

**TOWN OF DAVIE  
OPEN SPACE ADVISORY COMMITTEE (OSAC)  
MONDAY, NOVEMBER 26, 2007 - 7:30 P.M.  
ROBBINS LODGE  
4005 HIATUS ROAD, DAVIE, FLORIDA**

**MEMBERS PRESENT**

Joyce Steward, Chairperson  
Linda Greck  
Casey Lee (left 9:04 p.m.)  
Christina Pellicane (arrived 7:44 p.m.)  
Paul Greenbaum  
Donald Burgess  
Toni Webb

**MEMBERS ABSENT**

Frances Steier  
Janice Carey  
Michael Mersack

**STAFF AND GUESTS PRESENT**

Tim Lee, Town of Davie  
Phillip Holste, Town of Davie  
Manny Diez, Town of Davie  
Kathy Cox, South Florida Trail Riders of Broward Trustee  
Matt Gulla, Davie Oaks Resident  
Leigh Kerr, Woodbridge Residential Homes  
Hilda Testa, Recording Clerk, Prototype, Inc.

**1. ROLL CALL**

Chair Steward called the meeting to order at 7:34 p.m.

**2. APPROVAL OF MINUTES**

**Motion** made by Ms. Greck, seconded by Ms. Lee, to accept the minutes from September 24, 2007. In a voice vote, the motion passed unanimously.

**3. OLD BUSINESS**

Old Business items were taken out of order on the agenda to accommodate the guests in attendance.

### **3.1 Follow Up with Recycling and Level of Service for Trash in Parks**

Mr. Diez from the Town of Davie Public Works Department presented an overview of the changes the Public Works Department had recently undergone. The Public Works Department will now be managed by function and types of duties instead of by district location resulting in better service to the community. The largest division within the Public Works Department is the landscaping department. The landscape Assistant Manager and others in the department have all received their landscape certification.

Mr. Diez explained he would like to look into establishing recycling collection sites in the parks of Davie. The best candidates would be the larger parks such as Shenandoah Park, Pine Island Park, and the Robbins Preserve. Mr. Diez expressed concern the smaller parks would not be successful as collection sites; however, an effort would be made to include them in the recycling program. Progress reports will be given to the Open Space Advisory Board with regard to the success of the recycling program.

Ms. Greck suggested signage to indicate the locations of the recycling collection bins and to possibly locating the bins at the exits of the parks. She felt this idea would be receptive to those individuals who were environmentally conscious. Mr. Diez added separate areas for trash and recycling reduces the comingling of refuse. Mr. Diez stated an article in the "Davie Update" would be forthcoming regarding this issue.

**Flamingo Road Horse Trail** - Mr. Diez advised the Flamingo Road horse trail is moving forward. Verbal agreements with the property owners along the Flamingo Road corridor have recently been finalized. Initially, the nurseries were concerned the installation of the trail would prohibit them from using the property along the canal to access certain parts of their nurseries. Mr. Diez explained the benefits of co-existing with the equestrian community to avoid legal action to determine the rights of usage for the nurseries and the community at large. Mr. Diez is confident the project can now move forward as planned within the next few months.

Ms. Webb expressed concern the bollards used to keep motorized vehicles from using the trails presented a danger to the horses. Ms. Cox explained the Town of Davie's bollards do not have a center divider to step over and horses are able to walk through them with no problems. The County's bollards, however, do have the center divider and have been shown to be problematic for horse crossing. Mr. Diez stated the Town of Davie does not intend to change the current design of the bollards, much to the approval of the Committee members in attendance.

Mr. Diez advised the Board the landscaping department is responsible for maintaining the equestrian trails, however with 36 square miles of landscaping to maintain, some areas are not maintained as often as they should. Mr. Diez explained that notification from the public as to the areas needing attention would be much appreciated. Ms. Greck asked if the landscaping department had determined the level of service necessary for the maintenance of the trails. Mr. Diez advised routine maintenance for the less frequently used trails would be farther apart than for the trails that experienced more use. Ms. Webb suggested putting together an Adopt-a-Trail program or possibly assigning certain areas of the trail system to volunteer individuals to report problem areas or areas needing maintenance to the landscaping department.

Mr. Diez asked about the request for speed limit signs for motorists along roadways that paralleled equestrian and/or recreational trails. Mr. Diez stated he had received the materials forwarded by Ms. Greck showing pictures and the wording of the signage for this purpose. It was agreed the major thoroughfares within the Town where it is common for cars and equestrians/bikes to interact would be the best place for this type of signage to be displayed. Ms. Greck advised the Open Space Advisory Board had previously drafted an ordinance requiring automobiles to slow down when approaching users of the recreational/equestrian trails; Town Council approval would be needed to put the ordinance into effect.

Discussion ensued as to the size, wording, and placement of the signs. Ms. Greck advised the State of Florida has approved signs for this use and an estimate for the cost of the signs is needed to present to the Town Council. Mr. Diez stated he would work on providing OSAC with an estimate at their January meeting.

### **3.2 Status of Griffin Road Bridges**

Mr. Diez advised the Town is close to finishing the design for the bridges; however, each of the bridges would be site specific with regard to the design. Mr. Diez also advised the bridges are currently an un-funded project. Chair Steward suggested the Open Space Advisory Committee could recommend using Open Space bond dollars to facilitate the construction of the bridges. Mr. Diez stated the Council would need to approve the allocation of Open Space dollars in order to fund the project.

Ms. Cox stated if the Committee wants to improve the quality of the Open Space program in the downtown area, the bridges would need to be constructed and Open Space bond dollars were intended for just such a project. The Department of Transportation was supposed to provide access for equestrian use when Griffin Road was widened, however, the area provided is too narrow and too steep. Mr. Diez agreed

to provide the design and cost estimate for a bridge crossing in District One to the Open Space Advisory Committee by the next meeting in January.

### **3.3 Update on Status of Bond Funds and Sites that have been Recommended to Town Council – Phil Holste**

Mr. Diez advised the biggest item in the capital budget was the Van Kirk property improvements, which is a cooperative effort between a developer satisfying wetland mitigation and the Town. The budget shows \$460,000 in 2008, \$400,000 in 2009 and \$600,000 in 2010. The Town will develop a fifteen-acre parcel at the northwest corner of the property for Town use and rest of the property will be a wetland area implemented by the developer. An estimate for a culvert crossing is in the works to allow access to the fifteen-acre parcel. The Town will be mowing the site for access to accommodate surveyors. The wetland construction is scheduled for discussion at the upcoming Town Council meeting.

Ms. Webb suggested allowing cattle grazing on the site in exchange for mowing services in an effort to save the Town the cost of the mowing. Mr. Diez stated he would look into the possibility of bringing cattle to the site. The original plans for the property with regard to the equestrian trail around the perimeter have not been changed.

Mr. Holste reported it would be four to six months to get the permit to implement the wetlands at the Van Kirk Property. The mitigation agreement is expected to be presented to the Town Council at their next meeting regarding the payment for fill from the Van Kirk property in the amount \$1.2 million for the maintenance and/or development of that property based on the agreements with the Florida Communities Trust.

The developer had agreed to do the clearing on the 15 acres on the north end of the property and another two acres on the south end of the property. The 15 acres at the north end of the property will be utilized for a playground and conservation center. The Town is attempting to partner with a non-profit type wildlife center to reduce and/or eliminate the costs of construction. Matching grants were obtained for the development of that site along with funds from the Open Space bond.

The budget provides for \$42,000 to be used for Linear Park. Exotic plant removal is scheduled for the areas between Davie Road and University Drive and possibility further

west starting within the next week. Benches or other types of amenities are being discussed for Linear Park west of Flamingo Road.

Ms. Pellicane asked if the pond apple trees were considered exotic and scheduled for removal. Mr. Diez replied the pond apple trees were to remain in place and continue to provide habitat for the wildlife.

The budget also provides for \$170,000 for equestrian trails along Flamingo Road south of 14<sup>th</sup> Street, 148<sup>th</sup> Avenue in the Oak Hill area, and the east end of the FPL easement between Griffin and Stirling Road. The FPL easement improvements are for trail construction only, not for the purchase of any of the property. In addition, the budget provides \$114,000 for concrete recreational trails on SW 58<sup>th</sup> Avenue, SW 61<sup>st</sup> Avenue, SW 76<sup>th</sup> Avenue, and SW 82<sup>nd</sup> Avenue.

Ms. Cox expressed concern regarding the amount of right-of-way on SW 76<sup>th</sup> Avenue for a sidewalk. The right-of-way is narrow in many areas of SW 76<sup>th</sup> Avenue and with equestrian traffic generated from Wolf Lake and Saddle Up, there may not be enough room to ensure the safety of the residents with horses that use the right-of-way.

The new developments allow for enough room, but the older properties and nurseries do not. Mr. Diez advised he would look into the issue before any sidewalks are constructed; however in order to finish these recreational trails, the Town may have to wait for redevelopment of certain areas to take place.

### **3.4 Adopt a Park Update – Joyce Steward**

Mr. Diez reported Ms. Steward had approached him with the idea of an Adopt a Park program. Mr. Diez would like to initiate a committee to determine how to put the program together, advertise for sponsors, and get involvement from groups and/or homeowner associations. Mr. Diez asked if the Committee members were aware of any individuals that would like to become involved with this program.

### **3.5 Discuss Two Delegation Requests to Vacate a Bridal Path near 132 Avenue & SW 16<sup>th</sup> Court, and to Relocate a Bridal Trail near the Woodbridge Development at 142<sup>nd</sup> Avenue and SW 26<sup>th</sup> Street**

Mr. Leigh Kerr stated the original site plan for Woodbridge Development calls for the recreational trail to be on the north side of the property instead of the south side as originally platted with the County. Staff was looking for a recommendation to Town

Council from the Open Space Advisory Committee to vacate the easement on the plat and dedicate the area as a drainage easement.

**Motion** made by Ms. Webb, seconded by Mr. Burgess, to vacate the trail easement on the south perimeter of the Woodbridge development. In a voice vote, the motion passed unanimously.

The second bridal path requesting to be vacated is in the area east of the Van Kirk property in the neighborhood of Davie Oaks. Mr. Matt Gulla, a resident of Davie, was asking for the vacation of this easement, as it does not connect to any other trails. Mr. Gulla advised he would like to build a pool; however because the easement is along the side of his property and required setbacks, he cannot construct his pool.

**Motion** made by Ms. Lee, seconded by Mr. Burgess, to recommend Town Council vacate the easement, subject to the homeowner not obstructing the existing equestrian access and green space. In a voice vote, the motion passed unanimously.

### **3.6 Response and Results of OSAC's Proposed Amendment for the Charter Review Committee – Don Burgess**

The Charter Review Committee approved most of the changes with the exception of the requirements of Town Council for changes to the natural areas and regional parks. The recommendation from OSAC calls for any changes to the natural area parks to require a referendum approved by the electors; the Committee would like changes to require a unanimous vote. Similarly, changes to regional parks would only require a majority vote instead of a unanimous vote.

Within the regional parks, any and all restrictive covenants or future restrictive covenants may only be removed or amended by a majority vote in lieu of a supermajority vote. The Town Council may be scheduling a workshop to discuss changes to the Charter.

The Bond Improvement Criteria has not yet gone to Council; Code Administration was responsible for putting it on the agenda for Council. Ms. Greck stated Councilmember Starkey had told her she had not seen the recommendations from OSAC; however, Mr. Lee stated he had put the recommendations in each of the Councilmembers' mailboxes. Ms. Greck advised two Councilmembers were needed to have an item put on the agenda, or the Mayor may do so.

Chair Steward stated she would call Mayor Truex to have the item put on the agenda due to the amount of time and effort invested by OSAC.

### **3.7 Update of Bond Park Improvement Criteria Given to Town Council**

Mr. Holste handed out a spreadsheet previously distributed to the Parks and Recreation Advisory Board, as they were interested in knowing the status of the sites acquired and/or in the process of being acquired. Three sites have been purchased with bond monies: Farm Park, Old Davie School Addition, and Sunny Lake Expansion. In all three purchases, the Town had initially funded the sites to later be reimbursed either by Broward County or FCT.

The Batten site is currently under contract; however, environmental remediation would have to occur before the Town will be able to close on the purchase. The environmental remediation will be undertaken by Mr. Batten. The purchase of that site will move forward once a clean bill of health is obtained by Broward County. Arsenic was found to be on the site, which seems to be a normal occurrence for agricultural sites. The level of arsenic contamination is above the residential target levels and below the commercial target levels. The Town of Davie uses the residential target levels as the standard at all Town parks.

The second site is the Devine parcel. The Town is still working on the environmental due diligence - again arsenic contamination is a factor. Six additional sites have been the targets of the Town's due diligence process. The Lauderdale parcels currently on the list have not received any direction from Town Council as far as preliminary negotiations or talks are concerned. Chair Steward noted the Town had spent the money to have the appraisals on those sites, but the appraisals will not be valid indefinitely.

Mr. Holste reported the Town had spent approximately \$3 million thus far. Ms. Greck had asked Mr. Holste to report back to OSAC and define the specifics of the tax consequences and time frame for spending bond dollars with regard to penalties and fees associated with not spending the bond dollars in the required time frame. Currently, the money is in a savings account and is earning interest, however, the monies are required to be utilized so as not to incur tax penalties. Mr. Holste advised he would contact the finance department for more details on the subject.

Mr. Burgess stated District 1 has approximately \$400,000 allotted and asked if there were any outstanding proposals for the use of those funds. Mr. Holste answered Sunny

Lake has \$250,000 allocated for the development of that property. In December of 2006, Chair Steward had made a presentation to Town Council with the recommendations for the acquisitions and improvements for a dog park. Town Council specifically directed staff to come back with a resolution pressing the acquisitions; they did not address the improvements of the dog park.

District 1 has little opportunity for acquisitions as most of the areas are developed and have parks, leaving possibly the bridge or FPL east/west trail. Additionally, an area of focus could be TOC redevelopment, which may present options at a later date. Most of the improvements scheduled are for recently purchased properties such as Sunny Lake, SW 8 Street, and Old Davie School.

Districts 3 and 4 currently have had no improvement resolutions approved by Town Council since the initiation of the bond. Open Space impact fees, Land Water Conservation Fund grants, and the developer will fund the upcoming Van Kirk improvements. Discussions regarding money the Town will receive from the fill have not taken place yet, but will likely be used for maintenance of the property.

#### **4. NEW BUSINESS**

##### **4.1 Capital Improvement recommendations for 2008**

Mr. Diez had previously presented the capital improvement recommendations at the opening of the night's meeting.

##### **4.2 New date for May 2008 meeting**

Tuesday, May 27, 2008 at 7:30 p.m. at the Robbins Preserve.

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

Chair Steward asked that the subject of the District 1 recreational bridge be on the agenda for the January meeting.

#### **6. COMMENTS AND/OR SUGGESTIONS**

Ms. Webb advised the dressage ring at Joy Yoder Park had been underwater after the large amount of rain recently. Ms. Webb felt the ring was never implemented correctly; however, at this time, the relationship with the Imagination Farms Home developer has been severed. The Town would have to facilitate the improvements to that park itself.

Ms. Webb also advised there were several homes on SW 20<sup>th</sup> Street in Oak Hill that had installed concrete planter borders extending into the swale areas. Code Enforcement would need to respond to this issue.

In addition, the 148<sup>th</sup> Avenue trail north of 20<sup>th</sup> Street to 14<sup>th</sup> Street has serious erosion issues and may be dangerous due to the exposed bedrock. Ms. Webb stated she would advise Mr. Diez of the problems.

Mr. Lee advised that the developer of Stonebrook had cut down the Australian Pines along the equestrian trail. It was originally on the site plan, but had never been completed.

## **7. ADJOURNMENT**

With no further business to come before the Committee, the meeting was adjourned at 9:28 p.m.

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Approved

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Chairperson/Committee Member