

**JOINT ECONOMIC DEVELOPMENT  
STEERING COMMITTEE  
FEBRUARY 2, 2001**

**1. ROLL CALL**

The meeting was called to order at 8:06 a.m. Present were Chair Chuck Bonfiglio, Vice-Chair Larry Davis (arrived 8:08 a.m.), Councilmember Geri Clark, Vice-Mayor Richard Weiner, Delia Alonso and Wayne Arnold. Also present were Redevelopment Administrator Will Allen, Programs Administrator Chris Kovanes and Committee Secretary Janet Gale recording the meeting. Richard Abraham, Bob Boegli and Neal Kalis were absent.

**2. APPROVAL OF MINUTES:** October 6, 2000  
November 3, 2000  
December 1, 2000

Mr. Arnold made a motion, seconded by Vice-Mayor Weiner, to approve the minutes of October 6, 2000, November 3, 2000 and December 1, 2000. In a voice vote, with Vice-Chair Davis, Mr. Abraham, Mr. Boegli and Mr. Kalis being absent, all voted in favor. (**Motion carried 5-0**)

**3. OLD BUSINESS**

**3.1 Select Date and Agenda Items for Large Agency Meeting**

In their discussions to select a meeting date, the Committee considered the municipal election to take place March 13th and decided on April 17, 2001, at 5:30 p.m.

**3.2 Discussion on LefMark Site**

Mr. Allen advised that Mr. Kalis had met with LefMark representative Mr. Shapiro who had indicated to him that they were working with a residential developer to build a multi-use structure on the site. Mr. Kalis conveyed to Mr. Allen that the structure would include retail, office and residential space which would be a large scale project and was seriously being discussed by Mr. Shapiro. Mr. Allen also believed that should this project move forward, the coordination and cooperation of the Town would be necessary and that the project may involve adjacent properties and the relocation of a street. Vice-Chair Davis indicated that he found this prospect very interesting and a good opportunity. Councilmember Clark agreed and was encouraged by the possibility that the site may be developed.

**3.3 Consideration of Water Rights**

Vice-Mayor Weiner reported that the Town Administrator, attorneys, and consultants were working to analyze the data provided by the City of Sunrise. He was hopeful that in the near future, they would meet with Sunrise to see what could be negotiated concerning the rights to deliver the water and what capital lines, plants and so forth would part of any transaction. Vice-Mayor Weiner indicated that after such a meeting, they would report back with a proposal for the Town Council to consider. He further stated that if this course was unsuccessful, it would be decided by Council whether or not to deem it a public purpose and move forward with eminent domain, in which case it would return to the voters.

**JOINT ECONOMIC DEVELOPMENT  
STEERING COMMITTEE  
FEBRUARY 2, 2001**

Chair Bonfiglio spoke highly of the presentation made by Economic Development Coordinator Margaret Wu at the last meeting and inquired if it were possible to repeat the presentation for the benefit of Committee members who were absent. Councilmember Clark suggested that the presentation be made at the Large Joint Agency meeting for all the boards enrichment. The Committee agreed to invite Ms. Wu and have her presentation be an agenda item.

Vice-Mayor Weiner suggested a topic for discussion should be the exploration of grant funding and other alternative financing sources for long term redevelopment of commercial/industrial sites. Chair Bonfiglio expressed his opinion that this topic coincided with Ms. Wu's presentation and would be an excellent subject for discussion at that meeting.

**4. NEW BUSINESS**

**4.1 Agrarian Committee**

Ms. Alonso reported that the Agrarian Committee had been concentrating on a bond issue and the Property Development Rights Board established by Broward County to recommend disbursement of the grant funds. She explained that there was an overwhelming number of applicants for this Board and that Councilmember Paul was among the final nine candidates from which they would select three members. Ms. Alonso indicated that various Parks and Recreation Departments within the County were the Agrarian Committee's major source of competition for grant funds. She explained what the Agrarian Committee was hoping to achieve.

Ms. Alonso advised that the situation regarding the interpretation of Florida's Right to Farm Act by the Property Appraiser's Office and the Town remained unchanged and that harassment continued.

Councilmember Clark commented that in her review of the referenced bond, she recalled that a specific amount of funding was "earmarked" for open space. Ms. Alonso concurred; however, she indicated that inner city and agricultural lands had been left out and that consideration of these groups would be dependent upon the makeup of the Board.

Vice-Mayor Weiner questioned if the Board would have the authority to make decisions or if it was strictly advisory. Ms. Alonso responded that she believed it was an advisory board to the County Commission.

**4.2 Community Redevelopment Agency**

Mr. Allen reported that the County's efforts to diminish the leverage of redevelopment agencies within the legislative delegation had been unsuccessful; however, he cautioned that this conflict would continue and that Agencies remained alert to this situation.

Mr. Allen advised that in developing the Agency's budget this year, it was considering such projects as sidewalks for the Eastside, coordinating housing redevelopment, and participating in the development of the 61st Avenue park.

Mr. Allen apprised the Committee on the successful annual meeting of the Economic Development Commission which was hosted at the Andrx facility. He recalled that the Agency had contributed \$75,000 as an incentive to have Andrx locate in the area and speculated that the benefits would exceed the Agency's expectations.

**JOINT ECONOMIC DEVELOPMENT  
STEERING COMMITTEE  
FEBRUARY 2, 2001**

Vice-Mayor Weiner commented that Andrx was a welcome addition to this community and advised that it was interested in expanding its facilities. He indicated that this was one of the reasons why he was interested in exploring redevelopment of the Town's commercial/industrial base in order to find ways of aggregating land and voluntarily getting people to relocate so that the Town could identify and aggregate parcels for these opportunities.

In response to Mr. Allen's disclosure regarding a sidewalk project, Councilmember Clark advised that she had received several requests for speed humps in that area and requested that the Agency discuss these options with the residents.

Councilmember Clark indicated that she was unable to comment on the 61st Avenue park at this point in time; however, she advised the Committee that she had been contacted by Ms. Osborne who suggested that she request that the Agency consider the acquisition of an adjacent parcel of land which would expand the park. Councilmember Clark explained that this parcel was expensive and that if the Town was to purchase that parcel, it might jeopardize the funding for developing the park. She asked that Mr. Allen consider discussing this issue with the Agency at its next meeting. He responded affirmatively.

Mr. Allen advised that the Agency was relocating its administrative offices to a new building located at 4700 SW 64 Avenue.

**4.3 Davie/Cooper City Chamber of Commerce**

Chair Bonfiglio advised of the Chamber's efforts to inform other entities on the implications of the super-majority vote. He stated that he appreciated Vice-Mayor Weiner's attendance at a meeting where this issue was discussed and commented that the Vice-Mayor had fielded a barrage of questions that evening. Later in the meeting, Councilmember Clark inquired if it was the Chamber's intention to campaign against the super-majority vote. Chair Bonfiglio responded affirmatively and indicated that it was the Chamber's intention to join with other groups in order to inform voters that there were entities who were opposed to this issue and to explain what would happen as a result of the super-majority vote. Vice-Mayor Weiner advised that the Chamber needed to register with the Town Clerk's Office if it intended to function as a Political Action Committee. Councilmember Clark was pleased that the decision of super-majority vote was to be determined by the voters. Mr. Arnold agreed and interjected that it was the obligation of the business community to make an effort to inform the community on the aspects of the issues. He spoke briefly of the master zoning plan and expressed his concerns regarding residential development with no balance of planned commercial/industrial development to afford a sound tax base to provide support for the services that were needed.

Chair Bonfiglio reported that Aimee Sanchez-Zadak had been installed as the new president of the Chamber at its installation breakfast last month.

**4.4 Davie Economic Development Council (EDC)**

Vice-Mayor Weiner advised that he had met with Lynn DeLorenzo, the past Chair of the Davie Economic Development Council, who had indicated that the EDC was actively promoting that certain parcels of land be utilized for commercial/industrial as originally designated in the Land Use Plan.

**JOINT ECONOMIC DEVELOPMENT  
STEERING COMMITTEE  
FEBRUARY 2, 2001**

**4.5 Davie Merchants and Industrial Association (DMIA)**

Mr. Arnold advised that there was a huge turnout for the installation dinner which took place at the Arrowhead Country Club on January 30th. He indicated that DMIA was taking the approach of "building bridges" with the Town and other organizations in order to achieve goals that would be mutually beneficial to the membership and the community.

Mr. Arnold announced that February 20th would be Candidates Night at the Davie Womens' Club and hoped that representatives opposed to and in favor of the super-majority vote would be present to debate the issue.

**4.6 Planning and Zoning Board**

Vice-Chair Davis reported that the issue of the truck stop variance had been reviewed and denied by the Board. He was pleased that Council had concurred and voted in opposition of this issue.

Vice-Chair Davis spoke of the Ivanhoe issue and advised that there had been some dispute on the number of tablings requested by the applicant. He apprised the Committee that the proponent withdrew the application as there was a lot of resistance to what was being proposed in that development from a density standpoint.

**4.7 South Florida Education Center**

As there was no representative present, no report was made. Chair Bonfiglio suggested that Ms. Gale contact this organization as well as the Davie Economic Development Council to see if they were interested in appointing other members who would be able to represent them on this Committee. Ms. Gale responded affirmatively.

**4.8 Town Council**

Councilmember Clark advised that the issue of earmarking funds from the parks bond for the purpose of purchasing the land adjacent to Ivanhoe would be discussed at the next Council meeting. She suggested that interested parties attend the meeting in order to express their views on this issue.

Vice-Mayor Weiner advised that the annual event "Relay for Life" would be taking place in March at Treetops Park and that it was sponsored by the American Cancer Society. He invited everyone to participate in this fund-raising event.

Vice-Mayor Weiner spoke of a newspaper article regarding emergency medical service non-emergency transport services which indicated that municipalities may eventually charge franchise fees for allowing private companies to operate in their communities. He stated that these franchise agreements would generate a modest source of revenue for municipalities and would be based on where trips originated from and where they ended. Without divulging details on settlement discussions, Vice-Mayor Weiner updated the Committee on current litigation involving the EMS Coalition

**4. ADJOURNMENT**

The meeting was adjourned with no objections at 8:56 a.m.

Approved: \_\_\_\_\_

\_\_\_\_\_  
Chair/Committee Member