



SUMMARY MINUTES

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

Attendance

Board Members Present

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

Board Members Absent

- a. Glennika Gordon

County Staff Present

Urban Planning Division

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

County Attorney's Office

- a. Alexis Marrero-Koratich, Assistant County Attorney

See attached sign-in sheet.

Agenda

1. Call to Order

Cyril Saiphoo, Chair, called the Local Planning Agency (LPA) meeting to order at 2:00 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: June 12, 2024

Upon a motion made by Lisa Wight, seconded by Angela Chin, the June 12, 2024 Local Planning Agency minutes were unanimously approved.

3. 24-Z4: 178 NW 27th Avenue

Mr. Saiphoo introduced the item and requested a staff presentation.

Heather Cunniff introduced herself. She stated the proposed rezoning changes the zoning district of a county-owned site from RD-10: Duplex and attached one-family dwelling



SUMMARY MINUTES

district to GP-1: Garden Park Neighborhood District. The approximately 6,001 square feet site is located at 178 NW 27th Terrace in the Boulevard Gardens neighborhood of the Central County community.

Ms. Cunniff entered the Staff Report for the rezoning is entered into the record and stated that it includes full background and details. Ms. Cunniff gave a brief summary of how the proposed rezoning relates to the eleven factors that are considered when reviewing a rezoning request. The site occupies one lot of an underdeveloped block that includes vacant lots and dissimilar land uses, such as day care, multi-family and single family residential, and commercial uses. Future new housing will primarily be achieved through urban infill and redevelopment. Challenges associated with urban infill and redevelopment that must be overcome include assembly of small lots that have fragmented ownership, higher development costs, and ensuring new development is compatible with existing development. The rezoning helps overcome these challenges by allowing the site to be combined with an adjacent redevelopment project to create a unified development that is consistent with the intent and purpose of the GP-1 zoning district.

The site has a future land use designation of Low-Medium (10) Residential on the Broward County Comprehensive Plan's Broward Municipal Services District Future Land Use Map. The rezoning is consistent with the general uses set forth in the Low-Medium (10) Residential future land use designation, as well the goals, objectives, and policies of the Broward County Comprehensive Plan. Applicable goals, objectives, and policies are referenced throughout the comments from the various review agencies.

Ms. Cunniff specifically noted that the rezoning implements Broward County Land Use Plan Policy 2.16.3, which is included as Attachment G of the Staff Report. The POLICY provides for allocation of bonus residential density for projects that have an affordability component. The rezoning is consistent with the bonus density provisions set forth in the POLICY.

Ms. Cunniff stated that affordability projects implemented by the POLICY do not require a land use amendment; however, they do require a finding of compatibility by the Broward of County Commissioners. Section II.J. of the Staff Report evaluates the compatibility of the proposed rezoning with adjacent land uses. The surrounding development follows a traditional step-down land use pattern, with more intense uses along the NW 27th Avenue. Application of the GP-1 zoning district on NW 27th Terrace follows the step-down pattern and provides a transition to the neighborhood.

Pursuant to Broward County Land Use Plan (BCLUP) Policy 2.16.3. regarding bonus residential density, the residential density of the project shall not exceed fifty (50) dwelling units per gross acre. Ms. Cunniff noted that bonus densities and affordability of the



SUMMARY MINUTES

proposed development are subject to executing and recording an agreement with Broward County, acceptable to the County Attorney's Office, which restricts the proposed dwelling units as affordable housing units for a period of 30 years. Projects certified as very low or low-income housing projects are eligible for fee waivers as follows:

- Park impact fees: 100%;
- Transportation concurrency fees: 100%; and,
- School impact fees: Up to \$50,000, 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 ensures the rental units will be affordable for at least 20 years.

The Urban Planning Division recommends that the Local Planning Agency find the proposed rezoning consistent with the Broward County Comprehensive Plan.

Upon a motion made by Lisa Wight, seconded by Javier Acevedo, 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 Javier Acevedo, seconded by Michael Huneke, and unanimously approved, the meeting adjourned at 2:10pm.

Local Planning Agency (LPA) Meetings – July 10, 2024

Last, First Name	Please sign to confirm attendance	Community/ Agency/Organization	Phone Number	E-Mail Address
Mareesa Koratich, Alexis	<i>Alex Koratich</i>	CAO	954 357 7600	AKORATICH@BROWARD.ORG
Chin, Angela	<i>Angela Chin</i>	HFD	954 351 4914	achin@broward.org
LEAWIG ITT	<i>[Signature]</i>	HFD	954 557 6679	lwight@broward.org
Amade Dunay	<i>[Signature]</i>	EPD	954 579 1443	Adunay@broward.org
Christian Dunay	<i>[Signature]</i>	UPD	X6627	cdunay@broward.org
CHILSAPATHU	<i>[Signature]</i>	BCS	X6613	csapathu@broward.org

This sign-in sheet is a public record subject to disclosure under the State of Florida Public Records Law (chapter 119 Florida Statutes).

