

**TOWN OF DAVIE  
OPEN SPACE ADVISORY COMMITTEE (OSAC)  
MONDAY, APRIL 23, 2012 – 7:30 P.M.  
TOWN HALL COMMUNITY ROOM  
6591 Orange Drive, DAVIE, FLORIDA**

**MEMBERS PRESENT**

Kathy Cox, Chair  
Linda Greck, Vice Chair  
Wayne Arnold  
Donald Burgess  
Donna Evans (arr. at 7:48 p.m.)  
Charlene Murray  
Christina Pellicane  
Toni Webb

**MEMBERS ABSENT**

Mark Sierens

**STAFF AND GUESTS PRESENT**

Mitch Taylor, Administration  
Mark Collins, Public Works and Capital Projects Director  
Phillip Holste, Intergovernmental Affairs Manager  
Amanda Lebofsky, Prototype, Inc.

**MOTIONS INDEX**

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**1. ROLL CALL**

Chair Cox called the meeting to order at 7:35 p.m. Following roll call, it was determined a quorum was present.

New member Charlene Murray was introduced. She said she is retired, has lived in Davie since 1982 and is interested in the contributing to the Open Space Committee.

**2. SELECTION OF CHAIR**

Chair Cox opened the floor for nominations for Chair.

Vice Chair Greck nominated Ms. Cox, seconded by Mr. Burgess.

Chair Cox nominated Vice Chair Greck, but Vice Chair Greck declined the nomination.

**Motion** by Mr. Arnold, seconded by Ms. Webb, to close the nominations. In a voice vote, the motion passed unanimously.

### 3. SELECTION OF VICE CHAIR

Chair Cox opened the floor for nominations for Vice Chair.

**Motion** by Mr. Arnold, seconded by Ms. Webb, to nominate Ms. Greck for Vice Chair. In a voice vote, the motion passed unanimously.

Hearing no further nominations, Chair Cox closed the nominations.

### 4. APPROVAL OF MINUTES

#### 4.1 March 26, 2012

Ms. Pellicane noted that on the second paragraph from the bottom on p. 6, "Long Lake Ridges" should be "Long Lake Ranches." In the same sentence, "trail" should be "trails."

Referring to that same paragraph, Vice Chair Greck clarified that she wanted updates on three items.

**Motion** by Mr. Arnold, seconded by Mr. Burgess, to approve the minutes of the March 26, 2012, meeting, subject to the changes. In a voice vote, the motion passed unanimously.

### 5. LIAISON UPDATE

Mr. Taylor announced that Mr. Collins was present to address several issues.

**Trail at Robbins.** Mr. Collins reported that he has been looking for beach sand to put in the Robbins step-up for horses. He explained that every time there was a heavy rain, it would wash out, and there would be problems with it. He said he also considered pervious bricks as a fill. Chair Cox pointed out that the holes in the bricks would have to be large enough so that a horse's foot would not get stuck. Mr. Collins said that he planned to go back and temporarily repair the area, put sand in, and make a step-up in order to prevent further deterioration. The other part over the bridge where it comes down to the left will be graded off until he can obtain beach sand.

Ms. Webb remarked that beach sand would be hard for the horse to get through if it was thick enough to do any good, and liked the idea of the pervious bricks. Chair Cox thought the bricks would be slippery, but it was pointed out that the bricks are made of concrete. Mr. Collins advised the Committee they could view the pervious pavers in a parking area, and he provided directions. If the Committee found them acceptable, he would go forward with getting a price on them.

[Ms. Evans arrived at 7:48 p.m.]

Ms. Pellicane commented the bricks are expensive, but stable.

Vice Chair Greck wondered if there were bricks with varying opening sizes because mini-horses use the trails, and they may have smaller feet. Mr. Collins will research the item for the next meeting.

Mr. Collins reported that they also looked at millings from concrete companies that are a lot coarser than beach sand, to spread out over the top of regular sand. He said, however, he wants a long-term fix.

Ms. Pellicane brought up recycled rubber blocks, and Chair Cox mentioned they are used in barn breezeways and can interlock, but are expensive.

**C-11 Canal Equestrian Bridge.** Mr. Collins read a report from his Project Manager, which noted that the design phase is complete, and the permitting phase is at 90%. The last part of the permitting is an Environmental Permit through Broward County. The permits through the Town have been submitted, received back for comments, and have been resubmitted. Once all permits are in place, work will commence.

Discussion ensued about the number and placement of crossings.

Chair Cox wondered if there was a time certain for the completion of the project, and Mr. Collins replied that he is creating a checklist of the progress, but did not have an estimated date.

**Pedestrian Bridge at Hiatus (14<sup>th</sup> Street Trail).** Mr. Collins said there is confusion about the names of some of the projects, but he believed these two items were referring to the same thing. He reported that on the 14<sup>th</sup> Street Trail, just off Hiatus, behind Scarborough, they are trying make that a trail. The entire length of it is Central Broward's right of way. Central Broward has no problem with the Town putting a trail there since a lot of their rights of way are already Town of Davie trails. The problem is that one-third is right of way for the Town of Davie, and two-thirds of the rest belongs to the HOA. Mr. Collins reported that the Town did a title search, which revealed it does belong to the HOA. He met with the HOA, and it is their move to vote on whether to allow the Town to put a trail there or not. The Town cannot go onto their property without their permission.

Vice Chair Greck said the trail was originally intended as a mechanism to give children a place to walk, and she thought that portion of the trail was not meant to be multi-purpose. Mr. Collins said that was clearly explained to the HOA.

Vice Chair Greck wondered if it would be helpful for Committee members to attend the next HOA meeting. Mr. Collins replied that he would ask Councilmember Starkey's recommendation on that, as it is her district.

Chair Cox thought that there is a culvert being considered at 130<sup>th</sup> Street and 14<sup>th</sup> Street. She added it crosses the canal from 14<sup>th</sup> Street and would take the trail from Flamingo Road to 140<sup>th</sup> Avenue. Mr. Collins said they should be close to putting it out to bid.

Chair Cox also asked about major culvert work occurring on 148<sup>th</sup> Avenue, west of Oakhill, around 17<sup>th</sup> Street. Mr. Collins explained that right of way belongs to Central Broward. They pulled permits through the Town of Davie (which have been approved) and are installing large concrete pipes. The storm water will be conveyed through the underground piping so there will no longer be a ditch. He said it will go from 148<sup>th</sup> Avenue down to 17<sup>th</sup> Street, where it will turn and continue west towards the lake (the old rock pit). Chair Cox asked how far west it would go, and Mr. Collins answered that he did not know. He did say that completion is scheduled within 30 days, noting the County has a policy to not plant trees there due to possible interference with the piping.

**Flamingo Road Nursery.** Mr. Taylor reported that the owner did install a guardrail along the Central Broward right of way and has some type of agreement with Central Broward for that. Mr. Taylor, Chair Cox and Mr. Stallone came up with a resolution where the owner will allow his employees to park there but instead of parking diagonally against the rail, they will park parallel closer to the concrete, which should allow enough room for the horse to get through. The fences will remain open. The owner said he would comply voluntarily at this point; however, Chair Cox said she was there on the weekend, and the fences were not open and the parking was still diagonal. Mr. Taylor then said he would meet again with the owner. Chair Cox added that on the Flamingo Road side of the canal she observed two flower carts and also signs advertising smoothies. She added that the big truck that is sometimes parked there had moved, but two cars were parked in its place. Chair Cox requested that the owner remove the signs that announce the parking area. Mr. Taylor will follow up with Mr. Stallone. Mr. Holste clarified that there is a right of way for the road, and once that ends, there is the Central Broward easement. There is no Town of Davie right of way or easement in front or on the east side of the nursery.

Vice Chair Greck brought up the status of the Recreational Trail Grant, and Mr. Holste explained that the Town of Davie did not have the physical easement, and Central Broward was allowing the Town to use their easement.

Chair Cox asked if the rest of that corridor was all right between 14<sup>th</sup> Street and 36<sup>th</sup> Street. Mr. Holste believed that certain parts of the corridor overlaying Central Broward easements create issues because of shared access between the existing nurseries or other agricultural uses. He said people use that area for horse riding, but there could be potential issues in the future similar to the nursery issue. Chair Cox requested specific information about the areas in question, and Mr. Holste said he would review his files.

Ms. Pellicane thought they should request the new parking arrangement at the nursery throughout the week, and not just on the weekend. Mr. Taylor said the Town will ask the owner if he would at least remove the signs about parking diagonally.

**Long Lake Ranches.** Mr. Taylor reported that the Town will initiate a code enforcement action for the fence. Vice Chair Greck pointed out there was another issue where the owner planted trees in his backyard where there had been a fence identifying the trail. Mr. Taylor said they would address that issue as well. Public Works will remove what "needs to be removed" and replace it with a locked gate, which a park ranger will open and close.

Vice Chair Greck wondered if the corrective procedure would be the same if the house was in foreclosure. Mr. Taylor said as far as the fence goes, it is on the right of way, so the Town can remove it.

Vice Chair Greck then brought up a north/south running fence in the area. Mr. Holste commented that he is aware of it, and he has been working on it for the past several weeks. The owner has the responsibility for putting up a fence if he wants protection for his property. If he does not want to put it back up, the Town will erect a sign saying it is a Town of Davie easement. He explained a fence would be too expensive. Vice Chair Greck said that the fence in question appeared to be right on the property line. However, Mr. Holste commented it had not been surveyed.

## 6. OLD BUSINESS

### **6.1 Trail Location Map**

Mr. Taylor said he is still working on the pricing for the Parks and Recreation Guide, which uses the same format. He will have some figures for the next meeting.

### **6.2 Emergency Markers**

Mr. Collins related there will be a meeting the next day with the Police Chief, the Fire Chief, the park rangers and the interim Park Director to discuss the markers. They will cover how far apart they should be, where, and how they will identify the numbers and so forth. They will present a plan to present to Mr. Lemack.

Mr. Collins continued that they have to identify which trails will be accessible to which responding vehicles, and the best method of identifying them (i.e., by numbering, trail name or other means). Once that is decided, they will take GPS locations, document them on a map, and give it to the emergency dispatchers.

Mr. Burgess noted that all the trails have a two-letter designation. Mr. Collins said the online map is also color-coded, which they might be able to use in the designation.

Chair Cox advised there may be a problem with interconnecting loops on the trails. She suggested using a major spine trail going from Tree Tops to Vista View, and work out colored feeders coming off of that.

Mr. Collins hoped to have an update for the Committee by the next month. He noted there is funding available.

Mr. Collins added that the Boy Scouts who were going to participate have backed out, but he has other Scouts identified to help. He said the Scouts will put the markers together and pound the stakes in the ground.

### **6.3 Westridge Park Management Plan**

Mr. Burgess reported he went through the platting process for the park. If it is environmentally sensitive land, or a natural resource area, a review by the Planning staff is required as well as the creation of an Environmental Impact Report. The report has been done on the natural resources, which reviews what is presently on the site, what the resources are, and what minor recommendations there are for management. Mr. Burgess said he also has some information on the archaeological sites, noting that the County does not disclose the precise locations. He commented that Broward County has an archaeologist under contract, who is overseeing the plans for those areas.

Chair Cox said she found some information on the ridge itself, but could not find much on Westridge. She found an Open Space Advisory Committee meeting agenda from October 24, 1994, which referred to the Westridge Open Space Property Master Plan. She stated she did not have the minutes, and Mr. Taylor said he would look for them.

Mr. Burgess explained that the archaeological report itself usually has photos of the site, line transects, and positives or negatives to indicate if they found anything. Photos of the items can go to museums or

universities. Mr. Burgess said that careless planting at a site could disturb it. Usually they put two feet of fill over a site so that something can be planted safely.

Mr. Burgess continued they are encouraging the Town to apply for a Partners in Preservation grant to replant under the trees in Westridge. Discussion ensued on plants that previously grew in the area, including poisonous ones, such as the Rosary Pea.

Mr. Burgess wondered if there were any components of the management plans in general that need to be addressed besides what they mentioned. Chair Cox thought a management plan would be a reference to see how they were doing. Mr. Burgess said he would try to work on a plan for Westridge. Mr. Burgess mentioned that Broward County has a program, which he is working on, called Plan.It.Green to help event planners offset their carbon footprint either by the venue they use or by the logistics of the event itself.

#### **6.4 Robbins Lodge Management Plan**

Mr. Taylor said that the plan was distributed in the agenda backup. After discussion, the Committee decided to proceed page by page. Regarding the overall goals, Chair Cox wondered if they should add any goals related to the historical sites such as the cattle pens.

Mr. Burgess suggested cultural, geological, vegetative and archaeological resources as categories with one objective for each.

Chair Cox wondered if they should insert a fourth objective for "geological." Generally, the Committee liked the idea of a fourth category, as it would protect the Hammock area and the Ridge property. Discussion ensued on how to incorporate the geological and cultural aspects.

Mr. Burgess mentioned that the objectives have to be measurable to some degree.

Ms. Pellicane and Chair Cox both remarked that the document speaks in depth about many items, but is not well-organized.

Mr. Burgess advised that the Management Plan should be consistent with the DRC.

Mr. Burgess thought that Public Works and Recreation are probably not aware of the Management Plan. He believed there should be guidelines established for both departments as to how the Committee believes the sites should be managed, have the Town Council agree or disagree, and change it to set those standards. Ms. Webb was curious how they decide to maintain the sites now, and Mr. Taylor thought they just mow and clear the trails. Ms. Webb was concerned that the Management Plan would end up on the shelf. Mr. Taylor remarked that Mr. Collins is proactive and did not think he would ignore the Plan. Chair Cox declared that staff changeover has always been a problem.

Vice Chair Greck commented that the Committee should talk not only about what they want to do, but also about how they want to do it; the goals have to include how to pursue the goals.

There was discussion about a document on Levels of Service that Mr. Diez had worked on, and whether it existed.

Ms. Evans was curious why the development of this Plan was being done by this Committee and not Parks and Recreation. Chair Cox replied that was because Robbins Lodge is an Open Space parcel, and Chair Cox recalled that she had a copy of a Plan that was done in 1994. Mr. Burgess expanded on that by saying that when they did the DRC, they thought it should be based on a Management Plan. Chair Cox added that another factor was the issue of how the Hurleys were using the property.

Ms. Evans thought the Committee perhaps was overstepping its bounds, but Chair Cox pointed out the Committee can make recommendations.

Ms. Webb wondered how staff behavior would be governed by the document, once it is approved. Mr. Burgess replied that the Town Council would have to say they have adopted the document and advise the staff who manage the site to be aware of the document. Chair Cox remarked that part of the reason for the document was to create awareness.

Ms. Webb commented that the end document should be very concise and easy to read and understand.

Mr. Taylor thought the conversation about the Management Plan evolved from the Bar-B-Ranch, and their use of the trail. He said there was nothing formal to keep them or anyone else from using it for commercial purposes.

Mr. Burgess suggested having a motion that the Committee is planning to create the Plan, so that it is highlighted on the first page of the minutes.

Mr. Arnold wondered if the existing Plan was ever passed by the Town Council, and Chair Cox said it had been adopted. She said some parts of it have been implemented.

Ms. Webb reiterated that the end document has to be very clear, and thought it should fit on one page, and spelling out what can and cannot be done.

Ms. Murray wondered what had happened with Bar-B-Ranch, and Chair Cox said they do not trailhead out of the site, but do use it freely.

Mr. Burgess commented that the Town has a number of sites they have acquired through Broward County Land Preservation Funds, and all the sites have established management plans that have been reviewed and adopted by the Town Council, the County and the Florida Communities Trust. Some of the sites previously acquired may not have that same level of review and protection.

**Motion** by Ms. Evans, seconded by Mr. Burgess, to ask Mr. Taylor bring this to Mr. Lemack's attention to see if the Open Space Advisory Committee should move forward with reviewing and restructuring the Management Plan for the Open Space parks only, i.e., Robbins Lodge and Westridge. In a voice vote, the motion passed unanimously.

## 7. NEW BUSINESS

Vice Chair Greck mentioned that she has heard about issues with the trails at Tree Tops, with special groups of people trying to secure and sequester certain portions of the trails for different uses. She

acknowledged that Tree Tops is a County Park and the Town does not have a lot of jurisdiction. Vice Chair Greck added that she heard that trails marked as equestrian are being blocked off with obstacles by mountain biking groups.

Chair Cox said there was a problem like that at Pine Island Ridge, and the Mounted Posse from Broward County Sheriff's Office may patrol there. However, the manager of Tree Tops suggested that anyone observing a problem should call the office at Tree Tops and leave a message (if it is after hours). Chair Cox also suggested calling the Davie Police and asking them to come out. Ms. Pellicane said she has seen golf carts in the park.

Vice Chair Greck was apprehensive about the equestrian trails being taken away by groups who want access to the trails.

**8. SUBCOMMITTEE REPORTS (not addressed)**

**9. AGENDA ITEMS FOR NEXT MEETING**

The following items were suggested:

- Management Plans
- Trail map
- Update from Police Department on the markers
- Long Lake Ranches

**10. COMMENTS AND/OR SUGGESTIONS**

Ms. Pellicane passed around a map showing the step up on the Robbins trail. Ms. Murray wondered how the beach sand would not wash away there, and Chair Cox explained that there would be railroad ties put in. Ms. Webb commented that the pavers are very effective, and Mr. Taylor said they can be seen at the Flamingo ESL parking area.

**11. ADJOURNMENT**

**Motion** by Mr. Arnold, seconded by Ms. Evans, to adjourn the meeting at 9:58 p.m. In a voice vote, the motion passed unanimously.

[Minutes prepared by J. Rubin, Prototype, Inc.]

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Approved

  
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Chair/Committee Member