BROWARDNEXT

PUBLIC COMMENTS
regarding
Proposed Amendments for Public Hearing

Received Subsequent to February 11, 2026

Broward County Board of County Commissioners

Broward County Planning Council

BROWARD COUNTY FLORIDA

Barbara Blake Boy, Executive Director
115 South Andrews Avenue, Room 307
Fort Lauderdale, Florida 33301

March 23, 2026

RE: BrowardNext Land Use Plan Proposed Updates

Dear Ms. Boy,

The City of Fort Lauderdale appreciates the opportunity to provide feedback regarding the **BrowardNext** updates. While the City's Urban Design & Planning Division generally supports these amendments, including the removal of the density bonus note for the Downtown Regional Activity Center, staff respectfully submits the following recommendations:

SECTION 2: PERMITTED USES
Recreation and Open Space Land Use Designation
Remove Amendment to Allow Residential Uses
The City does not support allowing residential uses including affordable units as a permitted use in the Recreation and Open Space category. Any proposal for residential uses on parcels designated as Recreation and Open Space should be subject to a land use plan amendment and subject to an analysis of the park level of service and public participation. This amendment could negatively impact the quality of life for County and Fort Lauderdale residents. Staff recommend an amendment that allows privately owned multifamily development that contains open space area deemed publicly accessible to county toward recreation and open space level of service. With the urbanization of the eastern portion of the County and the limited availability of park and open space land, these privately owned open space areas would achieve the intent of the recreation and open space category.

SECTION 2: POLICIES
Transfer of Development Rights
Add Density and Intensity Bonus Language to Policy 2.34.1
The City recommends adding language regarding density and intensity bonuses to Policy 2.34.1, which promotes the transfer of development rights policy. Proposed language is provided below in underline format.

> Policy 2.34.1: Municipalities may adopt "Transfer of Development Rights" (TDR) programs within their jurisdictions, or with other Broward County local governments pursuant to a legally binding agreement, and in accordance with this Plan. A TDR "sending area" must further a public purpose, such as enabling the creation of significant public or private open space areas or corridors, protecting environmentally sensitive lands, historical/archaeological resources, or areas identified as appropriate for climate resiliency strategies (e.g., repetitive loss properties, Priority Planning Areas, or Adaptation Action Areas). <u>As part of a TDR program, adoption of innovative land development regulations, such as the consideration of density and intensity bonuses may be considered.</u> A TDR program must include the following:

SECTION 2: DEFINITIONS

Additional Clarification of Aircraft Definition

The City recommends expanding the definition for Aircraft to include "VTOL (Vertical Takeoff and Landing) Planes" given the trends in aviation.

Thank you for your consideration of these recommendations. Please let me know if you have any questions. I can be reached at (954) 828-5018 or LTappen@fortlauderdale.gov.

Sincerely,

Lorraine Tappen

Lorraine Tappen, AICP
Principal Urban Planner

DEVELOPMENT SERVICES DEPARTMENT
700 NW 19 AVENUE, FORT LAUDERDALE 33311
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Winner of the National Gold Medal Award for Excellence in Park and Recreation Management
Accredited by the Commission for Accreditation of Park and Recreation Agencies (CAPRA)

MEMORANDUM

DATE: April 2, 2026

TO: Barbara Blake Boy, Executive Director
Broward County Planning Council

FROM: Dan West, Director, Broward Parks and Recreation Division Dan West

SUBJECT: BrowardNext Proposed Amendments: PCT 26-6 Permitted Uses

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The Broward County Parks and Recreation Division appreciates the opportunity to provide comments on the proposed BrowardNext amendments.

The Division respectfully but firmly opposes the inclusion of residential uses within lands designated Recreation and Open Space under PCT 26-6.

Broward County currently maintains approximately 6,500 acres of parks and natural areas, of which only about 3,972 acres are publicly accessible. With a population exceeding 2.1 million residents, this equates to less than two acres per 1,000 residents, well below the Land Use Plan's minimum standard of three acres per 1,000 residents.

This deficiency underscores the importance of the Park Charter and Deed of Restrictive Covenants, which were adopted to protect limited park resources.

Regionally, Broward County trails neighboring jurisdictions. Palm Beach County maintains approximately 39,500 acres of park land (25.8 acres per 1,000 residents), and Miami-Dade County maintains approximately 45,086 acres (16.2 acres per 1,000 residents). Broward County protects only about 3% of its original natural habitat.

For comparative context, New York City protects approximately 12,400 acres of natural areas across 135 parks, representing approximately 10% of its original natural habitat. This level of preservation, achieved within a highly urbanized environment, underscores the importance of maintaining and protecting remaining natural lands in Broward County.

The Division also has concerns regarding reliance on the three-acre standard as a qualifying threshold where "open space" includes non-recreational features such as canals, lakes, and stormwater facilities. This approach may overstate available

park resources and undermine level-of-service standards.

Recreation and Open Space lands serve critical public purposes beyond recreation, including flood mitigation, groundwater recharge, wellfield protection, and climate resilience.

The Division recommends that affordable housing strategies be directed toward redevelopment and infill opportunities within Activity Centers, commercial corridors, and other appropriate land use designations.

Deerfield Beach
Florida

April 3, 2026

Barbara Blake Boy, Executive Director
Broward County Planning Council
115 South Andrews Avenue, Room 307
Ft. Lauderdale, Florida 33301

RE: Comments Regarding BrowardNext Updates

Dear Ms. Boy,

The City of Deerfield Beach appreciates the opportunity to comment on the proposed BrowardNext Updates. The City's feedback is focused on the proposed text amendments to the incentive-based policies Affordable Housing Bonus Density, and Alternative Housing Types and Density Calculations (PCT 26-4 Policies), and permitted use updates for the Commerce Use, Activity Center Use, Dashed-Line Areas, and Transportation Uses (Air Transportation Areas) for the Broward County Land Use Plan Map designations (PCT 26-6 Permitted Uses).

Affordable Housing Bonus Density

The City generally supports the proposed affordable housing bonus density policy changes to subsection (4), of Policy 2.16.3, Affordable Housing Bonus Density, as they provide the City with the authority to approve increased density within affordable housing sites seeking redevelopment, without the requirement of a Broward County Land Use Plan Map amendment.

The existing policy caps bonus density across all residential land use plan map designations at 50 maximum dwelling units per acre. The proposed amendment establishes two residential categories for affordable housing bonus density, based on the whether the lands have a Broward County Land Use Plan Map residential designation equal to or above 16 dwelling units per acre, or below 16 dwelling units per acre.

The City sees potential opportunities for redevelopment on sites with a residential Broward County Land Use Plan Map designation equal to or above 16 dwelling units per acre, where maximum density would either be increased from 50 dwelling units per acre, to 75 dwelling units per acre where the specified affordable housing criteria are not met, or there would be no density cap for proposed developments that meet these requirements.

Alternative Housing Types and Density Calculations

The City wishes to express feedback on the below proposed addition to Residential Policy 2.2.5, Alternative Housing Types, to add the below text amendment to Policy 2.2.5(B):

> Alternative housing types, such as student or adaptive dwelling units, that accommodate a variety of living scenarios such as multiple single individuals, may be counted by the local government as one (1) dwelling unit for residential density calculations for up to eight (8) sleeping rooms per kitchen and shared living space, regardless of the number of bathrooms.

The City recognizes the value of this policy amendment because it provides the legal basis for the City to maintain the existing density, and permit residents to rent or co-own single-family dwelling units and house unrelated individuals in homes with up to eight sleeping rooms, so long as all other requirements of this policy are consistent and met.

The proposed updates may provide a financially feasible opportunity for current and prospective single-family homeowners in our City, who wish to live in and/or maintain ownership of their properties, but would otherwise not be able to afford to do so without opening up their bedrooms to additional occupants. The City would like to provide an alternative means for community members to retain ownership and residence of their homes in our neighborhoods, while increasing lower-cost housing opportunities for students, employees of City businesses, and others interested in living in our City.

Commerce Use

The City generally supports the proposed deletion of the 10-acre acreage cap on allocating flexibility or redevelopment units to a Commerce Use designated site, which may support the City in reviewing and approving proposed development projects that are broader in scale and provide campus-like opportunities for residential and business activities.

Activity Center Use

The City has concerns on the proposed updates to Activity Centers policies, specifically Policy 2.4.3, which amends the policy to permit the substitution of dwelling unit types within the Activity Center Broward County Land Use Plan Map designation, so long as the resulting residential uses do not increase the student generation rate associated with the approved dwelling unit type, based on the Broward County Code of Ordinances.

The City is concerned that the policy amendments may result in administrative approvals of dwelling unit substitutions within our Local Activity Center, Pioneer Grove, that would not be consistent with the community vision for this area. Per Broward County Code Section, 5-182.9, Adequacy of school sites and facilities, student generation rates are significantly lower for high-rise (0.017) units, compared to mid-rise (0.023 to 0.60) units. The proposed changes may restrict the City's ability to maintain control over providing the intended mix of mid-rise and high-rise units housing types allocated within Pioneer Grove.

Dashed-Line Areas

The City wishes to express support with feedback on the proposed changes to the Dashed-Line Areas land use designation. As proposed, the text added to the Dashed-Line Areas Use may serve to strengthen the City's justification for encouraging redevelopment in the Dashed-Line Area Land Use Plan Map designation, and enhancements to transit accessibility and multi-modal connectivity.

The City anticipates that these changes proposed to Dashed-Line Areas generally may provide a more suitable alternative for establishing density limits within a defined area, compared to the Activity Center Use future land use designation. The proposed changes to the Dashed-Line Areas may be beneficial by providing increased certainty for our development community because the maximum residential development potential of a circumscribed area would be more clearly defined.

A limitation of this proposed addition to Dashed-Line Areas is that the implementation statement may complicate redevelopment proposals that may be best suited by the route of a rezoning, with or without a local future land use map amendment. In this sense, the proposed additions to Dashed-Line Areas may thus deter redevelopment by fixing density within certain areas, which could only be modified either by means of a flex unit allocation, or after the approval of both a local future land use map and Broward County Land Use Plan Map amendment.

To improve upon the proposed updates to Dashed-Line Areas, the City suggests that the Planning Council consider options for approving local amendments to Dashed-Line Areas that would not require amending the Broward County Land Use Plan Map. For example, it may be beneficial to consider permitting local approvals of Dashed-Line Areas within existing areas designated as Commerce in the Broward County Land Use Plan Map.

Air Transportation Areas

The City wants to comment on the proposed amendment to the Air Transportation Areas, Transportation use, which may delay and/or restrict the City's authority to regulate emerging aircraft and advanced air mobility transportation technologies uses, including uncrewed aerial systems (unmanned aerial vehicles) of various sizes, such as drones.

The proposed updates to Air Transportation Areas, states, "planning for the arrival of these new technologies and associated infrastructure requires that all aspects, both positive and negative, of such advances are investigated prior to incorporation into County and municipal land use plan updates." The City is of the position that while planning for advanced air mobility is of both local and Countywide interest, the City should maintain control over when and how to plan for local Air Transportation Area uses.

Thank you for the opportunity to comment on the proposed updates to BrowardNext.

Sincerely,

Ramsay Bulkeley, Esq., Director
Planning & Development Services Department
City of Deerfield Beach

From: Julie Greenfield
To: Blake Boy, Barbara
Cc: Teetsel, Dawn; Von Stetina, Deanne
Subject: Re: BrowardNext Proposed Amendments (PCT 26-6)
Date: Wednesday, April 8, 2026 9:02:18 AM

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Barbara,

Thank you for the clarification in what is being discussed. I want to be clear that regardless of where this recreation and open space is located, I strongly object to it being converted to affordable housing because it sets a precedence. As commercial real estate continues to be vacated to work from home, online shopping, or due to businesses closing, these areas would be better suited to support affordable and workforce housing.

Looking at 11.d. - Putting the burden on municipalities to demonstrate how the space is being used to remain open is a burden and problematic. This can lead to residents and the municipality at odds. The environmental value that open space provides is more important than how many people use the space.

I stand firm in that the County parks and recreational areas are an enormous value to residents. We maintain a complimentary disabled veteran annual pass and utilize it frequently. This helps with post traumatic stress and overall well being. These areas must be protected from development.

Regards,
Julie

Julie Greenfield
321.474.0511
julie.greenfield@me.com

On Apr 8, 2026, at 7:41 AM, Blake Boy, Barbara <BBLAKEBOY@broward.org> wrote:

Good morning—
Your email has been received and will be included with the BrowardNext materials published next week.

The Council's BrowardNext Steering Committee current proposal is for affordable housing on lands designated Recreation and Open Space, **west of and including US 1**, as the excerpt below notes (https://www.broward.org/BrowardNext/Documents/PCT%2026-6%20%28Permitted%20Uses%29_ADA.pdf):

11. Residential uses, **for parcels west of and including US 1**, provided:
a. At least 25% of the dwelling units are deed restricted to moderate-income, low-income or very-low-income dwelling units for a minimum period of at least thirty (30) years for rental housing and at least fifteen (15) years for owner occupied housing, via a legally enforceable mechanism;
b. The local government can demonstrate that it will continue to meet the minimum open space requirement of 3 acres per 1,000 existing and projected permanent residents;
c. The proposed residential use is limited to no more than five (5) acres; and
d. The municipality must demonstrate that sufficient and functional open space serving the area residents will be retained.

-
Barbara

<image003.jpg>Barbara Blake Boy, Executive Director
115 South Andrews Avenue, Room 307
Fort Lauderdale, Florida 33301
954.357.6982 (direct) www.broward.org/planningcouncil

Planning Council Staff Information
Planning Council Membership

Visit Us: BROWARDNEXT

The Planning Council offices are open Monday through Friday. I am in the office every Monday through Thursday from 7:00 a.m. to 5:00 p.m.

From: Julie Greenfield <julie.greenfield@me.com>
Sent: Tuesday, April 7, 2026 1:52 PM
To: Planning Council <PlanningCouncil@broward.org>
Subject: BrowardNext Proposed Amendments (PCT 26-6)

Dear members of the Broward Planning Council,

I am a member of the Broward County Marine Advisory Committee and I am writing to share my thoughts regarding permitted use of public land particularly as it relates to open-green space.

I live in Hollywood North Beach (HNB) and I am extremely concerned about future resiliency, particularly as it relates to the open-green space. HNB is full of pocket parks and open-green space among residential properties. This green space provides protection against flooding during king tides, heavy rains and extreme weather events.

There has been discussion with regard to affordable housing on the barrier island. As someone who lives here, I pay some of the highest taxes and insurance rates to protect my home. There is nothing "affordable" to living on a barrier island and using this as an excuse to build higher density is not helpful to those that need it most. Affordable and work-force housing should be developed near public transportation and transit corridors away from mandatory evacuation zones and where flood insurance is NOT mandatory and overall insurance and taxes are lower. This includes the requests that have been made to change the designated use of 1301 S. Ocean Drive, Hollywood. This public land with open-green space is being used as a community center and library today and should remain as such.

Hollywood Beach is a low lying, narrow strip of land that is vulnerable to king tides, flooding, sea level rise, and storm surge. Buildings can experience high winds and saltwater corrosion. The roads that allow evacuation of the barrier island flood, during heavy rains and king tides. This makes evacuations and rescues both challenging and dangerous. I am unable to drive my electric vehicle during king tides and heavy rains. During the last king tides I was locked in place over multiple days due to the construction at Sheridan and A1A and A1A near Dania Beach Blvd was flooded. We had to rearrange appointments to coincide with low tide.

Parks and all open-green space across the barrier island and the County should remain as open-space to protect residential property, resiliency and for enjoyment by all.

Regards,
Julie

Under Florida law, most e-mail messages to or from Broward County employees or officials are public records, available to any person upon request, absent an exemption. Therefore, any e-mail message to or from the County, inclusive of e-mail addresses contained therein, may be subject to public disclosure.

From: Jean Dolan
To: Von Stetina, Deanne; Blake Boy, Barbara
Cc: David Recor
Subject: RE: BrowardNext Update
Date: Wednesday, April 15, 2026 3:22:25 PM
Attachments: PCT 26-6 (Permitted Uses) ADA (2).pdf

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Barbara and Deanne – thank you again for the opportunity to express Pompano Beach's objection to creating a permitted residential use on properties (public or private) with a Recreation and Open Space land use designation with no density limits. Our objection from December 5, 2024 (included in your agenda item backup materials) still applies, however, the objection goes beyond the compatibility and sustainability (drainage) concerns expressed at that time. The City of Pompano Beach western wellfields are located on two private golf courses. These areas must be protected to ensure existing and future population in Pompano will have an adequate water supply. As the County is well aware, our eastern wellfield is threatened by salt-water intrusion and as sea levels continue to rise, the eastern wellfield will become less viable and eventually, we will rely 100% on our western wellfield. Allowing residential development by right on these private golf courses where our western wells are located would not be in the best interest of protecting our water supply from both a water withdrawal and an aquifer recharge perspective. Residential encroachment on our wellfield also complicates the operation and maintenance of this critical infrastructure. Keep in mind that the "wellfield protection zone" development restrictions only relate to hazardous materials which aren't typically associated with residential development and therefore offer no regulatory protection from residential development. The pressure on the city's elected officials to allow redevelopment of these private properties that in some cases are remnants of now defunct golf courses make it even more critical that any redevelopment decisions are preceded by a robust technical analysis and future development rights are not provided by the County without proper scrutiny.

The City of Pompano Beach recognizes that new uses will need to be allowed on remnants of inactive golf courses to avoid future slum and blighting conditions but the density, intensity and placement of those uses need to be thoughtfully planned and vetted in a community context to ensure that all relevant variables are specifically considered. A land use plan amendment and rezoning process is the best approach to ensure that unintended consequences of the development of these open spaces do not negatively impact the long-term viability of the area, and in Pompano's case, the entire City's water supply. In Pompano, the stakes of this decision could not be higher.

Thanks,
Jean

Hours of Operation Mon – Thurs 7am to 6pm

From Attached Permitted Uses:
RECREATION AND OPEN SPACE USE
…
Areas designated as recreation and open space on the Future Broward County Land Use Plan Map (Series) include existing public and private park sites over five (5) acres, existing cemetery sites, and golf courses intended to remain as permanent open space.
…
11. Residential uses, for parcels west of and including US 1, provided:
a. At least 25% of the dwelling units are deed restricted to moderate-income, low-income or very-low-income dwelling units for a minimum period of at least thirty (30) years for rental housing and at least fifteen (15) years for owner occupied housing, via a legally enforceable mechanism;

b. The local government can demonstrate that it will continue to meet the minimum open space requirement of 3 acres per 1,000 existing and projected permanent residents;

c. The proposed residential use is limited to no more than five (5) acres; and

d. The municipality must demonstrate that sufficient and functional open space serving the area residents will be retained.

From: Jean Dolan
Sent: Thursday, December 5, 2024 2:31 PM
To: Von Stetina, Deanne <DVONSTETINA@broward.org>
Cc: David Recor <David.Recor@copbfl.com>
Subject: RE: BrowardNext Update

Deanne – Pompano only has this one comment so far:

1. *Consider the addition of affordable housing opportunities on lands designated Recreation and Open Space (mimic Community Facilities permitted use and criteria up to 5 acres) or other Permitted Uses as appropriate.* – Pompano does not support this. It would make it too easy to entitle remaining golf courses without a Comp Plan amendment. Commercial and industrial land is already subject to potentially incompatible affordable housing development due to Live Local, we don't need communities with private golf courses being consumed by housing without proper compatibility and sustainability (drainage) review.

Thanks for the opportunity to review.
Jean

From: Cat U
To: Blake Boy, Barbara
Cc: Caryl Shuham
Subject: Broward Next
Date: Thursday, April 16, 2026 8:31:29 PM

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Good afternoon Barbara,
I'm writing to ask if the Broward Next amendments include allowing residential housing on lands designated for parks, recreational, and community open space. If so, I oppose allowing residential buildings on parks, recreational, and community open space.
I also strongly support keeping low density on barrier islands/mandatory hurricane evacuation zones.
Thanks so much.

--
Cat Uden

From: Kelly Mulligan
To: Planning Council
Subject: Broward next
Date: Sunday, April 19, 2026 7:42:19 AM

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Hello

My name is Kelly mulligan. I live in Hollywood fl born and raised. I strongly believe recreation and open space should remain free from more public housing and building.

Please consider my thoughts. We need to protect what's left. Thank you
Kind Regards,

Kelly Mulligan

From: bgmpol@aol.com
To: Planning Council
Subject: Public open space
Date: Sunday, April 19, 2026 9:48:16 AM

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What are we thinking if we allow more development and less open space?

Who is benefiting? What is the future?

Please oppose this initiative. We the public oppose.

Barbara Miller
bgmpol@aol.com
954-614-8020

From: LEAH WEISBURD
To: Planning Council
Subject: Broward Next
Date: Sunday, April 19, 2026 11:29:03 AM

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Our beautiful Florida is being ruined by over development. I am a firm believer that recreation and open space should remain free from residential housing.
Our tourist come to Florida to spend time in our beautiful parks, lakes, beaches and play areas. Our tourist helps pay to keep Florida financially stable. Don't ruin it with overdevelopment that increases our trash that we are looking to control, our water supply that is in danger, our green spaces that help us to breathe, and the beauty of what Florida is known for. This decision can affect recreational open spaces in all cities in Broward County, so all Broward County residents should weigh in.

Mr. Thomas H. DiGiorgio, Jr., Chair Elector (Resident of City of Lighthouse Point, appointed by County Commissioner, District 4)
Mayor Angelo Castillo, Vice Chair City of Pembroke Pines (Appointed by County Commissioner, District 1)
Mayor Michelle J. Gomez, Secretary City of Tamarac (Appointed by County Commissioner, District 3)

Ms. Jessica Abramson , Elector (Resident of Town of Davie, appointed by County Commissioner, District 5)

Councilmember Denise Appleby Horland, City of Plantation (Appointed by County Commissioner, District 5)

Mayor Felicia Brunson, City of West Park (Appointed by County Commissioner, District 6)

Mayor Josh Levy, City of Hollywood (Appointed by County Commissioner, District 7)

Ms. Mireidy Fernandez, PsyD, MPA, BS, FCCM, AIAI-P3, Elector (Resident of City of Sunrise, appointed by County Commissioner, District 9)

Commissioner Letitia Newbold, City of Oakland Park (Appointed by County Commissioner, District 8)

Commissioner Lamar P. Fisher Broward County Board of Commissioners

Mayor Jackie Railey, City of Coconut Creek (Appointed by County Commissioner, District 2)

Mr. Adam Geller (Resident of City of Hollywood, appointed by County Commissioner, District 6)	Mr. David Rosenof, Elector (Resident of City of Parkland, appointed by County Commissioner, District 3)
Ms. Ryann Greenberg, Elector (Resident of City of Pembroke Pines, appointed by County Commissioner, District 1)	Mayor Michael J. Ryan, City of Sunrise (Appointed by County Commissioner, District 9)
Mayor Rex Hardin, City of Pompano Beach (Appointed by County Commissioner, District 4)	School Board Member Dr. Allen Zeman Broward County School Board

Sincerely,
Leah Weisburd
Lauderhill, FL 33319

From: maureen villaverde
To: Planning Council
Subject: Broward Next
Date: Sunday, April 19, 2026 2:01:02 PM

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I am writing to respectfully request that the Planning Council protects Broward County's lands designated for recreation and open space in the proposed updates on April 23, 2026.
The American Planning Association, the professional organization representing the field of urban planning in the US, state on their website:

Inherent in the concept of local public parks is the idea that all members of a community, regardless of age, race, ethnicity, gender, ability level, or socioeconomic status, have access to a safe place to gather, play, exercise, and enjoy being outdoors.

Parks provide a wide array of benefits to the communities they serve, including improved health, economic development, and an overall elevated quality of life. Ensuring that communities have adequate access to public parks is a critical component of promoting social equity in the United States.

Public community parks promote equity and well-being within a community by providing the same benefits to all who use, live, or work near them. Numerous studies have shown that living close to a park is strongly correlated with higher rates of physical activity in both adultsand children, lower rates of obesity, increased levels of economic development, and improved mental health and well-being.

Additionally the Florida chapter of the APA, Documents its mission as " leadership in the development of SUSTAINABLE COMMUNITIES" and "working to PROTECT and enhance the NATURAL and built environments." There is no better example of this than their 2025 People Choice Award:

The APA's 2025 awards further demonstrate the organizations philosophy and principles in the development of public space as follows:
"2025 Great Places in Florida People's Choice Award, celebrating public spaces that foster connection, care, and community identity. This year's theme,***Great Places That Ground Us***, highlights places that reflect the deep ties between people and place – spaces that tell stories, honor culture, and create everyday belonging"
The 3 finalist's showcasing of "inspiring" plans of their public land is a shining example of what could happen on our recreational and open spaces instead of more concrete buildings and

resultant exclusiveness.
An overview of some of the plans of the 3 finalists include shaded trails, an outdoor fitness center, shaded pavilions for meetings, youth volunteers who organize “regular clean-up days, making this a place of community pride, stewardship, and connection”, recreational amenities, including concrete ping pong tables, cornhole, picnic seating, chess and checkers, community events, a multicolored fountain, canoe & kayak launch, open-air event spaces, public seating areas, and an enchanting inclusive children's playground.
One finalist, Palm City
Place & Patio statement is that it “stands as a model of community-driven redevelopment, blending environmental stewardship, placemaking, and economic revitalization into a space where residents can gather, play, and celebrate what makes Palm City home.”
Another finalist, has a master plan: “programming and preserving riverfront land that maximizes access to nature and water, while minimizing impact to the land.”
Could we turn the conversation from the idea of cancelling our public spaces to what can be done to enhance our parks for ALL of our community?
I appreciate your time in consideration of my email
Sincerely,
Maureen Villaverde
Hollywood

Sent from my iPhone

From: Patty De Biase
To: Planning Council; Patty De Biase
Subject: Broward next
Date: Sunday, April 19, 2026 2:09:22 PM

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Once again I am requesting your vote on the recreation open space in Broward. I believe open space should remain free from residential housing for our children and grandchildren to enjoy. In addition to this it will also help with the flooding caused by heavy rains and the water no where to go because we're turning Broward into a concrete jungle. Take a look at what happens in Miami Dade and Brickle now Hollywood and Dania are on the way to be the same but with your help we can put a stop to this and keep recreational areas and open space for our future generation. Thank You.

--

Patty De Biase

debiasep26@gmail.com | 954-829-0955

From: Pat Roth
To: Planning Council
Subject: Oppose housing in open spaces
Date: Sunday, April 19, 2026 3:39:58 PM

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I hereby register my strong opposition to building any housing or other structures in our few remaining open spaces and parks

We are already asphyxiating from high density high rises and we need our few parks and open spaces to de stress and survive.

There are lots of other spaces in the county for housing and it doesn t belong in our parks. You can also consider repurposing other space.

Would New York allow housing in Central Park? Why should Broward County!

Thank you

Patricia Roth
333 Sunset Drive, 302
Fort Lauderdale 33301
305-495-6429

Sent from my iPhone

From: liz.cercone@juno.com
To: Planning Council
Subject: Broward Next
Date: Sunday, April 19, 2026 4:00:39 PM

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Attention All Members of the Broward County Planning Council,

I am writing in regards to this Thursday 4/23/26 meeting with agenda item for Broward County to consider whether or not to allow private residential housing/high rises (if labeled "affordable") on city/county lands designated for Recreation and Open Space.

I am AGAINST permitting the county or individual cities to allow public lands designated for Recreation and Open Space to be changed to residential use.

The whole reason the land was designated Recreational and Open Space to begin with is to avoid developers putting anything residential or commercial in that space.

It was designated Recreational and Open Space for the Public to enjoy nature and also to have the space protected from the extra traffic, pollution, crowded infrastructure, and flooding which always result from development of open natural spaces.

As for affordable housing, there are plenty of already developed buildings and properties that are empty or underutilized. These already developed empty or underutilized spaces can be repurposed or torn down and redeveloped again for affordable housing.

Keep nature, our designated Recreational and Open Space, pristine as already designated for good reason. Politicians and developers should not be stealing public land away from the tax payers without the citizens voting on each and every square foot of public land that is currently protected for the current and future generations of Broward County to cherish.

-Liz Cercone
2600 S Ocean Dr #316
Hollywood, FL 33019
liz.cercone@juno.com

From: Lorraine Saunders
To: Planning Council
Subject: Housing on parks and green space.
Date: Sunday, April 19, 2026 4:34:22 PM

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To Whom It May Concern;
This idea that residential units should be allowed to be built on parks and green space is an egregious abuse of power. There is absolutely no good reason to take away green space or park space for housing. The people who already live here need the relaxation and recreation provided by parks and green space. We pay taxes and should not have to pay ever raising rates and get zero benefit. There are a lot of spaces to build. The current gas price would prohibit regular use of park lands if they were moved further away. Enough growth has happened over the last 10 years. We are growing too fast to properly care for infrastructure and other amenities for all of the current residents much less all of the new people that are being attracted. Where are children supposed to play youth sports or just play games with their friends? We already have no sidewalks in a lot of neighborhoods so it's not like younger children can just walk to a friends or a park. Please stop over building.

Sample email sent to all or most Planning Council members

From: Brendaleechali4
To: Planning Council
Cc: Blake Boy, Barbara
Subject: For School Board Member Dr. Allen Zeman
Date: Sunday, April 19, 2026 5:09:15 PM

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What: Proposal to Change Permitted Uses Allowed on "Open Space and Recreation Land" to include "affordable" housing units (in certain geographic area, west of and including US 1 and for parcels less than 5 acres); more specifically Agenda Item PH-5 BrowardNext Broward County Land Use Plan Text Amendments; Item PH-5.D. Amendment PCT 26-7 Public Hearing on Amendment to the Broward County Land Use Plan Text Regarding "Permitted Uses"

Message: SERIOUSLY? ***Please, just say "NO" to any proposal to change permitted uses our open space and recreation land***; not on one inch not anywhere in Broward County, not for any kind of housing. We cannot continue to allow the "death by a thousand cuts". The proposal appears to limit the housing units to "affordable" units, in a particular geographic area and on acreage of a certain size but we know it is just the beginning of the end. (In fact, the proposal started with allowing units on all open space and recreation land in Broward County down to the shoreline of the Atlantic Ocean.) Again, not one unit of any kind on one inch of open space and recreation land anywhere in Broward County. No, Nada, None, Zilch!!!

Thank you for your time and consideration. Peace...

Brenda Lee Chalifour 305-281-8708

Sample email sent to all or most Planning Council members

From: Brendaleechali4
To: Planning Council
Cc: Blake Boy, Barbara
Subject: for Chairman DiGiorgio
Date: Tuesday, April 21, 2026 8:59:18 AM

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Greetings.

With all due respect, Mr. Chairman, I have done extra homework regarding the proposal to allow housing units on open space and recreation land. I have not changed my position one bit. I still advocate not one unit on one inch of open space and recreation land, PERIOD.

Marjory Stoneman Douglas taught me that in certain situations, compromise is unacceptable. I believe this is one of those situations. There is no compromise in this matter (not for affordable/attainable housing units, not west of US 1, not on certain size of parcel, etc.).

This sweeping proposal is no different than what Governor DeSantis tried to do with our State Parks. The blow back was deafening. I suspect the blow back in this situation is similar. It isn't so much what you want to put on our open space and recreation land, it's that you want to take away what the land is intended for and that is not housing and/or development. If you don't hear any blow back on this, then you are not listening. It is only going to get louder!

If you think units need to be built on open space and recreation land, go through the process of a land use change. If the land use change process is too lengthy and cumbersome, fix that process. Don't take our open space and recreation land from us!

Please, for the love of God, nature and everything we hold dear, pull back this sweeping policy. To simply dictate open season on our precious and limited open space and recreation land is lunacy. What am I missing?

Again, not one unit of any kind on one inch of open space and recreation land anywhere in Broward County. No, Nada, None, Zilch!!!

Peace...

Brenda Lee Chalifour 305-281-8708

From: Michelle Kain
To: Planning Council
Subject: BROWARD NEXT
Date: Sunday, April 19, 2026 6:33:53 PM

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Dear Council Members:

I'm writing to you concerning the proposal to permit residential housing on designated park and green space in the County.

We residents are very concerned that more and more green space is being lost to the encroachment of massive development in our communities. Parks and recreational areas are becoming more scarce as this unbridled development overtakes them. As a 56 year resident of the county, I can attest firsthand to the fact that Broward County, which was once a more beautiful, welcoming place, has now become a concrete jungle choked by cars, people, noise and mega buildings which seem to be built on virtually every patch of green. There was a time when the county thought about quality of life and natural resources. Sadly, it's now about financial gains, tax dollars and developer desires. Parks and green spaces don't generate those kinds of dollars which is why they are "ripe" for development.

The Council now has a rare opportunity to say "enough is enough". What residents want is some vestige of peace, tranquility, a place for their children and grandchildren to play, a quiet place to read, take a walk and enjoy nature. Allowing this plan to proceed will set an irreversible precendent, opening the door to more and more development. It is a cost which cannot be calculated in dollars and will hasten the demise of what dwindling green space that remains.

Thank you for your serious consideration of these comments and I respectfully request that the proposal be voted down.

Sincerely,
Michelle Kain
michelle@michellekain.com

From: Ana Bankemper
To: Planning Council
Subject: Broward Next
Date: Sunday, April 19, 2026 7:13:09 PM

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Keep
Open spaces free of residential housing !

Sent from my iPhone

From: Ana Bankemper
To: Planning Council
Subject: Broward Spaces
Date: Tuesday, April 21, 2026 8:51:00 PM

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Please keep open spaces free from anymore buildings. No more houses!
We are full! Stop the overdevelopment of Broward.

Sent from my iPhone

From: Heather Schueler
To: Planning Council
Subject: Protect Recreation and Open Space from Residential Development
Date: Sunday, April 19, 2026 8:02:14 PM

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To the Broward County Planning Council,

I am writing as a resident of HOLLYWOOD, Broward County, to strongly oppose any amendment to the Broward County Land Use Plan that would allow private residential housing or high-rises on lands designated for Recreation and Open Space.

****Hollywood Is Already Falling Short of the National Standard — This Would Make It Worse****

According to the National Recreation and Park Association (NRPA), the national benchmark is 10.2 acres of parkland per 1,000 residents. Hollywood, Florida has a population of approximately 159,000 people. To meet that national standard, our city would need roughly 1,622 acres of dedicated parkland. We are already challenged to meet that benchmark. Allowing recreational and open space lands to be converted to high-density residential housing would push us further in the wrong direction — at the exact moment our growing population demands more green space, not less.

For context, consider the standard set by our neighbor to the north: Boca Raton, with a population of approximately 100,000, maintains an extraordinary 16,000 acres of trail and parkland — roughly 160 acres per 1,000 residents, more than 15 times the national benchmark. That commitment to green space is a major reason Boca Raton is consistently regarded as one of the finest communities in South Florida. Broward County should be working toward that standard, not abandoning the one we have.

****More Pavement Means More Flooding****

Hollywood already has a serious flooding problem. Converting parks and green space to high-rise developments will make it dramatically worse. According to the U.S. EPA, a typical city block generates more than five times the runoff of a forested area of the same size. The Nature Conservancy estimates that a single acre of paved surface creates 27,150 gallons of runoff per inch of rainfall. Research shows that runoff from pavement can be 10 to 20 times greater than from a grassy surface. Every park lost to development is a natural flood buffer permanently removed from our watershed.

****Flooding Plus More Residents Equals Sewage in Our Waterways****

This is not hypothetical — it is already happening in South Florida. When heavy rain hit Miami-Dade County, flooding caused sewer overflows throughout the county, forcing officials to close South Beach and other popular beaches to swimming. The county's wastewater plant — permitted for 143 million gallons per day — was receiving over 310 million gallons. During Hurricane Irma alone, an estimated 28 million gallons of wastewater spilled into South Florida waterways and neighborhoods. Adding thousands of new high-rise residential units to an already-strained system — while simultaneously removing the green space that absorbs stormwater — is a recipe for sewage routinely ending up in our canals, beaches, and ocean. Our existing infrastructure was not built for this level of density.

****More Density Means Gridlock When It Matters Most****

Broward County is in a hurricane evacuation zone. Adding high-density residential towers to our barrier island and coastal areas means more people attempting to evacuate on the same limited roads. Florida learned this lesson the hard way: after years of allowing overdevelopment in coastal high-hazard areas, Hurricane Ian left thousands stranded because evacuation times had grown dangerously long. More units means more people whose lives are at risk. Developer cash payments or the building of hurricane shelters cannot add a new evacuation route. Once those roads are gridlocked, no amount of mitigation will get families off the island any faster.

****Trees and Parks Are Public Health Infrastructure****

The science is clear: access to parks and trees delivers measurable health benefits — lower blood pressure, reduced anxiety, better cardiovascular outcomes, and improved mental health. In South Florida's heat, tree canopy is not a luxury. Harvard Medical School research found that increasing urban tree canopy could prevent a significant share of premature heat-related deaths. Green spaces also filter air pollutants, sequester carbon, and reduce noise. These are not soft benefits — they are documented, quantifiable, and irreplaceable once lost.

****What Our Parks Mean to Real Residents****

I live in the North Beach area. I cannot count the number of neighbors and visitors who comment on the beauty of our sea grape canopy and the natural shade it provides. In a Florida summer, that shade is not merely pleasant — it is a relief people actively seek out. Personally, I did not fully appreciate our parks until I got a dog. Having diverse, natural spaces to explore has genuinely deepened my love for this city. I did not move to South Florida to feel like I live in a dense urban canyon. I came here for the natural beauty. So did most of my neighbors. That is worth protecting.

****A Decision That Cannot Be Undone****

Broward County is growing. With more residents comes greater demand on our parks, not less. Once green space is paved over and built upon, it is gone — forever. The Planning Council has an opportunity and an obligation to protect it now, for every resident in every city across Broward County.

I urge you to reject any amendments that would open Recreation and Open Space lands to residential development.

Thank you for your service and for considering this input.

Sincerely,
Heather Schueler
North beach hollywood resident

Sent from my iPhone

From: jonas caulfield
To: Planning Council
Subject: Broward Next
Date: Sunday, April 19, 2026 8:29:38 PM

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To whom it may concern . I am writing this email as a concerned life time resident of Broward County in regards to the upcoming vote by the council in regards to allowing private residential housing and high rise condos to be built on city and county owned land that is curently designated for recreation and open space . The county is plagued at this point with WAY to much overdevelopment and any green space that remains especially city or county owned , should be protected against any development under disguise of affordable housing or any other type of development , Please consider voting no as the anything left here as far as open green space needs to be safe guarded for future generations to come . Thank you for your consideration in regards to voting no on this matter

Sincerely , Jonas Caulfield

From: Lisa H
To: Planning Council
Subject: Proposed land use plan amendments comment-NO residential on Rec/Open Space
Date: Sunday, April 19, 2026 10:14:57 PM

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Dear Planning

Please do not to allow private residential housing/high rises on city/county lands designated for Recreation and Open Space. That literally defeats the purpose of recreation and open space land . We need more green area ,not less.

Lisa Hoffmeyer
1175 Grant St
Hollywood FL 33019

From: Pam Gillick
To: Planning Council
Subject: Open areas should remain
Date: Monday, April 20, 2026 9:34:22 AM

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Our parks and open space are why people come here
Stop ruining our city by overdevelopment
Sent from my iPhone

From: M W
To: Planning Council
Subject: No more concrete valleys
Date: Monday, April 20, 2026 9:58:27 AM

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Members of the Council

Allowing private development of high rises in public parks is wrong and you know it.

Public parks are an important piece of the balance in an urban development and residents have no desire to lose them to a concrete jungle.

Besides, there seems to be no shortage of housing in this area given the number of unoccupied apartments and houses for sale.

Don't cave in to developers. That's not who you represent.

Michael Waxer
Broward County

Yahoo Mail: Search, Organize, Conquer

From: vince954@yahoo.com
To: Planning Council
Subject: private residential housing/high rises on city/county lands designated for Recreation and Open Space
Date: Monday, April 20, 2026 11:43:49 AM

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Folks,

Briefly.... City or county lands designated as open space or recreation must not be used for private housing and high rises. These lands belong to the people and are earmarked as green spaces, keep them this way or you WILL be voted out. Build parks or leave as green spaces...

From: Abby May Ramirez
To: Planning Council
Subject: Broward Next, Public land & Green space are NOT residential
Date: Monday, April 20, 2026 2:42:16 PM

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Dear Planning Council,
I am a long time citizen of Broward County.
My family and I use and value the city and county parks. We use the libraries and community centers. We do not want more residents inserted into the public land spaces.
If land was designated open space, public land, or green space IT IS NOT residential space.
Consider how people want to be comfortable , relaxing and casual in their homes and not have the rest of the building busy with all sorts of community activity.
Consider being an instructor renting a community hall for a weekly class and having residents of a multi use building casually having a domestic disagreement in the parking garage. This is a messy incident that is sure to happen.
Its not fair for anyone.

Sincerely,
Abby Mayginnes Ramirez

Currently of
Deerfield Beach, Florida
Former long time resident in Hollywood Lakes South.

From: KATRINA MAYS
To: Planning Council
Subject: Open space
Date: Monday, April 20, 2026 2:59:00 PM

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Land designated for recreation and open space should remain that. Do not take away these places to add to the already excessive population density in our city.

PARKS AND RECREATION DIVISION – URBAN WILDERNESS ADVISORY BOARD
950 N.W. 38th St. • Oakland Park, FL 33309 • 954-357-8120
Established in 1977 by the Broward County Board of County Commissioners

April 20, 2026

Broward County Planning Council
115 South Andrews Avenue, Room 307
Fort Lauderdale, Florida 33301

Subject: Concerns Regarding BrowardNext Proposed Amendments

Dear Sir or Madam:

On behalf of the Urban Wilderness Advisory Board, I write to express our strong concerns regarding the proposed BrowardNext amendments that would allow residential development within areas designated as Recreation and Open Space.

We wish to clearly echo and support the position articulated by the Broward County Parks and Recreation Division in its April 2, 2026 memorandum, which respectfully but firmly opposes this proposed policy change. The memo outlines several critical facts that warrant careful consideration:

- Broward County currently provides less than two acres of parkland per 1,000 residents, well below the adopted standard of three acres.
- Only ~3,972 acres of the County's ~6,500 acres of parkland are publicly accessible, further limiting functional availability.
- Broward protects only ~3% of its original natural habitat, substantially less than comparable urban regions.
- Neighboring counties (e.g., Palm Beach and Miami-Dade) provide significantly greater park acreage per capita, highlighting an existing regional deficit.

These figures alone demonstrate that Broward County is already operating from a position of scarcity, not surplus, when it comes to parks and natural lands. Beyond these local benchmarks, a growing body of scientific research shows that urban greenspaces are not interchangeable land uses, but function as critical ecological infrastructure. In highly urbanized landscapes, remaining greenspaces play a disproportionate role in supporting biodiversity and natural resources, particularly where habitat is limited and fragmented. They also provide essential ecosystem services, including heat mitigation, flood regulation, and broader climate resilience. Importantly, once converted, urban natural areas are difficult or impossible to replace given land constraints in counties like Broward. In addition, broader literature demonstrates that access to greenspace is strongly linked to human well-being and community outcomes, further underscoring their value.

We recognize and support the urgent need for affordable housing across Broward County. However, we strongly agree with the Parks and Recreation Division that park lands are not an appropriate or sustainable location for residential development. Proven alternatives exist, including redevelopment, infill within appropriate land use categories, and strategic use of underutilized parcels. In a county already facing deficits in park access, habitat protection, and climate resilience, the proposed BrowardNext amendment would move us further away from long-term sustainability and livability goals.

For these reasons, the Urban Wilderness Advisory Board respectfully urges the County to reject the proposed amendments allowing residential uses within Recreation and Open Space designations. We appreciate your consideration and remain committed to working collaboratively to ensure Broward County's future balances growth with the protection of the natural systems that sustain both people and biodiversity.

Sincerely,

Corey T. Callaghan, PhD
Chair, Urban Wilderness Advisory Board
w: www.coreytcallaghan.com
p: 352-659-1186
e: c.callaghan@ufl.edu

From: Janice Waite
To: Planning Council
Subject: NO Residental Housing on Recreation Land
Date: Monday, April 20, 2026 5:49:02 PM

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Dear Committee Members,

I am writing to formally express my support for maintaining the current designations for land allocated as Recreation and Open Space.

Having been a resident of Pembroke Pines and Broward County for over 40 years, I have witnessed a significant increase in our local population. To support the well-being of the residents and families in our county, it is essential that we preserve and expand our recreational and open spaces rather than repurposing them.

I respectfully request that the committee maintain the existing designations for these areas to ensure they remain available for community use.

Thank you for your time and consideration of this matter.

Best regards,

Janice Waite
954-445-6345

From: Doris Edelman
To: Planning Council
Subject: Development of green and open spaces
Date: Monday, April 20, 2026 6:26:23 PM

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Commissioners:
We believe that recreation and open space should remain free from residential housing.
We the residents deserve the right to have access to these open space areas instead overdevelopment of single family and multi family residences. Our barrier island is already subject to flooding and lack of sufficient roadways. We don't have the infrastructure to support more density of residents. We need open spaces and recreational spaces to protect the environment and enjoy living in Broward County. We are already overdeveloped.
Thank you for your consideration. We hope you will vote against the issue.
Respectfully
Doris Edelman and Richard Bassin
712 S Southlake Dr
Hollywood, Fl 33019

Doris Edelman
Sent from my iPhone

From: C Ferguson
To: Planning Council
Subject: Opposition to private "affordable" residential housing/high rises on city/county lands
Date: Monday, April 20, 2026 6:40:31 PM

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I would like to register my opposition to any private "affordable" residential housing/high rises on city/county lands in Broward County.

As a longtime resident (20 years) and county taxpayer, I believe we should have open spaces for residents that are not privatized.

Thank you for your consideration.

Regards
Chaka Ferguson
1291 SW 85th Avenue
Pembroke Pines, FL 33025

From: Elise Orter
To: Planning Council
Subject: Protect Broward's Parks—Prioritize Smarter Housing Solutions
Date: Monday, April 20, 2026 7:23:29 PM

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Commissioners,

There's something fundamentally backward about even *considering* protected parks and recreational lands as a solution to our housing challenges.

In Broward County, we are not suffering from a lack of land—we are suffering from a lack of disciplined planning and political will. There is ample privately held and commercially zoned property that can and should be leveraged to support both market-rate and affordable housing. Choosing instead to target parkland is not necessity—it's expediency.

Let's be clear about what's at stake. Broward already has limited park acreage relative to its population. Roughly 6,500 acres is not a surplus—it's a deficit. These spaces are not excess inventory; they are essential infrastructure for quality of life, public health, and environmental balance. Once they are gone, they are gone permanently.

If the goal is to increase housing supply—especially affordable housing—then the strategy should reflect that priority without sacrificing irreplaceable community assets. There are practical, proven alternatives:

- Require meaningful affordable housing components in new and redeveloped commercial projects
- Incentivize or mandate the use of underutilized commercial and vacant properties
- Tie zoning approvals and density increases to clear housing contributions
- Establish a "no net loss of parkland" policy to ensure preservation is non-negotiable

Other communities are solving this without dismantling the very spaces that make their cities livable. Broward should be doing the same.

What message does it send to residents when protected land is viewed as expendable, while underused private land remains untouched? It signals misplaced priorities—and it erodes public trust.

This is a defining moment. You have the opportunity to protect what little green space we have left while still addressing housing needs in a responsible, forward-thinking way.

Do not turn Broward into a concrete landscape driven by short-term gains. Make it a place people are proud to live in—not just a place that's been maximized on paper.

Respectfully,

Elise

A Concerned and long time Broward County Resident

Elise L. Orter

elorter@gmail.com

From: Nancy Battista
To: Planning Council
Subject: Park lands for affordable housing
Date: Monday, April 20, 2026 7:52:19 PM

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Please allow county park lands to remain as such. Per Dan Ward we are behind on the amount of dedicated park lands per capita.

Nancy Battista
Pembroke Pines, Florida

From: Kam M.
To: Planning Council
Subject: STOP KILLING PEOPLE AND FEEDING THE GREEDY RATS!
Date: Monday, April 20, 2026 8:15:58 PM

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Fo not build ANY "AFFORDABLE HOUSING" on green area. People need undeveloped areas to breathe. People need undeveloped areas to help the environment.
Maybe you all should go ahead and build more CONCRETE JUNGLE so your children and grandchildren will suffer when there is no land left undeveloped. So many high rises that are EMPTY. INFRASTRUCTURE over burdened. CRIME on the increase.
Thanks for not making this our nightmare to live or die in.

Sent from my Galaxy

From: siobhan
To: Planning Council
Subject: Broward Next
Date: Monday, April 20, 2026 9:04:26 PM

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Good Day:

Please do NOT consider nor allow residential buildings/projects, public or private, on city or county lands designated recreation or open space.

I would respectfully urge you to instead increase any green space, even at micro lot levels, across Broward.

Thank you.

Siobhan McLaughlin
Hollywood, FL

From: mary hannon
To: Planning Council
Subject: Recreation and open space land should remain protected
Date: Monday, April 20, 2026 10:07:31 PM

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>
> I am a long time Pompano Beach resident and have seen many good changes and some absolutely awful ones. We are definitely overbuilding and caving in to the almighty dollar sacrificing land that was donated or set aside for parks and recreation not parking garages, restaurants, and housing. There are plenty of warehouses and commercial properties that can be converted and rezoned. I strongly feel recreation, properties set aside for the citizens for parks, and open space, should remain protected. Look at what is happening to McNab Park? More parks and land should be set aside for the residents enjoyment and not for housing.
>
> I would appreciate a "no" to taking our recreation and open space land and "yes" to keeping it protected.
>
> Thank you,
>
> mary hannon
> 612 S Riverside Dr.
> Pompano Beach, FL 33062
> 954-303-4200
> maryhannon@att.net
>
>
>

From: JO KOKOFSKY
To: Planning Council
Subject: Parks land usage
Date: Monday, April 20, 2026 11:36:17 PM

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I just read an article that you were looking into selling dedicated park land for housing. I would like to state unequivocally that I absolutely and totally oppose this. It would put further burdens on roadways, resources and city/county services that are already stretched to the max. How can you possibly justify this unsustainable and costly development? And saying the use would be for low cost housing has become a joke through the years - the $2500 and up rents of recently lauded residences are definitely not low cost! Developers are looking for a toe hold, please do not give them an inch! For once, please don't think of yourselves, developers and politicians when making these decisions.
Wishing you wisdom,
Jo Kokofsky, a voter

Sent from my iPhone

RESILIENT DESIGN AND DEVELOPMENT
4800 WEST COPANS ROAD
COCONUT CREEK, FLORIDA 33063

JUSTIN PROFFITT
DEPARTMENT DIRECTOR

April 20, 2026

Barbara Blake Boy, Executive Director
115 South Andrews Avenue, Room 307
Fort Lauderdale, Florida 33301

Re: BrowardNext Land Use Plan Amendment PCT 26-7 to allow residential on lands designated Recreation and Open Space

Dear Ms. Boy,

The City of Coconut Creek appreciates the opportunity to comment on the BrowardNext amendments and submits this objection to the proposed PCT 26-7 amendment allowing residential uses on lands designated Recreation and Open Space. The City urges the Broward County Planning Council to reject this amendment in its entirety.

Our City has a long-standing commitment to creating and preserving high-quality parks, greenways, and natural areas for the benefit of current and future residents. The City maintains 18 public parks and 9 greenways, forming a connected system of open spaces that support recreation, environmental health, and overall quality of life. These areas are also limited in supply county-wide and represent some of the most valued public assets.

Allowing residential development on lands specifically designated for Recreation and Open Space would diminish the purpose of these areas and reduce the community's already limited inventory of protected open space and risks devaluing the essential role that parks and greenways play in community well-being, environmental resilience, and neighborhood identity. The Recreation and Open Space designation on the BrowardNext Future Land Use Map exists to *permanently* protect lands for public outdoor recreation, environmental preservation, and community health. Introducing residential development as a permitted use on these lands even at a reduced scale is fundamentally incompatible with this purpose.

While the City strongly supports efforts to expand the availability of affordable housing and recognizes the significant work towards that effort by the State and County, this amendment is not an appropriate or responsible mechanism for achieving that goal. The affordability requirement is temporary (15–30 years), while the loss of open space is permanent. Once these timeframes expire, the affordable housing reverts to market rate and undermines the entire purpose of the amendment in the first place.

The minimum 3 acres of open space per 1,000 residents standard is not sufficient because it is not site-specific and it is considered the absolute minimum level of service. It would allow existing parks elsewhere to be used to justify the loss of open space on the subject parcel. As these developments continue to remain on these lands, this creates a significant risk of cumulative impacts including fragmentation of open spaces and reduced ecological and recreation opportunities. Also, the amendment does not ensure that affordable housing is located in areas with access to transit, employment centers, or services, which are critical to long-term housing success.

Finally, the amendment's reliance on a minimum standard of 3 acres of open space per 1,000 residents is particularly concerning, as this metric was established decades ago as a baseline level of service and should be viewed as a floor, not a ceiling for providing basic recreational and open space opportunities. As a result, the amendment enables a net loss of usable open space for surrounding residents, contrary to the intent of the designation.

Broward County and its municipalities have numerous tools available to increase the supply of affordable housing without encroaching on protected open space. These include but are not limited to: increased density and height allowances within existing residential and mixed-use FLUM categories; inclusionary zoning requirements applied to infill and redevelopment projects on underutilized commercial or industrial lands; adaptive reuse of vacant or underperforming commercial properties, including large surface parking lots, aging strip commercial corridors, and other low-intensity urban lands. The City encourages the Planning Council to continue advancing these alternatives rather than sacrificing the irreplaceable benefits that Recreation and Open Space lands provide.

For these reasons, the City believes that affordable housing initiatives should be pursued through strategies that do not compromise vital recreation and open space resources.

Sincerely,

Justin Proffitt, AICP
Director of Resilient Design and Development

JP:dm
Enclosure

From: Tiffany Grantham
To: Blake Boy, Barbara
Cc: Planning Council
Subject: No building on our green spaces!
Date: Tuesday, April 21, 2026 8:51:33 AM

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Dear Planning Council,

I am writing to express my strong opposition to any proposed development on our parklands. As a resident of Hollywood and Broward County I am deeply concerned that our communities are already overdeveloped, making our remaining green spaces essential to the health and well-being of all our neighborhoods.

The preservation of these areas is critical for supporting local wildlife and for providing natural infrastructure to mitigate flooding risks. Furthermore, it is vital that we protect our existing trees to ensure air quality and maintain the peace and quiet that these natural spaces provide to all residents.

I urge the Council to prioritize the protection of our environment and ensure that this protected space is not repurposed for development. Thank you for your time and for considering these concerns.

Best regards,

Tiffany Grantham
Sierra Club-Broward Group
Conservation Co-Chair

From: Sylvia Meyer
To: Planning Council
Subject: BROWARD NEXT
Date: Tuesday, April 21, 2026 9:26:23 AM

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Dear Council Members,

Is seems our public open spaces that current residents value have come under constant attack.
First from Tallahassee, now from within Broward. Stop prioritizing developers and their attorneys, start respecting your constituents.
Putting private enterprises in public parks / recreational areas / open spaces should never be considered.
I and the rest of my family strongly oppose any such developments.

Citizens (and wildlife) do not want their communities robbed of accessible and critical green space which will not be replaced.
In fact, with increased population, the green space available per person is already reduced.
Furthermore, our flood risks and safety depend on those spaces being wisely utilized, not paved over and eliminated.
Rather than embracing us, residents are being encroached upon, ignored, and in some cases, talked down to at local commission meetings.

Please, we implore you to leave our public green spaces alone.
I say "NO" to any proposal to change permitted uses on our open space and recreation land!

Respectfully,

Sylvia Meyer
Hollywood

From: Joni LeViness
To: Planning Council
Subject: When considering building on public lands
Date: Tuesday, April 21, 2026 9:35:05 AM

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please take into consideration the value of the commons to the health of the community. Not all in life is about profit. Now more than ever the values of people, planet and peace over profit, extraction and endless war are the fulcrum point to a world that our children and grandchildren on through the generations are inheriting from us. As well as the world in which we live in our lifetimes. Time is now to become clear on these. It's in your hands.
Please keep these values at the forefront of your decisions here.
Thank you,
Joni LeViness
2628 McKinley Street
Hollywood, FL 33020

From: Angel
To: Planning Council
Subject: Public Land Use
Date: Tuesday, April 21, 2026 10:45:26 AM

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Sent from my iPad
Greetings Commissioners.

I'm finding it difficult to comprehend why this is still an issue. Considering the size of our City. We have fewer open public space than NYC. We're currently suffering overbuilding. There's a lack of concern environmentally as well. I'm hoping common sense will prevail regarding decision making. Public land shouldn't be designated for anything else. Our Governors mindset is extremely misguided and detrimental to the state. Your decision making can cause irreparable damage or preserve what makes Hollywood a great place to live. Please govern yourselves accordingly. Thank you for your time and attention.

Sincerely
Ms. Angel Williams

From: Sara
To: Planning Council
Subject: Broward Next
Date: Tuesday, April 21, 2026 1:03:59 PM

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Esteemed members of the Planning Council,

I write today because I believe we should NOT allow private residential "affordable" housing on city/county lands designated for Recreation and Open Space.The original planners of our great county were smart to include these designations to protect the rare natural beauty we have here. Cities and their inhabitants benefit from natural open space, and as we continue to grow protecting these spaces from being gobbled up by developers becomes more and more important.

I sincerely hope the council will vote No to changing the land use designation. Thank you for your time.

Warm Regards,
Sara Cover
Resident, Hollywood, FL

From: Heather Gilchrist
To: Planning Council
Subject: Broward Next
Date: Tuesday, April 21, 2026 1:30:14 PM

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Dear Members of the Broward County Planning & Zoning Board and County Commissioners,

I am writing to express my unequivocal opposition to any proposal that would allow county-designated recreation and open space lands to be converted for private "affordable" housing development.

This is not simply a land use adjustment—it is a permanent reduction in critical public infrastructure that directly supports the health, economic stability, and long-term livability of Broward County.

1. Public Health and Wellness Impacts
Access to parks and open space is strongly correlated with improved physical and mental health outcomes. The CDC and multiple peer-reviewed studies show that individuals living near accessible green space are:

- ~25–30% more likely to meet recommended physical activity levels
- Associated with lower rates of obesity, cardiovascular disease, and anxiety/depression
- Children with access to nearby parks demonstrate improved cognitive development and reduced behavioral issues

In a county already facing high density and heat exposure, reducing green space will exacerbate public health risks.

2. Economic and Property Value Impacts
Parks and open space are not passive amenities—they are economic drivers:

- Residential properties near parks command price premiums typically ranging from 5% to 20%, depending on proximity and quality
- Well-maintained parks increase tax base stability and attract long-term residents and employers
- The National Recreation and Park Association (NRPA) estimates that parks can generate millions annually in economic activity through tourism, events, and adjacent commercial development

Replacing public green space with private development erodes these long-term economic benefits for short-term gains.

3. Climate Resilience and Environmental Function
In South Florida specifically, open space is essential infrastructure:

- Tree canopy and green space can reduce localized temperatures by 2–9°F, mitigating urban heat island effects
- Open land supports stormwater absorption and flood mitigation—critical in a flood-prone coastal region
- Green space improves air quality and reduces pollution-related health costs

Eliminating these buffers increases both environmental vulnerability and future public expenditures.

4. Community Demand and Quality of Life
Survey data consistently shows that access to parks and natural space ranks among the top priorities for residents when evaluating where to live. In national and regional surveys:

- Over 80% of residents report that parks and recreation are important to their quality of life
- Communities with strong park systems report higher levels of civic engagement and social cohesion

Once lost, public open space is extraordinarily difficult—if not impossible—to replace.

5. Policy Precedent and Irreversibility
Allowing the conversion of designated recreation and open space sets a dangerous precedent. It signals that protected land is negotiable under development pressure, undermining long-term planning integrity and public trust.

Affordable housing is an important and legitimate priority—but it must not come at the expense of irreplaceable public land that serves every resident, every day.

There are alternative pathways to address housing affordability—such as infill development, zoning reform, and underutilized commercial land conversion—that do not require sacrificing critical public assets.

I strongly urge the Board and Commission to reject any proposal that would reclassify or dispose of recreation and open space lands for private development.

Respectfully,
Heather Gilchrist

From:	Lynn Hessley
To:	Planning Council
Subject:	Please Do not follow Desantis
Date:	Tuesday, April 21, 2026 1:59:36 PM
Attachments:	1000003450.png 1000003449.png 1000003448.png 1000003451.png 1000003447.png

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Do not support the development of green spaces.

I am a disabled citizen and want to save as much of our environment as possible.

Please do not develop on green spaces.

All the best,

Lynn Hessley
Tamarac, FL

- **Activity Centers**
  - The Activity Center Use category has been updated to remove the policy criteria from the land use description and the transitional language from the 2017 update.
  - Reflect the Planning Council interpretation regarding substituting permitted dwelling unit types for those that generate fewer students.

The amendment appears on page 213 of the "agenda with backup" document of the Broward County Planning Council Website

designated as such. **The Policies sectio ⬇️ he Plan continues to maintain protective measures and prohibition of fracking.**

- **Recreation and Open Space**
  - Updated to permit residential use by right with an affordable housing requirement, per the Steering Committee direction provided at its March 27, 2025, meeting, including the October 16, 2025, Committee affirmation of the applicability "west of and including US 1/Federal Highway."
    - **Planning Council staff does not support the inclusion of the proposed permitted use. In addition, objections have been received from the cities of Fort Lauderdale and Pompano Beach, as well as the Broward County Parks and Recreation Division and an interested party. See Exhibits 2, 3.A., 3.B. and 3.D.**

III - 4

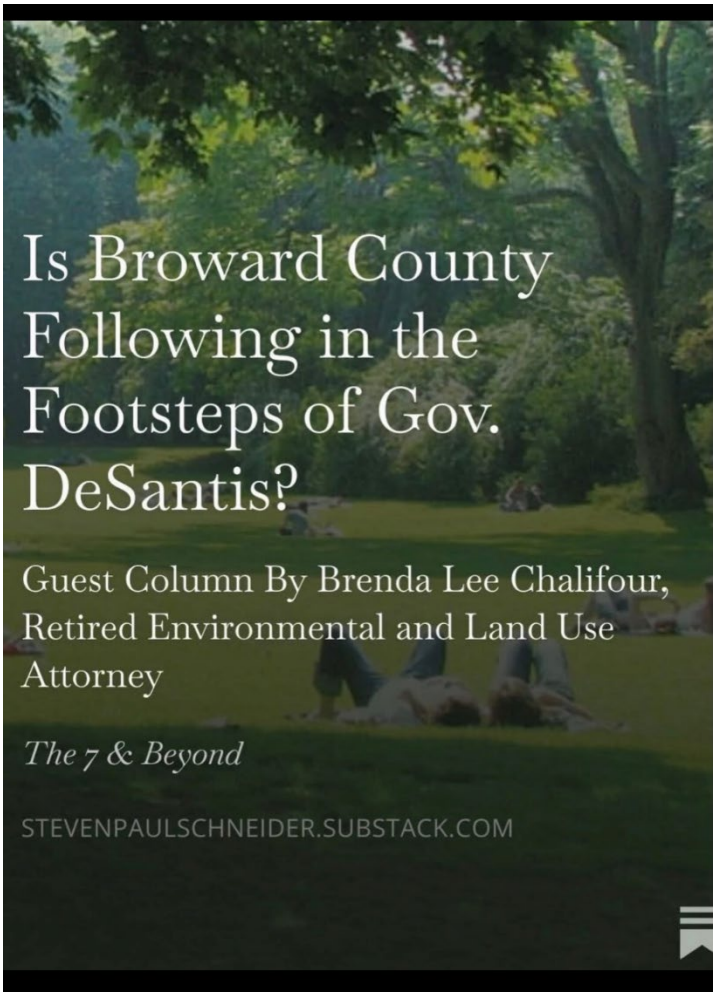
ANNING ANALYSIS (continued)

How Many City Of Hollywood Officials and Candidates Will Tell the Broward Planning Council No on Thursday to Plan to Build Affordable Housing on Park and Open Spaces?

District 3 Commission Candidate David Raskind Replied to a Nextdoor Post by Pam Burgio, Indicating He'll Take a Stand

STEVEN PAUL SCHNEIDER

APR 21



From: Lynne Mitchem
To: Planning Council; Rich, Nan; Bogen, Mark; Udine, Michael; Fisher, Lamar; Geller, Steve; Furr, Beam; TRyan@broward.org; Mckinzie, Robert; Hinkson, Dwight
Subject: Opposition to BrowardNext Amendments
Date: Tuesday, April 21, 2026 3:24:01 PM

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Dear Broward County Planning Council and Board of County Commissioners,
I am writing to formally express my strong opposition to the proposed BrowardNext amendments allowing any residential development, including affordable housing, on land designated for "Recreation and Open Space."
While our need for affordable housing is critical, our existing park lands are irreplaceable community assets which should remain protected. Perhaps other county properties, such as under enrolled schools, should be considered to help meet this need. As a life long resident, I have seen so much our natural areas slip away.
These natural areas provide essential environmental functions, helping mitigate flood and storm damage as well as providing recreational opportunities.
I ask that the Commission prioritize the preservation of these parks to ensure a sustainable and livable future for all county residents. Once these open spaces are lost, they are lost forever.
Thank you for your time.
Sincerely,
Lynne Mitchem
491 SE 1 Terrace
Pompano Beach, FL 33060
954-682-6068

From: Eleanor Sobel
To: Planning Council
Subject: Open Space and Recreation
Date: Tuesday, April 21, 2026 3:46:55 PM

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Dear Members of the Broward County Planning Council,

I am writing to respectfully urge you to vote **NO** on any proposed changes that would reduce land designated for open space and recreation.

Open space and recreational areas are essential to the health, safety, and quality of life of Broward County residents. These lands support families, seniors, and children, protect our environment, reduce flooding risks, and preserve the character of our communities. Once open space is lost, it is rarely recovered.

As Broward County continues to grow, protecting recreational land becomes even more important—not less. Residents depend on you to safeguard these spaces for current and future generations.

Please stand with the community and vote **NO** on any land use changes that would reduce open space and recreation.

Thank you for your service .

Senator Eleanor Sobel
Eleanor Sobel Consultants, LLC.,
Hollywood, Florida 33021
(C) 954-328-9100

From: Luana Goncalves
To: Planning Council
Subject: Vote NO on developing in our parks
Date: Tuesday, April 21, 2026 3:53:40 PM

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Hi Broward County Planning Council,

I'm resident of Pompano Beach and Broward local all my life. So much development has happened in the last 30 years that we need to preserve and protect what we have left when it comes to green spaces and parks. Even though it's for affordable housing, there must be other solutions rather than destroying the little nature we have left in Broward. I participate in a lot of activities that the county provides, such as Night Hikes, and a big supporter of Broward Parks in general. I would hate to see these programs go away or be affected because of development. I can't believe this is even a consideration. Do you all realize this is Earth week?!

Please vote NO on April 23rd on developing in our parks.

Thank you,
Luana Goncalves
Pompano Beach, FL 33064
954-415-8982
Sent from my iPhone

From: Caryl Iseman
To: Planning Council
Subject: Broward Next
Date: Tuesday, April 21, 2026 3:54:24 PM

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Is Broward county in such bad financial trouble that it will sell off all its public open space to developers. And if it is due to finances how did Commissioners past and present let it get this way.
If I am not mistaken public open space belongs to the taxpayers and residents of Broward County. We pay for this space thru our taxes and deserve to have a major say when it is to be used for other than open space.
People need this space. We need to be able to walk in parks and have the greenery. Its necessary. Yes we all know there is an affordable housing shortage but when does the concrete stop and a breathable life start. There has to be a workable give and take which it seems planning commissions and CRA's overlook. This taking of public land without taxpayer approval has to stop until a plan is presented that works for all involved.

Caryl Iseman

619-987-1630

4020 W Palm Aire Dr Pompano Beach 33069

From: karyn scholz
To: Planning Council
Subject: Opposition to Proposed Amendment | Conversion of Recreation/Open Space Land to Residential Use
Date: Tuesday, April 21, 2026 4:01:18 PM

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Dear Members of the Broward County Planning Council,

I am writing to respectfully urge the Planning Council to reject proposed Amendment PC 26-4, which seeks to convert land currently designated as commercial recreation and open space to residential use.

I want to be clear: I am not opposed to affordable housing. Broward County has a real and pressing affordability crisis. But the answer is not to sacrifice the limited open space and recreational land that remains. The answer is to fix what we already have. There is existing affordable housing stock throughout this county that is deteriorating and underutilized. Investing in the rehabilitation and improvement of those properties — and making them genuinely livable and affordable — is a far more responsible path forward than converting green space to development.

Broward County is already one of the most densely developed counties in Florida. Open space and recreational land serves a critical public health, environmental, and quality-of-life function for our residents. Once it is gone, it is gone. The original intent of our land use framework was that more open space should be preserved as density increases — not less.

I urge the Planning Council to reject this amendment and instead direct attention toward solutions that address affordability without diminishing the recreational and environmental resources our community depends on.

Thank you for your consideration.

Respectfully,
Karyn R. Scholz
Pompano Beach, Florida

From: Paul Muller
To: Planning Council
Subject: Housing on open land
Date: Tuesday, April 21, 2026 4:08:47 PM

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Dear Broward county council members. Please don't approve of adding more housing on county owned lands and parks. Broward is too crowded already. We need parks for our families and friends. Maybe build on areas where it's unsightly, or needs to be rebuilt. I've been a resident of Broward county since 1986 and it's grown enough. Let's please enjoy what we have before it becomes a run down group of cities.

Sincerely,

Paul Muller

From:	Stephanie Pearson
To:	Planning Council; Angelo Castillo; michelle.gomez@tamarac.org; fbrunson@cityofwestpark.org; Fisher, Lamar; rex.hardin@copbfl.com; Denise Horland; jlevy@hollywoodfl.org; Letitia Newbold; jrailey@coconutcreek.net; info@bigdogcsi.com; Ryan, Michael; allen.zeman@browardschools.com; jessica.joly@stiles.com; Blake Boy, Barbara
Cc:	Allyson Meyers; Suzette Hyde
Subject:	Broward Planning Council - PCT 26-6
Date:	Tuesday, April 21, 2026 4:22:09 PM
Attachments:	image.png Parks LUA.docx

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LWV LEAGUE OF WOMEN VOTERS OF BROWARD COUNTY

April 21, 2026

Broward County Planning Council

Re: BrowardNext Land Use Plan Proposed Amendment
PCT 26-6

Planning Council Members and Executive Director,

The League of Women Voters of Broward County, although non-partisan, advocates for issues we have studied. We have long supported the acquisition, development and sustainable management of land for parks and recreation. These open spaces are critical to our quality of life. They are also critical to recharging our aquifer, mitigating flooding, and climate resilience. **Lands designated as recreation and open space under PCT 26-6 should not include residential uses.**

We need more, not less, open spaces and parks to accommodate our growing population. We can't afford to lose the little open spaces we have left. Our parks are cherished in their communities.

We hope you do the right thing and reject adding residential use to our Land Use Plan as part of the Recreation and Open Space category.

Thank you.

Stephanie Pearson

954-328-5927

--

Stephanie Pearson, Environmental Issues Chair
League of Women Voters of Broward County

From: Shannon Griffin
To: Planning Council
Subject: Stop building on public park land!
Date: Tuesday, April 21, 2026 5:06:46 PM

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Hello Planning Council.

In Broward we have less land for public parks and less open spaces than we should based on our population and compared to our neighboring counties. Our parks are cherished by the public, adding to the quality of life. Then there are the environmental benefits - groundwater recharge, flood mitigation, and climate resilience.

There are other properties to build affordable housing including abandoned commercial property and infill development.

Stop building on public park land!

-Shannon Griffin
Broward County Resident

www.shannongriffin.com
(904)545-0432

From: Linda Bloomfield
To: Planning Council
Subject: Affordable housing
Date: Tuesday, April 21, 2026 5:09:02 PM

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Ladies and gentlemen, mayors, doctors, commissioners, and other members of the Planning Council:

I moved to Broward County 28 years ago and still love living here.

I understand the attraction of the thousands of other who are relocating to Broward as a desirable place to live.

But now, here's the problem: In Broward we now have less land for public parks and less open spaces than we should based on our population and compared to our neighboring counties.

Our parks, golf courses, and beaches are cherished by the public, adding to their quality of life. Then there are the environmental benefits - groundwater recharge, flood mitigation, and climate resilience.

There are other properties on which we can build affordable housing including abandoned commercial properties and infill development. I will encourage you to **vote NO** on any legislation which would allow a change to the Land Use Plan.

Thank you,

Linda Bloomfield
2802 N 46 Ave B622
Hollywood, Fl. 33021

From: Thais Fernandes
To: Planning Council
Subject: Protect our public parks
Date: Tuesday, April 21, 2026 5:12:22 PM

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Hello,

I am a resident of coconut creek along with my husband and daughter. Please vote against building housing on our public park land. New york city has 10% of its natural habitat intact but Broward has less than 3%. We need green spaces now and for future generations. Please build affordable housing in spaces that have already have been developed and abandoned.
Sent from my iPhone

From: League
To: Planning Council
Subject: Public park lands
Date: Tuesday, April 21, 2026 5:51:55 PM

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As a property owner in Broward county for over fifty years I ask You to support the maintenance and expansion of public parks as the life blood of our community. Places to enjoy and share the natural beauty of life on this planet are critical for the survival of our humanity. Our children deserve that legacy.
Thank you for your attention and intention.

Harriet Mathis , Fort Lauderdale.
Sent from my iPhone

From: Margaret Pennell
To: Planning Council
Subject: Proposed change to Land Use Plan
Date: Tuesday, April 21, 2026 5:53:43 PM

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Hi, Council Members!

I'm writing as a concerned constituent regarding a proposed change to the Land Use Plan, allowing local governments to build affordable housing on public park land and open spaces in the county.

As a renter and full-time resident of Plantation, I am 100% in favor of more affordable housing - not at the expense of the environment or short-term gain. In Broward, we have less land for public parks and less open spaces than we should based on population. More importantly, the environmental benefits of keeping these open spaces - groundwater recharge, flood mitigation, climate resilience - can not be ignored.

There are existing properties that could be repurposed for affordable housing initiatives, including abandoned commercial property and/or infill development lands.

Don't make a short-sighted decision. Repurposing existing developed land is almost always the better option.

We're watching.

Best Regards,

Margaret Pennell
33325

From: Maxine Robbins
To: Planning Council
Subject: Developing on public lands
Date: Tuesday, April 21, 2026 6:07:41 PM

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To Whom this May Concern,
I do not support the concept of allowing development of any kind on public land that is designated for public use, other than for enhancements for the public community, such as parks or athletic fields, etc.
I recognize the need for more housing, but I would urge the council and commissioners to seek repurposing and redeveloping structures that already exists and are aging or vacant.

Thank you,
Maxine

Maxine Robbins
Realtor Robbins OHare Group

d. 954.270.1580 **o.** 954.719.0911
maxinerobbins@keyes.com
RobbinsOHareGroup@Keyes.com
RobbinsOHareGroup.Keyes.com

Local experts. International reach.

From: Linda Pratt
To: Planning Council
Subject: Proposal to build affordable housing on public park or open spaces
Date: Tuesday, April 21, 2026 6:08:58 PM

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Dear council members,
As much as we need affordable housing, I feel we need our parks and open spaces just as much. Open spaces support our mental and physical health and the environment.We have too little public open space as it is for our population. We should not change the county land use plan, and instead should look for ways to convert existing unused commercial space (maybe closed. retail spaces , schools , etc.) . Also look for other ways to provide incentives for developers to build affordable housing .
Thank you,
Linda Pratt, a life long Broward resident

.
Sent from Linda's iPadPro

From: Stephanie Nuria Sabato
To: Planning Council
Subject: Broward Next - Don"t Take Away the Green for the Green$$$
Date: Tuesday, April 21, 2026 6:11:14 PM

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Dear Members of the Planning Council of Broward,

Please do not to allow private residential housing/high rises on city/county lands designated for Recreation and Open Space. I live in beach in District 1 of Broward County. There is so very little green space it is becoming inhabitable.

Green spaces and parks provide a soothing break from the heat, a place for people to meet and congregate in community, exercise, and a stroll with family and the family pet.

As it is now, where I live on the beach, there is so much heat generated from the concrete, blacktop, buildings reflecting the sun, and vehicles slowly marching down Surf Street and A1A it has become a staggering and suffocating environment. The idea of taking our Harry Berry Park and Library away seems cruel, heartless, and thoughtless.

What we need is more green space. Human beings thrive in nature, and to gobble up this natural commodity for more buildings a shameful. The CHC building on the Hollywood Beach A1A was intended to be condominiums, and remained empty for some time. Now is used for short term AirBnB rentals. There is so much condominium inventory available in Hollywood Beach, the logical question is, 'Why do we need to usurp the remaining green space for more unsaleable condominiums?"

Lastly, idea that something can be called 'affordable housing' does not necessarily make it so. Everyone knows there are ways around this misnomer.

Please, please, please don't allow the travesty of taking the remaining green spaces away for the purposes of more housing. It's not necessary or needed in Hollywood Beach.

Most sincerely,
Professor Stephanie Sabato
Resident at The Summit
1201 S Ocean Dr, Apt 1403N
Hollywood FL 33019
816-810-2949

From: Linette Santiago
To: Planning Council
Subject: Broward Next
Date: Tuesday, April 21, 2026 6:48:55 PM

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Dear Members of the Broward County Planning Council,

I am writing to urge you to oppose any Land Use Plan amendment that would permit local governments to build affordable housing on public park land and open spaces.

Broward County already has fewer parks and open spaces per capita than our neighboring counties. Our green spaces are not a surplus resource — they are essential infrastructure. They support local wildlife, provide groundwater recharge, help mitigate flooding, and build climate resilience for our communities. Once lost, these spaces are virtually impossible to recover.

I strongly agree with the League of Women Voters of Broward County that there are better alternatives for affordable housing development. Abandoned commercial properties and infill development sites offer real opportunities without sacrificing the green spaces our residents depend on. In communities like Cooper City, for example, there are available lots that would be far more appropriate for this type of development.

I urge the Council to protect our parks and open spaces and to direct affordable housing efforts toward already-developed or underutilized land.

Thank you for your service to our community and for your consideration of this important matter.

Sincerely, co
Linette M. Santiago
3422 Amsterdam Ave.
Cooper City, FL 33026

Sent from my iPhone

From: Madeline Ives
To: Planning Council
Subject: Building on public park land
Date: Tuesday, April 21, 2026 8:54:05 PM

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Please don't build on Public Park land. Affordable housing is Important. There are other options like retrofitting old schools and office spaces. Parks and public land needs to be protected from development.

From: Natalia G
To: Planning Council
Subject: Objection to Land Use Plan Amendment
Date: Tuesday, April 21, 2026 9:03:08 PM

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Hello,

I am a broward County resident and am writing to say I strongly oppose the amendment to the land use plan that would allow for residential development on park lands.

Broward County already falls far behind our neighbors and other urban areas in the amount of park lands and natural areas we have. This amendment will only further degrade our dwindling green space systems and exacerbate flooding and other climate issues we are facing in Broward. This amendment is short sighted in terms of longevity and resiliency of our community as well as the mental well-being of our resident.

I implore you not to include this in the amendment.

Thank you,
Cheri

From: Carin Talero
To: Planning Council
Subject: Public Comment: Protect Broward's Parks and Open Spaces
Date: Tuesday, April 21, 2026 9:21:20 PM

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Dear Broward County Planning Council Members,

I am writing to express my concern regarding the proposed Land Use Plan amendment that would allow affordable housing development on public park land and open spaces.

Broward County already has limited parkland and open space compared to both its population needs and neighboring counties. Our parks are essential community assets that support quality of life, public health, and environmental resilience. They also provide critical benefits such as groundwater recharge, flood mitigation, and climate adaptation.

While the need for affordable housing is urgent and important, I strongly believe there are more appropriate alternatives for development, including abandoned commercial properties, underutilized sites, and infill development areas that do not compromise public green space.

I respectfully urge the Council to protect our parks and open spaces and to reject any changes that would allow their conversion for development purposes.

Thank you for your time and for your service to the community.

Sincerely,

Carin Talero
Resident of Pompano Beach

From: eva hayward
To: Planning Council
Subject: Affordable housing on public park land
Date: Tuesday, April 21, 2026 11:11:45 PM

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Good evening,

While I know more affordable housing is important and support efforts to increase the supply I'm writing to express my objection to using public park land for this purpose.

Please look for other areas to build, such as abandoned commercial property.

Regards,
Eva Hayward
Pembroke Pines

Sent from my iPhone

From: WILLIAM CANDIS
To: Planning Council
Subject: no to development in our parks
Date: Tuesday, April 21, 2026 11:18:23 PM

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I would like to express my extreme displeasure in the idea of having development in the critical open spaces and parks. If anything those parks should be upgraded and improved. They've been left to rot, especially the one near my house North Beach Park owned by Broward County. Please do not do this. Do not let the developers own our counties and our cities. It's terrible. Let's stop the overdevelopment leave open space and green space alone William Candis 604 N. E. 2nd St., Apt. 422, Dania Beach Florida, local Broward County, taxpayer and voter
Sent from my iPhone

From: Diana Canellis
To: Planning Council
Subject: Broward Next
Date: Wednesday, April 22, 2026 1:00:59 AM

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To Whom It May Concern:

Please stop overdeveloping our city and county land currently designated as Recreation and Open Space! We need our open spaces & parks- enough is enough!!! Stop with the money grab, please.

I believe recreation and open space land should remain protected and not be turned into residential housing, and I'm speaking up! Please do the right thing - we have too much flooding- too many non previous surfaces! We need our parks and recreational areas for our citizens and our investments.

Sincerely,

Diana Canellis

From: Helen Lesley
To: Planning Council
Subject: Open spaces being rezoned for development
Date: Wednesday, April 22, 2026 1:05:54 AM

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Just stop. Stop ruining what's left of our sweet tree lined streets and shady nooks amidst the ever increasing ugly concrete and glass looming over down town, shadowing the entire street. It feels like a specific block in nyc where one bulilding was significantly taller and created a dark shadowy windy zone. Anyways back to this new discussion. Just stop . Fort Lauderdale is already over developed and people are now starting to leave Florida. We don't need more people here. We have sewage explosions and residents can't even leave their houses to do errands at specific times of day. You have done this bike lane nonsense for no reason while failing to slow down the speeding and not enforcing traffic laws. Our housing market is very over inflated. Just calm down and maybe focus on not ruining the trees. Maybe plant more trees.

From: lori parrish
To: Planning Council
Subject: Bldg affordable housing on public lands
Date: Wednesday, April 22, 2026 6:28:03 AM

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Please do not vote to do this! We have abandoned strip centers and soon perhaps closed schools! Please don't use our public lands!

Thank you for your consideration!

Lori Parrish and Geoff Cohen

From: Richard Cahoon
To: Planning Council
Cc: Lynn Cahoon
Subject: Don"t give in to greedy developers
Date: Wednesday, April 22, 2026 6:45:55 AM

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The proposal to allow developers to build on public land is another give away of public land to greedy developers. Please keep public lands public and free from residential housing.

Under the guise of affordable housing, developers want to steal public land reduce open space in Broward. If Broward wants to give away some of its open space in unincorporated areas, do not impose your will on cities. This would mirror Tallahassee's heavy-handed approach to pre-emption of local control.

Richard (Dick) Cahoon
2460 Cat Cay Ln
Ft. Lauderdale FL 33312
bchprop@mac.com
954-997-2591

From: Calvin Haralson
To: Planning Council
Subject: Keep our open spaces and recreation area resident free. Do not build on the land is already designated for recreational use.
Date: Wednesday, April 22, 2026 6:53:33 AM

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Rev. W. Calvin Haralson

Sample email sent to all or most Planning Council members

From: Christopher Calvano
To: Planning Council
Cc: Blake Boy, Barbara
Subject: For Thomas DiGiorgio - Stop Destroying Our Green Spaces
Date: Wednesday, April 22, 2026 7:29:29 AM

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Mr. DiGiorgio,

My name is Chris Calvano, and I am a born-and-raised resident of Broward county. I am writing to express my extreme opposition to amendment 26-7.
In my time, I've seen the consequences of reckless, poorly-planned development in our county. The last thing we need, is for our few remaining green spaces to be destroyed under the false pretense of 'affordable housing.' The amount of housing we have, between all of the constant new development and the existing vacant housing, is not the issue. The issue is the cost of the existing housing and the cost of living, and it is blatantly obvious that new housing has done nothing to relieve housing cost in recent years.
This amendment to allow the destruction of our natural areas is completely unacceptable. There are many reasons to preserve our few recreational green spaces. There is no valid reason to destroy them.
Thank you for your time and consideration.

Sincerely,
Christopher Calvano

From: Circle Test Prep
To: Planning Council
Subject: Broward Next
Date: Wednesday, April 22, 2026 8:43:31 AM

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To whom it may concern on the Planning Council:

We need our public spaces, for recreation, for nature, for health - and so much more.

It should be obvious that these places are not where affordable housing should be built, if the housing can, indeed, even be called affordable.

Once we lose these places, they are gone forever. Please recommend that this be stopped now.

Thank you for your time and attention to this important matter.

--
Best regards,
Lori Goldstein
Circle Test Prep
954-929-3321 (land line - no texts)
954-494-9586 (cell phone/text)
www.CircleTestPrep.com

From: Jenny
To: Planning Council
Subject: Broward Next
Date: Wednesday, April 22, 2026 8:53:45 AM

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Hi

My name is Jenny, I am a resident of Hollywood and understand you will be considering public input on the Broward County Land Use Plan. As the county grows there is less and less open spaces. Please keep our open space open! Please do not allow private residential housing on these lands! The urban sprawl needs to stop!

Thank you for your consideration

Jenny Wuenschel

Hollywood, FL

From:	Linda Montanari
To:	Planning Council
Cc:	Linda Montanari
Subject:	Re: Land use
Date:	Friday, April 24, 2026 1:56:10 PM

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thank you

> On Apr 22, 2026, at 9:42 AM, Linda Montanari <montanarilinda8@gmail.com> wrote:
>
> I am opposed to public land being used for private enterprise. Specifically Hollywood Beach proposal under consideration. This area is already overcrowded and needs no more tall buildings on this tiny strip of land.
> Linda Montanari 322 Buchanan Street, Hollywood, FL
> Sent from my iPhone

From: Linda Montanari
To: Planning Council
Subject: Land use
Date: Wednesday, April 22, 2026 10:04:57 AM

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I am opposed to public land being used for private enterprise. Specifically Hollywood Beach proposal under consideration. This area is already overcrowded and needs no more tall buildings on this tiny strip of land.
Linda Montanari 322 Buchanan Street, Hollywood, FL
Sent from my iPhone

From:	Alyssa Irizarry St.Martin
To:	Planning Council
Subject:	Opposition to Land Use Plan Amendment Regarding Public Park Land
Date:	Wednesday, April 22, 2026 10:29:37 AM

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Dear Members of the Broward County Planning Council,

As a resident of Broward County, I am writing to voice my strong opposition to permitting local governments to build affordable housing on public park land and open spaces.

While the need for affordable housing in our community is undeniable, it should not come at the permanent expense of our protected green spaces. Our county currently possesses less land for public parks and open spaces than is recommended for our population size, especially when compared to our neighboring counties. These spaces are not merely "empty lots"; they are cherished community assets that are vital to our quality of life.

Beyond recreation, these lands provide essential environmental services that are critical to our region's future, including:

- **Groundwater Recharge:** Protecting our local water supply.
- **Flood Mitigation:** Serving as natural sponges during heavy rain events.
- **Climate Resilience:** Counteracting urban heat islands and providing a buffer against the impacts of a changing climate.

We do not have to choose between housing and parks. There are viable alternatives for affordable housing development that do not require the sacrifice of our limited open space, such as the redevelopment of abandoned commercial properties (the terrible empty half built building in the Broward Mall area) and infill development within existing urban corridors.

I ask the Council to protect the integrity of our Land Use Plan and preserve our parks for current and future generations. Please vote against this amendment.

Sincerely,

Alyssa St.Martin

1131 SW 74th Ave

Plantation, FL 33317

From: Gabis Mihalovits
To: Planning Council
Subject: Do not build on public park land
Date: Wednesday, April 22, 2026 10:44:40 AM

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Good afternoon. I am writing to ask that the building on public park land not be allowed to progress. Please let's preserve our parks for everyone to enjoy. Thank you.

From: Stephanie Jofe
To: Planning Council
Subject: Oppose Land Use Plan Changes in public parks and open spaces
Date: Wednesday, April 22, 2026 12:17:07 PM

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Report Suspicious

Dear Members of the Broward County Planning Council:

We are opposed to any change in the Land Use Plan that would allow local governments to issue permits to build affordable housing on public park land and open spaces. Here in Broward we have less land for public parks and less open spaces than we should based on our population and compared to our neighboring counties. Our parks are cherished by the public, adding to the quality of life. Then there are the environmental benefits - groundwater recharge, flood mitigation, and climate resilience.

There are other properties to build affordable housing including abandoned commercial property and infill development.

Thank you for your attention to this matter.

Sincerely yours,
Stephanie and Michael Jofe

From: Janice John
To: Planning Council
Subject: Development on open and green spaces
Date: Wednesday, April 22, 2026 1:41:25 PM

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Hello,
I am a Broward resident who loves the parks and green spaces here. Unfortunately there is an agenda item that is about developing affordable housing on open and green spaces for an April 23 meeting. The open and green spaces in Broward are not just for enjoyment but meant to keep the air and water quality safe for all residents and visitors. Florida wildlife and fauna need these spaces to survive and without these, we will lose too. Affordable housing is great but it cannot be used to hurt others.
Thanks.

Kind regards,
Janice John

Sent from Gmail mobile.

From: Alexandra Bu
To: Planning Council
Subject: NO DEVELOPMENT IN OUR PARK
Date: Wednesday, April 22, 2026 1:43:03 PM

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To it whom it may concern,

My Name is Alexandra and I currently live in Broward County. I am asking that the county reject the proposed amendment to allow "affordable housing" in our limited Broward Parks space. I am a frequent user of Broward Parks, where I like to take in some fresh air and enjoy the Florida sunshine. Broward Parks and green spaces are already so small and limited so I do not believe there is no need to develop the areas. Affordable Housing is important but there must be ways to target this issue in our community rather than keep building. We need our parks to keep our health and sanity in these tumultuous times. Please do not allow for our parks to be developed.

Thank you for your time,
Alexandra Bu

From: Noelmcmanus
To: Planning Council
Subject: April 23 2026 mtg - Hands Off the Recreation & Open Space Land!
Date: Wednesday, April 22, 2026 2:56:16 PM

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Good afternoon Broward County Planning Council -

Regarding the April 23 2026 agenda item to allow housing units on our Open Space & Recreation Land - HANDS OFF!

The state has already allowed for affordable housing by pre-empting County & Cities' land use & regulations by allowing the ill conceived "Live Local" for affordable housing.

This seems like an attempt by Related Group to change the rules.

If you allow this to pass - skyscraper after skyscraper will be allowed to be built in Rec & Open Lands - with a tiny 0000.5 percent of "affordable housing" built in - and by most agreements GOES AWAY AFTER 30 YEARS ....

We have so few open spaces & rec land.

Do not turn us into a downtown Brickell!!! Recall that Mr. Jorge Perez of Related Group, worked for the City of Miami, and seeks to change Hollywood into a Brickell or Sunny Isles!

HANDS OFF!

Thank You,

Noel Stillings
2718 Coolidge Street
Hollywood, FL 33020

From: Alexa Pavan
To: Planning Council
Subject: NO Development in our Parks!
Date: Wednesday, April 22, 2026 3:10:23 PM

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Good afternoon,

I am a constituent of Broward County, Deerfield Beach, to be exact, and I strongly oppose the proposal to allow "affordable housing" on our recreation and public lands.

We have such limited green space in Broward County as it is, and I visit these parks myself regularly. Affordable housing is important, but not at the cost of our limited public lands. For instance, we have very little Florida scrubland available.

More development means more problems for the residents of Broward County: when the water has no place to go, flooding will get worse, as will droughts. All my work is focused on environmentalism, especially protecting Florida's ecology, which you can see here.

Reject the proposal, and please do the right thing by the residents of Broward County.

Warmly,
Alexa Pavan
Resident of Deerfield Beach
@gogreenwithalexa

From: dennis dimartino
To: Planning Council
Subject: Thursday"s proposal to allow building housing units on our open space and recreation land
Date: Wednesday, April 22, 2026 3:38:53 PM

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Enough is enough.
Little by little the open spaces and recreational areas that make Broward so special to its residents and visitors is disappearing under the pretext of progressive development.
Beach projects, AG reserve cutouts, mango elimination... when will it stop?
While no one can argue that affordable housing is not a priority, placement and viability must be considered.
Broward has copious plots of land that may be developed. Why should the county and its municipalities be burdened with providing our own resources to enrich developers.
In todays world a small patch of green or a recreational facility can make the difference in so many ways for our population.
Please do not consider recommending this travesty. Vote to keep our spaces ours and encourage the "builders" to find other underutilized land to serve their purpose.

Dennis DiMartino
1201 Ocean Dr 812S
Hollywood FL 33019

From: Rosemarie Carieri
To: Planning Council
Subject: No more building. We need our open spaces. People and animals.
Date: Wednesday, April 22, 2026 4:18:30 PM

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Sent from my iPhone

From: Christy Hertsch
To: Planning Council
Date: Wednesday, April 22, 2026 4:24:45 PM

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I do not agree to covering the parks and other lands with more housing. Part of the quality of life includes open space, recreational activities for the whole family. Not more air pollution, traffic, hiking up the cost of everything.

From: K Kirchh
To: Planning Council
Subject: Broward Next
Date: Wednesday, April 22, 2026 4:59:34 PM

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Recreation and open spaces SHOULD REMAIN FREE FROM RESIDENTIAL HOUSING!
WE NEED TO HAVE PLACES FOR RECREATION AND HAVE OPEN SPACES!
Thank you,
Kimberly Kirchheiner

From: Lauren Hernandez
To: Planning Council
Subject: Protect our Parks - No to Proposed Affordable Housing
Date: Wednesday, April 22, 2026 5:34:14 PM

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Council:

I am writing to say "no" to the proposed amendment to develop affordable housing on our open space and recreation lands.

These public areas are third spaces for our communities, which are already limited, and provide education of our area's culture, history, and nature.

Protecting these spaces and preserving them for future generations matters. Every green space in our community has an impact, not just on the people living there, but also for the wildlife that call these areas home.

Urban development has already significantly impacted habitats as well as redirected our water flow. Continuing to build over the natural spaces would only worsen the environmental impact.

As a Broward Parks volunteer, Broward County teacher, and a resident of this county, I strongly oppose the proposed changes to develop affordable housing.

Lauren Hernandez

From: Laila Haddad
To: Planning Council
Subject: no housing on County owned Green space
Date: Wednesday, April 22, 2026 6:31:36 PM

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No private housing on open Green space and land designated for Parks please.

Thank you
Laila Haddad
Nearly 40 year county resident

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From: l_vilardo@comcast.net
To: Planning Council
Subject: Potential plan for the currently designated Recreation and Open Space
Date: Wednesday, April 22, 2026 7:22:53 PM

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Dear Members of the Broward Planning Council,

I am writing to express my strong opposition to the potential plan to allow private "affordable" residential housing or high-rise development on lands currently designated for Recreation and Open Space. This issue is scheduled for consideration at the Broward Planning Council meeting on Thursday, April 23rd, and the outcome will have lasting consequences for communities throughout Broward County.

Our county is already experiencing rapid development, with new high-rise projects continually replacing green areas and open land. Recreational spaces are essential to the health, well-being, and quality of life of our residents. They provide environmental benefits, community gathering areas, and much-needed relief from dense urban construction. With Broward County's population continuing to grow, it would seem logical that we should be preserving — and even expanding — our open spaces, not reducing them.

Allowing residential development on land specifically designated for recreation sets a concerning precedent. Once these green spaces are gone, they cannot be replaced. Many residents rely on these areas for outdoor activities, family recreation, and community events. Converting them into private housing, regardless of how it is labeled, would diminish the character and livability of our neighborhoods.

I respectfully urge the Council to protect our recreational and open spaces and to reject any proposal that would permit private residential development on these lands. The long-term needs of Broward County residents must take priority, and preserving green space is essential for a sustainable and balanced future.

Thank you for your consideration.

Sincerely,

Linda Vilardo – resident in Broward County

From: gwood45@comcast.net
To: Planning Council
Subject: Public land
Date: Wednesday, April 22, 2026 7:56:13 PM

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Dear Council members,

Based on our population, and compared to neighboring counties, Broward has less land for public parks and less open space than we should.

Our parks are cherished by the public, they beautify neighborhoods and add quality of life. They also provide environmental benefits- groundwater recharge, flood mitigation, and climate resilience.

There are plenty of other properties to build affordable housing on.
Please maintain public lands and parks open space for the people.

Sincerely,

Gladys Campillo
Hollywood, FL

From: Ryan Xu
To: Planning Council
Subject: Broward Next
Date: Thursday, April 23, 2026 12:06:04 AM

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Hello,
My name is Ryan Xu and I am a resident of Weston, Florida.

I oppose the proposed change to add affordable housing opportunities on lands designated as Recreation and Open Spaces. Recreation & open spaces in Broward County are in short supply and should be protected from unnecessary development. There are many other potential sites available for development of affordable housing, including abandoned commercial properties that are already in suitable locations for access to local amenities.

Thank you,
Ryan

From: froghotdog@aol.com
To: Planning Council
Subject: housing to replace park
Date: Thursday, April 23, 2026 11:27:13 AM

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Broward county wants to build housing in our parks .

I heard they are not moving forward on this.I pray this is true.

We are against any parks being taken over by anything
other than families enjoy the grass and trees and the sounds of children playing.

Also city hall, Why??? just why??? to build a billion dollar new building, when there is already problems with enough water, drainage, parkiing, etc etc

so many empty places with large parking lots, The people would praise anyone that would vote to move into some place like that instead
of building. Votes would rise for the ones that show they listen to public outcries.

From: Karen Mayorga
To: Planning Council
Subject: Building proposal for Broward county, over green areas and recreational parks.
Date: Thursday, April 23, 2026 12:12:56 PM

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Good afternoon,

As a dedicated resident of Broward County, I am writing to formally express profound concerns regarding any proposals that involve the development of our invaluable recreational spaces and the further encroachment into our remaining natural wild areas. It is imperative that decision-makers are fully apprised of the widespread sentiment within our community on this critical issue.

There is significant community opposition to the conversion of existing green infrastructure and undeveloped natural habitats for additional residential or commercial construction. These public lands are fundamental to our collective well-being, offering essential recreational opportunities, supporting local ecosystems, and enhancing the overall quality of life for all residents. Their preservation is not merely a preference, but a vital component of sustainable community planning.

Specifically, any plans to develop or build upon cherished sites such as C.B. Smith Park are met with considerable apprehension. Parks like C.B. Smith are not simply plots of land; they serve as critical community hubs, provide vital green lungs within our urban environment, and contribute significantly to local biodiversity. Their loss would represent an irreparable detriment to the recreational fabric and ecological health of Broward County. Furthermore, the notion of repurposing any of our existing public parks for either public or private housing is a cause for serious concern among residents.

We urge a strategic approach to urban development that prioritizes the conservation of our natural heritage and public amenities. Future planning initiatives should focus on sustainable growth models that respect our limited green spaces and protect them for future generations. It is our collective responsibility to steward these lands thoughtfully, ensuring a better tomorrow for our children and grandchildren.

Thank you for your careful consideration of these deeply held community perspectives. I am hopeful that the concerns of Broward residents will guide future policy decisions.

Sincerely,

Karen Mayorga

Sent from Yahoo Mail for iPhone

From: veronica bailey
To: Planning Council
Subject: Affordable housing on recreational land
Date: Thursday, April 23, 2026 4:39:50 PM

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To whom it may concern, council members,

As a voter in Broward County since 2015, I am opposed to using/losing any more green space to development.

Veronica Bailey, RN, BSN
2231 N 53 Ave, Hollywood, FL, 33021

Sent from my iPhone

From: Judy Kopelow
To: Planning Council
Subject: Broward Next
Date: Thursday, April 23, 2026 5:58:14 PM

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Keep land designated for parks and recreation that way. Do not use it for residential housing. Thank you.

Sent from the all new AOL app for iOS

From: Cynthia Iannacone
To: Planning Council
Subject: Save our green space
Date: Friday, April 24, 2026 10:15:32 AM

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Sent from my iPhone

Please do not consider building on what green space Broward county has left green space is what makes a city great very important to keep green space. housing should go on land we're old unused buildings are.

thank you Cynthia Iannacone.

From: moo1950@aol.com
To: Planning Council
Subject: Broward Next
Date: Friday, April 24, 2026 11:47:06 AM

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Please keep recreation and open space free from residential housing.

Sent from my iPhone

From: Joshua Orsini
To: Planning Council
Subject: Broward next
Date: Friday, April 24, 2026 11:40:29 PM

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We DO NOT want our recreational land bought out by developers to build more houses.

Sent from Yahoo Mail for iPhone

From: ARLENE AVELLANET
To: Planning Council
Subject: Absolutely NO housing on County lands
Date: Saturday, April 25, 2026 9:47:52 AM

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Arlene Kirwan Avellanet
2140 Tanbark Ln
FT Lauderdale, 33312

From: LYNDA ELBAUM
To: Planning Council
Subject: Designated land
Date: Sunday, April 26, 2026 7:09:59 PM

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Do not touch the land that is not designated for residential development.

Sent from Yahoo Mail for iPhone

From: Robin Strauss
To: Planning Council
Subject: Bad planning
Date: Tuesday, April 28, 2026 9:53:27 AM

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Please do not take away our recreational and open space for more building!!!!

Broward County is over built and under maintained. Fix the infrastructure! Stop the building, especially on designated recreational areas.

You have given away too much public land.

Robin Strauss

From: Pat Roth
To: Planning Council
Subject: Save our parks - no housing in the park
Date: Sunday, July 12, 2026 7:55:18 AM

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No housing should be built in our parks.

Without parks and green space for people to relax and enjoy, the city has no value.

New York would never allow housing in their Central Park. Neither should we allow housing in Birch Park.

Patricia Roth
33301

Sent from my iPhone