City. It's called Fast Forward Fort Lauderdale 2035. So it's a long horizon. It's a document that was prepared with almost 1500 unique ideas by more than 5,000 individual neighbors participating in this effort. And it really calls for a dynamic mixed use connected urban coastal community.

The intent was to really preserve and enhance a lot of our residential neighborhoods and quality of life throughout the City by attracting and focusing growth in the downtown core and other regional activity centers. So we feel strongly that this planning request, as well as efforts that we've -- we've made through downtown master planning efforts and additional Land Use Plan requests over the past decade or more are all seeking to meet this vision.

Again, this collective approach that's been established by both our community and elected officials really helps to maintain a vibrant, economic prosperous community where many residents have an opportunity to live, work all in one regional destination, both for the City as well as the County. So I wanted to just start off by talking about the vision plan and some of the efforts that we've made in the downtown over the many years and how that all connects. But I'm going to turn it over to Todd now, where he's going to go through in more specificity the request and the two items that we spoke of earlier. Thank you.

MR. KOLICHANY: Good morning, Madam Chair and members of the



Council. The Downtown Regional Activity Center is a future land use designation comprising approximately 710 acres. The intent of this designation is to encourage mixed use within downtown Fort Lauderdale, as well as quality development and mass transit. The City's Comprehensive Plan actually encourages the Downtown Regional Activity Center to be an area that absorbs future population growth within -- not just within the City of Fort Lauderdale, but for the -- the whole entire region as a whole.

The intent of this designation is to also encourage -- I'm sorry -- discourage urban sprawl. The -- Broward County's population forecasts that were updated last year have a forecast of over 200,000 people within the City by the year 2035, which represents an approximately 20 percent increase in population during that time. City staff fully anticipates that a large number of that population could be absorbed within the City's Downtown Regional Activity Center. If you look at the numbers today within the downtown, there's approximately 11,000 dwelling units that are permitted. Of those, approximately 772 are remaining.

So over the past few years, especially in the last two years, we begin to exhaust the supply of those units within the downtown. The City's Downtown Master Plan, which was approved in 2003 and updated last year to incorporate transit-oriented development guidelines, actually estimates a long-term build out of over 23,000 housing units. So you can see that we're sort of inching our way towards that goal within the Downtown Master Plan in terms of a long-term build out for the Downtown Regional Activity Center.

I have a presentation board, but it really just shows this slide that's before you now. And the map on the right highlights all the various residential, commercial, and other institutional projects that have been constructed in the City over the last couple of years. The downtown continues to experience a high level of these quality projects that support multi-modal improvements and -- as well as improving roads, sidewalks, and other investments, many of which are placed on the applicant or development -- or development community working with the City to ensure that these types of improvements are implemented. The number of units that are currently under construction exceed up over 700 units in the Downtown RAC currently. About 20 -- 2,685 units were recently approved by City staff as well as the City Commission. And over 1,000 units are currently under review within the City. And these are all residential units that I'm speaking of. Just to give you a brief history of the sort of process that the City has actually -- has undertaken similar efforts to increase the supply of available housing within the downtown originally started back in 1989 where we did a survey and determined that there were about 5100 original units within the downtown area.

And then within the last decade there have been several iterations of Land

Use Plan amendments and zoning amendments to increase the supply of available dwelling units in the downtown. We currently have about 11,060 total permitted units within the City's Comprehensive Plan. And over the last couple years, and with this amendment, it's really been a deliberate, incremental approach by the City in working with the County to ensure that we take steps to analyze the potential impacts whenever we ask for these additional units within the downtown.

So we've taken this incremental approach over the last couple of years, and with this new proposal before you, we are proposing 5,000 units and what -- as Barbara mentioned, we're setting aside 15 percent of those, for a total of 750 affordable units of that 5,000. And this would bring our total to about 16,000 permitted housing units in downtown. The project has a number of benefits that we've identified both in our report and in this presentation. Number one, it guides future growth to downtown Fort Lauderdale. We think this is very important because we're guiding future development to where there is infrastructure capacity to accommodate these additional units. At the same time, by directing future growth to downtown Fort Lauderdale, we're also preserving the surrounding residential neighborhoods as best we can.

The proposed amendment also contributes to the City's vision -- vision plan and Downtown Master Plan for an active urban core. And the -- the hallmark of this benefit is that we're really proposing a more active urban area with pedestrian-friendly streets, great public spaces, and high quality development that's all connected by transit. So we're keeping people moving throughout the downtown and to and from the downtown. The project is also beneficial in supporting the Wave streetcar project in creating that critical mass to support future transit. So there's a synergy between the Wave streetcar and this proposed amendment.

The amendment also fosters, or we anticipate would foster, economic development and jobs, as well as it would result in a reduction in trips compared to the commercial uses that are permitted in the Downtown RAC today. If strictly -- if the downtown were developed with just only commercial and office type of development, the Comprehensive Plan actually has an unlimited density for that. So this and typically those types of uses generate more traffic than the residential units that are being proposed under this amendment.

And, finally, the proposed amendment provides affordable housing in a systematic and proven approach. Since 2006, the City has approved over 450 affordable housing units, which has actually surpassed the required allocation of affordable housing the last time the City requested units through an amendment process similar to this. So we've been seeing more and more affordable housing unit projects. We actually just recently received another

affordable housing project within the last couple weeks, near Sistrunk Boulevard, that would propose more than 150 or so affordable units.

So we keep seeing these units in the pipeline, being proposed by the development community. I just wanted to highlight some of the benefits and synergies with the Wave street car. But I wanted to mention that the City's vision plan that Jenni Morejon mentioned before, the residents of Fort Lauderdale, when this vision plan was conducted and surveys were conducted with the residential community, actually highlighted connected development as the number one priority for those folks.

So basically, residents of Fort Lauderdale, as well as the business community, are really looking for a more connected community, and not just with roads, but with transit and better walking and biking and those sorts of multi-modal improvements to really attract people to downtown and to make sure they have alternatives to just driving the car.

The Wave streetcar, as you know, is an approximately hundred and fifty million dollar investment, 38,000,000 of which is committed from the City in the form of cash and land, as well as through a designated Special Assessment District. And already the 2.7 mile system corridor and the phases that comprise of that entire system are committed, and that project is planned to open at the end of 2017. Finally, I just wanted to talk about some of the transportation improvements and investments, both by the City and by the City's partners at various levels of government.

The City's Complete Streets policy was recently ranked third in the nation by the Smart Growth America and National Complete Streets Coalition for all the projects, Complete Streets projects, that were submitted in 2013. We really wanted to highlight this because we have been working with the County, as well, and we realize that the County also has their own Complete Streets policies, so we really view the County as a partner in this. And in terms of this achievement, we really owe it to both the City and County, and we'd like to thank our partners for making this type of project happen.

There's also tens of millions of dollars of multi-million -- multi-modal improvements planned within the City. The City's community investment plan or capital improvements plan has invested or allocated roughly \$13,000,000 for these types of streetscape improvements over the next five years. There's also 3.5 million set aside for the MPO's mobility hub project, almost 32,000,000 in other multi-modal transportation projects that are proposed by Florida Department of Transportation, as well as almost 500,000 in development contributions to other multi-modal improvements. So the City has been working again with our partners to ensure that we are investing in the City's future, and the County's future, really, in a lot of these multi-modal

improvements. And, with that, our short presentation, hopefully, is concluded. I thank you again, and I just want to mention –

MS. MOREJON: So, again, just in summary, because of the City's commitment to really implement all of these multi -- multi-modal transportation improvements in the core, and in partnership with our County agencies as well as Planning Council staff in working to make sure that affordable housing is actually implemented, as we've seen success over the past many years as well, by setting aside 15 percent.

We again thank the Planning Council staff for their recommended approval of transmittal. However, we would request that that would be without the conditions included. And, based on our presentation and that request, we do have a letter for the clerk to submit into the record. And we're, again, very appreciative of the opportunity to be here today. Thank you.

CHAIR CASTRO: Thank you. Go ahead.

MS. BOY: The next speaker is Chris Wren, followed by John Milledge, followed by Leigh Kerr.

MR. WREN: Thank you, Barbara. Good morning, everyone. My name's Chris Wren. I work for the Downtown Development Authority, and I live just west of downtown in Tarpon River. I think this is actually a very exciting proposal before you, because it involves many years of planning, involving community, and, most important with planning is implementing, which is very cool. Why the DDA has been partnering with the City on this, just because we're in their downtown, there's other reasons. We partnered with the City on the last \$5,000 request -- I mean 5,000 unit request, and we're partnering with them today on this 5,000 unit.

And why? You may or may not know, we only represent the commercial property owners in downtown, but we strongly believe that the residential component of downtown is equally important. Having housing downtown allows people to walk to the shops, to keep our shops healthy and active. Also, it provides housing opportunities to bring businesses in. We have some of the best class office space in the County, and to support and to sustain that.

It's important to provide housing. In this country, there's a gentrification of going back into our urban areas where corporations want to work here, live here, and play here. And this housing is a very important component of that. And all of that, what does that do? Keeps cars off the road. The item is the next step. This is also not a first time request. We were back, I forgot how many years ago, after the City's Master Plan, which was done, which

involved a lot of different interest groups, stakeholders, community outreach, and business people created this vision.

We went to you all and the County and so forth with, as Todd -- and Todd had a very wonderful presentation. I'm going to repeat some of it with a build out population of over 20,000, we went through some of the similar analysis then as we are today. And at that point, it was decided, well, let's let downtown grow in increments and, okay, that's good. And this is your first 5,000, and, as Todd mentioned, we're almost out, so now we're really back as a continuation of that dialog.

The last time we were here and it -- got them approved, the direction accompanied us to come back and address some things. Make sure you've addressed water, schools, affordable housing, and transportation. Todd mentioned a lot of those things. Schools and water are actually handled through a variety of impact fees, as you all know, through the building permit process. Affordable housing, I want to sort of mention something. This came up last time. As -- as you heard, and proof is in the pudding. Those 5,000 units were created, and we have more than our 15 percent in downtown.

So I think in not just planning and the rules and all, you know, we've actually completed that component, and, actually, that's also important and good. A diverse social strata in downtown makes a strong downtown. The transportation, which is always this thing we all try to get as our world is trying to get more transit oriented and less automobile dependent, I'm actually happy to tell you, as Todd mentioned, through a partnership project with the federal government, the state, the County, the MPO, the City of Fort Lauderdale, the Downtown Development Authority, and the people in the assessment district in downtown, we're bringing forward with this component, as requested last time, over a hundred and fifty million dollar transportation electric streetcar project.

In my opinion, this is probably the -- one of the best satisfiers of impact fees I've ever seen in this County. So, as we move forward, I want to let you all know that we respect your staff and your analysis on this. We recommend approval that we go forward. And, as Todd mentioned, what we're all doing is directing growth where we are creating proper infrastructure. I thank you this morning.

CHAIR CASTRO: Thank you.

MS. BOY: John Milledge, followed by Leigh Kerr, followed by Dennis O'Shea.

MR. MILLEDGE: Thank you, Madam Chair. John Milledge, attorney for the

DDA. As Chris mentioned, this amendment is supported by the DDA, is important to the downtown in supporting -- and it's necessary to support the Wave streetcar project. The backup does reflect, and the staff mentioned that there are conditions, issues that are on the table, and, you know, we believe between now and adoption we'll be able to work on those issues and work those out.

But I'd like to address a couple of issues today. First, this -- as to traffic, this request is not adding the impacts of 5,000 additional units into the downtown. Before you in the backup is the permitted uses of the current Regional Activity Center, and if you'll look at the list there, that commercial land use is a permitted use, and it says, unspecified. What that means is commercial and office are unlimited. So there's no cap on commercial and office. So on a moving forward basis, if there's a new apartment project that's built on a piece of property, there can't be an office building.

So net/net on a moving forward basis, this is really a reduction, because if you don't approve this, we're just going to get a build out of commercial and office. And, you know, I don't need a traffic consultant to tell me that commercial and office has a greater impact than residential, because it does.

So net/net, this is really a reduction. The other issue I'd like to point out to you, which is pretty logical, is if you put more units in the downtown, these people are either going to work in the downtown, number one, but if they don't, they're going to be driving opposite traffic opposite to rush hour. So it's really a win/win to direct folks into the downtown. So it's really positive from a traffic perspective.

As to affordable housing, you know, we'll be able to work out this issue with staff. You know, the staff has indicated there's a 15 percent requirement that -- that's been offered, but I would point out that we're already following an incremental approach here. You know, as was mentioned earlier by Chris and the City staff, we're not asking for build out, ultimate build out. There's still probably, beyond this request, another 10,000 or so units beyond that, which is the ultimate build out of the downtown.

So we've come back with this 5,000 request. If the 15 percent is not met in the future, obviously, this board and the County Commission aren't going to allocate any more units if it's not met. In the past, it has been met, as the staff has mentioned. So we believe it will be met in the future. And if it's not, there won't be a future allocation.

So we're already following an incremental approach, but I think we can work on an acceptable procedure, you know, with the staff, possibly a monitoring as these are allocated, that the City Commission can monitor it. But I -- so I

think we can work on some procedure that everybody can live with to make sure that -- the concern is, you know, that 4,000 units will be allocated without any affordable housing units being allocated.

That hasn't happened in the past. I don't think that's going to happen. But I think we can work on some procedure that would give folks the comfort level that that won't happen. So, with that, we'd ask you to transmit and allow us to, you know, work on the remaining issues prior to adoption. Thank you.

MS. BOY: Leigh Kerr, followed by Dennis O'Shea, followed by Maria Garces.

MR. KERR: Chair, questions only for Leigh Kerr.

MS. BOY: Dennis O'Shea, followed by Maria Garces, followed by Michael Krauss.

MR. O'SHEA: Madam Chair, board members, Dennis O'Shea of Stiles Corporation and the Vice Chairman of the Downtown Development Authority. The only thing I would add to what both your staff and the City staff and Mr. Wren and Mr. Milledge have shared with you is that we in the regulated community are also the investment community, and an amendment like this gives us certainty that we otherwise don't have, because there are planning horizons for investors and this is a step forward to enable the investment community to make its decisions and to -- as your staff said, to guide development where we want to see an intensity and density of use. Thank you.

CHAIR CASTRO: Thank you.

MS. BOY: Maria Garces, followed by Michael Krans, followed by Doug McCraw.

MS. GARCES: (Inaudible.) Thank you.

MS. BOY: Michael Krans followed --

MR. KRANS: I'll waive my right to speak.

CHAIR CASTRO: Thank you.

MS. BOY: Doug McCraw, followed by Fred Schiefer-- sorry -- Schieferstein -- stein. Close?

MR. McCRAW: Good afternoon or good morning. I'm Doug McCraw, and I have --

CHAIR CASTRO: Can you pull the microphone down?

UNIDENTIFIED SPEAKER: Speak in the mic.

CHAIR CASTRO: Pull the microphone down. There you go.

MR. McCRAW: Thank you. I have a little area here in Fort Lauderdale called Fat Village, which is really sort of an exercise, I think, in urban design and planning. And certainly when we're doing projects of the type that I've been doing, and we actually purchased this land in 1998 and '99, urban development is a very critical part of urbanizing a neighborhood. This was a warehouse district, and I have, in this 15 years that I've been here, have waited and anticipated a city responsibility, I think, to support the urbanization of a neighborhood.

Fort Lauderdale is evolving into an urban community, and growth and density are necessary to activate streets and urban activity. Urban is mixed used, and Fat Village is an aggregation of technology businesses and people living in those neighborhoods. This is a real mixed-use environment which live, work, play. They go hand-in-hand with public transportation, so the Wave and All Aboard Florida coming to Fort Lauderdale is very, very important. And for Fort Lauderdale to make this transition, these new allocation of housing units are essential. And I want to go on the record, along with Fat Villages Arts District, supporting that the -- these housing units are allocated. Thank you.

CHAIR CASTRO: Thank you.

MS. BOY: Fred Schiefer- -- Fred Schieferstein, followed by Corris O. Brown the Third, followed by Angel Palank-Sharlet.

MR. SCHIEFERSTEIN: I waive my right. Thank you.

MR. BROWN: Corris Brown, questions only.

MS. BOY: Angel Palank-Sharlet, followed by Dylan McLegi? Sorry.

MS. PALANK-SHARLET: Hi.

CHAIR CASTRO: Good morning.

MS. PALANK-SHARLET: Angel Palank-Sharlet, 610 West Las Olas Boulevard. The Symphony Condominium is where I live, but I don't represent them. I apologize for my attire. It does not show disrespect to this body, but I literally ran over here --



UNIDENTIFIED SPEAKER: Good for you.

MS. PALANK-SHARLET: -- through traffic. So I have some background in this, having been a Cooper City Commissioner for 12 years. And I absolutely applaud getting the density downtown. I absolutely agree that, you know, urban sprawl should not be considered. But I really do believe it's important for this body, before it goes further, to have as many controls as possible, because one of the things we have seen over the years, for those who have years of it, is we'll be given a beautiful plan, and we'll vest people or developers in these plans, and then they have these rights, and they change the plans.

Also what we've seen is we say we're going to build a train, and then we don't have money to build the train. So this is the most important control body, because you are the County. You are not just Fort Lauderdale. I own two properties in Fort Lauderdale and love living here. But this body represents more than Fort Lauderdale. And it's important -- Fort Lauderdale is probably the only municipality, with minor little tiny pieces of exception, that is downtown right now.

And so this body is important. And that traffic component is very important. And may I say I didn't think -- I've been out of it a while -- I didn't think you were even allowed level of service S -- F by our State Growth Management Act. So I don't know how that's even possible. But I think that it's really relevant, the incremental aspects that were brought up, that -- to -- to create some kind of force that says we won't have any more buildings than our traffic can handle within a reasonable period of time. Because, one, I mean, they're not going to truly be concurrent. We all know that. But some level of controls that say you only get this many thousands of dwelling units until you get this much money or infrastructure towards mass transit or other intermodalities.

Because the truth of the matter is it's not just the Wave car, because the Wave car is too local. Yes, we want people to be able to -- I mean, you took that four, I think it was, percent, and made it 21 percent that will be the reduction in cars just because people are going to shop and work here. Well, not if we don't put more stores here. There's lots and lots of offices, but there ain't no place to shop. We got to get in our car.

You want to get to anything like a mall, now that the riverfront is all gone, you've got to get over to -- to Sunrise Boulevard. People need to come and go on cars, and they're not going to just take the Wave. I think the low cost housing is wonderful, because it also -- unfortunately, those type housing generally means that more people are going to stay there because they need to stay there. They don't have the option of getting in a car and going out to

Broward Mall or to, you know, someplace far away. So I think that most of this is good, but this body really does need to control the timing, the scheduling, the concurrency of infrastructure of these dwelling units with those things that serve these dwelling units, or it's all just talk. Thank you.

CHAIR CASTRO: Thank you.

MS. BOY: Dylan -- I'm sorry, I can't --

MR. LAGI: Lagi.

MS. BOY: Okay. Thank you. Followed by Charles King.

MR. LAGI: Good afternoon. My name's Dylan Lagi. Chair, Council members, thank you so much. I currently serve as the President of the Flagler Village Civic Association, and we are a neighborhood that is leading a lot of the development in the Downtown Regional Activity Center. This came up in our civic association for a discussion, potential passing of some form of a formalized statement in resolution form.

And I can tell you, our association is a mix of both the business community and residential community, so I know we've been discussing both commercial and business as well as residential. I myself live in Flagler Village and operate my businesses out of Flagler Village. And given that we have this awesome momentum, transit in Flagler Village and neighboring Progresso Village with All Aboard Florida -- we mentioned the Wave. I want to make sure we also talk about the massive amount of investment that the All Aboard Florida and Florida East Coast Railways Corporation is doing. I really think -- and our resolution was in support of these additional units. And, mind, because of this mix of business and commercial plus residential, and I think that if we can start here with the Wave, which was just mentioned, we have to get it started. And I think it needs to start here.

And with these additional units, we can have more density and expand that out to even somewhere like Cooper City. Also multi-modal transit at large, we have Complete Streets program. Staff very accurately pointed out the achievements that they're making. They MPO and the City have spent time with us to do walk audits in our neighborhood, figure out how we can better improve our transit overall, in addition to development and everything. So I just wanted to let the Council know that the civic association at large, which also includes Fat Village in its boundaries, which is growing, and even more artists, more creatives, more businesses are opening up, as well as residents. So we see this as a win/win in the Flagler Village neighborhood. Basically, we want to grow downtown Fort Lauderdale, grow our County seat, which is in Fort Lauderdale, and at large grow our County. So thank you so

much.

CHAIR CASTRO: Thank you.

MS. BOY: Charles King, followed by Doug Coolman, followed by Alia Awwad.

MR. KING: Hi. I'm Charles King. I live in Victoria Park, just east of this area, and I own two townhouses in Flagler Village in the area there. Sixty -- you know, 50 years ago, a lot of America -- many American cities, if not most, became donut cities, where people just were not there after 5:00 o'clock. They just would drive in, the car culture, everybody lived in the suburbs outside.

We're trying to fill that hole back in and have a vibrant city. That's kind of the model of the future. As a realtor, I see these young people that are moving into these buildings in Flagler Village, and they're very young people, and some of them don't have cars. And a lot of them are not going to have cars. There's a lot of transportation stuff going on. They're building sidewalks. They're building rent-a-bike stations all over the place. Uber is coming. There are going to be people that are going to get by with Uber in these major cities. The Wave is going to move people around the downtown.

Once Tri-Rail gets out of the business of connecting commuter parking lots along 95 and does that coastal link, that's going to be huge for people being able to get from downtown Fort Lauderdale to downtown Pompano, to Deerfield. It's going to hit all of the downtowns. That's going to be the big game changer. This idea of cutting off Fort Lauderdale from any more growth in its downtown where the city -- I was at the -- the development conference yesterday that the City had, and there was unanimity that everybody wants the development to happen downtown and not at the beach. So, I mean, this is where they want it.

You know, as far as this affordable housing stuff, we've had a lot of it put in there. You know, sometimes I think the City chafes at the idea that the County is saying that, you know, we have to keep putting it in there. I mean, if there's one place the City does need a little push, it's to stop building rich buildings and poor buildings, and maybe do inclusive zoning where they have to mix this in the buildings. That's what they do at big cities like New York City and places like that.

I'm from Fort Lauderdale, but I've lived in some big cities like Manhattan and Paris, and, you know, when having a car becomes too much of a hassle, people stop doing it, you know. I mean, we're getting to that point like we're becoming a big city. The people that live around the downtown that are new

that have moved there, they're doing that to be near a big downtown.

We're -- I mean, we're going to be on par with Miami and Palm Beach. We're not going to be a Delray or Key West. The concurrency rules are to make sure that nobody builds like out in the woods somewhere, not in the middle of a downtown. You know, downtowns develop. You know, we could use a little oversight, but if -- if we need any, it's to stop building rich and poor buildings and do inclusive zoning, because if it's not inclusive, it's exclusive. Thank you.

MS. BOY: Doug Coolman, followed by Alia Awwad, followed Dev Motwani.

MR. COOLMAN: Madam Chair, board members. My name is Doug Coolman, and I'm here wearing two hats today. I am the Co-Chair of the Urban Core, which is a subcommittee of the Broward Workshop. This item of density in the downtown is number one or two on our agenda five this year. We've been tracking this for a long time, and extremely interested in it and supportive of it.

I'm also a long-time resident and land planner, since 1968, in the City. And based on what your staff is recommending and what you've heard here this morning, and I won't regurgitate that, I would just strongly recommend you and urge you to move approval per your staff recommendation, and let's move this along positively and see Fort Lauderdale grow positively. Thank you.

CHAIR CASTRO: Thank you.

MS. BOY: Alia Awwad, followed by the final speaker, Dev Motwani.

MS. AWWAD: I'm actually here for questions.

MS. BOY: The final speaker, Dev Motwani.

MR. MOTWANI: Good morning, Council members. Thank you for being here today and for hearing me. My name is Dev Motwani. I live at 1630 Northeast 5th Street in Fort Lauderdale. I grew up in this town, in the County. I am also the owner of Las Olas Riverfront across the street that was mentioned. And I bring that up because I want to just give you a little example of how important this item is to our downtown.

It was mentioned earlier the lack of retail activity that's been in the downtown. And we are constantly meeting with developers to -- joint venture partners to redevelop the Riverfront. And the most important point that they ask is what are the number of units in and around; how many people are here; what's

your population, daytime and nighttime, because that's absolutely critical to retail.

One of the most -- one of the greatest trends that we've seen in Broward over the last 20 years is that there's a lot of options throughout the County. You don't have to come to Riverfront downtown. There's amazing retail in Pembroke Pines out on the west end, in Sunrise. And so the amount of units and the population downtown is critical to seeing that activity. So there's a lot of positive momentum in the development community right now. There's a lot of activity throughout the County, but particularly in the downtown area. And we want to keep that momentum going. So I've done a lot of work with your -- your Council staff, and I have the utmost respect for them, as well as the staff of the City of Fort Lauderdale. And I just urge you to please move this forward today. Thank you.

CHAIR CASTRO: Thank you. Other speakers?

MS. BOY: That's it.

CHAIR CASTRO: Okay. Bring it back to the Council for action. Commissioner Blattner.

COMMISSIONER BLATTNER: Yeah, I'd like to commend the City of Fort Lauderdale for an aggressive plan. This is what urban communities should be like, and I think that's terrific. My only concern, and I do appreciate the calls that I received today and the conversation -- or the other day, the conversation is on affordable housing. I commend you for a voluntary percentage set aside of 750 units, I think it is. Right?

UNIDENTIFIED SPEAKER: Yes.

MS. BOY: Yes.

COMMISSIONER BLATTNER: Concern is this. Affordable housing, there's never enough of it, there's never the right time to do it, and there are never enough people who want to do it, but there are a lot of people who need it. And what concerns me is that the last time you came forward with a request for units saying we met your requirement, the market was low. It was easier to get development for affordable housing than it might be now, when the market is not as accessible.

And I am concerned, as staff represented, that we can get to 4250 units, which would mean the last 450 -- or 750 would have to be affordable. I don't think that's going to happen. But I think that we need to make sure that we don't let that happen by perhaps asking that we take a breath at some point

in the development cycle. And I'm going to make it up, and my colleagues can weigh in on it, that at two hundred and -- at 2500 units, let's take a breath and say -- and find out how many of those are affordable.

And if the 375, which represents 50 percent of 50 percent, is not there, then we need to have a plan presented by the City of how to accomplish that goal. I'm not against 5,000 or 750, but I think -- and, Mr. Milledge, I believe you were alluding to this -- that we need to have some threshold where we stop, take a breath, and say how are we doing? And those are my comments. Thank you, Madam Chair.

CHAIR CASTRO: Thank you. I have Ms. Good, followed by Vice Mayor Kiar, Mr. Steffens, Commissioner Long.

MS. GOOD: Thank you, Madam Chair. Just a question to staff. The letter, of correspondence forwarded by Fort Lauderdale and also by the school district noted that the City had agreed to amend the educational mitigation agreement that was proffered, I guess, between the School Board --

MS. BOY: In 2005?

MS. GOOD: Uh-huh. And that this application be conditioned upon that amendment; is that correct?

MS. BOY: Yes, that's part of the staff's recommendation.

MS. GOOD: Okay. So as long as we approve it with staff's --

MS. BOY: Yeah, it's included in the first page.

MS. GOOD: Thank you very much for clarifying.

CHAIR CASTRO: Vice Mayor Kiar.

VICE MAYOR KIAR: Thank you, Madam Chair. You know, I kind of find this project to be pretty fascinating. And, as a matter of fact, I find what's going on downtown to be pretty fascinating in a very positive and good way. You know, there was a time when growth was stagnant, when our economy was dipping, and that wasn't too long ago. And it's been just a few years now, and what's happening downtown is truly remarkable. People are working, folks want to move there. It's really an incredible place to visit and to live.

And I know as a fact there are a lot of people that would like to continue to move downtown. And I think a project like this, if it comes to fruition, I think would be a very big benefit, not only for the businesses there, but also for the

people that would like to move there, and for our County as a whole.

So I'm very much in support of it. The one issue, and I'm glad that this was addressed, and I'm glad that Mr. Milledge and some other folks have indicated they're going to address it with staff, is the affordable housing issue.

When this comes to the County Commission, that's going to be the big issue, I'm sure, from my colleagues on the County Commission. And I'm hoping at that time there is -- it -- it's worked out so that it can easily get through. Now, with that said, the only city I feel somewhat bad for is my good friend Commissioner Castillo in Pembroke Pines over there, because you're so close to taking over Fort Lauderdale in population --

COMMISSIONER CASTILLO: Not --

VICE MAYOR KIAR: -- so close --

COMMISSIONER CASTILLO: -- it's not on the business plan.

VICE MAYOR KIAR: It just makes it a little bigger. But, with that said, I'm hoping this gets a lot of support up here and also at the County Commission level, because I think it's the right direction that our County, and especially our downtown, are moving. Thank you.

CHAIR CASTRO: Mr. Steffens, followed by Commissioner Long, and then Mr. Hobby.

MR. STEFFENS: I guess this question is for Barbara. When we're talking about this affordable housing issue, what sort of options are out there? I mean, Commissioner Blattner suggested, I guess, one approach, which is do X number -- you know, permit X number of developments, and then take a breather and see where we're at with regard to the affordable housing issue. Is that something that this -- because one of the things you know that I am always contemplating is the jurisdiction or the boundaries of our authority. What can -- is that the only option? Are there -- what other options are there to ensure compliance with this 15 percent set aside besides -- and -- and can we, this entity, with our vote, I guess, for lack of a better term, force that? If you understand what I'm saying.

MS. BOY: (Inaudible) Mr. Steffens. We -- that's one of the things that we want to work on with the City during -- before the second Public Hearing, because we feel like that could be an option. But one of the -- one of the things that we -- we're thinking is that we want this to come from the City, too, because we want this to be what the City's comfortable with.

If we get to the second Public Hearing and it's not something -- and the City's not comfortable with something, then I think at that point we would follow the -- the Council's idea or projections for that and then suggest that as part of the text amendment, if we got to that point. But I -- that's part of our philosophy behind recommending that this be resolved before the second Public Hearing.

MR. MAURODIS: Yeah, sometimes it's frustrating that this is a long process, the land use amendment process, but this is one example where it plays a positive role in that this is the stage where we can outline some issues that we think are important, communicate them to the applicant, make them noted in the record, and be working on with the applicant during this process.

And that is really our goal. It's not to sit here and hammer out a solution, saying you're doing this. It's to put things on the table, put an issue on the table. The City of Fort Lauderdale's been great about this whole thing. They want to work it out. And we have every expectation that, through this process, it will get worked out. We just want to note it at this early stage.

MR. STEFFENS: Okay. And can I just ask a question of, I guess, any of the representatives from the City who I guess I'll ask the question and then someone could jump forward. What -- is the City's position that we should -- we or -- or your preference, it would be the City's preference would be to let the market, for lack of a better term, sort of work this out, or do you have some sort of thought with regard to how you would like to see the 15 percent set aside come to fruition?

You know, outside -- I mean, you've already suggested -- or not suggested, you've stated that you don't want us to put this forward with the caveats that our staff has suggested. How would, then, you propose, I guess, that this 15 percent issue -- because, I mean, what Ms. Boy said earlier on was the concern is, well, we're almost done with all the housing and, oops, we didn't do the affordable housing. Okay, whoever wants to build it, you can build it whenever, you know.

And that's not something I would personally support. I guess that's all I can say. But what would you or, I guess, the City's idea be, then, on how to, you know, I guess allay those fears that have been brought forward?

MR. OKOLICHANY: I think, you know, County staff's recommendation and position on affordable housing and the phasing plan is a legitimate, you know, concern, a legitimate issue, but, at the same time, City staff feels that it's been a successful, systematic approach through this incremental increase of housing that, in a sense, instead of asking for full build out, that, by going and asking for a couple thousand units every couple of years, that



that in and of itself is a phased approach for ensuring, you know, affordable housing as the downtown continues to grow.

We also feel that the -- it's been successful in terms of the market, that even as the economy is now -- is improving or has improved, that we're still seeing affordable housing projects being proposed before the City. So we feel that that's -- would continue. Having transit in place in the downtown, improved transit such as the Wave streetcar, is another item, another project that could actually help sort of alleviate some of the demand for affordable housing that, having that in place and giving an option that people don't have to have a monthly payment on a car, that they can take transit instead, that that might be a little bit more affordable for people. But we are certainly willing to continue to work with County staff to try to, you know, develop a, you know, reasonable solution.

MR. STEFFENS: Perfect. Thank you.

CHAIR CASTRO: Commissioner Long, followed by Mr. Hobby, Ms. Kaplan, then Ms. Graham.

COMMISSIONER LONG: Thank you, Madam Chair. My big question, and it's been touched already on the affordable housing, but one quick question is that 750 units, that would be actual units built, not I'll pay you \$2300 per unit to get out?

MS. BOY: Correct. It's a 15 percent set aside --

COMMISSIONER LONG: So it's --

MS. BOY: -- from the --

COMMISSIONER LONG: -- absolutely required that they --

MS. BOY: Yes.

COMMISSIONER LONG: -- would be built.

MS. BOY: So --

COMMISSIONER LONG: Okay.

MS. BOY: -- breaking it down, 4,250 market rate units maximum -- 740 -- 50 affordable units minimum. I guess --

COMMISSIONER LONG: Okay.

MS. BOY: -- you could say it that way, too.

COMMISSIONER LONG: Okay. Thank you. My bigger concern, as someone who's worked downtown for 26 years now, I've watched the traffic build and build and build. And I'm looking at the section here in yellow. And I'm looking at the outside the box, so to speak, and I've watched Sunrise Boulevard become almost gridlocked.

And I understand there's a bridge being built over the Middle River. Taking that out of that, even prior to that, traffic was building up. You had new projects that came on line or are coming on line. I'm watching traffic on 13th, which is going to run parallel with Sunrise, just go crazy.

I'm watching 7th Avenue, Broward Boulevard, other parts of Sunrise just to a point where your -- your LOS is D moving into an F right now. And I'm a little skeptical of some of the things I'm hearing about All Aboard Florida. I don't think that's going to change the dynamic of what we have for traffic now. I'm concerned that the Wave car is -- everyone's putting a lot of emphasis in this, but I don't know if that's going to affect people coming in and out of the downtown area for work. I'm concerned that the commercial properties that could be built would never be built because if you can't get your employees downtown, and not all of them will work downtown, that they won't come. So while I'm supportive in theory of the concept, I do believe a lot more work has to go into trying to alleviate the traffic flow in and around the area.

I see Wilton Manors Drive increased traffic flow. I see the areas where people are trying to find the secondary and tertiary roads out of downtown Fort Lauderdale, which puts a higher stress on the actual residents who live outside this downtown corridor. So while I'll support the amendment moving forward, with the consideration that more work, a lot more work, gets done into looking at the level of service, which even was questionable the way it was created the first time versus the second time.

But that is a huge concern for me, and I think it should be a huge concern for the residents and the employers of downtown. And I understand the development will be happening. That's just how it works. But we have to do a better job now to alleviate the traffic problems we have, because it's only going to get worse. And I don't know if the things we are proposing will make a big difference in the long run.

CHAIR CASTRO: Mr. Hobby.

MR. HOBBY: I'm sorry. Yes, I am supportive of this. I think that it's either go forward or -- or what? And although I don't enjoy taking half an hour to get from I-95 to here, you know, that may be the price we have to pay to -- to

move forward and to get better mass transit. I do have some questions, and I guess it would be for Fort Lauderdale, not necessarily just for some perspective on my part. And I don't know on that. In the -- did I hear that they said there's 11,000 units currently in the RAC? I guess you'd be --

MR. OKOLICHANY: Yeah, it's a little confusing, the City's Comprehensive Plan currently allows 11,060 units. The County's Land Use Plan allows 8100. The difference between the two numbers is that, through a local zoning amendment process back in 2003, the City approved the allocation of flex and reserve units to be used. So that 11,000 number is a number that's contained within the City's Comprehensive Plan, but it includes those flexibility and reserve units.

MR. HOBBY: So do you have -- is there a number of how many units are actually in place right now?

MR. OKOLICHANY: That are approved or constructed or?

MR. HOBBY: Well --

MR. OKOLICHANY: I could just --

MR. HOBBY: -- let's say constructed.

MR. OKOLICHANY: Sure. Constructed, the U.S. Census, last U.S. Census had approximately 6,710 units that are currently built today.

MR. HOBBY: Uh-huh. And do we know how many of those are rental versus owner occupied, or a percentage? Or a guess?

MR. OKOLICHANY: I don't. I don't have those numbers --

MR. HOBBY: Okay.

MR. OKOLICHANY: -- before me today. Yeah. Not -- not local for --

MR. HOBBY: All right.

MR. OKOLICHANY: -- downtown. I could submit those.

MR. HOBBY: Well, no, no, it's all right. I mean, I'd -- this doesn't really go into it.

MR. OKOLICHANY: I could say, though, that recent development projects, our residential projects, have mainly been rental --

UNIDENTIFIED SPEAKER: Rental.

MR. OKOLICHANY: -- type of projects.

CHAIR CASTRO: That's all they're funding.

MR. HOBBY: Yeah. The other is on the affordable housing, and I think I know the answer to this, but those 750 units would be required to be within the RAC?

MR. OKOLICHANY: Yes, that's correct.

MR. HOBBY: Okay. And this might be Barbara, what is the threshold now for affordable housing?

MS. BOY: Well, there's four definitions --

MR. HOBBY: Yeah.

MS. BOY: -- in the Land Use Plan for affordable housing, very low, low, moderate, and workforce. Workforce goes all the way up to 140 percent of the median income, moderate 120, low 80 --- very low 60. I think those were the thresholds.

MR. HOBBY: Okay.

MS. BOY: They're defined in the plan.

MR. HOBBY: Yeah. And there's no requirement under the -- for the 750 to be within a -- spread out within that or any particular -- it could be --

MS. BOY: No. The proposal is --

MR. HOBBY: -- all workforce or it could all -- be all any --

MS. BOY: -- the --

MR. HOBBY: -- category, right?

MS. BOY: -- the proposal is 15 percent as long as it meets the definitions in the Broward County Land Use Plan for affordable housing. And I just wanted to follow up on your rental versus ownership question. I don't have also for the downtown area specifically, but citywide, it's 55 percent ownership versus 45 percent rental.

MR. HOBBY: Okay.

MS. BOY: And you can probably, like you said, expect a higher rental rate in downtown.

MR. HOBBY: Okay. And, finally, this doesn't have anything to do with my vote or anything like that, but I would hope that the City of Fort Lauderdale, in looking at the backup material and the number of historic sites and resources in the RAC, that they wouldn't become prime targets for new housing development or high rises, that the City would make some effort to protect its historical resources. Thank you.

CHAIR CASTRO: I have Ms. Kaplan, followed by Ms. Graham, followed by - - I had one other. Go ahead. Angelo -- Commissioner Castillo, sorry.

MS. KAPLAN: First of all, I would just like to state that I share a lot of the same concerns that Commissioner Long expressed, and primarily regarding transportation. And I do have a couple questions that I assume Barbara can address. Are there any projections of what percentage of residents actually rely upon public transportation?

MS. BOY: That's part of what we're working with the City staff on. The proposal to reduce the total number of units -- I'm sorry, total number of net trips by 21 percent, I think took into account 4 percent for the actual Wave as opposed to spread across transit, and I believe that there was another 4 percent for transit beyond just the Wave.

MS. KAPLAN: Okay. Can you anticipate ridership numbers on the new -- on these new methods of transportation?

MS. BOY: That's actually part of what we're working with the City staff on is how those projections translate into a reduction or mitigation of the projected transportation impacts.

MS. KAPLAN: Okay. And can you address the funding for all these new transportation, these modes of transportation? Has the funding --

MS. BOY: I would actually defer to the City of Fort Lauderdale staff regarding -- sorry -- I would defer to the City of Fort Lauderdale staff regarding the funding for the transportation projects and improvements that are outlined in your backup materials.

MS. KAPLAN: Okay.

MS. ALARCON: I'm sorry. Could you just repeat that question on the

funding?

MS. KAPLAN: Sure. I'm concerned about the funding for all of these new transportation -- modes of transportation, the Wave and --

MS. ALARCON: So the Wave project is actually already funded.

MS. KAPLAN: Okay.

MS. ALARCON: We received an \$18,000,000 TIGER grant. And then in partnership between the Broward MPO, the state, and then also the City, which has over a \$30,000,000 investment -- actually, \$38,000,000 investment in the Wave, it's funded. And the federal government is also funding part of the -- through Small Starts application. So we've actually -- are moving forward. We're at 30 percent design. So it's funded and we're -- we're plunging forward. We actually have a -- an opening date of 2017 for the downtown Wave streetcar.

I just want to also add that the Broward MPO has also identified a second preferred route which is -- we've always looked at -- the City's always felt that we've been very privileged to have the first segment of what we are considering to be a future regional mass transportation system, so the MPO, as I said, has already selected a preferred second route which will connect the downtown core out to actually the Davie Campus of Broward College and FAU. So this isn't just for the City. This is also the beginning of what's going to be a regional mass transportation system for Broward County, as a whole.

MS. KAPLAN: And the funds are there to pay for all of these projects to --

MS. ALARCON: So the second preferred route is actually currently in its -- is -- because the MPO has selected it, it's moved over down to the Department of Transportation, who currently has it going under their NEPA review, which is a standard environmental review. They look at all the ridership. They make sure it has the support, and then it continues to proceed forward. And it's all looking extremely positive, and they're actually advancing forward. And we've actually advanced part of the second preferred route of looking at expanding the Wave, of it going down to the airport and out to the port.

MS. KAPLAN: But --

MS. ALARCON: And that's actually been expedited a lot sooner. And they've taken that section out of the second preferred route and they've actually moved and advanced forward the NEPA review. And we're also going through what the funding of that would look like, as well. We have the support of the port and as well as the airport and Broward County on

advancing and expediting that addition to the downtown segment.

CHAIR CASTRO: Sorry to interrupt, but that's just the Wave component. There were other multi-modal transportation elements that were discussed –

MS. KAPLAN: Right.

CHAIR CASTRO: -- for instance, Complete Streets.

MS. ALARCON: Yes.

CHAIR CASTRO: Are Complete Streets identified and funded, or are you doing that as part of the development process, and the developer is putting in the Complete Streets?

MS. KAPLAN: Exactly.

MS. ALARCON: Both, I want to say. We've identified funding. In our -- in our Community Investment Plan, we have over \$13,000,000 that we are investing. And the half a million that's just going into the downtown core over -- for the next five years, actually we have a half a million that's actually budgeted every year for the next five years that we're investing in our initial downtown core to create those better passages for the pedestrians and for the bicyclists so alternative choices can be made.

So at lunchtime, if someone did bring their car in the downtown, they can take other choices if they don't want to get on the Wave, but they can jump on a bike. They can get somewhere safely and quickly, and then get back to their place of work without having the disruption of extended time. So we are making those initial investments, plus we are also looking at the investments of how we connect moving regionally, as well. So we have been very fortunate.

We're working again with the MPO, and I'm sorry I keep putting the MPO out there, but they've been a really good partner for us with dollars, of providing us with dollars (inaudible) mobility connections.

CHAIR CASTRO: You have about seven cities up here. You don't want to tell the other six cities that.

MS. ALARCON: Well, they share the love.

CHAIR CASTRO: Yeah.

MS. ALARCON: I do try to steal some of it, but –

CHAIR CASTRO: Yeah.

MS. ALARCON: -- the MPO --

CHAIR CASTRO: The other five of us aren't feeling the love. See, that's what I'm telling you. Don't keep bragging about it. I think --

MS. ALARCON: Well --

CHAIR CASTRO: -- to Ms. Kaplan's point, she's trying to make sure that everything you've identified for your multi-mode elements, you have money for.

MS. ALARCON: Yes.

CHAIR CASTRO: For instance, now you're talking about --

MS. KAPLAN: Exactly.

CHAIR CASTRO: -- satellite parking lots and if people can come and park and then get on a bike or do whatever.

MS. ALARCON: Right.

CHAIR CASTRO: She wants to know that those are included in the plan and paid for.

MS. KAPLAN: Exactly.

MR. ALARCON: Yes.

CHAIR CASTRO: The other thing you probably don't have, I'm guessing, is the train deal, because nobody knows where the train deal is, on the track, off the track. We don't know this week where it's at. But that's what she's asking you. So --

MS. ALARCON: Yes.

CHAIR CASTRO: -- the Wave is great, but could you kind of address the other issues --

MS. ALARCON: So --

CHAIR CASTRO: -- that are not funded, maybe, that you were talking about --



MS. ALARCON: -- well --

CHAIR CASTRO: -- earlier in your presentation.

MS. ALARCON: -- within our Community Investment Plan, we've also identified the \$13,000,000, such as we're looking at making improvements on the south side of town where we'll create more of a pedestrian corridor that will connect people. We've also -- have identified dollars in our CI Plan for what we're referring to as connecting the blocks. It's our connectivity map. And our connectivity map has identified where our pedestrian paths will be, our bicycle facilities are, Broward transit facilities will be at, and also where our actual vehicular facilities, so how we will move people in and out versus whether it's by foot, by bike, by a bus, or even by car. So we have identified that, and we are taking dollars and we are investing in improvement them through Complete Streets so that we can continue to improve that network, provide for a smooth transition on the network.

MS. KAPLAN: And how will that timing coincide with the construction of these 5,000 units? I mean, are the units coming first or the transportation? Which is --

MS. ALARCON: We're trying to get ahead of the units, I will tell you. We're being pretty aggressive with the amount of dollars that our Commission is allowing us to invest in our downtown infrastructure. So when we talk about some of these improvements, alone just through our walkability plan, but also through our connecting the blocks, there's some initial -- there's a lot of -- like I said, \$13,000,000 within our Community Investment Plan that's going into the immediate downtown core to provide those facilities so that people can move by other means than a vehicle.

MS. KAPLAN: Okay. Thank you.

MS. ALARCON: You're welcome.

MS. KAPLAN: I have one other question relating to the public schools. According to the -- to the information, it states that currently the schools are operating above the level of service, and it states that there are eight charter schools located within a two mile radius. It's my personal opinion that you -- how much can you rely on charter schools to --

MS. BOY: They don't.

MS. KAPLAN: Okay.

MS. BOY: They don't. That's just for information only that there are charter

schools within the two mile radius of the area.

MS. KAPLAN: Okay. But was it mentioned because that's of like -- was considered a viable option or --

MS. BOY: It's part of --

MS. KAPLAN: -- or --

MS. BOY: -- the reports that we receive from the School Board staff for any Land Use Plan amendment. They always mention the charter schools within the two mile radius --

MS. KAPLAN: Okay.

MS. BOY: -- because they're receiving funding from -- some of them aren't receiving funding now.

UNIDENTIFIED SPEAKER: No, I know --

MS. BOY: Okay. I'm just saying that's probably -- it's an informational item for the charter schools. They're not saying that --

MS. KAPLAN: Okay.

MS. BOY: -- the kids are definitely going to go there.

MS. KAPLAN: Oh, no, I --

MS. BOY: They --

MS. KAPLAN: -- understand that. But --

MS. BOY: Okay.

MS. KAPLAN: -- my point is, you know, there needs to be viable options with this increased level of students, and, in my opinion, with the recent negativity regarding charter schools, I just don't see that as a viable option. So I would just be concerned that there would be enough spaces in local schools for these students to attend.

MS. BOY: Yes, and I believe that the report says that for the future, that there's viable space for these students in public schools, in the public school system.

MS. KAPLAN: In the public schools.

MS. BOY: Yes, for the –

MS. KAPLAN: Okay.

MS. BOY: -- public schools that are serving this area, yes.

MS. KAPLAN: Okay. Thank you.

MS. GOOD: Madam Chair, there's also school district staff here should they need to ask any questions -- answer any questions regarding that matter.

CHAIR CASTRO: Ms. Graham.

MS. GRAHAM: Thank you, Madam Chair. And I'm speaking next to last because I wanted to not let my questions or comments taint anyone else's opinion of this, since I live in Fort Lauderdale. But I agree with Commissioner Long about the traffic, and I don't know how they're going to fix that. But I'll get to my quick barrage of questions here and whoever wants to answer them from the City, please feel free to do so. The radius of notification for this was done per a City requirement?

MS. BOY: I just -- I'll step in for –

MS. GRAHAM: Sure.

MS. BOY: -- the courtesy notification requirement for this Public Hearing today is laid out in your Administrative Rules document. So there were about 44 courtesy notices sent out to property owners within the Downtown Regional Activity Center and within 300 feet of the -- the boundaries of the 700 acres. So those notices were mailed out 15 days ago.

To date, we've received fewer than 15 phone calls inquiring about the proposal. And I'm not sure -- the City Planning Department phone number was also on the notice, because we do that for the larger amendments, but I'm not sure if there were any -- if they received any inquiries.

MS. GRAHAM: That's fine. And the only reason why I'm asking is because I have my backup, but I want it on the record. Okay. Second thing, how was the boundaries for this decided, particularly along the -- the northwest side? Is that by zoning districts, or was there some other criteria used by the City to define it?

MS. BOY: So this is an existing Regional Activity Center, and it's been -- the

boundaries have been in place since the adoption of the 1989 Broward County Land Use Plan. That Land Use Plan took into account -- after the state growth management requirements, the County went to all the cities and said what do you think your city land use should be? And based on my historical understanding and knowledge, about 95 percent of those land uses were adopted the same on the County map. So it was a real inclusion plan for that.

Those boundaries were set out in 1989, and the boundaries have stayed the same since that date. So for the past 26 years, these have been the boundaries of the Regional Activity Center. So there's no variation to the boundaries at this time.

MS. GRAHAM: Thank you. And then the South Andrews RAC is also included within this as well. That came before us in 2011.

MS. BOY: The South Andrews RAC is not included within this proposal. On the map that's on the screen, it's to the south part of the yellow area. Where the black and white marking is, that's the beginning of the south RAC boundaries. And then the northwest RAC boundaries are to the west of the top portion of the amendment area.

MS. GRAHAM: So to just have it on the record, then, the South Andrews RAC, the north point of that is in Davie, and then it goes south to State Road 84.

MS. BOY: Correct.

MS. GRAHAM: Thank you. I think it's a great idea. The market is going to drive the development, because unless someone's funding things out of their own pocket, there won't be funding for projects that have to be justified from lenders or equity partners. But I'm just skeptical about maybe the City following through with this, because what we're going to approve now, with some leverage, I would approve this based on them complying with your recommendations, and only by complying with those recommendations.

But we have a federal courthouse that we'd like to see somewhere downtown within this area. And, obviously, that's not residential, but there's got to be some land set aside for all of that. And we've also promised different improvements to people that live in this part of the City. We have a Fire Station 8 that was part of a bond that we voted for back in November of 2004, and there still -- unless I'm mistaken and not informed, has the site been decided for Fire Station 8 in the southeast part of the City?

So that being said, if they're going to come through and do what's required

by Broward Planning Council staff, and it'll be a slow process. I don't think this is something that's going to move quickly -- and then get before the County Commission, hopefully before the summer recess; is that what you're anticipating?

But I just know that the market is going to drive the funding for this, whether it's the affordable housing portion or rentals or condos. And just on the record, as I followed Planning and Zoning and City Commission approvals for residential development over the last three or four years since I was on Planning and Zoning, parking reductions are made for most of the projects, as you know.

No one wants a five-story pedestal parking and then their apartments or their condos on top. They don't want parking adjacent to their development. So there's -- they're already controlling the market themselves by forcing the mass transit simply because the parking is not there for the units. Back in the day where it was one space per bedroom or however the zoning required it to be calculated. But, again, provided they would comply with Broward Planning Council would be the only way I could approve this.

MS. BOY: If I can, Chair. I'd like to just mention the part of the process that follows the Planning Council Public Hearing today. This is proposed to be set for a Public Hearing before the County Commission in February. If the County Commission supports transmittal, it would go to the state for 30 days for its review.

And then subsequent to the state's review, if -- there's up to 180 days to adopt this amendment. So the earliest that this amendment could make it back to the Planning Council is probably the April meeting, at the very earliest, but it could be any time within -- within that period. I just wanted to let you all know the timing of that.

CHAIR CASTRO: Commissioner Castillo.

COMMISSIONER CASTILLO: Thank you, Madam Chair. Thank you. When we hear items, it's incumbent upon the applicant to convince the Council that the project or proposal that they have meets the requirements of the Land Use Plan. It's not for us to be working on how much trust we can build in a project, however like this one, well put together.

I would like to see -- I think this is a very, very exciting project, and it makes total sense. It's probably years too late, frankly. I think it should have been done a long time ago. Our area is a major area. I think it's like the 13th or 14th (inaudible) largest county in America. I'm not quite sure. Maybe 16th. And it deserves to have, in its signature city, a major and distinctive

downtown. And it all makes sense. But when it comes to how we're going to move people around and affordable housing, those things are necessities that we have to be convinced the City is ascribing seriousness to achieving.

And so when my colleague, Commissioner Blattner, says, how are you going to sequence that, we need to have a better answer than, frankly and I'm not taking shots at anybody, I'm just saying we need to have a clear answer as to how that's going to be done. It should be along the lines of, in my opinion, well, after the first 500 units, you'll have these many, and after the second 500 units, you'll have those many, and at the end, you'll have 750, and that's how we're going to do it. And we're going to direct our planning -- our permitting people to not issue permits unless it comes in that way.

I don't know. To me, that's the least you can ask for. When it comes for -- when it comes to the mass transit component, similarly, it can't just -- there needs to be a concrete plan and commitments for how that's going to be done, so that when this project is presented, you get nodding heads here because it all adds up, instead of folks saying, gosh, this looks great, but I still have questions about that. It shouldn't be like that. And I know that this group is capable of that.

So, Madam Chair, through you to the Council, to our lawyer, I'm actually forgetting, do -- can we condition approvals? Is that something that the County does?

MR. MAURODIS: Yeah.

COMMISSIONER CASTILLO: I'm eager to vote in favor of this, but, you know, I'm not convinced on those two components. So how do we proceed?

MR. MAURODIS: Your -- our role is to make a recommendation. And it could be a recommendation of approval with the staff has provided their view of what the recommendation should be like. If you want to modify that recommendation, you can do it. You can't impose conditions. You can recommend conditions.

COMMISSIONER CASTILLO: Well, can the applicant commit to conditions?

MR. MAURODIS: The applicant can commit to conditions. What I think we were saying at this point, because this is the first stage, what we wanted to do was just make some recommendations for working with the applicant, who's shown a willingness to work with us, rather than possibly trying to iron it out at this stage. I think there's --

COMMISSIONER CASTILLO: Well, let me ask the City of Fort Lauderdale if

they could come forward. Thank you, ma'am. And thank you for your presentation. I guess my question is, by second reading, would the City be prepared to commit to provide us with a more concrete answer to the questions that most of us have been raising here?

MS. MOREJON: Yes. Commissioner Castillo, what we will commit to is being able to, like the Planning Council staff said, work through the course of now until the second reading to determine what those specific solutions will be. We understand the intent of the conditions, and I think we feel that we can continue to work together to come up with those very specific solutions, but we don't today –

COMMISSIONER CASTILLO: Right.

MS. MOREJON: -- have those. So –

COMMISSIONER CASTILLO: But you'll have them by the second reading?

MS. MOREJON: Yes.

COMMISSIONER CASTILLO: Thank you.

MS. MOREJON: That is our goal. That is our intent. And we understand how we can, you know, continue to work together to reach those intents.

COMMISSIONER CASTILLO: Thank you.

CHAIR CASTRO: Okay. Before I turn it over for a motion, I'm going to make a few quick comments. I don't have any questions. I think everybody's kind of spoken out about the transportation element. I think -- I think Mr. Maurodis mentioned this. This is a very big, obviously, impact to any local area, and that's why it would take longer to do as far as the approval process, but that's because the impact is so great. So if you screw any of it up, it really is a big screw up. So I hope you all are being patient and understanding with what we're trying to do.

Secondly, the transportation issue is going to be a challenge. And, you know, we've kind of gone over it in the Planning Council in the eight, nine, ten years I've been on here. You know, we want to do multi-modal, mass transportation, whatever you want to call it, but until you make it so painful that people want to come out of their cars, they're not going to come out of their cars.

So I've kind of resigned myself to the fact that we're going to probably, you know, build things and make them suffer -- thank you. Is that what you said?

Yes, we're going to make them suffer, first, and then we're going to figure out ways to move them after that, because they're going to scream at us to help them make the move.

So I also feel it's incumbent upon the development community and the equity partners and all those people with the money who are writing the checks to sort that out, because I will tell you what. And the downtown Fort Lauderdale Las Olas was a good -- interesting study. I used to work in some of those tall buildings down there before they built the tall condos behind the buildings in which I worked.

And somebody talked about the streets rolling up at 5:00 o'clock. The restaurants were dying, because after we all left our offices at 5:00 or 6:00 o'clock, nobody went to the restaurants. So there's something to be said with this synergy that you have to build. And if you build a lot of residential units in this little conglomerate area that you have, this little density area, and you don't give them amenities like shopping, you don't give them places to move to and from or ways to move to and from, I guarantee you, and you all know this, you will not rent your units, you will not sell your units, and your developer will have a belly up deal before they're finished. They will have an empty apartment building or empty condominium.

So I'm assuming -- these people are much smarter than me in this business -- they're doing their due diligence, and, to Ms. Kaplan's points and other people, they're doing their studies, and they know what they need to -- you know, to supply. Not just a washer and dryer, but ways to get to and from their building and to and from their work, and make it easy. Now, the rest of the folks in the County may not like it who are passing through. Well, maybe we have to start passing around. And that's okay. That's a choice we have to make. This morning was not a good opportunity to talk about transportation for you all.

CHAIR CASTRO: Obviously, we have to work out the train schedules, too. And the boat and the bridge schedules. So I'm appealing to Commissioner Blattner, because he's a phenomenal Chair of the MPO, I don't know what we've brought to bear, and this may be a good area to present new concepts with the idea of street engineering relative to lighting and light switches, and some of these really strange, bizarre things I hear other cities doing, like some lights are always on right-hand red, keep going.

Whatever those new concepts are that other cities are doing around the world to move traffic faster and easier, this might be something you all should look into to kind of speed things along.

The whole tunnel issue, when the tunnels open and close, presents a --



another whole problem. So you've got a really interesting dynamic in this little corridor that you're going to add the density to between the bridges, the railroad tracks, the tunnel, and everything else. Now, that I'm less worried about, because, like I said, there are smarter people writing bigger checks who should be concerned about that.

And so what we vote on in the end, it isn't going to hurt nearly as bad as what happens if they build it and they don't do it right, because they'll just lose a whole lot of money and so will the City of Fort Lauderdale. So I'm sure you guys will cover that. The affordable housing piece, because of my current status -- and, for those of you with the City of Fort Lauderdale who don't know, I'm currently Executive Director of the Dania Housing Authority -- I'm more worried about that.

I know from dealing with my other Housing Authority partners around the County, for instance, Fort Lauderdale has gone to some 9 percent low income housing tax credit deals with their public housing. As a result of that, the City is now taxing them on those -- those parcels that they now have their 9 percent. That's a challenge. You -- you're renting to low -- extreme, not low, extreme low income housing tax people, and you have to make it work. And now the City wants to say, okay, well, you're not in public housing anymore. Your deed of -- Declaration of Trust from HUD is gone. We want to charge you taxes.

I thought, well, that wasn't really nice of the City to do, quite frankly, on a personal note. When we're sitting there fighting for affordable housing units and, at the same time, we're making it difficult to provide extreme low income housing units, I think there's a lot of creativity there you could use to solve the problem that's at hand here.

So you might want to come outside your box on that. And maybe there's other ways you can get there. Now, I'm the only one who probably will propose that. I know the County Commission is hard on units, units, units. I'm not so hard on units. I see a broader spectrum of housing issues in Broward County. It's not just about affordable housing. There's extreme low income housing, too. And it's a tough market right now to be providing. I'm happy to discuss proposals, alternatives with anybody who wants to talk about that issue.

I had a single mom in my office yesterday who's just working enough hours to make rent, because that's all she can do, and she has three kids, and she's getting desperate. I get about ten of those a week. So I understand the issue, personally, every day. So you need to crack that affordable housing issue, and you need to crack it well, because understand, I was born here. I went to the top of what used to be the Landmark Building that's at the corner

of Broward and Federal -- excuse me -- Broward and Federal Highway, when it was first built, the first tall building in Broward County and Fort Lauderdale.

My dad was an insurance agent. It was under construction. He took -- and I was only a small child, so I won't tell you how many years ago it was -- to the top, because he was going to underwrite some insurance policy for somebody there. And we looked over the edge, scary as it was. And I know long ago I never envisioned what's here today, let alone what you all are proposing for five to ten years from now.

I have no problem with it. I'm good with it. I see it. I get it. But what was here before, a lot of people have been displaced. For the gentleman who made the comment about inclusion, you're absolutely spot on. We cannot keep separating the haves and the have nots. It's got to be all together. So I'm going to try to make sure that's part of the agreement, as well, whatever gets forwarded, and I hope the County Commission will, too. It isn't good enough that we go put it in somebody else's back yard. So that's what I'll be looking for.

But, understand, I'm totally supportive of this. I think urban cores -- and I know we've all talked about this before -- are a necessity. I think they're wonderful. I think they're vibrant. I think we have a lot of young professionals.

Again, I'm less worried about the transportation, because I think a lot of the units you're building are going to be for young professionals. They're not going to necessarily bring in a lot of children. I think you're going to have retirement people who want to get rid of the big houses and move into a downtown area that they can walk and -- and enjoy the amenities of an area, that they can go down to a fresh market every day.

I think that's where the country's heading with the Baby Boomers. So I'm all for it. But I really think you've got to come clean on the affordable housing, especially. Transportation, I'll leave to you. And, with that, I'm going to ask for a motion.

COMMISSIONER BLATTNER: I'll move it.

CHAIR CASTRO: I've got a motion from Commissioner Blattner --

MAYOR STERMER: Second.

CHAIR CASTRO: -- second from Mayor Stermer. Any other comments, questions?

MAYOR RYAN: On the motion, what are we exactly –

MAYOR STERMER: Just for clarity. I –

CHAIR CASTRO: With –

MAYOR RYAN: Are there caveats?

MAYOR STERMER: -- I believe the motion is according to adopt the staff's recommendation –

CHAIR CASTRO: Correct.

MAYOR STERMER: -- as put forth in the staff report.

CHAIR CASTRO: That is correct.

MAYOR RYAN: All right. Point of order and clarification, Madam Chair. There are three subject recommendations that are contained on I-1. The following two bullet points are matters that will be worked on. I'd like those to be carried forward as part of the recommendations, as well.

CHAIR CASTRO: That would be correct.

MAYOR RYAN: Okay. Thank you.

CHAIR CASTRO: That is correct.

COMMISSIONER BLATTNER: Madam Chair?

CHAIR CASTRO: Yes, sir.

COMMISSIONER BLATTNER: I just want to say that I've been -- as long as I've been on Planning Council, which I think is probably two years, this is the best, most vigorous and positive discussion –

CHAIR CASTRO: Yes.

COMMISSIONER BLATTNER: -- this organization has had. I'm kind of glad that we've had it. I think it really sets a great tone for our programs for this year.

MAYOR STERMER: And –

CHAIR CASTRO: Yes. Yes, sir.

MAYOR STERMER: -- I think it's important to recognize that normally we're used to seeing a project, and looking at the merits or concerns regarding a project. Let's say the project earlier today in the Town of Davie. Good/bad, but it was confined to a specific parcel. This is looking at an urban core and where it's going.

CHAIR CASTRO: Yes.

MAYOR STERMER: And I think we all understand where we are with BrowardNext –

CHAIR CASTRO: Yes.

MAYOR STERMER: -- understanding where we are with the relationships among Government Center and its 31 municipalities that we need to start to let there be more trust –

CHAIR CASTRO: Yes.

MAYOR STERMER: -- put out to the cities. It's their municipal boundaries. But we all have to coordinate together. And we are one step in that process of the coordination. But this is the City's dream, the City's future, the City's vision, and we are one step along that road.

And we know it's coming back. We know Vice Mayor Kiar and his eight colleagues are going to see it soon, and we know what's going to happen there. We know the concerns that are going to be raised. And the City knows what's going to be raised because they've heard it from our staff. But I have confidence that the City, knowing what's out there, and knowing where they want to be, will address the issues by the time it comes back here.

This isn't a final project which is like what we normally see, like I said. This is literally a piece of Silly Putty in the middle of downtown Fort Lauderdale that's being molded and shaped.

I think we have to give them some of the space to get to the final details, which is what this is doing. It's transmitting, moving it along the process to let it then come back to us when they will then have to have the finality they need, which is when it will be back to us the second time.

CHAIR CASTRO: And absolutely. And understand that we want to commend the City of Fort Lauderdale. You all did a phenomenal job on this. And -- and I think –

UNIDENTIFIED SPEAKER: They did.

CHAIR CASTRO: -- yeah, they did. They did a great job and answering the questions, everything else. And I think, in my personal view, you're doing exactly the right thing in the City of Fort Lauderdale and for, frankly, Broward County. This is something that's needed in Broward County because of the way the County is developing.

But everybody, of course, wants to make sure that, you know, what one city does doesn't hinder another city. So that's what we're kind of doing. But, on top of that, we want to make sure people don't get left behind. But you guys did a phenomenal, phenomenal job. And it's definitely a great vision. So hats off to the residents of Fort Lauderdale, as well as your elected leaders. So congratulations. So we have a motion. We have a second. Roll call, please.

THE REPORTER: Commissioner Richard Blattner.

COMMISSIONER BLATTNER: Yes.

THE REPORTER: Commissioner Angelo Castillo.

COMMISSIONER CASTILLO: Yes.

THE REPORTER: Mr. Neal de Jesus. Commissioner Michelle J. Gomez.

COMMISSIONER GOMEZ: Yes.

THE REPORTER: School Board Member Patricia Good.

MS. GOOD: Yes.

THE REPORTER: Ms. Mary D. Graham.

MS. GRAHAM: Yes.

THE REPORTER: Mr. Dan Hobby.

MR. HOBBY: Yes.

THE REPORTER: Ms. Lynn Kaplan.

MS. KAPLAN: Yes.

THE REPORTER: Vice Mayor Martin Kiar.

VICE MAYOR KIAR: Yes.

THE REPORTER: Commissioner Michael Long.

COMMISSIONER LONG: Yes.

THE REPORTER: Vice Mayor Rita Mack.

VICE MAYOR MACK: Yes.

THE REPORTER: Commissioner Shari McCartney.

COMMISSIONER McCARTNEY: Yes.

THE REPORTER: Mayor Michael Ryan.

MAYOR RYAN: Yes.

THE REPORTER: Mr. Nicholas Steffens.

MR. STEFFENS: Yes.

THE REPORTER: Mayor Daniel Stermer.

MAYOR STERMER: Yes.

THE REPORTER: Ms. Anne Castro, Chair.

CHAIR CASTRO: Yes.

**VOTE PASSES UNANIMOUSLY.**

### **OTHER BUSINESS**

CHAIR CASTRO: Any other business? Any other comments?

MAYOR STERMER: Motion to adjourn.

CHAIR CASTRO: So moved. Thank you all very much. Have a great month. See you next month.

(The meeting concluded at 12:26 p.m.)