

DAVIE AGRICULTURAL ADVISORY BOARD

MAY 25, 2004

6:30 P.M.

1. ROLL CALL

The meeting was called to order at 6:45 p.m. Board members present were Chair Hilda Testa, Vice-Chair Julie Aitken, Jacque Daniels and Jason Hurley. Also present was Board Secretary Jenevia Edwards recording the meeting.

2. APPROVAL OF MINUTES: February 24, 2004
March 23, 2004

Vice-Chair Aitken made a motion, seconded by Mr. Hurley, to approve the minutes of February 24, 2004 and March 23, 2004. In a voice vote, all voted in favor. **(Motion carried 4-0)**

3. DISCUSSION

3.1 Equine Hurricane Turn-out

Chair Testa referred to the various parks on the aerial maps which were being considered for a hurricane shelter and pointed out that she did not believe that Vista View Park would work. She added that the Plantation Arena was a Broward County facility and it was unlikely that the County would allow another equestrian park where it had to provide funding. Chair Testa spoke of the Van Kirk property which had been used previously as a hurricane shelter and pointed out the existing problems with the park. She indicated that it could still be used as a hurricane turn-out. Vice-Chair Aitken indicated that a portion of this property had been purchased by the Town and in addition to a park, a wetland would be created as well.

Chair Testa commented that the Oak Hill Equestrian Park would be appropriate for a horse camp, show grounds, and the potential for other activities, and expressed disappointment that the park was being used only for birthday parties.

The Board devoted a lengthy discussion to the pros and cons of a hurricane shelter at the Oak Hill Equestrian Park, the number of stalls that could be erected and whether the space in each stall would be adequate to remove the horses on a daily basis, depending on the length of time they would remain in the shelter after a hurricane. Chair Testa advised that the park was in good shape and all that was needed was for the stalls to be built to create a great hurricane shelter. She added that the location was appropriate particularly because it was in the middle of an equestrian neighborhood. Vice-Chair Aitken commented that if the Town were to be sold on the project, the idea had to be presented as a multi-use project.

Chair Testa expressed disappointment that there were no equestrian programs being offered by the Town and added that Bar-B-Ranch offered the best programs within the Town. A brief discussion followed regarding programs offered by the Town such as summer camps and sporting events.

The Board discussed the possibility of Robbins Lodge being used as a hurricane shelter or turn-out, with Chair Testa indicating that a portion of the property was being used by a resident for grazing cows. Chair Testa commented that the lease between this resident and the Town had been long standing, and use of that portion of the property for a hurricane shelter would have to be addressed by the Town. Ms. Daniels suggested that the lease be amended.

A lengthy discussion ensued regarding the safety of horses during a hurricane, and the length of time the horses would remain in the shelter. Chair Testa commented that the County

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offered a program to take care of horses who could not return home because of hurricane damage.

Chair Testa submitted additional aerial maps of other locations and added that there would be no assistance forthcoming from the County so the County parks should not be considered. She indicated that Vice-Mayor Paul would like to use the Van Kirk property as a hurricane turn-out during this hurricane season.

Vice-Chair Aitken referred to the Robbins Lodge and indicated that the next step would be to see a copy of the lease between the Town and the resident. She indicated that minor modifications could be made to the lease to indicate that in the event of a hurricane, the property could be used as a hurricane turn-out.

A brief discussion followed regarding guidelines and procedures for hurricane preparation.

Chair Testa commented that she would get a copy of the lease. Vice-Chair Aitken commented that the shelter should only be for Davie residents and should be an emergency turn-out only for the duration of the hurricane. Vice-Chair Aitken commented that a suggestion be made to the appropriate Town official to add a proviso to the lease. Chair Testa discussed the hurricane shelter, size, and location of stalls, the type of activities and programs that would be appropriate for the property.

The Board devoted a lengthy discussion to the idea of the Town establishing a pony club at the arena. Vice-Chair Aitken presented ideas based on her knowledge as to how the pony club should operate. There was a brief discussion as to the appropriate Town official to contact to make a presentation. Vice-Chair Aitken suggested that the idea required a brainstorming session to outline ideas before a presentation could be made. Chair Testa referred to a past program established by the Town called "Davie for Horses." She provided details as to how the program operated and suggested that this program be revived.

4. OLD BUSINESS

4.1 Agricultural Property Downsizing

The Board devoted a lengthy discussion to the issue of downzoning of a property from R-5 to AG. Vice-Chair Aitken distributed a legal memorandum on Agricultural Use, Zoning and Permitted Uses. She indicated that this action of down-zoning was counter-productive to the Town's rural lifestyle. Chair Testa commented that zoning should not have to change to do farming activities. Vice-Chair Aitken indicated that in every category of land use in the Town, agriculture was a permitted use. Mr. Hurley commented that agriculture was not considered development and, therefore, was not subject to the development Code. Vice-Chair Aitken advised that land development regulations which included zoning regulations, did not apply to agriculture.

Mr. Hurley did not believe that the information given that led to the down-zoning was done maliciously; however, the Town should hastily address this issue to have the property restored to the original zoning.

Chair Testa asked if someone wanted to build a house on an acre zoned A-5, would the property have to be down-zoned. Vice-Chair Aitken responded in the negative.

A brief discussion followed on the table of permitted uses, residential zoning and hobby farming.

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The Board reiterated the ramifications that the down-zoning of this property could have on the Town. It was the consensus of the Board that the Town should allow this property to rezone back to R-5 and this should be done with haste. Vice-Chair Aitken commented that the first step

towards reversing the down-zoning was to get the Town to recognize that the information in the Code was not correct. A lengthy discussion ensued regarding previous issues involving the Code and issues concerning item Section 12-34(B). Ms. Daniels commented that Council's interpretation of the Code and the Board had to be the same.

Vice-Chair Aitken referred to changes to the farm amendments and commented that Section 12-34(B) was missed the first time due to the focus on the bigger issue. She indicated that it was important that Council recognize the reason why the Code should be corrected. Vice-Chair Aitken explained that this would have to be reviewed by the Town Attorney. She suggested that a copy of the draft along with a cover letter be forwarded to Town Administrator Thomas Willi.

5. NEW BUSINESS

Vice-Chair Aitken advised of a new development at the intersection of Flamingo Road and Orange Drive adding that it was suggested to the developer at a site plan meeting that based on the Town's rural lifestyle, he should offer two stall barns as part of his promotion. She commented that the developer advised that this idea had been well received by prospective buyers.

There was a brief discussion regarding other proposed developments in the Town and the type of homes being constructed. Vice-Chair Aitken commented that some developers were not averse to change and these types of developments do work.

6. COMMENTS AND/OR SUGGESTIONS

There were no comments and/or suggestions.

7. ADJOURNMENT

There being no objections and no further business to discuss, the meeting adjourned at 8:15 p.m.

Date Approved

Chair/Board Member