

## MINUTES

### BROWARD COUNTY PLANNING COUNCIL

October 23, 2014

**MEMBERS** Anne Castro, Chair  
**PRESENT:** Commissioner Michael S. Long, Secretary  
Mayor Lisa K. Aronson  
Commissioner Richard Blattner  
Mayor Vincent Boccia  
Commissioner Beam Furr  
School Board Member Patricia Good  
Mary D. Graham  
Dan Hobby  
Lynn Kaplan via telephone  
County Commissioner Martin D. Kiar  
Commissioner Michele Lazarow  
Commissioner Rita Mack  
Nicholas T. Steffens  
Mayor Daniel Stermer

**MEMBERS** Commissioner Bobby DuBose, Vice Chair  
**ABSENT:** Neal R. de Jesus  
Mayor Michael J. Ryan

**ALSO** Barbara Blake Boy, Planning Council Executive Director  
**PRESENT:** Andy Maurodis, Legal Counsel  
Nancy Cavender, The Laws Group

A meeting of the Broward County Planning Council, Broward County, Florida, was held in Room 422 of the Government Center, Fort Lauderdale, Florida, at 10:00 a.m., Thursday, October 23, 2014.

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

#### **CALL TO ORDER:**

Chair Anne Castro called the meeting to order.

CHAIR CASTRO: Okay. Call the Broward County Planning Council regular meeting and Public Hearing for October 23rd to order. If we could please all

stand for the Pledge of Allegiance, Commissioner Long will lead us in that.

**PLEDGE OF ALLEGIANCE**

**(THE PLEDGE OF ALLEGIANCE WAS LED BY COMMISSIONER MICHAEL S. LONG.)**

**ROLL CALL:**

MS. KAPLAN: -- and justice for all.

CHAIR CASTRO: I'm assuming that's Ms. Kaplan on the phone?

MS. KAPLAN: Yes, it is. Good morning.

CHAIR CASTRO: Good morning. Okay. We're going to do the roll call now.

THE REPORTER: Mayor Lisa Aronson.

MAYOR ARONSON: Here.

THE REPORTER: Commissioner Richard Blattner.

COMMISSIONER BLATTNER: Here.

THE REPORTER: Mayor Vincent Boccard.

MAYOR BOCCARD: Here.

THE REPORTER: Mr. Neal de Jesus. Commissioner Bobby DuBose. Mr. Beam Furr. School Board Member Patricia Good. Ms. Mary D. Graham.

MS. GRAHAM: Here.

THE REPORTER: Mr. Dan Hobby.

MR. HOBBY: Here.

THE REPORTER: Ms. Lynn Kaplan. Commissioner Martin Kiar. Commissioner Michele Lazarow.

COMMISSIONER LAZAROW: Here.

THE REPORTER: Commissioner Michael Long.

COMMISSIONER LONG: Here.

THE REPORTER: Commissioner Rita Mack.

COMMISSIONER MACK: Here.

THE REPORTER: Mayor Michael Ryan. Mr. Nicholas Steffens.

MR. STEFFENS: Present.

THE REPORTER: Mayor Daniel Stermer.

MAYOR STERMER: Here.

THE REPORTER: Ms. Anne Castro, Chair.

CHAIR CASTRO: Here. And let the record reflect that Mr. Furr is here. He came in during your roll call. And Ms. Kaplan was on the phone. I don't know if she heard you, but she's there. So thank you very much.

MS. KAPLAN: I'm here. I'm here.

### **CONSENT AGENDA**

#### **AGENDA ITEM C-4 - EXCUSED ABSENCES:**

CHAIR CASTRO: I think we had two people, as I remember, Neal de Jesus and Mike Ryan, who asked for excused absences.

MAYOR STERMER: So moved.

CHAIR CASTRO: Is there any more? We have a motion to approve it.

COMMISSIONER LONG: Second.

CHAIR CASTRO: We have a second by Commissioner Long. All in favor? Any opposed?

MS. KAPLAN: Aye.

CHAIR CASTRO: Thank you. Any opposed? Seeing none, good.

**VOTE PASSES UNANIMOUSLY.**

## CERTIFICATES OF APPRECIATION

CHAIR CASTRO: Now, this is one of the happy and sad parts of the Council. It's when we say goodbye to some of our colleagues. In this case, both cases, it's for excellent reasons. The one thing, and I don't know if Commissioner DuBose is here. Okay. I know that Commissioner Furr is here, Commissioner-elect, Broward County Commissioner-elect Furr is here, and since he's actually going up to the County, the first thing I'll ask is don't forget where you came from.

UNIDENTIFIED SPEAKER: I won't -- I won't let him.

CHAIR CASTRO: Just to be sure. You know what it's like on this side.

COMMISSIONER ELECT FURR: Oh, yes.

CHAIR CASTRO: -- so when you get there, please remember what it was like on this side. And if you could help us out any time, we'd appreciate it. And I think, because we don't have the podium and stuff, we'll come up. I think we have the photographer here. We'll do, again, a group photo up against this wall behind these red chairs, if the photographer's okay with that. Okay. Good. But -- and I'm going to hold Bobby DuBose either for another time or whatever.

But I want to thank you, Commissioner Furr. It's been a pleasure working with you. And I don't mean to sound critical, one of the best things I like about you is you're a person of few words, but when you speak, it matters. And that's greatly, greatly -- as somebody's who's sat on a lot of daises, that's greatly, greatly appreciated. And your reasoning and thought process is well done. And I think you've certainly been an asset on this Council, and an asset to Broward County already. So we thank you for your service. Very much appreciated. Thank you.

(Applause.)

CHAIR CASTRO: If any other Council members would like to say anything before we jump up and do the photo?

UNIDENTIFIED SPEAKER: Best of luck.

MR. FURR: Thanks.

COMMISSIONER KIAR: It's not working, my mic, but -- and I'm sorry that I'm late. I don't know who decided to put a whole bunch of cookies in between here and the middle -- I had to make a little pit stop. But I --

MAYOR STERMER: You're telling me you need another 50 pushups?

COMMISSIONER KIAR: Oh, no. I just want to say, Beam, it's been such a pleasure to serve with you on the Planning Council, and I'm so excited that you're going to be my colleague in just a couple weeks.

You know, what I've been telling everybody, honestly, is I've had the pleasure now to serve with Beam on the Planning Council, and I just think the approach that you take is awesome. You're a gentleman. You're a good guy, and I think you're going to really be a wonderful County Commissioner.

So I'm -- I'm excited. And here's the good thing. I'm glad you're off the Planning Council because now you can be with me on the County Commission --

MR. FURR: Yeah (inaudible).

COMMISSIONER KIAR: -- so it's a good thing.

CHAIR CASTRO: Now, you understand once you're sitting up there next to him, all bets are off; right?

COMMISSIONER KIAR: I know exactly.

CHAIR CASTRO: Mayor Aronson.

MAYOR ARONSON: Thank you. I don't know if this microphone is going to --

COMMISSIONER KAIR: They're not working.

MS. BOY: If some people can turn them off, because you can only have a few on at a time.

MAYOR ARONSON: Okay. Madam Chair, this may be my last meeting on the Planning Council, because, due to the unique situation of my pending election, I am also required right at the moment to step down from being a City Commissioner, Mayor as of November 17th, unless such date can be extended by the Florida Division of Elections since the election is now scheduled for December 4th, with the general -- the primary December 4th, general election January 13th.

So I already spoke to Barbara. I will let her know what the status is as of November 17th, but I'm not asking you to say goodbye today. I just wanted to put everyone on notice that it may be my last Planning Council as Mayor of Coconut Creek.

CHAIR CASTRO: So noted and appreciated. First, wish you the best of luck in whatever the outcome is. I know it's been a long trial and tribulation, as they say. We will be bringing you back for your certificate at some point in the future, and you can say goodbye –

MAYOR ARONSON: Thank you.

CHAIR CASTRO: -- at that time. Commissioner Furr.

COMMISSIONER FURR: Yeah, I just want to thank everybody, it's been an honor to be on this Planning Council, because the collective wisdom here and the, you know, institutional knowledge is tremendous. Every time I hear a discussion here, I'm, you know, I actually sometimes just feel like being a spectator, just to listen.

But this Council does great work, and it's a testament to Barbara and your staff. There's a reason why things go to the County Commission and almost always pass just right through. Very seldom do you see very much debate on it, because there's the thoroughness and the good work done before it even gets there is -- even before it gets to us is, you know, valued. But I also want to say to Chairwoman Castro, I've done a lot of committees. I've never been -- you are by far the best chair I've ever, you know –

CHAIR CASTRO: Thank you.

COMMISSIONER FURR: -- had a chance to work with.

CHAIR CASTRO: Thank you.

COMMISSIONER FURR: The way that you run a meeting and how you articulate things and kind of lay it out for everybody, I'm very glad that you're going to be heading the -- you know, the new Land Use Plan with Barbara. And I think the County's very well served by all of you. And I want to thank you all for the honor of being on this Council. Thank you.

CHAIR CASTRO: Thank you.

(Applause.)

COMMISSIONER FURR: And I look forward to going through everything with a fine tooth comb that comes my way.

CHAIR CASTRO: See how fast they turn. I tried. I tried to set the expectation and just like that they get up to the clouds, it goes right to their head. If everybody would like to do the Chinese fire drill and step around

here, and we'll get behind these chairs for the photographer to try to grab us. A quick note when you're coming up, the reason some microphones aren't working is, apparently, only a set number can be on and it maxes out. So if you're not talking, we'll shut the microphone off. And if you are talking, then you'll turn it on. That way, everybody's microphone should start working, we hope.

UNIDENTIFIED SPEAKER: Madam Chair, can we try to do -- this side has a little more space.

CHAIR CASTRO: Okay. Absolutely. Whatever works.

COMMISSIONER KIAR: Madam Chair, may I ask a question?

CHAIR CASTRO: Commissioner Kiar.

COMMISSIONER KIAR: I just had a thought. You know, there is a very good possibility that incoming Mayor Ryan may put Beam back on the Planning Council. If that happens, do we take his certificate away?

CHAIR CASTRO: You know, that's a good technical question.

MAYOR STERMER: We should white out the name and put your name in.

COMMISSIONER KIAR: Exactly.

CHAIR CASTRO: That's cost savings. Matter of fact, we'll just Photoshop the photo, too, and we'll be done.

**AGENDA ITEM C-1 - APPROVAL OF FINAL AGENDA FOR OCTOBER 23, 2014**

**AGENDA ITEM C-2 - OCTOBER 2014 PLAT REVIEWS FOR TRAFFICWAYS PLAN COMPLIANCE**

**AGENDA ITEM C-3 - APPROVAL OF MINUTES OF AUGUST 28, 2014**

CHAIR CASTRO: Okay. Moving on down the agenda, I believe we're on the Consent Agenda now. Do I have a motion to approve –

COMMISSIONER BOCCARD: Move the Consent Agenda.

COMMISSIONER LONG: Second.

CHAIR CASTRO: Got a motion and a second. You got it? All in favor? Any opposed? None opposed. Carries.

**VOTE PASSES UNANIMOUSLY.**

**REGULAR AGENDA**

**AGENDA ITEM R-1 - LOCAL PLANNING AGENCY REVIEW:**

CHAIR CASTRO: Okay. We're down to Regular Agenda. R-1.

MS. KAPLAN: I'd like –

CHAIR CASTRO: Go ahead.

MAYOR ARONSON: Oh, I'm sorry.

CHAIR CASTRO: Ms. Kaplan, was that you or is that Mayor Aronson?

MAYOR ARONSON: I just wanted to pull the item for discussion.

CHAIR CASTRO: Which one? R-1?

MAYOR ARONSON: R-1.

CHAIR CASTRO: Yeah, she's going to report on it, so we're good there.

MAYOR ARONSON: Thank you.

MS. BOY: So Item R-1 is a local planning agency review for proposed revisions to the County's Land Development Code. There are two aspects to this. I think the major aspect is the student generation rate and school impact fee proposal part of the ordinance, and the second piece is some engineering and site plan issues related to the platting process.

The Land Use Trafficways Committee had presentations from County staff on both topics, and the Land Use Trafficways Committee found the proposal consistent with the Broward County Land Use Plan. County staff is available if there are specific questions regarding the -- either -- any of the proposals that are part of the Code change.

CHAIR CASTRO: Okay. We have some questions? Mayor Aronson.

MAYOR ARONSON: It's more of a comment and a recommendation. One is that I know our staff in Coconut Creek reviewed this and feels that the proposal is a very sound proposal. And I like the three-year phase-in that's being proposed. So I just wanted to put that on the record. And I don't know if it needs to be part of a motion or not, but I'm just throwing it out there for



discussion.

CHAIR CASTRO: I think that the plan is for three years, so that's fine. Yes, School Member Board Good -- or Board Member Good. I'll never get that right.

(Laughter.)

CHAIR CASTRO: Never.

MS. GOOD: One day we'll get it. We'll get it.

CHAIR CASTRO: No.

MS. GOOD: You can just call me Patty. Thank you, Madam Chair. I just wanted to recap a little bit of information. This was discussed at the Oversight Committee of which some of you, actually, are members. But also, Commissioner Wexler is also on Oversight. And there was a great discussion on the issue.

We understand the three year transition, understanding, though; there's been some discussions of potentially having a two year transition. The reason for that is because the three years would put us back-to-back with the schedule of having to do this all over again, and we think that would be a little bit of a difficulty.

The two year transition would allow us to, you know, again, provide opportunities for a timely transition, but allow the student generation rates to be in place for a good year before we have to go out again and do this whole thing all over again. Because we are required to do this every so many years, and that would put us back-to-back on that issue. Again, the impact -- the student -- these rates have not been increased for some time.

We understand the issue with the multi-family being significantly impacted, so the district, at a workshop, it wasn't at a School Board meeting because we have to revise our policy, but conceptually, I wanted to also indicate that on the record, because the backup says it was approved, and, again, it wasn't a Board meeting. We are providing waivers for affordable housing, since it typically is in the multi-family category, and we wanted to provide some opportunities there, as well. So I just wanted to clarify those two points.

CHAIR CASTRO: Real quick. Mayor Aronson, was your concern that it was going to be too long or take not long enough? So the two to three year, do you want to expand your comments or is it -- you're happier if it goes faster as opposed to slower?

MAYOR ARONSON: No. I thought that the way it was proposed –

CHAIR CASTRO: Right.

MAYOR ARONSON: -- was a very sound proposal so that it would be phased in. I understand what –

CHAIR CASTRO: Okay.

MAYOR ARONSON: -- School Board Member Good is saying in terms of why it may be needed to transition over a two-year timeframe. I don't know if anybody else has any recommendations or concerns on it. It may not be our role to say two years versus three, but I just thought that the phase-in process was --

CHAIR CASTRO: Was a good idea.

MAYOR ARONSON: -- a good process.

CHAIR CASTRO: Okay. One thing I'm going to make a recommendation, which I know this is apparently water under the shed, but I'm going to bring it up. I brought it up at the committee meeting. I was a little disappointed. And I understand affordable workforce and I think the staff was telling us low income, but I think the School Board and others should consider extreme low income, and, for instance, certain qualifiers. Like if you're at nine percent (inaudible), it should be zero dollars. Yes?

MS. BOY: I would just say I think that Ms. Castro was saying because it's a \$25,000 maximum per project up to \$375,000 per year, that some of the very low income projects may exceed that \$25,000 amount and have to actually then still pay school impact fees. I think that was –

CHAIR CASTRO: And, again, I'm not talking about affordable workforce.

MS. BOY: No, very low.

CHAIR CASTRO: There's a big difference.

MS. BOY: We're talking about very low.

CHAIR CASTRO: I'm even talking nine percent low income housing tax credits, which is usually extreme low to low. Extreme low. I want to be really clear about it. And I understand that they're the ones that generate a lot of kids, you know, students, because they are multi-family, to your point. But, as I was saying earlier, these are the same children that we spend all of our

money buying school lunches for, after care for, and I think the very least, we should be able to provide quality housing if we're going to be all in to make sure they're successful at school.

And that's an easy qualifier. Either you have a nine percent deal or a four percent or whatever those deals are, or you don't. And at that point, I think we should do whatever we can to keep the money in that community to provide services and facilities for those kids, you know, because they're going to be the ones that are at the most disadvantaged when they go to school every day. So that's just my comment. But go ahead. School Board Member Good.

MS. GOOD: Madam Chair, and I couldn't agree with you more. I think the issue that arose is that in providing for the waivers, and there was great discussion on how that would happen, the district would have to put a certain -- and, again, I don't know the particulars, and I know staff is here, but the district would have to like allocate dollars to be put in a certain fund to allow for that waiver provision to occur.

You know, in the past, we thought the waiver could just -- the impact fees could be just waived, and it wouldn't be an impact to the district, other than the obvious, of course, but what we found out is that the district's going to have to allocate certain dollars up front. And so, you know, you can understand there's certain limitations to that.

So we thought we came up with the best compromise possible, understanding I totally agree with you. And if there was an opportunity to waive the impact fees on very low, low income without impacting us in any way, then, certainly, I think that would have been done.

CHAIR CASTRO: Mayor Stermer?

MAYOR STERMER: And, as we know, the purpose of and the philosophy originally recreated with regard to impact fees was to build capacity. As we know, currently, in the public school system, there are in excess of 23,000 empty seats, and at the moment the school district is not building new capacity. It may be having old capacity or swapping out new capacity for relocatables.

So the question becomes at all at the current time, understanding the vacancy rate in the public schools, what's the purpose of collecting impact fees, other than they're using other things for it, like paying off debt and other things like that.

But the question is, in an effort to stimulate development and redevelopment,

should we determine that until the capacity is full what should happen with impact fees, or should they be collected at all, remembering what the purpose of them originally was for compared to what the current use is. And just so it's -- and School Board Member Good knows my position, because we argue about this at Oversight all the time. And Mr. Keller and I just love to go out and have a drink because he doesn't agree with anything I say, because he provides -- he -- he prepares the study, and I argue about the study.

And let's remember, as School Board Member Good said, we're sitting here trying to approve or deal with the study that was done this time, because the last time it was done, it was not approved. So we're traveling under I think it's a 2007 study, not even a 2010 study, so just so the record's clear.

CHAIR CASTRO: School Board Member Good.

MS. GOOD: Well, just very quick --

CHAIR CASTRO: No, take your time.

MS. GOOD: -- to respond to my friend. Yes, he's totally correct. He knows the information very well. There is excess capacity, and the district is dealing with that issue. We've had to close some schools, repurpose them, and redefine them for a different use.

But let's not forget that construction did occur throughout this County for new facilities. Those facilities take some time to pay. And that's the purpose. Again, the impact fees are being utilized to pay off those facilities, and so we can't forget that they are adding capacity throughout this district, and they're being utilized in the best way possible, providing, again, a great education to our public school students. Thank you.

CHAIR CASTRO: Thank you.

COMMISSIONER KIAR: Madam Chair?

CHAIR CASTRO: Yes, Commissioner Kiar.

COMMISSIONER KIAR: Thank you, Madam Chair. Actually, I just have a question that I'm kind of curious about. With regard to the vacancy in seats in our public schools --

MS. GOOD: Yes.

COMMISSIONER KIAR: -- is it vacant because it was overbuilt previously to

get ready for, you know, incoming folks moving here with growth, or is it just not growth in the public school system, or are people -- or are there more -- is growth stagnant because folks are -- because I know people are moving in, and young families are moving in. Are they now going to charter schools, private schools? What's the reason for that?

MS. GOOD: Madam Chair?

CHAIR CASTRO: No, right to you.

MS. GOOD: And, again, there's staff here, so I don't need to -- but I -- I will tell you, you know, again that parents have choices now where public schools are no longer -- you know, parents no longer have just two choices, public and private. Now they have public, private, and charter schools, of course.

And so that has impacted this district. You know, charter schools are public schools. We can't forget that. But there is, again, unfortunately, the empty seats aren't located in a perfect place. It's not just -- you know, it's not always that simple. Many schools have portables. Some communities don't want us to take those portables away. They'd rather their students attend the school that they're bounded to.

So, you know, a decision to repurpose a school or close a school is a big decision that the School Board does not take lightly. And I will tell you that this board, along with the superintendent, has taken great -- made great strides in the last couple of years to redesign certain schools that maybe weren't succeeding or had enrollment issues.

And I will tell you that the results of that have been very promising. In the northern area of the County, we had to repurpose a -- a -- some of the schools, and school -- students were the moved into the neighboring Dillard High School. It was turned into a 6 through 12. The school's grade is an A, and remarkable things are happening.

But it's a community discussion, and so this -- this Board is not opposed to making tough decisions, so I don't want anyone -- the takeaway to be that we're not dealing with the issue. We have. We've probably dealt with it better than it has been for quite some time. But it's a community discussion, and it takes time to have that community discussion, to see what is it that the parents and the residents of that area want to see for that school to be utilized.

And so we have formulated some K-8's this last year, trying to insert new programs in some of the schools to bring some parents back to their schools.

There's no place like home is kind of like the theme of all themes, as we -- Wizard of Oz is my favorite movie. So I will tell you, it is a difficult task. It's not something that's going to be handled overnight. I think that the only way for that to occur would be to do massive boundary changes across this County, and we all understand that we would probably lose probably more students than ever should that occur.

So it's a discussion that has to be had on a yearly basis. We'll continue it. We're doing it again this year. And the results, so far, through our redesign and repurposing and refocus, has been very positive, and we look forward to having those further discussions. But it's a multitude of issues why parents are choosing to go to different schools and different choices, and they leave and come back and, you know, that's ultimately up to the families.

COMMISSIONER KIAR: Thank you. May I ask one more question, Madam Chair? And thank you very much, Patty, I appreciate it. And by the way, you're doing an excellent job as chair this year of the School Board.

MS. GOOD: I'm (inaudible) –

COMMISSIONER KIAR: You're you are an awesome person.

MS. GOOD: He says that all the time to everybody.

COMMISSIONER KIAR: So I guess my follow up question, and I understand there are some areas in the County where the seats are taken up, some areas where there's lots of vacant seats. But as Broward continues to grow, and I know that it was projected that our growth is going to continue to grow significantly, as people come in, as younger families come in, and I know there are lots of choices out there, but has the school -- the -- does the School Board believe, though, that in the future, even though there are -- I know you're addressing the needs right now, but in the future, will these open seats that are there, do you -- do you -- does the -- do you -- does the School Board believe that they will be filled eventually, whether it's the next ten years, 15 years, and we'll eventually come to a day where you have to build more schools, or is this -- what's the projected growth of –

MS. GOOD: Well, I think staff can speak more on the projections factor. I mean, that's a lot of seats, and that didn't happen overnight. So it's not going to be handled overnight. So I can't tell you that ten, 15 years from now every seat will be taken. That's not the case.

I mean, we are looking at opportunities, you know, Weston being one of them, where there are relocatables out there and the district's replacing those relocatables with some permanent structures. As long as it's done

through local funding sources, it's allowed by the state. The state's very particular, and as long as they see empty seats, they will not allow us to utilize public dollars to build new schools. So I will applaud the development community. they've stepped forward. You know, Dennis Mele's here.

He's represented some developers in the Parkland and Coral Springs area. They have stepped up to the plate and, regardless of -- in addition to providing impact fees to the district, are providing dollars so that some schools can get the additional seats needed because, unfortunately, the district's unable to spend those local dollars for those schools that are overcrowded.

So I think you're going to see more public/private partnerships in some of those areas, and we're going to continue to see some public and private partnerships in the areas that are under-enrolled in order to handle those issues.

COMMISSIONER KIAR: Thank you very much. Thank you, Madam Chair.

CHAIR CASTRO: I'm just going to add real quick my observations over the years I've lived in the County. It's very difficult to project where the population within the County is going to shift. You know, ten years ago we thought everybody was going west. Well, five years ago, everybody was coming east. So from my perspective, the School Board will always have construction underway, because you can't move the schools. If you could find a way to build a temporary brick school that you can move, that would be a beautiful thing in Broward County.

But I don't see that changing much. I think they will always -- and they'll always have open seats someplace else. The other alternative is, when I was a child, we were bussed. I rode the bus an hour every day in the morning and the afternoon, and I was bussed out west to an open school, where the east side didn't have any openings. So that would be the alternative, but a lot of parents and families today, they won't, you know, go with that, and that's the challenge the School Board has.

So avoiding construction would probably mean long rides for people to get to school. And I know for those of you that are the generation before, lived in the rural areas, yes, you walked to school five hours in the (inaudible), and kids today and parents today, they don't tolerate that, for whatever reason, which makes the School Board's job all that more challenging. So, yes, Commissioner Furr.

COMMISSIONER FURR: Well, the other part is you almost have to hold on to a little bit of excess capacity. For instance, with what happened today, you

know, two charter schools closed. Those kids have to go somewhere. And you're going to -- and thank goodness that there is a place, there are seats available for them. And that, you know, I think you're going to -- you may end up seeing that happen more and more as charter schools -- there's not that much difference anymore. And parents are going to start to see that, that suddenly they're -- they think the charter school's a panacea, and suddenly that charter school doesn't have a library, it doesn't have a gym, it doesn't have all these kind of things, can't do sports teams, and they're going to -- they -- you know, that pendulum may swing right back.

CHAIR CASTRO: Right.

COMMISSIONER FURR: And so you may find that that excess capacity, we're going to be glad that we have it. And, you know, hold onto it. I would.

CHAIR CASTRO: Mrs. Graham.

MS. GRAHAM: As I looked --

CHAIR CASTRO: Microphone.

MS. GRAHAM: -- at this data that's in this backup, and we had done this maybe a year ago when the study was going to be getting underway. I remember it was in February or March. I think it was this year. Maybe it was last year. I don't recall.

But one of the things I'm curious about, and maybe this is done at the Oversight Committee, because they can hone in on greater detail, all of the charts and metrics and everything here is for housing -- and housing units, how many bedrooms. And what I wonder is, after being a resident in Broward for 30 years, if students are in school from first to 12th grade, that's a 12-year-span.

Has the School Board or the consultants ever looked at the population and the population with children in school? Because we have lots of people moving into Broward, lots of people moving into South Florida. They may or may not have children. So we're building more and more housing to accommodate people, but they don't have children. They're maybe never going to have children. Myself, I mean, I don't have children, I never did. So it wasn't like they were in school for 12 years and now they've moved on.

Because I think it would give an opportunity to look at the trends that have come into Broward over the last few years and to look where it's going. This is hardly a South Florida issue. I imagine, if we're the fifth or sixth largest school district in the country, or fourth, I don't know, we've kind of shifted a bit



here and there, if you look at Houston, if you look at L.A., if you look at Chicago or any of the other big school districts, there has to be similar patterns of population influx, but not necessarily population influx that will put students into the school in the immediate or near term.

And, likewise, as we've ended up with all these seats, you had stated the 23,000 didn't come about overnight. That's because, as the students were graduating and no longer in the school system up to grade 12, we just didn't have the same rate of influx proportionate to what was going out.

It's just a complete shift. And so to be charging the impact fees, like Mayor Stermer said, well, we just may never fill the 23,000, let alone have the need for any others, and, sure, you don't want to shift the boundaries again. That's not what I'm proposing. I don't want to create a problem there.

But just because historical patterns have been what we base data on doesn't mean it's going to be that same way in the future, whether it's rainfall or kids coming in the schools. So I hope that maybe the next time you address that, someone could just summarize how that's working, because I find it hard to believe Broward and also Miami-Dade County are only having these kind of disparities within filling the seats. That's all. Thank you.

MS. GOOD: Just very quick. You mention a great point, and, actually, generation rates do take all that into consideration. So that's how they're developed, understanding that, you know, some homes don't have children and some do. And so all those factors are taken into consideration when developing the multipliers.

I mean, just sitting around this table some people have a difficult time understanding how the generation rates are developed, and -- but very simply stated, you can look around this table, and let's say we all live in the same block. Some of us have children already in college or beyond. Some, you know, our children have children. And others may have children in the schools.

So all that information is collected. Projections are utilized, Census data is utilized, field tests are utilized, everything to take into account so they can come up with the multiplier set. So the multiplier and the determination rates are one thing, and then the open seat issue is kind of another. So I didn't want to mislead you in the fact that that is taken into consideration. So just looking around this table, if we all lived in the same community, you could see maybe the multiplier in some specific area may be significantly lower than maybe in another community. And Commissioner Kiar has small children, maybe in school or, you know, one of us may have children in a private school. Some of us may no longer have children within our own

homes that are living in college.

So in this particular area, the multiplier may be very low, because in that community the data shows that that's what's the situation at this current time. So that's why it's so important that these generation rates be looked at in a timely fashion, because of the trends that change them.

MAYOR STERMER: But that -- that also -- oh, sorry.

CHAIR CASTRO: Mayor -- Mayor Aronson, then Mayor --

MAYOR STERMER: Sorry.

CHAIR CASTRO: -- Stermer.

MAYOR STERMER: My apology.

MAYOR ARONSON: Okay. Just for clarification, again, the document before us is based on a three-year phase in. And I did hear what School Board Chair Good said on this matter, but I just want to reiterate that I really think that each time you're increasing impact fees, it does impact the developer community, which then passes on the cost to the public that is purchasing that particular unit of housing.

And since this process went through stakeholder hearings and it's been vetted through a lot of different ways, to date, you know, in all the formats, I just think, you know, from my standpoint, it's more important to just allow the phase in to occur the way it's described here. But I just, again, am putting that on the record. I guess ultimately it's going to be up to the School Board to choose?

MS. GOOD: No. The County Commission.

MAYOR ARONSON: The County Commission to choose whether or not the phase in is appropriate and whether it would be a two-year versus three-year phase in.

MS. GOOD: Or at all.

MAYOR ARONSON: Or at all. Well, okay. So -- but what we have before us is based on a three-year proposal.

CHAIR CASTRO: Yes.

MAYOR ARONSON: Okay. Thank you.

CHAIR CASTRO: Mayor Stermer, do you have something?

MAYOR STERMER: I just wanted to clarify for Ms. Graham, there's a couple of different things. Here's one. Most of the development of the County, through now, except for certain parts of the east side, most of it was horizontal building. We're now going vertical where the generation rates don't produce as many students in the higher buildings.

And the generation rates really haven't changed much over the decades. They really haven't. We're just adding new types of housing stock. And part of this process over the time that Mr. Keller was developing it was through various methods and contemplated dividing the County into seven zones, and each zone would have its own set of impact fees.

And there was a great disparity among certain types of housing stock through those seven zones where some of the highest numbers were in the center part of the County, which many of us, at meetings, looked at it and said this can't be right, or this isn't what we're going to think should happen. So this proposal is to go to a countywide rate, which that way it's across the board. It's not a function of whether you build all the way out west, all the way on the east side, or even in the core of Broward County. The rate's the rate. I mean, it's not based on what neighborhood or zone that was going to be in, which I think is a more beneficial way to go about doing it.

CHAIR CASTRO: Commissioner Long and then Commissioner Blattner.

COMMISSIONER LONG: Thank you. In regards to what Mayor Aronson is speaking of, the two and three year phase in difference, I know the School Board's looking for a two-year, and right now it said three-year; correct?

MS. GOOD: Actually, just real quick on that point?

CHAIR CASTRO: Yeah.

MS. GOOD: I'll just say the Board approved no phase in –

COMMISSIONER LONG: But –

MS. GOOD: -- but understanding that there's a likelihood that some transition will occur. It was discussed at Oversight and everyone seemed to be amenable to understanding that there may be a two year transition. That was discussed. I think Ms. Boy can speak more to it. She was there. Ms. Boy, were you there at the last one? Were you not?

MS. BOY: I'm sorry, no, I wasn't there.

MS. GOOD: Okay.

COMMISSIONER LONG: But my question is, and you said the impact fees have not changed over recent times. It's been a while. So if we went with a three year phase in, as has been recommended here, and you do your review every three years, what are the chances of the impact fees even being changed at that point?

MS. GOOD: I wish I could tell you. I don't have that crystal ball so –

COMMISSIONER LONG: I know –

MS. GOOD: -- but I will just tell you –

COMMISSIONER LONG: -- the recommendation –

MS. GOOD: -- that –

COMMISSIONER LONG: -- from the workshop was for two years, if any; correct?

MS. GOOD: What was discussed at the workshop is that we're -- you know, understanding that, based on the study that was done, the multi-family, and I know there's a multitude of ;categories. I'm not going to speak specifically on them, but was heavily impacted, and understanding, you know, that a transition would help the situation, certainly we were amenable to a two-year transition.

We think three years is extensive and would put us back to back to the same deadline that we were in the past, and, again, understanding this has not increased for some time. And I'm sure staff is here, and Mr. Akagbosu is here. He can speak to exactly since that occurred. So.

COMMISSIONER LONG: Okay. It just seems to me that three years still would work. I think it's a less burden overall. When we look at three years and you're going to do your review, if there's change, then you might be looking at a change right away, or another transition phase, so, you know, considering it hasn't changed in a number of years anyway.

CHAIR CASTRO: Commissioner Blattner.

COMMISSIONER BLATTNER: Just an observation. I think that the issue of empty seats is a reflection of, as you said, Chair, people's choices. If people didn't have that choice of a charter school, those seats would be filled, because I think the last time I saw, it was 70,000 in Broward County that are

in charter schools; correct?

MS. GOOD: We have a hundred charters –

COMMISSIONER BLATTNER: Do you know what the number is?

MS. GOOD: -- throughout –

COMMISSIONER BLATTNER: Yeah.

MS. GOOD: -- close to a hundred.

COMMISSIONER BLATTNER: Right. And you have how many empty seats?

UNIDENTIFIED SPEAKER: How many students?

COMMISSIONER BLATTNER: 27,000?

MS. GOOD: Staff is here. They can tell you specifically.

COMMISSIONER BLATTNER: But the point is to me, is clear, that you've given people a choice. They have made that decision where to go, and it was the unintended consequence -- I think it's unintended -- that you now have empty seats. And how those get filled is, thankfully, your problem.

But it isn't really, because it affects all the cities where those seats are located, where we have under-enrolled schools, an issue that you'll have to deal with in the future. But just to me, take away the choice; the seats fill up again. You can't take away the choice.

MS. GOOD: We're not allowed to.

COMMISSIONER BLATTNER: I know. I get it.

CHAIR CASTRO: No, and that's –

MS. GOOD: For the record.

CHAIR CASTRO: -- his point. And at one of the workshops the other day, somebody did bring up a good point about charter schools. They can open anywhere, anytime. They can open in a storefront. They can open anywhere. They don't have the regulations that when you build a building or a facility under the School Board that has a lot of other issues wrapped around it.

And because of that, too, I think what Commissioner Blattner's trying to say is if there's a hundred charter schools in Broward County, they're probably holding 27,000 students who would otherwise be in the public school. So, you know, the capacity issue is not that it's not there. It just shifted to an alternative choice, which the School Board members are bound to provide. So it doesn't – Commissioner Mack.

COMMISSIONER MACK: Yes. Hopefully, though, the transportation portion will play in our favor, because even though we get the choice, or the school of choice, transportation is not provided for that. You will have to ensure that your child get to that school and get home. And maybe that will be a way to get warm bodies back into the chairs, because after a while, when gas go up and they're driving back and forth, that wear and tear, you know, and then maybe the reason for leaving the school may get better, whatever the reason, the factor in why they left will change, and they'll come back. It's just a matter of time. And we going around in a circle, because we do this a lot –

CHAIR CASTRO: Right.

COMMISSIONER MACK: --in the system.

CHAIR CASTRO: Thank you. Any other comments or questions? May I have a motion for R-1? And that is to approve the proposed revisions to Broward County Code of Ordinances with the understanding that it's consistent with the goals, objectives, and policies of the Broward County Land Use Plan.

MAYOR ARONSON: I'll move it.

CHAIR CASTRO: Mayor Aronson.

MS. GOOD: Second.

CHAIR CASTRO: I'm sorry.

MS. GOOD: Second.

CHAIR CASTRO: School Board Member Good seconded. All in favor? Any opposed?

MS. KAPLAN: Aye.

CHAIR CASTRO: Thank you, Ms. Kaplan. Any opposed? Seeing none, carries unanimously. Thank you. Thank you all. Interesting conversation.

**VOTE PASSES UNANIMOUSLY.**

**AGENDA ITEM R-2 - COUNSEL'S REPORT:**

CHAIR CASTRO: Mr. Maurodis.

MR. MAURODIS: No Counsel Report, Madam Chair.

CHAIR CASTRO: Thank you.

UNIDENTIFIED SPEAKER: One day. One day.

**AGENDA ITEM R-3 - EXECUTIVE DIRECTOR'S REPORT:**

CHAIR CASTRO: Executive Director Blake Boy.

MR. MAURODIS: You'll have the update, your annual update.

MS. BOY: Don't worry. I'll make up for him.

(Laughter.)

MS. BOY: Just -- I just have a couple of things.

UNIDENTIFIED SPEAKER: Move the Executive Director's Report.

MS. BOY: Yes. A housekeeping item. I know that there were some issues with the parking validation at the last meeting. I apologize for that. So I just wanted to clarify that you do need to take your validated ticket to the office at the bottom floor of the garage, if that's where you park, and they'll hand you a new ticket to get out of the garage.

UNIDENTIFIED SPEAKER: Doesn't always work.

MS. BOY: So I apologize. I'm sorry it doesn't always work. But if it doesn't work just let me know, and I'll see what I can figure out to resolve that again. I also -- just the November/December combined meeting date, we polled the members, are between December 4th and December 11th.

To me, the obvious date is December 4th, because we've had ten members confirm that they will be available that meeting date. December 11th, we've only had six members confirm that they're available that date.

CHAIR CASTRO: And that's important, because we, as this morning, we need a quorum. So the ten people who confirmed, you're locked and loaded.

You have to be here.

CHAIR CASTRO: I'm just putting it out there now.

MR. STEFFENS: I'm probably not coming.

CHAIR CASTRO: Or we will come and find you.

MR. STEFFENS: I'm probably not coming.

CHAIR CASTRO: So –

MS. BOY: You're not coming in December?

MR. STEFFENS: December 4th.

MS. BOY: Okay. So you can't come December 4th.

UNIDENTIFIED SPEAKER: Neither can Mayor Aronson.

MS. BOY: Well –

CHAIR CASTRO: Because they're going to be doing elections.

MS. BOY: Right. I'll have an up to date list of who we have for membership and how many members we need for a quorum. And I think that's what Ms. Castro was just saying, it might be a little bit difficult.

COMMISSIONER KIAR: I can say it's either going to be Beam or I here on December 4th, so.

MS. BOY: Okay.

COMMISSIONER KIAR: Maybe one of us can do it.

MS. BOY: Okay.

COMMISSIONER KIAR: Depends on what –

CHAIR CASTRO: Both of you clear your calendars.

MS. BOY: Okay. Great. So both of you should be available. Okay. Okay, so December 4th, I believe, is the date that's the better -- most likely to be attended.



CHAIR CASTRO: Okay.

MS. BOY: So I just need you all to confirm that.

CHAIR CASTRO: Can I have a motion to approve December 4th as the alternate date for the November/December combined meeting?

MR. HOBBY: So moved.

MAYOR BOCCARD: Second.

UNIDENTIFIED SPEAKER: Second.

CHAIR CASTRO: I think I got Mr. Hobby, and I think Mayor Stermer or Mayor Boccard. I don't remember.

MAYOR BOCCARD: Boccard.

CHAIR CASTRO: Boccard. All in favor?

MS. KAPLAN: Aye.

CHAIR CASTRO: Any opposed? Seeing none, carries unanimously. Thank you.

**VOTE PASSES UNANIMOUSLY.**

CHAIR CASTRO: And we will follow up with everybody on the attendance issue --

MS. BOY: Right.

CHAIR CASTRO: -- because we want to make sure we get ten here.

UNIDENTIFIED SPEAKER: And then those of us that --

UNIDENTIFIED SPEAKER: Because they want to be helping at the polls.

UNIDENTIFIED SPEAKER: -- and those of us -- because both dates --

CHAIR CASTRO: We understand.

MS.GOOD: -- one I had MPO, and one I'm at a conference --

MS. BOY: Right. You weren't available either date -- so I just -- we could just

forward those to you for an excused absence for that.

MS. GOOD: Of course. Thank you.

MS. BOY: Great. Yes.

UNIDENTIFIED SPEAKER: Do you take oral requests for absences a month in advance?

UNIDENTIFIED SPEAKER: We -- I can confirm that.

UNIDENTIFIED SPEAKER: It's okay.

MS. BOY: The other thing --

CHAIR CASTRO: I think we have you both on the record already, so I think we're good with that. Go ahead.

MS. BOY: -- I just wanted to give a quick update on the Broward Next and the --

CHAIR CASTRO: Yes.

MS. BOY: -- overview of the Land Use Plan effort. We've started the focus area meetings. We've had an ad hoc steering committee. We've had two meetings with five of the different focus areas. The second one was yesterday. We had one last week. We're having on next week. We've been having attendance around 70 or 80 individuals, so I feel like they're very well attended. There's been a lot of discussion. We're taking very detailed notes. We'll combine those notes, and then we'll actually ultimately be surveying the mailing list to prioritize what individuals are -- what the -- the group effort or idea is for how we should move forward to amend different parts of the plan.

So that will be an upcoming series of emails that you'll be receiving probably in November, December timeframe. And then we'll continue with more focus area meetings after the beginning of the year. But they've been very well attended. We've gotten a lot of really great feedback, and I think the process is going really well.

CHAIR CASTRO: Anybody attended them who want to make a comment? No? I'm going to make a brief comment first. I want to commend Mr. Sniezek and Ms. Boy again, and their teams. At the meeting yesterday, they stood aside and let some of their team members sort of run the meeting, which I think is a good learning experience, a good exercise for your team and staff development.

But I want to emphasize that people that are coming to these meetings, and they're from all walks of life so far, from what I can tell, they are participating wholly. And in some aspects, they're probably over-participating. In other words, they want us to solve all the problems of the planet overnight. And right now, we're just listening. And that's what we're emphasizing to them. There are certain things that they're going to bring forward that later we're going to have to tell them has nothing to do with land use. You know, that's a -- a Washington, D.C. policy issue you're going to have to deal with.

But we wanted to make sure they all get out what they want to say so that we have a good context for the things that we synthesize down to the Land Use Plan aspect, so we make sure we cover our bases, and whatever comes out of those elements we are going to address is in context with what all these other comments are. But they feel very free and comfortable, from the two meetings I've attended, and even the the original steering meeting, the kickoff meeting all the way back, everybody's feeling very comfortable expressing themselves. And I mean that in a positive, great way, and not a, oh, what a pain kind of thing.

There's really some good stuff coming out, good ideas, and they're going outside the box, which is also a good study of what we're trying to do. So I commend you and your teams. There was also a concern about night meetings. I know in the second round, they will probably implement some night meetings so more of the general public can participate, as well as the subject matter experts. We've had good attendance by developers, attorneys, cities, everybody. So, so far, it's been really, really good. So thank you all.

**AGENDA ITEM R-4 – CORRESPONDENCE:**

CHAIR CASTRO: Okay. Seeing none. Any other correspondence we need to worry about?

MS. BOY: No correspondence. I just want to congratulate future Commissioner Furr, and we'll miss you on the Planning Council, but look forward to working with you on the County Commission.

COMMISSIONER FURR: Thank you very much.

MS. BOY: Thank you.

**PUBLIC HEARING**

**AGENDA ITEM PH-1 - RECERTIFICATION PCR 14-23:**

CHAIR CASTRO: Okay. I think we have one quasi-judicial hearing today, Mr. Maurodis?

MR. MAURODIS: Applicant waived quasi.

CHAIR CASTRO: Okay. Any ex parte communication with PH-1 that anybody needs to disclose? Seeing none, do we have a motion to approve PH-1 or do we have any speakers?

MAYOR STERMER: So moved.

MS. GOOD: Second.

MS. BOY: There's no speakers on any –

CHAIR CASTRO: Okay.

MS. BOY: -- items except for questions.

CHAIR CASTRO: Okay. We have a motion by Mayor Stermer, and I think the second was School Board Member Good.

MS. GOOD: Yes, ma'am.

CHAIR CASTRO: All in favor for PH-1? Any opposed?

MS. KAPLAN: Aye.

CHAIR CASTRO: Seeing none, carries unanimously.

**VOTE PASSES UNANIMOUSLY.**

**AGENDA ITEM PH-2 - RECERTIFICATION PCR 14-21**

**AGENDA ITEM PH-3 - RECERTIFICATION PCR 14-22**

**AGENDA ITEM PH-4 - AMENDMENT PC 14-10**

**AGENDA ITEM PH-5 - AMENDMENT PC 14-9**

**AGENDA ITEM PH-6 - AMENDMENT PCT 14-3**

**AGENDA ITEM PH-7 - AMENDMENT PC 14-8**

**AGENDA ITEM PH-8 - AMENDMENT PCNRM 14-1**

**AGENDA ITEM PH-9 - AMENDMENT PCNRM 14-2**

CHAIR CASTRO: Any pulls from 2, 3 -- I've got to get the rhythm down -- 2, 3, 4, 5, 6, 7, 8, 9?

MAYOR STERMER: So moved.

MAYOR BOCCARD: Second.

CHAIR CASTRO: We have a motion. Any pulls?

UNIDENTIFIED SPEAKER: No.

CHAIR CASTRO: No. Okay. I -- she's a delay, so I wanted to make sure this time-- I caught her before we voted. I'm learning. It's taking me a while, but, okay. So I think we had a moved by Mayor Stermer and a second by Mayor Boccard. All in favor of PH-1 to PH-9 approval, say, aye. Any --

MS. KAPLAN: Aye.

CHAIR CASTRO: -- any opposed? Seeing none.

**VOTE PASSES UNANIMOUSLY.**

**OTHER BUSINESS**

CHAIR CASTRO: Remember the bagel fund, please. Parking. Hopefully the validation works okay this time. We will follow up with you for December attendance. Thank you, and please promote BrowardNext.

(The meeting concluded at 10:53 a.m.)