

**TOWN OF DAVIE  
WORKSHOP MEETING  
MAY 23, 2005**

The meeting was called to order at 7:05 p.m. and was followed by the Pledge of Allegiance.

Present at the meeting were Mayor Truex, Vice-Mayor Hubert (arrived at 7:24 p.m.) and Councilmembers Crowley, Paul, and Starkey. Also present were Town Administrator Kovanes, Assistant Town Administrator Cohen, Town Attorney Kiar, and Town Clerk Muniz recording the meeting.

Those present representing the Pine Island Ridge Annexation Committee (PIRICO) were: Marvin Simon, attorney Barry Webber, Arthur Smith, Mickie Jarrett, Charles Smith, Jim Inglebarger, and John Mangione.

Mr. Webber advised the annexation agreement was close to being finalized and asked that Council voice any concerns.

Mayor Truex asked when the pre-annexation agreement would be approved. Mr. Webber advised that it would be approved before the vote took place. Mayor Truex asked if this would be a binding contract with Mr. Webber responding in the affirmative. Mayor Truex asked Mr. Kiar if there were any questions related to the April 28, 2005 letter. Mr. Kiar advised there were no remaining concerns.

Mayor Truex stated that Davie would welcome Pine Island Ridge and that the community would be treated no better and no worse than other residents of the Town. Mr. Kovanes felt the two parties had held excellent discussions and stated there were no concerns about the agreement.

Mr. Cohen referred to the letter written by Mr. Webber on April 28, 2005 and reviewed various points that needed clarification. He referred to Exhibit B - the third paragraph, regarding the map indicating highlighted streets. Mr. Webber indicated that PIRICO wanted the roads named clearly. Mr. Cohen referred to the fourth sentence, paragraph 6, regarding road maintenance and asked about the anticipated date that Pine Island Ridge would join the community. Mr. Simon responded September 15, 2006.

Mayor Truex referred to the first page, and questioned whether Broward County funds would take care of some capital improvement items. Mr. Cohen suggested that the Town try to get the County to make some improvements before the turn over but felt as far as doing the work was concerned, it was better if the Town controlled the projects.

Councilmember Starkey did not want to delay the efforts of the committee with the County. She felt if both parties worked toward getting the County's funds toward making improvements, it would be a better effort.

Mr. Inglebarger questioned when the electric system would be switched over, if the lighting improvements were put into capital projects. He asked if staff had looked into the cost to replace the lighting. Mr. Cohen indicated that whatever the costs, the Town would be responsible.

Mayor Truex asked which communities the Town provided median lighting for. Mr. Cohen indicated that lighting was provided on Town roadways and the Town was responsible for their maintenance. He advised that the Town already had a process in place to move forward.

Mr. Kovanes explained that the Town's mechanism was to place this as a capital item and stated that the Town's future capital budget addressed such lighting and infrastructure improvements. He felt that Pine Island Ridge wanted to be treated equally which was reflected in the language in the agreement.

Councilmember Starkey questioned whether this could be done prior to knowing if the community would be annexed. Mr. Kovanes explained that the capital budget planned expenditures 5 and 10 years out and this item would be directly addressed in next year's capital budget.

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Councilmember Paul was concerned about glitches that could result in legal ramifications if the lighting was not completed by 2008 and asked if it would be safer to use 2009 as the date. Mr. Cohen advised that language could be added to provide for the project in the Town's capital plan starting October 1, 2007 and extending the deadline by another year.

Mr. Inglebarger asked about the time cycle to completion after breaking ground. Mr. Cohen advised that even with delays, the project would likely be completed in two years. Mr. Inglebarger stated that the PRICO wanted some assurance that the project would be completed by a given date. Mr. Kiar advised that Mr. Webber suggested October 1, 2008 but reiterated that there could be delays. He agreed with Councilmember Paul's suggested deadline of October 1, 2009 as a compromise to give the Town extra security.

Mr. Inglebarger asked what would occur if the work was not completed by that date. Mr. Kovanes responded that an amendment could be made to the five-year capital budget and staff could work on assessing the costs to include escalating factors. He advised that adjustments could be made to the capital budget for "items of need." Councilmember Paul questioned whether this could be done before the vote. Mr. Cohen suggested that the 2009 date be utilized to give Council more comfort. Mr. Inglebarger again asked what would happen if the work was not completed by 2008. Councilmember Starkey advised that paragraphs 18 and 19 allowed for PIRCO to either sue the Town or agree to a delay of additional year or so.

A member of the committee asked if the Town would assume maintenance of the lighting system if incorporated. Mr. Cohen advised this would be the Town's responsibility if it was the Town's right-of-way.

Mayor Truex asked if this was normal street lighting or decorative lighting. Mr. Inglebarger stated it was regular street lighting.

Mr. Cohen referred to the first sentence on page 2 and indicated that PIRCO was welcome to sit with the Town to choose lighting styles.

Mr. Cohen advised that the Town had agreed to change the asphalt sidewalks to concrete. Councilmember Crowley asked if these replacements were on the Town's right-of-ways. He suggested that the sidewalks within private or right-of-ways be clarified. Councilmember Paul advised that this applied to public roads.

Mr. Kovanes suggested that under paragraph 7, under the word "Town" in the second line, the language "within the rights-of-way" be included.

Mr. Cohen referred to paragraph 9. He noted the change to the completion date from October 2008 to October 2009.

Mr. Cohen referred to language on improvements and took issue with wording regarding "dollar amounts." Councilmember Starkey spoke of improvements made to the entrance off Pine Island Road with Mr. Smith indicating that the community had paid for the improvements.

Mayor Truex asked about the dollar amounts. Mr. Cohen suggested doing the project in stages with the Town coming on during the later stages in order to utilize all the funding available. Mr. Webber asked if the community would have input on the type of entryways installed by the Town. Mr. Inglebarger wanted assurance that an adequate amount of money would be spent on the entrance. He felt a dollar figure allocated to the project would provide more assurance. Mr. Cohen indicated that staff would look at other projects done, refer to Council, then determine a fair amount.

Vice-Mayor Hubert asked why the Town needed to re-do the entrance, if the community had re-done its signage. Mr. Smith stated that brick pavers and substantial landscaping were needed in some

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areas. Regarding the dollar amounts, Mayor Truex recommended that language state “not less than” and “not more than” a given figure.

Mr. Kovanes felt the Town had a very fair approach toward signage in communities. He was not in favor of placing a dollar value on this project as he felt it might foster an unfair distribution system in the different districts. Mr. Kovanes did not foresee a lack of participation on the part of Pine Island Ridge residents in the discussions on signage. He stressed that he wanted all communities to be treated equally.

Mayor Truex advised that the Town would determine what was reasonable then propose the improvement. He felt it was premature to argue the dollar amount and felt that any possible argument should be determined at that point.

Councilmember Paul wanted to leave the last sentence as it stood for the time being. Mayor Truex asked if those present were agreeable to waiting for the costs to be determined. The attendees and Council agreed.

Mr. Cohen referred to paragraph 10 and advised that he did not want to specify the level of service that the Police Department would offer as this could likely change over the years. Mayor Truex suggested language indicating “the level of service would be consistent with other areas of the Town.”

Mr. Webber read aloud from a letter prepared by Police Chief John George that specified levels of service based on six police officers. Chief George advised that this letter was from a proposal provided to the Town in the past and spoke of the potential need to re-define service in the future. He agreed that language should indicate that the Department would meet comparable levels of service in the rest of Davie. Mr. Inglebarger was concerned that the constituents of Pine Island Ridge would request specifics on the number of police officers and patrol cars to be provided. Mr. Cohen suggested that language specify service to be provided initially, and state that the service would potentially change in the future based on crime statistics. Councilmember Starkey stated that this would also depend on the community’s local crime watch efforts.

Mr. Inglebarger asked how often Chief George reevaluated the amount of officers and cars in an area. Chief George responded that this depended on staffing and levels of crime. Mr. Inglebarger advised that Pine Island Ridge was a low crime area but they wanted a police presence. He requested a specific figure on a minimum number of officers for one year, pending an evaluation based on crime statistics.

Mayor Truex asked if there was consensus that the language specify “the minimum level of staffing for one year, then after one year, the service would be commensurate with other Davie levels of service.” Council agreed.

Chief George gave examples of service the officers would provide. Councilmember Starkey spoke of a proposal to have emergency access to the east side of the fire station on State Road 84 for emergency vehicles only.

Mr. Cohen spoke of the need to bring structures up to Town Code after the annexation. Mr. Kiar stated that in the instance of rebuilding a structure that was burned, the new Code requirements served to protect residents. Development Services Director Mark Kutney explained that the Town could create a land use category that would allow residents to rebuild if there was a complete loss.

Vice-Mayor Hubert asked if the County’s Code for density could be brought into the Town. Mr. Kutney advised that this was possible, but if their zoning did not comply with the Town’s, some tweaking of the Town’s Code was also possible.

Mayor Truex asked what would happen if there was a 100% loss on a building. Mayor Truex asked if Council had any problem with Pine Island Ridge maintaining their density. Council agreed with Pine Island Ridge maintaining their density into perpetuity.

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Mr. Cohen referred to paragraph 13 and the request to replace the word “support” with language stating “the Town agrees to be instrumental in the Pine Island Ridge residents’ efforts to decrease sound.” Council supported this change.

Mr. Cohen referred to paragraph 14 and asked about the process to redraw district lines. Town Clerk Muniz advised that Council would appoint a committee and then hire University of Florida as consultant for this effort. Mr. Cohen advised that PIRCO requested to have a member on the Committee once it was formed.

Mayor Truex felt Mr. Kiar should address this based on rules for appointment. Mayor Truex added that Councilmembers had to appoint individuals from their districts. Mr. Kiar read the rules for appointment. Mayor Truex wanted to discuss this further with Mr. Kiar as this was a Charter issue. Mr. Kiar felt this would bind a future mayor and take away his or her authority. Councilmember Crowley felt Council should move on this. Mayor Truex pointed out that a Redistricting Committee was set by Charter. Mr. Kiar advised that he would research this further. Mayor Truex requested that Mr. Kiar forward appropriate correspondence to PIRCO and Mr. Webber.

Mr. Cohen referenced paragraph 15, regarding Sunrise water and questioned whether PIRCO wanted to be included in any subsequent agreements between the Town and the City of Sunrise. Mr. Webber stated that the intent of this section was that any future agreements between the Town and Sunrise acknowledge Pine Island Ridge as having a separate agreement. Councilmembers Starkey and Paul pointed out that the language referenced needed to be re-worded to reflect this. Mr. Cohen suggested changing the initial language stating: “due to the fact that Pine Island Ridge does not receive a benefit from the Town of Davie water facility system” to “as long as Pine Island Ridge does not receive a benefit from the Town of Davie water facility system.”

Mayor Truex asked if the majority of Pine Island Ridge residents preferred to be in one or more districts. Ms. Jarrett advised the residents were separated in two districts. Councilmember Starkey stated that she had spoken with residents with responses on both sides. Mr. Inglebarger felt residents wanted a limited number of districts, which would likely be no more than two.

Council spoke briefly regarding the progress of Broadview Park’s impending annexation. Councilmember Starkey advised the Town was not as far along with those discussions as with PIRCO.

Mayor Truex asked Mr. Grande about the specific dates for the vote regarding Broadview Park. Mr. Grande advised he would need to research this information.

Mr. Inglebarger referred to earlier discussions regarding private roads in Pine Island Ridge being taken by the County and put under Davie. Councilmember Paul advised that this had been addressed. Mr. Inglebarger asked for a date by which all these issues would be resolved. Mayor Truex advised 30 days.

There being no further business to discuss and no objections, the meeting was adjourned at 8:38 p.m.

Approved \_\_\_\_\_

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Mayor/Councilmember

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Town Clerk