

**AIRPORT/TRANSPORTATION ADVISORY BOARD**  
**JANUARY 29, 2007**

**1. ROLL CALL**

The meeting was called to order at 6:04 p.m. Boardmembers present were, Chair Jorge Egues, Vice-Chair David Oakes, Duncan Bossle, Scott McLaughlin (arrived at 6:11 p.m.), Ernest Siegrist, Hertz Halperin, and Ellis Traub. Also present were Planner Ingrid Allen, Public Information Officer Braulio Rosa and Secretary Lorraine Robinson recording the meeting.

**2. APPROVAL OF MINUTES: July 24, 2006**

Vice-Chair Oakes made a motion, seconded by Mr. Siegrist, to approve the minutes of December 18, 2006. In a voice vote, with Mr. McLaughlin being absent, all voted in favor. **(Motion carried 6-0)**

**3. SELECTION OF CHAIR**

Vice-Chair Oakes nominated Mr. Bossle for Chair, seconded by Mr. Siegrist. There were no other nominations. In a voice vote, with Mr. McLaughlin being absent, all voted in favor. **(Motion carried 6-0)**

**4. SELECTION OF VICE-CHAIR**

Vice-Chair Oakes nominated Mr. Siegrist for Vice-Chair, seconded by Mr. Traub. There were no other nominations. In a voice vote, with Mr. McLaughlin being absent, all voted in favor. **(Motion carried 6-0)**

**5. OLD BUSINESS**

5.1 Presentation: The Commons Project

The Commons Project was represented by Bill Laystrom, Legal Counsel with Doumar, Allsworth, Cross, Laystrom, & Wachs; Robert Gorlow, authorized agent for The Commons; Jodie Siegel, Legal Counsel with Turnberry Associates, and Andre Groenhoff, Director of Engineering with Keith & Schnars, Inc. Mr. Laystrom began by stating that The Commons would be 152 acres located at Arvida Parkway and I-75 for a mixed use project with retail stores, offices and a hotel. He added that the project was scheduled for a transmittal hearing with a land use application at the February 7, 2007 Council meeting. He stated that simultaneously, in two other areas of government, they were processing a Development of Regional Impact Report which would go before the South Florida Regional Planning Council and then to Council. Mr. Laystrom added they were also processing an Interchange Modification Report through the Florida Department of Transportation.

Mr. Halperin asked if the rezoning request had come before Planning and Zoning Board to which Mr. Laystrom replied that the vote had been 2-2. Although it had been reconsidered and voted to move forward, the rules stated that it now had to go before Council.

Mr. Laystrom stated that the volumes of traffic data were tremendous. He confirmed that there would be no access to this site from Shotgun Road. Mr. Laystrom stated that they would provide the Town with land on the easternmost property for a fire station and the only possible access off Shotgun Road would be for emergency vehicles. He added that this was a voluntary donation on their part and that they had committed \$50,000 in their development agreement to fight any access to Shotgun Road.

Mr. Laystrom stated that The Commons was a 'regional traffic generator' with a high-end shopping venue which would be pedestrian friendly. He added that the regional traffic would come from all directions utilizing the interstate with little impact on local roads with traffic flow the opposite of current traffic trends. Mr. Laystrom stated that the loop access off I-75 and a traffic signal were being added to

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limit the stacking of vehicles. He added that since there would not be access off Shotgun Road, the local residents would take SW 14th Street or SW 36th Street to Weston Road onto Arvida Parkway.

Mr. Laystrom stated that there were two elements which impacted traffic, the office element and retail element. He stated that the project would generate approximately 32,000 roundtrips per day and the office component traffic would take place during peak hours - 7:00 a.m. - 9:00 a.m. and 4:00 p.m - 6:00 p.m. Mr. Laystrom stated that The Commons employees living in eastern Broward would travel opposite the current traffic flow. He added that the retail traffic component would not impact morning peak hour traffic as the hours of operation would start around 10:00 a.m.

Mr. Laystrom stated that all traffic projections for The Commons included projected future populations of the surrounding vacant land sites. Chair Bossle commented that the only potential bottleneck was the southbound coming to a stop sign trying to make a left turn crossing the interstate and asked if this was Weston's area of concern. Mr. Laystrom replied that Weston's concern was the 300 plus trips across the bridge. He added that a traffic signal was being installed to ease the current traffic back up. Mr. Groenhoff said that they planned on putting in three left turning lanes to avoid any additional tie-up. He added that another improvement to avoid dense traffic volume and safety was the proposed addition of two lane merges off the interstate which would be lengthened and extended and then merged back into the main line.

Chair Bossle inquired if there was any support from Weston. Mr. Gorlow said there was a fair amount of support from Weston residents.

Chair Bossle asked if holiday shopping season traffic would increase due to retail hours being lengthened. Mr. Laystrom stated that it should not due to limiting hours of operation in their deed restrictions with closing hours at midnight.

Chair Bossle asked what was being done to address the potential for light pollution. Mr. Laystrom confirmed that this would be addressed by adopting the California Night Sky Ordinance in which the parking lot lighting would be 20 feet high with a 30 foot berm. He added that the sound would also be buffered by this same berm.

Mr. Halperin asked what the current zoning of the parcel of land was. Mr. Laystrom replied it was currently zoned agricultural. Mr. McLaughlin asked if comparative study had been done regarding the current traffic noise levels and what it would be once the berms were in place. Mr. Laystrom stated that the residents directly east of the project would benefit greatly from the buffer of the berm.

Mr. Egues asked if a mass transit system had been considered for the employee base. Mr. Laystrom stated this was currently under review with the South Florida Regional Council and The Commons intended to incorporate all levels of mass transit into that project. He added that the Davie Community Transit Shuttle would be utilized.

Chair Bossle asked if the Police Department was considering placing a station at the project or surrounding area. Mr. Laystrom stated there was not much interest for a workstation or substation as the police presence out west was good and the budget was tight. Chair Bossle asked if private security would be provided in the mall area. Mr. Laystrom confirmed there would be security and any money collected from the issuance of private tickets would be donated to charity. Vice-Chair Siegrist asked if charter bus traffic was anticipated to which Mr. Laystrom said it was not.

Mr. Gorlow stated that in the four years since the project proposal began, they had modified the design parameters based on the feedback received from the public. He added that the current freeway noise level would be reduced with the addition of the thirty foot berm. Mr. Gorlow stated that with the

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proposed modifications and specifications of interchange traffic, lighting and noise containment would be better than if it were housing.

Chair Bossle made a motion seconded by Mr. Egues, to move that the Airport/Transportation Advisory Board supported this project. In a voice vote, the vote was as follows: Chair Bossle - yes; Vice-Chair Siegrist - yes; Mr. Egues - yes; Mr. Halperin - yes; Mr. McLaughlin - yes; Mr. Oakes – yes, Mr. Traub - abstained. (Motion carried 6-0)

Later in the meeting, a discussion ensued concerning The Commons and zoning. Mr. Halperin questioned the approval of a variance. Mr. McLaughlin stated that he was not in favor of variances as a rule, however, The Commons was a development of regional impact and the Town Code allowed a land use category change if it had merit. Mr. McLaughlin added that it appeared to be a good project, however, he is not 100% on board and needed to see factual numbers but he agreed it should be approved to go before Council. Mr. Traub stated that one of the biggest protesters to this project, Highland Ranch Estates, had to obtain a variance to change from zoning of one house per acre in order to build. Mr. Mr. Egues stated that something would eventually be built there and most likely, had a greater impact on local roads. He added that since this was a high scale development, it would be great tax revenue for Davie without impacting the Town.

**5.2 Update on Part 150 Study**

Chair Bossle stated there was no further update on the Part 150 Study until the next Broward County Airport Noise Abatement Committee meeting in March. Mr. Oakes stated that the correspondence from Broward County Commissioner Ilene Lieberman indicated she was taking care of the runway expansion issue. Mr. Siegrist added that County Commissioner John Rodstrom communicated he would continue to fight for no further expansion of the airport considering the decline in airport usage.

Later in the meeting, Mr. Egues stated that the report card should be reviewed on a regular basis. Chair Bossle stated that a request was going before Council on February 7th, 2007, to send a letter to offending airlines signed by an officer of the Town. Vice-Chair Siegrist asked that a copy of the letter be sent to the Broward County Aviation Department. Mr. Rosa stated that the resolution had already been drafted that a letter be sent to the individual airline with a copy forwarded to the media. Chair Bossle stated that they should let it go forward and amend it if necessary in the future.

**5.3 Meeting Schedule**

Earlier in the meeting, the item was discussed. Chair Bossle made a motion, seconded by Mr. Oakes, to have meetings every other month beginning in March 2007 with the option to have additional meetings if needed. In a voice vote, with Mr. McLaughlin being absent, all voted in favor. **(Motion carried 6-0)**

The Board's next meeting was scheduled for March 19, 2007 at 6:00 p.m. [Staff changed the meeting to March 26, 2007 at 6:00 p.m., as no room was available.]

**6. NEW BUSINESS**

No new business was brought to the table for discussion.

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**7. AGENDA ITEMS FOR NEXT MEETING**

No agenda items were brought to the table for discussion.

**8. COMMENTS AND/OR SUGGESTIONS**

Chair Bossle thanked Mr. Egues and Mr. Oakes for their leadership for the past two years and the Board was grateful.

**9. ADJOURNMENT**

There being no further business and no objections, the Board adjourned the meeting at 7:23 p.m.

Date Approved: \_\_\_\_\_

\_\_\_\_\_  
Chair/Board Member