

**PINETREE AREA FOCUS MEETING**  
**FEBRUARY 23, 2006, 7:00 p.m.**  
**PARKLAND CITY HALL**

Vice Mayor Debby Beck called the meeting to order at 7:05 p.m. She explained that she and Commissioner Tracey McGilvray represent the Pinetree area, and they hoped to inform residents about various issues of concern. A question-and-answer period would follow. She invited residents to speak of concerns that were not addressed during the meeting.

Following the introductions of Vice Mayor Debby Beck and Commissioner Tracey McGilvray, the Vice Mayor detailed their respective districts. She indicated she had already met with other communities within her district, and she and Commissioner McGilvray believed there were special issues pertaining to the Pinetree area that were important to cover.

Vice Mayor Beck also introduced City Manager Mark Lauzier and Assistant City Manager Caryn Gardner-Young.

**SAWGRASS WIDENING PROJECT**

Felix Vergara, of Consul-Tech Engineering, stated he was the project manager for the Sawgrass Expressway widening. He indicated that the project included: widening the Expressway from four to six lanes; installation of sound walls in residential areas; installation of median guardrails; restoration of the canal from University to Riverside Drive; installation of new lighting; inclusion of the Intelligent Transportation System; and landscaping of the walled areas. With 14 months remaining in the project, anticipated completion of the project would be April 2007.

Mr. Vergara indicated the contractor was designing the project during construction and acknowledged that the schedule handed out at the meeting could be changed by the contractor. Current work was focused on the eastbound lanes, which should be completed this October; the contractor would then switch to the westbound side. Clearing and grubbing were taking place along both sides of the roadway. Installation of the walls had begun on the south side, and the north side would be completed last.

At resident questions, Mr. Vergara clarified that the sound wall would be located between the roadway and the canal. The contractor would first build all south side walls, and the addition of a second crew would assure that all walls would be constructed by February or March 2007. Four walls of the 22 planned were underway; walls would be located at least four feet from the road right-of-way on Turnpike property, and would range from 14 feet to 22 feet in height to reduce noise. The contractor had the ability to change the sequence of wall installation. Mr. Vergara acknowledged issues with the existing fence, which is not properly located, and owners would be asked to relocate landscaping from the DOT right-

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of-way. He anticipated that, more than likely, the north side construction would progress from the west at Coral Ridge Drive to east. The clearing and grubbing activity was a typical first step in the process.

Landscaping would be placed between the walls and the roadway on both the north and south sides of the Expressway. A typical landscape section was displayed as an example. Canal areas or berms would be located behind the walls and maintenance areas between them would be grassed. Mr. Vergara indicated he would investigate the possibility of landscape installation in the maintenance areas in the terms of the project contract.

At resident complaints regarding the removal of vegetation, combined with the devastation suffered as a result of Hurricane Wilma, Commissioner McGilvray acknowledged that clearing and grubbing was part of the process. She suggested to Mr. Vergara that the design should have been ready to build at the conclusion of that process – not a year or 18 months later – because no buffer existed. Mr. Vergara offered a continuous update on the wall construction, and Vice Mayor Beck suggested posting information to the City's website.

Mr. Lauzier noted that an aerial view of the project could be accessed from the City's website, and wall heights were shown. The walls would make a significant difference in road noise reduction.

Mr. Vergara promised to obtain information from the Turnpike Authority about street canyon tunnel effect.

PINETREE WATER CONTROL DISTRICT

Resident David Rosenof, a member of the City's Planning and Zoning Board and President of the Pinetree Water Control District, spoke regarding the District's boundaries, the Board members, functions, and responsibilities. Their largest challenge had been dealing with hurricane clean-up of the canals, and the District was seeking federal funds to assist with expenses. They did not wish to impose a special assessment against the Pinetree residents. Mr. Rosenof indicated he would update residents when federal funds were received.

Responding to questions of residents, Mr. Rosenof indicated that the District dealt with stormwater drainage and had nothing to do with water or sewer for Pinetree. The canal water has not been analyzed for content. It was Pinetree Water Control District's contention that swale maintenance fell to the City. Assessments had gone from \$99.29 to \$81.87 per acre in the past two years, and Mr. Rosenof believed there had been inroads to improve the efficiency of the District. Any issues regarding dumping into the canals must be addressed by the City's Code Enforcement.

The District was currently working on a contingency plan to clean the canals, as well as a disaster plan. Mr. Rosenof noted there were many issues that should have been addressed years ago, and the hurricane had been the wake-up call.

Regarding control of water levels, City Engineer Charlie DaBrusco explained that the District purchased water to recharge canals from the Broward County-controlled Cocomar Drainage District. Levels were not kept as high as in the past, and it was acknowledged that canal water quality could ultimately affect private wells in the area.

#### HURRICANE FOLLOW-UP

City Manager Mark Lauzier advised that City Engineer Charlie DaBrusco, with the assistance of BSO, had made an aerial examination of the City's downed trees and debris in canals, accompanied by a federal official of the Natural Resources Conservation Service, a Department of Agriculture division. It was anticipated that the City's application for grant funding would clean up the 35 feet of the Pinetree drainage easement, as well as the ditches in the Ranches. A restoration of the swales would follow the removal of the heavy equipment. Mr. Lauzier indicated that the funding level of \$841,000 was approved at the City Commission's last meeting. Bid specifications were being written, which he anticipated would be ready about April, and the City would then proceed through the procurement process. Relating to the long term, if there is a requirement to regrade and reform the swales, it would be necessary to apportion the costs among the properties as the City's General Fund dollars could not be used for a specific area in a specific way.

Mr. Lauzier noted there would be operational issues due to the equipment. It was hoped that this project would be accomplished during the driest part of the year to minimize damage to the swales. It was anticipated that the project would fan out from Holmberg.

Mr. DaBrusco commented that many homeowners also had holly growing within the 35-foot drainage easement. He asked that the property owners remove the holly so that this problem did not again occur. Landscaping or fences within that area would also be a problem; the intention was that residents would be given advance notice about work in the canal area.

Responding to resident questions and comments, Mr. Lauzier stated an ordinance and process was in place regarding the City's provision of maintenance, as well as a vehicle to pay for it. He recommended that the hurricane damage first be repaired, getting as much done as possible through use of the federal disaster funds. A result of overall improvement would be a bonus. Should the residents want an improvement project with reforming of the swales, ensuring correct elevations and flows and removal of muck, residents would be assessed some significant amounts. Mr. Lauzier indicated that the project would first be discussed with the City Commission, and he suggested that a community meeting could be held to discuss the necessary improvements.

Vice Mayor Beck suggested that a list of concerns brought up at this meeting be presented at the May Strategic Planning session for the City Commission to discuss.

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Responding to other questions, Mr. DaBrusco indicated that swales along Country Place and Winner's Circle were under Pinetree Water Control District and were not a City responsibility.

Mr. Lauzier indicated that tax dollars or increases in value received would fund the operations of the City and the Capital Improvement Program. The City did not have a stormwater management utility with a reserve to accomplish this work, nor did it have its own water or sewer system. The City may act as a liaison with the service providers in the area – Coconut Creek to the east and North Springs Improvement District on the west side of the City. There is a 10-inch water main along Holmberg Road that stops at Cypress Trail. Mr. Lauzier commented that the public water and sewers would be possible if a utility company designed and constructed the system by assessment of each property in the area. Should an area decide to do that, utility bills would be sent to each property owner even without a tap-in.

Mr. DaBrusco addressed questions concerning the responsibility of maintaining the 35-foot swale. He noted that the City's Code contained a specific section concerning Pinetree drainage. Current development regulations required a drainage area of 17.5 percent of the property's total, and most Pinetree properties had insufficient drainage areas.

A resident stated that Pinetree residents were looking for the City to step in, utilize the tax base – which were also paid by Pinetree property owners, and provide the services that the area deserves; the project would benefit the City as well as its residents through real estate values. Mr. Lauzier stated that he would provide the City Commission a financial analysis of the taxes paid by the area.

Mr. Lauzier indicated that, with his recommendations, the operations and allocations of the City budget are determined by the City Commission on an annual basis. There was nothing in the existing budget to fund the rehabilitation or rebuilding of Pinetree swales. Priorities are set by the City Commission. A resident commented that public safety items, such as sidewalks and fire stations, should be given priority, another resident suggested that poor drainage was also a safety and health concern due to mosquitoes, resulting diseases, and other issues. Mr. Lauzier assured the subject would be discussed with the City Commission.

Vice Mayor Beck noted that the intent of this meeting was to inform the residents. She and Commissioner McGilvray heard their concerns and promised their issues would be addressed.

A resident of Country Place stated she had delivered a homeowners' petition on February 8<sup>th</sup>, which had only been acknowledged by the City Manager and Commissioner Udine. The issue had been originally brought forward almost two years before without results. Mr. Lauzier responded that staff was working on it.

SAFETY UPDATE

Lt. Paul O'Connell of the Broward Sheriff's Office provided information. A priority concern had been speeding, which was addressed through radar on major roadways, as well as commercial vehicle enforcements.

A resident requested that speed limit signs be reposted on Pinetree streets, with particular concern to N.W. 74<sup>th</sup> Avenue. Mr. Lauzier indicated that the City had an agreement with Broward County Traffic Engineering for signs. Since the hurricane, replacement signs had been prioritized and critical signs were being addressed first.

A resident suggested that elevated curbs and safety reflectors should be placed on Holmberg Road, particularly at the roundabouts.

Responding to questions, Lt. O'Connell indicated there were three patrol zones in the City and officers were encouraged to patrol side streets and gated communities as a deterrent to crime and as a reassurance to residents. With a request that officers pay particular attention during school bus pick-up and drop-off times, Lt. O'Connell replied that the visibility of patrols and school zone enforcement were given highest priority.

There were comments concerning: traffic diverting from Holmberg Road and then speeding on Parkside Drive and Hillsboro Boulevard; cars parked on Holmberg rights-of-way awaiting schoolchildren; and no-thru truck traffic signs on Holmberg Road.

Chief Don Haupt of the Coral Springs Fire Department related an analysis of calls in the Pinetree area over the past year. There were a total of 241 calls, with an average 5 minute, 11 second response time for both fire and EMS. More than 70 percent of the calls were EMS in nature; there were 38 fires, with 37 percent kitchen-related and 22 percent electrical. He invited residents to visit the Fire Department's website at [www.coralsprings.org](http://www.coralsprings.org) to alert the department about individuals needing special physical assistance in the event of an emergency.

Responding to questions, Chief Haupt indicated that hard line 911 calls were handled through BSO, transferred to Coral Springs, and then dispatched. Cell phone 911 calls were dependent upon the location within the City; approximately 60 percent were dispatched through Coral Springs and the remainder through BSO, which then transfers back to Coral Spring for response. The CERT (Community Emergency Response Team) is comprised of citizen volunteers trained to assist within the neighborhood in an emergency, such as hurricane or missing individual events. He provided information concerning the pumper trucks, which furnish 10 to 20 minutes of water, and the 3,000-gallon tanker truck, which provides 35 minutes of water and may shuttle additional water, if necessary. Water may be pumped from canals or swimming pools within proper proximity, and sprinkler systems were also of value. Chief Haupt indicated that hydrants within the area would be preferred, but other options were also being evaluated. New traffic signals in the City would be equipped with the system allowing control by emergency vehicles. He cautioned

that alarms should be connected to the fire system as well. Only one home had significant fire damage in Pinetree in the past year, which was not attributable to the lack of hydrants.

### ROAD ENTRANCES AND REPAVING

City Engineer Charlie DaBrusco indicated that the bid opening for the 16 Pinetree Estates intersections would take place on March 6<sup>th</sup>. He hoped that construction would commence within a month from that date. Holmberg Road should not be impacted because roadwork would start at the edge of pavement and extend from 35 to 50 feet.

Responding to a resident's criticism, Mr. Lauzier explained that the Pinetree entranceways were Phase I of the project and a separate \$200,000 had been allocated. Few Pinetree owners were aware that they owned to the centerline of the road. The City Attorney had determined that, since the City had filled potholes on those roads for years, the City became responsible for road repair according to statute. The City has hired Keith & Associates, Inc., consulting engineers, to file a right-of-way map for the Pinetree street easements, which would give the City legal authority to pave them. Core samples would be taken, and the conditions analyzed, to determine what it would take to rebuild the roads and their priority. At that point in time, the City would have a better idea of the full costs, and a five-year program would be instituted. Mr. Lauzier indicated that the City intended to allocate the resources; how quickly it was accomplished would be a policy decision of the City Commission.

Questioned if there might be a short-term solution to road areas of extremely poor condition, Mr. Lauzier stated those areas would be identified and temporarily repaired. He commented that the allocation per budget year for the entire City was \$200,000; however, an additional \$200,000 had been added to the budget for the Pinetree entranceways. At an estimated cost of approximately \$160,000, he hoped surplus funds would then be available for short-term repairs.

Mr. Lauzier advised that repaving of Holmberg Road was unfunded, and it would be considered by the Commission in the upcoming budget process. He acknowledged issues with the required right-of-way, as well as with the design and configuration of a three-lane roadway with medians and protected left-turn lanes. These issues must be considered by the City Commission. It was estimated to be a \$6 million project.

With a concern that repair of the roads and swales would cause major assessments to Pinetree residents, Mr. Lauzier responded that the filing of the right-of-way map authorized the City to maintain or rebuild the roadways. Whether done with or without assessment to property owners would be a City Commission policy decision. The law limited the City to repaving and maintaining what currently exists; the City would rather have a dedicated 50-foot right-of-way, but it would do as authorized by statute – to repair and maintain the existing 19-foot roadway.

Residents noted that Pinetree and the Ranches areas were the original tax base of the City; the roads and swales should have been maintained during all of these years and there

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should be "something in the coffers" for what originally was this town. Assessments were believed unjust. It was felt that the City should advocate for the area, to obtain grants and other special funding, and act as its homeowners' association.

Vice Mayor Beck urged residents to respond to any future surveys they may receive in the mail to let the City know their issues; they must express their issues so that the City Commission may consider them.

A resident asked if the law pertaining to maintenance of the roadways might also pertain to the swales, which should also have been maintained and were right-of-way issues.

Mr. DaBrusco indicated there was a difference between right-of-way and easement, and Mr. Lauzier added that state statute addressed only roads.

Mr. DaBrusco stated that Pinetree roads ranged from 18 to 20 feet in width. He clarified that, because the City had maintained the roads for so many years, it gave the City the right to file a map for the authority to maintain them; it does not, however, mandate the City's maintenance.

Responding to resident questions, Mr. DaBrusco indicated that he was aware of the breakdown of road edges due to the weight of large vehicles straddling them. The intent was to rebuild radiuses, with approximately five inches of asphalt at the edge for that reason, and to take core samples during the right-of-way mapping to analyze possible rebuilding costs.

Mr. Lauzier read from the City Attorney's legal analysis, dated January 28, 2005, regarding the roadways: the roads were deemed dedicated to the public as a result of the seven year maintenance period by the City; dedication was for the width of the road maintained by the City; and the City should authorize the filing of the right-of-way map to create prima facie evidence of the dedication. Mr. Lauzier noted that the law had changed in 2003; four years, rather than seven, was now the threshold maintenance period. He stated that he did not know whether the dedication changed the ownership of the land.

A resident recalled that N.W. 65<sup>th</sup> Avenue had been paved by the City for a presidential political fundraising event eight years before, and suggested that the five-year plan, mapping, and core sampling was expensive while the simple solution was just to roll blacktop. Mr. DaBrusco believed that the roads were not built properly; overlay would not solve the problems, nor allow engineering issues to be addressed. Total rebuild of the roads was not an option, and he indicated that the roads would be prioritized by their condition.

In the interest of time, it was suggested that these Pinetree issues should be discussed at another meeting.

RIGHT TREE, RIGHT PLACE

Environmental Resource Director Brian Archer spoke about this ordinance\*, which was prompted as a result of Hurricane Wilma's devastation to the trees of the City. He stated that it was important that the type and ultimate mature size of the tree be considered when planting, and he displayed an FPL pamphlet about proper tree placement in relation to utility lines. He indicated this information had been included within the ordinance, which was available on the City's website. Mr. Archer also suggested that the mature height and width of the tree should not exceed the available overhead growth space for the tree canopy. He offered his assistance to residents.

Permits should be obtained for the removal of non-conforming trees that remained after the hurricane, and Mr. Archer noted these tree permits were without fee. He believed it was important to advise the City of tree removal to assure it was for the right reason and per the Code.

Mr. Archer noted that proper pruning of trees was also included in this ordinance. He suggested that homeowners check that their tree contractors have the proper training and certification in correct pruning practices. Broward County provides training for licensed tree trimmers within Broward County.

(\*At the time of this meeting, the ordinance had not yet been adopted at second reading by the City Commission.)

BACKYARD WILDLIFE HABITAT

Mr. Archer indicated that the City Commission had recently passed a resolution supporting the City's application to the National Wildlife Federation to become a Certified Wildlife Habitat Community. One of the many requirements was backyard certifications of residences, and the City encouraged more individual certifications. The application could be downloaded from the National Wildlife Federation through a link from the City's website. Mr. Archer briefly reviewed the requirements and benefits. Brochure pamphlets were available in the City Hall lobby, and he offered his assistance to residents.

Responding to a resident's concern, Mr. Archer acknowledged that a pine tree's health was a difficult issue. While they do die from old age, it was important to keep them less irrigated, acidic, and to leave roots undisturbed. A tree under stress was susceptible to the pine borers, and he recognized that the lower water table may have affected them. He assured that herbicide applications by the City did not affect native trees or ground water.

CITY UPDATES

Regarding the signalization of Holmberg Road and University Drive, Mr. Lauzier advised that a permit had been issued by Country Traffic Engineering approximately two weeks before. WCI, responsible for installation of the traffic signal, had awarded bids in the last

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week to Signal Technology for the signal and to Weekley Asphalt for intersection resurfacing. He would post a construction schedule on the City's website, and he anticipated that construction of the mastarm foundations would soon begin. Additionally, the City Commission had authorized the sidewalk around City Hall. The sidewalks around the intersection would be interlinked, with pedestrian signalization and crosswalks, and the signal would have the traffic preemption system mentioned by Chief Haupt. Mr. Lauzier stated that the City would add a width of pavement near the intersection on Holmberg Road for a bike lane, which was hoped to be continued in the future. There was a \$350,000 budget for intersection enhancements, such as corner landscaping and stone walls and perhaps a crosswalk treatment.

Responding to questions of residents, Mr. Lauzier indicated that the intersection improvement funds were dedicated through developer agreement; they could not be used elsewhere. Bike lanes where the pavement is already wide will be provided. There was discussion regarding the connection of University Drive to County Line Road, thereby relieving Holmberg Road.

Addressing Pine Trails Park, Mr. Lauzier offered that the City would award a \$10.5 contract on Wednesday, March 1<sup>st</sup> for the completion of Phase II, including the community center, amphitheater, a great lawn, and a T-ball wheel. He noted the renderings and model on display, and anticipated 15 months of construction. There would be no tax increase nor bond issue; debt had been refinanced with low interest rates.

Vice Mayor Beck advised that the Community Concert would be held Saturday, March 25<sup>th</sup>, at Terramar Park. There would be local teen bands, school bands, other performers, and headliner Lou Gramm, formerly of Foreigner. The celebration would end with fireworks. Ms. Gardner-Young indicated that activities would begin at 3:00 p.m. There were commitments from four restaurants for "A Taste of Parkland" for food and drinks. More information would be contained in the City's newsletter and on the website.

Commissioner McGilvray noted that the theme was "Peace in Parkland," with tie-dye and other T-shirts for sale. Chamber of Commerce President David Dweck would be master of ceremonies, and local schools will have activity booths for children.

Commissioner McGilvray provided an update on Elementary School "Z". The School Board had approved the agreement with the contractor, who estimated that the school may take 18 months to build post-hurricane due to supply and demand. The agreement indicated a November 2006 start date and, worst case scenario, would be an opening in January 2008.

Vice Mayor Beck thanked the residents for attending, and she invited comments on the sign-in sheet.

The meeting concluded at 9:48 p.m.