

**TOWN OF DAVIE  
WETLANDS AND ROBBINS LODGE WORKSHOP  
NOVEMBER 6, 2013**

**1. PLEDGE OF ALLEGIANCE**

The meeting was called to order at 4:32 p.m. and was followed by the Pledge of Allegiance.

**2. ROLL CALL**

Present at the meeting were Mayor Paul, Vice-Mayor Caletka and Councilmembers Hattan, Luis and Starkey. Also present were Town Administrator Lemack, Town Attorney Rayson and Town Clerk Muniz recording the meeting.

**3. DAVIE WETLANDS PARK**

Intergovernmental Affairs Manager Phil Holste gave a brief history of the property and the stipulations of the wetland mitigation agreement with Home Dynamics. Mr. Holste said Home Dynamics was moving forward with their project on Hiatus Road, and the site plan had been modified to include significant on-site mitigation, so they had approached the Town about modifying the existing agreement. He informed Council that Florida Communities Trust (FCT) and Broward County had given preliminary approval to reduce the wetlands from 82 acres to 15 acres at the park.

Mr. Holste described three options:

- Develop the area as originally planned
- Construct a 15-acre wetland and redesign the site
- Sell the property

Mr. Holste stated there was concern about the original option because the perpetual maintenance fund might not be sufficient and the Town could become responsible for the maintenance. The second option would require final approval from the granting agencies after the site was redesigned. They would also need to modify the agreement with Home dynamics. The third option would require removal of restricted covenants that FCT and Broward County had on the property and they must be repaid, with interest. Deed restrictions would be included in any sale of the land to be compatible with surrounding uses.

Councilmember Starkey felt that selling the land would set a bad precedent and was concerned that the Town would owe the agencies even more than they had contributed. Mr. Holste was unsure if the Town could owe the agencies more than principal plus interest. Councilmember Starkey remarked that the State was selling surplus land and FCT was pushing back, so she wanted to discuss the possible sale with FTC. She added that nearby residents had an expectation for the property to remain park land.

Mayor Paul wanted additional information on option two and she felt that they could use this property for the open space overlay and develop it into a low-density equestrian community. Mr. Holste said additional amenities could be included on the remaining acreage on the site if they chose option two, or the 65 acres could remain open space. Councilmember Luis stated residents in the area did not seem “sold on the wetlands” and wondered why they should not have more equestrian-based development there. Councilmember Luis said he was open to any options but did not favor any just yet.

Mr. Lemack asked for direction from Council. Council wanted to know whether FCT and Broward County would consent to the sale of the property. Council did not object to reducing the size of the wetland. Mr. Lemack agreed to discuss a possible sale with FCT and Broward County and continue discussions with Home Dynamics.

**4. ROBBINS LODGE RENOVATIONS**

Parks and Recreation Director David Flaherty stated they wanted to place a mobile home near the entryway in the park to house an officer for security.

The meeting was adjourned from 5:05 until 7:44.

Mr. Flaherty showed the proposed location for the mobile home and explained that the idea was to locate the mobile home where park visitors would see it upon entering. The mobile home that was currently on the site could be moved to the Public Works compound on Pine Island to provide additional storage and office space.

Mr. Lemack explained that planned improvements in the park would result in increased activity, warranting the additional security. He felt locating an officer here would provide significant crime deterrence. Mr. Lemack recalled that they wished to utilize the park for additional events that served alcohol and the presence of an officer was required for that. He confirmed that the Police would purchase the mobile home and be responsible for utilities. Vice-Mayor Caletka suggested the Town could contribute to the cost of a nicer mobile home that would resemble the lodge.

Mr. Flaherty remarked that the Halloween event had been a huge success and he anticipated the park and lodge would be used for larger special events.

Mayor Paul thought the best use of the mobile home would be for a maintenance person for the park and she did not feel a police officer would perform such tasks. Mr. Lemack pointed out that Public Works had maintained the park without someone residing there. Director of Public Works Mark Collins stated there was one employee assigned to maintain the park and crews assisted for larger projects.

Councilmember Starkey objected to locating the mobile home close to the entrance because it would interfere with the view and she felt park activity could disturb the officer. Councilmember Hattan did not feel the map was an accurate representation of the location. Mr. Lemack noted there were other options for the location and he could bring these back to Council, but if utilities needed to be relocated to another site, costs would increase.

Mr. Flaherty said staff proposed renovations to the lodge to bring it up to ADA standards and current codes and would utilize insurance proceeds for funding. He showed photos of the current lodge and described proposed changes to the kitchen, hallway, outside walkway, signage and patio area. Mr. Flaherty said the project was in the FY 2014 capital budget and work would be completed by February next year.

Mayor Paul supported the lodge improvement, provided they had the funding. Councilmember Starkey agreed the improvements were needed. Council had consensus for the lodge improvements to move forward.

**5. ADJOURNMENT**

There being no further business to discuss and no objections, the meeting was adjourned at 5:03 p.m.

Approved \_\_\_\_\_

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Mayor/Councilmember

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Acting Town Clerk