



PUBLIC COMMENTS

**Received through
March 3, 2025**

**Broward County Board of County Commissioners
Broward County Planning Council**



From: [Jean Dolan](#)
To: [Von Stetina, Deanne](#)
Cc: [David Recor](#)
Subject: RE: BrowardNext Update
Date: Thursday, December 5, 2024 2:31:11 PM

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Deanne – Pompano only has this one comment so far:

1. *Consider the addition of affordable housing opportunities on lands designated Recreation and Open Space (mimic Community Facilities permitted use and criteria up to 5 acres) or other Permitted Uses as appropriate.* – Pompano does not support this. It would make it too easy to entitle remaining golf courses without a Comp Plan amendment. Commercial and industrial land is already subject to potentially incompatible affordable housing development due to Live Local, we don't need communities with private golf courses being consumed by housing without proper compatibility and sustainability (drainage) review.

Thanks for the opportunity to review.

Jean



Hours of Operation Mon – Thurs 7am to 6pm

From: mmadfis@gmail.com
To: [Planning Council](#)
Cc: leannbarber@gmail.com
Subject: The Broward County comprehensive plan should include food policy.
Date: Wednesday, January 8, 2025 10:06:49 AM

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The Broward County comprehensive plan should include food policy. Currently we have no food policy in Broward County at all. It's left up to the industry. The access to and quality of our food is his primary to the population's health and economic well-being. Without any plan at all we are likely to face serious issues in the future just relying on the industry. We are a County heading into food insecurity. Unlike other Florida counties We have no production in our county of tabletop foods.

Architect Michael Madfis
520 SW. 16th Ct.
Fort Lauderdale, FL 33315
954-854-8788 mmadfis@gmail.com

From: [Maximiliano Goldstein](#)
To: [Planning Council](#); [Blake Boy, Barbara](#)
Subject: Comments for BrowardNext
Date: Wednesday, January 8, 2025 2:20:16 PM

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Good afternoon Barbara and other Planning Council Staff,

For the BrowardNext update, there are three things I'd like to see included, all related to transportation policies.

The first is that it is mandated/prioritized that the county adopts a multimodal level of service standard that places more priority on frequent transit and for safe and connected walking and biking than current standards allow. I know that the previous BrowardNext plan included a goal of adopting a new standard, but it hasn't been done yet and it needs to happen as our county continues to urbanize.

The second is that I believe the BrowardNext plan should give priority to transit operations on corridors identified in the PREMO plan, for example by making it standard policy that such corridors be redesigned with transit-only lanes/facilities. This way, as those roads get repaved/resurfaced, FDOT and our county agencies can do the prep work for those future transit facilities to make the actual construction less time consuming and costly.

The third is that the county should adopt the Broward Safety Action Plan and Low Stress Multimodal Master Mobility plan as mandatory/enforceable documents, and require projects on county and state owned facilities to use the guidelines and designs identified in those two plans. I know that the two plans are not finished yet, but they will be finished very soon and need to have teeth to improve the safety of our transportation network.

Let me know if you have any questions or concerns!

Kind regards,
Max

From: [Lourdes Donikian](#)
To: [Planning Council](#)
Subject: Food planning for Broward County
Date: Wednesday, January 8, 2025 8:50:08 PM

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Dear Sir/Madam,

Please, the planning for food distribution for Broward County it's included in the master plan.

Sincerely,
Lourdes Donikian

From: sueregev@gmail.com
To: [Planning Council](#)
Subject: Comprehensive Plan Issue
Date: Thursday, January 9, 2025 8:56:17 AM
Importance: High

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Dear Broward County Planning Council,

I hope this message finds you well. As Broward County works on amending its comprehensive plan, I would like to draw your attention to a critical oversight: the absence of provisions for food policy.

The access to and quality of our food is vital to our population's health, as well as our environmental and economic well-being. Relying solely on industry regulations is not enough to ensure the necessary standards are met.

It is imperative that food policy is included in the comprehensive plan to safeguard the health of our residents and the sustainability of our local economy. Please consider this matter with the importance it deserves.

Thank you for your attention to this important issue.

Thank you Kindly,

Susan Regev
954-857-4975

From: jaime@thefruitfulfield.org
To: [Planning Council](#)
Subject: Food Planning should be in the comprehensive plan
Date: Thursday, January 9, 2025 12:05:08 PM

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Dear Broward County Planning Council,

I read the county is updating the Comprehensive Plan.

I hope this message finds you well. As Broward County works on amending its comprehensive plan, I would like to draw your attention to a critical oversight: the absence of provisions for food policy. The access to and quality of our food is vital to our population's health, as well as our environmental and economic well-being. Relying solely on industry regulations is not enough to ensure the necessary standards are met.

Through COVID, we learned that FOOD ACCESS is an important piece of urban planning. Broward county is primarily an urban area and a plan for food access should be a part of the comprehensive plan.

Access to fresh food is considered to be a human right. Florida is a leading producer of fruits and vegetables. Most are shipped outside the area. Broward county is between two of the leading counties for food production. Yet during COVID, food was left to rot in the fields because there was no direction or plan to remove it and get it to the tables of local residents.

It is imperative that food policy is included in the comprehensive plan to safeguard the health of our residents and the sustainability of our local economy. Please consider this matter with the importance it deserves.

Thank you!

Jaime Castoro
954 922 0220

From: [Carrie Roach](#)
To: [Planning Council](#)
Subject: Food Policy: BC Planning Council_ comprehensive plan needed
Date: Friday, January 10, 2025 5:00:05 PM

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Dear Broward County Planning Council,

I hope this message finds you well. As Broward County works on amending its comprehensive plan, I would like to draw your attention to a critical oversight: the absence of provisions for food policy.

The access to and quality of our food is vital to our population's health, as well as our environmental and economic well-being. Relying solely on industry regulations is not enough to ensure the necessary standards are met.

It is imperative that food policy is included in the comprehensive plan to safeguard the health of our residents and the sustainability of our local economy. Please consider this matter with the importance it deserves.

Thank you for your attention to this important issue.

Sincerely,

Carrie Roach

Broward County Resident since 1985

Community Member of the State of Florida since 1957

<https://www.linkedin.com/in/carrie-roach-0a370120/>

From: [Leann Barber](#)
To: [Teetsel, Dawn](#)
Cc: mmadfis@gmail.com
Subject: Re: The Broward County comprehensive plan should include food policy.
Date: Saturday, January 11, 2025 12:07:47 AM

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Hi Dawn,

Michael copied me on this email as I am very involved in urban gardening in Broward County. I am also involved in affordable housing and homeless issues. I'm not sure your process for taking comments, but I'll make a couple here, which you can use as you see fit.

Having studied the housing crisis for several years now, it seems to me that the fundamental issues are:

- 1) our housing design is not aligned with today's demographics. New houses are being built today 3-bed, 2-bath, to accommodate the "standard" family size of 2 adults that share a bedroom and 2 children that don't share. The reality is that the vast majority of households are different from that. So you have over capacity, houses being occupied by a single person or two, or houses being shared by multiple adults and children maybe related, maybe not, with lack of the appropriate separation and privacy.
- 2) it is almost impossible to have adaptive reuse of the property you own. Land use restrictions, permitting process, etc. means that as the family grows, shrinks, ages, etc. the government/banking system/land developers are so intent on maintaining "the look" of the neighborhood and a commodity for financing mortgages that the family cannot utilize the property in the best possible use. Maybe it would be better to make an addition or rent out a room, or subdivide a lot, but most of these things are nearly impossible. This leads to people having to disrupt their lives, move to a new neighborhood, loose connections with family and friends, etc. We think it's a great idea to simply sweep the granny to an old folks home rather than make an accommodation to allow her to age in place, being a resource to the community, looking after the children, etc.
- 3) It makes no sense to try to solve this problem with incremental building and not addressing the existing housing stock, especially in a county that is completely developed. Whenever I raise the issue of changes to zoning, since that is what got us into this pickle, I'm told it is a sacred cow and cannot be changed. It has to change, as it is the only way we can accommodate the reality of the way people live today. Houses, especially those in the mid and lower price ranges should be built in a much more modular fashion to accommodate multiple dwelling units and allow for flexibility of occupancy. Student housing is a great example, four ensuite bathrooms with shared kitchen and small living room. I don't see any of this type of housing being built in Broward, but it should be readily available for anyone in an entry level position, or on a limited income.

The county cannot build its way out of this problem, so it's bad policy to interfere with a property owner's desire to adapt his/her property to meet his changing circumstances.

on the food front, echoing Michael.

- 1) in 2019, the state legislature passed the gardening bill to stop local government interference with citizens that want to grow their own food. The county should encourage and celebrate anyone that wants to take the initiative to improve their own health and financial wellbeing, but 6 years later, the county is

still trying to thwart the efforts of everyday residents to grow their own food. When is the county going to recognize that this is bad policy and start to empower people to take more responsibility for their own health? Do we really think that "curb appeal" should override a family's right to develop their own legitimate food sources? Can't there not be a discussion and compromise without code enforcement patrolling the neighborhoods and fining taxpayers that are living peacefully and committing no crime?

It's bad policy to thwart the efforts of citizens and taxpayers that are trying to legally and peacefully make a better life for themselves. This should be encouraged rather than regulated, restricted, and punished. The current approach contributes to poverty, homelessness, poor health, despondency, and crime.

Kind regards,

Leann Barber
Made in Broward
208 NW 28th Terrace
Fort Lauderdale FL 33311
954-303-6750

From: [Marianne Winfield](#)
To: [Planning Council](#)
Subject: Request for Comments
Date: Tuesday, January 28, 2025 1:44:36 PM

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Good afternoon,

I have been following the Broward Next presentations over the last several months and in my humble opinion the presentations are filled with worthwhile information.

I have been a resident of Broward County since 1976 and have watched the growth and amazed that "no more land to build" has been a myth since everywhere we look something is being built.

My personal comments relate to what we have witnessed in Southern California in the last few weeks.

We live in fear of what could happen if there is a hurricane that will impact Broward County - what is our water supply capable of handling?

The comments I have heard are at least with a hurricane we have a few days notice - what impact will we have in evacuation areas since getting across many streets and roadways is already impossible on most days.

Housing is already an issue - where will people evacuate to if something catastrophic occurs.

I don't expect any response to these comments - there is not much that can be said..

Thank you for the opportunity to share my thoughts.

Marianne Winfield

From: [Cooper, Joy](#)
To: [Geller, Steve](#)
Cc: [Blake Boy, Barbara](#); [Furr, Beam](#); MBrogan@Broward.org; [Udine, Michael](#); [Fisher, Lamar](#); [Davis, Aviance](#); RMcKenzie@Broward.org; HRogers@Broward.org; [Cepero, Monica](#); JErale@cohb.org; [Leroy, Vanessa](#)
Subject: Todays Meetinng
Date: Thursday, January 30, 2025 9:23:51 AM

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Good morning ,

As mentioned, I am unable to attend today. Please include this as part of the public record.

Thank you!

Joy

Dear Commissioner Geller

Thank you very much for your service to our County. Over the years I have been involved with development and redevelopment efforts in our city, Hallandale Beach. I have also served in leadership positions on various boards including the Florida Redevelopment Agency Board.

As an eastern city that has been developed over the past 96 years, I understand the complexities of in-fill redevelopment. Many laws that we must follow are dated and often are one size rules that have stymied the ability to add much need housing units and additional commercial within our urban boundary.

While there have been many changes incorporated by your board to provide flexibility in governing development and land use, cities like Hallandale Beach have been hitting a wall when it comes to our ability to implement additional RAC units due to existing comprehensive plan requirements.

Broward County is remarkably diverse, and we are just seeing western cities utilizing their green fields for development. Cities like Hallandale Beach that are built out have no areas to add green space. Our city has been the most densely populated area for years at 10,000 per square mile. We are an urban city.

Within those 4.4 square miles we have seventeen parks of many sizes including a beach. While

we continue to try and expand open space the process is simply limited as there are not city owned sites to make an impact on the existing requirements.

Recently, Broward Next adopted changes to allow a percentage of onsite amenities to provide credit towards our open space requirements. They have also added a percentage for "shared use" parks. Our city has also adopted urban plazas and other changes to include roof amenities that add access to recreational opportunities. These are good steps but not are not impactful enough when it comes to compliance with comprehensive plan restraints.

I am reaching out to suggest just like Broward County created transformational changes from roads to Transportation Concurrency Areas the planning council and County Commission should consider establishing a Park and Open Space Concurrency Area for communities such as Hallandale Beach that are fully built out.

Our city declared our parks in perpetuity when we passed our Parks GO Bond. These parks add vitality and economic value to our community. They also require ongoing maintenance and upkeep. Even our beach is in constant need of maintenance and renourishment. These items cost millions of dollars.

Rather than requiring a set percentage of mandatory green space in our city, the county should provide an "in lieu of payment system." Developments would still be required to provide . public spaces where they make sense, but impact fees could be set for both city parks as part of small developments and in the case of developments of regional impact contribute to the county park system.

I will be unbale to attend the meeting but want to go on record with this concept. It is extremely timely as we look at ways to create viable infill development opportunities.

Sincerely,

Mayor Joy Cooper

cc: Ex. Dir. Barbara Blake-Boy
Mayor Beam Furr
Vice Mayor Mark Brogan
Broward Commissioners
County Administrator Monica Cepero
City Manager Dr Jermey Earle
Director Vannesa Leroy

From: [Garcia-Arteaga, Jacqueline](#)
To: [Blake Boy, Barbara](#)
Subject: FW: Follow up--Potential Geller Amendments
Date: Thursday, January 30, 2025 4:09:59 PM
Attachments: [image001.png](#)

See Hollywood below. Thanks for the compliment, Barbara! We're a great team!

JACQUELINE GARCIA-ARTEAGA, ESQ.
CHIEF OF STAFF

OFFICE OF COMMISSIONER STEVE GELLER OF DISTRICT 5

115 S. Andrews Avenue, Room 414, Fort Lauderdale, FL 33301

PHONE: 954-357-7005 | jgarciaarteaga@broward.org | www.broward.org/commission/district5



From: Andria Wingett <AWingett@hollywoodfl.org>

Sent: Tuesday, January 28, 2025 7:15 PM

To: steve@gellerlawfirm.com

Cc: jgarciaarteaga@broward.org ; Raelin Storey <rstorey@hollywoodfl.org>; gkeller@hollywoodfl.org;
Damaris Henlon <DHENLON@hollywoodfl.org>; Anand Balram <ABALRAM@hollywoodfl.org>; Deena Kapp
<dkapp@HollywoodFL.org>; Joann Hussey <JHUSSEY@hollywoodfl.org>; Vincent Morello
<vmorello@hollywoodfl.org>; Russell Long <RLong@hollywoodfl.org>; bkopec@broward.org
[[MAILTO:bkopec@broward.org](mailto:bkopec@broward.org)]; Alicia Vereia-Feria <AVEREA-FERIA@hollywoodfl.org>; Adam Reichbach
<AREICHBACH@hollywoodfl.org>; Gus Zambrano <GZAMBRANO@hollywoodfl.org>; Mary Johns
<MJOHNS@hollywoodfl.org>

Subject: Follow up--Potential Geller Amendments

Commissioner Geller,

Thank you for brainstorming with staff on some of the upcoming amendments you are thinking about proposing. Please note that the following reflects an unresearched high-level recommendation of city staff and should not be interpreted as the official position of the City of Hollywood.

Barrier Island

The existing county-imposed density cap of 25 units per acre on the Barrier Island has created challenges, particularly as many existing structures exceed this threshold. Due to the age of these developments, many no longer reflect best practices in building siting, configuration, or compatibility with surrounding areas. Furthermore, these older buildings often fail to comply with FEMA requirements, potentially leaving residents at increased risk due to habitable units located below flood elevation.

Staff supports addressing non-conforming structures through potential policy amendments that align land use policies with existing conditions. Such amendments should allow for beach revitalization. Additionally, the intersection of insurance requirements and development feasibility necessitates careful examination to guide sustainable redevelopment policies.

Policies enabling like-for-like rebuilding after disasters or demolitions—whether through replacement of the number of units or habitable space—should integrate FEMA compliance and safety considerations into new

development. Staff encourages exploring an "Activity Center"-like designation or overlay tailored to the beach area. This approach could establish a pool of redevelopment units that can be reallocated to support redevelopment across the island. It would provide site-specific flexibility for properties to exceed the density target in certain areas without increasing the overall density island-wide.

It is equally important that proposed policies distinguish between hotel and residential density regulations to reduce confusion and ensure compliance.

The rebuilding process also presents an opportunity to enhance the island's resilience by incorporating infrastructure improvements, such as raising streets and undergrounding utilities. These measures would strengthen the island's overall infrastructure against future hazards. Policies should include provisions for establishing reasonable rebuild timelines to avoid long-term vacancies and ensure timely revitalization.

Finally, staff supports allowing greater flexibility for taller structures during redevelopment. This approach could encourage innovative design while minimizing environmental and infrastructure strain. Staff are supportive of policies that address non-conformity, with respect to density, height and parking. Generally staff would encourage that flexibility be left at the discretion of local municipalities, as opposed to being governed too prescriptively by the County.

Geller Amendment

Staff supports the redevelopment of underutilized commercial properties along transit corridors as part of a broader strategy to enhance mobility, improve modal splits, and optimize land use. Including residential areas under the Geller Amendment would allow the city to respond more effectively to redevelopment trends occurring in commercial sites. This would enable better transitions between high-density development and stable residential areas while incorporating urban design principles that promote sustainable, well-designed cities. Such transitions would also activate transit-oriented corridors, providing opportunities for affordable and attainable housing while fostering a balanced and integrated community fabric.

Protected Economic Zones

Staff encourage that the County's Land Use Plan should prioritize the preservation of protected economic zones, safeguarding them from residential conversion. Employment lands are a finite resource that are increasingly threatened by state interventions such as the Live Local Act, which encourages residential redevelopment. Staff emphasizes the critical importance of preserving regionally significant areas, particularly those around the port and airport, to ensure economic and municipal fiscal sustainability. Preventing these areas from being converted to non-economic uses is essential to maintaining their role as key drivers of regional prosperity.

Staff also recommends the County consider prescribing employment density targets in line with modern planning practices and urban economics. Prescribing employment density could ensure that municipalities provide sufficient job opportunities for their residents, reducing vehicle miles traveled, fostering local economic stability, and supporting transit viability. Policies promoting proximity between jobs and housing would improve quality of life and reduce the environmental impact of long commutes. For reference, best practices include planning frameworks from cities such as Vancouver and Portland, which emphasize employment targets within transit-oriented development areas to balance jobs and housing needs.

We appreciate the opportunity to provide input on these important matters and remain committed to developing policies and strategies that enhance the City of Hollywood's resilience, economic sustainability,

and quality of life. Should additional information or discussion be required, please do not hesitate to contact us.

Andria Wingett

Director, Development Services
Department of Development Services

P.O. Box 229045

City of Hollywood, Florida 33022

Email: AWingett@hollywoodfl.org

Telephone: [954-921-3471](tel:954-921-3471) x6621

Fax: [954-921-3347](tel:954-921-3347)

www.HollywoodFL.org

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From: [Garcia-Arteaga, Jacqueline](mailto:jgarciaarteaga@broward.org)
To: [Blake Boy, Barbara](mailto:blakeboy@broward.org)
Subject: Tamarac Email Chain
Date: Thursday, January 30, 2025 4:08:58 PM
Attachments: [image004.png](#)
[image005.png](#)
[image006.png](#)
[image010.png](#)
[image012.png](#)
[image013.png](#)

See email chain below.

JACQUELINE GARCIA-ARTEAGA, ESQ.
CHIEF OF STAFF

OFFICE OF COMMISSIONER STEVE GELLER OF DISTRICT 5

115 S. Andrews Avenue, Room 414, Fort Lauderdale, FL 33301

PHONE: 954-357-7005 | jgarciaarteaga@broward.org | www.broward.org/commission/district5



From: Stone, Ralph <RSTONE@broward.org>
Sent: Tuesday, January 21, 2025 4:42 PM
To: Kopec, Barbara <BKOPEC@broward.org>; steve@gellerlawfirm.com
Cc: Garcia-Arteaga, Jacqueline <JGARCIAARTEAGA@broward.org>
Subject: RE: [EXTERNAL] **Upcoming 2.16.4 Policy Discussion on Jan. 30 10 AM

Sure, when we (Barbara Boy and the city Planning Directors) crafted this split, they recognized issue was that the City's do not have the depth of resources to fund even a single affordable rental project, which is where the overwhelming need is. The 50% that goes to the County goes into the Affordable Housing Trust Fund which supplements the large funding commitments that the BCC makes each year. For example, this year the funding amount for the FY 25 RFA is \$20M. In addition the gap deals that are selected are guaranteed HFA bond funding, which is generally another \$20M-\$30M dollars per project. No city can match that level of funding which is required for a rental deal.

Which means the cities generally add their 50% of the funding to home repair and purchase assistance programs, which are already funded in each city with CDBG, HOME and SHIP grant funds.

Final thought, Broward is still last of all counties in the state for available affordable units servicing households at 60% AMI. Coincidentally, half of ALL employees in Broward County (meaning in each city) earn 60% AMI or less. None of these households can afford to purchase a home and most cannot afford rent in the available rental stock.



Ralph Stone

Director Housing Finance Division

Executive Director Housing Finance Authority

110 NE 3rd Street, Suite 300 | Fort Lauderdale, FL 33301 – [map it](#)

Office: 954-357-4900 | Fax: 954-357-8221

RStone@Broward.org

www.Broward.org/housing

From: Kopec, Barbara <BKOPEC@broward.org>
Sent: Tuesday, January 21, 2025 2:10 PM
To: steve@gellerlawfirm.com; Stone, Ralph <RSTONE@broward.org>
Cc: Garcia-Arteaga, Jacqueline <JGARCIAARTEAGA@broward.org>

Subject: RE: [EXTERNAL] **Upcoming 2.16.4 Policy Discussion on Jan. 30 10 AM

Hi Ralph:

Senator Geller asked that I forward the below email to you from the City of Tamarac and if you could please provide the Senator with your response. Thank you.




*Barbara Kopec
County Commission Aide
Commissioner Steve Geller
District 5
Broward Government Center
115 S. Andrews Avenue
Room 416
Ft. Lauderdale, FL 33301
Phone: (954) 357-7005*

From: Steve Geller <steve@gellerlawfirm.com>
Sent: Tuesday, January 21, 2025 1:42 PM
To: Kopec, Barbara <BKOPEC@broward.org>
Cc: Garcia-Arteaga, Jacqueline <JGARCIAARTEAGA@broward.org>
Subject: RE: [EXTERNAL] **Upcoming 2.16.4 Policy Discussion on Jan. 30 10 AM

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Please forward to Ralph Stone and ask him for his response.

Steve Geller, Esq.
Broward County Commissioner/ Former Florida Senator
GELLER LAW FIRM, PA
110 East Broward Boulevard, Suite 1700
Fort Lauderdale, Florida 33301
Tel.: 954 315-3926
Fax : 954 206-5732
Email: steve@gellerlawfirm.com
Website: www.gellerlawfirm.com



From: Kopec, Barbara <BKOPEC@broward.org>
Sent: Tuesday, January 21, 2025 12:01 PM
To: Steve Geller <steve@gellerlawfirm.com>
Cc: Garcia-Arteaga, Jacqueline <JGARCIAARTEAGA@broward.org>
Subject: FW: [EXTERNAL] **Upcoming 2.16.4 Policy Discussion on Jan. 30 10 AM

FYI. Regarding next week's meeting.

From: Maxine Calloway <Maxine.Calloway@tamarac.org>
Sent: Tuesday, January 21, 2025 11:22 AM
To: Geller, Steve <SGELLER@broward.org>; Garcia-Arteaga, Jacqueline <JGARCIAARTEAGA@broward.org>
Cc: Kopec, Barbara <BKOPEC@broward.org>; levent.sucuoglu@tamarac.org; Maher Mansour <Maher.Mansour@tamarac.org>; Tanya Sterling <Tanya.Sterling@tamarac.org>
Subject: RE: [EXTERNAL] **Upcoming 2.16.4 Policy Discussion on Jan. 30 10 AM

Commissioner Geller,

The City of Tamarac will not have representation at the upcoming Policy Discussion. We however offer the following point of discussion for your consideration.

- The City currently has an Affordable Housing Trust Fund and strongly objects to the retention of only fifty (50%) percent of the in-lieu fees as outlined in Section (10) of the Policy. We recommend that the Policy be amended to allow municipalities with Affordable Housing Trust Funds be allowed to retain one hundred (100%) or all in lieu fees paid to the applicable municipality.

Please advise if any additional information is needed for your consideration.

Best regards,

Maxine

Maxine A. Calloway, Esq. AICP
Deputy City Manager
7525 NW 88th Ave, Tamarac, FL 33321
Tel: 954-597-3530 Fax: 954-597-3540
www.tamarac.org

From: Geller, Steve <SGELLER@broward.org>
Sent: Tuesday, January 14, 2025 10:49 AM
To: Garcia-Arteaga, Jacqueline <JGARCIAARTEAGA@broward.org>
Cc: Kopec, Barbara <BKOPEC@broward.org>
Subject: [EXTERNAL] **Upcoming 2.16.4 Policy Discussion on Jan. 30 10 AM

Importance: High

You don't often get email from sgeller@broward.org. [Learn why this is important](#)

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YOU'RE INVITED TO PARTICIPATE IN A POLICY DISCUSSION ABOUT LUP 2.16.4 "THE GELLER AMENDMENT"

The meeting is set for January 30, 2024, and will be held at
Broward County Government Center in the Workshop Room.
115 S Andrews Avenue, Room 430 Fort Lauderdale, FL 33301

from 10:00 am - 12:00 PM

PLEASE REGISTER FOR THE MEETING ON THE EVENTBRITE LINK BELOW.



Eventbrite Link: <https://www.eventbrite.com/e/policy-discussion-on-broward-county-lup-2164-the-geller-amendment-tickets-1118014404179?aff=oddtcreator>

Dear All,

As you may recall, Broward County Land Use Plan Policy 2.16.4 was initially adopted in early 2021. After the implementation of the ordinance, I held a roundtable discussion in 2022 to address municipal concerns and ideas regarding retail or office requirements and payment in lieu of fees and the updated ordinance was effective January 2023. Please follow the [Link to BCLUP Policy 2.16.4](#), for the effective language, which also includes the passenger rail station update. I would like to hold a roundtable discussion on potential policy modifications that continue to focus on creating cities and mixed-use opportunities, including a strong residential component, as well as retail and office uses to support the same. Other changes will also be considered, such as the potential for redevelopment East of the Intracoastal.

I have scheduled the discussion for Thursday, January 30th at Governmental Center East, 115 South Andrews Avenue, Room 430 from 10 am to 12 noon.

If you cannot make it to the meeting, feel free to send in your points of discussion in

writing before the date of the meeting to my email: sgeller@broward.org by Jan. 29 5pm, and I will be sure to read your comments into the record. I wish you all a happy holiday season and look forward to seeing you in the new year.

**Warmly,
Steve Geller.**

STEVE GELLER, ESQ.
COMMISSIONER FOR DISTRICT 5 OF BROWARD COUNTY
OFFICE OF COMMISSIONER STEVE GELLER OF DISTRICT 5

115 S. Andrews Avenue, Room 416, Fort Lauderdale, FL 33301

PHONE: 954-357-7005 | sgeller@broward.org | www.broward.org/commission/district5



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Comments Received from the Broward MPO on February 6, 2025 (condensed for ease of reference)

General Comments:

- Broward County currently uses Level of Service (LOS) as a primary consideration for transportation needs. The way the system is set up now gives greater emphasis to moving vehicles.
 - The emphasis on congestion has implications for roadway safety. Adding turn lanes and widening roads quite often can make it more difficult for vulnerable roadway users to cross streets. There are various examples where there is no pedestrian crosswalk because of impacts to traffic flow.
 - Is there an opportunity to adjust the measures that set the expectations for the roadway system to add an emphasis for addressing safety in combination with congestion?
 - The document outlines numerous strategies (e.g., climate resilience, disaster recovery, affordable housing), is there a way to include clear, measurable outcomes or timelines? Consider adding specific benchmarks or indicators of success to track progress effectively.
-

Targeted Redevelopment Vision

“..to direct growth to areas which maximize the efficient use of land and create places to shop, work and play.”

Comment: growth should also be directed consistent with the county's investments in transit, especially premium transit.

Targeted Redevelopment Vision

To facilitate the availability of affordable housing in proximity to ^ public facilities, services, amenities, and economic opportunities, the County's "Affordable Housing Density Bonus Program" shall be structured to target established and planned "activity centers," such as downtowns and transit corridors and hubs.

Comment: transit (especially premium transit options),

Multi-Modal Vision

STRATEGY MM-1: Make the best use of the regional transportation network to move people, goods and services safely and efficiently while incorporating and promoting Complete Streets principles where appropriate in a context sensitive manner.

Comments: Remove “where appropriate”. Complete Streets principles/concept should be considered in every corridor. The Term “where appropriate” should be considered when identifying a specific element or treatment.

The County has adopted the Complete Streets Guidelines 2.0. However, transportation projects continue to be designed using County engineering standards. Please consider a strategy to promote complete streets to clarify usage of CS guidelines 2.0

“Complete Streets” are roadways designed and constructed for all modes of transportation – automobiles, buses, bicycles, pedestrians, and freight vehicles, and for all users, regardless of age or ability. Complete Streets enhance the community’s quality of life, results in positive health benefits, and have a positive impact on the economy. Broward County’s transportation network is largely defined and the ability to add new links and lanes for cars is limited. The County must utilize the existing and planned regional transportation network to move people, goods and services safely and efficiently, making use of all modes of transportation, including pedestrian, bicycle and transit.

Comments: Recommended revised language: *“Complete Streets” are roadways designed, constructed and operated for safe, comfortable, and convenient travel via all modes of transportation – automobiles, buses, bicycles, pedestrians, and freight vehicles, and for all users, regardless of age or ability. Complete Streets improve safety, enhance the community’s quality of life, results in positive health benefits, reduce environmental impacts, promote equity and have a positive impact on the economy. Broward County’s transportation network is largely defined and the ability to add new links and lanes for cars is limited. The County must utilize the existing and planned regional transportation network to move people, goods and services safely and efficiently, making use of all modes of transportation, including pedestrian, bicycle and transit.*

Broward County shall promote, accommodate, and construct Complete Streets features throughout the County, consistent with the County’s jurisdictional responsibilities, and in a “context sensitive” fashion (e.g. consideration of the surrounding area, the primary existing and planned function of the roadway, including the prevalence of freight traffic and safety).

Comments: Should be noted that complete streets are needed to enhance other county investments in transit (PREMO).

Implementation strategies include:

- Accommodating Complete Streets features and technology into County-maintained roadways ~~where practical, context sensitive, and financially feasible~~, and capitalize on intergovernmental coordination and technical assistance opportunities to identify and achieve efficient interconnected multi-modal networks throughout the County.
- Supporting municipal, metropolitan planning organization, and state Complete Streets projects, including technical and financial support when available.

Comments: Expand Implementation Strategies to include data driven techniques, such as achieving Bike / Ped LTS 1 or 2.

Strike these words. ~~where practical, context sensitive, and financially feasible,~~

Notes explaining recommendation:

- We recommend removing “where practical” and “financially feasible”. This could lead to limited or no implementation of strategies.

-Complete Streets are not prescriptive. Developing context sensitive solutions is key in the implementation of Complete Streets strategies. We would recommend referencing the FDOT Context Classifications or directing staff to develop context classification for County-owned facilities.

Multi-Modal Vision

STRATEGY MM-2: Recognize and address the transportation and housing connection.

Comments: Revise Strategy MM-2 to clarify this issue is about transportation for residents who do not have ability to own their own car (age, disability, or income status). For instance, 32% of Broward population is considered Transportation Disadvantaged. See pg's 16 - 17 of [Link](#)

Also here is reference to the housing and transportation brief prepared by FDOT - there is very good language about the connection between transportation and housing. Affordability is just one concern: [Link](#)

Implementation strategies include:

- Promote and support redevelopment and mixed use opportunities within and along ~~major transportation hubs~~ and corridors;
- Support residential affordable housing bonus densities within and along major ~~transportation~~ corridors, ^ stations, and redevelopment areas.

Comments:

2 new suggested Implementation Strategies:

- 1 - ensure county's investments for affordable housing are strategically aligned with county's investments for transit.
- 2 - Promote and support implementing multimodal access (bike/ped) to major transportation hubs/stations and transit corridors.

~~major transportation hubs~~ → transit corridors

~~transportation~~ → transit

^ → transportation hubs/
(Between corridors, stations)

Multi-Modal Vision

STRATEGY MM-3: Promote and support a sustainable funding source for countywide transit and mobility needs.

Comments: Revise Strategy to reflect Surtax

Multi-Modal Vision

STRATEGY MM-4: Identify and implement a multi-modal level of service standard for redevelopment proposals.

Comments: We recommend recognizing the Multi Modal LOS tool developed as part of Broward County's Low Stress Multimodal Mobility Network Master Plan

World-Class Natural Resource Protection & Enhancement Vision

"...remaining dedicated to strengthening its policies and commitments in the region to **protect and conserve natural resources**, including the emerging importance of food systems planning."

Comments: Reference this goal in the development of transportation projects (encourage transportation projects utilize nature based solutions and water storage potential strategies)

Housing Affordability Vision

STRATEGY AH-3: The Broward County Land Use Plan shall include an Affordable Housing Density Bonus Program, including promoting a supply of smaller, traditionally affordable units, such as efficiency/studio occupancy units.

Comments: Need to mention the importance of location - especially within proximity to transit corridors. Maybe add that as part of the implementation strategies.

Transportation Concurrency and Impact Fees

POLICY 2.14.2 To maintain those level of service standards identified within the Broward County Comprehensive Plan and local comprehensive plans, Broward County shall, prior to final action on amendments to the Broward County Land Use Plan, determine whether adequate public facilities and services will be available when needed to serve the proposed development.

Comment:

Continuing to rely on vehicles, the Level of Service will potentially hinder smart and sustainable development that is accompanied by Complete Street Elements. We recommend revising this policy to recognize multimodal priority over vehicular traffic.

POLICY 2.14.9 The impact analysis for proposed amendments to the Broward County Land Use Plan shall continue to consider as significant those regional roadway segments that are projected to experience, as a result of the net effect from the proposed amendment, an impact of three percent (3%) or greater than the p.m. peak hour level of service capacity for those regional roadway segments.

Comments:

- This policy should include language to ensure Complete Streets elements/amenities are acceptable mitigating strategies.
 - We would recommend looking into Vehicle Miles Traveled (VMT) to evaluate transportation impacts over LOS as it has been proven to be more effective in other jurisdictions.
-

Complete Streets

POLICY 2.19.1 Broward County shall promote and encourage (re)development, and shall implement to the maximum extent feasible for those (re)development projects and lands owned by the County or within unincorporated areas, to take advantage of compact building design to preserve more open space, support a complete range of transportation choices, ^ make public transportation viable, reduce public infrastructure cost and improve the health condition of residents and the wider community, in a manner generally consistent with the *Broward Complete Streets Guidelines*, or equivalent principles.

Comment: (such as bicycle and pedestrian accommodations),

Climate Resiliency, Adaptation Actions Areas and Priority Planning Areas

POLICY 2.21.4 Broward County shall work cooperatively with local governments and transportation agencies to identify and evaluate transportation infrastructure at risk and help coordinate adaptation efforts for infrastructure immediately landward of coastal high hazard areas, in order to ensure functional access to emergency evacuation routes for coastal populations.

Comment: Include criticality (in addition to emergency evacuation routes)

From: [Carrie Roach](#)
To: [Blake Boy, Barbara](#)
Subject: Re: Public comment needed!
Date: Monday, February 17, 2025 12:24:37 PM

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[Report Suspicious](#)

Deepest Regards, Barbara,

Hoping your extended weekend is glorious.

Adding additional support for a food policy into our county's "BrowardNext" is a great responsibility but also , pleasure for me personally as this has been a lifelong passion of mine. Thank you for including community members in this 7 year plan . Thank you for reaching out with your email for support for a food policy. What a gift to know I am not alone in this insight per public record. Note: Michael Madfis, Susan Regev, Jaime Castoro, and Leann Barber.

I call your attention to further national support in addressing access to healthy food :

US HR 484 2025-2026

Supporting : 1. Opening new grocery stores in underserved areas (note: funds cannot be used for new construction).

2.. Supporting the operations of existing grocery stores.

Improving access to healthy food within these communities.

3. Eligibility Criteria for Loans

States can only provide loans to entities that meet specific criteria, such as:

Being a grocery store or planning to become one.

Emphasizing healthful, unprocessed foods and providing staple foods such as fruits and vegetables.

Maintaining affordable prices that are at or below market value.

Demonstrating qualifications to operate a grocery store or having partnerships for technical assistance.

4. Prioritization of Applications

States are encouraged to prioritize loan applications from entities that:

Hire local residents from the underserved community.

Offer classes on healthful diets.

Source food from local farms.

Have established connections with the grocery supply chain.

5. Loan Administration and Repayment

Daniel DeSoto and my US Congressional rep have co-sponsored with 37 others in Congress at this date, Feb. 17, 2025.

<https://www.congress.gov/bill/119th-congress/house-bill/484/cosponsors?q=%7B%22cosponsor-state%22%3A%22Florida%22%7D>

I ask:

Add as a policy : an intention of no more food deserts in our county.

I see this as inserted in either of these policies below but Barbara, I trust you to know best.

Thank you for your service and sharing your intelligence and moral standing to the whole of our local community.

Sincerely,

Carrie Roach

720 South Wind Circle Sunrise 33326

Resident of this address since 1985

Resident of Florida since 1957.

POLICY 2.18.2

By 2018, Broward County and the Broward County Planning Council shall study and recommend integrated levels of service standards for bicycle, transit, and pedestrian facilities and services within, at a minimum, designated or proposed and eligible "Activity Centers," or municipal and county approved community redevelopment areas. If a proposed development fails to meet levels of service standards for automobile roadway capacity in such areas, the proposed development may be recommended for approval if levels of service for bicycle, transit, and pedestrian facilities and services are acceptable after considering effects from the proposed development.

POLICY 2.36.2

The Broward County Planning Council and Broward County shall, by 2019, work with Broward County municipalities, partner agencies, stakeholders, and interested parties who make and are affected by land use policy and public infrastructure and services decisions, and issue model guidelines, methods, and tools to advance environmental justice.

ADD in either or both policy

POLICY 2.18.2

POLICY 2.36.2

: as a way to provide environmental justice, food deserts with be addressed as in HR 484

: Activity Centers to include access to local, fair, healthy fresh food

From: [Sesodia, Josie](#)
To: [Blake Boy, Barbara](#); [Stone, Ralph](#)
Cc: [Wight, Lisa](#); [Delsalle, Darby](#); [Von Stetina, Deanne](#); [Teetsel, Dawn](#)
Subject: RE: BrowardNext Affordable Housing Comments
Date: Tuesday, February 25, 2025 9:47:24 AM

One of the topics I think that should be reviewed is ADUs, especially in light of [SB 184](#). The state definition of ADU is limited to affordable housing, should the County definition be expanded?

Jo

From: Blake Boy, Barbara <BBLAKEBOY@broward.org>
Sent: Wednesday, February 19, 2025 11:17 AM
To: Stone, Ralph <RSTONE@broward.org>; Sesodia, Josie <JSESODIA@broward.org>
Cc: Wight, Lisa <LWIGHT@broward.org>; Delsalle, Darby <DDELSALLE@broward.org>; Von Stetina, Deanne <DVONSTETINA@broward.org>; Teetsel, Dawn <DTEETSEL@broward.org>
Subject: BrowardNext Affordable Housing Comments

Good morning—

As you are aware, Planning Council staff has been requesting comments from interested parties the past several months and is working on drafting updates to the Broward County Lane Used plan based on a framework (attached) that the steering committee approved last year as well as public comments that have been received as of today.

I am looking for comments from each of your agencies specifically related to affordable housing and densification opportunities, including single residential occupancy as counting towards density, consistent with the Commission's acceptance of the Broward County Affordable Housing Master Plan last year.

I understand that the concepts are general, but I would appreciate specific updates or proposed language that could reinforce the concepts in the County plan. I have attached the affordable housing primer, which is basically the highlighted regional issue and all the policies and incentive based policies for you to offer ideas from.

I would also like to know if you have specific ideas for updated strategies in the highlighted regional issues section. The opening of the section was updated in

2022 and I didn't know if there was any other language that could be included to modernize the strategies.

I am on a tight schedule as draft language will be provided to the Planning Council Steering Committee in mid-March. Please let me know if you have any questions. Thank you for your continued support and cooperation.

Barbara

Barbara Blake Boy, Executive Director

115 South Andrews Avenue, Room 307

Fort Lauderdale, Florida 33301

954.357.6982 (direct) www.broward.org/planningcouncil

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The Planning Council offices are open Monday through Friday. I am in the office every Monday through Thursday from 7:00 a.m. to 5:00 p.m.

From: West, Dan
To: Blake Boy, Barbara
Subject: FW: Affordable housing at CB Smith
Date: Tuesday, February 25, 2025 1:29:23 PM
Attachments: image007.png
image012.png


Barbara, thank you for allowing us to comment on this. The only addition I might add is the park's emergency response role in the justification. Over the years, CB Smith Park has served as a critical county wide resource during natural disasters and other emergencies, including recently as the primary COVID-19 testing, vaccination and debris management site. The regional significance as not only a high quality recreational and open space destination attraction for county residences and guests but also its adaptability and importance to our community resilience efforts.

Feel free to not include this or edit, as necessary.

Thanks again.

Dan



Erik Westberg, CRRP
Assistant Director
954-357-5107 • Broward.org/Parks
Recreation. Preservation. Education.


From: West, Dan <danwest@broward.org>
Sent: Monday, February 24, 2025 4:08 PM
To: PK_1STLINE <PK_1STLINE@broward.org>
Subject: FW: Affordable housing at CB Smith

Please review below and provide any additional suggestions or edits to me that I can respond back to Barbara's to the Planning Council. Commissioner Castilo sits on the council.

Dan

From: Blake Boy, Barbara <BBLAKEBOY@broward.org>
Sent: Monday, February 24, 2025 4:03 PM
To: West, Dan <danwest@broward.org>
Subject: RE: Affordable housing at CB Smith

Hi again—

This is a draft rationale to respond to the idea. Is there anything that you would suggest to strengthen the rationale? Thank you for your consideration.
Barbara

Consider the addition of affordable housing opportunities on lands designated **Recreation and Open Space** (mimic Community Facilities permitted use and criteria up to 5 acres) or other Permitted Uses as appropriate. (No change recommended.)

Rationale: Upon review of the Broward County Park System and in consultation with the Broward County Parks Director, as well as the County's policies and directives related to resiliency planning, Planning Council staff does not support the addition of affordable housing opportunities on Broward County owned-lands designated Recreation and Open Space. Accessible open space and recreation opportunities are at a premium in Broward County. As the population continues to grow, additional County owned park space will primarily remain static. Although the County could consider authorizing these uses for municipal park spaces, it is Planning Council staff's opinion that this would be a challenging endeavor as many central and eastern county local governments struggle to maintain three (3) acres per existing and projected 1,000 permanent residents. The mechanism to achieve affordable housing on these lands exists in the County/local government land use plan amendment process which is transparent and avails the public of the intention. In addition, loss of open space in in conflict with and must be addressed via BCLUP Policy 2.5.4.

Planning Council staff has prepared a graphic of the BCLUP land use designations that permit residential uses by right or per criteria. In review of that information, Planning Council staff does not recommend the expansion of permitted uses of additional land use designations, but does support the expansion within existing permissible categories.

Barbara Blake Boy, Executive Director
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From: Blake Boy, Barbara
Sent: Monday, February 24, 2025 3:45 PM
To: West, Dan <danwest@broward.org>
Subject: RE: Affordable housing at CB Smith

Thank you and thank you for calling.

Barbara Blake Boy, Executive Director
115 South Andrews Avenue, Room 307
Fort Lauderdale, Florida 33301
954.357.6982 (direct) www.broward.org/planningcouncil

Visit Us: [BROWARDNEXT](#)

The Planning Council offices are open Monday through Friday. I am in the office every Monday through Thursday from 7:00 a.m. to 5:00 p.m.

From: West, Dan <danwest@broward.org>
Sent: Monday, February 24, 2025 3:33 PM
To: Blake Boy, Barbara <BBLAKEBOY@broward.org>
Subject: FW: Affordable housing at CB Smith

Fyi, thanks so much for sharing

From: West, Dan
Sent: Thursday, February 13, 2025 3:35 PM
To: Campbell, Kimm <KCAMPBELL@broward.org>
Cc: Jean, Laurette <LJFAN@broward.org>
Subject: RE: Affordable housing at CB Smith

Kimm,

First, attached is the spreadsheet for all municipal and county parks in Pembroke Pines, including acreage and address location. This spreadsheet includes CB Smith Park the only county park within Pembroke Pines and Eagle Nest Conserved Area they mentioned for a potential swap. There is a total of 1503 acres of city and county owned parkland. From our understanding, Eagles Nest is not a dedicated park and would not serve all county residents because the U.S. Fish and Wildlife restrictions prohibit any visitors within a specified distance of an eagle's nest, so it would not serve the public's recreational needs. It also does not have any infrastructure, so the costs for us to maintain and improve this remote park, including removal of the exotics will be significant for the county.

BACKGROUND

The mission of Broward County Parks and Recreation is to provide Recreation – Preservation – Education to the residents and visitors of County. Broward County-managed parks are for everyone and are supported by County tax dollars to inclusively benefit all guests that live in the county. C.B. Smith Park is the fifth largest regional park in the Parks and Recreation Division system. Its annual attendance figures, however, belie the assumption that bigger parks are more popular. Attendance to date at C.B. Smith Park in FY25 is 303,231. In FY24, it was more than 861,000, an increase of more than 17% over FY23, and is the second most visited park in the system. Additionally, these figures do not include visitors to All Golf, which welcomed approximately 140,000 guests in FY24 alone.

Our parks are partners in public health, providing free and low-cost spaces to be physically active; connect with nature to improve mental health and well-being; mitigate climate, air, and water pollution impacts; and bring communities together to provide social benefits for everyone in the county, not just one municipality.

C.B. Smith Park provides:

- A central location within Broward for residents from Broward and Miami-Dade, as well as to the seniors living at Century Village and visitors to and employees of Memorial West Hospital.
- The Lakeside RV campground has 83 full hook-up sites that are reserved by visitors across North America.
- Paradise Cove is the system's largest and most popular water park.
- The Concert Green with a recently renovated open-air amphitheater (capacity 5,000) for large-scale events.
- All Golf Center, a public/private partnership that offers a driving range, batting cages, miniature golf, and a pro shop.
- Safety Town, a children's program of Joe DiMaggio Children's Hospital.
- Bike and walking paths.

REASONS WE CAN NOT DO THE PARCEL EXCHANGE

- It goes against the Charter of Broward County, Section 8.13 Broward County Park Preservation, A(2). "Park Purposes" shall mean the use of an area of land in the pursuit of outdoor leisure, athletic, or recreational activities and facilities ancillary thereto including, but not limited to, cultural, educational, and civic facilities, animal exhibits, habitats, band shells, pavilions, outdoor classrooms, and concessions," and this parcel exchange doesn't serve a park purpose as stated above.
- The Declaration of Restrictive Covenants prohibits use of the site to provide housing (See Attached).
- The County-wide Park system only has approximately 6,500 acres of which 3,500 acres are natural areas. The remaining 3,000 acres are for recreational purposes while the City's Parks own system has approximately 759 acres out of a total of 1,200 acres for recreational purposes. It does not make sense to pull from the County's critically limited Regional Park acreage to fill this non-recreational City need.
- Use of the site for the County's Emergency Response, i.e., during the COVID-19 pandemic when the park served as a testing and vaccination site for the State of Florida Department of Health, as well as debris site after storms in the northeast corner of the park.
- The Master Plan recommended that we seriously consider the future expansion of Paradise Cove water park with relocation to the north of the campgrounds with parking in the northwest quadrant. This site was also being considered in the future as an expansion of the campground which is rapidly becoming a very popular for residents and guests and is an economic revenue producer for the park system and local businesses.
- According to an article published on Local10.com on April 7, 2022, the commission changed the zoning of the Eagle Preserve parcel from residential property to a nature preserve with a unanimous vote.
- The suggested parcel, now considered a nature preserve, contains invasives – Australian pines and melaleuca – and two protected Bald Eagles, which would limit public access and is not zoned for diverse recreational opportunities.
- There is no mention of the preserve in the Citywide Parks Master Plan published in 2023 and it is not listed as a nature preserve on the City's Park Website.

As we previously discussed with them several years ago, if the areas outlined below in red are what they are considering now, this would be a poor location as it would take away our critical access to the area north of the campground which is currently utilized for large special events and the area north of All-Golf is used for parking vehicles. During gray skies, the site is also the designated debris management areas as identified in our Emergency Plan.

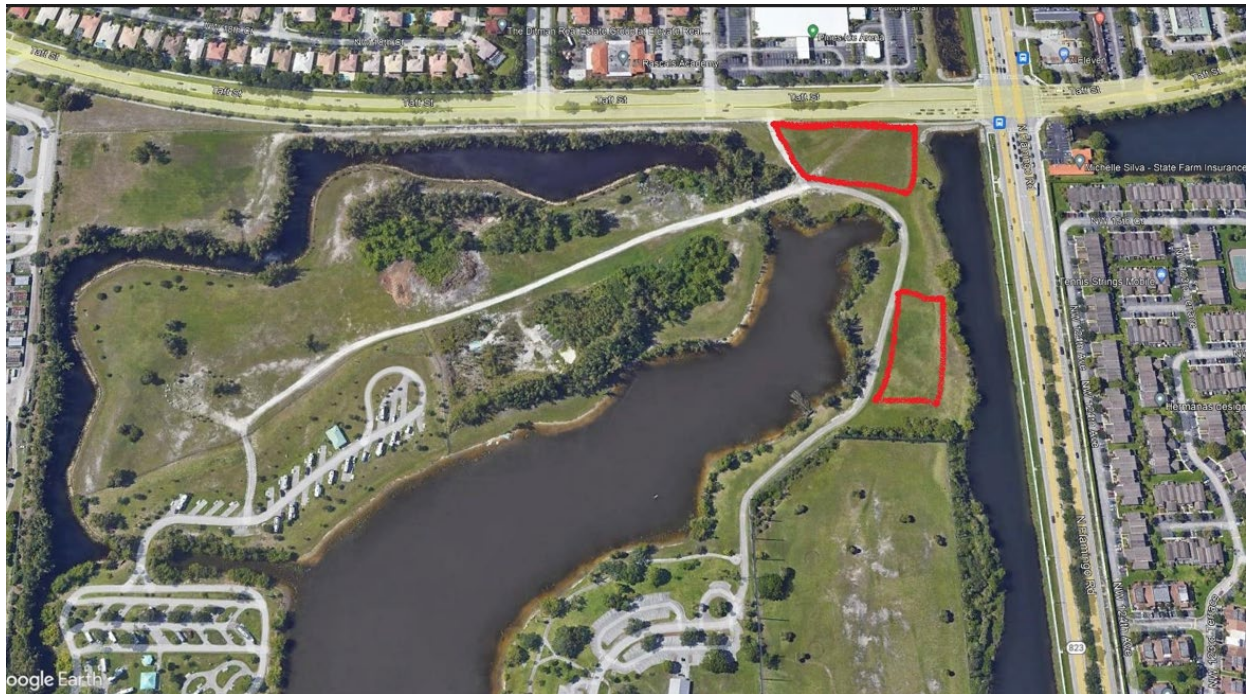
Although, we certainly realize the crucial need for affordable housing, removing land from a regional park sets a very dangerous precedent for the county park system. Access to and from this location would need to come from the Taft Street entrance and since Taft Street is one of the major roadways to get to and from Flanigan High School and Walter C. Young Middle School, the traffic congestion for us and the public would be challenging to say the least, especially when we are hosting larger events. There would also be additional logistical and operational issues for us to absorb because we would be carving out an area for a neighborhood inside the park that would require additional gates, fencing and security systems.

It's no secret that Broward County Parks and Recreation Division have one of the lowest ratios of accessible dedicated park lands vs # of residence in the entire country, especially considering the size and population of the county. Only 6500 acres in our entire system. We are already a critically land-poor park system and the few regional parks we have provide residences and guests easy and safe access to recreation areas within a ten to fifteen

minutes' drive from home. Although three quarters of the sawgrass is conservation lands, much of it is inaccessible to most Broward County residences. According to a study performed by Parks Environmental Management Group, the County's publicly accessible park land stands at 3,972 acres. Additionally, according to United States Census Bureau data and the County's annual growth rate of 0.99% (WorldPopulationReview.com), Broward's population is projected to exceed 2 million residents by 2026, creating the need for regional level parks at 6,000 acres. With 3,972 acres of publicly accessible regional park land, less than 2 acres are available per 1,000 residents, falling well short of the Land Use Plan's minimum standard. This was one of many reasons why the Park Charter and Deed of Restrictive Covenants were approved by the Board of Commissioners due to increasing urban sprawl, insufficient availability of county park lands and pressures by local cities, developers, and others to develop the very few acres we have left for public enjoyment for current and future generations. County regional parks are for everyone no matter where they live in the county, taxpayers who are all county residents and visitors paid for these parks and the intention was not to allow one community to divert the use of a county park intentionally or unintentionally for their own advantage (s). In summary, County Park systems fill the needs that are generally unmet by local municipalities and park visitors are treated equally whether they live in the city or not. We do not have residence requirements or charge differential fees depending on where you live. In conclusion, giving in now and taking open space from one of our most popular regional parks that serve almost a million visitors annually will have highly undesirable consequences for generations to come.

Please let me know if you need any further information. Thank you for allowing us to provide our comments.

Dan



From: Campbell, Kimm <KICAMPBELL@broward.org>
Sent: Wednesday, February 12, 2025 3:08 PM
To: West, Dan <danwest@broward.org>
Cc: Jean, Laurette <LJEAN@broward.org>
Subject: Affordable housing at CB Smith

Hey there. You will recall that a few years back Angelo Castillo proposed a land swap with Pembroke Pines so they could build affordable housing at the corner of flamingo and Taft. We declined the offer last time and it's re-emerging now. They swap they want to make us the Eagle preserve in a melaleuca forest/ nature preserve. Please send me whatever you have on it including why we said no ASAP.

Dr. Kimm R. Campbell, DSW, LCSW
Deputy County Administrator
Broward County

Message sent from iPhone. Please excuse typos.