

**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

May 3, 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. Josie Sesodia, AICP

County Attorney's Office

  - a. Maite Azcoitia
  - b. Alexis Marrero-Koratich
  
4. Others Present

None

**Agenda**

**1. Call to Order**

Cyril Saiphoo called the Local Planning Agency (LPA) meeting to order at 3:00pm. 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: March 1, 2023**

Upon a motion made by Susanne Carrano, seconded by Howard Clarke, the March 1, 2023, Local Planning Agency minutes were unanimously approved.

**3. Zoning Code Amendment 23-Z2**

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, including the information sent earlier today, and noted the Staff Report includes the full background and details.

Ms. Cunniff stated the proposed amendment includes various changes to the Broward County Code of Ordinances, Chapter 39-Zoning. She noted that the proposed Ordinance accomplishes the following:

- Increases the allowable residential density in the Agricultural zoning districts from one (1) dwelling unit per two (2) net acres to one (1) dwelling unit per one (1) net acre.
- Decreases the minimum plot size for nonagricultural, nonresidential uses from two (2) net acres to one (1) net acre, except for wireless communication facilities.
- Deletes the current requirements and references the Broward County Land Development Code for minimum standards for space, light and ventilation, basic facilities, equipment, and maintenance.
- Replaces the current requirement for common open space in residential zoning districts with a requirement that ten percent (10%) common open space be provided for residential subdivisions larger than 20 net acres, in addition to land required for drainage infrastructure. Does not require common open space for subdivisions that are 20 acres or less in size.
- Adds that projects involving a commercial or industrial renovation include a plan for citizen participation.
- Adds the Central County Community Overlay boundary map to the zoning code.

Ms. Cunniff noted that the Ordinance sent earlier today deletes references to Chapter 2022-176, Laws of Florida, as well as Section 6 that addresses changes to Section 39-276. Purposes of Districts.

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

Mr. Saiphoo opened the item for public comments and noted there were not any members of the public in attendance. Mr. Saiphoo requested comments from the LPA. Sara Forelle referred to Section 39-283 of the proposed Ordinance that addresses common open space. She asked what impacts development would have on pervious surface and drainage since the requirement for common open space is being deleted. Ms. Cunniff explained that pervious surface and drainage requirements would still need to be met. Upon a motion made by Ms. Forelle, seconded by Sue Carrano, the Local Planning Agency found the proposed amendment consistent with the Broward County Comprehensive Plan.

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

**5. Adjourn**

Upon a motion made by Angela Chin, seconded by Ms. Carrano, and unanimously approved. The meeting adjourned at 3:07pm.