

MINUTES

BROWARD COUNTY PLANNING COUNCIL

June 23, 2016

MEMBERS Commissioner Richard Blattner

PRESENT: Commissioner Mark Bogen
Commissioner Angelo Castillo
Neal R. de Jesus
Charles Fink
Commissioner Bill Ganz
Mary D. Graham
Richard Grosso
Vice Mayor Rita Mack
Robert McColgan
Bernard Parness
Mayor Michael J. Ryan

MEMBERS Anne Castro, Chair

ABSENT: Commissioner Michael S. Long, Vice Chair
Mayor Daniel Stermer, Secretary
Thomas H. DiGiorgio, Jr.
Michael Friedel
Commissioner Michelle J. Gomez
School Board Member Patricia Good

ALSO Barbara Boy, Executive Director

PRESENT: Andy Maurodis, Legal Counsel
Henry Sniezek, Broward County Environmental Protection and
Growth Management
Nancy Cavender, The Laws Group

A meeting of the Broward County Planning Council, Broward County, Florida, was held in Room 422 of the Government Center, Fort Lauderdale, Florida, at 10:00 a.m., Thursday, June 23, 2016.

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

CALL TO ORDER: Mr. Maurodis called the meeting to order.

MR. MAURODIS: Just for the record, the Chair and Vice Chair were unable to make the meeting today. They will be up for an excused absence. And what we need to do at the outset of the meeting, after the call of the roll, would be to provide for the nomination of a temporary Chair to chair the meeting for today and today only. I will handle that as Council attorney, since we don't have a chair to do that. So after the call of the roll, I'm going to ask for nominations for temporary chair.

ROLL CALL:

MR. MAURODIS: Madam Secretary.

THE REPORTER: Yes, sir. Commissioner Richard Blattner.

COMMISSIONER BLATTNER: Here.

THE REPORTER: Commissioner Mark Bogen. Commissioner Angelo Castillo.

COMMISSIONER CASTILLO: Here.

THE REPORTER: Mr. Neal de Jesus.

MR. DE JESUS: Here.

THE REPORTER: Mr. Thomas DiGiorgio, Jr. Mr. Charles F. Fink.

MR. FINK: Here.

THE REPORTER: Mr. Michael Friedel. Commissioner Bill Ganz.

COMMISSIONER GANZ: Here.

THE REPORTER: Commissioner Michelle J. Gomez. School Board Member Patricia Good. Ms. Mary D. Graham.

MS. GRAHAM: Here.

THE REPORTER: Mr. Richard Grosso.

MR. GROSSO: Here.

THE REPORTER: Commissioner Michael S. Long. Vice Mayor Rita Mack.

Mr. Robert McColgan.

MR. MCGOLGAN: Here.

THE REPORTER: Mr. Bernard Parness.

MR. PARNES: Here.

THE REPORTER: Mayor Michael J. Ryan.

MAYOR RYAN: Present.

THE REPORTER: Mayor Daniel J. Stermer. Ms. Anne Castro, Chair.

MAYOR RYAN: I have a motion to nominate Chief de Jesus as Chair pro tem.

COMMISSIONER CASTILLO: Second.

MR. MAURODIS: We have a motion and a second. Any other nominations or any -- motion and a second. With --

UNIDENTIFIED SPEAKER: I deny that nomination.

MS. GRAHAM: I make -- I make a motion to appoint Mayor Ryan to run the --

MR. MAURODIS: Wait. There's a -- there's a -- We have a motion on the floor to appoint Neal de Jesus to run the meeting. All in favor, say aye. Any opposed?

MR. DE JESUS: Thank you.

MR. MAURODIS: Showing no opposed, I'm going to turn it over to the temporary Chair, Mr. de Jesus.

MR. DE JESUS: I'd like to turn the floor over to Ms. Graham.

(Laughter.)

MS. GRAHAM: I would like to make a motion to make pro tem our most senior appointed member to the Council, Mayor Ryan.

COMMISSIONER CASTILLO: Second.

MAYOR RYAN: Am I the oldest here?

MS. GRAHAM: No. Senior member.

COMMISSIONER BLATTNER: You're definitely not the oldest.

MAYOR RYAN: All right. Can we just -- we've got to move forward. Let's just get --

MR. MAURODIS: Okay. My understanding is that you just appointed Mr. de Jesus to be temporary Chair.

MAYOR RYAN: Is he handing the gavel over?

MR. MAURODIS: If he's handing the gavel over, that's fine. And that's naming Mayor -- Mayor Ryan is temporary Chair.

PLEDGE OF ALLEGIANCE:

MAYOR RYAN: Let's stand for the Pledge of Allegiance, if we can, please.

(THE PLEDGE OF ALLEGIANCE WAS LED BY MAYOR MICHAEL RYAN.)

CONSENT AGENDA

AGENDA ITEM C-1 - APPROVAL OF FINAL AGENDA FOR JUNE 23, 2016
AGENDA ITEM C-2 - JUNE 2016 PLAT REVIEWS FOR TRAFFICWAYS
PLAN COMPLIANCE
AGENDA ITEM C-3 - APPROVAL OF MINUTES OF MAY 26, 2016
AGENDA ITEM C-4 - EXCUSED ABSENCES

REGULAR AGENDA

AGENDA ITEM R-2 - COUNSEL'S REPORT
AGENDA ITEM R-3 - EXECUTIVE DIRECTOR'S REPORT
AGENDA ITEM R-4 - CORRESPONDENCE

PUBLIC HEARING

AGENDA ITEM PH-1 - AMENDMENT PC 16-4
AGENDA ITEM PH-1 - RECERTIFICATION PCR 16-8
AGENDA ITEM PH-2 - AMENDMENT PC 16-6

MAYOR RYAN: Okay. We have the Consent Agenda. Do we have a motion on the Consent Agenda?

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COMMISSIONER BOGEN: So moved.

MS. BOY: Good morning. I just want to interrupt. I have some additional excused absence requests beyond what was in your backup material.

MAYOR RYAN: For C-4, okay.

MS. BOY: I have Mr. Michael Friedel, who had a personal emergency. Ms. Castro, also. And Mayor Stermer has spent the last two days here and wasn't able -- he needed to go to work today. So I have --

COMMISSIONER BOGEN: He's sloughing off.

MS. BOY: -- I have those the four in your book, plus those three additional requests for the excused absences, if you can consider that.

MAYOR RYAN: Okay. That'll be amending C-4.

MS. BOY: And then also, C-2, there's one piece of additional backup material, and it's a correction to the first trafficway. There's no trafficways dedication required for the first plat on the list, and that's just a correction that came through the Highway Construction Division yesterday.

MAYOR RYAN: Okay.

MR. DE JESUS: Motion to accept --

MAYOR RYAN: Motion to accept the amendment by Chief de Jesus.

COMMISSIONER BOGEN: Second.

MAYOR RYAN: Second. Any discussion on that item? Okay. Then the Consent Agenda as amended, C-1 through C-4. Any pulls from anybody?

UNIDENTIFIED SPEAKER: No.

COMMISSIONER CASTILLO: Mayor, I would move the entire agenda except for the presentation without objection, unless there's a speaker.

MS. BOY: There are no public speakers except for questions.

MAYOR RYAN: Do we have a --

MR. DE JESUS: Second

MAYOR RYAN: Motion and second. Any discussion on that item? All right. Call the question on that motion. All in favor, say aye. Anybody opposed? Okay. That passes.

VOTE PASSES UNANIMOUSLY.

REGULAR AGENDA

AGENDA ITEM R-1 – PRESENTATION: BROWARDNEXT:

MAYOR RYAN: Now we're on to the presentation.

MS. BOY: Okay. Item R-1 is a Broward Next presentation. I wasn't sure -- the presentation this month is a regular agenda item, and we're not requesting an action, so I have scaled back the presentation considerably. If I can just quickly go through it, and then next month we'll have this material back on the agenda again with some additional items, if that's the pleasure of the Council.

MR. DE JESUS: Question, Mr. Chair.

MAYOR RYAN: Yes, Chief.

MR. DE JESUS: I -- how many members do we have absent?

MS. BOY: Right now, we have -- oh, someone just came in. We have seven absent, seven of the -- of the nineteen appointed members are absent.

MR. DE JESUS: I'm just wondering if with that many members absent, including the Chair and the Co-Chair, whether we should defer the presentation to our next meeting when we have the majority of the --

MAYOR RYAN: This is -- this is an important presentation. There's been a lot of work put into it, but it also has a lot of substance to it. Is there any reason why this should go forward, or did you hear anything from the Chair as to what the preference of the Chair was in this regard?

MS. BOY: I didn't hear a preference. The only thing that I would ask is if we -- if we take this presentation for the July meeting is if there's anyone from the public who's here today who wanted to comment, that's the only thing that I would -- I would just ask of that.

MAYOR RYAN: I think that's a fair point. Also, I think we need to make sure we're going to have a quorum in July. I know that's a time that folks travel a

lot. I wouldn't want to lose two months. Is there a sense from the dais right now as to whether or not there'll be any problems with the July meeting?

MR. GROSSO: Mr. Mayor, may I –

MS. BOY: July 28th.

MAYOR RYAN: July 28th.

MR. GROSSO: I will be on family vacation.

MAYOR RYAN: I have one, two, three –

COMMISSIONER GANZ: Yeah, I'll be out also.

MAYOR RYAN: -- four.

COMMISSIONER BLATTNER: I have a question.

MAYOR RYAN: Yes, sir.

COMMISSIONER BLATTNER: We already have a quorum, and we -- and we're discussing not presenting this because we already have a quorum. And so I think to say that we need a quorum is not sufficient. We need to have enough members to make it meaningful.

MAYOR RYAN: Let me start –

COMMISSIONER BLATTNER: I don't know what that number is.

MAYOR RYAN: -- I agree. Let me start first with if we're going to have a problem with even getting to the July meeting, if we're close, if we're going to have a problem even doing that, we're not going to even be close to a quorum, then we might as well proceed forward today and get as much information, and ask that the members who were unable to be here to meet with staff if necessary. Mr. Parness.

MR. PARNES: Yes, I think we should move forward. We're here. We give our time. We have a quorum. The issues are important. Let's move forward. We don't know what July is going to bring.

MAYOR RYAN: Okay. Any disagreement with what Mr. Parness has raised? Good. Let's go ahead and proceed forward then. Thank you –

MS. BOY: Thank you.

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MAYOR RYAN: -- Mr. Parness.

MS. BOY: Good morning. Thanks, everyone, for being here this morning. In the interest of time, usually Henry Sniezek and I would kind of partner up in this presentation, but we kind of looked at it yesterday, and I said I can just make the presentation. If there's anything I kind of miss, he can pick up at the end. I appreciate your time. Today's focus, the materials that were in your backup for this month for the Regular Agenda item were broken down into four pieces.

The first section is the highlighted regional issues, which the combined Land Use/Trafficways and Executive Committee reviewed last month. Section 2 becomes really like the meat of the plan, what would look more like a traditional Land Use Plan that we have today, policies and implementation section, the definitions for the County plan, and the permitted uses section. The third piece in your backup material is the Broward County Land Use Plan Map, and that shows -- depicts the existing map today and then the proposed map that shows the changes that we are proposing as part of this review of the plan.

The last piece of the material in your backup is the Natural Resource Map Series. You have a summary in your backup, and then all of the maps were available digitally on line, either through DropBox or through the -- through the website.

So just quickly, the outreach and coordination that we've been doing for Broward Next has really been -- we've been to over 80 municipalities and interested parties' meetings over the past basically almost two years. We have the Internet survey. We've done a lot of workshops. We had a workshop this week that was well attended by municipalities and interested parties.

We presented the highlighted regional issues, as I mentioned, to the Land Use/Trafficways and Executive Committee last month. They actually made the recommendation of approval for when it does come to the Public Hearing before the full Board. The second piece, the policies and implementation, this is sort of the initial presentation on those materials.

So how the structure of the plan is going to look is that the first section is going to be these highlighted regional issues. That's Exhibit A in your backup materials. And that has -- it's about 38 pages, and it takes up the seven highlighted regional issues and discusses the strategies. So I'm going to take you through quickly the strategies for each of those highlighted issues and strategies.

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Then the second part of the framework, the enabling legislation, any statutory requirements, implementation requirements, incentive programs such as the bonus density program, and the Land Use Plan Map Series. So, as I said earlier, this is kind of the more traditional-looking part of the plan. And then Section 3, which will be presented next month, also as a Regular Agenda item, is recommended practices. Those are kind of should policies, things that the County can't regulate but is interested in supporting for the municipalities in the future.

So I'm going to take you out of order from the -- from the order that's listed for the highlighted regional issues, but kind of take you through where a lot of the big changes are going to happen. So the first topic is renewed intergovernmental partnerships. Team make -- work makes the dream work. That's what we really realized over the past couple of years as we've gone out to all the different interested parties and municipalities and through our workshops, that, you know, without the input from -- from all the different parties, this couldn't happen. It wouldn't be possible.

And I think we've developed some really strong and great ideas for new and updated policies. So the strategies that are related to this include streamlining the Broward County Land Use Plan amendment process, really enhancing the focus on regional planning issues. For example, there's over 500 policies that exist in the County Land Use Plan today, and we've been paring that back. We're around the 170 mark right now, and I anticipate probably like another 20, and those are the shell policies, things that need to be reviewed as Land Use Plan amendments come through, and incentive programs.

But we've really been working on streamlining the plan itself. We've also been working on ideas to streamline the process, and that would be -- that includes how it -- the permitted uses are changed to streamline the commercial/industrial/employment center/office park categories into one commerce category. So we're developing all different areas to really streamline the County Land Use Plan and be focused on regional issues.

The second strategy's related to the modification of local Land Use Plans to address municipal level issues without the need for County approval. And that really relates to what are the things that the County needs to focus on regionally, and how can we ensure that the counties [sic] have the tools for the future for economic development and for the redevelopment of the municipalities, still maintaining a regional planning control or foresight, but making sure the municipalities have the tools in their toolbox.

And then also the third strategy related to streamlining countywide development and review programs is related to the platting process. So the

County Charter authorizes the platting process, and then the -- so the County plan has that -- has the exemptions in its plan, but then the land -- there's a Land Development Code piece, and I'll talk about that in a few minutes during the implementation.

So we're proposing to change the exemptions in the County plan and then the Land Development Code piece would come along after the adoption of the new County plan. Next is targeted redevelopment. The strategies for targeted redevelopment really tie together making sure that new development is occurring along the existing and planned downtown areas, along transportation corridors, transit hubs, activity centers. So focusing redevelopment opportunities there, supporting Community Redevelopment Areas and similar areas such as the Broward Redevelopment Program as part of that, and then, actually, the adoption of a transfer of development rights program. Currently, the County plan, which, you know, has the -- we have countywide land use authority, does not authorize the transfer of development rights program.

So we've developed criteria. If the municipality wishes to participate in that, we have laid out the criteria and proposing that as part of the new plan for municipalities to be able to participate on -- in that. And just to -- a couple important things about that, it's really -- it's -- part of it is moving away from the barrier island, so a further protection that you could transfer development rights off of the barrier island but not to the barrier island.

Also there would be criteria that the city would have to enact, like if the resulting property would end in a public use. So it wouldn't just be like, well, we're going to move these uses or these units away, but not we're going to develop the property as something else. So it's really for a public benefit. Multimodal transportation. Well, I really like this slide, because it shows how people are -- how happy people are riding the bus, riding their bicycles, and the pedestrians all around. So that's hopefully the future of Broward County, happy people using alternative modes of transportation.

So the strategies that are laid out as part of the multimodal vision is making the best use of the transportation network, encouraging Complete Streets principles where it's appropriate. You know, we want to move people, goods, services throughout the County safely and efficiency -- efficiently, and what roads are appropriate for that, and we should support that with the County's policies. Recognizing and addressing the transportation and housing connection. That's one of the strategies that we kind of see across many different pieces of these highlighted regional visions, because we know that those things work together.

So addressing that and promoting that, that connection along the

transportation network, also supporting a sustainable funding source for countywide transit needs. So, after yesterday, I can happily say that we're supporting that as one of the strategies with the County and the municipalities. The final strategy is related to moving away from a single occupancy vehicle kind of level of service standard for redevelopment projects.

You know, currently, we calculate the number of cars that are anticipated to be added to the regional transportation network, but how can we transition that to include transit, pedestrian, and bicycle opportunities? We had a first glimpse of that with the Fort Lauderdale Regional Activity Center application last year, working toward person trips and how those are accommodated. Attainable housing. The four strategies that are highlighted here is -- the first strategy is supporting a sustainable funding source to develop or rehabilitate attainable housing.

The County's had in its legislative program, for years, support for the doc stamp tax for real estate transactions. There's consideration, which we don't really need to talk about too much today, of a linkage fee as an opportunity for that. That hasn't gone back to the County Commission, yet, so we don't really know the status of that. Supporting alternative -- I'm sorry -- alternative construction techniques. As long as they meet the Florida Building Code and wind load, could we explore that the County can support municipalities who want to provide for alternative construction techniques, making sure that those are available as redevelopment occurs.

The attainable housing bonus density program. Right now, we have a bonus density program in the countywide Land Use Plan that has not been utilized. We've gotten feedback over the years. It's been in existence about at least ten years, I think longer, but it's tied to the use of flexibility units, and municipalities have not been really interested in using that. So one of the implementation pieces is that we're going -- we're updating that to not tie attainable housing density bonuses to flex. It would just be a permitted right if it's being restricted to affordable housing for a period of years.

There's a different bonus if it's very low or low versus moderate affordable housing, but trying to give more tools for the municipalities. And then the final strategy is really related to -- kind of relates back to Policy 1.07.07, which we refer to in our review as part of countywide Land Use Plan amendments. The proposal is to keep that policy in place, that if a countywide Land Use Plan amendment is filed, that strategy would maintain. And what can we do to assist the cities to promote that policy and help them with that. Climate change resilience.

I'm just going to grab water. Sorry. Climate change resilience. We're talking

about -- many of these strategies relate back to the -- the County's adopted Climate Change Action Plan, also, just to have a preface for where we get these strategies from. Mitigate the effects of climate change by reducing greenhouse gas emissions by two percent per year, increase the resilience of our community to the effects of climate change. When we're planning -- you know, putting the tools and policies in place for, as redevelopment is occurring, if it's in a priority planning area, what is the municipality, what kind of municipal programs are there, what's the -- the private developer proposing, how are they going to develop the site. And then also maintaining an adequate water supply, obviously very important to the future of Broward County for all of our residents. Natural resource protection and enhancement, there's actually two pages of strategies tied to this.

So protecting and enhancing the shoreline. Many of these strategies I should say already exist in the County plan, so we're just kind of bringing them forward as important things for the -- for the future of Broward County. So they already exist, and we're highlighting what's in the County plan related to natural resources. I should also, you know, say that these aren't really necessarily new policies or strategies. They're existing, but we're highlighting them as part of this document.

A countywide water management/flood protection plan, making sure that we have well planned patterns of growth through the County, tying that back into the transportation network and the access to housing and transportation. Another one of those where we kind of see the strategy going throughout these different visions. Providing for recreation/open space areas. Right now, the County plan has a three-acre per thousand permanent residents of Broward County requirement. That will be maintained in the new plan. Making sure that the historical, archeological, and paleontological resources are protected.

And then some of the feedback that we got early on in the process was really related to food system planning efforts and making sure, you know, such things as, you know, no food deserts, like promoting that sort of concept. Promoting municipalities permitting urban agricultural uses in the -- in their municipalities. Potential disaster planning and post-disaster redevelopment. These strategies are really tied to implementing the County's long-term recovery and redevelopment strategy. We worked closely with the County's Emergency Management Agency on developing and maintaining these strategies.

Many of them existed in the plan also, but they weren't highlighted as a -- as really a regional issue. Could we support incentives to purchase or redevelop repetitive lost properties for future property damages and losses. That was very important to Emergency Management. Updating the County's disaster

housing strategy standards. Again, talking about any alternative construction techniques that could be supported by the -- for the Florida Building Code or to meet wind load, that those should be permitted within Broward County. And then any proposed new residential densities, really on the barrier island and the mandatory hurricane evacuation area, that it will not negatively impact the clearance standards. And they're actually developing a new model to assess those clearance times. So that takes us through the first section of the plan, those seven highlighted regional issues and the associated strategies, which I would really call, you know, goals and policies of the County.

Section 2 in your backup materials, Exhibit B-1, B-2, and B-3, this is kind of the bulk of your presentation this month and the information that you've been provided. In an effort to just kind of summarize what's in, you know, the 171 policies that are in there, and the definitions, and the permitted uses, I have kind of a -- just a checklist of different things that will -- they're the implementation highlights. So one of the first things, one of the first highlights is eliminating the flexibility zones and replacing with municipal boundaries. So many of you know how flexibility works, and your municipality may have multiple flexibility zones.

Well, there's a tool right now that you would come through the County to apply if you wanted to have a unified flex zone for your entire municipality. So what we're proposing as part of the plan is that the municipality becomes the new flex zone. So get rid of the 125 flexibility zones that we have. Your municipality -- municipal boundaries become your flex zone. And the -- there's criteria that's associated with that in the backup materials. And one of the most important things is identifying receiving and non-receiving areas for the municipalities.

So it wouldn't just be opening up wide for a -- for a city -- for citywide, but the city would, you know, have a rationale for, you know, single -- I'm sorry -- single family neighborhoods being protected and where the -- places that are appropriate for that and places that are not appropriate for that. We're also proposing to freeze and maintain the existing flexibility unit pool. So those are flexibility and reserve units.

And municipalities would still be able to use those, but no new units would be created. And so there's no net -- no net loss to the municipality. But we would be authorizing this new pool of units that we're referring to as redevelopment units for the municipalities to access. And, essentially, with the adoption of the Broward Next and the new County Land Use Plan, we would establish that three percent number as the total number of County land use -- sorry -- County dwelling units permitted. It'd be approximately three percent of the -- it will be three percent of that, which is approximately

between 35 and 36,000 new units that municipalities could apply to have access for for redevelopment programs along their transportation corridors and in their communities.

So we're trying to transition the program to, you know, move away from the -- kind of the old rules, but we're maintaining some of the old rules, which is that no new -- no develop -- redevelopment units could be used on the barrier island. They can still continue to use flex and reserve units that are permitted, up to 25 units per acre on the barrier island, or no more than double the density. They can continue to do that, but once they're out of those units, the redevelopment units could only be used west of the Intracoastal Waterway throughout the County.

And then there's other criteria like sufficient public facilities and services. So that's kind of a general comment. Any proposal that we're making to streamline this process would really be subject to demonstrating that sufficient public -- public facilities and services are available. The collapsing the non-residential permitted uses in the commerce category to a commerce designation, so that's streamlining the office park, employment center, commercial, and industrial categories into one single category.

We've created new permitted uses related to that. Allow for the minimal conversion of open space use to permit community public uses. We've seen through probably the past ten or 12 years several proposals to take two or three acres of a much larger park piece to use for a fire station, so we've put criteria in the permitted uses that, if a municipality wishes to entitle that, it would be subject to the criteria that they would still be meeting their public open space requirements, and that it would only be for a community public use such as a fire station.

Collapsing the community facilities and utilities uses into a public use category, that was just a streamlining opportunity. And, again, if a municipality doesn't want to streamline their plan, they can keep it -- the subject on theirs, but it would -- it would -- could streamline the County Land Use Plan amendment plan process for all of these. Collapsing all of the mixed use designations into a single activity center designation. Currently, we have a Regional Activity Center designation, Local Activity Center, Transit Oriented Corridor, Transit Oriented Development, and Mixed Use Residential. And all of those permitted uses, there's, you know, specific nuances for those different mixed use categories, but there's five different categories. So in the County plan, we are proposing to streamline that into a single activity center designation, maintaining any established activity center as it is in the plan, but on the map, instead of five different -- different colors in the legend, we would have one on the legend, and it'll be one place in the plan where you can find those.

In addition to that streamlining, we're also proposing to authorize threshold increases for permitted densities and intensities in these mixed use areas. And the proposal as we have it right now is that every five years a municipality would be able to do a local amendment only that would -- could increase its residential and non-residential uses by up to 20 percent. And all that would have to happen is that the local amendment would need to be recertified at the Planning Council as being consistent with the requirements of the plan.

We've gotten really great feedback on that. We've gotten really great feedback on a lot of that, but that's one of, I think the really great ones that municipalities seem pleased with. Modifying the planning exemptions, we touched on this earlier. Currently, generally, if you're under -- if you're over five acres, you're not exempt from platting. Not getting into all the details, but we're proposing to change that acreage to ten acres. The second piece of this is really related to updating the Land Development Code at the conclusion of the adoption of Broward Next, because that's related to plat note amendments and how the plat process works.

So we're working closely with -- closely with the County staff on how that will be implemented upon the adoption. Authorizing municipal transfer of development rights, we touched on that. As I said, all of these rules are only if the municipality wants to take advantage of them. So the municipality can always be more restrictive than any of the implementation highlights that we're talking about now. The plan will continue to strongly support context sensitive implementation of Complete Streets, you know, where appropriate, as we saw the strategy in the multimodal section.

Supporting housing opportunities along transportation corridors and in activity centers. You know, time after time, we read about affordability and the connection between transportation and housing. So we really wanted to highlight that in this updated plan. The alternative transportation analysis, we have a policy in the plan that we will formalize a process for that by 2018. Right now, it's been handled on a case by case basis, but it's giving us a good foundation for a future formalized analysis. And then this last one is really just a couple things related to affordable housing and attainable housing. So we're retaining the Broward County Land Use Plan requirements as they exist today to support any of those amendments.

One of the really important things about the -- some of the affordable housing which I didn't touch on during the strategies is that we're considering a density calculation of two studio or efficiency type units under 500 square feet, that that would equal -- two of those would equal one dwelling unit. So that one is just we're providing additional housing opportunities kind of where

the market is headed in that. And, once again, if a municipality doesn't want to participate in that, they could count it one to one, but the plan will authorize that.

And that actually also exists in state statute, so that's a pretty easy transition to make. And then, again, the alternative construction methods that would be supported. The bonus densities are no longer tied to the use of flex. You get a greater bonus density if you're close to -- this isn't the right words, but it's like a cost-feasible transportation corridor or premium transportation corridor. You get a higher density bonus if you're closer to that. Increased integration of smart growth policies and principles, which we already have in the plan. We adopted those about seven or eight years ago. But ensuring that those are carried over into the new plan.

And then, of course, maintaining and promoting all of our natural resource policies that exist. And then also including the climate resilience policies. So those are some of the highlights that you'll find in Exhibits B-1, B-2, and B-3. Exhibit C of your backup materials is a look at what the countywide Land Use Plan Map would look like. Right now, this is how it kind of exists today. There's about 33 different categories, including all the different residential densities, all the different commerce categories. And this is how we're proposing that it looks.

So we're streamlining the commerce areas. Those are now the -- all red. The activity centers are popping up in blue. You can kind of just see here -- oh, sorry, went too far -- but how we're trying to -- how we're streamlining the map. And then Exhibit D in your backup materials is a table of statutory requirements for natural resource map series, what we're proposing to maintain in the plan and any new maps that we may be including with that. And those maps are all available on the website, just because it's a series of about 20, and it's very difficult to read. So we just want to conserve resources and do that there. What I anticipate, and then like the next piece of this is -- what you have in your materials today is all drafts. So we've been -- you know, we make mistakes, so we're noticing mistakes. We're trying to correct those. And any changes -- we had a workshop on Monday. We got some feedback, some updates to some of those policies that we'll be making.

So the next piece of the package that you'll see will include this again with the updates, but then also some additional materials, such as support documents. So the Climate Change Action Plan, the MPO's Long-Range Transportation Plan, any affordable housing studies. You'll have kind of a library or a bibliography of those documents that we've utilized to develop this plan. Population projections, that sort of thing.

We'll also be providing any policies that are proposed to be deleted from the plan, because, as I said, there were over -- there's over 500 right now, so you'll have an attachment that will have the proposed deleted policies. And I'm sure we'll give kind of like a rationale summary of why those are proposed to be deleted. And the other piece that you'll have is Section 3, and those are kind of those recommended practices that we talked about, should policies, things that the County can't regulate but wants to promote, or wants the County -- or wants the cities to have in their toolboxes if they so choose to use them.

So that's kind of what your package will look like at our next meeting, whichever month that that is. And I don't, Henry, if I had missed anything. If you want to say -- or if you have any questions --

MAYOR RYAN: All right. Thank you. I see some lights on. Anybody have questions or are those just lights? Mr. Grosso.

MR. GROSSO: Thank you, Mr. Chair. I think this amount of work for one of the most populous counties in the country is pretty amazing, and my hat is off to the staff. I do have a few questions about some of the issues that were raised.

I think that, you know, the future Land Use Map is by far the dominant part of a Comp Plan. Everything else is words on the page, and unless they're reflected in the map, they really don't translate into anything. One -- first question I have is have we identified that there's a decent amount of repetitive loss properties? Have we identified there's enough properties on the barrier islands that probably shouldn't have the density they have, which is why we're looking at a TDR program for those areas.

MS. BOY: Well, the repetitive loss, we're still actually working on that. The strategy is to -- if we can identify a repetitive loss map, that that would be included in the Natural Resource Map series. I look at it as kind of an evolution, like we did with the Priority Planning Area Map. We realized that that should be included in the plan, so there was an amendment to the plan to add that, and the -- actually, the policies. And then the next piece that came along with that is the addition of the adaptation action areas. So I kind of see the -- I don't have a repetitive loss map right now, but we're certainly working with Emergency Management regarding those properties.

MR. GROSSO: Does the draft map down plan, i.e., reduce allowable uses or densities, any properties on the barrier islands or along the sea level rise or evacuation zones?

MS. BOY: No. There are no -- as far as the County Land Use Plan Map,

there are no amendments proposed to any of the -- of the parcels. The only things that we're proposing to change right now in the permitted uses is combining and streamlining those categories. I think my suggestion would be to have a policy to consider some sort of study for that. That's -- I think that's kind of beyond the scope of what we're doing, you know, with Broward Next, but we could certainly, you know, set up something to consider that in the next couple years.

MR. GROSSO: I mean, I would like to see that followed up on. I mean, to me, that's the most important thing this plan does, and I'm not sure that putting that off, given the evacuation time, given the sea level rise, given how central that kind of thing is to our climate plan is necessarily the best public policy.

I mean, that's where the rubber meets the road. When people come in and they want development orders, they point to what's allowed on the map, and if that's more than it should be --

MS. BOY: Okay.

MR. GROSSO: -- that's the problem. I think that that ought to be a priority. And if -- you know, you can't down plan the heck out of people. At some point, you're down planning so much that there's a property rights issue, and that's where you might look at a transferable development rights thing. But I think that it's obviously a touchy subject, because nobody wants to be down planned. But if we're not doing that in places where it needs to be done, then I'm not sure we're doing enough.

MS. BOY: Okay.

MR. GROSSO: And I would really like to -- if the Board agrees with that, I'd like to see us do that. That's where the rubber meets the road.

MS. BOY: I think Henry just wanted --

MR. SNIEZEK: Yes.

MS. BOY: -- to say something.

MR. SNIEZEK: Good morning. Henry Sniezek, Environmental Protection and Growth Management Department for the County. There's -- just to supplement what Barbara said, I mean, I guess the way we approached this whole project was no net loss, basically. So we are not proposing in this draft any down zoning at all. So we are doing -- we are -- where we are strengthening and carrying over is the County has many policies that protect

the barrier island as far as like flex allocations, so all those will be retained. Can't have a certain amount of flex in the barrier island or a transfer of development rights program, one of the criteria is you cannot have any receiving areas on the barrier island.

The redevelopment units pool that Barbara was talking about, which would be like 35,000 units that the County would maintain, none of those units are going to be allowed to be used in the barrier island. So there are provisions, new provisions in this draft that would protect the barrier island. But, certainly, if the Council wants to look at down zoning, that certainly would be a separate project.

MR. GROSSO: Well, and I don't -- and I wouldn't want to -- thank you. And I wouldn't want to, you know, cause problems that -- that are unnecessary. But I -- what I want to know is if we've analyzed the future Land Use Map designations on the coast, and we've said those are fine, those are great, given what we know the history -- the future of that area is going to be. If we've done that, then great. I suspect we haven't.

MS. BOY: Well, I mean, even -- we -- we've talked just a little bit about the evacuation times, and that's certainly part of the evacuation model, is the existing future land uses, and if there's ever a County amendment, that's always included in the calculation. So there is -- there is a tool out there as far -- related to the emergency evacuation that says it's within the 24-hour time frame.

MR. GROSSO: Sure. It's just I'm afraid that we've taken an approach that we don't want to upset anyone, and we're not going to change anyone's designation, and that's sort of been the default, as opposed to something that's more aggressive.

MS. BOY: Right. And I understand. The other thing that I -- that I would say is that we've been working on this for close to two years, and we're kind of coming to a place where we've been out in the public making presentations, and my suggestion would be if the -- if the Council feels strongly about it, that it -- there'll be a policy in the plan for consideration of down planning for those areas. Because we've been representing the -- this past two years that we're not changing anything as it exists on the map. I mean, that's just -- I'm just putting that out there.

MR. GROSSO: Okay. I really feel like this is a big issue, and if you're not going to do something like this when you're doing a comprehensive re-write of the plan, I don't know when you do it. And if we're trying to increase density and use in the sort of burgeoning downtown areas in the cities, that makes a lot of sense. That probably should be at the expense of increased

density or in appropriate current densities along the coast. And I don't know that, in the absence of doing that, we're doing as complete a job as we ought to be.

And so I -- you know, I don't know how the rest of the Planning Council feels about it, but I think that the map is -- you know, we've been through this every time a -- someone comes in to us, what the map allows is sort of taken as gospel and everything else is just words. And so I would really like to see us comprehensively review what's allowed today in the areas that our staff knows are vulnerable to sea level rise and erosion and flood issues.

MAYOR RYAN: Okay. Mr. Grosso, maybe give some consideration, as we move around, to what kind of motion you'd like to make on that so that we can discuss that and give some direction to staff.

MR. GROSSO: Well, I guess the options would be we -- we ask -- we move to have staff do it now. I hear a concern that that would sort of upset the apple cart because representations have been made to the community that it's not being done now. I don't think that's great, but -- so I would -- I would either want to move to incorporate that analysis now, or to do it within a year.

MAYOR RYAN: Is there any alternative to have staff provide an analysis even if they're not making recommendations to address the many issues that you rightly point out? Do we already have areas where we have repeat failures of property? Are there over density that we know, even looking at the plan now, such that at least we'd have the data first and then come back to it?

MR. GROSSO: Correct.

MAYOR RYAN: Would that be an option?

MR. GROSSO: Well, it sounds like a reasonable option to me --

COMMISSIONER RYAN: How does staff feel about it?

MR. GROSSO: -- while they're in the middle of doing that analysis now, so, yes.

MS. BOY: Yeah, we have much of that data that we could -- we could share, you know, with the Council. I -- the only thing that I was trying to say is that we -- we've been out in the community, and this is the representation that we've been making about the map and not proposing to change any specific parcels as part of the plan. So we could certainly provide some additional information.

MAYOR RYAN: And you'd be maintaining that commitment to the community. You're simply providing the Council some data for us to understand how this might fit, how the words might fit with the goals.

MS. BOY: Okay.

MR. GROSSO: And I appreciate that suggestion. And I want to be clear. I don't -- I would not want us to be arbitrarily making changes, but there's a difference between arbitrarily making changes and making -- and not making changes that you know you should be making because you're concerned it's going to upset people. There's ways to deal with that on a fairness level. So I would make a motion that staff, as it's completing the process for Broward Next, to do an analysis of any parcels where the current densities or uses are inappropriate, given the climate resilience and sea level rise and related data that we have, and that those issues would be looked at within a year after the adoption of the Broward Next amendments, be brought back to this Commission --

MAYOR RYAN: Okay.

MR. GROSSO: -- this Council.

MAYOR RYAN: Is there a second on that motion? I just want a second, so then we can have some discussion.

VICE MAYOR MACK: I second.

MAYOR RYAN: All right. So we have a second. We'll have some discussion on that in a moment. I'd like to table that motion for now, just simply so we can rotate around. There are some other comments. Thank you, Mr. Grosso.

MR. GROSSO: Thank you, Mr. Chair.

MAYOR RYAN: Vice Mayor Mack.

COMMISSIONER MACK: Yes, I just wanted -- I wanted to agree with him. Because we've been doing it for two years, he's looking in the future. This is a - this is a future action that he's looking at. And when you look at it from that perspective, that's all true. So I just wanted to go on the record as agreeing.

MAYOR RYAN: Thank you. Chief de Jesus.

MR. DE JESUS: Thank you, Mr. Chair. I agree there's a -- there's a

legitimate issue that should be looked at. I can certainly support the motion that's on the floor that staff provide a study or some information external to changing the process. But I concur that -- I was going to ask how long we've been at this. It feels like a lot longer than two years. But that's -- that represents hundreds and hundreds of hours and I would guess hundreds of meetings. And I would have liked to have seen the concern -- the concern identified earlier within the scope, rather than -- I'm hoping we're coming to conclusion with this Broward Next issue. So I -- while I concur that it's an issue that we need to address, I don't know that it belongs in the scope of Broward Next this late in the game. So I can certainly support the recommended motion, and so that it's looked at and we identify it as a potential issue for the future, but I couldn't support throwing it into the scope of Broward Next at this time.

MAYOR RYAN: Okay.

MR. DE JESUS: Thank you.

MAYOR RYAN: Ms. Graham.

MS. GRAHAM: Thank you, Chair. For the coastal cities, from Deerfield Beach all the way down, I guess, to Hallandale, there seems to be the perception that the most valuable and coveted properties for development are those that are the most I guess going to be impacted by sea level rise and not good management of storm water and evacuation.

I don't know how those cities would look to what we're suggesting to put in and how it could even be enforced. Is it simply just policy, good policy that they could still override this and -- right now, development in Fort Lauderdale, for example, on the barrier island, the beach redevelopment plan that they're working on is only bringing more development and giving them vary -- variances for larger buildings and taking away parking requirements and things like that.

And I agree with you a hundred percent. It's just I don't know how they would ever not fight it, legally or otherwise, only because the whole perception in Fort Lauderdale is our best land. And I -- I'm only saying this. I don't -- this isn't my viewpoint. The most desirable land is the land along the water, whether it's the intercoastal, which has a lot of residential development already, or on the barrier island, where they can take things out.

I won't single out any one development, because I just don't want to make an example of any one site, but that's the perception. And as much as we maybe are bringing this in late, like Mr. de Jesus said, I still think it really needs to be implemented and -- only because there may not be another

opportunity for many more years. Unless there's some disaster. If there's a hurricane and, you know, they have something that just breaks up the barrier island into pieces and parts because the tidal surge has now taken away so much of the land, the land that's there and any development on -- I just don't know how they would go along with it. Because, again, further inland along -- in Fort Lauderdale is not that desirable. I mean, corridors along I-95 will never bring the type of development that they would get on the beach, whether it's for hotels or condos, residential development, not commercial.

And I'm curious what the more island cities -- inland cities' perception would be, whether it's Pembroke Pines or Miramar, where you're going to say, okay, where is our most vulnerable lands? Obviously, you've got wetlands. You've got low areas that are prone to flooding, but it's not because of the coastal location. Thank you.

MAYOR RYAN: Commissioner Castillo.

COMMISSIONER CASTILLO: So I'm thinking that Florida has 67 counties, and maybe -- I don't know -- 15 of them, I don't have the map in front of me, are along the Atlantic. Is that about a fair guess? Something like that? So the ocean being so vast and the issue being so large, I don't know that Broward itself, or Dade or Palm Beach, even if we got together, which we haven't, to figure this thing out, could get to it.

Nonetheless, I think it's important, because I represent Pembroke Pines, for example, and it won't happen in my lifetime, but I'm not looking to go to the beach there. Never. And yet when we -- when we see the reports from the County, they're saying that within 50 years -- and this is like -- struck us with a certain numbness, and it's understandable, because it's so huge an issue -- a significant part -- if we don't do something, a significant part of the eastern portion, certainly of our County, is going to be under water in 50 years.

I mean, and when we hear that, it's so large that we're like, okay, let me think about something else. Whatever that movie was. And I think it was Gone With the Wind. And, you know, I think that what we have to do is we have to point these things out. So if I understand that at this stage in the plan, staff has done what this Board directed them to do. And undoing that is really not necessary, because, I mean, during my time -- my previous time on the Council, we had a similar effort. There will be future efforts to this thing, and we -- in the fullness of time, we have to see where this is going.

But I think analysis and we have a lot of this, by the way. I imagine that we have a lot of this data that -- I mean, obviously, we -- there'll always be some work to be done, but a lot of this information is already known. One of the things that we do, and it's got to be frustrating, and I know Commissioner

Bogen is new to the County, but, you know, it's got to be frustrating to him already, is we spend millions and millions of dollars a year -- my colleague Dick Blattner knows this better than I do -- renourishing our beaches because we have to, and then here comes the tide and takes it away. It's millions and millions of dollars.

And I just always wondered whether there isn't a smarter engineering solution to this. And there has to be. I mean, when you look at places like Venice, for crying out loud, and other places, they have figured out ways to manage the environment around them so that they can continue to survive. I don't know -- I just don't know how much effort we're putting into that.

I've spoken to coastal engineers who talk about things like riprap jetties going out that manage the flow better, that -- but whatever we do in our area affects another community up the road. So, you know, if we do it in Broward, does that mean that we put Palm Beach under water, or does that mean that we put Martin County and Hutchinson Island in a worse situation? All that has to be sort of planned together, so this is an enormous thing. But I think that -- I think I like the idea of doing the analysis, Mayor, because it helps us to, you know, get closer to taking this thing seriously and ascribing certain seriousness to it.

So if there are issues that we have to look at, if there are solutions that we have to look at, we should. But right now, what we're doing is pumping sand out from offshore, bringing it onshore, and then it goes back there and we re-pump it again. Millions of millions of dollars are being done. I'm not saying that we shouldn't do it. I think it has to be done. Otherwise, we're going to lose our tourist base. But that's just -- it's just not an answer to the problem that -- to the problems that we face. And so anything that gets us closer to whatever the answers are, however difficult they might be, I'm for getting closer to the answers than avoiding the questions. So I support the motion.

MAYOR RYAN: Commissioner Blattner.

COMMISSIONER BLATTNER: Yes, as do I. And I don't -- I'm not swayed by the argument that, well, we've done so much now, let's not try and do anymore, because, you know, there is no more time to do it. Also, Ms. Graham brought up a very good point about the most valuable land is on the barrier island, but it's so pricey that when we talk about -- we have a whole section in here on affordable housing. You can't talk about that on one hand and pricey property on the other and not see there's a connection here. There is -- there is a link here that if it is true that 250,000 people are moving to Broward County in the next X years, whatever it is, they're not all going to be on the barrier island. They can't be, whether this policy happens or not. I think it's a good idea that we're doing this. As a coastal city, a city with a

barrier island, I suppose the people in my community are going to say, well, don't take away those rights from us. To which I say, other people have rights also.

And I think this is a good step in the right direction, and I appreciate Mr. Grosso bringing that area forward. So even if we complete Broward Next without doing this doesn't stop this organization from saying, well, we will live and we still have the ability to act and take into consideration things that we think are for the benefit of the whole County. We should do that. But I -- I'm supporting this.

MAYOR RYAN: Mr. Parness.

MR. PARNNESS: Yeah, couple of things. How long would a new study take? How long? Just -- I'm --

MS. BOY: I -- I --

MR. PARNNESS: -- not criticizing.

MS. BOY: -- don't --

MR. PARNNESS: I'm just asking the question.

MS. BOY: -- and I don't -- I don't have an answer. I mean, I'm just making notes on the lists of the different like materials that we have and things that we've taken into account to create the climate change resilience strategies and the natural resource protection strategies. I don't -- it's not something that's going to happen in two months.

MR. PARNNESS: Okay.

MS. BOY: I mean, it's not --

MR. PARNNESS: I understand.

MS. BOY: -- something -- it's not something that's going to -- I'm going to be able to turn around and be like in August, okay, here's a presentation. I may be able to have some of the materials, because we have many pieces of this. You know, we have the Priority --

MR. PARNNESS: Yeah.

MS. BOY: -- Planning Area Map --

MR. PARNESS: Okay.

MS. BOY: -- and we have the data associated with that. But I think repackaging all of this together for what Mr. Grosso -- and some of it, I think, is going to go beyond, really, the expertise of staff, as far as our ability to identify -- you know, we may be able to note that something's subject -- may be subject to sea level rise in 50 years, but I don't know that -- about the construction of the -- of the project or -- or something.

There's other factors that may play into it, but I don't know that I'm going to feel comfortable making a recommendation about that. So it may just information that we can gather. I'm just trying to think this through about what the -- what the end result could be.

MR. GROSSO: If I may respond to that, I mean, we have a future land use map now that represents our staff's best collective planning judgment that this is what's appropriate. I don't know that this is any different than that.

MS. BOY: I'm just thinking out loud.

MR. GROSSO: Sure.

MS. BOY: That's all I'm doing.

MR. GROSSO: Okay. But my -- the spirit of my motion, and I really appreciate the responses, is that you're planning now. You're looking at the map now. You are -- staff is looking at all of these issues now. To me, it makes sense administratively, while you're doing that, to be looking at those parcels of land in the regions where you know are potentially vulnerable to the issues that we're talking about and putting together a list of properties that ought to be reconsidered for their uses and densities, given the issues that we've been discussing here today.

MR. PARNESS: If I may continue. I grew up in Brighton Beach Cony Island, where on a good Sunday, we had over a million people on the beach in the summer. We didn't have air conditioning, so the beach was the outlet. People came by the droves. Broward County's biggest feature is the beach. Why didn't we have erosion like we have here? Same ocean. Because they put rocks, huge boulders, every four city blocks, five city blocks, out into the ocean. As kids, we used to dive off those rocks. But the beach didn't erode. Now, if you want to save the beach, that's something the County should look into.

And as far as the rest of the coast is concerned, let's set an example. If that will stop the erosion of our beach, it's something that should be tried, instead

of spending millions and millions of dollars refurbishing our beaches. If that will keep the erosion away, it's something that should be looked into. And if it works, I could see it going through the whole coast. Of course, there are people who -- living there who are going to say, rocks on my beach? No, the rocks really -- really aren't on the beach. They're in the water. Very little, except when the tide is -- when the tide is in, you don't see them at all. When the tide's out, you see them. But it worked. And it's something that should be looked into. Because the beach is everything in Florida. How many times are we going to refurbish it? At what cost? And the first time we have a storm, kiss it all goodbye. It's gone.

MAYOR RYAN: Okay. Thank you.

MR. PARNES: It's a cost thing.

MAYOR RYAN: Thank you, Mr. Parnes. So -- anyone else? Yes, Mr. Fink.

MR. FINK: Real quick. I agree with Mr. Grosso on the policy, but I don't think it can be part of this package today, just because, like Barbara said, they've been working on this for two years, and they've -- when they came to our community and gave us a presentation, they told us, you know, basically what she said, there's going to be -- it's going to be a neutral item.

But the other issue when you put up that slide, and the note I made, was you were talking about properties impacted in the past. And that doesn't mean just coastal properties, so I'm not sure how far this is going to go, but you did --

MS. BOY: Right.

MR. FINK: -- did mention all properties --

MS. BOY: Right.

MR. FINK: -- in that, so.

MR. GROSSO: And if I may just close, I am sensitive to the notions that we need to close the deal on Broward Next and that no such amendments would be part of the Broward Next package, and that it would simply be the analysis that would be done over the next few months that would then be brought back to us with some recommended future Land Use Map changes as a separate set of amendments. So I take to heart and appreciate that, the suggestion and those considerations. Thank you.

MAYOR RYAN: Vice Mayor, and then I'll have some comments.

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VICE MAYOR MACK: One -- one last comment to the comment. I keep hearing you say, we already told the public, we already told whoever it is you told. But is it better to go back and tell them the truth, or was that the truth? I'm just saying, we keep saying that we already said to -- like Mr. Fink said, you made a presentation, and you told them X, Y, Z. Is -- and Mr. de Jesus said because of so much work and effort that's already done, if Broward Next is in place, are we -- if we did something different, would we be deceiving the public is my question.

MS. BOY: I think that the quick answer is, to a degree, yes. I mean, we've represented that it's a no net change for the -- for the Broward County Land Use Plan Map. That's been our representation the entire process. Because, you know, when we looked at what the -- really what the thought was behind Broward Next was how can we -- how can we make the plan better? How can we focus on the -- on the regional issues?

This isn't to say that climate change resilience planning and natural resource planning isn't part of the plan. It's -- they're two of the highlighted regional issues. So I feel very confident that we put those -- we're putting those policies in place, but I also feel confident that as we've gone out to the different interested parties and municipalities and they've specifically asked us, are you changing -- are you changing the map, and, you know, the answer's been, no, because that's not what we've been -- that wasn't part of I think the --

MAYOR RYAN: Let -- let me -- let me --

MS. BOY: -- (inaudible) program for that.

MAYOR RYAN: -- just interject as a point of order. I don't interpret -- and someone can correct me if I'm wrong -- but I don't interpret the motion and the second to do anything to change the map or to alter Broward Next.

COMMISSIONER CASTILLO: Right.

MAYOR RYAN: I think --

MS. GRAHAM: Right.

MAYOR RYAN: -- what I interpret the motion and the support thereof is the extension of the successful Broward Next efforts. And if this body does not analyze this, if not here, where? And I think what Mr. Grosso has poignantly raised and supported across the comments of the dais unanimously so far, is that accepting the broad policy statements of Broward Next, and which we

believe will move forward successfully, the next natural step, parallel, but not integrated with, is to understand the data and be able to start moving forward on recommendations, because that's really what this body should be doing.

There are very important other policy considerations in Broward Next, affordable housing and many other issues, all of which may become moot if we don't begin to tackle some of these coastal issues that do have impacts interior, both in terms of salt water intrusion and all sorts of other issues that we deal with internally. So I -- Mr. Gross can correct me if I'm wrong, but I didn't interpret this to alter the map or to make any suggestions, but, rather, to parallel now, seeing you come to the close of Broward Next, to begin providing this Council the necessary data that would be helpful in formulating some recommendations going forward, if not even a white paper or something that then the community can consider.

And to maybe -- somewhat as to what Vice Mayor was raising, I believe there's plenty of people who don't recognize, don't have the data, and don't have the information as to the seriousness of this problem as it pertains to density issues and planning issues. And I think this would be the natural extension of our mission, ultimately, which is to provide advice on such important planning issues. If I've interpreted that correctly, Mr. Grosso.

MR. GROSSO: Interpreted correctly, and much more eloquently. Thank you, Mr. Mayor.

MAYOR RYAN: All right. So is there any need for any further discussion on the motion? I want to be clear. The motion was for staff to begin preparing the analysis consistent with Broward Next to identify the various points raised, with the goal of this Council to take action within a year.

And that action, I think, is broad. It could be as little as a resolution. It could be as much as making specific recommendations. But in working with staff and following your learned advice and counsel, I believe that this Council can move forward within the next year, at least with some information consistent with what Broward Next is trying to achieve. Is that -- did I restate that fair?

MR. GROSSO: Yes, sir.

MAYOR RYAN: Okay. Any further discussion? Okay. All those in favor, say aye. Anyone opposed?

VOTE PASSES UNANIMOUSLY.

MAYOR RYAN: Okay. Do you need any further guidance from us on this matter?

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MS. BOY: No.

COMMISSIONER CASTILLO: Nice presentation.

MAYOR RYAN: Very well done.

OTHER BUSINESS

MAYOR RYAN: Anything further?

MS. BOY: Nothing. Nothing for -- actually, I just need you to stay at the conclusion of the meeting to sign plats, since you're the Chair pro tem.

MAYOR RYAN: I was just about to hand back the gavel to Chief de Jesus.

MS. BOY: Whoever has the gavel.

MAYOR RYAN: But now I understand why he handed it over.

MS. BOY: Just a couple of other things that I would like to mention. Your Form 1 financial disclosure statements are due July 1st, so please don't forget to file those.

I wanted to just follow up that the text amendment and the Administrative Rules Document change were continued by the County Commission until September 27th, at the earliest, and we're working on that as part of Broward Next, so that may not come back at all, just depending on the timing of those things. And that was really it for me.

MAYOR RYAN: Okay. Do I have a motion to adjourn? Motion by Commissioner Castillo, seconded by Commissioner Bogen. All in favor, say aye. All right. We are adjourned. Well done.

(The meeting concluded at 11:06 a.m.)