

TOWN OF DAVIE
UNITED RANCHES PRESERVATION COMMITTEE
October 6, 2014

1. ROLL CALL

The meeting was called to order 5:00 p.m. Board members present were Chair Ben Wesley, Vice Chair Toby Perkins, Pat Mason, and Carolyn Gill. Also present were Planning and Zoning Manager David Quigley, Committee Attorney Danny Stallone, Planner II Lise Bazinet, and Charmaine Parry, Prototype, Inc. Ivan Gonzalez was absent.

Guests: Mayor Judy Paul; Kelly Ditto, Applicant; Al Ramphal, Applicant's architect.

2. MOTION TO EXCUSE COMMITTEE MEMBERS

Motion made by Ms. Perkins, seconded by Ms. Gill, to excuse Ivan Gonzalez's absence. In a voice vote, the motion passed unanimously. (**Motion carried 4-0**, with Mr. Gonzalez absent)

3. APPROVAL OF MINUTES

3.1 September 2, 2014

Motion made by Mr. Mason seconded by Ms. Gill, to approve the minutes of the September 2, 2014, meeting as presented. In a voice vote, the motion passed unanimously. (**Motion carried 4-0**, with Mr. Gonzalez absent)

4. ITEMS FOR CONSIDERATION

4.1 Rezoning (ZB14-160) Holly Acres Pet Resort

10701 Stirling Road

4.2 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, noting the first request is to rezone from Agricultural (A-2, County) to Agricultural (A-1, County). The second request is for a special permit to allow for the enlargement of an existing kennel. She added that the site plan will be heard by the Site Plan Committee on the next day.

Al Ramphal, architect, stated that he represented the property and the owner, Kelley Ditto. He explained that the reason for enlarging the building was basically to create a hurricane-proof structure, but not to increase the number of animals to be kept there. Mr. Ramphal described the changes to be made to the building and stated that no residential properties would be impacted, because of their distance.

Ms. Perkins commented she can hear the dogs barking from her property a mile away during morning feeding and wondered if there would be sound insulation in the building. Mr. Ramphal responded that the windows are "impact windows" with double insulated glass. The structure is held up by steel beams, but the rest is all windows and concrete block (covered with vinyl siding). Mr. Ramphal said the roof comes with heavy insulation, and concrete block is "pretty solid" for sound.

Ms. Ditto said the current noise comes from the older building, and the existing building contains a lot of storage and cats. The dogs will go to the new building, and she is reducing the number of cats and storage in the old building. Mr. Ramphal said they are going to remove the existing kennels and replace them with the new building. Ms. Ditto said that one of the buildings will be empty (or used for storage).

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Ms. Ditto explained that dogs under a private account currently stay in the back building and cannot be mixed with other customer dogs. Because their requirements have changed, she needs the new building.

Ms. Ditto continued that the building that is being vacated is a big square, metal building, approximately 40 by 30 feet. However, it looks larger because of a 12-foot roof overhang. Due to various reasons, she may reduce the size of the new building by up to 10 feet (the width stays the same).

Mr. Mason was curious if they would have to come back to the Town if they decided to add dogs in the older building. Ms. Bazinet replied it could be a condition of approval, although she noted they have not stated they intend to use the building for dogs.

It was stated by Ms. Ditto that the large square building in the middle is coming down. She wants the new building so that in case of a hurricane, the dogs would not have to be moved to a different location, just a different building on site. She reiterated that customer dogs would not be mixed with the dogs on her special account. She emphasized that the 20 dogs under the special account would either be moved to the new building or be kept in the existing building except in cases of hurricane warning. Chair Wesley confirmed that they could make that number a condition of approval.

Using the map, the Committee reviewed the layout of the site.

Mr. Mason asked what “intensification of use” referred to in the staff report, and Ms. Bazinet replied it was the increase of square footage. Regarding vehicular access, Ms. Bazinet commented that the parking calculation is required by square footage. Ms. Ditto said that the square footage is increasing, but not the numbers of people coming in and out. She reiterated the extra space is needed for the cats and storage, but there would not be more dogs. She described the process as a “transfer” of the dogs from one building to another.

Regarding the comment at the public meeting about speeding on Southwest 59 Street, Ms. Ditto said she called the Customs office and asked them to honor the speed limit, but she has not heard anything further from the concerned neighbor. Regarding the hedge comment, Ms. Bazinet stated the existing hedge was adequate as far as the Town was concerned.

The matter of outdoor dog runs was raised, with Ms. Ditto stating they do allow the dogs to go in or out, unless there is a storm, when they like them inside. The new building will have all-indoor runs.

Mr. Ramphal said that three-layer windows are now required by code, which greatly improves the insulation. It was established that the new building would be air-conditioned. A brief discussion ensued on the drawbacks of air conditioning in kennels.

Ms. Bazinet stated that acoustical improvements were not required since the facility was not adjacent to residential; the requirement is based solely on distance from the facility. It was noted the distance was 300 feet, not 300 yards, as previously stated.

Chair Wesley opened and closed the floor to public comment, as there were no requests to speak on the item.

Motion made by Mr. Mason, seconded by Ms. Gill, to approve the rezoning (Item 4.1). In a voice vote, the motion passed unanimously. (**Motion carried 4-0**, with Mr. Gonzalez absent)

Mr. Mason asked if the sliding glass door was to the north or south of the building. Mr. Ramphal clarified that the glass would be on the east and west sides. Ms. Ditto clarified there would be two doors on the north side for cross-ventilation/fresh air. Chair Wesley thought that

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open windows/doors would create a noise concern as opposed to a closed, air-conditioned space. In response to a suggestion, Ms. Ditto said they could not “turn the building around” to east/west because the cats cannot go on the north side (they would be too far away).

Vice Chair Perkins wondered how long the doors would be open, and Ms. Ditto advised that her original thought was just to have an empty space available in case of storms. However, some dog owners will probably want to have their dogs in the new building. Ms. Ditto added that nobody has complained about noise. She said that the doors and windows in the current building (the 1200-square foot facility) do face north, and the new building will mimic that so the dogs feel comfortable. Mr. Ramphal observed that the new building will not be as exposed because of the other building blocking it.

Chair Wesley thought the building would be better served if there would not be any windows or doors on the north side facing the neighborhood. Ms. Ditto said the neighbors have not complained about the existing building. Ms. Gill remarked they do hear the noise occasionally, but it really does not bother anybody. Vice Chair Perkins commented that they are replacing a chain link fence with glass, which would be an improvement, depending on the weather and how much the doors are open.

Vice Chair Perkins expressed doubt about the soundproofing. Ms. Ditto, however, said that if the supervisors want all the dogs in the new building and want it air-conditioned, she will comply. She described the procedures for the dogs and how they are moved by the handlers. She takes care of them, but does not train them.

Motion made by Vice Chair Perkins, seconded by Mr. Mason to approve Item 4.2 subject to the condition that no more than 20 (twenty) dogs be allowed in the two buildings total. In a voice vote, the motion passed unanimously. (**Motion carried 4-0**, with Mr. Gonzalez absent)

5. **OLD BUSINESS** – none.

6. **NEW BUSINESS** – none.

7. **COMMITTEE MEMBER COMMENTS AND/OR SUGGESTIONS**

Mr. Mason asked when this board became a “committee.” Mr. Quigley responded that the Town reorganized the board/committee structure. Mr. Stallone said the name change does not actually change the authorities. Mr. Mason asked to have that checked in the annexation agreement.

Ms. Gill brought up community group homes. Mr. Quigley commented that the matter approved at the last Committee meeting has been advertised as an ordinance that will take the existing United Ranches overlay and modify it so those types of “high-risk uses” will not be allowed under the existing County zoning. A zoning change would be necessary, and that would come before this group. The State does not allow local governments to regulate certain types of group homes (six or fewer clients of certain classifications). Chair Wesley asked if staff could provide a copy of the Committee’s action to Ms. Gill.

Ms. Gill asked about the status of the roads (potholes), especially on 109 Street. Mr. Quigley suggested putting that matter on the agenda for the next meeting, and he would have the relevant staff people attend. Chair Wesley obtained consensus from the Committee that staff assemble the correct departments at a future meeting to discuss the road situation with the idea of forming solutions.

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Mayor Paul commented staff should be able to make a comprehensive presentation on the situation, since they have been working on it. A brief discussion ensued about the state of the potholes. Mayor Paul reiterated that staff is working on the problem.

8. ADJOURNMENT

Motion made by Mr. Mason, seconded by Ms. Gill, to adjourn the meeting at 5:56 p.m. In a voice vote, the motion passed unanimously. (**Motion carried 4-0**, with Mr. Gonzalez absent)

Date Approved: _____