

**TOWN OF DAVIE
OPEN SPACE ADVISORY COMMITTEE (OSAC)
MONDAY, AUGUST 15, 2011 – 7:30 P.M.
ROBBINS LODGE, MAIN HOUSE
4005 HIATUS ROAD, DAVIE, FLORIDA**

MEMBERS PRESENT

Kathy Cox, Chair
Linda Greck, Vice Chair
Wayne Arnold
Donald Burgess
Donna Evans (arr. 7:40 p.m.)
Christine Pellicane
Mark Sierens

MEMBERS ABSENT

Paul Greenbaum
Mary Pence
Toni Webb

STAFF AND GUESTS PRESENT

Judy Paul, Mayor
David Quigley, Planning and Zoning Manager
Amanda Lebofsky, Prototype, Inc.

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1. ROLL CALL

Chair Cox called the meeting to order at 7:32 p.m. Following a roll call, it was determined a quorum was present.

2. APPROVAL OF MINUTES

2.1 June 27, 2011 Minutes

Mr. Burgess noted the following changes:

- p. 2 in the 1st sentence of the 2nd paragraph under Sunny Lakes Bird Sanctuary, the sentence should read, "Mr. Pursell said they are in the process of getting the roadway base approval."
- p. 5, 2nd sentence of the 2nd paragraph under Item 4.5, should read, "He also suggested working with Signature Grand to try to offset their emissions by contributing trees to Town properties."
- p. 5, 4th paragraph, change the word "hotel" to "facility."
- p. 6, 1st full paragraph, 2nd sentence, change the word "hotel" to "facility."
- p. 7, 4th paragraph, 3rd sentence under Item 5.2, "Central Broward East" should be [Central Broward Water Control District].

Chair Cox noted the following:

- p. 4, last paragraph, add “the resident” in parentheses after the second “she.”

Motion to approve the minutes by Mr. Arnold, seconded by Mr. Sierens, to approve the minutes of the June 27, 2011, with the stated revisions. In a voice vote, the motion passed unanimously.

3. LIAISON UPDATE

Mr. Quigley presented the Liaison Update, since Mr. Holste could not attend the meeting.

Sunny Lake Bird Sanctuary. All of the amenities for the passive work are installed. The next step is Phase II of the passive park. The remaining drainage needs to be completed, as well as the asphalt drives, parking, landscaping and cleanup.

14th Street Trail. The culvert is being installed. The design of the 130th Street Bridge is approximately 95% complete. As preliminary approval from Central Broward Water Control District goes to 100%, it can be put out for bid. The section of the trail behind Scarborough was pending resolution of residents' complaints. All other sections of the trail are complete.

United Ranches Bridge over C-11. The design is 75% complete, and has received approval from the South Florida Water Management District. As soon as it reaches 100% approval, it can go out for bid.

C-11 Equestrian Trails. This item is on the Central Broward Water Control District Board agenda for August 24 for approval. As soon as this is approved, it can go out to bid.

Old Davie School Addition. There is a pre-construction meeting scheduled for August 15, and the contract after that will begin mobilizing for construction.

Devine Parcels. The design is complete and ready for submittal to Central Broward Water Control District. This will most likely be submitted the week of August 22. After that, it will go out to bid. Mr. Burgess asked if the design include a dog park, and Mr. Quigley said he did not know, but could find out.

4. OLD BUSINESS

4.1 Sunny Lake Bird Sanctuary

Chair Cox noted that the item of removal of exotics would be put on the agenda for the next meeting.

4.2 Draft Declaration of Restrictive Covenants - Pine Island Park

Mr. Quigley reported that the electronic file (the DRC for Pine Island Park) was lost and will have to be redone. Chair Cox said she might have a hard copy that Mr. Holste could use. Mr. Burgess said he has an electronic copy that was current before the last meeting, but may not reflect any changes that occurred at the meeting. He will email it to Mr. Holste.

4.3 Draft Declaration of Restrictive Covenants – Westridge Park

Mr. Quigley said that it is ready for a motion, unless there are more changes.

Chair Cox mentioned that they had specified “no farming and no gardening” for the area. She wondered if that would preclude trying to re-habitat some of the under-story that is in the Oak Hammocks. Mr. Burgess remarked that there is a grant program (Partners in Preservation) through Broward County, which the Town has utilized for other areas. He affirmed that could be done in the Westridge Park area, and the grants go up to \$50,000. Mr. Burgess explained that when they specified no farming and gardening, that was more out of concern for archaeological and geologic aspects of the Park. He believed that restoring the native vegetation should be fine. Mr. Sierens recalled they had a discussion about this topic (Florida species versus the exotics being planted) at the last meeting.

Mr. Burgess had one addition to the title of the document, to include the name of the park: “Declaration of Restrictive Covenants for Westridge Park in the Town of Davie, Florida.”

Motion by Mr. Burgess, seconded by Ms. Evans, to approve the Declaration of Restrictive Covenants for Westridge Park, as amended. In a voice vote, the motion passed unanimously.

4.4 Urban Farming Joint Task Force

Mr. Quigley stated that there are two issues related to the Task Force: a plan for the Collins Park trail layout, and locations for the Town Nursery. He directed the Committee’s attention to the handout: Item 4.5 – Governor Leroy Collins Park Site Plan. He mentioned that he also had aerial photographs available.

Chair Cox was curious if the grazing pasture was 40 acres, as she thought that was a lot. It was noted that the cross-hatched area is not in the park.

Mr. Burgess wondered if the people who prepared the site plan had contacted the Friends of the Farm Park to ensure consistency. He added that the Friends of the Farm Park had an individual (Sheldon McCartney) who was also preparing a site plan, pro bono. Mr. Burgess understood that Friends of the Farm Park were supposed to be helping get the amenities on site. He continued that he had learned that the Mayor had met with the Agricultural Advisory Board to try to get feedback on the site plan. He said the theme was supposed to be the Davie Farm Park and he wondered if they were also reviewing their element of the site plan.

Mr. Quigley relayed that the thought seems to be to have the Nursery in central or eastern Davie. Mr. Burgess said he would not push for the Nursery to be at Collins Park.

There was a discussion about the impact of multiple farmers’ markets in the community, with the observation being made that they could serve different areas.

4.5 Governor Leroy Collins Park Site Plan

Mr. Burgess thought they were supposed to look at #18 and #19, which notate the existing equestrian trail and the existing recreational trail respectively. Those are two components of the Urban Farm Initiative which are directed for the Open Space Committee.

Chair Cox said there is no recreational trail inside the park boundaries at this point: the trail is on the east side of the road. The equestrian trail is on the west side of the road. She wondered if there would be room for a recreational trail on the west side of the road and if it was needed. There is a canal west of the equestrian trail. Chair Cox expressed concern that the recreational trail would be right down the middle of the equestrian trail.

Vice Chair Greck remarked that some time ago, the Committee established the trail widths. Chair Cox agreed that they were established, but it is not being followed, particularly on 14th Street. Chair Cox said they should bring that up. Mr. Burgess thought that the existing recreational trail (#19) is the sidewalk on the east side of Shotgun Road (154th Avenue), then there is a road, a grassy area, #18 (existing equestrian trail), then the canal and then the park. Mr. Siemens noted that #17 (the new recreational trail) moves out parallel to #18. Chair Cox recommended getting an enlarged view of the area before recommending anything.

Mayor Paul commented the document they are looking at is a conceptual plan, for which Mr. Evans has volunteered to do the actual site plan. She said she took the plan to the Agricultural Advisory Board, and it will also go to the Parks and Recreation Advisory Board for comments. Mayor Paul noted this was consistent with the other plan.

Vice Chair Greck was concerned that the trail was too narrow, the distance between the two trails was too small, and the distinction was not clear between the two trails.

Mr. Sierens thought the new recreational trail dead-ended at the observation post, and if people are riding bikes, there is a potential for collisions. It was suggested that the trail could circle back along the road to the parking lot, or go around the backside of the wetlands. Mayor Paul asked the Committee to provide a list of recommendations for Mr. Evans.

Mayor Paul stated that after the Agricultural Board meeting, they broke down the south #3 into #3/30 (research and development). The fields for planting can be used for many different activities, such as teaching. The main reason for the site plan is that in order to get the crops in, they have to do the groundwork and put in the pad and stabilize the ground. There is a windmill for irrigation.

Mr. Burgess asked if the Farm Bureau and the Project Stable have offices there, and Mayor Paul replied that one room in #8 (Educational Center) will be the Farm Bureau office. Project Stable will be in #7 (Equestrian Area).

Mr. Sierens wanted to see the recreational trail extended back around, making it longer, either adjacent to the road or cutting across #3. Chair Cox suggested putting it next to the access road. Mr. Sierens continued that it could head south to #5, and go behind the buildings. Ms. Pellicane thought it would be better to have a bigger loop. Chair Cox remarked that she was not opposed to the bike path alongside the

horse trail, but objected to it going down the middle of the horse trail. Vice Chair Greck said they should use the model for a multi-purpose program. Mayor Paul commented they are looking for donated money, not Town funds. Ms. Pellicane recommended setting the space aside if the money is not currently available. Mr. Sierens suggested that if stabilization was the issue, they could do a bike trail along #15 and then eventually connect it to #22, which goes all the way around. Mayor Paul did not see a problem with that. Chair Cox suggested a bike lane on the road.

There was discussion about adding a mountain bike trail, but it was noted it was not consistent with the park use, and tough on the terrain.

Mayor Paul mentioned that she is adding a bike lane to the service road, rather than a bike path (multi-use) around the equestrian trail. It was decided to try for both. Mr. Quigley confirmed they are referring to a paved shoulder on the entire service road.

Mayor Paul explained that the site plan will not show any buildings, but just show the pad of the equestrian center and the education center. It will provide enough information for the creation of a PowerPoint presentation for the purpose of soliciting donations.

Chair Cox asked Mayor Paul about the construction materials on the road, and she said they will probably start with a rock road, and the final construction materials would depend on the donated materials.

Mr. Quigley noted the consensus of the Committee was to do a paved shoulder, and the Committee needs other details about the profiles and where to put the bike path. Vice Chair Greck added that the specifications should be according to the set standards.

Ms. Pellicane suggested that the trail north of Robbins Lodge and Hiatus Toad would be a good example to use for Shotgun Road, even though the trail is wider along Hiatus Road. She expanded on that by suggesting plantings for separation between the two trails. Mayor Paul asked how wide the standard was for a bike path, and Chair Cox answered it was five feet. The Mayor commented that the separation could be 10-15 feet, and that would be a good place to put trees for shade.

Mr. Siemens wondered if there was a sidewalk on the west side by the horse trail, and it was noted the sidewalk is on the east side of the street.

Vice Chair Greck wondered if it would be permissible to have legacy trees planted in any of the perimeter sections. It was agreed that was a good idea.

5. NEW BUSINESS

5.1 Draft Declaration of Restrictive Covenants – Shenandoah Park

Mr. Burgess said they would be looking mostly at 1(b), (c), and (d). Chair Cox recalled there are lights and a baseball field at Shenandoah, and it is a fairly active park.

Vice Chair Greck brought up Item 2(a), the construction of buildings and so forth. She wondered if there would be more buildings placed on the site without any thought to their restriction. Chair Cox mentioned

there are constant water retention issues and related restrictions which would kick in if more buildings were proposed.

Mayor Paul advised allowing for expansion of the Community Hall. There was discussion about potential expansion, covering multiple stories and building footprint. Chair Cox said she did not particularly regard this park as an open space area. Most Committee members felt that additional restrictions were not necessary.

Motion by Mr. Burgess, seconded by Mr. Sierens, to approve Item 5.1, Draft Declaration of Restrictive Covenants – Shenandoah Park. In a voice vote, the motion passed unanimously.

5.2 Draft Declaration of Restrictive Covenants – Joy Yoder Park

Chair Cox expressed reluctance to take action on this item until Ms. Webb could be present.

Motion by Vice Chair Greck, seconded by Mr. Evans, to table a motion on this item until the next meeting. In a voice vote, the motion passed unanimously.

Mr. Burgess wondered what the exact name of the park was, and he was advised it was “Joy Yoder Equestrian Center at West View Park.”

Ms. Pellicane remarked that the bike path/road in the northwest corner of the park is in “terrible repair.” Ms. Evans added that the sidewalk is also in bad shape.

Vice Chair Greck wondered if there were any bridges crossing the canal, and Chair Cox said that someone would have to “go down and go across” at the subdivision. It was noted that the trail markings on the map show the trail traversing the canal. Mayor Paul said there was a land bridge to the south, and that area was stabilized for horses and horse trailers. However, the HOA overshadowed the horse group, who were eventually chastised for building barns and having horses. It was felt that it was too late to do anything about that situation.

6. SUBCOMMITTEE REPORTS

It was noted that there are no subcommittees at this time.

7. AGENDA ITEMS FOR NEXT MEETING

Chair Cox noted the DRC for Joy Yoder Park, and an update regarding an opening date for Sunny Lake.

Mr. Burgess wondered if there were any additional sites for Restrictive Covenants. Since he prepares the drafts, he wanted to know if there would be new ones to prepare.

Vice Chair Greck requested an update on an ongoing code enforcement issue on the west side of Robbins Lodge.

Chair Cox requested an update on the trail on the west side of the canal by Robbins Lodge.

8. COMMENTS AND/OR SUGGESTIONS

Mr. Siemens commented that he needs more time to read over the minutes and backup material, and did not receive them until the Thursday preceding the meeting. Chair Cox said Mr. Holste would be asked to get the material to the Committee members earlier.

9. ADJOURNMENT

Motion by Vice Chair Greck, seconded by Mr. Siemens, to adjourn the meeting at 9:00 p.m. In a voice vote, the motion passed unanimously.

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

9/26/2011

Approved



Chair/Committee Member