

**GREATER BOCA RATON BEACH & PARK DISTRICT**  
MINUTES OF A REGULAR MEETING OF THE BOARD OF COMMISSIONERS  
SUGAR SAND PARK - 300 SOUTH MILITARY TRAIL, BOCA RATON  
**June 20, 2016**

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

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

**CHANGES TO AGENDA:** None

**PUBLIC REQUESTS:**  
Commentary was received from the following individuals regarding the development of the Wildflower property and the City’s Waterfront Plan:

Andrea O’Rourke  
317 NE 3<sup>rd</sup> Street, Boca Raton

Jim Hendrey  
151 NE Spanish Trail, Boca Raton

Jose Berrera  
55 SW 2<sup>nd</sup> Avenue, Boca Raton

Margaret Fitzsimons  
1035 Spanish River Road, Boca Raton

Al Zucaro  
561 Golden Harbour Drive, Boca Raton

The residents expressed concern about the commercial development of the Wildflower property. They would like the District to engage with the City to preserve the property as public green space. Several concepts were presented to make the property accessible to the public. A petition has been circulating in an attempt to protect all City owned public land on the barrier island and the western side of the IntraCoastal Waterway from being leased or sold for private non-recreational development. The residents proposed that the District partner with the City to provide input into the City’s Comprehensive Waterfront Plan.

Commissioner Rollins stated that the Wildflower property is owned by the City, and the City did not seek input from the District regarding its development. As the owners of the Ocean Strand property, and the funding agency for other waterfront facilities, the District has expressed to the City its interest to participate in the Comprehensive Waterfront Plan.

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The following individuals addressed the Board regarding the purchase of the Boca Teeca/Ocean Breeze Golf Course property by Lennar Homes:

Robert DuKate

Ms. Donna Kasmer

351 NW 3<sup>rd</sup> Terrace, Boca Raton

6300 NW 2<sup>nd</sup> Avenue, Boca Raton

Doug Collier  
5701 NW 2<sup>nd</sup> Avenue

Harold Chaffee  
6200 NW 2<sup>nd</sup> Avenue, Boca Raton

The Board was given an update on the status of the purchase of the Ocean Breeze property by Lennar. Several meetings within the Boca Teeca community indicate that 90% of the residents are opposed to the purchase by Lennar. Wells Fargo, the owner of the Ocean Breeze property, will be closing the property on July 1. Lennar has expressed an interest in purchasing the City's Municipal Golf Course. The residents would like the District to consider working with the City to keep the property as a golf course.

Commissioner Rollins stated that at a City Council meeting, four of the five council members were in favor of doing something with Ocean Breeze. One council member made the comment that "Commissioner Rollins suggested that the District was not interested". To correct the misunderstanding, Commissioner Rollins stated that the District shares the concerns of the residents and community, is open-minded, and open to discussions with the City should they elect to go in that direction.

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Mr. Vahan Varian  
851 NE 4<sup>th</sup> Avenue, Boca Raton

Mr. Varian, representing himself and the Boca Raton soccer community, stated that there are not enough playing fields in Boca Raton. He requested that the District service the community by investing in three artificial turf fields at Patch Reef Park. He felt that the District should put aside its differences with the City Council and get the fields built.

Commissioner Rollins stated that the District will try to get the artificial playing fields at Patch Reef Park up and running as soon as possible.

**APPROVAL OF MINUTES OF PREVIOUS BOARD MEETINGS:**

**MOTION** was made by Commissioner Engel and seconded by Commissioner Starkoff to approve the minutes of the regular meeting of May 24, 2016.

**MOTION UNANIMOUSLY APPROVED**

**MOTION** was made by Commissioner Engel and seconded by Commissioner Starkoff to approve the minutes of the regular meeting of June 6, 2016.

**MOTION UNANIMOUSLY APPROVED**

**REGULAR BUSINESS:**

1. **Approval of NuJak Pay Application No. 4**

Mr. Koski provided Pay Application No. 4, submitted by the contractor, NuJak Construction, for the Sugar Sand Park playground renovation project in the amount of \$132,842.19. He noted that 60% of Phase I has been completed. He recommends approval.

**MOTION** was made by Commissioner Frisch and seconded by Commissioner Engel to approve NuJak Construction Pay Application No. 4 in the amount of \$132,842.19.

*Discussion:*

To expedite the project, the District will directly purchase the playground equipment in Phase I so that the components will be on-site and ready for installation when Phase II commences. The playground is scheduled to be fully operational sometime before the Thanksgiving holiday. Phase III will include community participation.

**MOTION UNANIMOUSLY APPROVED**

**2. Approval of Scoreboards at Sugar Sand Park Athletic Fields**

Ms. Briann Harms, Assistant Director, furnished information on the purchase of two scoreboards at Fields 5&6 at the subject athletic fields. The cost of the two scoreboards is \$32,790. An additional cost will be incurred for installation, as the scoreboards need to be moved from the existing locations.

**MOTION** was made by Commissioner Starkoff and seconded by Commissioner Engel to authorize the purchase of two scoreboards for installation at Fields 5&6 at Sugar Sand Park at a cost not to exceed \$35,000.

**MOTION UNANIMOUSLY APPROVED**

**3. Discuss Boca Raton Community Redevelopment Agency (CRA) Payment**

Mr. Koski provided information outlined in the Florida State Statutes indicating that after 24 years of tax increment payments to the CRA, the District, with adequate notice, could limit its contribution at the prior fiscal year's payment.

**MOTION** was made by Commissioner Frisch and seconded by Commissioner Starkoff to table the item.

**MOTION UNANIMOUSLY APPROVED**

**4. Approval of Florida League of Cities (FMIT) Investment Program**

For informational purposes, Mr. Koski furnished a copy of the Florida League of Cities Investment Program. This item will be discussed with Mr. Merv Timberlake, District Financial Advisor, in further detail at a later date.

From a prospective standpoint, Commissioner Starkoff requested the following information: a five-year look back of the history of the FMIT Investment Program to determine how it compares to normal indices and the District's existing investments; and, if specific funds are recommended, a five-year history look back relative to the indices for those particular funds.

**5. Discuss 2015/2016 Budget**

In an effort to move the Patch Reef Park Project forward, Mr. Koski asked the Board to consider transferring \$6,500,000 from the Spanish River Athletic Fields (SRAF) Phase II Project to the line item Patch Reef Park Master Plan & Construction. The budget amendment would increase the Patch Reef Park line item to \$9,500,000; the SRAF Phase II line item would be \$500,000 for design if the City decides to move forward on the project. Motre' [the consultant engaged for the Patch Reef Park Project] has been contacted and they are prepared to provide a phasing plan for the redevelopment of the entire park, including three artificial fields. Estimated project cost is \$6.5 to \$7.0 million.

**MOTION** was made by Commissioner Starkoff and seconded by Commissioner Engel to amend the District's 2015-2016 Budget to transfer \$6,500,000 from the line item SRAF Phase II to the line item Patch Reef Park Master Plan & Construction.

**MOTION UNANIMOUSLY APPROVED**

**6. Review City of Boca Raton Interlocal Agreement**

Mr. Koski stated that the District's Interlocal Agreement (ILA) was delivered by Chairman Rollins to City officials and staff at the City Council's June 9<sup>th</sup> Workshop meeting. The District requested a July 25<sup>th</sup> joint meeting with the City Council. A reply was received from the City Clerk that the Council is unable to meet with the District on that date. The District will propose another joint meeting date(s) for Council consideration.

**APPROVAL OF INVOICES:**

**MOTION** was made by Commissioner Frisch and seconded by Commissioner Engel to approve the invoices as presented totaling \$1,327,427.61

**MOTION UNANIMOUSLY APPROVED**

**REPORTS AND DISCUSSION ITEMS:**

**Executive Director** - None

**District Counsel** - None

**Commissioners**

Commissioner Frisch stated that it is time for the Board to go on the record collectively in support of the Ocean Breeze property and to investigate venues and manners to preserve the green space. Although the City owns the Wildflower property, the District should again renew its concerns that it was not included in the waterfront project, but expects to be included in the near future as property owners who will be asked to help pay for the project. The City needs to know that the Board of Commissioners is in favor of continuing its partnership with them on all these projects which will benefit the community, and that the Board will work with the City to achieve that result.

Mr. Koski was requested to advise City officials of the Commission's continued commitment to act as a partner and funding agency on all of the projects that will benefit the City of Boca Raton.

Commissioner Starkoff believes that the highest and best use of the Wildflower property is as public space. To achieve that objective, he feels that there needs to be a plan for an urban public space that defines the context for any commercial component within it, rather than a plan for a restaurant or any commercial space that leaves public space as a secondary consideration. For informational purposes, he furnished an article describing a 2-acre urban public space project in the Los Angeles Central Civic area with a restaurant component.

**FUTURE AGENDA ITEM**

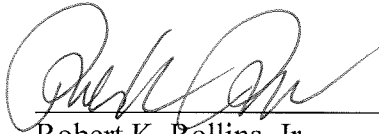
July 5 Discuss 2016/2017 Budget

Discuss District Participation in the City's Comprehensive Waterfront Plan

**ADJOURNMENT:**

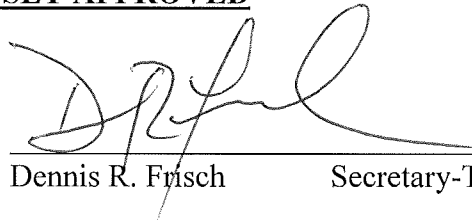
**MOTION** was made by Commissioner Frisch and seconded by Commissioner Engel to adjourn the meeting at 7:10 p.m.

**MOTION UNANIMOUSLY APPROVED**



Robert K. Rollins, Jr.

Chairman



Dennis R. Frisch

Secretary-Treasurer