SUMMARY MINUTES
BROWARD COUNTY PLANNING COUNCIL
APRIL 23, 2026

Members Present:	Thomas H. DiGiorgio, Jr., Chair City of Pembroke Pines Mayor Angelo Castillo, Vice Chair City of Tamarac Mayor Michelle J. Gomez, Secretary Ms. Jessica Abramson City of West Park Mayor Felicia Brunson Broward County Commissioner Lamar P. Fisher Mr. Adam M. Geller (via CMT) Ms. Ryann Greenberg City of Pompano Beach Mayor Rex Hardin City of Plantation Councilmember Denise Appleby Horland City of Hollywood Mayor Josh Levy City of Coconut Creek Commissioner Jackie Railey Mr. David Rosenof (via CMT) School Board Member Dr. Allen Zeman
Members Absent:	Dr. Mireidy Fernandez City of Oakland Park Commissioner Letitia Newbold City of Sunrise Mayor Michael J. Ryan
Also Present:	Barbara Blake Boy, Executive Director Andy Maurodis, Legal Counsel Karen Pannell, Real Time Reporter

A meeting of the Broward County Planning Council was held on Thursday, April 23, 2026, at 10:04 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

Mayor Brunson 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 recognized that today is Bring Your Child to Work Day. Ms. Abramson, Dr. Zeman and a member of the audience introduced their children to the Planning Council.

PROCLAMATION

Chair DiGiorgio announced the retirement of Deanne Von Stetina and read the Proclamation naming April 23, 2026, as Deanne Von Stetina Planning Council Appreciation Day. Ms. Von Stetina showed her appreciation to Ms. Boy, Mr. Maurodis, and all of the Planning Council members and staff. Chair DiGiorgio thanked Ms. Von Stetina for all of her hard work over the years and congratulated Ms. Teetsel for her promotion to Assistant Executive Director.

CONSENT AGENDA

C 1 APPROVAL OF FINAL AGENDA FOR APRIL 23, 2026 – Including Additional Agenda Material.

C 2 APRIL 2026 PLAT REVIEWS FOR TRAFFICWAYS PLAN COMPLIANCE

C 3 APPROVAL OF SUMMARY MINUTES OF FEBRUARY 26, 2026

C 4 ATTENDANCE RECORD/EXCUSED ABSENCE REQUESTS – Dr. Mireidy Fernandez, Commissioner Letitia Newbold, Mayor Michael J. Ryan.

Mayor Gomez made a motion to approve the Consent Agenda. Mayor Hardin seconded the motion. Without objection, the motion passed unanimously.

REGULAR AGENDA

R 1 FISCAL YEAR 2027 PLANNING COUNCIL BUDGET PROPOSAL

Ms. Boy explained that the Executive Committee has recommended approval of the $1,615,450 for the 2027 budget. She noted that the only change is to the Organizational Chart, which reflects Ms. Teetsel as the new Assistant Executive Director.

Ms. Greenberg made a motion to endorse the Executive Committee's recommendation to approve the Fiscal Year 2027 Planning Council Budget proposal. Mayor Gomez seconded the motion. The motion passed unanimously.

R 2 COUNSEL'S REPORT

Mr. Maurodis provided an update to the Florida Legislative Session. He discussed

HB399, which is a bill regarding Land Use and Development regulations. Mr. Maurodis indicated that it regulates the ability of local governments to use compatibility as a basis for denying a permit application. He stated that the bill requires that if a local government is going to use compatibility, there has to be regulations to include assessment, objective design standards and specific criteria.

Mr. Maurodis discussed SB1434, which refers to Infill Redevelopment. He explained that for qualifying parcels of 5 acres or more, special measures may allow Infill Development for environmentally challenged areas. He stated that this bill encourages Infill Development.

In reference to affordable housing, Mr. Maurodis stated that the legislature continues making refinements to the Live Local Act. He discussed several of the Act's specific provisions.

Mr. Maurodis reported that on March 13, 2026, the Federal Government issued an Executive Order entitled "Removing Regulatory Barriers to Affordable Home Construction". He explained that the requirements could make affordable housing projects more difficult. Mr. Maurodis stated that he will provide the Planning Council members with more information on the legislative report and the Executive Order.

Mayor Levy mentioned SB182, which is an education bill concerning charter schools with a provision that private schools with 150 or less students have to be approved administratively or are required to apply for a special exception. He explained that this bill facilitates a more efficient process for private schools with 150 students or less within commercial areas of a city in the State of Florida.

Mr. Maurodis announced that the revisions to SB180 were not passed.

R 3 EXECUTIVE DIRECTOR'S REPORT

Ms. Boy:

- Congratulated Deanne Von Stetina and wished her well in retirement.
- Recommended that the Planning Council cancel the May 28 meeting. Without objection, the meeting date was cancelled.

R 4 CORRESPONDENCE

(None.)

PUBLIC HEARING AGENDA

Ms. Boy stated that there were no members of the public signed up to speak on items PH 1, PH 2, or PH 4 other than applicants, agents, and local governments. She stated that one member of the public signed up to speak on item PH 3 and PH 5. Ms. Boy provided a brief overview of the items, noting that staff recommended approval of each item.

PH 1 AMENDMENT PCT 26-3

Second Public Hearing on Text Amendment to modify Broward County Land Use Plan Policy 2.36.1 and remove Policy 2.36.2 regarding Environmental Justice

PH 2 AMENDMENT PCNRM 26-1

Second Public Hearing on Update of the Broward County Wetlands Map of the Land Use Plan Natural Resource Map Series

Mayor Castillo made a motion to approve Items PH 1, PH 2, and PH 4 per Planning Council staff recommendations. Mayor Hardin seconded the motion. The motion passed unanimously.

PH 3 AMENDMENT PC 26-4

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

Refencing a map, Ms. Boy stated that the proposed amendment is for 81.7 acres within a Dashed-Line Area of the former Carolina Glub Golf Course. She spoke on the number of dwelling units that are committed in the Dashed-Lined Area on the residential campus, she also showed the designated recreation open space areas and the commercial recreation. Ms. Boy stated that this amendment does not add any units to the Broward County Land Use Plan, but it does change where the units are permitted within the Dashed-Line Area.

Ms. Boy explained that Planning Council staff's analysis indicates sufficient facilities, services and school capacity. She noted that that there could be an adverse impact to the nearby Turtle Run as it relates to transportation, noting that the applicant has proposed to restrict the square footage as to limit the impact to the transportation network by the land use. Ms. Boy stated that every land use plan amendment receives a thorough review by the County's Environmental Staff. She noted the importance of this review of the former golf course due to arsenic contaminated soils, Ms. Boy explained that there is a commitment and recognition of a remediation action plan that will be required prior to permitting and construction of any development. She stated that based on the applicant's voluntary commitments, Planning Council staff recommends the approval of the amendment. Ms. Boy noted there are two members of the public signed up to speak. The first member of the public declined.

Allen Kopelman, resident of Margate, stated that he is not against the redevelopment of the golf course. He spoke on the environmental concerns regarding arsenic remediation and the effects on the residents. Mr. Kopelman noted a lack of trust in proper measures being taken to fix the environmental issues.

Scott Backman spoke on behalf of the applicant. He stated that there are very

lengthy procedures in place for the remediation of the environmental concerns, which are overseen by Broward County's Environmental Department. Mr. Backman stated that they have been reaching out to the neighbors at the Carolina Club to explain the environmental measures that will be implemented including best management practices. He noted the expectation of providing the neighbors with more information as the process moves forward.

Ms. Boy indicated that reviews by the County environmental staff have been provided to the Planning Council members in attachments #9, #10, and #11 of the agenda material. She noted that attachment #11 addresses the remediation and procedure. Mr. Backman stated that further information and resources will be available for members of the neighboring community. He answered questions from the Planning Council members.

Mayor Levy made a motion to approve Item PH 3 per Planning Council staff recommendations without requiring a second public hearing. Mayor Gomez seconded the motion. The motion passed unanimously.

PH 4 AMENDMENT PCT 26-9

Public Hearing on Amendment to the Broward County Land Use Plan Text – City of Fort Lauderdale

Previously Approved.

PH 5 BROWARD COUNTY LAND USE PLAN TEXT AMENDMENTS

Public Hearing Items 5.A to 5.E. are the culmination of the 7-year update to the BrowardNext Broward County Land Use Plan text.

A. AMENDMENT PCT 26-4
Public Hearing on Amendment to the Broward County Land Use Plan Text Regarding "Highlighted Regional Issues"

B. AMENDMENT PCT 26-5
Public Hearing on Amendment to the Broward County Land Use Plan Text Regarding "Policies"

C. AMENDMENT PCT 26-6
Public Hearing on Amendment to the Broward County Land Use Plan Text Regarding "Definitions"

D. AMENDMENT PCT 26-7
Public Hearing on Amendment to the Broward County Land Use Plan Text Regarding "Permitted Uses"

E. AMENDMENT PCT 26-8
Public Hearing on Amendment to the Broward County Land Use Plan Text

Regarding "Recommended Practices"

Kimberly Heise, a resident of Parkland, showed her appreciation to the Planning Council for the removal of PH 5.D. (the proposal to permit affordable housing on parcels under 5 acres and designated recreation and Open Space). She showed much support for the preservation of recreational and green space.

Mayor Castillo made a motion to approve item PH 5 per the BrowardNext Steering Committee recommendations with the exclusion of the proposal to permit affordable housing on parcels under 5 acres and designated Recreation and Open Space. Mayor Hardin seconded the motion. The motion passed unanimously.

OTHER BUSINESS

PLANNING COUNCIL COMMENTS

(None.)

NEXT REGULAR SCHEDULED PLANNING COUNCIL MEETING

The next Planning Council meeting is scheduled for June 25, 2026, at 10:00 a.m. in Room 422 of the Broward County Governmental Center.

ADJOURNMENT

Without objection Chair DiGiorgio adjourned this day's meeting at 10:58 a.m.