

**TOWN OF DAVIE
OPEN SPACE ADVISORY COMMITTEE (OSAC)
MONDAY, SEPTEMBER 24, 2007
ROBBINS LODGE, MAIN HOUSE
4005 HIATUS ROAD, DAVIE, FLORIDA**

MEMBERS PRESENT

Joyce Steward, Chairperson
Linda Greck
Casey Lee
Christina Pellicane
Janice Carey
Donald Burgess
Frances Steier

MEMBERS ABSENT

Paul Greenbaum
Toni Webb
Michael Mersack

STAFF AND GUESTS PRESENT

Tim Lee, Town of Davie
Phillip Holste, Town of Davie
Kathy Cox, South Florida Trail Riders of Broward Trustee
Hilda Testa, Recording Clerk, Prototype, Inc.

1. ROLL CALL

Chair Steward called the meeting to order at 7:40 p.m.

2. APPROVAL OF MINUTES

Committee members provided corrections to the July 23, 2007 minutes.

Motion made by Mr. Burgess, seconded by Ms. Greck, to accept the minutes from July 23, 2007 as amended. In a voice vote, the motion was unanimously approved.

3. OLD BUSINESS

3.1 Review of park improvement criteria proposal

Chair Steward asked the Board for their comments on the criteria that was distributed to the Parks and Recreation Board, the Agricultural Advisory Board and the Council as a draft. Ms. Greck recommended the Council filter their comments through Mr. Lee for the OSAC meeting on this date. Ms. Greck had also recommended the Council to

suspend any decisions with regard to park improvements until after the criteria had been finalized.

The Board discussed the changes to the criteria and the following changes are to be implemented on the final draft:

1. Change the title at the top by adding the words "park improvement" between the words "bond" and "expenditures."
2. At the "Bond Acquired Site" section, the third bullet; the criteria reads, "insure," however, it should read "assure," as they have different meanings. This change should be consistent through out the criteria.
3. Under the "Existing Parks" section; add the word "facilities" after the word "recreation."
4. After the second bullet under "Bond Acquired Sites," add: A super majority vote of council is required for bond-funded improvements inconsistent with the above recommended criteria.

Motion made by Ms.Greck, seconded by Ms. Casey to adopt the changes to the Criteria as discussed. In a voice vote, the motion passed unanimously.

Motion made by Ms. Greck, seconded by Ms. Casey to approve the Criteria with the changes as discussed. In a voice vote, the motion passed unanimously.

Mr. Holste advised he would bring the finalized criteria to the Council for consideration and be added to the agenda no earlier than October 17, 2007. Chair Steward will advise the Council the criteria had been finalized and is ready for their consideration via the agenda. The Board agreed members from OSAC should be present at that council meeting. Ms. Greck agreed to make an effort to be in attendance, if possible.

3.2 Discussion of sites to recommend to Council for conservation easements

Chair Steward stated she would like to recommend the Town add charter amendments to slow down the process of rezoning or developing open land. Mr. Burgess had spoke at a past council meeting and advised the Council of the County's efforts to slow development.

Mr. Burgess reported the Land Use Sub Committee of the Charter Review Commission for Broward County decided to put more protection on the natural areas. The Parks Director, Bob Harbin expressed the major concern is for the regional parks, the School Board had inquired about purchasing bond acquired sites for school sites. As a result,

the County would like to put additional restrictions on the regional parks. If use of these parks were necessitated, mitigation of that site would then be required.

Chair Steward suggested the amendment to read: To sell sites or change zonings, natural areas would require a public vote, regional parks would require a unanimous vote and parks bought with bond money would require a super majority vote.

The Town Council liked of idea and wanted to come back at a later date with a resolution supporting the County's language and wanted a recommendation from OSAC for the Town's Charter Review Committee to review and adopt language from the County Charter with regard to making changes to natural areas and parks in Davie.

Mr. Burgess then presented a draft for changes to the Town's charter whereby regional parks may not be altered without a referendum approved by voters. Alterations to neighborhood parks or the use of such parks would require a unanimous vote of the Town Council.

Ms. Steward asked if a charter amendment would provide more protection than a conservation easement. Mr. Burgess answered a charter amendment would afford more protection especially if a vote from the public was required to initially purchase the property. Conservation easements can be lifted or abandoned completely depending on whom the entities are or how well the easement was written.

When a conservation easement is put on a property, the easement must be granted to someone that is willing to take on the responsibility of ensuring the easement is upheld. The Town can also put their own declarations or restrictive covenants on a property that can be used to lift a conservation easement. The level of protection is based on the amount of votes needed to lift the restrictions.

Ms. Greck asked about the open space zoning category being proposed by the Town, however, Chair Steward advised that zoning categories can be changed in one or two council meetings.

The Board went over the list of town owned parcels in the language for the charter amendment. Discussion ensued as to which parks would be considered regional or neighborhood parks and the Board agreed to move Wolf Lake to regional parks and add and West Ridge to neighborhood parks.

Ms. Greck added that in section B, item 3, take out the words, "in another location in the town" and add the words, "within the same town council district." Changes were noted on the draft for Mr. Burgess to present to the Town Council.

Motion made by Ms. Pellicane, seconded by Ms. Greck to have Mr. Burgess present the Town of Davie park preservation charter amendment to the Charter Review Board as a representative of the OSAC. In a voice vote, the motion passed unanimously.

3.3 Status of SW 8th Street Park Grant

The Davie Area Land Trust had helped with the funding of the landscaping by way of a Broward Beautiful county grant in the amount of \$10,000. The county awarded the grant, special thanks to Ms. Judy Paul for her hard work with this issue.

(The Board decided to take an item out of order for the convenience of the members in attendance).

4. NEW BUSINESS

4.2 Rank Zafrani parcel for bond purchase, 2800 Flamingo Rd., Folio # 504024010192, -0193, -0200, -0201, -0290 (District 3)

Michael Martin whose office address is 2005 West Cypress Creek Road, Suite 205 in Fort Lauderdale addressed the Board to represent Alfred Zafrani. Mr. Martin had previously appraised this property and brought to the attention of the Board that the property has a beautiful oak hammock and lake.

The property has two entrances on Flamingo Road and one on Peaceful Ridge Road with an infrastructure for a passive or active park with paved parkways, if the Town should so desire.

Chair Steward advised Mr. Martin of the list of criteria for rating each property by going down the list and assigning numbers to the property based on the amenities the property has to offer. The Board then proceeded to rate the property based on the criteria and received a rating of 18 out of 39.

Mr. Holste advised the property down the street from this property was approved by the Council for purchase at 2.2 million, set to close by the end of October. Mr. Zafrani stated he believed his property was larger and nicer than the Divine property, due to the size of the trees, paved trails and the natural beauty of the parcel. Mr. Zafrani

suggested the Town purchase the vacant parcel between the two properties and combine them to create a larger open space parcel.

Ms. Greck explained the process of ranking and procurement from the Town Council, however, the Board was unsure if the District 3 council member is aware of this parcel. Due to the close proximity of this parcel to the Devine property, the Board would like to pass this on to the Council for review.

(The Board resumed the order of items on the agenda)

3.4 Discussion of Dog Park locations

Chair Steward stated the Board had sent a recommendation to the Council to pursue implementing a dog park within Betty Booth Park, however, this issue had not come before the Council yet.

Ms. Greck advised the budget estimate for the dog park was allowing for the purchase a parcel of land. The Betty Booth site had been brought up several times as an ideal site to reduce the expenditure amount and not restrict the dog park to only one location on the far east end of town.

Chair Steward noted the funding for the dog park would come out of the Open Space Bond for the district the park would eventually be located in. Ms. Lee would like to recommend a park site in the western districts, possibly the Van Kirk property, Ivanhoe or Shenandoah Park. Discussion ensued about the different sites within the Town.

Motion made by Ms. Lee, seconded by Ms. Carey to recommend Council to explore the possibility to consider parts of Shenandoah or Ivanhoe as a dog park location. In a voice vote, the motion passed unanimously.

3.5 Status of recycling in Town Parks

Susan Dean had a grant for recycling, however, when administration realized the recycling containers would have to be emptied daily and then taken to a recovering facility, the cost could not be justified and the grant was dropped.

Ms. Greck asked the current level of service of emptying trash at the regional parks and suggested a review of this service be performed and then a determination can be made if a recycling waste program in the town parks is warranted.

4. NEW BUSINESS

4.1 Rank Glickman parcel for bond purchase, 5220 S. Pine Island Rd., Folio # 504133010312 (District 2)

Chair Steward stated the parcel is small and difficult to find. Discussion ensued for clarification purposes, regarding the wells on the site as noted on the drawing by red and yellow makings. The Board proceeded to rate the one acre property based on the criteria and received a rating of 7 out of 39.

4.3 Rank Rancho Alegro site for bond purchase, 2805 SW 148th Ave., Folio # 5040021010032 and 504021010036 (District 4)

Ms. Pellicane stated the driveway for the house splits the property in two sections. The Board discussed the access for the house on the property. The Board proceeded to rate the property based on the criteria and received a rating of 16 out of 39.

Motion made by Ms. Carey, seconded by Ms. Pellicane to recommend passing on the Zafrani site for consideration by the Council if the acquisition of the Devine parcel is unsuccessful.

4.4 May 2008 meeting date

The regularly scheduled meeting date for May would fall on Memorial Day, so the Board would like to meet on May 19, 2008.

5. AGENDA ITEMS FOR NEXT MEETING

Chair Steward asked the Board for agenda items for the upcoming meeting, the following were the responses from the Board:

- Recycling and level of service for park waste
- Capital Improvements Recommendations for 2008
- Status of Bridges
- Update of the Flamingo Road Trail with regard to the letters to the property owners and survey showing easement location
- Disposition of the Town of Davie Park Preservation Charter Amendment

6. COMMENTS AND/OR SUGGESTIONS

Chair Steward had asked Ms. Greck the outcome of the conversation between herself and Councilman Crowley concerning the N-20 canal easement. Ms. Greck stated Central Broward Water Management maintains that particular canal by boat and did not concern themselves with easement.

Mr. Crowley stated he did not believe CBWM has a survey of that easement in their possession to determine if use as a recreational trail would be possible. Ms. Greck stated a survey would be necessary and had asked Mr. Lee to see if the Town had a copy of the survey. Mr. Lee advised the Town had no such survey and the rough cost of a new survey and title search would be approximately \$8,000 - \$9,000.

Chair Steward asked about the trail on the west side of Flamingo Road between 14th Street and 26th Street. Ms. Cox replied the survey had been finished, however, there was no interest in pursuing the trail north of 14th Street.

Ms. Greck verified the letters had gone out to the property owners along the canal to move the fences back along the canal up to 14th street. Ms. Cox commented the only property owner with any obstructions to the trail was Stone Bridge Stables. There was no feedback from the Town at this point.

Chair Steward advised the Board that the Town of Davie Tree Legacy Program is up and running and was featured in the local paper and will be announced at the council meeting on October 17.

Ms. Pellicane inquired about the progress of the Davie Commons project and was advised by Chair Steward there are still approvals needed by the County and State before the developer can obtain any forward motion. Ms. Greck commented about a neighborhood meeting she had attended and was surprised to learn of the size and scope of the project being proposed and suggested residents for and against this project learn more about it before any decisions are made.

Ms. Greck reminded those in attendance about the Tour of Davie open trail ride co-sponsored by the South Florida Trail Riders of Broward on October 7. This would be the first equestrian trail event to be held by the Town and will start at the Robbins

Preserve, head west to Vista View Park and back to the Robbins Preserve for a catered lunch. This ride is open to any riders that wish to familiarize themselves with the Davie trail system. A current coggins is required.

7. ADJOURNMENT

With no further business to come before the Committee, the meeting was adjourned at 9:45 p.m.

Chairperson

Committee Member