

**TOWN OF DAVIE  
OPEN SPACE ADVISORY COMMITTEE (OSAC)  
MONDAY, MARCH 26, 2007  
ROBBINS LODGE, MAIN HOUSE  
4005 HIATUS ROAD, DAVIE, FLORIDA**

**MEMBERS PRESENT**

Joyce Steward, Chairperson  
Linda Greck  
Casey Lee  
Christina Pellicane  
Michael Mersack  
Jeff Dudley  
Linda Greck  
Donald Burgess  
Toni Webb  
Paul Greenbaum  
~~Frances Steier (??)~~

**ALSO PRESENT**

Tim Lee, Town of Davie  
Steven Weinsier  
Sheldon McCartney, Project Stable Representative  
Fred Segal, President Broward Farm Bureau  
Doris Monier, Resident  
Pam Pelkey-Rose, Property owner  
Reta and Guy Grant, Property owners  
Jacque Daniels, AG Board  
Jason Hurley, AG Board  
Mirtha Cammcho  
Don Weekley, Property owner  
Jorge Camacho  
Greg Hoover, AG Board  
Renee Hoover  
Julie Aitken  
Jason Curtis  
Michael Mungal  
Carolina Oliveto-Davis  
Judy Paul  
Kurt Zimmerman  
Marie Etzler

## **1. ROLL CALL**

No roll call was taken.

Chair Steward called the meeting to order at 7:41 p.m.

## **2. APPROVAL OF MINUTES**

**Motion** made by Mr. Dudley, seconded by Ms. Greck, to accept the minutes from the special meetings on September 12, 2006; October 23, 2006; December 5, 2006; and January 22, 2007, as submitted. In a voice vote, the motion was unanimously approved.

## **3. OLD BUSINESS**

### **3.1 Presentation from Farm Park Committee**

Ms. Paul, representing the Farm Park Committee, informed the Committee about the Davie Farm Park stating the City had purchased 54 acres off of Shotgun Road, which encompassed an area of private homes creating a natural farm area. Area residents and other City and County Environmental and Agriculture Board members had met to plan the park, with the main emphasis on preservation of the agricultural history of the area, and proceeding with the development as soon as possible. Ms. Paul further stated, the group decided on creating a "Friends of the Farm Park," a 501C3 organization to raise money, secure corporate sponsors, enlist volunteers, and ensure there is minimal cost to the Town of Davie for development of the park. An enlarged aerial photograph was displayed along with a Conceptual Site Plan.

Ms. Paul stated the concept for the park is unique in Broward County and Southern Florida, especially in an urban area. The presentation hopefully would create the desire of various advisory boards to become involved in the project and to assist Friends of the Farm Park by providing letters of support and approval for the park. Ms. Paul stated the land is already prepared for livestock and crops and the Southwest Growers Association was ready to occupy sections of the land to grow crops for local markets. A small version of the Conceptual Site Plan was given to the Committee members and Ms. Paul informed them that this plan was used for the grant request in Tallahassee, explaining that the Florida Communities Trust provided the largest percentage of funding for the purchase of the land. The Plan expounds the idea of leasing the land for growing

until educational centers are built. Agricultural corporations based in St. Louis, such as Purina, Monsanto, and Purdue have expressed an interest in sponsoring the Park, now that the land has been purchased.

Ms. Paul introduced Fred ~~Seagle~~ Segal, President of the Broward Farm Bureau; Sheldon McCartney, Project Stable Representative; and Steve Weinsier from the private sector to discuss their input for the Park and to explain what their individual roles will be.

Mr. ~~Seagle~~ Segal, President of the Broward Farm Bureau, stated the Farm Bureau has been very supportive of the Park. Members of the Bureau assisted with the grant application, traveled to Tallahassee with Town Staff, and donated \$20,000 towards the purchase of the land. The Farm Bureau is willing to assist in the project, including AG in the Classroom and other research based programs, to outline the educational programs, and to assist in staffing the educational center at the park to keep the tax burden on citizens at a minimum.

Sheldon McCartney, Project Stable Representative, explained the role of Project Stable in working with Special Needs Children and Agricultural Education to the Public. The "A Horse for the Handicap" program for children from age 2 to adult has been a success. Autistic children have been introduced to farm animals and horses and educated about how farms work; they participate by milking a cow, learn that clothing comes from a sheep, and that chickens lay eggs. A special program for 4<sup>th</sup> and 5<sup>th</sup> graders labeled as at-risk children has been a huge success with many stories of children that have gone on to become a blacksmith, a nurse, or a success in their education. The new facility will enable the program to expand, providing needed help to children and the community.

Steve Weinsier, Allstate Resource Management, spoke about waterway management issues at the Farm Park, stating that the map provided showed a wetland area around the lake to act as a buffer between the park and private homes; consultation would be provided for proper plants for the wetlands in compliance with County drainage districts requirements. Mr. Weinsier stated he was a member of the State Aquaculture Advisory Board that provides aquaculture education in the classroom and the State Aquaculture Board would assist with funds and staff for an aquaculture program at the Farm Park providing a learning experience for students in the fields of aquaculture and fish stocking.

Ms. Paul closed the presentation with a recap of the proposed "Friends of the Farm Park" stating the need for the blessing of the Town Council so work could go forward on securing the 501C3 status. Request was made of the Committee

to become involved in the project and work in partnership towards the creation of the Park. Ms. Paul stated the Riverstone Community had been supportive of the project with the H.O.A. giving a letter of support in the grant application. Once the Friends of Farm Park is created, work would begin gathering input from Town staff, residents, and advisory boards, keeping in mind that all items proposed in the grant must be complied with, other items can be added but all grant listings must be adhered to. The park would have two entrances, one for livestock and farmers, and the other for the public entrance. Support has already been received for an arched entrance and waterfall at the public entrance.

Chair Steward thanked Ms. Paul for the presentation and inquired about submitting a recommendation in the form of a motion to submit to the Town Council. Ms Paul stated a letter of recommendation or a motion vote would be best, enabling the formation of the Friends group, getting things started, and opening the park quite quickly. Ms. Paul informed the Committee that American Log Homes may donate a home for the education center and stated she is supportive of advertising in the park for corporate donations that would enable funding of the venture. Corporate donations are often overlooked in fund raising and corporations would donate to a park/educational center.

Mr. Dudley asked if there was another farm park in the area. Ms. Paul said no, this concept is unique in Southern Florida. Mr. Burgess warned to be careful with the leasing and corporate sponsors, stressing to check with restrictive codes from the FTC and Broward County. Ms. Paul explained that any lease or money made at the park had to go back into the park for maintenance and development as the grant stipulated. Ms. Greck asked how the organization would be structured and Ms. Paul replied it would be a partnership between the members of the organization and the Town. Ms. Pellicane asked if a selection process of sponsors would be available and Ms. Paul replied yes, choice of sponsorship would allow turning down a sponsor if so desired. Ms. Lee inquired how the membership for Friends of the Park would be established, Ms. Paul stated a core of individuals already existed and members of advisory boards would be asked to participate. There would be no limitation on membership. The draft of the mission statement indicated that everything is a "work in progress."

**Motion** made by Ms. Lee, seconded by Mr. Mersack, instructing the Committee to write a resolution to the Town Council stating that OSAC wanted the Friends of Farm Park to go forward, to begin leasing agricultural and grazing rights, establish a 501C3 organization, and to pledge the Committee's intention to provide representation to participate in the Friends of the Park organization. In a voice vote, the motion passed unanimously.

### **3.2 Introduction of New Committee Member**

Chair Steward introduced the new Committee member, Michael Mersack. Mr. Mersack stated he had worked in sales/marketing for 45 years, retired two years ago, and moved to Florida. He was involved in children's projects and previously had a children's farm; his expertise had been in land management and environmental projects in Philadelphia, Pittsburgh, and New York.

### **3.3 Review Park and Recreation fee report for income and expenses**

Mr. Lee distributed a list of specific parks funded by impact fees in fiscal year 2007 and information about Van Kirk Park. He stated that the Committee had previously discussed impact fees with 70% going to open space and had requested more detail of where the monies go. Chair Steward stated the list showed planned funding for the future and the Committee had requested a line item report on where the funds were spent from 2005 to the present. She inquired if the funding for all projected projects would be from the Open Space Fund. Mr. Lee stated there is \$1.3 million in reserve. Ms. Greck asked where the information was about the bridges on the east side of University that have been waiting for installation for three years indicating if this report is for fiscal 2007, the bridges should be included. Ms. Pellicane pointed out the section pertaining to the bridges and the Committee discussed the location of the bridges. The Committee requested the history of impact fees (2005) and the funding that has been provided. Chair Steward stated information about the Park and Recreation expenditures was not required since the interest was in Open Space. Ms. Pellicane pointed out the idea began when it was attempted to figure out where the bridge money was spent in previous years.

### **3.4 Update of equestrian trail grant on west side of Flamingo Road**

Mr. Lee informed the Committee that no extension of the grant was issued. The state agency is awaiting a meeting with the federal liaison, and staff is waiting to meet with the Town Administrator to discuss the completed survey and the disclosed encroachment. The extension has not been approved. Ms. Greck asked if the six month extension was granted would there be time enough to complete the trail. Mr. Lee said probably. Ms. Greck suggested the Committee assist by lobbying for the extension of the grant.

Chair Steward inquired about the encroachment, asking if it would keep the trail from development. Mr. Mungal stated there was an area north of 36<sup>th</sup> Court with

an embankment that would require large amounts of fill to be stabilized; a crossing of some type would be required. He suggested the trail could be built on both sides of the encroachment and completed after the area was stabilized. Currently horses go around the easement onto private property to avoid the area. Ms. Greck reported she rides the trail often and was not aware of an unstable area. Mr. Mungal suggested the Committee should review the survey as well as aerial photographs to familiarize themselves with the area.

Extra easements from private property owners would be required if the trail avoided the unstable area. Ms. Greck recommended a representative from the Committee be involved in the progress of the trail, and stated, "Someone needs to get involved directly in making this happen." Ms. Webb agreed to be the representative. Mr. Mungal stated that one extension had previously been granted. Ms. Greck noted the grant was secured from the Florida Office of Greenways and Recreational Trails; she recommended lobbying by email informing them about the importance of the trail to the community and the trail system.

### **3.5 Status of proposed ordinance for speed limit signs**

Mr. Lee stated Mr. Cohen, the Assistant Town Administrator, was not moving forward with the proposal for speed limit signs because the request was similar to a State statute. However, he did agree to re-examine the request and will give the Committee a definite answer at the next meeting. The Committee discussed the issue stating their dissatisfaction with no action having been taken to date. Ms. Lee suggested taking the matter directly to the Town Council. Ms. Greck will talk with the Assistant Administrator again to see if further action is necessary at this time.

### **3.6 Report from Ms. Lee regarding her review of the maintenance contracts and vendors.**

Ms. Lee informed the Committee that she had read and studied the specification requirements for maintenance contracts and was disappointed with the maintenance work. Ms. Lee will meet with Mr. Martin to view contractor reports and gain answers to her questions. She did not feel the contracts are being adhered to and was surprised to discover that contracts are renewed every two years without new bidding.

### **3.7 Status of due diligence of properties recommended by OSAC for bond purchase and FCT applications.**

Mr. Lee reported no update was available, as Mr. Holste could not make the meeting because of illness. Mr. Mungal reported due diligence for the ~~Baddens~~ Battens, the Weekly parcel, and the Rose parcel was moving forward; two appraisals for each property will be submitted to the Town Council and the Council will then make offers on the properties. Broward County will help to fund the ~~Baddens~~ Battens and Rose parcels. Mr. Burgess stated Broward County would pay 50% of the cost on the two parcels.

### **3.8 Review of Open Space Bond sites**

Chair Steward stated review of other recommended sites would be held until the next meeting. Mr. Mungal stated that the parcels recommended by the Committee are being moved forward with due diligence. Ms. Greck inquired if any of the parcels were being submitted for FCT cycle. Mr. Mungal replied he thought the ~~Badden~~ Battens and Rose sites had been submitted.

### **3.9 Tree Legacy Program discussion**

Mr. Lee stated the report would be sent to the Planning and Zoning Manager next week. The Landscaping Department would design different sites and people donating trees could choose which tree they wanted within that design. There would be two choices of plaques. Public Works would plant the trees and the City Administrator requested the areas be irrigated.

## **4. NEW BUSINESS**

### **4.1 Rank new parcels offered for Open Space consideration**

#### **Grant Parcel – District Two**

Mr. Grant described the property as 2.8 acres, adjacent to St. David's Church at University and 39<sup>th</sup> Street. The house was built by Mr. Applequist in the mid 80's and is a Plantation-style home 6,400 square feet, 4.5 bathrooms, 6 bedrooms, two story barn at 5,000 square feet, with two entrances onto the property and fully fenced. Chair Steward explained that in the process of ranking criteria in order to evaluate the site they needed information about water bodies, wildlife, and native species of plants and trees. Mr. Grant replied that there was wildlife on the property, and the remains of an olive orchard. The Committee discussed

the requirements of the evaluating criteria and granted 11 points to the site. The property will go for Open Space consideration.

### **ECATS 2 LLC Property – District Four**

Mr. Greenbaum announced he had a working relationship with the property owner and stated he would abstain from the discussion and any voting on this parcel. The Committee discussed the evaluating criteria and Chair Steward explained that DOT wanted 26<sup>th</sup> Street to be the access point to the property, but the neighbors did not want the access there fearing it would lead to the road becoming a thoroughfare and requested the entrance be located to the south of the property. After the discussion of criteria requirements, the Committee awarded 27 points to the property, the highest score that has been assessed to a property. Ms. Greck stated funding options should be researched for this property; the property is worthwhile and highly desirable.

**Motion** made by Ms. Greck, seconded by Ms. Pellicane, to move that the Town Council move forward to work on due diligence for this property and seek matching grant funds through Broward County and the State or other funding sources. In a voice vote, the motion was passed unanimously.

### **McGrath Property – District Four**

The Committee discussed the McGrath property and determined by the evaluating criteria to award 6 points to the property.

## **5. AGENDA ITEMS FOR NEXT MEETING**

Ms. Greck suggested the Committee should reconsider the Bond Resolution stating it was set aside to continue with the clarification of acquisition of properties; the Committee needs to assess potential improvement and comparison of properties. The Resolution says little about improvements or how the Council ought to move towards improvements as many of the requested improvements are not consistent with the bond objectives. It would be wise to come up with a method for the Council to rank or consider improvements when bond monies are being sought for projects. Ms. Greck read a section in the definitions of the Resolution called "Park Improvements" and the Committee agreed that "park land" in the definition was not clearly defined. When the Bond was passed, there were certain objectives: complete trails, improve water quality, preserve remaining open spaces, and improve parks that already exist. It is necessary to realize what the voters approved and the Committee should be

passing recommendations to the Council on how to better define improvements. There is no set of rules or measurement for judging whether proposed requests are covered by Bond improvement monies. Ms. Pellicane agreed, but added that the definition is in the bond document. Chair Steward stated the definition of "Park" in the resolution is very broad. Ms. Webb added that the Council is overloaded with material to review and a list similar to the one the Committee used for assessing properties would be useful in clarification of properties and improvements. Mr. Burgess stated that thousands of dollars left after acquisitions could be directed to smaller projects like improvements suggesting acquisition of the land first, and then allocating leftover funds for improvements. Ms. Greck stated that the Committee should create a tool for the Council to use - a ranking system like the one used for parcel acquisition evaluation to provide guidelines for the Council based on the goals of the referendum that was passed by the voters. Leftover monies should be spent on improvements, but the Town should not have to wait until all acquisitions are finished before beginning on improvements.

Ms. Webb stated the Bond language is very specific. It says "passive"; there is nothing mentioned about "active," like parks, tennis courts, etc. The Committee agreed the matter should be discussed at the next Committee meeting.

## **VI. COMMENTS/SUGGESTIONS**

Ms. Webb informed the Committee of three items that needed the attention of maintenance. The arch over the entrance to the horse park fell down years ago and the remains of the arch are sticking out of the ground; the fence around the meadow at the Robbins property needs to be replaced or painted, it is unsightly; and the gate to the Kapok Tree Trail on the north side of the Kapok Trail has telephone pole restrictors that are too tall and need to be cut at least a foot lower.

## **VII. ADJOURNMENT**

**Motion** made by Ms. Lee and seconded by Ms. Webb to adjourn the meeting at 9:55 p.m. In a voice vote, the motion passed unanimously.

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Approved

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Chairperson/Committee Member