

**JOINT ECONOMIC DEVELOPMENT
STEERING COMMITTEE
DECEMBER 7, 2001**

1. ROLL CALL

The meeting was called to order at 8:10 a.m. Present were Chair Wayne Arnold, Edna Moore, Jim Wachtstetter, Lynn Goldman and Councilmember Truex. Also present were Economic Development Manager Margaret Wu (arrived at 8:12 a.m.) and Committee Secretary Jenevia Edwards recording the meeting. Vice-Chair Bonfiglio, Richard Abraham, Councilmember Starkey and Neal Kalis were absent.

Councilmember Truex informed the Board that Councilmember Starkey was in Tallahassee and asked that she be excused. Chair Arnold indicated that Vice-Chair Bonfiglio was out of town and that he also be excused.

Chair Arnold asked Ms. Wu to inform the Board as to the outcome of her discussion with Mr. Abraham. Ms. Edwards informed the Board that a letter had been sent to Mr. Abraham regarding his absenteeism from meetings. Ms. Wu indicated that she would contact Mr. Abraham as well as the Economic Development Council requesting that a replacement be appointed. Ms. Edwards indicated that she had been contacted by Mr. Abraham who informed her that although he wanted to participate in the meetings, he was unable to attend meetings scheduled on the first Friday. Mr. Abraham indicated that if the meetings could not be changed he was willing to step down. Ms. Wu reiterated that she would contact the EDC and request a replacement.

2. APPROVAL OF MINUTES: October 5, 2001

Ms. Moore made a motion, seconded by Mr. Wachtstetter, to approve the minutes of October 5, 2001. In a voice vote, with Vice-Chair Bonfiglio, Messrs. Kalis and Abraham and Councilmember Starkey being absent, all voted in favor. **(Motion carried 5-0)**

3. OLD BUSINESS

Chair Arnold advised the Board that he had a discussion with Marie Thomas who expressed her thanks to the Board for its support of the RE zoning enhancement resolution. He added that it appeared that this effort would be made to modify the zoning enhancement as long as there was compliance of the basic idea. Ms. Moore indicated that although efforts were being made for zoning modification, the present practices of certain departments within the Town would create problems for residents attempting to purchase property.

4. NEW BUSINESS

4.1 Agrarian Committee

Mr. Wachtstetter advised that the Agrarian Committee was still awaiting clarity on State law concerning farmers. Chair Arnold inquired if there had been any discussion on the subject by Council. Councilmember Truex responded that there had been a change in an ordinance that had passed on first reading at the November 20th Council meeting regarding the Agrarian ordinance in Davie.

4.2 Community Redevelopment Agency

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

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4.3 Davie/Cooper City Chamber of Commerce

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

4.4 Davie Economic Development Council

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

4.5 Davie Merchants and Industrial Association

Chair Arnold reported that the Association's annual dinner would be held on January 15, 2002. He added that Circuit Court Judge Renee Goldenberg would be the installation officer at the dinner. Chair Arnold indicated that the DMIA monthly meeting was held at the Davie Women's Club.

4.6 Planning and Zoning Board

Ms. Moore reported that a prospective project slated for 58th Avenue was turned down by the Planning and Zoning Board. She indicated that although she was in favor of growth within the Town, 58th Avenue was dangerous and unless another parallel road could be created, there would be traffic problems. Ms. Wu inquired if road improvements had been proposed for 58th Avenue with Ms. Moore responding that the developer would not want to be responsible for all the improvement costs. Chair Arnold inquired as to the rules on concurrency and whether or not it would apply to the applicant for this proposed project. Ms. Wu responded in the affirmative. Ms. Moore commented that it would be premature to attempt to get a concurrency count on 58th Avenue because of the excessive use. Ms. Wu added that regardless of the development on any or all of the properties, a traffic problem already existed and this should be reviewed by the Town. She indicated that she would have discussions with the Engineering and Police Departments to get statistics of the type of traffic issues that exists.

4.7 South Florida Education Center

Ms. Goldman reported that Nova Southeastern University was having a grand opening of its library on December 8th.

4.8 Town Council

Councilmember Truex reported that the vested rights ordinance had passed on first reading; however he was not sure about the second reading. He commented that although this ordinance was not received by everyone, staff's time and attorney's fees by far exceeded the \$1,500 fee charged by the Town for an appeal.

Councilmember Truex provided an update on the cost recovery ordinance. He indicated that there was no doubt that this would create substantial cost and increases to developers; however he believed that some of his suggestions would be incorporated. One of the suggestions was the exemption of small scale developments. Councilmember Truex added that he agreed with Councilmember Starkey that the final written form of the ordinance should be sent to the Chamber of Commerce, merchants, and other groups before being presented to Council. He added that sometimes ordinances were not prepared far enough in advance before being presented to Council. Ms. Wu agreed.

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Councilmember Truex reported on the consolidation of some of the Town boards and indicated that in some cases consolidation, meant elimination. He added that some boards would be up for sunseting every three years.

Ms. Moore indicated that she understood that taking away someone's property rights was against the Constitution. Councilmember Truex added that he was not aware of this.

A lengthy discussion followed regarding vested rights with Ms. Moore commenting that a stipulation to the ordinance should be if Council ruled in favor of the property owner, they would receive a refund of the fee. Ms. Moore argued that it was not "right" for non-elected officials to make a determination on property rights.

5. COMMENTS AND/OR SUGGESTIONS

Chair Arnold referred to empowerment zones and enterprise communities and indicated that he was not sure how this would be helpful to the Town. He added that the purposes of these two entities were to create jobs and business opportunities in the most economically distressed areas of a city. Chair Arnold added that these were instituted by the federal government because of some of the major inner city problems, and explained the advantages which included tax incentives, grants and loans for the creation of jobs and business expansion. He explained that the enterprise communities decided how the funds would be spent and not federal officials

Chair Arnold commented that he was not sure if any programs of this nature were pursued within the Town; however he believed that particularly for east Davie, a plan should be devised whereby the Town could become a partner with businesses within the community. He referred to a program "Retired Businessmen" who offered their services free to business owners, such a bookkeeping procedures and outreach programs. Chair Arnold indicated that although he had limited knowledge about such a project, he believed that through the Committee there might be a way to establish an outreach program to be a conduit to businesses that were struggling. He added that most new businesses did not survive more than a few years. Chair Arnold discussed at length information regarding enterprise zones and the reason for many business failures. He indicated that the Town and the Committee should provide some source of encouragement for a new business to succeed.

Ms. Goldman added that the Chamber of Commerce had a business development committee that provided the service discussed. Chair Arnold inquired if a speaker from that committee could attend the next meeting to make a presentation. Ms. Goldman indicated that she would contact a representative from the Chamber.

Ms. Wu commented that the only problem was how to inform a business owner who needed assistance that the programs were available. Chair Arnold referred to an upcoming reception at the Old Davie School and indicated that this was open to the business community and could be a first step to inform businesses. He added that Committee members should present ideas as he would like to see the Committee make a difference.

6. ADJOURNMENT

There being no further business and no objections, the meeting adjourned at 9:04 a.m.

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Approved

Chair/Committee Member