

Resilient Environment Department Local Planning Agency
Public Hearing
Government Center West – 2nd Floor Hearing Room
1 North University Drive, Plantation, FL 33324
April 10, 2024

Attendance

Board Members Present

- a. Cyril Saiphoo, AICP, Chair
- b. Amede Dimonnay
- c. Javier Acevedo, AICP
- d. Michael Huneke
- e. Christian Dumay

Board Members Absent

- a. Glennika Gordon
- b. Angela Chin, AICP
- c. Lisa Wight

County Staff Present

Urban Planning Division

- a. Heather Cunniff, Planning Section Supervisor, AICP
- b. Darby Delsalle, Assistant Director, AICP
- c. Andy Joseph, Planner

County Attorney's Office

- a. Alexis Marrero-Koratich, Assistant County Attorney

Others Present

Joe Zasio
Jesse Scipio
Ruben D Bell
Francisco Rojo
Nicole Rojo

See attached sign-in sheet.

Agenda

1. Call to Order

Cyril Saiphoo, Chair, called the Local Planning Agency (LPA) meeting to order at 2:06 pm. He stated that the meeting is open to the public, notice of the meeting was published in the Sun-Sentinel, and a copy of the notice is on file with the Urban Planning Division. Attendees were advised that the meeting is being recorded. The LPA members introduced themselves.

2. Approval of Minutes: January 10, 2024

Upon a motion made by Michael Huneke, seconded by Javier Acevedo, the January 10, 2024 Local Planning Agency minutes were unanimously approved.

3. Chapter 39-Rezoning: 24-Z2: 17 NW 27th Avenue

Prior the item being introduced, Mr. Saiphoo stated he had worked on the item, would not participate in this portion of the meeting, and would not be voting on the item. Mr. Huneke took over as chair, introduced the item, and requested a staff presentation.

Heather Cunniff introduced herself. She stated that public notice was provided through publication in the Sun-Sentinel, mail, and sign posting. Ms. Cunniff stated the approximately 1.71-acre site is located in the Broward Municipal Services District Central County Community, on the west side of NW 27th Avenue, on the north side of NW 1st Street, on the east side of NW 27th Terrace, and south of NW 2nd Street. The site currently has two zoning districts, including RD-10: Duplex and attached one-family dwelling district, and B-3: Intense Commercial Business District. The applicant proposes to rezone the site from RD-10 and B-3 to GP-1: Garden Park Neighborhood District and GP-2: Garden Park Corridor District. Ms. Cunniff explained that the zoning code was amended in September of 2023 to add the Garden Park Districts; this site the first being considered for application of the new zoning districts.

The proposed rezoning allows an affordable senior living project that includes two buildings. A six (6) story building fronts NW 27th Avenue and a three (3) story building fronts NW 27th Terrace. Ms. Cunniff explained that the proposed rezoning implements and is consistent with Broward County Land Use Plan Policy 2.16.3, which allows allocation of residential density for projects that have an affordability component. Projects that implement Policy 2.16.3 do not require a future land use map amendment. Ms. Cunniff entered the written Staff Report into the record as part of the public hearing and noted it includes the full background and details.

Ms. Cunniff stated that staff reviewed the proposed rezoning based upon the criteria included in Broward County's Zoning Code and made the following findings:

- The proposed rezoning will:
 - Allow urban infill and redevelopment consistent with the intents and purposes of the GP-1 and GP-2 zoning districts;
 - Facilitate cohesive development of a multifamily affordable housing development, in which 80% of the units must be occupied by at least one person age 55 or older.
- The proposed rezoning is consistent with the goals, objectives, and policies of the Broward County Comprehensive Plan. Applicable policies are referenced in the Staff report and throughout the comments from the various review agencies.
- Any potential negative environmental impacts will be mitigated by compliance with various environmental licensing and permitting requirements.
- Infrastructure capacity is expected to be available to serve the site.
- The proposed rezoning is compatible with adjacent land uses because it allows a circumstance in which land uses or conditions can co-exist in relative proximity to each

other, in a stable fashion over time, such that no use or condition is unduly negatively impacted either directly or indirectly by another use or condition.

- The applicant's voluntary commitment to provide age-restricted, affordable housing units is subject to the execution and recordation of two (2) separate agreements with Broward County, acceptable to the County Attorney's Office, including:
 - a. One agreement that restricts the additional 100 dwelling units as low-income, affordable housing units for a period of 30 years;
 - b. A second agreement that designates at least 80% of the proposed units for residents 55 years of age or older.
- Pursuant to Broward County Land Use Plan (BCLUP) Policy 2.16.3. residential density is subject to the following:
 - a. The portion of the site having the BCLUP Low-Medium (10) Residential future land use designation shall not exceed a residential density of fifty (50) dwelling units per acre.
 - b. The portion of the site having the BCLUP Commerce designation, shall not have a maximum density.
- Projects certified as very low or low-income housing projects are eligible for 100% waiver of park impact and transportation concurrency fees.
- Projects certified as low or very low may also be eligible for a waiver of school impact fees, up to \$50,000 per project, if approved by the School Board of Broward County.
- To obtain the fee waiver, a Declaration of Restrictive Covenant for Affordable Housing must be applied to the property that ensure the rental units will be affordable for at least 30 years.

Ms. Cunniff stated that the Urban Planning Division recommends that the Local Planning Agency find the proposed rezoning is consistent with the Broward County Comprehensive Plan.

Mr. Huneke requested the applicant to make a presentation.

Nicole Rojo, Landmark Development, introduced herself. Ms. Rojo stated that a site plan application had not yet been submitted to the County. Ms. Rojo stated that the proposed development will provide senior housing. She also stated that the applicants have met with members of the Boulevard Gardens community on multiple occasions to discuss the project.

Mr. Huneke opened the item for public comment.

Francisco Rojo, Landmark Development, introduced himself. Mr. Rojo stated that while the project renderings are conceptual in nature, they represent the intent of the project. Mr. Rojo described the orientation of the proposed apartment buildings, stating that a six (6) story structure will front NW 27th Avenue, and a three (3) story building will front NW 27th Terrace. He stated that the renderings were shown to Boulevard Gardens residents.

Jesse Scipio, President of the Boulevard Gardens Homeowner's Association, asked for clarification about the duration of the restrictive covenant. Ms. Cunniff responded that the duration of the restrictive covenant would be at least thirty (30) years.

Mr. Scipio asked the applicant how many units be affordable.

Mr. Rojo responded that all the units are intended to be affordable. He further stated that occupants of rental units will earn around eighty percent (80%) or less of the median income for Broward County. He also noted that ten percent (10%) of the units would be reserved for families earning under thirty-three percent (33%) of the median income.

Mr. Huneke requested comments from the LPA members.

Mr. Acevedo asked if the rezoning would additionally be transmitted as a Land Use Plan Amendment (LUPA) to the Florida Department of Economic Opportunity. Ms. Cunniff answered no, a LUPA is not required. The next step would be to forward the rezoning to the Board of County Commissioners. She noted that the Commission is tentatively scheduled to consider a resolution to set a public hearing on May 7, with the actual public hearing to be held on June 4.

Mr. Acevedo asked if the land use designation is proposed to change. Ms. Cunniff stated that the Broward County Land Use Plan allows this type of development and an amendment is not required.

Mr. Dimonnay requested further clarification of the affordable housing component of the project.

Mr. Rojo stated that all of the units are proposed to be affordable and that the rent cost would be far below market price. The funding needed for the project is contingent upon at least eighty percent (80%) of the units having at least one occupant aged fifty-five (55) or older.

Mr. Dimonnay asked if any correspondence has been made with the Broward County Planning Council. Ms. Rojo stated that she has been in contact with Dawn Teetsel of the Broward County Planning Council and confirmed that the proposed density could be achieved.

Christian Dumay asked if a platting determination has been received for the site.

Ms. Rojo does not believe a platting determination letter has been issued, but Landmark Development is currently in the process of corresponding with Broward County's Highway Construction & Engineering Division.

Upon a motion made by Javier Acevedo, seconded by Christian Dumay, and unanimously approved, the Local Planning Agency accepted public comments and approved the staff recommendation.

4. Public Comments: Non-Agenda Items
None.

5. Adjourn

Upon a motion made by Christian Dumay, seconded by Javier Acevedo, and unanimously approved, the meeting adjourned at 2:27pm.