

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

Attendance

Board Members Present

- a. Cyril Saiphoo, AICP, Chair
- b. Amede Dimonnay
- c. Angela Chin, AICP
- d. Michael Huneke
- e. Lisa Wight

Board Members Absent

- a. Glennika Gordon

County Staff Present

Urban Planning Division

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

County Attorney's Office

- a. Jennifer Brown, Assistant County Attorney
- b. Deanna Kalil, Assistant County Attorney

Resilient Environment Department

- a. Greg Mount, Assistant Chief Resilience Officer

Others Present

Dennis Mele
Caress Penelton
Daniel Spear
Scott Stoudemire

See attached sign-in sheet.

Agenda

1. Call to Order

Cyril Saiphoo, Chair, called the Local Planning Agency (LPA) meeting to order at 2:00pm. He stated that the meeting is open to the public, notice of the meeting was published in the Sun-Sentinel, and a copy of the notice is on file with the Urban Planning Division. Attendees were advised that the meeting is being recorded. The LPA members introduced themselves.

2. Approval of Minutes: November 8, 2023

Upon a motion made by Angela Chin, seconded by Lisa Wight, the November 8, 2023 Local Planning Agency minutes were unanimously approved.

3. Chapter 39-Rezoning: 23-Z3: 4425 NW 71st Street

Prior the item being introduced, Mr. Saiphoo stated he had worked on the item and would not participate in this portion of the LPA meeting, nor would he be voting on the item. He passed the chairperson duties to Ms. Chin who then opened the item and requested a staff report.

Ms. Chin 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 five (5) acre site is located east of Lyons Road and north of Hillsboro Boulevard. The applicant proposes to change the Broward Municipal Services District Zoning Map from A-1: Agricultural Estate to PDD: Planned Development District to allow development of fifteen (15) dwelling units. The Master Development Plan for the PDD is included as Attachment A to the Staff Report.

The Master Development Plan provides for:

- Fifteen (15) single-family dwelling units.
- All access to be provided from NW 71st Street.
- A minimum lot size of 7500 square feet.
- A minimum distance between structures of 15 feet.
- Minimum setbacks for each house, including:
 - A 25 feet front setback,
 - 15 feet rear setback, and
 - 7.5 feet side setback.
- The maximum height of each dwelling to be 35 feet.

A dry retention area of approximately 0.7 acres will be located at the southeast corner of the development. A homeowners association will administer all common open space including lighting, entry signage, and common area trees and landscaping.

In addition to the rezoning, the applicant proposed to change the Broward Municipal Services District and Broward County Land Use Plan future land use designations of the site from Estate (1) Residential to Low (3) Residential. The Resilient Environment Department Local Planning Agency found the proposed Broward Municipal Services District future land use map amendment consistent with the Broward County Comprehensive Plan on July 19, 2023. The Broward County Planning Council recommended approval of the Broward County Land Use Plan amendment on November 30, 2023. Both the Broward Municipal Services District and Broward County Land Use Plan future land use map amendments are scheduled for consideration by the Board of County Commissioners. On January 23, 2024, the Board is scheduled to consider setting a public hearing on February

20, 2024. If the Board sets the public hearing, the items will be considered for adoption by the Board on February 20, 2024.

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:

- An increase in the allowed density will help meet demand for new single-family houses.
- The proposed density is consistent and compatible with adjacent, nearby, and emerging development patterns.
- Any potential negative impacts to the environment or infrastructure will be mitigated through various permitting and licensing requirements.
- The proposed rezoning 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. Ms. Cunniff noted that this means the development is compatible with existing and surrounding land uses.
- The proposed PDD is not currently consistent with the Broward County Comprehensive Plan; however, if the proposed future land use map amendments are approved, the proposed PDD would be consistent.

Ms. Cunniff stated that the Urban Planning Division recommends that the Local Planning Agency find the proposed rezoning is not currently consistent with the Broward County Comprehensive Plan. However, a Broward Municipal Services District Future Land Use Map amendment is proposed, which if approved, would cause the proposed rezoning to be consistent.

Ms. Chin requested the applicant to make a presentation. Denis Mele introduced himself. He noted that a future land use map amendment concerning the site was previously considered by the LPA. Mr. Mele gave a slide presentation that showed examples of single family homes built by the applicant. He showed the site and developments that surround the site. These include a shopping center to the south and a single-family development to the west built at a higher density than what is proposed. He stated they will offer 15 single-family homes, the size of which will vary from 3,500 to 4,800 square feet. He noted the site is in the Cocomar Water Control District and the drainage is being sized to meet their requirements.

Mr. Mele showed that the lot sizes of the proposed development will be larger than those of the surrounding development. The densities of the surrounding developments are all at least three (3) dwelling units per acre or higher. He also noted that surrounding developments that have been annexed into the City of Coconut Creek have densities of three (3) dwelling unit per acre or higher, except one that is 2.9 dwelling units per acre. Mr. Mele noted the open space within the vicinity.

Mr. Mele showed some photographs of the areas surrounding the site and noted that some property owners signed a petition to support the proposed amendment.

Ms. Chin requested public comments. Scott Stoudemire, Director of Sustainable Development for the City of Coconut Creek introduced himself. He noted the City objected to the land use plan amendment and objects to the rezoning. The City contends the density is incompatible with the area surrounding the site. He referenced a voluntary annexation of six lots that are adjacent to the site. The owners of the annexed properties wanted to maintain the rural character and an overlay district was created to maintain one (1) dwelling unit per acre. The City asserts that the proposed rezoning site should remain at one (1) dwelling unit per acre.

A resident asked whether the entrance and exit is from NW 71st Street. She is concerned the rezoning would change the traffic on NW 44th Terrace, a gravel street that is used by several cars per day. Mr. Mele noted the only access to the site would be from NW 71st Street.

Mr. Mele noted the surrounding developments that are all three dwelling units per acre or higher, were all once unincorporated, and were annexed into the City of Coconut Creek.

Ms. Chin noted the demand for affordable and workforce housing and that the prices of the proposed homes do not align with this demand. She asked Mr. Mele to speak to this issue. Mr. Mele noted it would be difficult to do affordable housing due to the small size of the subject site. He further noted that while there is a demand for affordable housing, there also is demand for single-family housing at various price points.

Upon a motion made by Lisa Wight, seconded by Michael Huneke, and unanimously approved, the Local Planning Agency accepted public comments and approved the staff recommendation.

4. Chapter 27-Code Amendment: 24-WRM1: Future Groundwater Conditions

Ms. Cunniff provided the staff presentation. The Resilient Environment Department was directed by the Board of County Commissioners to create and maintain a future conditions map series. This item amends the Broward County Code of Ordinances, Chapter 27-Pollution Control Code to incorporate several maps related to average wet season groundwater levels into Article V, Section 27-200.

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. The maps will be used to ensure surface water management systems for new development and major redevelopment provide adequate flood and water quality protections. For existing projects, Plate WM 2.1 is currently used when calculating a design event. An updated Plate WM 2.1 is replacing the current Plate WM 2.1. The updated Plate WM 2.1 will be used when calculating a design event for existing projects.

Two new plates are being added:

- Plate WM 2.2 – 2060 Future Conditions Average Wet Season Groundwater Elevation Levels,
- Plate WM 2.3 – 2070 Future Conditions Average Wet Season Groundwater Elevation Levels.

The two new plates will be used in instances when:

- a new surface water management license is required,
- an existing site undergoes major redevelopment, or,
- an existing surface water management license is proposed for major modifications.

In each of these instances, the average wet season groundwater level will be determined through the use of either Plate WM 2.2 or WM 2.3, whichever is higher.

Ms. Cunniff stated that the Urban Planning Division staff reviewed the proposed code amendment for consistency with the Broward County Comprehensive Plan. Staff finds the proposed amendment is consistent with policies included in the Comprehensive Plan's Climate Change and Water Management elements. Staff also finds the proposed code amendment is consistent with strategies and policies in the Broward County Land Use Plan, as well as policies in the Broward County Climate Change Action Plan and the Southeast Florida Regional Climate Change Action Plan. Ms. Cunniff noted that the Resilient Environment Department staff also is here to answer any technical questions.

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

Mr. Saiphoo opened the public hearing. No public comments were offered. Mr. Saiphoo asked what the impetus for the amendment is. Dr. Gregory Mount, Assistant Chief Resilience Officer, stated that the amendment responds to requests from the Board of County Commissioners to use the best available information when considering future conditions. The proposed amendment is based on new models and new data.

A question was asked if the maps would impact construction or insurance. Dr. Mount stated that the new maps would impact surface water management licenses and may have an insurance benefit for new construction.

A question was asked if Miami-Dade and Palm Beach County has similar maps. Dr. Mount stated that the initiative to develop a future conditions map series was considered innovative when it was launched in 2017, but could not confirm the existence of similar initiatives.

Mr. Saiphoo asked about the timeframe for adoption. Dr. Mount stated the end of 2024 or early 2025.

Upon a motion made by Amede Dimonnay, seconded by Angela Chin, and unanimously approved, the Local Planning Agency found the proposed code amendment consistent with the Broward County Comprehensive Plan.

5. Public Comments: Non-Agenda Items

None.

6. Adjourn

Upon a motion made by Lisa Wight, seconded by Angela Chin, and unanimously approved, the meeting adjourned at 2:30pm.

January 10, 2024 Resilient Environment Department Urban Planning Division Local Planning Agency
Attendee Sign-in Sheet

#	Name	Address	Phone Number	E-mail	Do you wish to speak?
1	DENNIS MELE	200 E. BROWARD BLVD. #1800 FT. L. 33301	954-527-2489	DENNIS.MELE@GHLA.GOV.COM	Y
2	Angela Chin	110 NE 3 St. #300 Ft. Lauderdale 33301	9-357-4919	achin@broward.org	/
3	Jennifer Brown	Broward CAD	x 7118		
4	Amede Amannay	Broward EPA 7300 NW 44th Lane Coconut Creek FL 33073	579-1443 6463029971	Amannay@broward.org RENECYON7300@GMAIL.COM	N
5	Caress Penelton	3921 SW 47th Ave P.A. Lauderdale, FL 33309	954-581-9000		
6	DAVIEL SEAR	4800 W. Cogan's Rd Coconut Creek, FL	954-973678		Yes
7	Scott Stoudenmire	110 NW 3rd St #300	954-357-6679	wigwebroward.org DDELS@GHLA.GOV.COM	
8	LISA WIGBT	1 UNIVERM Dr	954-557-7792		
9	DARBY DELSARCE	185 S Andrews Ave	954-515034	Smount@Broward.org	
10	Gregory Mount	540 Brickell Key Dr. MS02 Miami FL 33134	954-357-7016	dka@broward.org	X
11	Deanna Kalil		954-357-5657	hconniff@broward.org	
12	Heather Conniff	1 N. University Dr.			