

**DAVIE AGRICULTURAL ADVISORY BOARD**  
**AUGUST 22, 2001**  
**6:30 P.M.**

**1. ROLL CALL**

The meeting was called to order at 6:40 p.m. Board members present were Chair Julie Aitken, Vice-Chair Jason Hurley and Delia Alonso. Also present was Board Secretary Jenevia Edwards recording the meeting. Barbara Spiece was absent.

**2. DISCUSSION**

**2.1 Elaboration and Detailing of Agreed Ideas for Preserving Rural Character**

Chair Aitken explained that the Board would meet every two weeks temporarily because of the Zoning in Progress and the time constraints. She mentioned that the mission statement had been completed, as well as a definition of Rural Character, and that recommendations were made for the Zoning in Progress.

The residential development for Nob Hill West plans had stopped. Chair Aitken suggested that new regulations to the Charter amendment must be made to insure the rural preservation. She indicated that developers should be encouraged to build residential areas that would be compatible to the agricultural land. Chair Aitken reported that Development Services Director Mark Kutney made a presentation to the Town Council at the last Council meeting that staff was working on the same issue. She advised that joint meetings would be held with the Davie Agricultural Advisory Board and the Planning and Zoning Division to expedite the new regulations for the amendment.

Chair Aitken referred to 12-34(B) and stated that the Transfer of Development Rights would be added to preserving Rural Character. She indicated that she discussed with Vice-Mayor Judy Paul if there was an area in the Town that Council could increase density so that developers would pay for developmental rights on farms. She indicated that Vice-Mayor Paul liked the idea of the possibility of Transfer of Development Rights because it would not cost the Town anything, and this would ensure preservation of more agricultural land.

Vice-Chair Hurley made a motion, seconded by Ms. Alonso, to explore the Transfer of ~~Development~~ Density Rights. In a voice vote, with Ms. Spiece being absent, all voted in favor. **(Motion carried 4-0).**

Chair Aitken indicated that one idea for Rural Preservation would be to create an overlay district that followed regulation and preserved the rural character of Davie. She reported that the Board and staff agreed that cluster development would preserve rural character but Council disliked the idea. ~~Vice-Chair Hurley felt that the concept of cluster development for the Davie area would be extremely difficult because of marketability.~~ Ms. Alonso felt that newcomers had an illusion that Davie was rural; however, when there was new development, that was where they moved to not realizing the character of their illusion, was quickly disappearing. She added that even though the Board was working hard to preserve the rural character, and there was a mandate in place, it would be difficult because what newcomers wanted was oxymoronic. Chair Aitken added that the Cluster Development would not attract buyers because of small yards and animals being too far from homes; however, another idea for preserving the rural character was to create a traditional scenic view along the roads by adding open space in the developments.

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She suggested wrapping the open space around the neighborhood so that existing neighborhoods may utilize the space as well.

Chair Aitken advised the Board to focus on the idea of cluster development. She indicated that staff would devise a plan and cover all loopholes for developers. Chair Aitken suggested changing the name of cluster development to open space zoning.

There was discussion regarding the pros and cons of open space zoning. Chair Aitken read from an article about the beauty of open space zoning. She indicated that open space zoning should dedicate the open space as a conservation easement to be maintained by the Town and the development. Chair Aitken spoke with Vice-Mayor Paul and reported that the Agriculture Plan did not exist in the Town's Comprehensive Plan. Chair Aitken suggested asking Council to amend the Comprehensive Plan and put the Agriculture Plan back in to protect the agriculture. She felt the designation plan could possibly be called Agricultural Conservation Designation. Chair Aitken indicated that the Board should make a list of loopholes for the developers in case of sabotage to the open space zoning idea.

Chair Aitken reported a problem with developers building and placing signs that had inappropriate design elements on Flamingo Road. She indicated that the ordinances were not clear about design elements on signs, and she would review the existing sign ordinances. Chair Aitken indicated that the sign ordinances would be discussed at the next meeting.

Chair Aitken said the Board would revise the one house per acre as being 35,000 square feet as a builder's acre. She felt the only way to turn one house per acre from 35,000 square feet would be to diminish the number of houses that a developer could build. Chair Aitken reported that alternative plans should be in place in case Council did not pass the open space zoning plan.

Chair Aitken stated there would be discussion at the next meeting regarding the Open Space Zoning, the Comprehensive Plan, and the Sign Ordinances.

## 2.2 Encouraging Maintenance of Existing Agriculture and New Agricultural Operations

Chair Aitken mentioned that Renee Pardo should be discussing this item; however, as she was not present the item would be placed on the agenda for the next meeting. She noted that Ms. Pardo wanted the Agrarian Committee to help with the presentation.

Ms. Alonso suggested that the Board explore the possibility of the Town contacting Broward Community College and advising the College to contact the Farm Bureau for potential landscaping employees. She mentioned that the Farm Bureau could assist in the problems of recruitment that Broward Community College was consistently having regarding landscaping. Ms. Alonso felt that the Town had a unique situation because the farmers were protected by the ordinance and suggested that the Board should exploit the ordinance.

Chair Aitken indicated that the problems with the ordinance had not been solved and added that potential farmers were misinformed by staff about the ordinance. She advised that staff should acknowledge the laws and give potential farmers the correct information for future purchase of farm property in the Town.

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Ms. Alonso suggested that staff contact realtors regarding 12-34(B) and issue copies of the ordinance when the ordinance was fixed. Chair Aitken added that realtors should contact the Board to get answers to questions pertaining to the ordinance.

**3. OLD BUSINESS**

There was no old business to discuss.

**4. NEW BUSINESS**

There was no new business to discuss.

**5. COMMENTS AND/OR SUGGESTIONS**

There were no comments and/or suggestions.

**6. ADJOURNMENT**

Vice- Chair Hurley made a motion, seconded by Ms. Alonso, to adjourn. There being no objections, the meeting adjourned at 8:20 p.m.

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Date Approved

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Chair Board Member

