

COMMISSION MINUTES
MEETING OF MARCH 21, 2006

28. MOTION TO ADOPT Resolution 2006-110 to transmit a proposed amendment to the Broward County Land Use Plan map (PC 06-4), located in the City of Coral Springs, as a part of the first annual proposed 2006 amendments to the Broward County Comprehensive Plan to the State of Florida Department of Community Affairs pursuant to Section 163.3184(15). **(Commission District 3)**

ACTION: (T-) Approved per Planning Council's recommendations. (Refer to minutes for full discussion.)

AGENDA ITEM 28

MAYOR GRABER: Item Number 28 is a public hearing. It's a motion to adopt a resolution to transmit a proposed amendment to the Broward County Land Use Plan for the City of Coral Springs, Commission District 3.

Anyone from the public wish to be heard on that?

Anyone from the commission wish to be heard?

Commissioner Wexler.

COMMISSIONER WEXLER: Yeah, I don't have one item for a land use change on today's agenda, so I'm going to chime in like Commissioner Gunzburger did, except this is one that's not a commercial, industrial type thing. This is actually from -- commercial, I think it is to the residential.

And when you look at the backup, and there are thousands and thousands and thousands on today's agenda, and I've thought about this long and hard and how to try to -- as a School Board member, I didn't really have an opportunity to get this information. It didn't come to the School Board. The School Board passes the policy. The policy, with the formula for the dollar amount is in place, and then staff works it out from there. And only if the developer wants to have something unique discussed by the board, then it comes forward as an agenda item.

There is a problem here, because the School Board members, unless there's a request for a resolution to waive impact fees, don't really know that this is happening in the districts, and the schools cannot -- and the additions cannot be built as fast as the developers are building these housing units. So what I really would like to -- and, thank you, because that's part of the solution.

That's part of the solution. I've been thinking and thinking. I had a conversation with Henry Sniezek about this yesterday, and I think the answer lies with -- and I'm seriously considering signing up to be a speaker at the next Planning Council meeting in order to address it there, because that's where the school district has a representative on the Planning Council, and I think that -- and there's no -- there's no reason not to support these items today. The policy is in place. The policy has been followed. The developers are following and paying the required amounts.

However, the problem still exists, and that's where the issue lies, is that the School Board members and the school -- they need to be at this table, so to speak, with this conversation in the future, and I'm going to do what I can from here on, from here on. I'm also very concerned that today we have an item about the affordable housing issue and amending -- an amendment and all of these are also just pretty much going through wherever there has been a conversation, individually or as a group with folk out there. They have, in some instances complied beyond what's been requested and in other instances not. And so I have grave concern about that too, but those are two issues. It's a general statement. It's not about this, but for District 5, there was no other place for me to say this, Mayor, because, out of all of these, there's not one in District 5 this week.

MAYOR GRABER: Sure. No problem.

COMMISSIONER WEXLER: Thank you.

MAYOR GRABER: The Planning Council will be meeting this Thursday for your information.

COMMISSIONER WEXLER: I know they are. Thank you.

MAYOR GRABER: Anyone from the audience?

Commissioner Jacobs, do you wish to speak?

COMMISSIONER JACOBS: I just had -- again, I know that we generally respect -- not generally, always do, respect the commissioner's individual districts on these projects, and to echo what was said by Commissioner Gunzburger and Wexler, we don't exactly have the mechanisms in place for me to raise this as a reason to not approve them today, but on all of them, I don't know if you saw the answers that came back for Items 28, 29, and 30 that I asked about affordable housing.

Each of them is making their own stab at trying to address the issue. Whether or not it's going to be effective is yet to be seen, and whether or not they even had to in the first place, they're not directed to currently in our code. But I wonder, and Coral Springs has been pretty much out front in trying to find creative ways to address affordable housing and even the way they've been going about their CRA's, even one of our models.

The idea here was that the applicant contributed one percent of their hard construction cost to the city to help affordable housing programs, and that's a really interesting concept. And I wonder if the City of Coral Springs, Mayor, if you know, do they have an existing trust fund upon which these funds will be directed?

MAYOR GRABER: They're hoping to work with the county. They do take individual projects and have money for it, but they want to work with the county fund. So we're waiting for your committee actually to give us the guidelines.

COMMISSIONER JACOBS: Okay. But their one percent -- on this particular project that's increasing density in residential, the applicant is going to pay one percent of his hard construction cost towards the city. So, I guess, what I'm trying to figure out is, does the city have a trust fund or something, or is it just being commingled into their general fund?

MAYOR GRABER: I don't have that answer for you.

COMMISSIONER JACOBS: Is there anyone from the city, Mayor, that might be able to answer that question?

COMMISSIONER SCOTT: Mr. Mayor. Mr. Mayor.

MAYOR GRABER: Do you have an answer for that question?

COMMISSIONER GUNZBURGER: No, we would like to make a motion to recess the meeting to attend the swearing in of Charlotte Rodstrom.

COMMISSIONER SCOTT: Well, and the City of Fort Lauderdale.

COMMISSIONER JACOBS: If I can just have a quick answer, then I'll move the item on behalf of the Mayor so we're not hanging it out there.

MAYOR GRABER: Anyone have that answer from Coral Springs? Anyone here from Coral Springs?

Mr. Sniezek, do you have an answer?

COMMISSIONER GUNZBURGER: Mr. Lochrie, it looks like.

COMMISSIONER JACOBS: It looks like what?

MAYOR GRABER: Do you have an answer? Mr. Lochrie

MR. LOCHRIE: Good morning. Robert Lochrie on behalf of applicant. We are also working with Coral Springs. They are right now going through the process of adopting the ordinances that will put in place that trust fund and they anticipate to have that done before adoption.

COMMISSIONER JACOBS: All right. Fantastic. Thank you. That's what I wanted to know. Thank you, Mayor, for indulging me.

MAYOR GRABER: So if you could move that item for me.

COMMISSIONER JACOBS: I would be happy to move it on behalf of the Mayor.

MAYOR GRABER: Moved by Commissioner Jacobs; seconded by Commissioner Wexler.

COMMISSIONER JACOBS: Actually happy isn't the – obligated to and will.

MAYOR GRABER: So move it in a neutral position. Okay. Very good.

All in favor say aye.

All opposed.

It passes.

VOTE PASSES UNANIMOUSLY.