

**TOWN OF DAVIE  
OPEN SPACE ADVISORY COMMITTEE (OSAC)  
MONDAY, APRIL 26, 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  
Toni Webb  
Paul Greenbaum (arr. at 7:41 p.m.)  
Kathy Cox  
Tim Lee

**MEMBERS ABSENT**

None

**STAFF AND GUESTS PRESENT**

Phillip Holste, Program Manager  
Brigitte Chiappetta, Recording Secretary, Prototype, Inc.

**MOTIONS INDEX**

<b>Approve February 22, 2010 Minutes.....</b>	<b>Page 2</b>
<b>Approve March 22, 2010 Minutes.....</b>	<b>Page 2</b>

**1. ROLL CALL**

Chair Steward called the meeting to order at 7:39 p.m. Roll was called and it was noted a quorum was present.

**2. APPROVAL OF MINUTES**

**2.1) February 22, 2010**

Mr. Holste commented that he spoke to Dennis Andresky, Parks and Recreation Director, and he did not have any substantial additions to the February 22, 2010 minutes. He said that they have Dr. Scott's notes and his PowerPoint presentation.

Ms. Pellicane had a question pertaining to the last paragraph on page 2, where Dr. Scott speaks of organics. In the following sentence, the word "are" should be "area":  
"Organics cannot be done in a closed are due..."

Also, at the bottom of page 7, Ms. Pellicane had a question about Mr. Chiari's comment, "There is a limit now that council members only are supposed to appoint one person per board." Mr. Holste recommended striking that sentence, as it is not clear if there is an actual rule on that.

**Motion** by Mr. Burgess, seconded by Ms. Pellicane, to approve the minutes of the February 22, 2010, meeting as amended. In a voice vote, the **motion** passed unanimously.

## **2.2) March 22, 2010**

Mr. Holste indicated that language was added during the Devine Parcels discussion to indicate that OSAC visited the potential dog park site prior to the meeting.

Mr. Burgess asked if it was permissible for Ms. Cox to make or second a motion regarding the minutes if she was not at the meeting. It was noted that it was probably alright, but perhaps someone could offer to second it in case it was ever questioned.

Chair Steward commented on a sentence on page 13 about her sending an email to the Councilmembers.

Ms. Pellicane noted that on page 5, on the third bullet point down regarding infrastructure, she did not understand the intent of the point. Ms. Cox clarified that they were looking at maximizing use of the property. If they improve the drainage, they do not have to dig up the property to redevelop. Underground drainage would allow maximum use of the property on Davie Road. The following wording was suggested for the third bullet point: "To allow maximal use of property on tax rolls."

Mr. Burgess noted on the top of page 8 that Mr. Chiari referred to "Mr. Bergeron." Mr. Burgess suggested clarifying who the person is. They suggested calling him "Ronald Bergeron, a concerned citizen."

**Motion** by Mr. Burgess, seconded by Ms. Cox, to approve the minutes of the March 22, 2010 meeting as amended. In a voice vote, the **motion** passed unanimously.

### **3. LIAISON UPDATE**

Mr. Holste reported as follows:

- Sunny Lakes is still in the design phase because the Central Broward Water Control District is requiring a wetland around the lake. The town is working with consultants to prepare a schematic design and identify the estimated costs for constructing the littoral area. This is delaying the project. He pointed out that the wetland area was included in the original park site plan. Vice-Chair Greck wondered how far it would go around the lake, and Mr. Holste was not sure. Mr. Holste added that they are also repairing the sea wall along the canal bank that leads next to the house.
- Griffin Road bridges: They are changing from bridges to concrete box culverts to reduce construction costs, and it will have to go out to bid again.
- Majestic Groves Trail: This is an ongoing code enforcement action. The property owner wants to ensure that the fence is removed simultaneously with the town's installing of the new fence. Mr. Holste considers that a reasonable request, considering the owner has had three break-ins. Vice-Chair Greck wondered what happened to the interior fence that was there and whether replacement of that has been discussed. Mr. Holste has not discussed it with the owner but he seems amenable to working with the Town, and they want to try to find a solution where everything gets done at the same time. This will mitigate any security issues. Obviously, the owner should be responsible for putting the fence back up, since he took it down. Vice-Chair Greck reiterated she does not want the owner to suffer any security issues.
- Liberty Park. The project is going out to bid at the end of April. Hopefully construction will begin in summer or fall.
- Linear Park. They are still working on adding the trail warning signs, and it is taking longer than expected. They have been working with SFWMD to get them added.
- Sunshine Law Video. Mr. Lee, Mr. Greenbaum, and Ms. Cox have to view the video. It is a 27-minute video and after viewing, they must sign the acknowledgement form that they have viewed it.
- Voter registration. The only "real" requirement to be on this Committee is to be a registered voter. If anyone is not, he asked them to contact him for the forms.
- Elections. At the next meeting, the Committee will be electing its Chair and Vice-Chair.

- SW 26<sup>th</sup> Street Trail. Town staff will be meeting with the Weekleys on Monday to hopefully reach a conclusion on the SW 26<sup>th</sup> Street Trail. The current plan requires the owner to construct a sidewalk on the north side of SW 26 Street between Peaceful Ridge and Frontage roads. He hopes to have it resolved by the next Town Council meeting, to be held May 5, 2010.

#### **4. OLD BUSINESS**

##### **4.1 Open Space/Parks/Trails Guide – Braulio Rosa**

Chair Steward announced they will hold Agenda Item 4.1 in abeyance because Mr. Rosa was not yet present.

##### **4.2 Urban Farming Initiative Task Force – Appointment of OSAC Members**

Chair Steward reported that the Town Council adopted a resolution wherein each committee is supposed to appoint two members and an alternate. Ms. Pellicane and Ms. Webb expressed interest in volunteering. Mr. Greenbaum offered to be the alternate. Mr. Holste commented that all the boards and committees would have their appointments by the end of the week. They hope to have the first meeting May 5 or 12, 2010.

Chair Steward mentioned that she read a nice article about farmers' markets and she made it available to the group. She mentioned that the market that just opened in Plantation only took a year to get ready.

##### **4.3 Conservation Easements**

Mr. Holste said he had nothing to report at this time, but will have a report ready for the next meeting. Chair Steward mentioned the Huck Liles property as the most "threatened."

#### **5. NEW BUSINESS**

##### **5.1 Devine Parcels Site Plan**

Mr. Holste pointed out that there are "no big surprises" on the western part of the property where the dog park will be. It is north of the retention pond number one. There are parking spaces on the south side. Mr. Holste noted that the site plan they are looking at does not show the dog park, because it was drawn up earlier, and also the

Town Council has not yet designated it as a dog park. Ms. Webb asked who did the map and Mr. Holste said it was made by R.J. Behar, a consulting firm. Ms. Webb asked about the location of the horse shelter, and Mr. Holste responded that they are trying to connect the Peaceful Ridge Trail on the east side of the property with the trail on Frontage Road. Last year, the Town Council directed staff to come up with a conceptual plan for the property with passive uses.

Mr. Lee commented that the District 3 Councilmember wants to move the trees as fast as possible into locations in District 3. Vice-Chair Greck commented she had hoped to replant them to the Imagination Farms Trail, as it needs shade, and she was disappointed that all the trees are going to District 3. Ms. Cox said that she is of the understanding that the rest of the Town may get some of the trees if they do not find locations for all of them in District 3.

Mr. Holste said they plan a gazebo on the western side of the ponds, with trails running through the area.

Chair Steward wondered why there has to be so much water there and Mr. Burgess suggested they are dry swales that hold rainwater. Usually a water pond has to be 100 feet across, and it is not that large.

Mr. Burgess expressed concern about dogs having access to the water and hoped it would not be accessible. There was a discussion about barriers around the dog park, visual and physical. They did not want the dogs to hide behind a vegetative barrier and then "ambush" the horses, so vegetative barriers would not work. They did not want the dog park right next to the sidewalk. It was noted that it might be best to keep it open. Mr. Holste mentioned it will be a very tight space, as the dog park will be 1 to 2 acres, and there are about 4 to 4.5 acres left for the rest of the amenities.

Ms. Cox wondered if the retention area could be moved next to the road, thus making more room for the dog park. Ms. Pellicane suggested putting the retention pond up by the horse trail. Some members liked it on the north side; and some liked it on the south side, with the parking on the north, as that is already stabilized. Mr. Holste pointed out the U-shaped entrance.

Mr. Burgess asked if there was a connection between the ponds and the other waterways. Mr. Holste said there is a drainage ditch on the western boundary. He said that on the east side, there will be a trail and landscaping. There is a 5' sidewalk running throughout the property, with a 10' landscape buffer. There is also the 20' wide gravel road.

Vice-Chair Greck asked what the rough acreage is for the tree area, and Mr. Holste replied it is about 3-4 acres. Mr. Holste does not know what is planned for that area. At this point it is overgrown with about 2500 trees and not maintained. Mr. Lee commented they will probably take about one half of the trees out and utilize the rest, perhaps as an active nursery for the Town.

Ms. Cox remarked that she likes the idea of the retention pond on the north side between the sidewalk and the squared off raised area. Mr. Holste commented that they could probably connect the drainage, so that should not be a concern. Ms. Cox said that plan would provide a space buffer between the dog park and horses.

Chair Steward asked how people would get into the stabilized parking area. Mr. Holste replied that that area would be lost and they would have to park on the south side. He noted that dog parks do not need a lot of parking. Ms. Cox inquired if they could stabilize around the cul de sac and use that for stabilized parking. Mr. Holste said there would be an asphalt driveway around there and he does not know if they could use it, but he can ask. Also, Ms. Webb asked if they could park on the frontage road and Mr. Holste replied it would not be safe on a day-to-day basis.

There was a short discussion on Markham Park, how many dogs they get there, and how many parking spots they have. The Committee members did not think six parking spaces would be enough. They suggested 25-30 spaces.

Chair Steward said the engineers will have to work with the plan. The two main points the Committee wants to convey are: 1) the separation between the dog park and the equestrian area, and 2) moving of the retention area.

## **6. SUBCOMMITTEE REPORTS**

Chair Steward asked what is happening with Griffin Road. Ms. Cox mentioned that she uses the trail "all the time." She said she spoke with the Weekleys and they have issues with Southwest Ranches and are not doing anything. She mentioned she broached the topic with Mr. Bergeron but it has not progressed. There are many entities involved, which make it complex.

Vice-Chair Greck was curious if there might be grants available for that. Mr. Holste replied that it is a very small area. He does not see how the Town could spend money for something outside the Town boundaries, but he would defer to an attorney on that. Ms. Cox maintained that it would be important because it would connect the Ivanhoe neighborhood to the rest of the Davie system. Mr. Holste asked to see it in person. Ms. Cox added that when a major connector is being made (between Ivanhoe and Davie)

and where there is no other way for them to connect, that that scores big points in a grant. Mr. Holste emphasized that to qualify for the State Recreational Grant Program, the area need to be a dedicated trail easement.

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

Ms. Cox asked to bring up two items: the first is the 14<sup>th</sup> Street trail connector between Hiatus and Nob Hill. Chair Steward said there is bicycle/footpath there, but nobody can use it. The “warehouse people” put it in. It needs a bridge before approaching the electronic gate going into the entrance to Park City. She described the route one could take. It is accessible to Indian Ridge. It serves only a few homeowners at this time and goes to a middle school.

Vice-Chair Greck contributed that if it became an established trail/path to the school, perhaps the school would work with the gates, so that they would operate with the rest of the school gates. Her concern is to get the kids off of SR84, but she likes the idea of a bridge between Harmony Lakes and Park City, so they could feed from both areas. Chair Steward said it is all private property there. It is a nice wide trail but it does not service anyone.

Ms. Cox emphasized that linkages are really important in making the open space work for people.

Vice-Chair Greck suggested if they could do it at 14<sup>th</sup> Street, and try to work up the canal further to the north, that heading north on the west side of the canal is already designated as a future trail. She continued that Councilmember Starkey has money left and perhaps they could approach some of the homeowners and see if they would like that type of trail by the canal.

Mr. Holste has been asked to prepare a CIP sheet for a connector between Flamingo and this trail, and he will bring it to the next meeting.

Ms. Cox 's second item for the next meeting is Silver Lake, noting that the Town leases it and she had heard something about the DOT selling it off. Mr. Holste had not heard anything like that. He said there were residents who had wanted to buy it in the past, but staff was never directed to pursue acquisition.

## **8. COMMENTS AND SUGGESTIONS**

Ms. Webb asked how she would be notified of the Urban Farming Task Force meeting, and Mr. Holste answered that he would notify them. Chair Steward asked Mr. Holste to report if there was a meeting of the Task Force before the Committee's next meeting. She will put it on the agenda for next month.

## **9. ADJOURNMENT**

There being no further business to come before the Committee at this time, the meeting was adjourned at 8:40 p.m.

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Approved

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Chair/Committee Member

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