

TOWN COUNCIL  
WORKSHOP MEETING  
JANUARY 11, 1996

The meeting was called to order at 5:30 p.m. and was followed by the Pledge of Allegiance.

Present were Mayor Bush, Vice-Mayor Venis, and Councilmembers Cox, Kiar and Santini. Also present were Town Administrator Flatley, Town Attorney Webber, and Town Clerk Reinfeld recording the meeting.

There being no objection, Item 2 was discussed first.

**2. SunnyLane Farms Water Assessment**

Utility Director Danny Colabella provided an explanation of the Assessment.

Councilmember Kiar inquired about the outcome of the lawsuit between Weston and Sunrise. Mr. Flatley responded that Weston was successful, but would have to purchase water from Sunrise.

Councilmember Kiar asked about the buy-out option. Mr. Flatley mentioned that a meeting had been scheduled between the City of Pembroke Pines and the Town to discuss a cooperative relationship. He added that an option to buy out South Broward Utilities existed. Councilmember Santini questioned if a buy out was desirable. Mr. Flatley responded affirmatively, based on cost.

Councilmember Cox expressed concern about relinquishing the opportunity to serve the public. She stated they were better served by Sunrise. Vice-Mayor Venis inquired if the residents knew they were buying Sunrise water.

Vice-Mayor Venis and Councilmembers Cox and Santini expressed appreciation for the Sunrise effort.

**1. Evaluation and Appraisal Report**

Planning Director Michele Mellgren explained the Report which the State had 90 days to review. She suggested the Report be brought back to an upcoming meeting and recommended the process be completed.

Ms. Mellgren related the square mileage of the Town as 31.644 and population as between 53,000 and 65,600. She stated the population issue would be discussed later in the meeting. She continued to relate portions of the Report and mentioned the chart on page 15.

Regarding page 18, Ms. Mellgren stated that the area was largely residential. She gave the other percentages as 10%

commercial and 40% industrial. She mentioned the fifty acres designated for multiple use and indicated the 26% that was not taxable.

Mr. Flatley recalled a goal set forth in the budget to create additional commercial and industrial areas in the west. He acknowledged the anti-growth attitude was understandable. Mr. Flatley expressed the need to impress upon residents that the key to a decent millage rate and quality of life was a tax base including aspects other than residential. He mentioned several areas suitable for commercial and industrial development.

Ms. Mellgren said the housing described on pages 12, 13 and 14 were low density and provided explanations. She discussed open space and pursuant to Councilmember Cox's query, she made a note to refigure her calculations.

Mayor Bush stated that there was a need for development on the east side. Councilmember Cox inquired about the location and Mayor Bush indicated an area by the Turnpike. A discussion ensued about possible park locations. Mr. Flatley said he would be speaking with Edna Moore regarding the Tomecek property. He said it was suitable for recreational development which could be tied to the Spring bond issue. The area lakes were also discussed.

Ms. Mellgren continued providing explanations of various sections of the Report. Discussion continued and questions were answered. The population and rezoning issues were debated.

Councilmember Cox referred to page 11 and the Robbins property. She addressed the ridge and trails, and recommended the environment be kept in mind.

It was related that legal protection could be written into the Code that stated: anything not specifically mentioned as a permitted use would require presentation before Council for approval. Mr. Flatley said that some restrictions were specified in the Code. Discussion resumed.

Turning to page 22, Ms. Mellgren explained the many housekeeping issues. She provided an explanation of the handout and initiated discussion.

Ms. Mellgren introduced Kevin Buckley who had expressed an interest in Council's recommendation. Mr. Buckley stated that he wanted to develop his business in the area, but required some sort of determination.

Councilmember Kiar inquired about the number of Metropolitan Planning Organization seats.

Ms. Mellgren explained annexations and stated that a formal amendment to the plan was needed regarding land use.

There being no objections or further business, the meeting was adjourned at 7:55 p.m.

APPROVED \_\_\_\_\_

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Mayor/Councilmember

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Town Clerk