

Ms. Jackson asked if the owner will hire people within the community to help with the project as well as local contractors.

Mr. Sherman responded that they are required by their agreement with the CRA to use a certain percentage of local contractors. The applicant has already used a local arborist and fence company. They will attempt to use as many people as possible from the community. He added that the applicant has met with the City division that handles procurement.

Ms. Jackson asked for the name of the city staff member the applicant has met with.

Mr. Sherman responded that he can't remember the specific name, but stated that City staff should be able to help with that information.

Ms. Nguyen stated that the CRA has a staff member, Dhalia Baker, which assists with hiring local workers.

MOTION was made by Joan Kovac and seconded by Richard Klosiewicz to recommend approval of the rezoning PZ #17-13000008 per Alternative Motion I as described in the staff report. All voted in favor of the motion with the exception of Tony Hill; therefore the motion passed.

G. OTHER BUSINESS

2. CODE AMENDMENTS RELATED TO CONCURRENCY

A request to the Planning and Zoning Board by staff to recommend approval of the proposed concurrency, flexibility and affordable housing amendments related to Chapter 154 and 155.

Ms. Jean Dolan, Principal Planner, introduced herself to the Board. She said that these text amendments relate to updates regarding concurrency, flexibility, and clarifying affordable housing in-lieu payments. She explained that concurrency is a concept to make sure that there is enough utility capacity and went over the criteria for how staff handles concurrency. She explained that the City uses Broward County wastewater services, and that the City has 4 million gallons per day available for treatment. OASIS is the City's treatment plant for re-use water and provides 4.5 million gallons per day of capacity. The City has 36 million gallons per day available of water capacity, but is limited by how much raw aquifer water is available. The city calculates how much water a new site plan will use and subtracts this from the available capacity. The City's solid waste removal has no set upper limit from which to subtract new demand. The County calculates for drainage concurrency. The City requires a school capacity evaluation determination (SCAD) letter from the school district for new residential development. Broward County calculates and collects transportation impact fees. She elaborated that the City has been using a transit type concurrency methodology since 2004 and that the fees are collected to implement the Transportation Improvement Plan. She then gave some information on how the transit concurrency fee is calculated. She stated that there are ways to get credits for these fees,

including how the new TO-AOD would provide a credit to applicants since it is a transit-oriented zoning designation and overlay. She stated that staff is requesting that the Board recommends approval to the City Commission.

Dr. Mills asked for the total water capacity for sprinklers east of Federal Highway.

Ms. Dolan stated that capacity is 7.5 million gallons per day and we have used up 3 million gallons.

Mr. Hill asked staff to confirm if the numbers of OASIS water capacity showed what is available.

Ms. Dolan confirmed.

Mr. Hill said that many of the fees changed, and that some were reduced by a large amount. He asked if there was a formula that staff used.

Ms. Dolan stated that the fees for development review used to be combined for both site plan review and building design review, but now they are two separate fees.

Mr. Hill asked if the total went up.

Ms. Dolan stated that staff didn't increase the fees as it was just separated. She explained that there are now instances where a project might have one review but not the other.

Mr. Hill asked why staff is not increasing the affordable housing in-lieu of fee.

Ms. Dolan stated that this would have to be done through a separate ordinance, but agreed that it is time to update the fee.

Mr. Hill pointed out that the Lambert Report has recommended increasing the fee.

Ms. Dolan stated that she will put it in her to do list.

MOTION by Rhonda Eaton and seconded by Joan Kovac to recommend approval of the text amendments as proposed by staff. All voted in favor of the motion.

H. AUDIENCE TO BE HEARD

There was no audience that wished to be heard.

I. BOARD MEMBERS DISCUSSION

Mr. Hill commented that he liked the additional detail added for the public when they were sworn in. Additionally, he asked staff if they could provide any insight as to how they determine if they support or oppose a given application.