

Resilient Environment Department Local Planning Agency

Public Hearing

Government Center West – 2nd Floor Hearing Room

1 North University Drive, Plantation, FL 33324

July 19, 2023

Attendance

1. Board Members Present

- a. Cyril Saiphoo, AICP, Chair
- b. Susanne Carrano
- c. Angela Chin, AICP
- d. Howard Clarke
- e. Sara Forelle, AICP

2. Board Members Absent

- a. None

3. County Staff Present

Urban Planning Division

- a. Heather Cunniff, Planning Section Supervisor, AICP
- b. Darby Delsalle, Assistant Director, AICP
- c. Andy Joseph, Planner
- d. Josie Sesodia, Director, AICP
- a. Alexis Marrero-Koratich, Assistant County Attorney

4. Others Present

Dennis Mele, representing the Applicant
Daniel Spear, The Spear Group, LLC, Applicant
Scott Stoudemire, City of Coconut Creek
Caleb Devore
Jennifer Devore
Armeni Kameiyan
Michael Lofty
Peter Quaid

See attached sign in sheet

Agenda

1. **Call to Order**

Cyril Saiphoo, Chair, called the Local Planning Agency (LPA) meeting to order at 4:00pm. He stated that the meeting is open to the public, notice of the meeting was published in the Sun-Sentinel, and a copy of the notice is on file with the Urban Planning Division. Attendees were advised that the meeting is being recorded. The LPA members introduced themselves.

2. Approval of Minutes: May 3, 2023

Upon a motion made by Susanne Carrano, seconded by Howard Clarke, the May 3, 2023, Local Planning Agency minutes were unanimously approved.

3. Future Land Use Map Amendment 23-M2: 4425 NW 71st Street

Mr. Saiphoo introduced the item and requested a staff presentation. Andy Joseph introduced himself and provided brief description of the proposed Future Land Use Map amendment. He introduced the written Staff Report into the record. Mr. Joseph noted the following:

- The proposed amendment changes the Broward Municipal Services District Future Land Use Map Series from Estate (1) Residential to Low (3) Residential for an approximately five acre located east of Lyons Road and north of west of Hillsboro Boulevard.
- Staff reviewed the proposed amendment for consistency with the Broward County Comprehensive Plan and Broward County Land Use Plan.
- Staff notes that the adjacent City of Coconut Creek does not support the proposed amendment and contends the proposed density is not compatible with similar properties in the immediate area. The City of Coconut Creek states that it annexed properties to the north of the subject site and worked with property owners to create a zoning overlay that maintained a density of one (1) dwelling unit per acre. The Urban Planning Division staff notes the properties to the north were developed in the 1980s. The Urban Planning Division staff also notes that the properties to the west of the subject site, developed in the 1990s, are zoned RS-4. The applicant proposes three dwelling units per acre which is consistent with existing and emerging low density development patterns.
- Staff recommends that the Local Planning Agency (LPA) find the proposed amendment generally consistent with the Broward County Comprehensive Plan and notes that an amendment to the Broward County Land Use Plan and a rezoning is needed in addition to this Broward Municipal Services District Future Land Use Map amendment.

Mr. Saiphoo requested a brief presentation from the applicant.

Dennis Mele identified the land uses surrounding the proposed amendment site and stated the proposed amendment is consistent with surrounding land uses.

Mr. Saiphoo asked about the number of lots and the lot sizes. Daniel Spear stated there will fifteen (15) single-family lots, each about 9,000 square feet.

Mr. Saiphoo asked if there would be affordable housing. Mr. Spear stated the housing would be market rate. A gated community is not currently planned.

Mr. Saiphoo requested public comments.

Caleb Devore stated he is opposed to the rezoning due to the impact on the neighboring properties.

Scott Stoudemire, Director of Sustainable Development, City of Coconut creek, stated the City objects to the proposed amendment because the density is not compatible with surrounding land uses. He cited the City's Zoning Overlay on adjacent parcels, adopted in 2005, which has one (1) unit/acre density to preserve the rural character.

Armeni Kamciyan stated that she is a resident and there are multiple natural preserves and parks nearby. The proposed density is too high. Limitations on building height and density are needed to preserve the green feel of the area. She spoke of the need to preserve privacy on adjacent properties and landscaping.

Mr. Mele responded for the Applicant, and stated that the precedent for the development had been set and noted the site's proximity to a shopping center.

Sara Forelle noted that the site could be designed to provide buffering.

A motion was made by Angela Chin, seconded by Howard Clarke, and unanimously approved to find the proposed amendment generally consistent with the Broward County Comprehensive Plan and noted that an amendment to the Broward County Land Use Plan and a rezoning is needed in addition to this Broward Municipal Services District Future Land Use Map amendment.

4. Rezoning 23-Z3: 4425 NW 71st Street

The proposed rezoning changes the Broward Municipal Services District Zoning Map from A-1: Agricultural Estate to PDD: Planned Development District. As part of the Planned Development District, a Master Development Plan is required.

Jo Sesodia, Director UPD, advised the LPA board that the Applicant had submitted additional materials yesterday. She requested this item be deferred to allow time for staff review of the Master Development Plan. Upon a motion by Howard Clarke, seconded by Sue Carrano, and unanimously approved, the item was continued to a future public hearing that will be readvertised.

5. Zoning Code Amendment: 23-Z5: Airport Fences

Prior the item being introduced, Mr. Saiphoo stated he had worked on the item and would not participate in this portion of the LPA meeting, nor would he be voting on the item. He passed the chairperson person duties to Ms. Chin who then opened the item and requested a staff report.

Ms. Cunniff provided a brief description of the proposed zoning code amendment. She introduced the written Staff Report into the record and noted it includes the background and details. The proposed zoning code amendment changes security requirements for Airport Operations Areas and Airport Property at Fort Lauderdale-Hollywood International Airport to:

- Allow barbed wire and razor wire fences,
- Increase the maximum height of fences, walls, and gates from eight (8) feet to fourteen (14) feet.

Staff recommends that the Local Planning Agency (LPA) find the proposed ordinance consistent with the Broward County Comprehensive Plan.

Upon a motion by Sara Forelle, seconded by Howard Clarke, the item was unanimously approved.

6. Public Comments: Non-Agenda Items

Ms. Kamciyan stated the public notice she received was vague and would like a more proactive approach to providing public notice. She requested that moving forward, the communication be more clear and that the LPA meeting be held closer to the proposed amendment site.

7. Adjourn

Upon a motion made by Ms. Carrano, seconded by Ms. Chin, and unanimously approved. The meeting adjourned at 4:37pm.

**July 19, 2023 Resilient Environment Department Urban Planning Division Local Planning Agency
Attendee Sign-in Sheet**

#	Name	Address	Phone Number	E-mail	Do you wish to speak?
1	Scott Staudenmaier	City of Coconut Creek 4800 W Cypress Rd	954-973-6756	sstaudenmaier@coconutcreek.net	Yes
2	Sue Cannano	UPD			
3	DENNIS MELE	GM 200C. BROWARD BLVD. #1800 FT. LAUD. FL 33301	954-527-2409	dennis.mele@johnde.com	Yes
4	Daniel Spear	3921 SW 47 AVE FT Lauderdale, FL 33311	954-581-9000	daniel@thespeargroup.com	No
5	Peter Quaid	4425 NW 71st St. Coconut Creek	(954) 661-2232	pquaid@comcast.net	No
6	DARBY DASARE	• STAFF	@ 357-9792		
7	Caleb DeVore	724 NW 43 Ave	754-245-0620	Caleb.D.Devore@gmail.com	Yes
8	Temter DeVore				
9	Michael Loffy	7170 NW 44th Ln Coconut Creek	617-909-4311	Lotfy Lotfy Michael@gmail.com	Yes
10	Armeni Kamciyan	↑	561 400 6080	armeni.kamciyan@gmail.com	Yes
11					
12					