

TOWN OF DAVIE
TRANSIT ORIENTED CORRIDOR WORKSHOP
SEPTEMBER 4, 2012

1. PLEDGE OF ALLEGIANCE

The meeting was called to order at 6:07 p.m. and was followed by the Pledge of Allegiance.

2. ROLL CALL

Present at the meeting were Mayor Paul and Councilmembers Caletka, Hattan and Starkey. Vice-Mayor Luis was absent. Also present were Town Administrator Lemack and Town Attorney Rayson.

Councilmember Caletka made a motion, seconded by Councilmember Hattan, to excuse Vice-Mayor Luis's absence. In a voice vote, all voted in favor. (Motion carried 4-0)

3. TRANSIT ORIENTED CORRIDOR

Planning and Zoning Manager David Quigley introduced Patrick Gibney and Henry Thomas from Craven Thompson and Associates. Mr. Quigley gave a Power Point presentation on the Land Development Code and Stormwater Plan, a copy of which is attached to these minutes for the public record.

Mayor Paul asked about bike lanes, and Mr. Quigley said there were probably ways to accommodate a bike lane and he would note the request.

Mr. Quigley recommended repealing the 32 units per acre limit, and noted that building height limits and parking requirements were more important. He felt it was more important to concentrate on building forms. Councilmember Starkey said the increase in units per acre was meant to ensure that residential development would keep businesses thriving. Mayor Paul said a certain amount of density was required to encourage development and make it viable. This was why they had recommended an increase to six stories in some cases. Councilmember Starkey said a residential component ensured activity after dark, not just during business hours. She felt a retreat from residential was not a viable option for a transit-oriented corridor (TOC) if they sought to keep the business community alive. Mr. Quigley pointed out that mixed use and residential use should not be required.

Mr. Gibney explained that Craven Thompson had been tasked with creating a master drainage plan for the entire 900 acres, but noted that 200 acres comprising I-595, State Road 84 and the Florida Turnpike were not included. He stated one goal was to utilize existing drainage to save money. Mr. Gibney gave a presentation describing the master drainage plan, a copy of which is attached to these minutes for the public record.

Mayor Paul asked the difference in cost between the two alternative drainage plans and Mr. Gibney said alternative 2 would provide a 15 - 20% reduction of costs. Mr. Gibney stated the total cost would be \$54 million, \$36 of which was for land acquisition.

Mr. Quigley answered the landowner comments on the stormwater issue. Regarding how long the impact fees could be charged, Mr. Quigley said this would be addressed by an ordinance, and usually they lasted five to seven years. He said creating berms on existing lakes to accept more stormwater was technically possible but not practical. Residents had also asked about incentives for the first few developments, and Mr. Quigley said this was possible, but might not be feasible. Mr. Quigley said residents had also asked about trails that were dependent on nearby uses. He stated it might not make sense to create trails in areas with outdoor industrial uses, but this could be controlled through phasing.

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Mr. Quigley reported that one advantage they could sell to the development community was that they could probably negotiate a better deal on water management if the Master Plan was done for them.

Mr. Quigley said the consultant needed Council to express a preference for one of the plans, which would save design costs. He explained that the consultant would create a Capital Improvements Plan for this area that the Town would need to adopt. Council also must adopt the Stormwater Master Plan before staff moved forward.

Mayor Paul asked the difference in cost between Plans 1 and 2. Mr. Gibney stated Plan 1 would cost \$55 million and Plan 2 would cost \$48 million. Mayor Paul wondered if there were government grants available for the project. Mr. Quigley pointed out that this did not need to be done TOC-wide; it could be implemented basin-by-basin as development called for it. Mr. Gibney stated part of their study included researching funding options.

Councilmember Caletka said he favored the amenities plan. He stated this was the central part of the TOC. Councilmember Hattan also liked the amenities plan.

Mr. Quigley said the value of having a Master Plan was immeasurable for future development.

The Council had consensus to direct staff to move forward with the amenities plan.

Henry Thomas, Craven Thompson and Associates, explained to Councilmember Starkey that there were two realistic funding options: a Home Rule District or a Special District. Home Rule was the simplest form. A Special District required a referendum and a special ruling by the State Legislature, but it would have taxing power. Mr. Thomas said a Community Development District could include other aspects of the development, but this required a separate governing element.

4. ADJOURNMENT

There being no further business to discuss and no objections, the meeting was adjourned at 6:49 p.m.

Approved _____

Mayor/Councilmember

Town Clerk