

**LOCAL PLANNING AGENCY
JANUARY 28, 2004**

1. ROLL CALL

The meeting was called to order at 7:36 p.m. Board members present were Chair Mike Bender, Vice-Chair Mimi Turin, Casey Lee and Scott McLaughlin. Also present were Attorney Monroe Kiar, Planner Deborah Ross and Board Secretary Janet Gale recording the meeting.

2. PUBLIC HEARING

- 2.1 AN ORDINANCE OF THE TOWN OF DAVIE, FLORIDA, APPROVING FOR TRANSMITTAL TO THE DEPARTMENT OF COMMUNITY AFFAIRS, APPLICATION LA 03-10, AMENDING THE TOWN OF DAVIE COMPREHENSIVE PLAN BY CHANGING THE FUTURE LAND USE PLAN MAP DESIGNATION OF CERTAIN LANDS FROM "COMMERCE/OFFICE" TO "COMMERCIAL"; PROVIDING FOR SEVERABILITY; PROVIDING FOR AN EFFECTIVE DATE.

Dennis Mele, representing the petitioner, was present. Ms. Ross read the planning report.

Mr. Mele referenced letters of support from the surrounding homeowner's associations. He summarized the efforts of the developer to work with the neighbors in an effort to have an amicable project.

Chair Bender asked if anyone wished to speak for or against this item. As there were no speakers, the public hearing was closed.

Mr. McLaughlin asked about plans for a recreational trail along 76th Avenue. Mr. Mele indicated that one of the comments made at the Development Review Committee meeting was to install a recreational trail along 76th and he agreed to provide one. Mr. McLaughlin asked that staff clarify the platting and Ms. Ross responded that the plat would be amended with a plat note.

Ms. Lee complimented the developer on the approach taken with neighbors prior to bringing this proposal to the Agency.

Ms. Lee made a motion, seconded by Mr. McLaughlin, to approve. In a roll call vote, the vote was as follows: Chair Bender - yes; Vice-Chair Turin - yes; Ms. Lee - yes; Mr. McLaughlin - yes; Mr. Stevens - absent. **(Motion carried 4-0)**

- 2.2 AN ORDINANCE OF THE TOWN OF DAVIE, FLORIDA, APPROVING FOR TRANSMITTAL TO THE DEPARTMENT OF COMMUNITY AFFAIRS, APPLICATION LA 03-12, AMENDING THE TOWN OF DAVIE COMPREHENSIVE PLAN BY CHANGING THE FUTURE LAND USE PLAN MAP DESIGNATION OF CERTAIN LANDS FROM "COMMERCIAL" TO "RESIDENTIAL 16 DU/AC"; PROVIDING FOR SEVERABILITY; PROVIDING FOR AN EFFECTIVE DATE.

Dennis Mele and David Mansfield, representing the applicant, were present. Ms. Ross summarized the planning report and indicated that staff had two issues with this ordinance. She identified the primary issue to be the reduction of the Town's economic base through loss of its designated commercial land and the second issue was with the consistency and compatibility of the proposed density of the requested multi-family development.

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Mr. Mele provided a presentation complete with aerials, renderings, photos and graphs. His presentation was for an alternate plan of ten townhouse units per acre as opposed to the 16-apartment units per acre which had been originally proposed. Mr. Mele addressed the concerns about "cut-through" traffic on SW 57th Street, traffic access and he explained the proposals to offset the negative impacts, specifically for schools. He believed that the proposed townhouses were a perfect transition from the University Drive commercial corridor.

Chair Bender asked if anyone wished to speak for or against this item.

Eduardo Yi, 8311 SW 57 Street, had concerns about traffic and the proposed closing of roads although he was not opposed to the development of townhouses.

Sandra Marino, 8221 SW 57 Street, agreed that traffic was a major concern and was opposed to this development.

As there were no other speakers, Chair Bender closed the public hearing.

Mr. Mele clarified that he was willing to close off SW 57th Street only if it was requested and that improvements would be made to SW 82nd Avenue by the developer per the Development Review Committee's request.

A lengthy discussion ensued regarding the changes in the proposal from rental apartments to a reduced number of townhouses; buffers between commercial and residential properties; and the loss of commercial property and development opportunities. Agency members debated the pros and cons and expressed their individual assessments.

Vice-Chair Turin made a motion, seconded by Mr. McLaughlin, to deny. In a roll call vote, the vote was as follows: Chair Bender - yes; Vice-Chair Turin - yes; Ms. Lee - no; Mr. McLaughlin - yes; Mr. Stevens - absent. **(Motion carried 3-1)**

3. OLD BUSINESS

There was no old business discussed.

4. NEW BUSINESS

There was no new business discussed.

5. COMMENTS AND/OR SUGGESTIONS

There were no comments and/or suggestions made.

6. ADJOURNMENT

There being no further business and no objections, the meeting was adjourned at 8:42 p.m.

Date Approved: _____

Chair/Agency Member