

TOWN OF DAVIE
UNITED RANCHES PRESERVATION BOARD
6591 ORANGE DRIVE, DAVIE, FLORIDA 33314
November 4, 2014

1. ROLL CALL

The meeting was called to order 5:05 p.m. Board members present were Chair Ben Wesley, Vice Chair Toby Perkins, Pat Mason, Carolyn Gill, and Ivan Gonzalez. Also present were Planning and Zoning Manager David Quigley, Assistant Planning and Zoning Manager David Abramson, Lise Bazinet Planner II, Board Attorney Danny Stallone, and Lisa Edmondson, Prototype, Inc. Mayor Judy Paul was also in attendance.

2. MOTION TO EXCUSE COMMITTEE MEMBERS - n/a

3. APPROVAL OF MINUTES

3.1 October 6, 2014

Motion made by Vice Chair Perkins, seconded by Mr. Mason, to approve the minutes of the October 6, 2014, meeting as presented. In a voice vote, the motion passed unanimously. **(Motion carried 5-0)**

4. ITEMS FOR CONSIDERATION

4.1 Special Permit (SE14-161) Holly Acres Pet Resort
10701 Stirling Road

Mr. Stallone stated that the applicant agreed to waive the quasi-judicial proceedings.

Ms. Bazinet presented the staff report stating that the applicant has requested reconsideration of a condition concerning the number of dogs that could be housed in the expanded kennel facility.

Al Ramphal, architect, stated that he represents the property owner, Kelly Ditto. He summarized conditions requested by the Site Plan Committee and Planning & Zoning's inquiry regarding limitations placed on the number of dogs permitted to be housed at the facility. Ms. Ditto addressed the Board stating that she had previously agreed to the limitation in error asking that they reconsider and allow an additional 20 dogs be kenneled in the event of an emergency, due to the nature of this particular client's animals (trained work canines) and the requirements of Homeland Security. Currently the facility can house up to 60 dogs. If allowed, a maximum of 100 dogs would be allowed.

Lengthy discussion ensued regarding the number of dogs permitted, building specifications, noise considerations, code requirements, and the ability to monitor and/or police any restrictions placed on the property. Mr. Ramphal offered to bring in a consultant to determine the extent of the sound being generated.

Chair Wesley then opened the meeting for public comment.

Mr. Marcos Ritter felt that unless there was "overwhelming protest" it may be prudent to waive the restriction in lieu of "setting her [Ms. Ditto] up for a lie." He also stressed the importance of creating a "trust factor and working relationship" with the Town and surrounding neighbors.

Ms. Edelweiss Eldemire spoke in opposition to waiving the restriction of the special permit. She indicated that she lives directly behind the kennel and at times the noise is considerable. She also discussed the dirt roadway leading onto the site, expressing concern about its condition and safety, as well as the roadway's inability to support increased traffic due to maintenance problems.

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Ideas and suggestions were made to implement noise abatement procedures such as cork in concrete, closing of windows and doors, and utilizing other sound proofing methods.

Further discussion continued pertaining to area safety and efforts to reduce speeding on the access roads. Mr. Stallone offered to talk with Davie's Police Chief in order to initiate cooperative efforts with Cooper City in that regard.

The applicant subsequently agreed to explore noise mitigation options and report their findings back to the Board at the next meeting.

Motion made by Mr. Gonzalez, seconded by Vice Chair Perkins, to table this item to the December 3, 2014 meeting. In a voice vote, the motion passed unanimously.

5. OLD BUSINESS

Mr. Stallone, in response to Mr. Mason's inquiry as to when this board became a "committee," noted that although Davie requires its citizen participation entities to be called "committees," State statute prevails in this instance requiring the name to be "United Ranches Preservation Board." Staff will make the appropriate changes where necessary.

6. NEW BUSINESS – none.

7. BOARD MEMBER COMMENTS AND/OR SUGGESTIONS - none.

8. ADJOURNMENT

With no further business to discuss, the meeting was adjourned at 6:28 p.m.

Date Approved: _____