

**TOWN OF DAVIE
OPEN SPACE ADVISORY COMMITTEE (OSAC)
MONDAY, MAY 24, 2010 – 7:30 P.M.
ROBBINS LODGE, MAIN HOUSE
4005 HIATUS ROAD, DAVIE, FLORIDA**

MEMBERS PRESENT

Joyce Steward, Chair
Linda Greck, Vice Chair
Donald Burgess
Christina Pellicane
Paul Greenbaum
Kathy Cox
Wayne Arnold

MEMBERS ABSENT

Toni Webb
Tim Lee

STAFF AND GUESTS PRESENT

Phillip Holste, Program Manager
Councilmember Susan Starkey
Karen Stenzel-Nowicki, Silver Lakes Park
Barbara Hartmann, Recording Secretary, Prototype, Inc.

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1. ROLL CALL

Chair Steward called the meeting to order at 7:42 p.m. Roll was called and it was noted a quorum was present.

2. INTRODUCTION OF NEW OSAC MEMBER – WAYNE ARNOLD

Chair Steward announced a new member to the Board, Wayne Arnold. Mr. Arnold introduced himself, noting he has served on the Open Space Advisory Committee in the 90's, and was Vice-Chair. He has been a member of the Site Planning Board and Child Safety Board, among others.

3. CHAIR'S MESSAGE

Chair Steward announced she is resigning from the Open Space Advisory Committee this meeting, as she is moving in two weeks. She mentioned she has been honored and privileged to serve on the Committee since 2000 and Chair since 2004. She thanked everyone for being dedicated members of the community, noting they are the only Committee that has not had to cancel a meeting in years due to lack of quorum.

She reported that she met with Councilmember Starkey and Councilmember Hattan. Councilmember Starkey wanted to remind the Committee she still has quite a bit of money left in her bond fund and has some issues she would like to resolve. The most important issue is finishing the trail connection between Indian Ridge Middle School out to and joining SW 14th St at 130th Ave. She wants to ensure that the open space between SW 14th St and Flamingo Rd is developed into a quiet area. She also wants to address the SW 26th St and Flamingo Rd area, development of the Devine Parcel, and the dog park. Councilmember Starkey is also checking into prices for a pedestrian (including horses and bicycles) bridge across the canal between Orange and Griffin. Councilmember Hattan expressed that her most important priorities are the Old Davie School, the skate park, and dog park.

4. ELECTION OF CHAIR

Chair Steward opened the floor for nominations for Chair.

Nomination by Vice-Chair Greck, seconded by Mr. Burgess, to nominate Ms. Cox for Committee Chair.

Ms. Cox wanted to make sure it was alright for her to be Chair as she is not a resident, and Mr. Holste informed her that as long as she was a voter it was permissible.

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

5. ELECTION OF VICE-CHAIR

Chair Steward opened the floor for nominations for Vice-Chair.

Nomination by Ms. Pellicane, seconded by Ms. Cox, to nominate Ms. Greck for Committee Vice-Chair. In a voice vote, the **nomination** was passed unanimously.

Motion by Mr. Arnold, seconded by Ms. Pellicane, to close the nominations for Vice-Chair. In a voice vote, the **motion** passed unanimously.

The Committee applauded Ms. Steward for her tenure, noting the Committee accomplished a lot under her leadership.

6. APPROVAL OF MINUTES

6.1 April 26, 2010

Motion by Mr. Arnold, seconded by Vice-Chair Greck, to approve the minutes of the meeting of April 26, 2010.

Mr. Arnold withdrew the **motion**, as he was not in attendance at the meeting.

Motion by Mr. Burgess, seconded by Vice-Chair Greck, to approve the minutes of the meeting of April 26, 2010. In a voice vote, the **motion** passed unanimously.

7. LIAISON UPDATE

Mr. Holste passed around copies of his Liaison Update.

Urban Farming Task Force: Mr. Holste did not attend the Task Force meeting on May 12. Chair Cox asked if anyone attended. Ms. Pellicane reported that they tried to figure out exactly what they wanted to do, how narrow versus how broad it would be. They started dealing with specifics, but decided they needed to look at all properties that needed developing to come up with criteria as to what they want to do with different properties.

Skate Park: Vice-Chair Greck was not able to attend the meeting on the 22nd, and wondered if American Ramp Company had built any other skate parks near here, but Mr. Holste did not have any information on that, as he was not involved. He can provide the bid packet, but does not have specifics. Vice-Chair Greck asked Councilmember Starkey if the bid had been awarded, and she did not know. Mr. Holste added it would be considered at the Town Council meeting on June 2, 2010.

Old Davie School Roof and Addition: Mr. Burgess asked if the \$900,000 was referencing the acquisition of the addition. Mr. Holste indicated that this amount covered the improvements on the Addition and Lange Park sites. Chair Cox detailed some of the changes, i.e., redo the entranceway, entrance feature, stabilized parking, outdoor classroom, and wetlands reconstruction.

SW 26th St Trail: Mr. Holste reported that the Weekleys are interested in extending the trail, and they are in the process of a cost assessment of the trail so they can negotiate an agreement with the Town.

Griffin Rd Bridges: Mr. Holste does not think the new bids have gone out yet on the box culverts. He believes they have completed the permitting phase.

Ms. Pellicane asked for edification on the box culvert. Chair Cox explained that basically instead of building a bridge, they extend a culvert. FDOT had originally proposed to expand the road and provide crossings over the canals. They extended the box culverts, but there is close to a 20' drop. Chair Cox said there is a nice, wide easement on the south side of the canal, and where the canals come in, it cuts in. What they will probably do is extend the last culvert out from the road where it has already been extended and fill in the top. Mr. Burgess brought up that they will probably use a similar fabric used on the bridges over the 595 for stabilization. Ms. Pellicane asked if there would be a rail. Chair Cox commented they would have to put something on the water side. Mr. Holste does not have the specs, but indicated he would find out.

Devine Parcel: Mr. Burgess asked if the site plan shows a dog park. Councilmember Starkey reported that Phase 1 has already been completed to the Committee's specs. Phase 3 will include the dog park along with other amenities. She has not seen the final plan yet, and the Committee should be seeing something soon. Phase 2 will finish, which included the trail that opens up and the stabilized basin, removal of trees and other amenities. She took the Committee's recommendation regarding moving the wetland and that will be incorporated. All in all, the project is moving forward and the dog park will be a nice addition to the Town.

8. OLD BUSINESS

8.1 East-West trail from Wolf Lake to Sunny Lake

Mr. Holste explained this project, noting it connects Sunny Lake (on Griffin Rd and the Turnpike) to Silver Lakes Park, and then there will be another trail, running east to west from Silver Lakes, connecting to Wolf Lake. In terms of going north and south from Sunny Lake to Silver Lakes, they are trying to get an easement to build the trail from east to west.

Mr. Holste presented a map of the proposed trail from 58th Ave to Wolf Lake, noting it is entirely within District 2. They are looking at either purchase of land or purchase of easements to complete the project.

Chair Cox commented that there is a bridge at the southwest corner of Batten's nursery that might be used. Mr. Holste pointed out that no matter what property is purchased west of Davie Rd, the canal will have to be crossed.

Mr. Holste estimated the District 2 Open Space Bond balance was approximately \$1.2M.

9. NEW BUSINESS

9.1 SW 14th St Trail – Nob Hill Rd to Flamingo Rd – Joyce Steward

Ms. Steward remarked that this is an important trail because it helps children get to school without having to walk on State Rd 84 and I-595. Currently, children from several communities walk right along the side of SR 84, and there is so much traffic that it is not safe. This is an important trail to focus on now.

The first issue is whether or not the bridge can go across the waterway. Ms. Holste responded that he had pulled the plat and it is possible a trail could fit in along the easements, but it would be a tight fit and they would need to survey the area to identify the exact location.

Councilmember Starkey reported that during the platting process they had put the trail on the west of the I-595/Commerce going up the Bright Rd Canal area. She said the developer has agreed to put a bridge in this location. The Town Council has given the developers an extension in constructing this bridge. Councilmember Starkey would like to move forward on putting the bridge in now and working with the agreement to pay the Town back over time. She wants to get this trail system done as soon as possible as it is a critical safe connection for to get pedestrians off SR 84 during the I-595 construction process.

Councilmember Starkey mentioned also that FDOT is considering east/west transit lines to be put in on the south side. The Town is fighting this idea, as it eliminates more of that area, making it less desirable for trail use. She commented that this is a critical link for a multi-purpose trail in her district. Equestrians would most likely use the portion from Hiatus Rd to Flamingo Rd, but not necessarily from the school to the Hiatus Rd connection. It would connect Fox Trail Elementary, Indian Ridge Middle School, and most of the communities along there all the way to the high school.

Councilmember Starkey also wants to go forward with the asphalt multi-purpose trail from Bright Rd all the way to the west to Flamingo Rd. She noted that the Town denied a developer who had a bond for a traffic light at SW 14th St as the County said a light was not warranted in that location. The Council wanted a traffic light plus a pedestrian/equestrian light, but the Fire Chief wanted that to be a through road. At this time, there is no ability to cross. The pedestrian/equestrian bridge will have to go before the Town Council, and Councilmember Starkey asked for the support of the Committee to keep that moving forward as well. She is asking for four motions: pedestrian/equestrian traffic light at Flamingo Rd, the trail on SW 14th St from Flamingo Rd to Hiatus Rd, Hiatus Rd to Bright Rd Trail, south of the Scarborough development and the pedestrian/equestrian bridge at Bright Rd. This would all come out of District 3 funds and/or reimbursement by the developer. Four different motions are preferable, as each motion will require different actions by different engineers and processes.

Chair Cox first brought up the bridge near Bright Rd. Referring to a map, she showed the Committee where the trail would go. Vice-Chair Greck wondered why the trail jogged north, and Chair Cox answered that it is because of private property.

Motion by Ms. Steward, seconded by Vice-Chair Greck, to ask Town Council to pursue building a bridge over the canal east of Bright Rd as soon as possible.

Motion by Mr. Arnold, seconded by Vice-Chair Greck, to amend the motion to stipulate "bridge or culvert." In a voice vote, the **motion** passed unanimously.

Motion by Ms. Steward, seconded by Mr. Arnold, to pursue completing the link between Hiatus and Bright Rd along the south side of Scarborough and the north side of the drainage canal. In a voice vote, the **motion** passed unanimously.

Vice-Chair Greck asked if there was sufficient width for a multi-purpose trail, and Councilmember Starkey replied there was not, according to multi-purpose standards. Right now it is a maintenance-type easement, and trucks traverse it all the time. She thinks it would be fine if it were asphalted. They need permission from Scarborough for this to go through.

Vice-Chair Greck asked if there would be a guard rail or fencing between the trail and canal. Councilmember Starkey responded that she does not think so, as other trails do not have guardrails. She continued that if she is riding in her car, there are about two or three feet on either side. Chair Cox commented that the N-17 canal is wider and more sloped.

Chair Cox brought up the next section, Hiatus Rd to Flamingo Rd, along the 14th St right-of way, which can be utilized as a multi-use recreational path. Access is already there, and it is just a matter of laying asphalt for sidewalk portion and installing pillars to exclude ATVs.

Motion by Mr. Arnold, seconded by Ms. Pellicane, to complete the section between Flamingo Rd east to Hiatus Rd, as a multipurpose recreational trail. In a voice vote, the **motion** passed unanimously.

Chair Cox raised the issue of the traffic light at SW 14th St, which would have a pedestrian crossing element as well as traffic light. Councilmember Starkey said that although she does not see the need for a traffic light, she does not want to give up the money; she will need to negotiate for release of the bond monies available.

Chair Cox asked Mr. Burgess to clarify the County's process for building bikeways and greenways, and if they provide the mechanism for creating a crossing light. Mr. Burgess responded that the County might provide that through the MPO, but there are changes relating to funding at this point. Chair Cox is interested not only in funding, but whether or not they would allow the Town to do the building. Councilmember Starkey remarked that it does not meet the traffic warrants, which is why the developer pursued trying to get his bond refunded. The traffic warrants only apply to cars, not pedestrians.

There was a discussion about the potential for getting the light installation accomplished, and Councilmember Starkey acknowledged it may take up to three years.

Motion by Ms. Pellicane, seconded by Vice-Chair Greck, to pursue a crossing light at SW 14th St and Flamingo Rd. In a voice vote, the **motion** passed unanimously.

Chair Cox brought up the SW 14 St trail on west side of Flamingo Rd to SW 130th Ave. Councilmember Starkey reiterated that her first concern is getting the children off SR 84, but eventually a culvert at SW 130th Ave would be great. She said she would see if Mr. Holste could start putting maps together to continue it all the way to the west. Chair Cox said it could just be a culvert crossing at SW 130th Ave. There would still be a bike section from SW 130th Ave to the jog line where there is no bike path. Councilmember Starkey informed the Committee that there is going to be a fire station there, which indicates a light would be installed at that location. Councilmember Starkey said the crossing could be explored, but does not want to pursue funding at this time.

Ms. Pellicane asked if Safe Routes to School money could go toward something like this, and Mr. Holste remarked he had looked into it recently and it is highly unlikely, but they could always submit a request. Councilmember Starkey also thought it might take too much time to go through the process with no guarantees.

Vice-Chair Greck reminded the Committee about their interest in the N/S trail through Harmony Lakes, and mark it as a future trail, paying attention to parcels that have their property lines in the middle of the canal.

9.2 Flamingo Rd Open Space Parcels – SW 14th St and SW 26th St – Joyce Steward

Ms. Steward noted that Flamingo Rd Open Space at SW 14th St parcel is unused open space. There is still bond money there, and it is designated for a quiet little open space.

Councilmember Starkey expanded on that by saying that the open space parcel is already owned and it is her goal to utilize it in the future as a place for benches, a

shelter, and so forth. They want to move some of the Devine Parcel trees onto this site to fill it in a little more. The site is on the Broward County Greenways and Trail System as a connector. They have obtained estimates from Mr. Diez to fence it in with neutral tones, as they did on the Flamingo Rd Open Space at SW 26th St parcels.

There was a discussion about having a butterfly garden, nesting areas for migratory birds, and a gazebo. These projects could be undertaken by volunteers.

Motion by Ms. Steward, seconded by Ms. Pellicane, to pursue minor development of the Flamingo Rd Open Space at SW 14th St parcel with some fencing similar to the SW 26th St parcels, add some trees from the Devine Piece and to possibly consider adding a butterfly garden or benches in the future. In a voice vote, the **motion** passed unanimously.

Vice-Chair Greck was wary of spending too much money moving trees, and Councilmember Starkey assured her they were not considering moving the Royal Palms, which cost \$600 apiece.

Chair Cox moved on to the SW 26th St parcels; the first part being Owl Park. Ms. Steward mentioned the southern piece which already has a fence, but could use the same type of amenities just suggested for the SW14th St parcel. Councilmember Starkey brought up some recent developments: the Town would install a sidewalk, a scout working on his Eagle badge offered to build a vita course. Money is needed for the shelter, asphalt, and bike and horse hookups. There will be no parking.

Motion by Ms. Steward, seconded by Mr. Arnold, to look forward with the development of the Flamingo Road Open Space at SW 26th St, southern parcel including amenities such as a vita course, and pavilion. In a voice vote, the **motion** passed unanimously.

9.3 Silver Lakes Park

Chair Cox mentioned that Silver Lakes is the parcel right across from the Seminole Hard Rock Casino; the Town has leased that property for a number of years. She referred to the lease agreement provided by Mr. Holste. She thinks that the property should be acquired. It is basically a rock pit with a little bit of land. The people living on the side assume the lake is theirs; however, if the Town could acquire the property with funds left in the Open Space Bond, it would be something to pursue.

Ms. Stenzel-Nowicki entered for the record a cover letter (4 pages) and 21 pages of documents from both the State and Town regarding this issue. The lease was a means to an end; the property was not meant to be leased perpetually. The Town of Davie has expressed interest in acquiring the parcel since 1993, and it has been on the State's surplus land list for years. The Town can request that the property be conveyed to the

Town for no consideration, or for less than fair market value. FDOT would need a statement that the Town will use the land for public purposes only. Another method would be the purchase at fair market value based on appraisals, a process which is more complex.

In 2006, the State did not want to move forward, as they were using Silver Lakes for drainage, although that point is now moot. Ms. Stenzel-Nowicki advocated acquiring the property as protection from further expansion of the Turnpike and further expansion of the Seminole Tribe. This parcel is the only buffer between the Turnpike and the Seminole Tribe of Florida's gaming operations. Nearby families and property owners are respectfully asking for the Committee's support moving this forward to the Town Council. Ms. Stenzel-Nowicki offered her expertise in assisting however she could.

Chair Cox asked Mr. Holste if they could pursue this from a surplus standpoint. Mr. Holste replied that he has contacted FDOT in the past about this property. There was a drainage consideration in the past, and the Town could agree to put a perpetual drainage easement over the entire property, stating they would never develop it. Looking at property appraiser records, the market value was \$843,000 for the whole 40 acres.

Ms. Stenzel-Nowicki offered the name of Jack Leonard, an attorney, as a contact concerning the Turnpike.

There was a discussion about the drainage issue, with Chair Cox noting that she does not think that is a problem.

Ms. Pellicane was curious if there would be any maintenance issues involved. Councilmember Starkey responded that it has been used as a park for years.

Chair Cox said she thinks they should acquire it first and work out the issues later.

Mr. Holste, noting he takes direction from Administration, remarked that he has been directed on and off the project several times, and he doubts they can get the property for free. He will contact Mr. Leonard and the District 4 office.

Vice-Chair Greck brought up the issue of a trail in that area, which has been previously discussed. She would like to see that included in discussion of this parcel. Ms. Stenzel-Nowicki commented that due to the conservation easement on the wetland preserve, a trail would not be possible in that location. However, there is a proposal for a trail to go through Davie Estates, between SW 58th Ave and SW 61st Ave. Another connectivity recommendation was the east/west FPL easement.

Vice-Chair Greck emphasized that she is looking at a broader use of the property, and an access point. Ms. Stenzel-Nowicki informed her that there is fishing, a boat ramp, a walking trail and horseback riding.

There was a short discussion on the Everglades Pipeline and its relationship to the parcel.

Motion by Mr. Greenbaum, seconded by Mr. Burgess, to ask the Town to pursue or renew its pursuit of the acquisition of the Silver Lakes Property from FDOT through the surplus property program. In a voice vote, the **motion** passed unanimously.

Vice-Chair Greck expressed concern that the property seems restricted in access and would like to see additional access included in whatever they pursue. Ms. Stenzel-Nowicki agreed, but cautioned her about the conservation easement on the Berman Preserve and other problems regarding serious code violations and use of residential property. Every little bit they can get on the east side of Town will be appreciated. Vice-Chair Greck said the Committee is committed to projects on the east side, but Ms. Pellicane said the Committee is limited in their scope and asked for Ms. Stenzel-Nowicki's assistance.

10. SUBCOMMITTEE REPORTS

Chair Cox said perhaps she would be a subcommittee of one on the Silver Lakes Project.

11. AGENDA ITEMS FOR NEXT MEETING

Vice-Chair Greck confirmed that the conservation easements will be on the Agenda for the next meeting.

Chair Cox proposed setting a list of goals/items the Committee wants to pursue over the year. Ideas can be forwarded to Mr. Holste.

Vice-Chair Greck asked Mr. Holste to make sure there is an update on the emergency trail safety markers. He commented that he spoke with Mr. Oyler, who has a design to show him. Mr. Oyler suggested something like a horse on a pole. Chair Cox commented those types of decorative signs disappear. Chair Cox recommended something not too expensive and not particularly attractive. Nice signs disappear from the horse trails in about three years' time.

Ms. Pellicane offered having an initial marker at the entrance to the trail, and have it be "bare bones." Mr. Arnold suggested that the markers be understandable to novices.

Ms. Steward brought up the issue of new trail maps. Perhaps the maps could have markers that coincide with the ones actually on the trails.

12. COMMENTS AND/OR SUGGESTIONS

Chair Cox mentioned information she received from the Greenways and Trail Council for State of Florida, a piece about recognizing the economic value of trails showing that trails are good for the Town and good for business.

Mr. Arnold commended Chair Cox for her contributions and those of other Councilmembers in the past for paving the way for the trails they now have.

Motion by Vice-Chair Greck, seconded by Ms. Pellicane, to adjourn the meeting at 9:48 p.m. In a voice vote, the **motion** passed unanimously.

Approved



Chair/Committee Member