

**TOWN OF DAVIE  
OPEN SPACE ADVISORY COMMITTEE  
SPECIAL WORKSHOP  
OCTOBER 23, 2006**

**1. ROLL CALL**

**The meeting was called to order at 6:47 p.m.**

Present at the meeting were Chairperson Joyce Steward, Linda Greck, Frances Steier (arrived 7:05 p.m.), Christina Pellicane, Toni Webb, Donald Burgess (arrived, 8:49 p.m.), and Paul Greenbaum. George Greb, Casey Lee, and Jeff Dudley were absent. Also in attendance were Open Space Advisory Committee Liaison Michael Mungal and Program Manager Phillip Holste, and Vice-Mayor Judy Paul.

**2. PRESENTATION: EASTSIDE FPL EASEMENT**

Chairperson Steward invited Cathy Cox to present information regarding a possible trail connection on the east side.

Ms. Cox presented an aerial photograph and pointed out the FPL easement. She stated that research had been done on some of the properties along the easement and the consideration was to acquire property along the trail, in addition to the Batten's Farm parcel. She pointed out how connections could be made to tie the trail system together to SW 58 Avenue and beyond. The objective was to pursue the acquisition of 15 to 25 foot parcels from existing landowners along this corridor. This might encourage FPL to be more amenable because they would not have to deal with so many landowners. The proposal would be in both District 1 and 2.

Ms. Greck was in favor of monies being spent on this type of project rather than buying additional parks. She reminded that residents asked for more connections to the existing trails, not more parks.

Ms. Cox indicated this would change the concept of willing sellers because those who were not willing up to this point might consider selling 15 to 25 foot strips of land along the backs of their properties.

Frances Steier arrived at 7:05 p.m.

Mr. Mungal stated he had communicated with FPL regarding this idea and they were willing to entertain the Town buying the whole corridor. After some discussion, it was clarified that there were two sections of this corridor not owned by FPL.

Vice-Mayor Judy Paul spoke of a master plan with overlays for trails that she had requested. Mr. Holste said he was working on it and it would be ready in the near future. Vice-Mayor Paul wanted it provided to this Committee and suggested they use it to highlight recommendations for Council.

Mr. Mungal advised that FPL wanted to sell all or none.

Ms. Greck spoke of the ongoing negotiations with FPL and asked that a deadline was set for them to make a decision so the Town could move forward.

Dr. Pellicane thought it would be easier to buy from individual landowners than FPL.

Ms. Cox clarified that buying this corridor would still leave gaps. This could be rectified though if this Committee established where they wanted the trail to, so Council would have clear directions when developers proposed projects along this corridor.

It was agreed that an aerial map with overlays and confirmation from FPL would be provided at the November meeting of this Committee.

### **3. RANKING OF SITES**

#### **A. BRADDY PARCELS (5780 DAVIE ROAD ) – DISTRICT 1**

**After reviewing the site the Committee allotted 5 points as follows: Adjacent to other Open Space, 2; Willing Seller, 3.**

#### **B. KALPANA PARCEL (5500 DAVIE ROAD) – DISTRICT 1**

This property was presented again with new photographs. Mr. Holste advised there was paperwork with the Town regarding development. The Committee allotted one point for this changing the overall score to 11.

**After reviewing the site the Committee allotted 11 points as follows: Scenic Vista, 2; Adjacent to other Open Space, 2; Willing Seller, 3; Existing Development Demand for Site, 1; Vegetation, 3.**

#### **C. ROSE PARCEL (S. OF SUNNY LAKE PARK)– DISTRICT 1**

Pam Rose, property owner, described the property and its amenities. She stated there was a view of Sunny Lake Park\ and there was an existing building that could be used for educational purposes. She described the lake on her property and clarified that part of it was on the parcel she was not selling. She was willing to have the land platted so the lake would remain with her existing parcel. She was concerned with this mainly for the liability.

**After reviewing the site the Committee allotted 18 points as follows: Scenic Vista, 2; Adjacent to other Open Space, 2; Trailhead Potential, 2; Willing Seller, 3; Wildlife Habitat, 3; Abutting Water, 3; Natural Drainage, 3.**

**D. DAVIE 2005 PARCEL (6590 GRIFFIN ROAD) – DISTRICT 2**

Mr. Holste showed photographs of the property.

Mr. Greenbaum disclosed he was the property manager for this parcel.

Ms. Cox stated this site, which connected the Old Davie School and Lang Park could be considered a trailhead for all but equestrian usage. She spoke of the historical value and scenic vista of Old Davie School and how the acquisition of this property would allow for expansion.

Mr. Holste indicated a grant was in place.

**After reviewing the site the Committee allotted 16 points as follows: Connector, 3; Scenic Vista, 2; Adjacent to other Open Space, 2; Trailhead Potential, 2; Willing Seller, 3; Matching Monies, 3; Development Demand, 1.**

**E. SPYKE'S GROVE (7250 GRIFFIN ROAD) – DISTRICT 2**

Mr. Holste advised the mother was still living on the property and the seller requested she be allowed to remain in the house if the Town bought the property.

**After reviewing the site the Committee allotted 22 points as follows: Scenic Vista, 2; Adjacent to other Open Space, 2; Trailhead Potential, 2; Willing Seller, 3; Wildlife Habitat, 3; Natural Drainage, 3; Native or Historical Plant Species, 3; 10 Acres or Larger, 2; Historical/Educational Opportunities, 2.**

**F. DEVAUGH PARCELS (WEST of 1950 SW 115 AVENUE) – DISTRICT 3**

Mr. Holste advised this property was withdrawn.

**G. GETTINGER PARCEL (2800 BLOCK OF SW 121 AVENUE) – DISTRICT 3**

Mr. Holste advised this was supposed to be a larger parcel with access, but only one of the three property owners was willing to sell. The only access to this property was via a twenty-foot easement.

**After reviewing the site the Committee allotted 12 points as follows: Willing Seller, 3; Wildlife Habitat, 3; Abutting Water, 3; Natural Drainage, 3.**

**H. POSTLEWAITE PARCEL (SW 22 COURT AND HIATUS ROAD) – DISTRICT 3**

**After reviewing the site the Committee allotted 8 points as follows: Scenic Vista, 2; Willing Seller, 3; Wildlife Habitat, 3.**

**I. SALMASIAN PARCEL (1975 FLAMINGO ROAD) – DISTRICT 3**

**After reviewing the site the Committee allotted 16 points as follows: Scenic Vista, 2; Adjacent to Open Space, 2; Willing Seller, 3; Wildlife Habitat, 3; Abutting Water, 3; Natural Drainage, 3.**

**J. TOOLE PARCEL (11250 ORANGE DRIVE) – DISTRICT 3**

**After reviewing the site the Committee allotted 18 points as follows: Trail Connector, 3; Scenic Vista, 2; Adjacent to Open Space, 2; Trailhead Potential, 2; Willing Seller, 3; Natural Drainage, 3; 10 Acres or More, 2; Wellfield Zone, 1.**

**K. WEEKLY PARCELS (2300 FLAMINGO ROAD) – DISTRICT 3**

The realtor for this parcel pointed out the particular amenities. Ms. Webb felt it would be perfect for an equestrian show arena, especially because of its location.

**After reviewing the site the Committee allotted 17 points as follows: Trail Connector, 3; Scenic Vista, 2; Adjacent to Open Space, 2; Trailhead Potential, 2; Willing Seller, 3; Wildlife Habitat, 3; 10 Acres or More, 2.**

Mr. Burgess arrived at 8:49 p.m.

Chairperson Steward shared Mr. Dudley's opinion was to rank the parcels in order from highest to lowest and to allow Council to make decisions from there.

Ms. Greck felt the Master Plan with overlays previously discussed needed to be provided before recommendations were made.

Mr. Holste advised that waiting for one month would not be detrimental. He further stated that although a site such as the Davie 2005 Parcel did not rank high, extenuating circumstances might make it most desirable.

The overall consensus was the Davie 2005 parcel would enhance the Old Davie School and bring it together with Lang Park.

Ms. Greck did not want to make this parcel into a parking lot, although she did see the synergistic value.

Mr. Holste advised the Town would probably move forward with this parcel especially with monies from the Broward County Land Preservation Grant.

Ms. Greck was reluctant to make recommendations for District 1 & 2 because of the possibility of the FPL trail purchase discussed earlier.

Mr. Holste suggested that if this Committee was firm on one particular site it should recommended it for the Broward County Land Preservation Grant at this time.

Mr. Burgess advised the Broward County Land Preservation Grant Committee was encouraging more submittals because monies were still available. He stated that a parking lot for the Davie 2005 parcel/Old Davie School would be considered for purchase because it was part of a bigger project and met the criteria.

Mr. Holste spoke of the goal for the Oak Scholar site. He stated Nissan wanted to put a drainage pond there to meet their drainage requirements, which would leave five acres left over. He was not sure if the Town would still be interested, indicating there was a contract on the site, but it had not yet closed.

Chairperson Steward reminded this was an archeological site and that was why this Committee ranked it so highly. The Committee consensus was in favor of this site being a wetland as long as the archeological integrity was maintained.

Mr. Holste cautioned the Committee on submitting very large parcels for the Broward County Land Preservation Grant because matching monies might not be available.

After further discussion, the consensus of the Committee was as follows as far as the most valuable parcels in each District: District 1, Rose Parcel; District 2, Spykes Grove Parcel; District 3, Weekly Parcel.

The Committee felt the Weekly parcel was more viable than the Devine parcel in District 3 because of its location. They also felt it was important to save greenspace along Flamingo Road.

**Dr. Pellicane made a motion, seconded by Ms. Webb, to recommend to Council to consider the Rose Parcel, the Spykes Grove Parcel, and the Weekly Parcel for the Broward County Land Preservation Grant application. In a voice vote, all voted in favor, with Mr. Burgess abstaining. (Motion carried, 6-0)**

#### **4. DISCUSSION OF IMPROVEMENT SITES**

Mr. Holste provided handouts to the Committee, which outlined various properties and improvement suggestions. He asked the Committee to consider how they wanted to see the funding broken down in each District. He suggested this be discussed at a future meeting and recommendations be made to Council.

Chairperson Steward spoke of the Community support of the Bond because of what was identified in the promotion of it. She felt it was important to follow up on promises, including the dog park.

There was discussion regarding the lack of an appropriate location for a dog park.

Ms. Greck referred to the final resolution and the types of improvements that were specified. There was concern with the recommendation from the Parks and Recreation Department regarding a press box and goal posts. Mr. Holste pointed out the Park Improvement section of the resolution, which addressed improvements such as these.

**5. COMMENTS AND/OR SUGGESTIONS**

The next meeting was scheduled for November 27, 2006.

**6. ADJOURNMENT**

**Ms. Greck made a motion, seconded by Mr. Greenbaum, to adjourn the meeting at 10:06 p.m. In a voice vote, all voted in favor. (Motion carried, 7-0)**

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**Approved**

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**Chairperson/Committee Member**