

MINUTES
BROWARD COUNTY PLANNING COUNCIL
September 20, 2012

MEMBERS Mayor Lamar Fisher, Chair
PRESENT: Commissioner Anne Castro, Vice Chair
Commissioner Lisa Mallozzi, Secretary
Tim Bascombe
Commissioner Claudette Bruck
Sara Case
Commissioner Bobby DuBose
Kenneth Fink
School Board Member Patricia Good
Mary D. Graham
Commissioner Sue Gunzburger
Dan Hobby
Commissioner Keith London
Commissioner Michael S. Long
Commissioner Rita Mack
Sharon Ragoonan
Louis Reinstein
Mayor Michael Udine

MEMBER Frederick Burton
ABSENT:

ALSO Barbara Blake Boy, Planning Council Executive Director
PRESENT: Andy Maurodis, Legal Counsel
Leslie Brown, Executive Director, School Board of Broward County, Portfolio Management
Chris Akagbosu, School Board of Broward County, Growth Management Department
Mayor Marilyn Gerber, Mayor, City of Coconut Creek
Nancy Cavender, The Laws Group

(A sign-in sheet reflecting those present is filed with the supplemental papers to the minutes of this meeting.)

A meeting of the Broward County Planning Council was held at 10:00 a.m. on Thursday, September 20, 2012, in Room 422 of the Broward County Governmental Center, Fort Lauderdale, Florida

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CALL TO ORDER:

Chair Lamar Fisher called the meeting to order.

CHAIR FISHER: Good morning, ladies and gentlemen. I'd like to call to order the Broward County Planning Council's regular meeting and Public Hearing this September the 20th, 2012.

Nancy, again, welcome. We're glad to have you back. If I could have your attention, please. The meeting's now starting. Just a couple of announcements. Again, don't forget about our tin over here that needs replenishing at times for our bagels and our drinks. Also, again, remember the new microphone system, to press the –

COMMISSIONER GUNZBURGER: Face.

CHAIR FISHER: -- the face when you're on it. That's right, Commissioner. And last but not least is Commissioner DuBose is not here yet. He was scheduled to be here, but let's remember him, as he's lost his grandfather this past month. So keep him in your prayers. Okay?

Moving on to our agenda, Consent Agenda's Items C-1 through C-4.

COMMISSIONER GUNZBURGER: Move it.

UNIDENTIFIED SPEAKER: The pledge.

CHAIR FISHER: I'm sorry. I apologize.

Pledge and then roll call. Sorry.

Pledge, Commissioner Castro. Commissioner Castro.

(THE PLEDGE OF ALLEGIANCE WAS LED BY COMMISSIONER ANNE CASTRO.)

ROLL CALL:

CHAIR FISHER: Thank you. Nancy, call the roll.

THE REPORTER: Mr. Tim Bascombe.

MR. BASCOMBE: Present.

THE REPORTER: Commissioner Claudette Bruck.

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COMMISSIONER BRUCK: Here.

THE REPORTER: Mr. Frederick Burton. Ms. Sara Case.

MS. CASE: Here.

THE REPORTER: Commissioner Anne Castro.

COMMISSIONER CASTRO: Here.

THE REPORTER: Commissioner Bobby DuBose. Mr. Kenneth Fink.

MR. FINK: Present.

THE REPORTER: School Board Member Patricia Good.

MS. GOOD: Here.

THE REPORTER: Ms. Mary Graham.

MS. GRAHAM: Here.

THE REPORTER: Commissioner Sue Gunzburger.

COMMISSIONER GUNZBURGER: Present.

THE REPORTER: Mr. Dan Hobby.

MR. HOBBY: Here.

THE REPORTER: Commissioner Keith London.

COMMISSIONER LONDON: Present.

THE REPORTER: Commissioner Michael Long.

COMMISSIONER LONG: Here.

THE REPORTER: Commissioner Rita Mack. Commissioner Lisa Mallozzi.

COMMISSIONER MALLOZZI: Here.

THE REPORTER: Ms. Sharon Ragoonan. Mr. Louis Reinstein.

MR. REINSTEIN: Present.

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THE REPORTER: Mayor Michael Udine. Mayor Lamar Fisher, Chair.

CHAIR FISHER: Present. Thank you.

CONSENT AGENDA

AGENDA ITEMS C-1 THROUGH C-4:

CHAIR FISHER: We are on our Consent Agenda Items –

COMMISSIONER GUNZBURGER: Move it.

COMMISSIONER CASTRO: Second.

CHAIR FISHER: -- C1 through C-4. It's been moved and second. Any discussion? All in favor, say aye. Opposed? Motion does carry. Thank you.

VOTE PASSES UNANIMOUSLY.

REGULAR AGENDA

AGENDA ITEM R-1 - COUNSEL'S REPORT:

CHAIR FISHER: Now we're on our Regular Agenda. R-1 is Mr. Maurodis. Any report?

MR. MAURODIS: No report today, Mr. Chair.

AGENDA ITEM R-2 - EXECUTIVE DIRECTOR'S REPORT:

CHAIR FISHER: Thank you. Ms. Boy?

MS. BOY: I just want to let everyone know we polled all the members for the November/December combined meeting, and I have the results of that. So I'll give you that information so you can make a decision today about which meeting date you want to vote on that you prefer. November 29th, there were nine yeses; and December 6th, there were 12 yeses. And then there was one member who, you know, either date -- just said either date was fine. So I guess that would be 10 and 13 if you take that into account. So it's up to you. It's your pleasure, you know, whichever date you prefer.

CHAIR FISHER: Okay, Council. We have 12 for December the 6th and 9 for the 29th of November. What's the Council's pleasure?

UNIDENTIFIED SPEAKER: Sounds like December 6th.

COMMISSIONER GUNZBURGER: December 6th.

CHAIR FISHER: Is there a motion.

COMMISSIONER GUNZBURGER: So moved.

VICE CHAIR CASTRO: So moved. Second.

CHAIR FISHER: It's been moved and second to have our combined meeting for December the 6th at 10:00 a.m. here. Any further discussion? Mr. Fink.

MR. FINK: I'm -- I'm going to be out of the country on that day, but it didn't matter which date it was, so -- I was out of the country on both of them.

MS. BOY: Yes, he was out of town both days.

CHAIR FISHER: All righty. Any further discussion? All in favor, say aye. Opposed. Motion carries. Thank you.

VOTE PASSES UNANIMOUSLY.

MS. BOY: Another quick item is –

CHAIR FISHER: Uh-huh.

MS. BOY: -- I just want to let everyone know that your ID tags, most of yours are expiring December 31st of this year. So we'll be in touch with you over the next couple months to set up some times, maybe prior to the December 6th meeting, so you can have a new photo taken and get your new ID tag. So I just want to let everyone know that.

COMMISSIONER MALLOZZI: Do we need the new photo?

MR. FINK: What if you like the photo you have?

MS. BOY: I'm not sure. I think there's a new system, so I think that that might be why. So they may be able to re-use your old photo, but I'm -- I'm not positive about that. I think you have to actually come in, because they did change systems. And -- and that's all for my report, unless anyone has --- any questions.

CHAIR FISHER: Okay.

MS. BOY: Thank you.

CHAIR FISHER: Great.

AGENDA ITEM R-3 – CORRESPONDENCE:

CHAIR FISHER: Under Correspondence, Ms. Good, thank you so much for the information you provided to us. Does anybody have any comments or questions about that? Mr. Fink.

MR. FINK: I'm not sure understand (Inaudible.) I'm not sure I understand this. But if I read this correctly on the second page, in the example that they gave us, and maybe Patricia could explain it, they gave an example of ten units with four or more bedrooms. So let's assume four bedrooms.

So if we take out the master bedroom and say that there are three bedrooms that could be occupied in each of those ten units, that those ten units, with 30 additional bedrooms, would generate a total of four students?

MS. GOOD: Correct.

MR. FINK: And I'm not sure that I think that that's a reasonable -- I -- I'm confused. I -- I don't see ten four-bedroom homes with 30 bedrooms available for children only generating four students. I don't –

MS. GOOD: Well –

CHAIR FISHER: Ms. Good?

MS. GOOD: Thank you. I can understand why you may not think that's feasible. I have a four-bedroom home, and I have one child at my house, and I'm sure some of you don't have any children in your home and you have multiple bedrooms.

So I will just tell you that this information is very data driven. And, as I mentioned at the last meeting, and I know that I have district staff here, as well, I also serve on the Oversight Committee Task Force.

And I also want to, for the record, say that I worked for Dade County Public Schools for numerous years, and -- and worked in this capacity, as well, and had to attend meetings such as this, and hear the same comments. So I -- I understand the frustration in understanding how it works. But it -- it is defensible. It has to be, because if the district is sued, we -- we have to have information that is clearly defensible in court.

And, as I indicated last time, even in this -- this room here, if each one of us had -- had a single family home, not everyone at this dais has children currently living in their home. You do, but maybe Commissioner Gunzburger does not.

And so it just takes into consideration a whole multitude of things. And, certainly, Ms. Brown is here, and Mr. Akagbosu is here, as well. I asked them both to be here in the event that someone felt the information was -- was not to their liking.

But I can assure you that it -- it is something that we're comfortable with. It's been discussed at Oversight. We have County Commissioners and elected officials on that committee, as well. And we'll continue to move forward to -- to ensure that our data is always something that is -- that is defendable.

And, you know, I -- I don't think any more of an example could be given than just looking at us here at the dais. I know that some of you have young children and some of you don't. Some of the children go to private schools and they don't go to public schools.

So there is a whole -- a whole multitude of different factors that are taken into consideration when these figures are -- are derived. And so I would ask you to -- you just -- you know, like I'm not an engineer, and so when we get information from, you know, different resources, we have to take it for face value, because they are the experts. And, you know, I would -- I would ask the same.

CHAIR FISHER: Okay. Mr. Fink?

MR. FINK: Okay. I think your example of using us as whether we have children living at home or not is probably a poor one, simply because we're talking about concurrency and construction of new homes. So, yes, when you look at us, the seniors who are the elderly in the community, or whatever you want to call us, we may have gotten to the point where there are no children. But when you're building ten new homes -- with four bedrooms each, I believe they're catering to families. They're not catering to us.

And so when you take, as your example, using us, I don't think that's a viable analysis, and I don't think it's compatible with what we're saying, because what we're forced with here is -- faced with is looking at concurrency. When you're going to bring on 40 bedrooms, and you're building new construction, they're not building them for the people like us. They're building them for new families. And those families are going to generate more than four -- four students in 30 bedrooms.

CHAIR FISHER: Ms. Good?

MS. GOOD: Mayor, if -- I mean, I do have staff here, and maybe they can just briefly and quickly explain a little bit better than I am. Again, you can't just look at a specific development. The data is -- is derived from a general area, and that's why it is what it is. I mean, in a general area, you may have some -- some developments that have -- have a higher number of students, and you may have others that don't have a lot of number of students.

And it's that combination that derives the multiplier, and that's why it is so confusing to people when you look at a specific development, and it's brand new, and, yes, you know, you hope and pray that you have, you know, young families moving in and -- you know, nothing would please me more that the district could, you know, obtain additional dollars for -- for what we need so desperately for.

But, again, it -- it has to be defensible. And, again, Ms. Brown is here and Mr. Akagbosu is here, and, certainly, if there's anything that you think needs to be further clarified, you know, it's up to the Chair.

CHAIR FISHER: Before we take Mr. Reinstein, just, for the Director, we have Commissioner Mack is now here. Mayor Udine, Ms. Ragoonan are here to join us. I remind the Council again that we went through this process a few years back concerning the School Board issues, and they have brought forward their policy, and that's what we're enforcing, we're living by. Mr. Reinstein.

MR. REINSTEIN: Yes, I just wanted to comment that I -- I recognize this time, and I don't remember hearing it the last time that this issue was brought before the Council, is that private school students are not included. And, I'm sure, somehow, in this complicated calculation, that -- that that's considered.

I do have a question, though, regarding charter school students. Why are charter school students not included in the determination of public school students?

UNIDENTIFIED SPEAKER: I would like --

CHAIR FISHER: Mr. Akagbosu, can you come forward?

MS. GOOD: And if Ms. Brown, as well, could also comment for --

CHAIR FISHER: Sure.

MS. GOOD: -- all of you. They're two highly respected district staff
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individuals, and I'm so pleased they're here this morning. Thank you.

MR. AKAGBOSU: Good morning.

CHAIR FISHER: Good morning.

MR. AKAGBOSU: Chris Akagbosu. I haven't seen -- seen all of you in a long time. And I've been very, very busy. This is Leslie Brown, Executive Director for the new name of the department, Portfolio Management. Let me try to answer the first question from Council Member Fink.

If you look at the last bullet on page two, it basically explains what School Board Member Good is trying to say. Typically, when you do the student generation rates, they are strictly trying to determine the number of public school students -- and I -- I may just use the word, traditional, public students -- that may come from that development.

So that study is very, very comprehensive. It basically factors out everything we've just said. A particular (inaudible), you know, development, not every single household -- I mean, everybody has the freedom to buy in that development. Not every single household is going to have a child.

Those that have children may not be of school age. Some of school age may go to private school. Some may go to public school, and some may go to the traditional public schools. So the study specifically factors the public school, traditional public school students that are going to come.

It's something that this process is based on a methodology which we try to, you know, basically give you some of the bullets here. As you see in the process, the Planning Council, this is done in coordination with the municipalities. The Planning Council is always an entity that the -- I mean, the -- the consultants come before you to present those findings, how they did it. And when this 2007 study was done, Mr. Walter –

CHAIR FISHER: Keller.

MR. AKAGBOSU: -- Keller, Walter Keller came before you. Also, when we did the 2007 study, which didn't come forward, Duncan and Associates came before you. This all is part of the process, and that, the consultant specifically explained to you, and the Council members had opportunity to ask the questions. So I understand it's something that's not very easy to recognize. The second question, why you factor out public school -- I mean charter school students, because when we did the review, the School Board does not have the authority to run charter schools.

So we are basically reviewing the development in terms of how it's going to impact in our school system, and if we have capacity to serve those students. We don't provide capacity at charter schools. So you've got to factor those out.

So in order to determine whether we have enough capacity, you have to factor. So that is the reason it's not included.

CHAIR FISHER: Any further discussion? Mr. Fink, did you wish to continue?

MR. FINK: Just to follow up on the second point of charter schools. I believe, especially when we've seen some recent charter school closings, those charter school children are now going to be filtered into the system; is that correct?

MS. BROWN: Actually, what we have to do is we do have to provide them the opportunity to attend their bounded school, but we also have to offer them a choice to go someplace else.

We are tracking those students right now, daily, to find out where they're back-landing. We also have invited them back, you know, to our schools, as a good neighbor, to make sure that they understand what their choices are. However, we cannot assign them. We cannot force them to attend one of our schools.

MR. FINK: No, no, I understand that. But I think there's a factor that could be entered into it that says -- because I believe charter school children may opt to go for one year and then opt to go back to their neighborhood school. So I don't know how much you can factor out every single one of them without possibly taking a percentage, as you do here, using a .14 child high school student for ten units. That should be considered.

I'm concerned about the revenue that we're losing that we need in our school system in order for them to be able to meet their requirements and meet the needs of our students. And I still go back to logic says to me when you build ten four-bedroom homes, the assumption is that you're catering to families, because if you weren't catering to families, you wouldn't be building four-bedroom homes. You'd be building townhouses and villas.

So the reality, from my position, and logic dictates to me, and having been in construction for 15 years, it's not four students are generated out of 30 bedrooms, 30 bedroom -- 30 homes, or ten homes with 30 extra bedrooms. Something doesn't compute in my mind, but I understand that I'm not going to win the argument. I don't want to belabor it, but I think it needs to be revisited.

CHAIR FISHER: Very good. Mr. Reinstein, you're good?

MR. REINSTEIN: Yeah.

CHAIR FISHER: Okay. Mr. Hobby?

MR. HOBBY: I agree that this is kind of like the traffic counts, where -- the staff just sort of agree that these are the numbers. But it would seem to me that the efficacy of this system could be shown by going -- looking at that historical data. Does the -- you know, the student generation rates that were projected, say, five years ago, how close was the actual students to the projected student generation rate, or does anybody know that, even?

MR. AKAGBOSU: That analysis has not been done, because, basically, you know, to do that, you have to look at the actual students that showed up on the twentieth day, which is the statistical data that we use moving forward. That can be done, because we have data in terms of -- given when concurrency started, we have data in terms of when we review the project and then -- and it's based on GIS, you know, so that can be done. But it's never been done.

But I can tell you, these numbers have been very, very close, because, again, what are you doing? You're planning. Okay? You're -- you're anticipating for the students that are going to come. Like School Board Member Good said, these studies have to be legally defensible, because when we do the -- the development of the generation rate study, one of the process is to present it before the development community. There's a public workshop, and they -- they have the right to comment. They have lawyers and -- so this thing has been vetted and this went through a very comprehensive process.

MR. HOBBY: I don't doubt that.

UNIDENTIFIED SPEAKER: (Inaudible.)

MR. HOBBY: I'm just wondering, a lot of this sort of quizzical look at -- at the whole -- whole concept of student generation rates could be diminished if you actually could show that the generation rates that were projected -- matched, to some extent, the generation rates that were -- that actually happened.

CHAIR FISHER: Okay. Commissioner Mallozzi.

COMMISSIONER MALLOZZI: The questions that I -- it's not really questions. I mean, I'm -- I sit there and -- and look at the, what, 17 of us that are on here, and just the people that I know, we're looking at one, two, three,

four -- I've got three, seven, you have two, nine -- I don't know, at least nine children that I can guesstimate from us.

I'm a Commissioner in Cooper City, and I know that we always skew your data because if it's a three bedroom, there's three kids in there. But there are also, I will -- I will admit, areas that are an older development or geared towards an older development that you're not getting the students in there. And I completely understand that.

Right now, I have to say, because this was, you know, for -- you know, just for us to understand it, I thank you for that. But what -- I don't know if -- if it was Mr. Fink or not said in reference to if a development is built and it has ten homes, and you're saying that four children are coming out of those ten homes, while that study might cost money, if you can prove that the numbers are, A, accurate, you've just saved them their time, or, B, inaccurate, you've just given yourself a way to -- to fund those students.

So while the study itself might cost the School Board money, I believe it's an investment that will be returned tenfold, just because of either way it's a win/win, because you no longer have to defend it. Your time can spent -- can be spent doing other things, or, B, you have a statistical study that -- that states that we need more money per student.

I think I can safely say that every member on this Planning Council brought this up because we know that the School Board is in dire need of money to help educate the children of Broward County. And whether we have children or not, if our children are not being properly educated, it will adversely affect and impact us, no matter what. So I just wanted to get that point across.

I also want to say that I have dealt with Chris on many occasions, and you are a plethora of knowledge. And whenever I call you to pick your brain, you always have incredible answers, and I appreciate everything that you do. Thank you.

CHAIR FISHER: Again, welcome, Commissioner DuBose. Thank you for coming. Commissioner Bruck.

COMMISSIONER BRUCK: I wonder if I'm missing something. Isn't the funding based on enrollment? And if that's the case, whether you generate four children or 400 children, if they're enrolled in your schools, then they will be included in the funding; is that not correct?

MS. BROWN: No.

MR. AKAGBOSU: Now, the student --

MR. FINK: Concurrency –

COMMISSIONER BRUCK: No. Concurrency is entirely different.

MR. AKAGBOSU: -- yeah. You're talking about FTR, full-time equivalent dollars. Those are, you know, actual number of kids who show up. Those are monies provided by the State back.

The -- the funding of the student generation rate, there are two parts. When the study is done, it's done based on to determine based on to determine student generation rate and then the school impact fees. And these numbers, once they are generated, they are then transmitted to Broward County and then incorporated into the Broward County Land Development Code.

So the study does determine what the impact fee is, meaning what the impact of the development is going to be. So that's, you know, a two-part study.

COMMISSIONER BRUCK: So then that count comes not just from that development, but that particular area. It somehow balances out that only four will come new?

MR. AKAGBOSU: Oh, sure. Correct.

CHAIR FISHER: Any further discussion? Okay. Ms. Good, thank you so much for the information. We appreciate that.

PUBLIC HEARING

CHAIR FISHER: We're now on our Public Hearing Agenda, PH-1 through 4. I do know that we have speakers on 3 and 4.

AGENDA ITEMS PH-1 AND PH-2:

CHAIR FISHER: Are there any speakers on 1 or 2, or does a Council member wish to pull one of those?

MS. BOY: There's one speaker for Item PH-2 in support of the item, and for questions only. It's the Mayor of Coconut Creek, if anyone has any questions of her.

CHAIR FISHER: Does anyone wish to push -- pull Item 1 or 2? If not, there's a motion?

COMMISSIONER CASTRO: Motion to approve PH-1 and PH-2.

MR. REINSTEIN: Motion to approve PH-1 – second.

CHAIR FISHER: Thank you. Moved and second to approve. Any further discussion? All in favor, say aye. Opposed? Motion carries.

VOTE PASSES UNANIMOUSLY.

AGENDA ITEM PH-3:

CHAIR FISHER: PH-3, Ms. Boy.

MS. BOY: PH-3, would you like a quick overview?

CHAIR FISHER: Please.

MS. BOY: This is the second Public Hearing –

CHAIR FISHER: And then we'll open it up for the speakers, and then followed by Council discussion.

MS. BOY: Okay. This is the second Public Hearing of the -- of the small scale amendment. It was recommended for approval at the first Public Hearing last month.

It's located in the City of Coconut Creek, and it's just south of Hillsborough Boulevard at the corner of Northwest 51st Terrace. Last month, there was extensive discussion about, one, the hazardous material facilities that are nearby. So we provided additional information. That's in your backup. That's Attachment 10.

The closest hazardous material site is just about 0.4 of a mile away. And those sites are -- we looked into it a little bit more. Those sites are licensed by either the County or State, and that's -- that's how those -- that's how those tend to operate.

And that's, you know, for informational purposes. So there is no hazardous material facility on the actual site. The -- in addition, there was some discussion about the compatibility of the industrial and the low-medium ten residential that's proposed.

There's also additional materials in your backup in that regard. That's Attachment 11. Both the city and applicant are here if you have any specific questions about that. And Richard Coker is signed in to speak on the item, and he's, I believe, the -- the attorney or agent for the item.

CHAIR FISHER: Mr. Coker. Mr. Coker, please come forward.

MR. COKER: Good morning, Mayor, Chairman, members of the Commission. First of all, I was supposed to be here last month, apparently, and I screwed up big time. I had on my calendar that this was the first hearing today.

So I apologize. First time in 30 years I've missed a hearing like this. But I understand that these things have been addressed in the modified staff report. We provided an additional compatibility analysis, which is Attachment 11.

And I just want to emphasize, with respect to the compatibility issue, that we're in the City of Coconut Creek, which is one of the toughest land use regulated cities in Broward County. They require extensive buffering between all types of land uses, and we detail in the compatibility analysis that the -- what is -- what is land used industrial to the south is really the Johnson Road Commerce Center, consisting of two plats.

The plats, by the way, have both plat notes of office only, but they're zoned planned commerce district in the City of Coconut Creek, which is a very restrictive planned commerce district.

There's a hundred foot of buffers, which I detailed in the compatibility analysis, between the residential and the PCD use, which is a -- a combination of office and low-intensity employment center, some industrial uses that are allowed within the PCD.

There are a lot of restrictions with respect -- with respect to open space and things of that nature. So even though it might be land used industrial, that's -- that's a real -- I guess it's a -- it's a false impression of the neighborhood, because it is the Johnson Road Commerce Center PCD.

The hundred foot buffer between the two consists of not only platted buffer areas, but a road right of way that's dedicated on both sides, and the city's greenway, which is partially existing. This project will build out part of the greenway. Other projects will build out other parts of the -- of -- the actual path itself is built, but we're talking about the landscaping and the, you know, berms and things like that, this project will build out and other projects will build out -- build out.

This is an area that is changing. It's right across the street from a large residential development and a large conservation area. There's residential development all around it, and easy access to bus routes and the retail facilities nearby.

This is -- will be a fee simple town house project with price points of between \$220,000 and \$240,000. That translates into mortgage payments, at the current rates, of somewhere around \$900 a month for these people. So it's -- it'll be a nice fee simple development, but it will also be affordable housing in anybody's definition. So, again, I apologize for not being here last month. And I'm happy to answer any questions you may have.

CHAIR FISHER: Very good.

MR. COKER: Thank you.

CHAIR FISHER: Ms. Boy, I think he's the only speaker at this particular time on this issue; correct?

MS. BOY: He's the only speaker –

CHAIR FISHER: Okay.

MS. BOY: -- signed up, yes.

CHAIR FISHER: Very good. We'll open it up for Council discussion.

MR. HOBBY: I'm –

CHAIR FISHER: Mr. Hobby.

MR. HOBBY: -- I'm not sure that you're the one to answer this, but I noticed that the -- I don't know why I didn't mention this the first time around, but the - - right now, there's a religious institution –

MR. COKER: Yes.

MR. HOBBY: -- a rather humble architectural style immediately to the east –

MR. COKER: Yes.

MR. HOBBY: -- planned use is office park. (Inaudible) –

MR. COKER: It -- I'm sorry. I didn't mean to cut you off.

MR. HOBBY: (Inaudible.)

MR. COKER: Okay. That -- I am the right person, actually. It is -- it's gotten approval for a religious school. It hasn't been built yet. It's a planned -- a planned unit development as a -- as a religious facility. I'm not sure what their

plans are. The owner and developer of Long Pines, which is this project, has been in contact with them about discussing expanding this residential area to the east. So those -- those discussions are ongoing. I -- I'm not sure they actually plan to build what they have planned -- but we plan -- we're talking to them.

MR. HOBBY: So the -- saying here that's land use as an office park is not the office park we might have in mind when we think of office park.

MR. COKER: Correct.

MR. HOBBY: Or at least, there's no plans currently.

MR. COKER: Yes. It's -- it's -- it's designated office park on the Land Use Plan, but it is -- it's got a -- a zoning designation of a religious institution, now with a school.

CHAIR FISHER: Commissioner Gunzburger.

COMMISSIONER GUNZBURGER: What sort of greenway separation are you envisioning? Are we talking about berms that would not have the industrial site be visible from the townhouses?

MR. COKER: There's a -- there's the actual greenway path, which is a walking path and bicycle path and things like that. There's --

COMMISSIONER GUNZBURGER: You're talking on the south side?

MR. COKER: On -- actually, the greenway is right in the middle.

UNIDENTIFIED SPEAKER: Where?

MR. COKER: It's right in the -- yes. I'm sorry. It's the south side of this project. The greenway path itself is in the middle between this -- this property and the industrial property. And there's a hundred feet -- there's 20 foot of -- of platted buffer on this side, there's 20 foot platted buffer on the industrial side.

There's a dedicated 15 feet of right of way which is -- goes to the greenway on the industrial site, a dedicated 15 feet of right of way that goes -- that's taken from this residential site. And then there's a 30 foot existing right of way in the middle. That all totals up to a hundred feet of -- of landscape buffer.

The -- the actual design that the city has, and we're -- we're asked to
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complete that design in accordance with the city's plan, I'm not exactly sure. The city's here, and they can explain their design.

We've been asked to -- to landscape it, but I'm not exactly certain what the city has plans for.

COMMISSIONER GUNZBURGER: Okay.

CHAIR FISHER: Any further discussion? Commissioner London?

COMMISSIONER GUNZBURGER: Yeah. I'd like to hear from the city what they have planned.

COMMISSIONER LONDON: I'll -- I'll wait, if the city wants to talk.

CHAIR FISHER: Okay. Fine.

COMMISSIONER LONDON: I'll certainly wait.

CHAIR FISHER: Ms. Rose.

MS. ROSE: Good morning. Good morning. Sheila Rose with the City of Coconut Creek. I think that's a very good question. The design of the greenway in that area, which we refer to as 69th Street Greenway, is intended to recreate the natural forested area that's part of the preserve that's immediately east of this property.

So we're not expecting it to be rolling berms. The industrial development to the south is very low intensity. We are envisioning more of a pine forest recreation through that area.

But it is heavily landscaped, so we don't think there'll be compatibility issues from a visibility perspective. But it would not be bermed.

COMMISSIONER GUNZBURGER: A pine forest? Isn't that one with very shallow roots and if you have a very windy situation they can blow down?

UNIDENTIFIED SPEAKER: No, (inaudible).

MS. ROSE: Not this type of pine. These are -- this -- this is a native pine in that environment.

COMMISSIONER GUNZBURGER: Thank you.

MS. ROSE: It's recreating more of what -- what was there historically.

CHAIR FISHER: You finished?

COMMISSIONER GUNZBURGER: Thank you.

CHAIR FISHER: Okay. Commissioner London and Mr. -- Mr. Fink.

COMMISSIONER LONDON: First of all, I want to thank Mr. Coker for reaching out to personally give me a call to check and see if I had any further questions or follow-up. So I certainly appreciate you taking the effort and the time.

I guess after 30 years, you're entitled to one or two slip ups, and certainly you're here, and you've redeemed yourself. And I also –

MR. FINK: Not yet.

COMMISSIONER LONDON: You'll speak for you, and I'll speak for me. But - - but I'm also thrilled that the city came today, the City Manager and staff to -- to help and answer any questions.

I'm going to support this issue. I didn't support it last month on some of these issues, but also I think you've explained it and given us the opportunity to ask you the questions.

So I just wanted to come out and say I'm going to support it. I think it's compatible with what you're doing, and I'm encouraged that the city is supporting you, and you're working collaboratively on this effort. So thank you for your time.

MR. COKER: Thank you, Commissioner.

CHAIR FISHER: Mr. Fink.

MR. FINK: First, I wanted to thank staff for clarifying the -- one of the issues, which was the hazardous waste sites. Those are gas stations, so that's fine. I was worried that, because looking at the industrial and the warehouse areas, there could be other things in there that would cause us grief.

Having put that aside and allayed that concern, I'm still looking at everything that is surrounding this from a zoning standpoint on the south side of Hillsborough Boulevard, and it's either commercial, industrial, office park, or an office center.

And I don't think it is contiguous with the rest of what is surrounding it to put 53 units in there. I understand that -- that you're going to buffer it. I

understand that the city has a master plan. But, still, putting 53 units inside of something that is surrounded totally by commercial as a generic, because even the religious institution is commercial or it's community involvement, I just don't see this being contiguous or compatible with everything that is surrounding it. I'm done.

CHAIR FISHER: Okay. Mr. Coker, any comment to that?

MR. COKER: Just -- just one thing. I think, you know, we've all been doing this for a lot of years in Broward County and other places, and what you see, certainly there's a legitimate issue when you talk about industrial against residential and there's a need for all sorts of buffering. But there is never really a question between small office projects and the compatibility of those office areas with residential. They are perfectly compatible, have been forever.

In fact, office uses, especially the office uses that are here, four and five acre small office projects like that, are perfectly compatible. They're the kind of neighbor that you want, as a residential owner. Their lights turn off at 6:00 o'clock, except for some parking lights. Nobody's -- nobody's there after 6:00 o'clock at night. Hardly anybody's there on the weekends.

When you're in your home, those office projects are completely empty. And they have always been, throughout the history of Broward County, a perfect compatible use next to a residential development. I hope you'll consider that, Commissioner.

CHAIR FISHER: Ms. Boy.

MS. BOY: The graphic that's up, I just want to point out, there was some discussion about this last month, so we just made a staff -- a graphic to portray that, you know, how much residential is in the area. So everything in yellow is a residential land use. This doesn't depict the actual density, just that it's residential. And then the green color is conservation uses. So just to get kind of a -- a perspective of what's in the area.

CHAIR FISHER: Okay. Great. Commissioner Mack, and then Mayor Udine.

COMMISSIONER MACK: Yes. On the School Board side of it, I see that there's three schools that's going to take the loss, and it'll be five years before the School Board do anything by way of help. There's a ten year gap there. Will those schools sustain that amount of time with a loss of students per school?

CHAIR FISHER: Ms. Boy?

MS. BOY: I was just going to say, the information that we have in the school consistency review report is that the five year range impact, there's plenty of capacity in all three of the schools that are serving them –

COMMISSIONER MACK: Yeah, that's what I mean.

MS. BOY: -- as well as the –

COMMISSIONER MACK: (Inaudible.)

MS. BOY: -- as well as the planning area.

COMMISSIONER MACK: So they'll be under enrolled for the whole five years, and then in the ten year plan, the School Board will then get some assistance?

MS. BOY: They're still -- they're projected in the ten year to still be under enrolled, when you look at the 2016 –

COMMISSIONER MACK: (Inaudible.)

MS. BOY: -- 2017 number -- I'm sorry. That's five years. Forgot what year it is.

COMMISSIONER MACK: You've got that long –

CHAIR FISHER: Ms. Good?

MS. GOOD: Just to attempt to answer my colleague. It's just that the projections for that area still note that those schools are under enrolled, so there is existing capacity to absorb more children from -- from development.

COMMISSIONER MACK: Okay.

CHAIR FISHER: All right.

MS. GOOD: Thank you.

CHAIR FISHER: Mayor Udine.

MAYOR UDINE: How do I do this?

CHAIR FISHER: Push the face.

MAYOR UDINE: Push the face?

CHAIR FISHER: You're on.

MAYOR UDINE: I'm not really that technology savvy on microphones. I voted against this the first go around, but I will support this now. I actually went out to the site and drove by. It's not that far from Parkland.

And I think that it is compatible when you look at the light office around there. And I think it also goes to a conversation that we continually have up here. If we keep talking about the student generation rates, we're going to have to understand that some of this area is better if there is some light office space around there, because if the issue is too many students coming in, you want to have that kind of mixture so that people can, you know, get out of their cars and theoretically walk -- walk to work.

The price point is -- is along the line of affordable. And plus the fact the city has -- the City of Coconut Creek has hashed this out from top to bottom. They've approved it as being compatible within their city, and I think that it meets all the compatibility of the Broward County Land Use Plan. So I will support it in my role as a Planning Council Member. I'd like to make a motion to approve.

COMMISSIONER BRUCK: Second.

CHAIR FISHER: It's been moved and second. Continued discussion? Ms. Case.

MS. CASE: I just wanted to say that I –

CHAIR FISHER: Push the face.

MS. CASE: -- was one of the ones who voted against it before, and I had not understood about the extensive buffering, the greenway, and the pine forest. And I think all of that is really -- it sounds really good. And so I -- I will support it this time.

CHAIR FISHER: Any further discussion? All in favor, say aye. Opposed?

MR. BASCOMBE: No.

CHAIR FISHER: Make record that Mr. Bascombe says no. Motion passes. Thank you.

VOTE PASSES 17 TO 1 WITH MR. BASCOMBE VOTING NO.

AGENDA ITEM PH-4:

CHAIR FISHER: We're now to PH-4, Ms. Boy.

MS. BOY: Item PH-4, we have 26 speakers signed in to speak on the item. If you'd like, I can give a very brief overview.

CHAIR FISHER: Please.

MS. BOY: Just a couple quick minutes. This is the second Public Hearing for the Pompano Beach transit-oriented corridor amendment. It's generally located west of Dixie Highway and North Atlantic, obviously in the City of Pompano Beach. It's approximately 272 acres, a mix of residential, commercial, community facilities, and open space uses.

This is the second Planning Council Public Hearing, and the Board recommended transmittal 14 to 1 at the first Public Hearing in December of last year. The County Commission then transmitted the amendments to the State in April, and no comments were received from the State review agencies.

I just want to point out a couple things about the Planning Council conditions at your first Public Hearing. There were basically three conditions that you asked for more information or clarification on, and that was a specific mechanism to implement protection of historic resources, a detailed public input process regarding zoning and code standards to address and ensure compatibility of land uses, and then providing additional information regarding the -- the city's affordable housing strategy.

And then, when it went to the -- the County Commission, they transmitted it with more conditions, which includes working with a third party facilitator, with the business owners and the residents through the city and the CRA; commitment to implementing the guiding principles, connectivity, historic resources, affordable housing provisions; analysis of the protection of the existing single-family neighborhoods; documentation of all meetings and public outreach.

So information to address all of these conditions is included in your backup. That's why it kind of takes up more than half the book. But it's basically Attachments 14, 18, 19, 20 in Exhibit 1. And then, also, Attachment 1 of the text amendment outlines and details the information that the city is asking you to put in the Broward County Land Use Plan to implement several of these things.

Planning Council staff recommends approval, recognizing the city's

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commitment and as well as the additional text language that they've proposed. The city and CRA staff are prepared to give a PowerPoint if you're interested. Like I said, there are 26 speakers, so, you know, it's at your pleasure.

CHAIR FISHER: Okay. Does the Council wish to see the PowerPoint first before speakers?

UNIDENTIFIED SPEAKER: Speakers.

CHAIR FISHER: Okay. Let's go ahead with our speakers. You will have two minutes to speak. You will be on timer, so we just -- as we call your name, please come forward and state your name for the record.

MS. BOY: Okay. And I'll call three speakers at a time, just so people can get to the –

CHAIR FISHER: That's fine.

MS. BOY: -- front, and kind of be prepared. Woodrow Poitier, Jessie Walker, James L. Jones.

COMMISSIONER MALLOZZI: And just -- just as a reminder, if you have the same exact thing to say as your neighbor, you can defer and not speak, or you can say that I agree with Mr. Smith or Mr. Jones, and that way you've -- you've got your agreement or disagreement down for the record.

MS. BOY: Matt's going to help you just change the timer to two minutes.

CHAIR FISHER: We have it to -- we have it to two already.

MS. BOY: Oh, okay. It's still showing up as three minutes.

CHAIR FISHER: It's showing three?

MS. BOY: So you just need to push one more button. There you go. You got it.

CHAIR FISHER: There we go. Ms. Good, you –

MS. GOOD: That was it.

CHAIR FISHER: -- folks, shh. Ms. Good, you had a comment before we begin?

MS. GOOD: That was it.

CHAIR FISHER: Okay. She beat me to it. That's okay. That's all right. Commissioner Poitier, you can begin.

COMMISSIONER POITIER: Hello. My name is Commissioner Woody Poitier, City Commissioner for District 4, the City of Pompano Beach. First, I would like to -- to mention one thing. The -- the Chairperson of the Northwest Advisory Board, she's working, and she would like to return to work real early. So her name is Deborah -- Deborah Anthony. Could you possibly pull her --

MS. BOY: It's up to the Board, so if they --

COMMISSIONER POITIER: Oh, okay. So if she could speak. But anyway, I'm here to let you know that we have done everything that was basically asked of us to do with the citizens, the Northwest District, concerning the DLC.

And I think that we've done an excellent job. I do know it's time to move this - - this -- this agenda forwards, because there are things that are in the workings that have been planned. We've had our first ground breaking ceremony, and we're off and running. So we do need this passed so we can continue the efforts in Pompano Beach that we've started. Thank you.

UNIDENTIFIED SPEAKER: Thank you.

CHAIR FISHER: Thank you.

MS. BOY: If it's okay --

CHAIR FISHER: The Chair at this point will recognize Ms. Deborah Anthony.

MS. BOY: Deborah Anthony? Okay. And then Jessie Walker.

CHAIR FISHER: We'll continue on with Mr. Walker.

MS. ANTHONY: Good morning, Mayor Fisher, the governing body of the Planning Council. My name is Deborah Anthony, and I am here as a member of the Northwest CRA Advisory Board. I'm coming to you to let you know that we are very excited about what is about to take place in our city and our community.

We just had a recent ground breaking. We're looking at doing major development along MLK. Our Board consists of eight members. They range

from professional background, real estate, banking, construction, engineering. They have over 75 years, some of them, members in that community.

I think it's a well-rounded group. I'm coming to you as a member of that Board asking that you at what our vision and our goal is. Our goal is to see our city grow, our community grow, to establish economic development, to establish jobs, to bring business.

We also have one of the key points in the CRA is the micro loan program under Dr. Allison. That program allows many entrepreneurs to establish their dreams, to create jobs. You all know, as leaders of this community, it's not about government. It is about businesses making things happen. We work together with a common vision, and we can make the economic development in our community better.

We can create jobs, but we need to have growth. Growth comes with progress. Most of the people in our community support this. Most of the people are excited. Often many people have said when are we going to see something on MLK? Well, it has been well over 20 years.

And you know, as of this day, they don't have to ask the question anymore. Things are happening in our community. Things are happening in our city. I say before you, let us move forward. Let us progress so that Pompano Beach can be a city, a town, a place on the map where people will want to come. Thank you.

CHAIR FISHER: Ms. Anthony.

MS. BOY: Jessie Walker, followed by James L. Jones.

MR. WALKER: My name is Jessie Walker. I've lived in Pompano Beach for over 50 years. And Ms. Anthony just said all the things that are necessary that I would like to say, but no sense in repeating everything. We've been waiting for this for quite a long time. And I just want to say that I'm -- I'm in support of the amendment, PC 12-1. Thank you.

CHAIR FISHER: Thank you. Mr. Jones?

MS. BOY: Followed by Johnny Jones.

MR. JAMES L. JONES: My name is James L. Jones. I reside in Pompano Beach, Florida for 56 years. And I paid taxes those 56 years. So I just stand before you this morning to urge you to vote for this amendment. I really believe it would be a benefit to Pompano Beach and the entire Broward

County. Thank you.

CHAIR FISHER: Thank you.

MS. BOY: Johnny Jones, followed by Harry Harrell, followed by Rex Hardin.

MR. JOHNNY JONES: Good morning. My name is Johnny Jones, and I came representing the Voice of Change, Incorporated. And as an official representative of the Voice of Change, there are some concerns that we have and I have, even as a resident of Pompano Beach, Florida for numerous years, well over 50 years.

But the thing is, we -- if you read the notice version -- vision, you'll see some of the things that have been happening in Pompano. I'm not here to stop anything. I'm here to make a plea to this Planning Committee that if these plans are approved and it goes through, that there be some conditions inside of them later on.

I don't know whether I'm at the right meeting, because people can stand up here and say that, you know, everything is smooth and everything went -- but I know it didn't. You know, there are some things -- there are still some things out there that need to be taken care of.

We're playing the same old games that we've been playing all the time. And -- and if you look at the area and you check the records, you'll find -- and come and see and look for yourself, you'll find that some of the things that are being said are not accurate.

But, that being said, we need more for these years that have been gone by. And now we -- they say they're going to offer us something, the northwest community something.

Businesses have been torn down, the economic structure of the -- of the community, black northwest community, has been destroyed. We need some economic development. We need some ownership of some things. And not just -- just -- and I might be in the wrong place to say this, because, as I said, the -- I haven't been informed. Many members haven't been informed, and don't -- I don't know actually what's going on.

I was handed this this morning, these -- this big packet to read, and I can't read it all this morning. Anyway, I'd like -- I might be out of place, but I'd like to review some of the things in it. But, anyway, I'm not here to oppose it, but I think there are some things that need to be taken care of as far as the black community is concerned, not just these things in this plan. Thank you.

CHAIR FISHER: Thank you, Mr. Jones.

MS. BOY: Harry Harrell, followed by Rex Hardin, followed by Carlton Moore.

MR. HARRELL: Good morning. I'm Harry Harrell, the Director of the Eta Nu Education Foundation, and also a member of the Eta Nu Chapter of Pompano Beach. We've been working in the City of Pompano for over 40 years. And I stand in support of this amendment. And all our 80 members won't speak today, but we do support our Mayor and our Commissioner with this project. Thank you.

CHAIR FISHER: Thank you.

MS. BOY: Rex Hardin, followed by Carlton Moore, followed by Jean Dolan.

COMMISSIONER HARDIN: Good morning, Mayor, Council members. Thank you. Rex Hardin, City Commissioner for the City of Pompano Beach. I'm here in support of the -- the passage of this TOC. It been a long time coming.

I know there's some -- some people out there in the northwest community and across Pompano Beach who are afraid of change, and are afraid things will be -- be foisted upon them, which this -- this is not what this is about.

This is about a collaborative effort we've been working on now for many, many years in the City of Pompano Beach. I actually served as City Commissioner back in 1998 with -- with former Commissioner Pat Larkins, who represented the northwest community for many years.

And it was his dream at that point in time, as it's all of our dream in the City of Pompano Beach, to see the MLK corridor improved, re-energized, brought back to where we know it can be. We need economic development in the City of Pompano Beach, and in that area in particular. And this -- this amendment will allow us to help move that process forward. And I support it, and I hope you all will. Thank you.

CHAIR FISHER: Thank you.

MS. BOY: Carlton Moore, followed by –

MR. MOORE: I'd like to defer to Ms. Dolan.

MS. BOY: -- to Jean -- followed by Jean Dolan.

MS. DOLAN: I'm sure Carlton was going to wax more eloquent than myself.

I'm just available as city staff to answer any technical questions you may have at the end of the presentation.

CHAIR FISHER: Thank you.

MS. BOY: And next is Natasha Alfonso, who I believe said the same thing. She's available if you have any questions at the -- at the end of the -- public input. Dahlia Baker, followed by John Wimberly, followed by Chris Brown.

MR. WIMBERLY: I'm John Wimberly. I didn't sign up to speak. I just --

MS. BOY: Oh, okay. Thank you.

MS. BAKER: Good morning. My name is Dahlia Baker, and I'm a Pompano Beach resident. And I just want to say I support the amendment. Thank you.

CHAIR FISHER: Thank you.

MS. BOY: Chris Brown, followed by Lorenzo Mills.

MR. BROWN: Thank you. My name is Chris Brown. I'm the Co-Executive Director of the CRA that's co-sponsoring this land use amendment. I -- I really can't say it as well -- I'm a bureaucrat, but I can never say it as well as our citizens can say it, so I'm not going to say that.

But I just want to say that we appreciate your staff's work, and the Planning Council's work. And land use is an incredibly important element of redevelopment. I'm in -- I'm -- I'm a redevelopment expert, and the Mayor brought us in to -- to help with the redevelopment some three years ago.

And so this is probably our first major and most important land use amendment we've done and -- since we've been there for three years. And I'd appreciate your consideration. Thank you.

MS. BOY: Lorenzo Mills, followed by Claudia DuBois, followed by Dr. David E. Brown.

MR. MILLS: Commissioner, Mayor, I support this amendment. New Experience Cleaning Service. I started in the CRA business loan fund program, and I would like to say that I support this amendment, and I wish that our dreams will come true. Thank you.

CHAIR FISHER: Thank you.

MS. BOY: Claudia DuBois, followed by Dr. David Brown, followed by
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Waterloo Cherenfant.

MS. DUBOIS: Good morning, everybody. I am a business entrepreneur that's very grateful for the CRA in the northwest sector, which is near and dear to my heart.

It's the original shining star of Pompano Beach, the old original downtown area, which is part of what's being discussed in this -- in this arena. I think it's vitally important that -- that we vote for the CRA to be able to go ahead and take the reins. I think that their intentions are pure and for the best for all concerned.

And I -- I highly support the efforts of all the people involved with bringing our city forward in the jewel part of our old downtown. We've seen other communities flourish with the help of the expertise of these -- of these groups. And I just encourage you please to investigate all of the tools that they have worked so hard on providing for us as local residents to see the vision that they have planned. Thank you.

CHAIR FISHER: Thank you.

MS. BOY: Dr. David E. Brown, followed by Waterloo Cherenfant, followed by David Holley.

DR. BROWN: Council members, Dr. David E. Brown, business owner in the City of Pompano Beach, as well as a resident. I stand in support of this amendment for so many reasons, not only as a citizen, but as a businessman.

I've had the opportunity to watch Pompano Beach grow and develop economically because of the thrust and the efforts of the CRA. Council members, you must pass this amendment on the basis that it's good for Pompano. It's good for all of Pompano. It's -- it's not merely good for a small group of persons such as business persons, but each and every citizen.

I come from a small country, the Bahamas. And I wanted to move back there. But I decided a few years ago living and watching the viability, the energy, the beautification, job opportunity, I decided you know what, I'm not going to move out of the city that gives the warmest welcome.

I've been so motivated, I'm asking the government of the Bahamas, the Prime Minister, to come and see what's happening in Pompano, because I work in Pompano. I live in Pompano. It's because of the effort of the CRA and the Pompano Beach Commissioners.

My business has been able to develop overseas. We've opened an office in the Bahamas. We're opening an office in Jamaica and in other parts of the world because it all started in the City of Pompano Beach. And so not to support this is to stifle the creative growth and the viability in the City of Pompano Beach. I beg you to support the amendment.

MS. BOY: Waterloo Cherenfant, followed by David Holley, followed by Cherry Holley.

MR. CHERENFANT: How you doing today, Mayors and Commissioners? I support this vision what the CRA doing. They helping my vision with the Waterloo Cherenfant Relief Organization. Since 2009 I've been able to give over 300 towards the kids and feed the homeless every year since 2009. They helped me with my 501c3, got it on board, and since then I've been flourishing with my own organization. Thank you.

CHAIR FISHER: Thank you.

MS. BOY: David Holley, followed by Cherry Holley, followed by Dr. Ken Campbell.

MR. HOLLEY: Good morning, ladies and gentlemen. My name is David Holley. I reside in Pompano. And I'm a paving engineer, a paving contractor, and I support this amendment, TOC, what we're about to embark on.

I'm one of the contractors, the local contractors, that has been awarded the ground -- for the groundbreaking that we had, the paving contract. So -- and not just by me being awarded that contract, that I need ten -- ten men that I've created jobs for just by being awarded that contract. So I support it, and we need to make it happen.

CHAIR FISHER: Okay.

MR. HOLLEY: Thank you.

UNIDENTIFIED SPEAKER: Good job.

MS. BOY: Cherry Holley, followed by Dr. Ken Campbell, followed by Andy Cherenfant.

MS. HOLLEY: Good morning. I'm Cherokee Holley, and we live in the City of Pompano. We also have a salon. David is my husband. We have a salon in Pompano, and it's directly on Dixie Highway, and we're in the perimeter of where all the changes will be done. And I also agree and I support this amendment. Thank you.

CHAIR FISHER: Thank you.

MS. BOY: Dr. Ken Campbell, followed by Andy Cherenfant, followed by Dr. Lynn Allison.

DR. CAMPBELL: Mr. Chairman, Commissioners, representatives of the Planning Council, I'm here to represent the concerned citizens of northwest Pompano. They were the authors of the combined study, or the combined vision that is part of the backup in your package.

The reason that exists is because of their opposition to this amendment. They believe there's nothing in it for them. This is a very large group of residents of the Northwest District.

The Northwest District paid for this. All of the Northwest District. They have watched their downtown demolished with money from the Northwest CRA. The reason why this land use plan is being put in place is so the city can figure out a way to dispose of all the property they now currently own in what was black downtown Pompano Beach.

They used \$35,000,000 of \$67,000,000 collected over 22 years to demolish a vibrant, viable, black downtown. Then, once they were finished with it, they decided that developers would come in after they tore it down and build brand new structures. We waited. We waited. It didn't happen. Now they want this land use amendment in order to try to stimulate growth in an area that they created. Thank you all.

MR. FINK: Mr. Chairman?

CHAIR FISHER: Yes, Mr. Fink?

MR. FINK: Did -- I would like to suggest that he be given some more time, because to -- if he wanted to continue.

CHAIR FISHER: Mr. Fink, the rules are set for the two minutes --

UNIDENTIFIED SPEAKER: Right.

CHAIR FISHER: -- and that's not Council's policy.

MR. FINK: Okay.

UNIDENTIFIED SPEAKER: If someone wants --

MR. FINK: I believe the Council has the authority, if it so decides to hear --

CHAIR FISHER: Does the Council wish –

MR. FINK: -- for the opposing view.

CHAIR FISHER: -- to extend time? Ms. Graham?

MS. GRAHAM: Well, if he -- if he doesn't get an extension of the time, I have some questions. I just didn't know -- because we've never had so many speakers for an item -- do we hold all our questions to the end –

CHAIR FISHER: Yes.

MS. GRAHAM: -- and then we have to bring the speakers back up?

CHAIR FISHER: You can bring Mr. -- Dr. Campbell back up if you wish.

MR. FINK: That's fine.

CHAIR FISHER: We'll have all speakers first –

MR. FINK: That's fine.

CHAIR FISHER: -- and then you can have questions. Okay?

DR. CAMPBELL: Thank you.

CHAIR FISHER: Thank you.

MS. BOY: Andy Cherenfant, followed by Dr. Lynn Allison, followed by Gloria Cunnigan.

MR. CHERENFANT: Council, Commissioners, Andy Cherenfant, business owner 11 years in the City of Pompano Beach. As far as I can recall from what the gentleman was just stating, the -- the black area that he was talking about, they were all drug infested, depleted homes that was not appealing at all.

For the second time, I'm going to defer to exactly what Commissioner Poitier and Mr. Chris Brown were saying. And I want you guys to know we trust our leaders as far as the CRA and our Commission Board. They have a great track record from the other cities that they were working in. So we'd like you guys to support them. Thank you.

MS. BOY: Dr. Lynn Allison, followed by Gloria Cunnigan, followed by Chris Brown.

DR. ALLISON: Thank you. My name is Dr. Lynn Allison. I'm president of International Enterprise Development. We've been contracted by the CRA and the city since 2006, and this has been the most amazing experience because of the tremendous support that the CRA has given to our program. They asked us, because of my 30 years experience, to develop and administer a micro loan program.

To date, we have made 52 loans. We have put over \$900,000 in small loans into this community, into the northwest, into these businesses, and we maintain over a 90 percent monthly repayment rate. I've worked all over the world, and I have never worked with a more supportive CRA/city.

They have provided, in addition to the micro program two years ago, a building for the Business Resource Center, which was a vision of the RMA who run the CRA. And we now have a job placement center which very clearly looks at the subcontractors and contractors to make sure that they're given priority.

We also have a business incubator, with seven on-site spaces for small businesses, and well as 15 virtuals where we answer the phones and give them conference room and fax facilities. Right now, we have 15 virtual businesses.

In addition, we have monthly events for learn and lunch and experts. It is the most vibrant -- and we're in this downtown area, which is -- now has tremendous amount of work going on. This city and the CRA should be applauded and should be followed for the model that it has used. And we very, very strongly support this amendment. Thank you.

CHAIR FISHER: Thank you.

MS. BOY: Gloria Cunnigan, followed by Carmen Jones, followed by Reverend O'Neal Dozier.

MS. CUNNIGAN: Good morning –

CHAIR FISHER: Morning.

MS. CUNNIGAN: -- Mayor and chamber -- Commissioners. I'm Gloria Cunnigan, and I'm in Pompano Beach, Florida. I'm a salon owner. I've been there at that very location for 30 years, and owner of the business since 1991.

And I'm in very support of the CRA program, because it has afforded the citizens of Pompano Beach, Florida to become very successful as far as

entrepreneurship. So I'm in favor of it. Thank you.

MS. BOY: Carmen Jones, followed by Reverend O'Neal Dozier, who's the last speaker that's signed in.

REVEREND DOZIER: Yes. I'm O'Neal Dozier, and I have been in the City of Pompano Beach since 1955. And, indeed, at the time it was there, it was not run down, it was not drug infested. It was a viable community. I echo Dr. Campbell's statements. We need to consider the concerns and the suggestions laid out and put to the City Commissioners in Pompano Beach, Florida.

We need to understand something, and they're -- they are suggestions, and they should be considered. So, therefore, we need more time. I want to also state this, if I may, that the -- that the government works for the people, not the people working for the government. It's not right for the government to implement something and just force it on the people.

And all the people they bring forth are people who are getting something out of it, people who are getting part of the pie. We need to consider the entire community. So, therefore, I am asking, please, give us more time to consider the suggestions laid out by Dr. Campbell, and the concerned northwest community. I thank you.

CHAIR FISHER: Thank you, Reverend.

Is Mrs. Jones here -- Ms. Jones here?

MS. BOY: Carmen Jones?

CHAIR FISHER: Carmen Jones?

UNIDENTIFIED SPEAKER: No, (inaudible).

CHAIR FISHER: I saw her earlier.

UNIDENTIFIED SPEAKER: She had a death in her family, and she wasn't able to attend today.

CHAIR FISHER: Okay.

MS. BOY: Okay. That concludes the -- the speakers that are signed in to speak.

CHAIR FISHER: Okay. Now, the process will be, of course, that we'll open
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up for Council discussion. And staff is here, as well as those speakers here you might want to ask questions. We'll begin with Mr. Hobby.

MR. HOBBY: Thank you, Mayor. I think that one of the things I'd like to -- to -- to state is that there's very persuasive statements by everybody who's here, both pro and -- and con, and -- but I don't think that a lot of the issues that are brought up are really within our purview.

If we look at Attachment 9-A, it really looks at the objectives that we should be considering in -- in our deliberation on a transit oriented -- well, TOC, a transit oriented corridor?

CHAIR FISHER: Transit oriented corridor.

MR. HOBBY: Okay. And by -- by the same token, I don't think that we can substitute our judgment for the political judgments that are made at the local level. Our job is to see how this conforms with the -- the County's master plan and land use ordinances, and not to get in between local citizens and their elected leaders.

That's a judgment, for better or worse, that has to be made at the local level, and not here. So that -- that's my only statement. And I do have some questions if -- but I would like to come back --

CHAIR FISHER: Please.

MR. HOBBY: -- if they're not answered elsewhere.

CHAIR FISHER: Okay. Commissioner Long.

COMMISSIONER LONG: Thank you. For me, it's kind of interesting because I've spent most of my life more in Pompano than in Lighthouse Point, and I kind of would always say I grew up in Pompano Beach, because I went to school there. All my friends were there. You know, it's just part of my life. And Commissioner Hardin went to school together with me at Pompano High School. I had James Jones as assistant principal at Pompano High School before he moved on to Ely High School, where he served as a wonderful principal for years.

I taught at Pompano High School. I taught at Ely High School. That's where I did my student teaching. And it was great experiences. I knew the -- and still know the Gillises, the Weavers, the Wallaces, you know, Millionaires Row, and everything that made that northwest section very impressive over the years because of the historical significance of it.

I am in support of this because I truly believe that it's 20, 25-plus years too late in coming, but it is here. MLK has always been a vibrant part of the northwest community, and while it may not be perfect as we'd like to see it, I do remember in the late '70s and '80s. I -- I'm not sure if it was considered a vibrant and viable downtown back then. I think it had a lot of crime, had a lot of unemployment.

And at this point, we're looking at what we can do to improve that. And I know some things have been done when Dixie Highway was improved with the sidewalks and the drainage and areas like that.

It has been kind of beaten up recently because the buildings have been taken down. Unfortunately, they weren't that vibrant at the beginning. And I hope that as we move forward with this that it'll have the opportunity to expand, and that you'd have the businesses -- and I see a lot of the entrepreneurs here, and I think that is wonderful.

I think the community just coming out as you all did today is a great start. And I'm looking at the minutes from the different meetings, including the -- the blended vision of the concerned citizens. It says the people in the community care. And I think that's the number one thing to improve a community is getting them all together, whether they agree or disagree, the fact that they care enough about the community to come out and say something about it.

So I'm very supportive of this. I do understand what we're limited on what we approve. And I hope that as we move forward this will pass and that Pompano Beach and its downtown area, historical downtown area, will continue to -- to flourish as it did in the '50s. Reverend Dozier mentioned it. And it's open to all residents of Florida, that it is welcoming, and it provides a historical significance that northwest area needs.

CHAIR FISHER: Anyone else here on this side wish to speak? Ms. Graham.

MS. GRAHAM: Thank you. I don't know who I should direct this question to. Perhaps you, Chair Fisher, or to the gentleman, Mr. Kimball? Is that your name?

MR. FINK: Dr. Campbell.

MS. GRAHAM: Dr. Campbell. Sorry. Was there land -- was there a vote on August 14th -- there were several propositions on the ballot, and I recall that there was one that had a provision for citizens in Pompano to vote on whether or not city-owned land could be given or sold, conveyed, to developers. And I don't live in Pompano, but I understand that passed. Am I --

DR. CAMPBELL: That is -- that is inaccurate. That did not pass.

CHAIR FISHER: Dr. --

MS. GRAHAM: It did not pass. Right. So, in other words, if any land is to be conveyed from the city to private developers, it has to be put to a vote to the citizens.

CHAIR FISHER: Ms. Graham, let -- it's not accurate. And let me -- the -- the referendum was very specific, and the purpose of it was to be able to transfer land from the city to the CRA or the CRA to the city. It did not transfer to developers.

And the mechanism in our Charter at this particular time does not allow that. We are allowed to transfer properties to Broward County, and to the State of Florida, but we were -- our Charter says now that if we wanted, for instance, to have a city lot transferred to CRA possession, it actually has to go out to bid.

And so the -- the Charter amendment was -- and it did not pass, but the Charter amendment was to be able to allow the agencies to transfer property to each other.

MS. GRAHAM: Okay. And my second question, where was the land -- where was the ground breaking for the project that was mentioned by several of the speakers along MLK Boulevard? How far, I guess, west of Dixie is that site?

CHAIR FISHER: It's at 731 MLK Boulevard, so approximately seven blocks west of -- of Dixie Highway.

MS. GRAHAM: Okay. And then as far as the additional outreach that you want to make with the citizens that are affected, I presume people that are living within these boundaries and might even be property owners, if you could just somehow sum up or -- or not take too much time, because I don't know if you'll be given it, to explain what -- how you want to go about doing it and -- and how it can be successful.

DR. CAMPBELL: We have made an effort to reach out to all of the community in the northwest, not just what the TOC covers, because the TOC has been paid for by the entire northwest community, the entire Northwest CRA.

The community that was within the TOC was the black downtown. Not the historical white downtown, but the black downtown. It, for all intents and

purposes, have been torn down. There are several buildings that still remain, but if you look there now, it looks just to be fields.

So the historical merits of the area, there's nothing left of the historical merits of the area except for one building, which the black community came together to save. Other historical -- potential historical buildings have been torn down.

The result is a need to capture whatever history we have there, and that requires reaching out throughout the community. I've talked to literally 300 to 400 people in this process. I'm their scribe. None of what you saw there is my idea. It is the ideas of the concerned citizens of the northwest.

As a result, I get to sit and listen to their ideas and what they want to see out of their CRA. And the one thing that I can assure you is the one thing they're absolutely sure of is they don't want the TOC. If they can't agree with anything else, it's they don't want the TOC.

What we're looking at here, then, is how can we coax them, how can we ask them to change their minds? That's a very difficult thing to do, because for 22 years they haven't gotten anything. So now they've put this blended vision together. This blended vision is to answer that goal.

MS. GRAHAM: Well, I guess I'll interject. I remember when we voted on the -- or we reviewed and discussed the locations for the transit oriented corridors' hubs within all of the municipalities.

And I only recall one municipality where the appointee stated that they weren't going to have one in his community, but everyone else had one, or they designated an area. And at the time, I don't believe anyone from the public had come to -- to speak on that.

And then we had the first hearing for this in April, and no one, I believe, even showed from the public for that. I believe some staff people came from the city. But the following Commission meeting, which I did watch, there were a lot of people that came. And -- and I don't know if they were necessarily speaking against it, but they were fearful of what it would involve. And the speakers said to the County Commission and the different elected officials, CRA people, that they were going to have dialog and include everybody.

Well, that was April, and here we are now in September. And my vote against it is not going to necessarily stop it, but, sadly, I -- I just see progress, for lack of a better word, sometimes having people that don't always agree with it. And in that particular area of Pompano, I know 20 years ago they were trying to do a similar thing on Martin Luther King Boulevard. I lived in Pompano at

the time. I was an appointee to both Code Enforcement and to Unsafe Structures.

Needless to say, many of the cases that came before those boards were not east of Federal Highway in Pompano. So I got to know how things were handled in the northwest.

But they didn't have the CRA at the time, and there wasn't the dollars to develop the corridor. There were some individual buildings that were put in with businesses, but never a master vision or -- or something on the scale of what you have now.

I just -- I know that we have Sistrunk Boulevard in Fort Lauderdale, and it took a long time to get that going. And -- and now we want to spur development along that. But it may take a long time to happen.

So the CRA, even if it was to be approved on the second hearing today, not to be pessimistic, but just to be pragmatic, given the economics, it may sit in a certain condition for -- for a while.

So I don't know if giving them a chance to fine tune anything before they get their second hearing will ever happen. And it -- it may pass today. But I just wanted to have a little more information. I thank you, Chair Fisher.

CHAIR FISHER: Absolutely. Commissioner Mallozzi.

COMMISSIONER MALLOZZI: I have an easy question for you, Doctor. Where do you live?

DR. CAMPBELL: Pompano Beach. 231 Southeast 12th Street.

COMMISSIONER MALLOZZI: In this area?

DR. CAMPBELL: No, ma'am.

COMMISSIONER MALLOZZI: No, ma'am. Okay. Because you seem to be the most outspoken, but yet, to me, and -- and this is just my opinion, you seem to be one of the two people in this audience that this has no direct bearing on.

DR. CAMPBELL: Well, it does have a direct bearing, because the citizens of the --

COMMISSIONER MALLOZZI: As a taxpayer, yes.

DR. CAMPBELL: -- of the northwest corridor asked me to be their spokesman, asked me to be their arbitrator.

COMMISSIONER MALLOZZI: But my question -- and, again, I don't mean to be argumentative, but I've heard from individuals that live there, that have businesses. Some are being helped. Some want to see improvements. And, again, that -- that, in general, has no -- no bearing. It's not part of our purview as Planning Council. These are just -- I'm voicing -- my observations.

But I see many people here, and, actually, all of them but two are saying this is what we need to give our -- our -- our home and -- and where we live and -- and our community the -- the boost that it's needed, and the one person that's speaking out against it doesn't reside there. But, again, no bearing.

I just want to point out that we, as Council members, we appreciate all of your concerns, and we appreciate you taking the time to come down and voice to us how you feel.

But there are certain guidelines, and if something meets those guidelines, we are bound, duty bound to vote for something positively. If something does not meet those guidelines, then we have an option. And that's just something that I felt I needed to share with the -- the people here. Thank you.

DR.CAMPBELL: I recognize what you've said --

COMMISSIONER MALLOZZI: You're not --

DR. CAMPBELL: -- Commissioner --

CHAIR FISHER: Not, yet, sir --

COMMISSIONER MALLOZZI: -- you're not --

CHAIR FISHER: -- Dr. Campbell.

DR. CAMPBELL: Okay.

CHAIR FISHER: Continue on this side. Yeah, Mr. -- we'll start at the very end. Ms. Good.

MS. GOOD: It's a question for staff. Just a quick question. I noticed that within the proposed land use designation there's Pompano Middle. I just wondered how the land use designation may impact the school site. Maybe if you could share what are the potentials, if any.

MS. BOY: We had actually talked about that briefly in the report, but the City of Pompano Beach staff, I think you'd probably have more of a comfort level when you hear from them –

MS. GOOD: Okay.

MS. BOY: -- about preserving the -- the middle school and why that was within the boundaries.

MS. GOOD: Okay.

CHAIR FISHER: Ms. Dolan.

MS. DOLAN: Yeah, the change in land use won't change any of our community facilities within the area. The zoning will come through and zone those as a community facility as well.

The only reason we included that in the boundary is because part of that area is already residential. The land use is residential, so there's unbuilt units -- that allow us to take those entitlements and distribute them into the mixed use designs we're trying to get along MLK.

MS. GOOD: Okay. So any future renovations or, you know, improvements on that school site would not be impacted by this designation.

MS. DOLAN: Right. Would not be precluded by the –

MS. GOOD: Okay.

MS. DOLAN: -- designation.

MS. GOOD: Thank you for clarifying. Thank you, Mr. Chair.

CHAIR FISHER: Commissioner Mack.

COMMISSIONER MACK: Yes. I'd like to comment on what Commissioner Mallozzi had to say in regards to the speaker, because, at that point, I got confused. I'm just trying -- you know, I missed the last meeting. I'm trying to -- trying to come up to speed.

Is the speaker for or against? And if he's against, is the CRA who -- is that the company that acquired his knowledge to stand before the Board, or he standing in a independent mode, and the CRA has a totally different view of the need? See, I -- I got a little lost right in there.

CHAIR FISHER: I'll just give you a quick little history about what Dr. Campbell's -- what he's representing today. At the County Commission level, when we went for transmittal, there was a condition by the Commission stating that it was from a group of citizens that had some concerns about the TOC.

And one of the requirements was for the city and the CRA to go and reach out to these group of citizens. And in that -- at that time, Commissioner Jacobs recommended a facilitator be -- be in place, and the Concerned Citizens Northwest selected Dr. Campbell as their facilitator. So he is speaking today on behalf of -- of that -- that group called the Concerned Citizens Northwest. Does that help?

COMMISSIONER MACK: Yeah, that's better.

CHAIR FISHER: Okay. All right, Dr. Campbell?

DR. CAMPBELL: Yes, sir.

CHAIR FISHER: Continue on. Mr. Fink.

MR. FINK: Yeah.

CHAIR FISHER: Mr. Fink.

MR. FINK: Dr. Campbell?

DR. CAMPBELL: Yes, sir.

MR. FINK: I couldn't see you there. In bullet points, or as briefly as possible, or what I like to call the Readers' Digest version –

DR. CAMPBELL: Yes, sir.

MR. FINK: -- what is the major objections of the people that you speak for to this?

DR. CAMPBELL: I think they feel that it doesn't do anything for them to help their lives, to assist them in any way, except it spends their money. It spends CRA funds from the northwest community. It doesn't give them back anything immediately.

They have a list of things that you see in your backup that suggest they have projects right now that they'd like to see implemented with their money. They don't want to see additional land use planning done with their money.

They don't want to see additional public construction done with their money. If the private sector is so gung ho to rebuild this area, where have they been for 22 years?

The bottom line is they want the money spent for the things they deem important, sir. And they don't see –

MR. FINK: Can you -- pardon me. Can you give me an example?

DR. CAMPBELL: There are a number of things. In our organizational blending, we talk about a multi-use facility located within the northwest community that the North Broward Hospital District could operate for them as a clinic and as a multipurpose center, to allow senior programs and those kinds of things to be developed.

We also talk about the rebuilding of a sports complex in Collier City. We talk about the rebuilding of homes in the northwest. Where we're talking about affordable housing here, we're looking at a rebuilding program for homes that may need new roofs, that may need new windows, air conditioners, those kinds of things. Yes, sir.

MR. FINK: Is this not -- these concerns or these desires or these wishes of the group that you speak for and that you have been elected to be their representative and so you have every right to be here and speak, is this not something that you have to negotiate within the CRA but not before this Council, as Mr. Hobby has pointed out?

DR. CAMPBELL: I would –

MR. FINK: Our job is to -- our job is to approve whether or not -- or disapprove whether or not this TOC should go forward so that things can change.

I think what you're arguing about, unless I misunderstand you, is what is the schedule of things to be changed and in what order should things be addressed for that money to be spent, but not whether or not changes should be made.

DR. CAMPBELL: I would suggest to you that the need for change and the need for this type of amendment is not the only way to accomplish the goals that the city has set forth.

I would suggest to you that, because the city and the CRA owns most of the property within this area, that they could ask for land use changes. They could ask for zoning changes in the properties that they control.

The assembly of projects or the assembly of a building over a number of different lots have occurred in Fort Lauderdale, have occurred in all the communities within Broward County by private developers who come before you all and ask for changes in land use and in zoning.

All I'm suggesting to you is that there are other ways to accomplish these things. And my citizens think of it as a -- simply as a way of raising taxes on them, because the owners of businesses or the owners of houses that aren't homesteaded see this as a -- a way of -- of causing their property values to increase.

They're not real sure they want their property values to increase, particularly in this economic situation. So there's a real concern that it's going to be a financial burden to them, as well. No matter what I tell them, or how I try to dissuade them from that, this is what they believe, so I must tell you that.

MR. FINK: Okay. All right. Thank you.

CHAIR FISHER: Commissioner London, Mr. Reinstein, and then Commissioner DuBose. Okay?

COMMISSIONER LONDON: Thank you, Chair. I want to start off by echoing what Commissioner Long has to say. It's -- it's really encouraging when we see all the yellow shirts and the purple shirts and the participation.

It's -- to me, it's always great when people are getting engaged and involved, and you're participating in the process, because someone talked about democracy earlier, and I use -- one of my favorite quotes is the Abraham Lincoln quote, which is basically, "Government is of the people, by the people, for the people."

And I think that's representative here when you look out and you see all these people that have come here to speak and take the time in their busy day. We're meeting at 10:00 to 12:00, and you guys are coming here to offer this.

And I think it's important. So I encourage you to do more of it, and -- and I appreciate what Commissioner Long had to say as -- as acknowledging that. I've been on this Planning Council about a year, and I've seen Pompano bring things forward, a lot of different things. And I've been encouraged, again, with the participation.

I think we have a great leader on this Council. I haven't seen Mayor Fisher at -- at his Commission meetings, but staff has been very participatory, and they've come here and they've explained things. I'm going to -- and I -- and I

think we're -- we're looking at it -- we're here to talk about the TOD, but people are talking about the CRA. So I'm going to ask some questions, kind of overlap, because I understand that we're going to vote on the TOD, but a lot --

UNIDENTIFIED SPEAKER: TOC.

COMMISSIONER LONDON: I'm sorry.

UNIDENTIFIED SPEAKER: TOC.

COMMISSIONER LONDON: I think we have the TOD, transit oriented district, and other people have transit --

UNIDENTIFIED SPEAKER: It's a corridor.

COMMISSIONER LONDON: -- oriented corridors.

UNIDENTIFIED SPEAKER: It's a corridor.

COMMISSIONER LONDON: So --

UNIDENTIFIED SPEAKER: (Inaudible.)

COMMISSIONER LONDON: Oh, I'm sorry. The Chair -- I mean the Executive Director wants to define things.

MS. BOY: I just want to say, if that's what you want to talk about, we actually have a map that depicts the CRA area with the overlay of the TOC --

CHAIR FISHER: Let's put that up --

MS. BOY: -- so you --

CHAIR FISHER: -- if we can, while we're discussing -- sure.

MS. BOY: -- if that's okay.

CHAIR FISHER: Sure.

MS. BOY: I just want -- you want to put that up?

CHAIR FISHER: Continue on, Mr. -- Commissioner London.

COMMISSIONER LONDON: Thank you. And I -- my -- I guess my first
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question, and maybe, Chair Fisher, you could answer this. How long has your CRA been in existence, and what's your budget been?

CHAIR FISHER: The Northwest CRA's been in existing for probably 25 years -- or 22 years, I believe it is. 22 years, 25 years, the northwest.

COMMISSIONER LONDON: And the annual budget, approximately?

CHAIR FISHER: Annual budget, Mr. Brown? We just passed -- he gives me my budget numbers.

UNIDENTIFIED SPEAKER: Excuse me, Mr. Chair.

CHAIR FISHER: Excuse me, gentlemen.

MR. BROWN: Excuse me.

CHAIR FISHER: What's our -- what's our annual budget this year? Northwest.

MR. BROWN: Chris Brown, again, the Executive Director of the CRA. Our budget is approximately \$6,000,000. And, Mayor Fisher, the CRA was created was in 1989.

CHAIR FISHER: '89.

MR. BROWN: So that's -- it's a little over 20 years.

CHAIR FISHER: Got it.

COMMISSIONER LONDON: And -- and I -- I have to guess you're a 30-year-life on a CRA?

MR. BROWN: That's correct, although we have -- we have extended -- we have petitioned for an extension of that -- that period.

COMMISSIONER LONDON: And your \$6,000,000 is similar to the other CRAs? About half comes from the County. Half comes from your TIF?

MR. BROWN: I'm sorry?

COMMISSIONER LONDON: Half of your revenue comes from the County. Half comes from the TIF?

MR. BROWN: We have four taxing districts that contribute, and they include

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the County, the city, the hospital district, and the Children's Services Council.

COMMISSIONER LONDON: Right, but about almost 50 percent is –

MR. BROWN: Yeah.

COMMISSIONER LONDON: Okay. Thank you. And somebody talked about historical. So if staff -- I don't know, does -- can somebody define historical for me in Pompano? Structure or building?

MR. BROWN: Well, the -- the -- oh, the staff -- this -- they're better. I'm just a redeveloper so –

COMMISSIONER LONDON: You don't have to -- you don't have to go anywhere.

UNIDENTIFIED SPEAKER: She knows –

CHAIR FISHER: Ms. Dolan?

MS. DOLAN: Thank you. To be eligible -- Jean Dolan, Principal Planner, Pompano Beach. To be eligible to be considered historical, you have to be at least 50 years old. That's as simple as that.

COMMISSIONER LONDON: Okay.

UNIDENTIFIED SPEAKER: I will be historical in (inaudible).

COMMISSIONER LONDON: And I'm -- and I'm not sure who wants to answer, but it looks like this -- and, again, I applaud the residents. It looks like this process has been going on for a while with the collaboration. I think, Chair Fisher, you just alluded to that as far as the collaborative -- collaborative effort that's going on. So can you just briefly, years, months, weeks, how long has this collaboration been -- been going on? Because you said they were asked to hire Dr. Campbell to be the facilitator, but there must have been time before that.

CHAIR FISHER: Natasha can answer that, and to tell you the extent of the meetings. And in your backup, of course, you have the minutes of those meetings that I've personally chaired. But you can give them the number of meetings that have been –

MS. ALFONSO: We have –

CHAIR FISHER: -- concerning the TOC.

MS. ALFONSO: Concerning the TOC, we've started since November of 2010. So this discussion has been ongoing for quite a while now. In specifically about the TOC, when we started the real massing and getting the outreach, I would say about a year, 13 months ago, which is when I started. And we've specifically held meetings within the TOC with the TOC residents and business owners, and you'll see it in your backup. There's -- there's minutes of that, as well.

COMMISSIONER LONDON: Is there -- and to get a little specific, are there shovel -- are there projects that are ready to hit the shovel? I mean shovel –

UNIDENTIFIED SPEAKER: Shovel ready?

CHAIR FISHER: Shovel ready?

UNIDENTIFIED SPEAKER: Shovel ready.

COMMISSIONER LONDON: Got my words –

CHAIR FISHER: Mr. Brown can answer that.

COMMISSIONER LONDON: TOD, TOC, shovel ready, ready shove.

MR. BROWN: Well -- well, in spite of the testimony that the CRA has destroyed most of the fabric, and, very frankly, as a redeveloper, had I been there 20 years ago, which I wasn't -- I was in Delray Beach I'm a great believer in saving buildings, and particularly historic buildings.

So it was unfortunate we took a lot of buildings down, but we are saving all those that are there, and we have -- we have two fairly significant historic buildings that we are right now started the renovation of, one of which is on MLK and one is -- of which is in the old town, which is on -- which was sort of started in the 1920's. It's a 1926 building.

We're now renovating a 1936 building, and that's where a lot of black musicians used to go and stay as -- and -- and stay as a hotel, and then they would play in different nightclubs in -- in Pompano and the local area. So we're going to celebrate that, and that's under construction right now. The -- the project that Commissioner Poitier talked about at 731 MLK is a -- is a brand new structure. It's a 4,000 square foot retail center. Construction has started. It's also a public parking lot.

And it was one of those situations that a previous question had been asked can you give property to the city or your -- to the city. We had actually to give the property to the city, and then the city already leased it back, because it

was a public parking lot.

We're redoing the public parking lot, and -- and Mr. Moore, who works for us, Mr. Commissioner Moore of -- who -- who may speak later, he has completely leased the 4,000 square foot to local black businesses. And I've always said in redevelopment, and did this is Delray Beach, is that if you give them a shell, a building, that's a modern retail building, with plumbing, air conditioning, and -- and so forth, improvements, they will come and they will shop.

The trouble with the older buildings was they were -- they're completely unsuitable to provide retail services. So we're -- we're starting to build both new buildings and we're starting to rehab some of the others. And rehab of the old buildings are incredibly expensive and -- and extensive.

So that's what -- that's the process that's going on. Five years from now, if you drive down, you'll begin to think that MLK is another downtown -- is a downtown. We're going to recreate the downtown, essentially.

COMMISSIONER LONDON: And -- and this might be for -- for our Executive Director. When we're talking about TODs –

UNIDENTIFIED SPEAKER: C.

COMMISSIONER LONDON: -- TOCs. I'm going to -- I'm going to keep saying it wrong, so you'll have to –

CHAIR FISHER: TOC, but we understand what you're talking about, Commissioner.

COMMISSIONER LONDON: Transit oriented corridor. Where are the hubs, where are the links, and are we talking more about walkability or are we talking about mass transit or are we talking about connectivity?

MS. BOY: We're talking about a lot of different things when we're talking about these transit oriented corridors. The potential and the plans for long range transit in this case, for MLK, there's actually a transit hub that's being constructed. I'm not sure if it's finished.

CHAIR FISHER: Almost there.

MS. BOY: It's almost there?

CHAIR FISHER: The Broward County Transit Center.

MS. BOY: Right. So, you know, it -- the ability to provide transit above and beyond, you know, your regular routes kind of thing. So it just -- it just -- depending on the area. You know, we've seen a lot of these proposals and amendments along State Road 7, so they're -- they're trying -- we're trying to focus on the areas where -- where people go when people travel and will use transit.

COMMISSIONER LONDON: And I'm going to wrap it by saying thank you for all the answers. And -- and, again, I would encourage more participation and everybody who's here that's come from the public to continue. And, obviously, as you've seen the Chair, he runs a great meeting here. I can only assume he runs a great meeting in Pompano.

And I would encourage you to work with staff and encourage you to work with your elected officials to get the best projects and the best process. And thank you. And I -- I am going to vote yes and support this.

CHAIR FISHER: Mr. Reinstein.

MR. REINSTEIN: Yes. I -- I oftentimes don't speak up when I believe that so many of my colleagues have made the comments that -- that I would have said.

However, in this case, this was a very interesting amendment, because, one, I thought it was very bold. It was one of the larger ones that we've seen. I've sat on this Council for a few years now. The backup was thicker than we usually get. We had a chance -- to see some of the minutes from the strategic meeting minutes that took place for the CRA.

We've had plenty of speakers here, both in support and not necessarily in support. And it -- to me, this type of -- this type of facilitated mixed use development, this type of transit oriented corridor is -- is exactly what Pompano Beach needs.

And in -- in reading -- although hearing from Dr. Campbell, Reverend Dozier, and some others, there are some concerns. One of the things that I heard I believe Dr. Campbell mention was that there are often many ways to accomplish goals. It seems that the question of timing and priority maybe is not in -- in the direction that -- that Dr. Campbell and some of the concerned citizens have.

However, there are many ways to accomplish goals. And, as Mr. Hobby started off by saying, and -- and Mr. Fink added, that if you take a look at the objectives that were set forth, the objectives for Broward County, as well as the Pompano Beach Comprehensive Plan objective, they match.

And while there have been times that, while I've sat on this Planning Council and others, where we've looked at those and said, well, yeah, they look like they match, but we're still not comfortable with how they match up with the overall community, and we've had some concerns and -- and there have been times where -- where those have been raised and those have prevented some of us from voting in support of projects.

In -- in looking again at the attachments and looking at the facilitate -- facilitative mixed use development plan and objective in the City of Pompano Beach, I -- I am supporting this and I look forward to the opportunity, hopefully sooner rather than later, to drive down MLK Boulevard and see a much revitalized community and -- and TOC. So I will support this.

CHAIR FISHER: Good. Commissioner DuBose.

COMMISSIONER DUBOSE: Thank you, Chair Fisher. I won't get into the objectives and how we're doing. I think my colleagues have covered that very well. And I -- I feel compelled to speak. Fort Lauderdale has been mentioned.

And, first off, I want to applaud the city, the -- the citizens, the CRA, and staff regarding this entire process, because we live it, as well, in Fort Lauderdale. And, you know, to former Commissioner Moore, I understand why I didn't see you this morning, because you're here fighting another battle.

We actually just realized the dream in Fort Lauderdale. We have our retail plaza and we had our grand opening this morning. So that contributes to my tardiness today. And these things are never easy. There's no magical formula. If there were one, we wouldn't be at this point.

And I've got to tell you, going through our process that took 20-plus years, started around the same time, and, you know, today, when we had the grand opening, to see individuals who I've seen over the years be on opposite sides walking through the same doors and actually purchasing and -- and patronizing that establishment, and it was just so heartwarming, because a lot of this is beyond brick and mortar. You heard historical and traditional. And, you know, a lot of times our cities, our country has an ugly past, and things were done to certain communities and -- and certain populations because that's the way things were.

But the good thing is that we grow up. And -- and we -- and once we grow up, it speaks to who and what we are. And I think this TOC, when I heard it, when we went over it months back, I was like, wow, you know, I wish we, you know, had something like that in Fort Lauderdale, and we look forward to -- to -- to moving in that -- in that direction.

So these things are never easy, but I've got to tell you, to add additional years or time of not doing anything, it's probably pushing us back in the other direction. And we all serve in some capacity, whether we're elected or not, whether we're activists, and we work on particular issues. We know that there's never really been a time where there's a hundred percent agreement. But at the end of the day, when you can look at it and see that there's progress, that's where we all benefit from that.

As we move on and we move to better what we've done today, we can at least look at that model and have something, as opposed to look at nothing. And we had that same thing in Fort Lauderdale. So I just felt compelled to -- to add that.

As it was stated, you know, we're governed to handle these things a certain way, so even if they pull your heartstrings one way or the other, we have a certain duty up here, and we'll exercise that duty accordingly.

But I wanted to -- to add that to the conversation, because it's not something that I'm perceiving. We've actually went through this process, and today, today as we discuss this, we've actually seen a -- and I just -- I ran in with it, so I still have a copy of it -- we have a beautiful plaza. We have Sistrunk Corridor that's being redeveloped. And I've got to tell you, that benefits the entire city.

You know, the one thing you have to look at in government is that you leave no city behind, no neighborhood behind to be a complete city. So I know there may be some uneasy feelings about when you redevelop and you move forward. It's impactful to everyone. You bring in businesses, and those retailers, they add to your tax base, especially if it's in your CRA. That would increase the TIF. And overall, at the end of the day, you will have a greater and a stronger city.

So I just wanted to add that, and I -- you know, I applaud everyone in their efforts. And, Commissioner Moore, hats off to you. You went from one -- one battleground to another.

CHAIR FISHER: Commissioner Bruck.

COMMISSIONER BRUCK: I'd just like to say briefly that the reasons to support this have been eloquently covered from the dais. And I would like to add that was -- that which was also spoken was that government is here to serve the people. The people have spoken. I'm grateful that you are all here today. And I am compelled to support.

CHAIR FISHER: Commissioner Castro.

COMMISSIONER CASTRO: Thank you. Real quick, I want to thank you all for showing up and coming out. You know, we always talk about participation and citizens getting involved, and, you know, it's harder to do than it is to say. People work, people have very complex lives. So when you can make the time, especially during a work day, it's greatly appreciated.

Dr. Campbell, I appreciate your role in this. You obviously represent a majority of silent people, which we have in every city government, and those are very difficult people to extract. What I also heard, though, is you have some people that are very afraid. And I don't want to say of change. I get that.

But you said something compelling at the very end of your first comments to me, and -- and it was that, you know, we did this, we did this, nothing's worked. So right now, I'm getting a choice of either continuing as is, which apparently isn't working, or trying to move it forward in a different direction, just to try something, to see what it would do.

The other thing I heard, and -- and this is where I like -- like serving on government. I find it fascinating. I like to solve problems and find solutions. And a lot of the things that you mentioned in response to Mr. Fink were very fascinating concerns, medical facility, that type of thing.

Unfortunately, a lot of that stuff, I don't think CRA funding can go for. But you can work with the CRA and leverage that into any development that goes on. And I think you're in the wrong church in the wrong pew, to use a little anachronism here.

But I -- I know you want to build a record, and you have to, you know, come forward and make sure you're representing, and I appreciate that. But I think there should be a better communication going forward with the group that you represent with the CRA so that if projects are coming in, that's where you want to get on the ground floor, so to speak, and say, okay, if you're going to take city property, I want this facility, a senior center, I want this, and they make it part of the project.

And I think that's key, and it's imperative to that community. I think it's extremely important. The second thing you mentioned -- I want to offer you something else -- is the fear of property values actually going up. Most people would probably die for that problem.

And I understand the current economic decision, you know. You don't want to have to pay more taxes. Hopefully, if the values go up, your local government is lowering your taxes, but who knows? Just a thought. So, you know, I don't want to go down that -- that slippery slope with you –

COMMISSIONER MALLOZZI: That would be good.

COMMISSIONER CASTRO: Yeah, but it -- it would be a good problem. But I think what we're missing here, and I just noticed it, is the sea of yellow shirts. These apparently are people who either work and live in that community. They're not afraid. They see whatever the vision is or what the possibility is.

Have you ever tried using them as ambassadors to the group you represent? And maybe have them go out and talk to those folks one-on-one, in small groups, and get them over that fear and bring the group closer together and bring everybody together.

So it was just something I was going to leave with you today as a -- as an idea or solution, because it's often hard when you get people, you know, taking diametrically opposed positions, especially if fear is one of the things in the way. So I would offer that up to you. With that, I'm going to make the motion to go ahead and approve PH-4 A and B.

MR. REINSTEIN: Second.

UNIDENTIFIED SPEAKER: Second.

UNIDENTIFIED SPEAKER: Second.

CHAIR FISHER: It's been moved and second to go ahead and approval. And, again, I want to thank everybody for their healthy discussion and what we went through today, and for Dr. Campbell and everybody who had come to express their opinions.

The city is even moving even more forward. We're providing special exceptions to our facade programs to be able to help businesses along the MLK corridor, fixing roofs, fixing elevators, et cetera. And so we're -- we're making those -- those moves to great lengths. And so I appreciate it. So, I'm going to try a voice call and then see how it goes. All in favor, say aye. Opposed? Motion carries unanimously. Thank you very much.

VOTE PASSES UNANIMOUSLY.

OTHER BUSINESS

NEXT REGULAR SCHEDULED PLANNING COUNCIL MEETING –
OCTOBER 25, 2012.

CHAIR FISHER: All right. That's -- folks, that's fine. All right. That concludes our agenda. Again, remember that our next meeting -- shh. Folks,

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folks, please be respectful. Our next meeting, of course, will be October the 25th, 2012. Any other news or any other questions or comments, Ms. Boy?

MS. BOY: No. Thank you.

CHAIR FISHER: All right. Thank you again.

ADJOURNMENT:

This meeting is adjourned.

(The meeting concluded at 11:52 a.m.)