

**TOWN OF DAVIE
TOWN COUNCIL AND
PLANNING AND ZONING BOARD
JOINT MEETING
MARCH 12, 1996**

The meeting was called to order at 7:05 p.m. by Mayor Bush.

Present from Town Council 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.

Present from the Planning and Zoning Board were Vice-Chairman Stahl and Mr. Brill. Chairman Greb and Messers. Gill and Halpern were absent.

1. ESTATE ZONING

Planning Director Michele Mellgren began with an explanation of estate zoning for the equestrian district. She provided descriptions of various areas and stated the prevailing desire to maintain the rural lifestyle.

Mr. Flatley concurred with preservation of the western-type element. He stated the need to create incentives to developers promoting a continuation of the rural atmosphere and one-acre lots.

Discussion ensued regarding zoning and allowances for horses.

Ms. Mellgren mentioned an incentive possibility which would include rural standards in the design requirements. Mr. Webber stated the legal difficulty in requiring limitations on property owners.

Councilmember Cox asked for clarification regarding what was to be preserved and how the preservation would be accomplished. She expressed concern regarding the lifestyle desires of incoming residents and indicated the need for open space and equestrian accesses.

Remarks were made about the two-lane road system helping to maintain the rural element. Dialogue followed regarding traffic flow challenges.

Mr. Webber stated that ordinances could be created to clarify what the Town was seeking regarding development. He said property owners would still have discretion to not fully develop.

Problems relating to walls and gates were considered and discussed.

Michael Davenport inquired about property owners' rights regarding new developments. He expressed concern about the walls separating communities and limited equestrian access. Deed restrictions were explained and it was stated that those restrictions were creating many of the problems at issue.

Economic incentives were debated with the effect of disincentives discussed.

Debbie Apolinario inquired about returning to the "true acre" requirement. She expressed the need to encourage incoming residents who desired rural lifestyles. Councilmember Cox agreed and discussion continued. Availability of horse stalls and barns on private properties and on a communal basis was debated.

It was suggested that major developers be queried about effective incentives to which they would respond encouraging rural development. Areas which had successfully integrated open space and fencing issues were discussed.

Councilmember Kiar mentioned a disincentive for developers would be to require expensive, mature foliage covering walls. Extensive landscaping was a challenge for bike and bridle paths, it was explained.

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Mayor Bush asked about the creation of a special easement district which could eliminate walls and accommodate horse trails. Ms. Mellgren stated that this issue was being researched.

Ms. Apolinario stated the need to discourage gated communities.

Councilmember Cox stated that roads should not be given back to the developers. Ms. Mellgren expressed concern regarding existing road requirements. She explained a public road requirement carried a 50 foot right-of-way, which was not very rural. Councilmember Santini stated that perhaps an exception could be made in the rural equestrian district.

Vice-Chairman Stahl inquired about trails. Safety issues were discussed.

Councilmember Kiar reiterated the disincentive associated with requiring mature foliage for walls. Ms. Mellgren expressed disincentive possibilities of setbacks for health, safety and welfare. She expressed the need to define the rural image.

Vice-Chairman Stahl mentioned staggered setbacks and the opinions of the developers on staggering with discussion following.

Ms. Apolinario inquired about methods to encourage developers. Ms. Mellgren stated that incentives could ultimately become financial issues. She suggested identifying the planning design, tradeoffs and disincentives and returning for discussion. Ms. Mellgren mentioned other resources available to determine what design element would constitute a rural designation. She suggested the drafting of language and amendments to the Plan.

Mr. Webber stated that the meeting was noticed as a joint workshop between Council and the Planning and Zoning Board, however, as the Planning and Zoning Board did not have a quorum, the meeting was officially a workshop meeting of Council.

There being no objections or further business, the meeting was adjourned at 8:36 p.m.

APPROVED _____

Mayor/Councilmember

Town Clerk