

GREATER BOCA RATON BEACH & PARK DISTRICT
MINUTES OF A REGULAR MEETING OF THE BOARD OF COMMISSIONERS
SUGAR SAND PARK - 300 SOUTH MILITARY TRAIL
December 2, 2013

The MEETING was called to order by CHAIRMAN Rollins at approximately 5:15 p.m.

COMMISSIONERS PRESENT: Steven M. Engel
Dennis R. Frisch
Robert K. Rollins, Jr.
Earl L. Starkoff
Susan Vogelgesang

CHANGES TO AGENDA:

Under Regular Business, the following items were added: 3) Swim & Racquet Report by Zimmer Consultants; and 5) Gumbo Limbo Pumps and Exhibits.

PUBLIC REQUESTS:

Michele Peel
7391 NE 8th Court, Boca Raton

Ms. Peel, a member of the Friends of Gumbo Limbo, advised that the Boca Raton Holiday Parade is Wednesday, December 4th. The Gumbo Limbo float was the #1 entry last year, and will be the first float in the parade this year. She asked the Board for assistance in accomplishing the procurement of the interpretative exhibits for the salt water tanks.

APPROVAL OF MINUTES OF PREVIOUS BOARD MEETINGS:

MOTION was made by Commissioner Vogelgesang and seconded by Commissioner Engel to approve the minutes of the regular meeting of November 18, 2013.

MOTION UNANIMOUSLY APPROVED

REGULAR BUSINESS:

1. Presentation by Boca del Mar Improvement Association

Attorney Peter Sachs of the law firm Sachs Sax Caplan, introduced his partner Andre Park and several members of the Board of Directors of the Boca del Mar Improvement Association. Mr. Sachs represents the Boca del Mar Improvement Association in their bid to prevent a developer from building 288 homes on the Mizner Trail Golf Course property. The Association has put forth a proposal which is to create on the subject property a public passive recreational park. The Association would plan to acquire the property and lease a portion to the District in return for a subsidy for annual operating expenses. As the property is located within the jurisdiction of the District, solicitation of Board interest in pursuing the proposal and management of the site was requested.

Mr. Gianni Feoli of Calvin, Giordano & Associates, Inc. presented the proposed conceptual plan for the passive public park. The plan includes tracts of preservation land to be used as a buffer and educational component. The elongated green areas of the site allow for the creation of an "emerald necklace" which is a collection of parks, each working individually as a single circuit, with a perimeter walkway that meanders throughout the site. Exercise stations, nature trails, flexible open space areas for leisure activities, gazebos, benches, picnic areas, shaded tree

canopies and solar lighting are envisioned. The existing clubhouse would be used for rest room facilities and parking. The site would not be used for program intensive activities.

Commissioner Frisch suggested Frisbee Golf would be a good fit for the park. He inquired if the project would be a public/private venture or a public venture, and whether the clubhouse had been maintained and used.

Mr. Sachs responded that he envisions negotiating a purchase with the owner of the property and, if successful, entering into a long-term lease to permit the District to manage the park. The Association plans to raise the capital required for the purchase. He noted that the clubhouse has been closed and is steadily deteriorating.

Commissioner Starkoff stated that he is very interested in the concept if it can work to everyone's benefit. This would be the first time the District has built a passive park for the community. District parks are so well done, that they attract users outside of the immediate area. He inquired as to which entity would pay operating expenses and if auxiliary parking was a consideration.

Mr. Sachs advised that the District would be required to pay the annual operating expenses under the lease hold agreement.

Mr. Park stated that the main parking area would be at the existing clubhouse which could be expanded. Two entrance ways lead directly into the community and the clubhouse – one at West Camino Real and the other at SW 18th Street. Other auxiliary parking sites will be reviewed on the site plan.

Commissioner Engel inquired about the timeline for the project and whether an inspection had been performed on the clubhouse.

Mr. Park noted an estimated timeline of 1 ½ to 2 years. Mr. Sachs advised that no inspection has been done on the clubhouse. A determination would have to be made if the building was salvageable or whether something more modern is needed.

Commissioner Vogelgesang felt that the proposal was a welcomed component and that it would add much to the District. She referred to the preservation areas and asked if the District would be involved in the mitigation credits, and where the water features would be located.

Mr. Park stated that if the District was involved in the mitigation, maintenance responsibilities would be negotiated. Fountains would be located in the existing lakes for aeration purposes.

Commissioner Starkoff asked if any low-level lighting was considered by the community and how the space would be shared by the public.

Mr. Feoli stated that solar powered lighting would provide security and permit patrons to use the park in the early evenings; it would discourage patrons from using the area late at night. Shielded lighting is also a consideration. Making the park accessible to everyone could be accomplished by auxiliary parking and borrowing the branding utilized by the City for its public spaces.

Commissioner Rollins summarized by stating that the Board has an interest in the conceptual plan, however, he noted that the District has other interests that have been identified in the budget. The Board will continue to have discussions on the subject.

2. Approval of Red Reef Park Request for Proposals

Mr. Koski provided a draft of the Request for Proposals for architectural/engineering/planning services for revisions to the Red Reef Park master plan. He requested authorization to advertise the RFP. Proposals will be due on January 17, 2014 at 2:00 p.m.

It was the consensus of the Board to authorize Mr. Koski to advertise the Request for Proposals for Red Reef Park.

3. Swim & Racquet Report by Zimmer Consultants

Mr. Rick Zimmer of Zimmer Consultants presented survey data on facility usage generated by Swim and Tennis Center staff, patrons, and City recreation management. He noted that patrons support a central point of access; tennis center staff objects to the controlled access point.

Commissioner Starkoff stated that he does not see the justification for hard construction for community space or a central control access point. He does support leaving the building land as open space for future development.

Mr. Koski will meet with Mr. Zimmer to initiate a separate analysis of the main community building structure which will include the demands for community space and sheltered areas at the pool.

Commissioner Starkoff requested that the community center usage analysis include a detailed set of schedules for each month for all of the community center space within the City and District. He also requested that usage at the Meadows Park Pool be reviewed to determine if usage over time has increased in comparison to the usage at the Swim Center.

4. Approval of Agronomist Agreement

Mr. Koski presented the agreement to engage Agronomist Phil Busey to review the maintenance and operational aspects at the Spanish River Athletic Complex, Patch Reef Park and Sugar Sand Park. Each particular task will have a separate work order. He recommends approval.

<p><u>MOTION</u> was made by Commissioner Starkoff and seconded by Commissioner Engel to approve the agreement to engage Agronomist Phil Busey.</p>
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Discussion:

Commissioner Frisch questioned the expense of a report which may indicate the already known fact that the condition of the fields may be due to usage as opposed to maintenance.

Commissioner Starkoff noted that the District allocates \$13.8 million for operation and maintenance and that an independent review would be a quality control check and provide factual information.

Commissioner Frisch asked if the Board was prepared to act if the report determines that the park needs to be closed to allow the fields to regenerate. Commissioner Rollins responded affirmatively.

MOTION UNANIMOUSLY APPROVED

5. Gumbo Limbo Pumps and Exhibits

Mr. Koski stated that there are two outstanding items relating to Gumbo Limbo: 1) the evaluation and design of the new salt water pumps. City staff has advised that the consultant's report is due on December 3rd and 2) procurement of the \$250,000 interpretative exhibits for the salt water tanks. Mr. John "Buddy" Parks, City of Boca Raton Deputy Director of Parks and Recreation is evaluating comments provided by the City's Purchasing Department.

Commissioner Starkoff felt that a year and half is too long a period of time to purchase the subject exhibits. He suggested that the District proceed to take over the purchase of the exhibits by issuing a Request for Proposals to qualified entities.

Mr. Koski will investigate the current status and projected timeline for the procurement of the exhibits, and determine how long it would take the District to purchase the same exhibits. He will report his findings at the January 6th Board meeting.

APPROVAL OF INVOICES:

<p><u>MOTION</u> was made by Commissioner Frisch and seconded by Commissioner Vogelgesang to approve the invoices as presented totaling \$19,199.42.</p>

MOTION UNANIMOUSLY APPROVED

REPORTS AND DISCUSSION ITEMS:

Executive Director - None

District Counsel - None

Commissioners

Commissioner Engel questioned why certain items in the City seem to be fast tracked at a satisfactory pace and other items remain inactive for long periods of time. He suggested the possibility of the District developing a method to streamline the processes that are involved, not only with the City, but with other local, state and national agencies.

Boca del Mar – Mizner Trail Golf Course

Commissioner Vogelgesang thanked the Board for its consideration of the Boca del Mar project.

Commissioner Starkoff noted that this was the first time the Boca del Mar Association has presented a plan for Board consideration.

Don Estridge Athletic Field

Commissioner Frisch referred to correspondence recently received from the Palm Beach County School District regarding use of the Estridge athletic field by rugby teams. He remarked that

there has only been one rugby match at the field since school started. School maintenance is lacking; there is a need for additional garbage facilities.

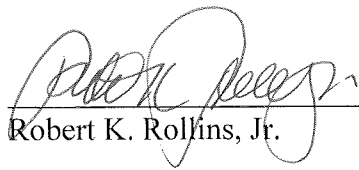
FUTURE AGENDA ITEMS:

- January 6 –District/City Community Center Facility Usage Report
- Status of procurement of Gumbo Limbo Interpretative Exhibits
- Consultant’s Report on Gumbo Limbo Pumps

ADJOURNMENT:

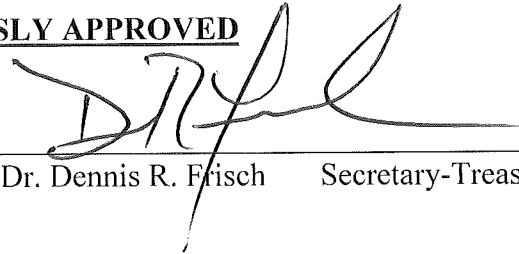
MOTION was made by Commissioner Frisch and seconded by Commissioner Engel to adjourn the meeting at 6:40 p.m.

MOTION UNANIMOUSLY APPROVED



Robert K. Rollins, Jr.

Chairman



Dr. Dennis R. Frisch

Secretary-Treasurer