

Ms. Gomez added that some of the money was given by OHUI to support single family homes in the Highlands. She stated that she will provide a memo to the Board with additional details.

Mr. Evans asked why developers are given the option as opposed to being required to build a fixed number of units in the development.

Ms. Gomez stated that this option is a Broward County requirement. She explained that in the beginning of this requirement, each development project had a negotiation regarding what an appropriate fee in lieu would be. Because of this, the City conducted a study to find out what an appropriate standard fee would be which resulted in the current approximate \$2,300 amount.

Mr. Hill asked if the City has an equivalent requirement.

Ms. Gomez explained that the City implements the County's requirement.

Mr. Lambert added that cities should use care in increasing fees, because developers may choose to go to other cities to develop. That is why he is suggesting that it should be done at a regional level.

Mr. Syrek stated that per the study's analysis and recommendation, 80 percent of the city is comprised of areas that should not have new affordable housing. He asked how the housing should be added if the areas it is allowed in does not want it.

Mr. Lambert stated that the state regulates the separation of low-income housing, but it is only ¼ mile. Some people want it to be more, while others want less. He pointed out that there are 23 cities in Broward that have some tax credit development or rent restrictions, but there are 13 that have no such programs. More affluent cities like Parkland and Weston should be required to help solve these affordable housing issues.

Ms. Gomez explained that this report will go before the City Commission. She stated that the Board is not required to make any formal motion as this was presented to them as an informational item, but that they are free to do so if they so desire.

**MOTION** by Dwight Evans and seconded by Walter Syrek to accept the recommendations of the Lambert Report. All voted in favor of the above motion.

**12. Chapter 155 Text Amendments, Air Park Overlay**

Staff is recommending approval of the text amendments to the Zoning Code in regards to the Air Park Overlay. This item is a minor revision to the text amendments that were reviewed by the Board at the April 26, 2017 P&Z meeting.

Ms. Jennifer Gomez, Assistant Development Services Director, presented herself to the Board. She apologized for the late addition of this item to the agenda and explained that the proposed text amendments were changed at the City Commission hearing and that staff did not want to wait an entire month before bringing them back before the Board. She stated that the City Attorney's office recognized additional language that should be included in the text amendment to ensure that the ordinance is fully compliant with state statute. Ms. Gomez read the additional language as found in the staff report into the record.

Ms. Gomez stated that staff recommends approval of the text amendment with this new added language.

Mr. Hill asked how the change will impact the City.

Ms. Gomez stated that this means that there will need to be coordination with neighboring municipalities that fall under the overlay district.

**MOTION** was made by Richard Klosiewicz and seconded by Dwight Evans to recommend adoption of the proposed text changes. All voted in favor of the motion; therefore, the motion passed.

**K. AUDIENCE TO BE HEARD**

There was no one in the audience who wished to speak.

**L. BOARD MEMBERS DISCUSSION**

Ms. Kovac stated that the new self-storage facility on Dixie and 10<sup>th</sup> looks very nice and did not need to be red.

Mr. Hill stated that while it was good to see how many self-storage locations in the City, there was no indication of how many units were in them. He asked if it was possible to see if the Cubesmart applicant could provide their report if they have one.

Ms. Gomez stated that she would forward it to the Board if it is available.

Mr. Stacer asked when the East Transit Oriented Corridor would come back to the Board.

Ms. Gomez stated that there will be movement in the near future. She explained all of the various aspects of the overall project. She stated that she could provide more timing information at the next meeting.

Mr. Stacer stated that it is unfair for there to be new information provided to the Board right before the meeting. He feels that the board should have a cut-off date, preferably Friday afternoon before the meeting.

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Any person who decides to appeal any decision of the PLANNING AND ZONING BOARD/LOCAL PLANNING AGENCY with respect to any matter considered at this meeting will need a record of the proceedings and for such purpose may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based. // ME