

**Resilient Environment Department Local Planning Agency**

Public Hearing

Government Center West – 2<sup>nd</sup> Floor Hearing Room

1 North University Drive, Plantation, FL 33324

March 1, 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, AICP
- b. Darby Delsalle, AICP
- c. Andy Joseph
- d. Josie Sesodia, AICP

County Attorney's Office

- a. Maite Azcoitia
- b. Alexis Marrero-Koratich

4. Others Present

- a. Julian Bobilev, Greenspoon Marder, LLP
- b. Dennis Mele, Greenspoon Marder, LLP
- c. Elizabeth Somerstein, Greenspoon Marder, LLP

**Agenda**

**1. Call to Order**

Cyril Saiphoo called the Local Planning Agency (LPA) meeting to order at 3:06pm. 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 Local Planning Agency members introduced themselves.

**2. Approval of Minutes: December 20, 2022**

Upon a motion made by Susanne Carrano, seconded by Javier Acevedo, the December 20, 2022, Local Planning Agency minutes were unanimously approved.

### **3. Future Land Use Map Amendment 23-M1: Parkland Storage**

Mr. Saiphoo introduced the item and requested a staff presentation. Ms. Cunniff introduced herself and stated she is the Planning Section Supervisor, has over 25 years of professional planning experience, and is certified with the American Institute of Certified Planners. She entered the written Staff Report into the record as part of the public hearing and noted the Staff Report includes the full background and details.

Ms. Cunniff stated that staff analyzed the proposed amendment to make a recommendation as to whether the proposed amendment is consistent with the Broward County Comprehensive Plan. The analysis includes, among other items, compatibility with surrounding land uses, availability of public services and facilities, and environmental impacts.

The Urban Planning Division staff recommend the Resilient Environment Department Local Planning Agency (LPA) find the proposed amendment consistent with the Broward County Comprehensive Plan.

Dennis Mele made a presentation on behalf of the applicant. Mr. Mele stated they have filed to annex into the City of Parkland. The annexation is expected to be effective September 15, 2023. The applicant is working in cooperation with the City of Parkland. A self-storage facility is proposed. Mr. Mele concluded his presentation and welcomed any questions.

Mr. Saiphoo opened the item for public comments and comments from the LPA. No comments were made. Upon a motion made by Ms. Carrano, seconded by Angela Chin, the Local Planning Agency found the proposed amendment consistent with the Broward County Comprehensive Plan.

### **4. Broward County Zoning Code Amendment: 23-Z1: Garden Park**

Mr. Saiphoo introduced the item and requested a staff presentation. Ms. Cunniff stated the proposed amendment establishes new Garden Park zoning districts and creates two new zoning districts: the GP-1: Garden Park Neighborhood District and the GP-2: Garden Park Corridor District. Their intent is to facilitate mixed use development along collector and arterial roadways, with an emphasis on urban form and design.

The GP-1 District is limited to residential uses, while the GP-2 District allows mixed use residential and commercial. Ms. Cunniff noted that the amendment makes the Garden Park districts available, but application to property would be through a petition to rezone. Consistent with the intent, development within a Garden Park District must meet certain standards related to lot size, lot coverage, building form, and use, as well as other development standards.

Ms. Cunniff emphasized that the proposed Garden Park Districts do not make available any additional residential density. Proposed residential development would draw from the density currently allowed by:

- A site's current future land use designation;
- The pool of residential flexibility units;

- Broward County Land Use Plan Policies 2.16.3 and 2.16.4 that address affordable housing bonus density.
- The provisions of Section 125, Florida Statutes that allow housing on commercial and industrial land, as long as 10% are affordable housing and the project is not using the State Apartment Incentive Loan Program.

Parking must comply with Article XII-Offstreet Parking and Loading, except parking standards are reduced for certain non-residential and multi-family residential uses. Parking standards also are provided for ground level parking, understory parking and parking structures.

Access standards are established for both vehicles and pedestrians. The standards focus on safe and clearly defined pedestrian movements.

Landscape requirements are established consistent with the requirements of Article VIII of the zoning code that addresses landscaping. Landscape provisions may be waived to further the purpose and intent of the Garden Park districts.

The Garden Park districts include additional requirements for street trees, parking lot landscaping, signage, and nonconforming structures.

The Urban Planning Division staff recommend the Resilient Environment Department Local Planning Agency find the proposed amendment consistent with the Broward County Comprehensive Plan.

Upon a motion made by Mr. Acevedo, seconded by Ms. Chin, the staff recommendation was unanimously approved.

##### **5. Comprehensive Plan Amendment 23-T1: Capital Improvements Element**

Mr. Saiphoo introduced the item and requested a staff presentation. Ms. Cunniff began by noting that state statute requires the Capital Improvement Element to be updated annually. She explained that the current process is labor intensive as it involves incorporating lengthy data tables from the Broward County and Metropolitan Planning Organization's five-year capital programs. It also results in a large amount of lag time between adoption of the budget and its incorporation into the Capital Improvements Element. The proposed amendment adds web links to these five-year capital programs within the Goals, Objective, and Policies. The addition of web links will reduce staff time dedicated to a primarily ministerial process and provide for the Capital Improvements Element to be as current as possible.

The Florida Department of Economic Opportunity was consulted when drafting the proposed amendment. Staff will continue to review the Capital Improvements Element annually as required by state statutes.



SUMMARY MINUTES  
(DRAFT)

The Urban Planning Division staff recommend the Resilient Environment Department Local Planning Agency (LPA) find the proposed amendment consistent with the Broward County Comprehensive Plan.

Upon a motion made by Ms. Chin, seconded by Ms. Forelle, the staff recommendation was unanimously approved.

**6. Public Comments: Non-Agenda Items**  
No comments.

**7. Adjourn**

Upon a motion made by Ms. Carrano, seconded by Ms. Chin, and unanimously approved. The meeting adjourned at 3:19pm.