

DAVIE AGRICULTURAL ADVISORY BOARD
AUGUST 7, 2001
7:30 P.M.

1. ROLL CALL

The meeting was called to order at 7:35 p.m. Board members present were Chair Julie Aitken, Vice-Chair Jason Hurley, Delia Alonso and Barbara Spiece. Also present were Development Services Director Mark Kutney and Board Secretary Jenevia Edwards recording the meeting. Dennis Deveaugh was absent.

2. DISCUSSION

2.1 Amicable Assistance from Staff on Zoning in Progress Project

Chair Aitken addressed the issue of the Zoning in Progress regarding the E-zoning. She asked Mr. Kutney if E-zoning was to be considered as cluster development.

Mr. Kutney clarified the issues addressed by Chair Aitken and advised the Board that E-zoning had not been a true cluster development. The intent had been to reduce one unit acres to smaller lot sizes. He further explained E-zoning by making a comparison to cluster developments in the state of Virginia where it had been very successful. Mr. Kutney explained that in order to be a cluster development, there needed to be different housing types such as single family, townhouses and apartment buildings. He stated that if the Town moved to allow cluster housing, it would have to allow different types of housing developments. This would then be opened to a different variety of residents and there would be more population in a smaller area. Mr. Kutney explained the difference between suburban and rural areas. He indicated that with a suburban area, there was a minimum of one housing unit per acre and with a rural development was a minimum of two or more acres of property for each home.

Chair Aitken discussed the ideas that were previously reviewed with the Board. Mr. Kutney advised that a survey had been sent to homeowners regarding what types of roadways and walls they would like to see. He spoke of incentives for developers to maintain the rural character of the Town. There was a lengthy discussion concerning little villages rather than cluster development and the possibility of public/private property. Chair Aitken asked what was considered open space. Mr. Kutney defined open space as common areas, water retention areas and backyards, although these varied from zone to zone.

Chair asked about staff's definition of rural ranches and if there was a time frame for projects. Mr. Kutney advised that rural ranches were defined as one house per two and a half acres. Concerning a time frame, he informed the Board that staff was working diligently and reported on a weekly basis; however, research had a goal of two months. Mr. Kutney advised that additional staffing was suggested to the Town, but more money was needed in order to hire more staff. He suggested that he meet with the Board every two months to exchange ideas and/or suggestions. The Board agreed.

Chair Aitken presented ideas for rural preservation and character and suggested a joint meeting between staff and the Planning and Zoning Board so they could work together to get things accomplished. Mr. Kutney advised that staff would like to create a new Land Use category but it would need to be in compliance with Broward County.

Chair Aitken if a berm was counted as open space with Mr. Kutney responding affirmatively.

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2.2 Sharing Ideas for Rural Preservation – Steve Leeds

Mr. Leeds presented a proposal of a 9.7 acre development site to include 2.7 acres of mitigation. He indicated that the intent was to bring back old Florida style homes. Mr. Leeds also presented an elevation that included detached garages and large front porches and explained that each home would be on a lake with a swimming pool and upgraded kitchens. He added that other amenities would be offered including matching barns. Chair Aitken asked what other styles would be available. Mr. Leeds explained that this was a starting point; however, if someone wanted a Mediterranean style home, that would be an option. He indicated that they would not build a guardhouse and added that a horse trail was also proposed for the area. The Board agreed that a horse trail would be welcome.

Chair Aitken indicated that a bigger developer would be able to offer more diversity such as different sized homes, and inquired if the Town would allow diversity in a new development/community. Mr. Kutney responded that it would depend on the representation and the amount and type of diversity.

There was a brief discussion regarding having a berm or a wall at the entrance to the community and the consensus was that a berm was preferable.

2.3 Refining of Ideas for Rural Character

Mr. Kutney suggested that the Board and staff hold joint workshops or training sessions. Chair Aitken expressed the opinion that if the information gathered here was presented in a unified form to Council, they would move forward faster. She added that the biggest obstacle to overcome was the cluster development. Mr. Kutney indicated that at his next staff meeting, he would present what was discussed.

Chair Aitken presented a draft of the Chair's report for presentation to Council. The report was read and all were in agreement that it was appropriate.

Vice-Chair Hurley made a motion, seconded by Ms. Spiece, that the Board adopt the draft of the Chair's Report for presentation to Council and that future reports be approved by the Board before being presented to Council. In a voice vote, with Mr. Deveaugh being absent, all voted in favor. **(Motion carried 4-0)**

3. OLD BUSINESS

Chair Aitken indicated that at a meeting with Mr. Kutney and Town Administrator Thomas Willi, Mr. Kutney and Mr. Willi agreed that Section 12-34(B) should either be amended or deleted. They indicated that they would advise Council to restructure the parts that did not relate to farming and agriculture.

4. NEW BUSINESS

There was no new business to discuss.

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5. COMMENTS AND/OR SUGGESTIONS

The Board discussed changing the meeting to an earlier hour.

Ms. Spiece made a motion, seconded by Vice-Chair Hurley, that the meeting times be changed from 7:30 p.m. to 6:30 p.m. In a voice vote, with Mr. Deveaugh being absent, all voted in favor. **(Motion carried 4-0)**

Ms. Alonso suggested that the Board attract or entice “younger blood” to get involved with agriculture and farm amendment. A lengthy discussion ensued regarding different methods that could be used to get young people involved in agriculture. One suggestion was to contact Fred Segal of the Broward Farm Bureau who was in charge of a group called the Young Farmers.

6. ADJOURNMENT

There being no further business and no objections, the meeting adjourned at 9:30 a.m.

Date Approved

Chair/Board Member

