



**SUMMARY MINUTES
BROWARD COUNTY PLANNING COUNCIL
OCTOBER 27, 2022**

MEMBERS PRESENT: Thomas H. DiGiorgio, Jr., Chair
Commissioner Angelo Castillo, Vice Chair
Mayor Felicia Brunson
Denise B. Fernandez
Mayor Rex Hardin
Councilmember Denise Appleby Horland
Mayor Josh Levy
Commissioner Bernie Parness
Commissioner Nan H. Rich
School Board Member Ryan Reiter
David Rosenof
Commissioner Beverly Williams

MEMBERS ABSENT: Brion Blackwelder
Robert Breslau
Mayor Michelle J. Gomez, Secretary
Mayor Michael J. Ryan

ALSO PRESENT: Barbara Boy, Executive Director
Andrew Maurodis, Legal Counsel
Miriam Brighton, Laws Reporting, Inc.

A meeting of the Broward County Planning Council, Broward County, Florida, was held in Room 422 of the Governmental Center, Fort Lauderdale, Florida, at 10:00 a.m., Thursday, October 27, 2022.

CALL TO ORDER

The Chair called the meeting to order at 10:00 a.m.

PLEDGE OF ALLEGIANCE

Mayor Josh Levy led everyone in reciting the Pledge of Allegiance.

ROLL CALL

Following the Roll Call by the Real Time Reporter, the Chair declared a quorum present.

RECOGNITION OF SERVICE

Ms. Boy and Chair DiGiorgio gave recognition and thanked Commissioner Williams for her years of service and presented her with flowers.

CONSENT AGENDA

- C 1 APPROVAL OF FINAL AGENDA FOR OCTOBER 27, 2022**
- C 2 OCTOBER 2022 PLAT REVIEWS FOR TRAFFICWAYS PLAN COMPLIANCE**
- C 3 APPROVAL OF SUMMARY MINUTES OF SEPTEMBER 22, 2022**
- C 4 EXCUSED ABSENCE REQUESTS**
 - Brion Blackwelder
 - Robert Breslau
 - Mayor Michelle J. Gomez
 - Mayor Michael J. Ryan

Following the Chair’s request for a motion, a motion was made by Vice Chair Castillo and seconded by Mayor Hardin to approve the Consent Agenda. The Planning Council unanimously approved the Consent Agenda, Items C 1 through C 4.

REGULAR AGENDA

R 1 COUNSEL’S REPORT

(No report given.)

R 2 EXECUTIVE DIRECTOR’S REPORT

(No report given.)

R 3 CORRESPONDENCE

(No correspondence.)

PUBLIC HEARING AGENDA

Ms. Boy summarized and gave a brief overview of agenda items PH 1, PH 2 and PH 3 and stated that there were no speakers signed in for those items except for agents and applicants for questions only and advised the Council that the quasi-judicial hearings were waived for Items PH 1 and PH 2.



Ms. Boy gave an update to the recommendation for Item PH 3 which had been deferred from the September 2022 meeting and stated that staff recommends approval, recognizing the applicant's voluntary commitments regarding 1) transportation improvements, 2) affordable housing, 3) construction of a public park and 4) retaining an open space buffer.

Following the Chair's request for a motion, a motion was made by Vice Chair Castillo and seconded by Mayor Brunson to approve Items PH 1, PH 2 and PH 3 per Planning Council staff recommendations, including not requiring a second Planning Council public hearing for Item PH 3. The motion was unanimously approved. (Vote of the board; Unanimous: 12-0; Brunson, Castillo, Fernandez, Hardin, Horland, Levy, Parness, Reiter, Rich, Rosenof, Williams and DiGiorgio)

**PH 1 RECERTIFICATION PCR 22-9
Public Hearing on Recertification of the Town of Davie Future Land Use Element – Map Amendment**

(Previously approved)

PH 2 WAIVER TO THE BROWARD COUNTY TRAFFICWAYS PLAN – HILLSBORO BOULEVARD – PCTW 22-4W

(Previously approved)

**PH 3 AMENDMENT PC 22-4
Public Hearing on Amendment to the Broward County Land Use Plan – City of Sunrise**

(Previously approved)

**PH 4 AMENDMENT PC 22-5
Public Hearing on Small Scale Amendment to the Broward County Land Use Plan – Unincorporated Broward County/Broward Municipal Services District**

Ms. Boy reported there were 31 speakers signed in to speak in addition to the applicant.

Ms. Boy stated that the additional agenda materials included correspondence from interested parties and residents in opposition to the proposed amendment. The Council accepted the additional agenda materials without objection. Additional emails that were received after 9:00 a.m. on October 26th through 8:00 a.m. on October 27th were noted in opposition, the names were read into the record and will be included in the amendment report as it continues through the process:

- Mary Cassell (Opposed)
- Susan Steinhauser (Opposed)
- Rodney Christenson (Opposed)
- Michael Kubesheski (Opposed)
- Eileen Grossman-Schechtman (Opposed)
- Jennifer Tiong (Opposed)



Brandy Drabik (Opposed)
Maria Bachir (Opposed)
Fernando Mazaira (Opposed)
Craig Noville (Opposed)

The Chair called on Ms. Boy who gave a description and explanation of the statutory process for the adoption of “small scale” (50 acres or fewer) amendments, as well as the Planning Council’s role as the local planning agency. Ms. Boy described the parallel process of the corresponding Unincorporated Broward County land use plan amendment. Ms. Boy also gave a brief history of the Electrical Generation Facilities land use designation.

Ms. Boy then gave a brief overview of the proposed amendment application, stating that the proposed change is for 24.2 acres from Electrical Generation Facilities to Commerce generally located on the south side of Wiles Road/Northwest 48 Street, between Powerline Road and Florida’s Turnpike. Ms. Boy stated that the applicant’s intent is to apply to Unincorporated Broward County for a (re)zoning, permitting and licensing that could result in the expansion of the footprint of the existing landfill. Ms. Boy summarized the various facilities and services analyses, as well as environmental comments and relevant Broward County Land Use Plan policies. The public notification process was also described in detail.

At the conclusion of Ms. Boy’s presentation, Chair DiGiorgio acknowledged and thanked Ms. Boy and Planning Council staff for the backup material and summary.

Chair DiGiorgio called on the agent, Bill Laystrom, Esquire, Doumar, Allsworth, Laystrom, Voigt, Adair & Dishowitz, LLP, representing Waste Management Inc. (WMI), the property owner of the amendment parcel and applicant.

Mr. Laystrom gave a presentation of the existing, non-conforming transfer station use, existing landfill and proposed expansion of the landfill footprint, as well as the limitations on waste disposal pursuant to the WMI agreement with the City of Coconut Creek, including that only 10% of the disposal is household or commercial waste, with 90% resulting from grit and screenings, sludge disposal from County facilities, bulk pick up and construction and demolition debris. Mr. Laystrom introduced Chris Carey, Director of Environmental Compliance and Engineering, WMI. Mr. Carey discussed various odor mitigation that is done at the site including landfill gas collection, gas collection and control system, pin wells, misting, daily cover and limited schedule for odor-causing activities and extended an invitation to visit the site. Mr. Carey also described the recycling process for construction debris and how it is utilized to reduce landfill waste. Mr. Laystrom gave a closing summary.

The Chair called for the public speakers. The following members of the public spoke in opposition to the proposed amendment (Note: the position of the speaker is noted in parentheses, as well as if the speaker noted on the sign-in slip that they were representing an organization):

Wally Eccleston, Chief of Staff on behalf of County Commissioner Mark Bogen (Opposed)
Mayor Josh Rydell, City of Coconut Creek (Opposed) (Spoke twice: provided closing comments)
Vice Mayor Sandy Welch, City of Coconut Creek (Opposed)



Commissioner Jackie Railey, City of Coconut Creek (Opposed)
Karen Brooks, City Manager, City of Coconut Creek (Opposed)
Terrill Pyburn, City Attorney, City of Coconut Creek (Opposed)
Sheila Rose, Deputy City Manager, City of Coconut Creek (Opposed)
Scott Stoudenmire, Director of Sustainable Development, City of Coconut Creek (Opposed)
Linda Whitman, Sustainability Manager, City of Coconut Creek (Opposed)
Ted Risberg, Senior Project Manager, City of Coconut Creek (Opposed)
Harry Mautte, Director of Public Works, City of Coconut Creek (Opposed)
Alex Tergis, Assistant Director of Public Works, City of Coconut Creek (Opposed)
Justin Profitt, Assistant Director of Sustainable Development, City of Coconut Creek (Opposed)
Yvonne Lopez, Community Relations Director and Resident, City of Coconut Creek (Opposed)
Commissioner John Brodie, City of Coconut Creek (Opposed)
Martin Pillot, Resident - Township (Opposed)
David Santucci, City Manager, City of Deerfield Beach (Opposed)
Eric Power, Director, Planning and Development Services, City of Deerfield Beach (Opposed)
Daniel Shanetzky (Opposed)
Alfred Delgado (Opposed)
Nancy Fry (Opposed)
Claudia Fournier (Opposed)
Eileen Schechtman (Opposed)
Priscilla Olmo (Opposed)
Jack Vesey (Opposed)

At the conclusion of the public speakers, the Chair asked the applicant to come forward and make any closing comments. Mr. Laystrom and Mr. Carey came forward and responded to public comments and made closing remarks.

The Chair called on each Council member for comments, questions and discussion. The following topics/issues were discussed:

- Methane gas disposal and number of homes being provided power
- Maximum heights for existing landfill
- Acknowledgement that we must find solutions for landfills, including household waste and recycling
- Questioning of long-term plan for construction debris
- Recycling of construction materials
- Status of Solid Waste Working Group
- Both electrical generating uses and landfills are regional facilities
- Timeframe for the potential expansion of the existing landfill
- Setback for potential expansion
- Additional costs to development, including affordable housing, if construction debris must be transported out of County

At the conclusion of the Planning Council member's debate and discussion, Chair DiGiorgio called for any final comments; hearing none, the Chair called for a motion.



A motion was made by Vice Chair Castillo and seconded by Commissioner Parness, as follows: While we find no technical fault with staff's recommendation, as a matter of urban planning essential to the implementation of effective land use planning, we cannot recommend expansion of any landfill facilities within Broward County at this time. Further, a second Planning Council public hearing is not required. (Vote of the board; Unanimous: 12-0; Brunson, Castillo, Fernandez, Hardin, Horland, Levy, Parness, Reiter, Rich, Rosenof, Williams and DiGiorgio)

OTHER BUSINESS

PLANNING COUNCIL MEMBER COMMENTS

No member comments.

NEXT REGULAR SCHEDULED PLANNING COUNCIL MEETING

The next Planning Council meeting is scheduled for December 1, 2022, at 10:00 a.m., in Room 422 of the Broward County Governmental Center.

ADJOURNMENT

Without objection the Chair adjourned this day's meeting at 12:26 p.m.

(A copy of the audio recording of this meeting is available upon request by calling Document Control located in Room 336U, at 954.357.7297 or on the Planning Council website at <https://www.broward.org/PlanningCouncil/Pages/Meeting%20Archives.aspx>) (A copy of the public speakers is available by contacting the Planning Council office at 954.357.6695.)

