

**JOINT ECONOMIC DEVELOPMENT  
STEERING COMMITTEE  
SEPTEMBER 7, 2001**

**1. ROLL CALL**

The meeting was called to order at 8:10 a.m. Present were Chair Chuck Bonfiglio, Councilmember Truex, Councilmember Starkey (arrived at 8:20 a.m.), Wayne Arnold, Edna Moore, and Joan Kovac. Also present were Economic Development Manager Margaret Wu and Secretary Janet Gale recording the meeting. Richard Abraham, Delia Alonso, and Bob Boegli were absent.

**2. APPROVAL OF MINUTES: June 8, 2001**

Mr. Arnold made a motion, seconded by Councilmember Truex, to approve the minutes of June 8, 2001. In a voice vote, with Councilmember Starkey, Mr. Abraham, Ms. Alonso, and Mr. Boegli being absent, all voted in favor. **(Motion carried 5-0)**

Chair Bonfiglio stated that minutes were not received by this Committee for the large joint agency meeting. Ms. Gale stated that these meeting were included with Council minutes and she would forward them to this Committee.

**3. SELECTION OF CHAIR**

Chair Bonfiglio nominated Mr. Arnold, seconded by Councilmember Truex. As there were no other nominations, nominations were closed. In a voice vote, with Councilmember Starkey, Mr. Abraham, Ms. Alonso, and Mr. Boegli being absent, all voted in favor. **(Motion carried 5-0)**

**4. SELECTION OF VICE-CHAIR**

Chair Arnold nominated Ms. Kovac, seconded by Councilmember Truex. As there were no other nominations, nominations were closed. In a voice vote, with Councilmember Starkey, Mr. Abraham, Ms. Alonso, and Mr. Boegli being absent, all voted in favor. **(Motion carried 5-0)**

**5. OLD BUSINESS**

Mr. Bonfiglio was concerned with attendance for this Committee. Vice-Chair Kovac questioned whether the time was the issue. Mr. Bonfiglio stated that perhaps with the new members of the Committee, this would not continue to be a problem. He felt it was important that Mr. Boegli, or his representative, continue to participate, as his input was valuable and appropriate for purposes of this Committee.

Chair Arnold referred to Council's proposal to merge or sunset Boards, and he hoped that this Committee could set goals and establish a purpose for accountability to Council.

**6. NEW BUSINESS**

**6.1 Agrarian Committee**

There was no representative from the Agrarian Committee.

Ms. Moore questioned Council's consideration of eliminating the agricultural uses from the Town Code. Councilmember Truex stated that Council tabled this item for further study. He explained that the Agrarian Committee felt that the building code should not apply to agricultural property and State law did not apply.

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Ms. Moore felt that State law could not be superceded. Councilmember Truex explained that there was some dispute over State law and Town Administrator Thomas Willi wanted to get the Attorney General's opinion on this issue. Ms. Moore questioned the existence of an Agrarian Committee if there were no uses allowed in the Town Code for agriculture. Councilmember Truex explained that the Agrarian Committee would still be promoting agricultural interests. Councilmember Truex suggested postponing this discussion until a member of the Agrarian Committee was present.

**6.2 Community Redevelopment Agency (CRA)**

Ms. Kovac stated that the Davie Road beautification was almost completed and it was important to continue maintenance of the landscaping. She stated that the planting of four trees on the bridge had still not been resolved with South Florida Water Management.

Vice-Chair Kovac stated that the CRA was trying to purchase the Gaddis property on Davie Road. She stated that if this purchase went through, the CRA would be discussing the building of a demonstration project to show the future vision for the Davie Road corridor.

Vice-Chair Kovac referred to the Walgreen's project and stated that the CRA had taken an inventive step forward in hiring the firm of Victor Dover that had drawn the plans depicting the vision for the site. The Site Plan Committee was receptive to the plan; however Walgreen's representatives still had some concerns, especially with parking. Ms. Kovac was confident that this issue would be resolved.

Chair Arnold stated that the new executive director of South Florida Water Management, Henry Dean, was very interested in hydraulics of the C-11 Canal, what could be done to remedy flooding, and providing better quality and more quantity of water for the Town. He indicated that Craven Thompson had produced a comprehensive engineering study, which projected future costs. Also, neighboring communities including Weston and Southwest Ranches wanted to be part of this program.

Councilmember Truex asked about the proposed drainage area west of Osbourne's Hardware. Councilmember Starkey stated that there was a presentation on this and Ms. Wu stated that the CRA was asked to fund this project. Chair Arnold stated that the CRA did not address this. Councilmember Starkey spoke of the pros and cons of this proposal. She felt that the businesses in this area were opposed to this project. Councilmember Truex stated this site was desirable for businesses and if it was not needed for drainage, it should be allowed for businesses. Councilmember Starkey recommended that the CRA visit the Pompano site to see if a similar situation could be developed.

Chair Arnold stated that the east side of the Town faired better where drainage was concerned, than the west side during major storms. He conferred that the proposed drainage area should be a larger area and perhaps in a different location. Also, he agreed with Councilmember Truex that the land should be considered for future business development.

Ms. Wu stated that she had communicated with Lefmark and she believed they had submitted demolition permits.

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Councilmember Starkey advised that she had attended the Florida League of Cities Conference and attended the CRA session there. She stated that they specifically addressed condemnation and eminent domain.

6.3 Davie/Cooper City Chamber of Commerce

Mr. Bonfiglio stated that there was an orientation for new teachers and administrators on September 6, 2001. A Harvest Moon Wine and Cheese Party was scheduled for October 25th. Also, a seminar on Americans with Disabilities Act compliance was being scheduled.

6.4 Davie Economic Development Council

Ms. Wu stated that letters were sent out requesting contributions for the land use impact and study.

6.5 Davie Merchants and Industrial Association

Chair Arnold reported that State Representative Jack Seiler was an excellent speaker at the last meeting. He reported that the bridge on SW 70 Avenue and Orange Drive would be named after Mason Wachstetter and a ceremony for this dedication was being planned.

Chair Arnold reported that Central Broward Water Control District Manager Michael Crowley was scheduled to speak at the Association's next meeting.

6.6 Planning and Zoning Board

Ms. Moore reported on the zoning change request by the Stiles Corporation for land adjacent to the Laurel Oaks community which residents were opposed to. She advised that she had voted for it because the property owner and developer were within their legal rights. Ms. Moore stated that the plan for a shopping center was inappropriate, and she strongly urged the developer to redesign the plan so that it would have less of an impact on the surrounding area. She stated that most issues that came before this Board were legitimate and were approved.

6.7 South Florida Education Center

There was no representation for South Florida Education Center.

Councilmember Starkey suggested that a letter be sent to Mr. Boegli requesting that he send representation when he was not able to attend. Ms. Wu recommended that Director Larry Penso could participate.

Ms. Wu reported that the two buses needed to be named. Also, ridership had decreased and they were looking into the cause. The bridge connecting McFatter Vocational Center to Broward Community College was up and running and needed landscaping. Chair Arnold inquired as to what percentage the ridership had decreased. Ms. Wu stated she would provide that information at a future date.

Ms. Wu recommended that perhaps the Town wanted to install additional bus shelters or upgrade shelters around the campus area. She stated that she was informed that abundant monies were available and the Town needed to identify the locations where bus shelters were

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needed and hire an architect to design them. Councilmember Starkey recommended conferring with Programs Administrator Chris Kovanes on this issue. Councilmember Truex recommended contacting the EASE Foundation regarding funding and revenues for the bus shelters.

6.8 Town Council

Councilmember Truex requested that discussion regarding Waldrep Dairy be added to the next agenda. He felt that annexation of this property should be a priority for the Town. Councilmember Starkey felt that the Town Administration was not doing enough to pursue this annexation and suggested that this Committee encourage this process. Ms. Wu discussed some of the concerns the property owner had and the options available to the Town. There was further discussion on how to mitigate this process so that both the property owner and the Town could benefit. Mr. Bonfiglio stated this would be added to the next agenda for further discussion.

Councilmember Starkey referred to the Stiles Corporation rezoning request on Flamingo Road and Orange Drive. She stated that both the Laurel Oaks homeowners and the developer were not in agreement on several issues. Councilmember Starkey explained the issues and had recommended that the community and the developer meet to resolve these issues. She felt both groups were willing to negotiate.

Councilmember Starkey referred to the proposed homeless shelter on Flamingo Road. The Laurel Oaks homeowners association was also opposed to this project because they were concerned that other rezonings would occur in this neighborhood.

Councilmember Starkey referred to the vendor ordinance, which Council had been working on for over one year. She stated that this was virtually a public safety issue as solicitors were holding up traffic. Councilmember Starkey felt this issue should be addressed on a regional level, rather than solely for the Town.

Chair Arnold was concerned that the rural character of Flamingo Road would be adversely affected by having a homeless shelter there. He felt that panhandlers should be ticketed if they were obstructing traffic.

Vice Chair Kovac felt this was a difficult issue and stated that Florida was lacking in social services, especially where the homeless were concerned. Ms. Kovac felt that Mr. Cononie was not providing adequate care for the homeless. Councilmember Starkey explained that Mr. Cononie actually charged the homeless for food, shelter, and clothing, and he received funding from Broward County for providing food. She stated that Mr. Cononie's practices were under scrutiny. It was also pointed out that this proposed facility on Flamingo Road was not in the vicinity of public services such as transportation. After further discussion, it was agreed that this was an issue that had to be dealt with cooperatively and regionally.

Councilmember Starkey reported that Council unanimously approved to keep the debt millage rate the same.

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**7. COMMENTS AND/OR SUGGESTIONS**

Ms. Moore referred to the residential/office zoning category and spoke about the restrictions of this category and how it was adversely affecting the community. She suggested that Mr. Willi and Council review this zoning category and consider adding more usages and she requested that this Committee support this. Mr. Bonfiglio stated this would be added to the next meeting's agenda.

**8. ADJOURNMENT**

There being on further business to discuss, the meeting was adjourned at 9:40 a.m.

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Approved

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Chair/Committee Member