

**SUMMARY MINUTES  
BROWARD COUNTY PLANNING COUNCIL  
APRIL 25, 2024**

**Members** Thomas H. DiGiorgio, Jr., Chair  
**Present:** City of Pembroke Pines Mayor Angelo Castillo, Vice Chair  
City of Tamarac Mayor Michelle J. Gomez, Secretary  
City of West Park Mayor Felicia Brunson  
Broward County Commissioner Lamar P. Fisher  
Ms. Ryann Greenberg (via CMT)  
City of Pompano Beach Mayor Rex Hardin  
Mr. Easton K. Harrison (arrival at 10:18 a.m.)  
City of Plantation Councilmember Denise Appleby Horland  
City of Hollywood Mayor Josh Levy  
City of Oakland Park Commissioner Letitia Newbold  
City of Coconut Creek Vice Mayor Jackie Railey  
Mr. David Rosenof  
City of Sunrise Mayor Michael J. Ryan  
Mr. Steve Werthman  
School Board Member Dr. Allen Zeman

**Members** Ms. Jessica Abramson  
**Absent:** Ms. Denise B. Fernandez

**Also** Barbara Blake Boy, Executive Director  
**Present:** Andy Maurodis, Legal Counsel  
Karen Pannell, Real Time Reporter

A meeting of the Broward County Planning Council was held on Thursday, April 25, 2024, at 10:03 a.m., in Room 422 of the Broward County Governmental Center, Fort Lauderdale, Florida.

The meeting quorum and format were consistent with Section 1-233 of the Broward County Code of Ordinances regarding advisory boards utilizing communications media technology in the form of telephonic conferencing.

**CALL TO ORDER**

Chair DiGiorgio called the meeting to order.

## **PLEDGE OF ALLEGIANCE**

Commissioner Lamar P. Fisher led the Pledge of Allegiance.

## **ROLL CALL**

Following the Roll Call by the Real time Reporter, Chair DiGiorgio declared that a quorum was present.

Chair DiGiorgio explained that it was “Bring Your Kid to Work Day” and welcomed the visitors. Ms. Boy named the children present and who they were shadowing for the day.

Chair DiGiorgio recognized and congratulated Mayor Castillo, Mayor Brunson, Councilmember Horland, Vice-Mayor Railey, and Commissioner Newbold on various accomplishments.

## **CONSENT AGENDA**

### **C 1 APPROVAL OF FINAL AGENDA FOR APRIL 25, 2024**

Ms. Boy asked the Planning Council to accept additional agenda material which had been emailed to members the day before the meeting. The additional agenda material was accepted without objection.

### **C 2 APRIL 2024 PLAT REVIEWS FOR TRAFFICWAYS PLAN COMPLIANCE**

### **C 3 APPROVAL OF SUMMARY MINUTES OF FEBRUARY 22, 2024**

### **C 4 ATTENDANCE RECORD/EXCUSED ABSENCE REQUESTS**

- Ms. Jessica Abramson
- Ms. Denise B. Fernandez

**Mayor Levy made a motion to approve the Consent Agenda. Secretary Gomez seconded the motion. The motion passed unanimously.**

## **REGULAR AGENDA**

### **R 1 REQUEST FOR SECOND SIX-MONTH EXTENSION OF PLANNING COUNCIL PROVISIONAL RECERTIFICATION (CITY OF LAUDERDALE LAKES)**

Ms. Boy explained that the City of Lauderdale Lakes requested a second six-month extension of the provisional recertification to address any deficiencies. She stated that the City of Lauderdale Lakes is expected to have the process completed by the conclusion of the six-month period. Planning Council staff had no objection to the extension.

**Vice Chair Castillo made a motion to approve a second six-month extension of the Planning Council Provisional Recertification. Mayor Hardin seconded the motion. The motion passed unanimously.**

**R 2 REQUEST FOR FORMAL INTERPRETATION OF THE BROWARD COUNTY LAND USE PLAN FROM THE CITY OF HOLLYWOOD**

Ms. Boy stated that the Executive Committee discussed this item and recommended that the requested interpretation by the City of Hollywood be approved. She noted that if the Planning Council were to approve the interpretation of the Broward County Land Use Plan, it would be effective immediately and would not require an update to the text of the plan. Ms. Boy indicated that in 2010, swap out language pertaining to unit types was adopted. She explained that the City of Hollywood which currently prescribes single family garden apartment and townhouses units would like to swap out for mid-rise or high-rise units, which generate fewer students. Planning Council staff had no objection to the interpretation noting that it would also be a benefit to other cities that have this language in their plan.

Ms. Boy stated that the cities of Tamarac and Hallandale Beach have provided letters in support of this interpretation, which were provided in the back up material.

**Mayor Levy made a motion to approve item R 2 per the Executive Committee recommendation. Mayor Hardin seconded the motion. The motion passed unanimously.**

**R 3 FISCAL YEAR 2025 PLANNING COUNCIL BUDGET PROPOSAL**

Ms. Boy discussed the Fiscal Year 2025 Planning Council Budget Proposal noting an increase from \$1.379 million to \$1.421 million. She stated that this item was considered by the Executive Committee who recommended approval of the budget as presented. Ms. Boy noted that one (1) of the four (4) vacancies will be filled soon. Referencing Attachment 4, she provided a description of the Planning Council staff work program.

**Commissioner Fisher made a motion to approve item R 3 per the Executive Committee recommendation. Councilmember Horland seconded the motion. The motion passed unanimously.**

**R 4 FRAMEWORK FOR BROWARDNEXT – BROWARD COUNTY LAND USE PLAN POLICY 2.1.3 – SEVEN (7) YEAR REVIEW**

Ms. Boy explained the framework for the vetting process for the BrowardNext update and that the Executive Committee recommended utilizing the Executive Committee structure as the Steering Committee and clearinghouse for the effort.

**Mayor Levy made a motion to approve item R 4 to utilize the Executive Committee structure per the Executive Committee recommendation. School Board Member Zeman seconded the motion. The motion passed unanimously.**

**R 5 COUNSEL’S REPORT**

Mr. Maurodis provided an update on the recent United States Supreme Court case Sheetz vs. County of El Dorado, California regarding transportation impact fees.

He stated that he will provide a copy of the case to the Planning Council members.

**R 6 EXECUTIVE DIRECTOR’S REPORT**

Ms. Boy

- Congratulated Mayor Castillo, Mayor Brunson, Vice-Mayor Railey, and Commissioner Newbold on their achievements.
- Provided an update on the annual survey of the Geller Policy 2.16.4 and stated that the policy has gained momentum as a redevelopment tool and funding for affordable housing.
- Recommended the cancellation of the May 23, 2024, meeting date. Without objection the May meeting was cancelled.

**R 7 CORRESPONENCE**

(None)

**PUBLIC HEARING AGENDA**

Ms. Boy stated that there were no members of the public signed up to speak on items PH 1, PH 3, PH 4, and PH 5 other than applicants, agents, and local governments. She noted that several members of the public were signed up to speak on item PH 2, as well as the applicant and City staff to respond to questions. Ms. Boy provided a brief overview of items PH 1, PH 3, PH 4, and PH 5. Mr. Werthman requested item PH 4 be pulled for further discussion.

**Vice Chair Castillo made a motion to approve items PH 1, PH 3, and PH 5 of the Public Hearing agenda per Planning Council staff recommendation. Mayor Hardin seconded the motion. The motion passed unanimously.**

***QUASI-JUDICIAL HEARING – Waived by Applicant***

**PH 1 RECERTIFICATION PCR 24-3**

**Public Hearing on Recertification of the City of Parkland Future Land Use Element – Map Amendment**

Ms. Boy stated that the applicant waived the Quasi-Judicial Hearing for item PH 1.

(Previously Approved.)

## **PH 2 AMENDMENT PC 24-3**

### **Public Hearing on Amendment to the Broward County Land Use Plan – City of Margate**

Referencing a presentation, Ms. Boy gave an overview of the proposed amendment to the Broward County Land Use Plan within the City of Margate. She explained that the proposed amendment would increase the overall density by changing a portion of recreation open space on the former golf course to residential with the construction of 132 new dwelling units.

Ms. Boy affirmed staff's review of facilities and services found there to be sufficient potable water, sanitary sewer, solid waste drainage, parks, schools, and transportation availability. She stated that Planning Council staff recommended approval of the proposed amendment recognizing the preservation of 1.7 acres of park. Ms. Boy explained that there will be no affordable housing requirement because the application is to add 81 units to the 51 available units.

The Chair called for the public speakers. The following members of the public were given three (3) minutes to speak and spoke in opposition to the proposed amendment:

- Lauren Beracha, resident of Paradise Gardens in Margate
- Barbara Albrecht, resident of Oriole Gardens in Margate
- Marilyn Kneeland, resident of Oriole Gardens in Margate
- William Albrecht, resident of Oriole Gardens in Margate and Chair of Keep Margate Green
- Melanie Lannon, resident of Margate
- Silvana Luciani, resident of Margate
- Ronald Troy, resident of Margate
- Elaine Harris, resident of the Garden Patio Villas in Margate

Chair DiGiorgio thanked the residents and members of the community for attending this meeting and sharing their concerns. (Mayor Levy excused himself at 11:01 a.m.)

Matt Scott, agent for the applicant, addressed some of the resident's questions and concerns. He explained that the work currently being done on the property is by the City to repair the canal banks for the residents. Mr. Scott stated that the applicant has been engaging in meetings with the Homeowner's Associations to address the concerns of the neighbors.

Mr. Maurodis reminded the Planning Council members that they are providing a recommendation to the Broward County Commission based upon the understanding of whether this plan is consistent with the goals, objectives, and policies of the Broward County Land Use Plan.

Vice Chair Castillo spoke on the differences between deed restricted golf courses

and those that do not have deed restrictions and how they affect land use and views of the property owners. He also spoke on the decline of golf courses throughout Florida.

Andrew Pinney, Senior Planner for the City of Margate, and Matt Scott, agent for the applicant, responded to several questions from the Council members.

**Mayor Hardin made a motion to approve the amendment to the Broward County Land Use Plan per Planning Council staff recommendation. Mayor Gomez seconded the motion. The motion passed unanimously.**

**PH 3 AMENDMENT PC 24-4**

**Public Hearing on Small Scale Amendment to the Broward County Land Use Plan – City of Plantation**

(Previously Approved.)

**PH 4 AMENDMENT PCT 24-1**

**Public Hearing on Text Amendment to the Broward County Land Use Plan “Implementation Requirements and Procedures” Section to enhance and streamline the Community and Regional Parks and Implementation Regulations and Procedures subsections.**

Ms. Boy provided a brief overview of this proposed amendment which addresses open space and the implementation. (Mayor Brunson left at 11:20 a.m.) She detailed and listed several changes within the proposed amendment. Ms. Boy answered questions from the Planning Council members regarding publicly accessible beaches.

**Vice Chair Castillo made a motion to approve the proposed text amendment per Planning Council staff recommendation. Mayor Gomez seconded the motion. The motion passed unanimously.**

**PH 5 AMENDMENT PCT 24-2**

**Public Hearing on Text Amendment to expand Broward County Land Use Plan Policy 2.16.4 to include Commerce designated lands within one-half (1/2) mile of passenger rail stations as a qualifying area.**

(Previously Approved.)

## **OTHER BUSINESS**

### **PLANNING COUNCIL COMMENTS**

(None)

### **NEXT REGULAR SCHEDULED PLANNING COUNCIL MEETING**

The next Planning Council meeting is scheduled for June 27, 2024, at 10:00 a.m., in Room 422 of the Broward County Governmental Center. The May 23, 2024, meeting was cancelled by the Council.

### **ADJOURNMENT**

Without objection the Chair adjourned this day's meeting at 11:31 a.m.