

DAVIE AGRICULTURAL ADVISORY BOARD

MAY 23, 2001

7:30 P.M.

**1. ROLL CALL**

The meeting was called to order at 7:40 p.m. Board members present were Julie Aitken, Delia Alonso and Jason Hurley. Also present was Board Secretary Jenevia Edwards recording the meeting.

**2. SELECTION OF CHAIR**

Ms. Alonso nominated Ms. Aitken as Chair. Mr. Hurley seconded the nomination. There were no other nominations. In a voice vote, with Ms. Spiece and Mr. Hamilton being absent, all voted in favor. **(Motion carried 3-0)**

**3. SELECTION OF VICE-CHAIR**

Ms. Alonso nominated Mr. Hurley as Vice-Chair. Chair Aitken seconded the nomination. There were no other nominations. In a voice vote, with Ms. Spiece and Mr. Hamilton being absent, all voted in favor. **(Motion carried 3-0)**

**4. DISCUSSION**

Chair Aitken indicated that in order to “catch-up,” the initial meetings of the Board should be held twice monthly. She explained that there was old business that involved the passing of the farm amendment and a recommendation should be made to Council to have it deleted in its entirety. Chair Aitken commented that there was a mandate from the voters to identify the remaining rural and equestrian areas in the Town, and to recommend regulations to ensure their preservation. Chair Aitken explained that if the Board’s proposals were not completed in a timely manner, she was worried that there would be no properties left to ~~develop~~ preserve.

Ms. Alonso commented that as so much time had elapsed since the Board was formed, she agreed with Chair Aitken that the Board should meet bi-monthly if the Board had a better “grip” on things. Chair Aitken commented that the procedures involved in making recommendations to Council would be time consuming. She stated that the Board would first have to identify the available properties.

A lengthy discussion ensued regarding the date, time and availability of space for the proposed upcoming meetings. The Board decided tentatively that the meetings should be held bi-monthly on a Tuesday at 7:30 p.m. depending on availability of space. Ms. Edwards indicated that she would check on the availability of space through the Parks and Recreation Department. Vice-Mayor Paul commented that the Pioneer Room should provide sufficient space, except when a workshop was held.

Chair Aitken asked when recommendations were made by the Board, was it necessary to contact staff to request documents that were needed. Vice-Mayor Paul responded that the recommendations had to be placed on the agenda and a presentation made to Council. Chair Aitken indicated that in order to deal with the preservation, there were certain items that would be needed from the staff. She commented that the Board would need to know the areas where land was still available. Ms. Alonso referred to nurseries and explained that Councilmembers would be surprised at the quantities that existed in their districts. She suggested that the public should be educated on the nursery business as an industry.

Ms. Alonso referred to the cattle industry and indicated that the public was only now aware of the industry’s billions of dollars because of the recent outbreak of foot and mouth

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and mad cow diseases. She commented that those situations would make it easier to convey the type of funds produced by horse farming as well as other types of agriculture.

Chair Aitken commented that the high percentage of votes indicated that residents favored the idea of halting certain types of development. She commented that an individual's property rights could not be interfered with, but the idea was to suggest ways in which the development appeared rural and kept the old Davie appearance. Ms. Alonso referred to an advertisement that she received concerning a realtor employed by Keyes Company who was catering to the equestrian community. Vice-Mayor Paul commented that she had spoken with the realtor in question who appeared to have some good ideas. Discussion continued regarding the equestrian lifestyle with Chair Aitken indicating that it would be a good idea to invite this realtor to the workshop. Vice-Mayor Paul indicated that the realtor appeared to be interested in land to develop an equestrian community.

Ms. Alonso referred to conversations she had with a friend who had purchased an equestrian lot in Imagination Farms because he needed more land. However, the property would not be used for equestrian purposes. Chair Aitken commented that situations of that nature was a concern and would be covered in the rural preservation.

Chair Aitken listed the following as agenda items for the upcoming meeting: (1) recommend deletion of Davie Code Section 12.34(B) which was an oversight of the Farm Amendment; (2) use of the Board as a mediating body in disputes; and (3) identification of rural areas and suggest regulations for preservation. Chair Aitken commented that disputes could be between farmers and neighbors or between farmers and staff. She referred to the passing of the Broward County Farm Amendments on May 22nd, however, the County's ordinances were set up differently than those of the Town. A brief discussion followed with Chair Aitken indicating that the amendments were made to closely follow the intent of the State law. Chair Aitken indicated that there was the question as to what constituted a farm; however, with the new amendment to the Farm Act, it was stated that properties with agricultural classification were a farm. She explained that properties without agricultural classification may or may not be considered farms. A lengthy discussion ensued regarding identification of a farm, concluding that the County had established a list of criteria to determine what constituted a farm, however this list did not exist in the Town's ordinances. Chair Aitken explained the different processes established in the Town and by the County used to determine what constituted a farm. She commented that as a mediating body, the Board may be asked to assist in determining what was considered a farm. Mr. Hurley commented that in the event that the Board was asked to assist in that process, discussion could take place at a later date.

Ms. Alonso asked about the advertising process of the upcoming meetings which Board Secretary Edwards explained.

Chair Aitken referred to Item 3 of the proposed agenda indicating that this could be divided into two parts and explained that a public workshop would be helpful once information became available. She requested the following information from staff to facilitate the discussion of this item: a zoning and future land use map of the Town; a recent aerial map of Davie; a map indicating the size of undeveloped portion of land and the proximity to other areas; a parks and trail map of the Town; and a list of parcels in the R-1 District that were already developed. Vice-Mayor Paul stated that another aspect of preservation was how the Board could assist in facilitating the selection of land to be

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preserved through the County's bond. She referred to an upcoming meeting and teleconference that she would be attending regarding preservation. Following discussions regarding land preservation, Chair Aitken commented that there might be residents in neighborhoods already developed who favored the preservation.

Vice-Mayor Paul referred to the overlay districts indicating that these were areas already developed or were being redeveloped when it came to meeting the criteria. She suggested that the Board consider a creative way to identify rural neighborhoods already in existence that wanted to protect those characteristics. Vice-Mayor Paul indicated that the Board should attempt to identify pockets and establish a set of criteria that could be used to maintain them as a rural area. She commented on the agenda items and indicated that an attempt should be made to keep the meetings between one to one and a half hour in length.

Chair Aitken referred to a book "Rural by Design" by Randall Erandt and inquired if there was a copy available from the Town's Building Division. She indicated that some of the designs depicted were different from what was thought of as equestrian development. Chair Aitken briefly discussed the rural setting and added that the book might be very useful. She indicated that an option would be a recommendation to provide an incentive to developers with sizeable parcels of land to develop into an equestrian community. Ms. Alonso indicated that smaller developers would be more inclined to build to the Town's specification.

Ms. Alonso inquired as to the rules or criteria for gated communities so they could be eliminated. Vice-Mayor Paul indicated that an ordinance was previously passed and she briefly explained the procedure involved. She commented that the overlay district would set the standards.

Chair Aitken inquired if there was a way in which to slow down future development until the Board caught up. Vice-Mayor Paul suggested that Development Services Director Mark Kutney would be able to provide an answer. Shortly thereafter, Planning and Zoning Manager Jeff Katims joined the meeting and was asked by Vice-Mayor Paul to explain. Ms. Aitken asked if there was a way in which to halt development in the preservation areas to enable the Board to catch up. Mr. Katims asked about the area, development, style and the scope of the Board's recommendation. Chair Aitken referred to the western downtown theme overlay district and the R-1 zoning district west to Nob Hill. Mr. Katims explained that there were two approaches available, one was a moratorium and the other was zoning in progress. He defined both items and explained the procedures. He indicated that he was not aware of the portions of the Town that the Board would choose to define, but a legal opinion was required. Mr. Katims commented that a zoning in progress was used when regulations needed to be changed and he referred to the Griffin Road Corridor. He explained that in making the recommendation to Council, the Board had to refer to specific areas.

Chair Aitken commented that though there were areas such as Oak Hill that were already rurally developed, it was important to make sure that it remained that way. She indicated that it was important that the request be submitted to Council in a manner that was acceptable.

A lengthy discussion discussion ensued regarding a zoning in progress with Chair Aitken commenting that she hoped to have all the requested material available at the next meeting. This would enable her to submit her recommendations to Council in a timely manner.

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**5. COMMENTS AND/OR SUGGESTIONS**

There were no comments or suggestions.

**6. ADJOURNMENT**

Ms. Alonso made a motion, seconded by Mr. Hurley, to adjourn. There being no objections, with Mr. Hamilton and Ms. Spiece being absent, the meeting adjourned at 9:10 p.m.

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Approved

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Chair/Board Member