

**TOWN COUNCIL, JOINT ECONOMIC DEVELOPMENT
STEERING COMMITTEE AND THE COMMUNITY
REDEVELOPMENT AGENCY
JOINT WORKSHOP MEETING
JUNE 7, 1996**

Present were Mayor Venis, Vice-Mayor Cox, Councilmembers Bush (departed at 9:36 a.m.), Kiar (departed at 9:35 a.m.) and Santini, Mr. Gill, Mr. Goode, Mr. Marant, Vice-Chairman Kalis, Mr. Maros, Ms. Osborne and Dr. Rose. Also present were Town Attorney Webber Town Administrator Flatley (departed at 9:36 a.m.), Assistant Town Administrator Rawls (departed at 9:01 a.m.), Redevelopment Administrator Irwin, Development Services Director Mellgren, Economic Development Coordinator Wu, Assistant Chief of Police McDaniel and Assistant Town Clerk Bergamini, who recorded the meeting. Chairman Spiro of the JEDSC was absent.

1. Downtown Davie Redevelopment Issues

Vice-Chairman Kalis stated that the CRA had discussed several items regarding downtown redevelopment. He said they supported alleyways along the rear properties on the west side of Davie Road and the east line of the Huck Liles property. He described the distance north to south would run from Orange Drive to 42nd Street.

Vice-Chairman Kalis continued that the CRA also supported either moving the power poles underground or along the rear property lines on the new proposed alleyway. He said the third issue involved the proposed entrance to the Huck Liles property. The intersection in that area was found to be out of alignment, he said, and the CRA had expressed concern on the effect to business along the west side of Davie Road. Vice-Chairman Kalis stated that the lack of turning ability needed to be addressed. Vice-Chairman Kalis stated that the CRA had developed an alternative method and described the changes in the median and creation of turning capabilities. Vice-Chairman Kalis said that U-turns would be possible with the alteration of the median width and stated that the median would also be fully landscaped. He advised that signalization had also been requested and described the discussion of a deceleration/stacking lane.

Vice-Mayor Cox related that she had attended a meeting the previous week with the Department of Transportation (DOT) where discussion involved adding a bus turn-out lane in front of the garage. Vice-Chairman Kalis responded that idea was still considered viable.

Mr. Legg explained that 43rd Street would probably be signalized and the entrance to the rodeo would be left unsignalized as events held usually included a traffic officer for traffic flow assistance. Vice-Mayor Cox inquired about installing arm-type signals on the corners. Mr. Legg stated that was a county issue and indicated that he would speak with DOT regarding these ideas.

Councilmember Santini expressed her desire to begin the redevelopment of the downtown and added that private enterprise needed to see the Town take a stand. Councilmember Kiar stated that the downtown's redevelopment had been discussed for the past two years since the Delray Beach tour. He stated that the road situation needed to be decided first and he stated his commitment to the downtown.

Councilmember Santini asked if the Town could begin improvements where DOT was ending and proceed north. Mr. Flatley said discussion had been to begin work at the north end, go south and meet DOT. Vice-Chairman Kalis advised that

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the improvements had been separated into three segments: from 38th Court to 41st Street, from 41st Street to 42nd Court and from 42nd Court to 43rd Street.

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Vice-Mayor Cox further explained the plan for a bus lane in front of the garage which would permit U-turns. She said a deceleration lane was necessary. Mr. Rawls explained that staff was working with DOT to pursue a deceleration lane. He said business access on the west side of the roadway was necessary.

Mr. Gill stated that the CRA was concerned with the U-turn capability. Ms. Osborne said that the east side needed left turn ability onto 43rd Street for southbound traffic. She indicated that closing the west side would not accommodate east side businesses. Mr. Rawls stated that the effects of changes in traffic circulation on businesses were being taken into consideration and mentioned that negotiations were ongoing with DOT. He said that many factors had been considered and it was difficult to maintain no impact. Mr. Rawls added that a balance had been attempted and achieved. Ms. Osborne expressed that the traffic signal should accommodate both sides of the street and indicated that the Huck Liles property should not be the only consideration. She requested that the businesses which produced consistent revenue be given justifiable consideration.

Mr. Rawls advised that the major factor was to keep Orange Drive open which was a challenging task to achieve with DOT. He said that the alternative the CRA had presented was the best possible compromise. Vice-Mayor Cox asked about elimination of part of the median from the Bergeron Rodeo entrance and south side of 43rd Street. She described the positive effect on traffic flow. Mr. Rawls said the intersection design would have to be reworked with DOT and alternatives reviewed. He suggested a workshop with individual businesses and the CRA be conducted.

Vice-Chairman Kalis also recommended review of all the alternatives be completed and another meeting held.

Vice-Mayor Cox clarified the consensus that 43rd Street should be accessible. She said that issue would be pursued.

Vice-Chairman Kalis said that the CRA supported reducing curb cuts on Davie Road, mixed use development of retail, office and residential and production of a western theme manual. He stated that the official position of the CRA was not to include medians as they supported a pedestrian oriented downtown.

Vice-Chairman Kalis advised that additional funding for streetscaping was needed and the CRA was ready to move forward on preparing a budget. Councilmember Santini asked if grants would be available. Mr. Flatley indicated that a block grant entitled the Town to apply for funding.

Councilmember Bush asked if Council should pass a resolution directing the CRA to study a plan and the costs associated with improvements to the area from 38th to 43rd Streets. Vice-Chairman Kalis replied that the focus on the downtown was in effect, but a resolution would be welcome if desired. Councilmember Santini expressed that a resolution would demonstrate a commitment from the Town to the public. Councilmembers Kiar and Bush agreed.

Vice-Mayor Cox stated that she was interested in beginning at 38th Street and moving to 41st Street and requested a list from the CRA providing detailed information on its improvement plans. She asked that specifics be provided, including financial

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considerations and suggested that one project area be completed at a time. Vice-Chairman Kalis indicated that specific information was available and a list could be compiled. Vice-Mayor Cox requested the list be prioritized.

Councilmember Kiar inquired about grant money available from the post-hurricane funds to assist in funding the underground power pole project. Mr. Rawls said that some grants were available but they were limited.

Mayor Venis stated he was in favor of conducting the landscaping improvements section by section. He said he would also like to see forward progress by the Town.

Mr. Flatley mentioned that he had been meeting with Ovid

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Lewis from Nova Southeastern University regarding the fishery on 36th Street. He said it was adjacent to the downtown area and would be open to the public and students.

Dr. Rose described the concept of an entrance to the Town of Davie and distributed a drawing. He indicated that the entrance would be located on the north end of town, with a smaller version at the entrance to the Huck Liles property, he stated. Vice-Mayor Cox suggested the simple design include a western theme.

Councilmember Santini stated that the Davie/Cooper City Chamber of Commerce was also ready to make the commitment to redevelopment.

Vice-Mayor Cox recommended that the next CRA meeting be held in the parking lot of the area in question. She suggested an on-site meeting would help with decision making. Ms. Osborne related the process used by Punta Gorda of improving one block at a time. She said the entire main street was completed and they were moving outward. She stated that the effect was beautiful.

Robin Snyder recommended that the signage be taken care of as soon as possible. She said uniform signage was needed for Downtown Davie. Discussion ensued.

There being no objections or further business, the meeting was adjourned at 9:40 a.m.

APPROVED _____

Mayor/Councilmember

Town Clerk