

**JOINT ECONOMIC DEVELOPMENT  
STEERING COMMITTEE  
OCTOBER 5, 2001**

**1. ROLL CALL**

The meeting was called to order at 8:09 a.m. Present were Chair Wayne Arnold, Vice-Chair Joan Kovac, Chuck Bonfiglio, Edna Moore, Jim Wachtstetter, Councilmember Starkey (arrived 8:25 a.m.) and Councilmember Truex. Also present were Economic Development Manager Margaret Wu and Committee Secretary Jenevia Edwards recording the meeting. Lynn Goldman and Richard Abraham were absent.

**2. OLD BUSINESS**

**2.1 How to Extend, Create More Uses for Residential/Office Zoning**

Chair Arnold referred to a report by Ms. Moore at the September 7th meeting and indicated that a resolution was passed by the Board of Directors and members of the Davie Merchants and Industrial Association. He indicated that the resolution had been presented to the Town Council and he expressed his appreciation of Councilmember Truex' offer to meet with the DMIA Board of Directors to review its concern. The resolution was read by Chair Arnold and copies were distributed to the boardmembers. Chair Arnold commented that the residents response to the resolution was positive.

Chair Arnold asked that motion be made to adopt the resolution. Ms. Moore so moved, seconded by Vice-Chair Kovac, that the resolution be adopted. Discussion continued concerning the resolution. In a voice vote, with Mr. Abraham and Ms. Goldman being absent, all voted in favor. **(Motion carried 7-0)**

**2.2 Discussion on Waldrep/Dairy Property (How to Entice or Encourage Development)**

Councilmember Starkey provided a summary of possible enticements discussed between Town Administrator Tom Willi and owners of the Waldrep property; however, the proposal never moved forward. Mr. Bonfiglio asked if there were any further plans by the Town to continue discussions. Ms. Wu responded that there were discussions between Waldrep's legal counsel and Development Services Director Mark Kutney regarding possible annexation into the Town. Councilmember Truex advised that although plans had not moved forward, discussions were ongoing. A lengthy discussion followed regarding annexation with Chair Arnold suggesting that a letter should be forwarded by the Board to Mr. Willi and Council asking them to move forward with annexation of the property. Ms. Wu expressed the opinion that the letter would encourage Council and the Town Administrator to locate new avenues in an attempt to entice the Waldreps to be annexed into the Town.

Councilmember Starkey referred to her proposal of a Cost Recovery System for the Development Services Department. She explained the process involved and indicated that there was a cost recovery system in several other cities. Councilmember Truex commented that a cost recovery might also mean a cost increase for those who could not afford it. He indicated that the idea of cost recovery should be presented to the business community before being presented to Council. Councilmember Starkey responded that the idea had been presented to the Chamber of Commerce as well developers and some business owners who responded with questions regarding fees. She indicated that fees would have to be competitive. Discussion continued regarding the Cost Recovery System with Vice-Chair

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Kovac asking if developers would be exempt from fees paid to the Town for the development process with Councilmember Starkey responding that there was an exemption for permit fees for certain items and the only fee that would be assessed was an administrative fee.

Ms. Moore commented that if Council responded to the objections of a crowd each time there was a potential development, many good projects would be eliminated from the Town. Mr. Bonfiglio commented that he agreed with Councilmember Truex's idea to present the Cost Recovery System proposal to the Chamber of Commerce. Councilmember Starkey inquired if it was the Board's consensus that she make a presentation to the Chamber of Commerce and the Davie Merchants and Industrial Association. The Committee members responded positively.

**3. NEW BUSINESS**

**3.1 Agrarian Committee**

Mr. Wachtstetter advised that the Agrarian Committee was in the process of obtaining verbiage as to what constituted a farm. He indicated that some cities were attempting to place Code enforcement on all nurseries as well as requiring a permit for every plant owned by these nurseries. Mr. Wachtstetter commented that the State wanted Broward County and the cities to agree on what was a farm. Mr. Wachtstetter added that he was hoping that all concerned would arrive at a settlement. Ms. Moore asked if a resolution was needed for the Town to adopt the State's code with Mr. Wachtstetter responding that there had to be agreement on the language before moving forward.

**3.2 Community Redevelopment Agency**

Vice-Chair Kovac advised that the Davie Road Beautification Program was almost completed with Florida Department of Transportation completing the final phase. She indicated that FDOT would be repaving Davie Road to Interstate 595. The lump sum city program was ongoing and there were two new applicants who had applied for the program.

**3.3 Davie/Cooper City Chamber of Commerce**

Mr. Bonfiglio advised that on October 25th, the Chamber of Commerce was hosting "Under the Harvest Moon." He indicated that the South Florida Education Center would be the sponsors of the breakfast on October 17th. Mr. Bonfiglio indicated that the Chamber was presently seeking a location to conduct the ADA program. Plans were pending for launching the Chamber's new website which would link the Town and the City of Cooper City.

**3.4 Davie Economic Development Council**

As there was no representative present, no report was made.

**3.5 Davie Merchants and Industrial Association**

Chair Arnold advised that Michael Crowley from the Central Broward Water Control District was the speaker at the Association's September meeting. He indicated that Clerk of the Court Howard Forman would be the guest speaker at the October meeting.

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**3.6 Planning and Zoning Board**

Ms. Moore advised that the request for elimination of the agrarian ordinance had been tabled twice by the Planning and Zoning Board and indicated that the Development Services Department had not presented a substitute to the Board. She expressed the opinion that the Town should adopt the State's guidelines, or abolish the Code rather than attempt to enforce rules that were against State law.

Ms. Moore referred to the objection from Laurel Oaks residents against new development at Flamingo Road and Orange Drive. She discussed the Land Use Plan and the zoning and expressed the opinion that had the developers made a better plan, the neighbors would have been more receptive. Ms. Moore mentioned that some concessions had however been made to appease the residents.

Councilmember Starkey discussed the Laurel Oaks project and explained that she had been presented with the site plan by the developer. She commented that she had advised that the plan be presented to the community in order to receive the community's approval of the project. Councilmember Starkey discussed ongoing negotiations between the developer and the homeowner's association president regarding concessions for the community, however, they never arrived at an agreement. She indicated that her attempt to have a community meeting between the South Florida Regional Planning Council, the residents of Laurel Oaks and herself at Town Hall had failed; however, a meeting had been scheduled for October 15th.

**3.7 South Florida Education Center**

As there was no representative present, no report was made.

**3.8 Town Council**

Councilmember Truex commented that there were positive developments within the Town, however, economic development appeared to have deteriorated. He referred to property located by the old County dump, renamed Vista View Park and indicated that the Town had lost the opportunity to convert several hundred acres to commercial development. Councilmember Truex indicated that 60 acres that had been designated as commercial property was being removed from the tax roll and would be added to the park. He indicated that it was last minute add on and expressed the view that although there was positivity for the Town economically, he likened it to a "train wreck".

Councilmember Starkey explained that a presentation was given to the County at the Land Acquisition Advisory Committee which she had attended. She agreed with Mr. Truex as she had also looked at the property from an economic point-of-view. Councilmember Starkey referred to the research completed by Ms. Wu and indicated that the financial impact was looked at beyond the tax base. The revenue that was expected to be generated from the property annually was \$200,000. She alluded to the fact that two new schools were being constructed near the site and that there were high-income residential homes in the area as well. Councilmember Starkey remarked that the other significant factor was that the County would be giving the Town \$12,000,000 for a regional park which did not require any services or maintenance on the Town's part. This park would also link the Town's other greenways, trails and parks. She advised that the Town was involved in two pending

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lawsuits with Mr. Zimmerman and she was assured that the Town would be released from these lawsuits. Councilmember Starkey indicated that it was reiterated at the Land Acquisition Advisory Committee that because this was a regional park, the Town would not lose its place for open space.

Mr. Wachtstetter inquired if there would be a bridge. Councilmember Starkey explained that there were discussions regarding the creation of a pedestrian, bike, equestrian bridge to give a rural appearance. Chair Arnold expressed his concern regarding the lawsuit and the safety of children in the type of environment that existed at the location. Councilmember Starkey indicated that there had been testimony from the County and State environmental personnel attesting to continuous testing and that no problem was found in surface water or soil. The site was being treated as a Super-Fund Site and contaminants would only affect wells.

**4. COMMENTS AND/OR SUGGESTIONS**

Chair Arnold referred to discussions at the September meeting concerning the formulation of a mission statement. He indicated that a mission statement had been created by a former president of the Economic Development Council which explained the purpose of the Committee. Chair Arnold asked Ms. Wu to provide a copy for review and possible updating at the November meeting.

**5. ADJOURNMENT**

There being no further business and no objections, the meeting was adjourned at 9:45 a.m.

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

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Chair/Committee Member