

**TOWN OF DAVIE
WORKSHOP MEETING
MAY 19, 2004**

The meeting was called to order at 5:34 p.m. Present at the meeting were Mayor Truex, Vice-Mayor Paul, Councilmember Hubert, and Councilmember Starkey. Also present were Town Administrator Willi, Town Attorney Kiar, and Town Clerk Muniz recording the meeting. Councilmember Crowley was absent.

Vice-Mayor Paul made a motion, seconded by Councilmember Starkey, to excuse Councilmember Crowley. In a voice vote, all voted in favor with Councilmember Crowley being absent. (Motion carried 4-0)

Development Services Director Mark Kutney explained the options available to Council for the sector planning process which could be achieved through a change to the land development plan. He asked about land uses Council wished to utilize the sector planning process for and referred Council to the 10 points outlined on the April 7 memo from staff. Mr. Kutney requested direction from Council to point staff in the desired direction regarding the use of sector planning as a tool.

Councilmember Starkey asked about the advantages to different sector planning such as using a comprehensive plan or addressing land development regulations. Mr. Kutney indicated that for the comprehensive plan approach, required language and policies would be established as a guiding document, which would then be tied in with the land development regulations. He indicated this would be a longer process. Mr. Kutney advised that the other approach was to use the Land Development Code which was more expedient as it involved writing the sector planning procedures into the Code. However, he indicated that this approach was not grounded in as much support in the event of challenges to the Code.

Vice-Mayor Paul indicated that her goal was to develop a plan that would improve economic development and community sustainability. She felt the process should encompass more than intersections and preferred to tie in entire corridors. Vice-Mayor Paul wanted the ability to develop clean, corporate development that might have considerable traffic but only during the week. She felt the entire infrastructure had to be dealt with through this process. Vice-Mayor Paul added that she was looking for staff to develop a process that addressed finding specific uses for specific locations, then try to market those locations.

Mr. Kutney indicated that the sector planning process was a land based study tool used as a means to determine how the Town wanted to see a certain area develop. He advised that some issues fell under comprehensive planning, while others fell under Code amendment processes. Mr. Kutney stated that a zoning in progress issue required a scope that was more narrow and specific than a sector planning process. He indicated that staff sought direction from Council as to what their scope was because if what was sought was a zoning in progress, then that scope would be narrower than a sector planning process. Mr. Kutney advised that corridor studies could be considered as part of sector planning.

Councilmember Hubert asked for an example of what staff would suggest putting in the old Lefmark/Winn Dixie site on Davie Road. Mr. Kutney indicated that because this was a Regional Activity Center area, some type of facility consistent with their philosophy and in concert with the surrounding zoning would be considered.

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Mr. Willi asked Mr. Kutney to speak on the public involvement aspect. Mr. Kutney felt that the sector planning process was a natural fit for public participation. He stressed that the process was a balance between the rights of the property owner, the neighboring property owners, and the Town's regulations.

Mayor Truex asked if the Town did not have the existing Western Theme District, or the Griffin Road Corridor concept, would the sector plan be a process that could address those areas. He asked why Vice-Mayor Paul requested a master plan when the Town already had a comprehensive plan which served as the master plan.

Vice-Mayor Paul clarified that she felt the Town needed a more refined and more specific comprehensive plan. She asked if a sector plan could be used over a larger area. Mr. Kutney indicated in the affirmative. He explained that where scenic corridors were concerned, a slightly different approach was involved as large sector plans were done to lay the foundation for development, versus enhancing or preserving existing corridors. Vice-Mayor Paul indicated that she was interested in looking at things the Town needed that went hand in hand with development.

Councilmember Starkey felt that redevelopment areas needed to be identified as part of the process, pointing to examples such as Pine Island Road and State Road 84. She felt the Flamingo Road corridor or some of the other areas could be addressed with a better planning tool or ordinance aimed at enhancements to those areas. Councilmember Starkey pointed out that if the current plan did not address what Council wanted, then Council still had the final say. She did not believe a master plan opening the door to what the Town already had was necessarily the smartest way to go. Councilmember Starkey preferred to approach the process by identifying smaller quadrants that Council agreed upon as being important for the future by way of economic development or other related issues.

Vice-Mayor Paul indicated she was thinking that with residential, developer and private partnership input, the anxiety in the process would be diminished for all parties. Council agreed and felt this process was needed to look at vacant parcels to see what was most compatible in these areas.

Vice-Mayor Paul voiced her concern about problematic Codes that needed to be addressed. She asked Mr. Kutney if the sector plan included Code revisions. Mr. Kutney stated that if during a development scenario and Code revisions were necessary, then this could be part of the sector planning process.

Mayor Truex indicated that Council could not change the rights of property owners unilaterally. Councilmember Hubert asked if a property owner had an M-4 land right use, Could the Town force M-3 on the owner. Mr. Kutney indicated that the Town did not have this category, but addressed Councilmember Hubert's question in relation to the industrial park in her district.

Councilmember Starkey felt that if an area were to be selected, then it would need to be for an economic stimulus or blight. She felt that office warehouses belonged in industrial zoning. Councilmember Starkey voiced her concern about the CC zoning areas which needed setbacks and buffers to keep them far from residential areas. She wanted to see some changes to such categories as far as ordinances were concerned and voiced her interest in improving landscaping.

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Vice-Mayor Paul asked Mr. Kutney how he proposed that the Town proceed to deal with issues such as Code rewrites, infrastructure and economic development, in a timely fashion. Mr. Kutney advised that there would be significant staff time required and spoke of several conditions that would affect the process. He suggested that Council direct staff to bring back a list of proposed initiatives for specific areas. Mr. Kutney advised Council to be careful with zoning in progress issues because the actual intent and language had to be established.

Mayor Truex felt that the best scenario was for the Town to follow the comprehensive plan. Mr. Kutney suggested that staff look at specific geographic areas in the Town more closely and come back to Council with an analysis of compatibility.

Councilmember Starkey spoke of areas such as State Road 7 which needed to be looked at seriously before more high rises and traffic were added to the Town. She was also concerned about the I-595 corridor and wanted to identify ways to buffer the residents to maintain the rural lifestyle but still create opportunities for economic development.

Mr. Willi felt that any vehicle that would incorporate more public input was positive. He pointed out that some of the larger parcels in the Town were on the east side and staff could take a parcel from the east side and the west side and apply the process to both.

Mayor Truex spoke of an undeveloped area near Wolf Lake on 76th Avenue. He asked for recommendations for staff direction. He also suggested that staff write an article for *The Davie Update* inviting residents to suggest areas to be addressed as part of the process.

Vice-Mayor Paul asked for clarification on whether sector planning was off the table. Council indicated in the negative and indicated that they were still interested. Vice-Mayor Paul asked about the timeline of the sector planning process. Mayor Truex requested that staff come back with its proposed list of Code amendments and initiatives, along with a list of potential sites that were vacant and developable, plus sites suggested by Council. Planning and Zoning Manager Fernando Leiva spoke of the residential acreage available and indicated that most developable land was available on the east side. Mr. Kutney asked Mayor Truex when he wanted a follow up discussion. Mayor Truex indicated the second meeting in June would be appropriate.

There being no further business to discuss, the meeting was adjourned at 6:47 p.m.

Approved _____

Mayor/Councilmember

Town Clerk