



## Greater Boca Raton Beach & Park District

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### Board of Commissioners

Craig F. Ehrnst  
Steven M. Engel  
Robert K. Rollins, Jr.  
Susan Vogelgesang  
Erin A. Wright

**REGULAR MEETING of the BOARD OF COMMISSIONERS**  
**March 20, 2017 ~ 5:15 P.M.**  
**AGENDA**

**ROLL CALL:**

**CHANGES TO AGENDA:**

**PUBLIC REQUESTS:**

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

*Joint District/City Council meeting held on February 28, 2017* **1**  
*Regular Board meeting held on March 6, 2017* **5**

**REGULAR BUSINESS:**

1. Sugar Sand Park Science Playground Ribbon-Cutting Ceremony **9**
2. District Capital Projects **10**
  - Ocean Breeze Update
  - Swim & Racquet Center Update

**APPROVAL OF INVOICES:** **11**

**REPORTS AND DISCUSSION ITEMS:**

**Executive Director**  
**District Counsel**  
**Commissioners**

**FUTURE AGENDA ITEMS:**

**ADJOURNMENT:**

**NOTICE:** Anyone wanting to appeal an official decision made on any subject at the meeting must have a verbatim record of the meeting, and the appeal must include the testimony and evidence on which the appeal is based.

**GREATER BOCA RATON BEACH & PARK DISTRICT**  
**MINUTES OF A JOINT BOCA RATON CITY COUNCIL/BOARD OF COMMISSIONERS**  
**MEETING**  
**BOCA RATON COMMUNITY CENTER**  
**February 28, 2017**

The meeting was called to order by Mayor Haynie at approximately 4:35 p.m.

**DISTRICT COMMISSIONERS  
& STAFF PRESENT:**

Robert K. Rollins, Jr. - Chairman  
Steven M. Engel – Vice Chairman  
Susan Vogelgesang-Secretary-Treasurer  
Erin A. Wright - Commissioner  
*Arthur C. Koski, Executive Director*

**CITY COUNCIL MEMBERS  
& STAFF PRESENT:**

Susan Haynie - Mayor  
Michael Mullaugh – Deputy Mayor  
Jeremy Rodgers  
Scott Singer  
Robert S. Weinroth  
*Leif J. Ahnell, City Manager*  
*Diana Grub Frieser - City Attorney*

Mayor Haynie welcomed the Board of Commissioners.

**Purpose of Meeting:**

The purpose of the meeting is to discuss the potential acquisition of the Ocean Breeze Golf Course. Mayor Haynie advised that no decision would be made at the meeting today.

Chairman Rollins gave a brief overview of the District's involvement in the Ocean Breeze Golf Course:

*November 2016* - the District discussed and decided that the best interest of the community would be served by placing the property in its inventory for the enjoyment and recreational needs of the public. The District advised the Mayor and City Council of its willingness to participate in the discussion of the possible acquisition of the property.

*January 2017* – Lennar agrees to an outright sale to the District.

*February 2017* - the District requested permission from the City to pursue the purchase.

**Progress Update:**

Financial data is being assimilated to determine the anticipated income from the operation of the facility. Revenue operations at Boca Municipal and Osprey Golf Course are being examined. Under consideration is an affiliation with the Greg Norman Group for a golf learning academy. Once the financial pro formas are available and have been evaluated by the District, a request will be made to the City Council to present the plan of operation and answer any questions. If pro formas are acceptable to the City Council, the District would request that the City provide funding similar to other City/District funded projects [e.g. Ocean Strand; Sugar Sand Park]. The District can make the purchase, with the City's assistance, without any impact on its millage rate or projects. Lennar has offered the purchase of the Ocean Breeze Golf Course regardless of who might be the successful bidder of the Boca Raton Municipal Golf Course.

Mayor Haynie polled each of the Commissioners about the Ocean Breeze transaction; it was a unanimous decision to move forward with the purchase. The Mayor scheduled a joint City/District meeting to discuss the financial aspects of the purchase at the Council Workshop on April 24<sup>th</sup> at 1:30 p.m.

Council Member Singer inquired about the purchase price and funding.

Mr. Koski, Executive Director, advised that it is the opinion of the District's Financial Adviser, Mr. Merv Timberlake that based upon the initial straight-up purchase price proposed by Lennar, the District can afford to acquire the property in conjunction with the City under an interlocal agreement. It is anticipated that total net revenues on the Ocean Breeze facility will not only subsidize the retirement of debt service, but will also provide a profitable operation for the benefit of the taxpayers.

Council Member Weinroth thanked Lennar for uncoupling the two transactions. He noted that at the behest of Council Member Rodgers, the Council unanimously approved a resolution to keep golf in the City of Boca Raton. The Council stands ready to work with the District. Moving the golf course from the west side to the east side of Boca Raton will generate a \$50 million profit [the City will receive over \$70 million for the sale of the Municipal Golf Course; the purchase price for Ocean Breeze is \$24 million].

**Public Comments:**

*The following individuals spoke at the meeting:*

Richard Wiggins

...inquired if there were other bidders for the Ocean Breeze property, and if the purchase had anything to do with the sale of the Municipal Golf Course.

Hope Plevy

...the taxpayers would be hurt by paying \$24 million for a property appraised at \$7 million.

Richard Siemons

...supports the purchase of the Ocean Breeze property, but objects to the District relying on the appraisal of the seller.

Natalia Ushenina

...is a fitness trainer and is seeking a commercial permit to operate in Boca Raton's public parks.

Bruce Glotzer

...supports the purchase of Ocean Breeze at the right price. He questioned why the District would pay \$24 million for property that is appraised at \$5.7 million.

Adam Galicki

...the appraisals do not support the purchase price. The District should not overpay for the property.

Judith Teller Kaye

...supports the purchase of the Ocean Breeze Golf Course, but should not overpay for it. Hold off on the purchase and renegotiate with Lennar. Suggested pursuing eminent domain proceedings.

Robert DuKate

...the price of the Ocean Breeze property is comparable to all other recreational land that has been acquired by the City and the District over the last 30 years. Properties near or on golf courses typically are valued and sold for 8% to 12% more. The Palm Beach County Osprey Golf Course [located in West Boca Raton] generates over \$1 million a year of profit.

Don Huber

...stated he is not opposed to Ocean Breeze becoming a public golf course. He noted the deed restrictions on the property which state that the property must remain a golf course in perpetuity. He took issue with the valuation and appraisals on the property.

Greg DeLanis

...the District should make a substantial investment in the renovation of the Ocean Breeze Golf Course to make it a world-class course like Osprey. "If you are going to do this, do it properly and it will be wildly successful".

*~ No further commentary was received ~*

Chairman Rollins stated that the Board appreciates this opportunity to come before the City Council in a joint meeting and to hear from the public. As more information becomes available, the residents will realize that it will be a deal that both the City and the District cannot pass up.

Council Member Singer explained that what is being presented to the City and the District is the sale of one golf course and the acquisition and construction of another. He remarked that he would not want to go through the sale of one asset to create a lesser asset. The cost of the Ocean Breeze refurbishment should not take the course to where it was, but rather enhance it and make it a world-class facility.

Chairman Rollins pointed out that the word "world-class" is often associated with the projects that the District has done and how well they are maintained. This is the same attitude and challenge that the District will undertake to make Ocean Breeze a world-class facility.

**DeHoernle Park Phase II**

Council Member Weinroth advised that Council Member Singer has placed before the City Council this evening a resolution to expand the rectangular athletic fields at DeHoernle Park.

Chairman Rollins acknowledged that the District would like to move forward on the DeHoernle project. It would be a nice addition to the City's park inventory and would provide additional playing areas. It also provides additional areas for rotation so that all of the fields can be maintained properly and in world-class condition.

Commissioner Weinroth inquired as to what the fields would be made of.

Mr. Koski advised that the District placed an RFP advertisement for architectural/engineers for Patch Reef Park for the installation of three artificial surface fields. Proposals will be received on March 31. The District anticipates that the fields in DeHoernle Park Phase II would be natural grass.

Council Member Weinroth stated it sounded very similar to what was agreed to a year and a half ago. Mayor Haynie offered that it was the policy direction at that time.

**ADJOURNMENT:**

The meeting was adjourned at approximately 5:45 p.m.

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Robert K. Rollins, Jr.

Chairman

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Susan Vogelgesang

Secretary-Treasurer

**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**  
**March 6, 2017**

The MEETING was called to order by VICE-CHAIRMAN Steven M. Engel, at approximately 5:15 p.m.

**COMMISSIONERS PRESENT:** Craig F. Ehrnst  
Steven M. Engel  
Susan Vogelgesang  
Erin A. Wright

**CHANGES TO AGENDA:** None

**PUBLIC REQUESTS:**

Mr. Tom Thayer

4821 N. Dixie Highway, Boca Raton

Mr. Thayer extended an invitation to the Commissioners and public to attend the Boca Raton Federation of Homeowners meeting on March 7<sup>th</sup> at 8:30 a.m. in the Boca Raton Community Center. Speakers will include all Boca Raton City Council Candidates; Susan Booker, Supervisor of Elections; and Arthur C. Koski, District Executive Director who will address the Ocean Breeze acquisition.

Mr. Robert DuKate

5351 NW 3<sup>rd</sup> Terrace, Boca Raton

Mr. DuKate thanked the Board for its past support of the Ocean Breeze acquisition. He expressed his disappointment that the District did not ask the City for financing at the February 28<sup>th</sup> joint meeting. Referencing comments that have surfaced regarding the valuation of the Ocean Breeze property and that nothing could be built on it, he produced documentation from Palm Beach County Public Records indicating MCZ Centrum received approval from the City in 2007 to build 211 homes on approximately 30 acres of the subject project. It cost MCZ Centrum \$350,000 to get the deed restriction changed. He noted the opinion of the City Attorney that the deed restrictions on the Ocean Breeze property would not be enforceable against the City or the District, but would still be in place and apply to any subsequent owners. He expressed his opinion that in the future, if the District decided to do something different on the property, it could be challenged by the residents. Noting that Commissioner Wright expressed concern at the last meeting about traffic and parking on NW 2<sup>nd</sup> Avenue, Mr. DuKate offered that during past peak seasons, there was plenty of parking to accommodate over 300 golfers per day. Further, the widening of NW 2<sup>nd</sup> Avenue would be unpopular with residents in the community.

Commissioner Wright, who lives in the immediate area, responded that her concerns about traffic and parking are not about the acquisition of the property, but pertain to the future addition of a hotel, restaurant and golf academy and how the impact on the community could be addressed beforehand.

Mr. Harold Chaffee

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

Mr. Chaffee expounded on comments made by Mr. DuKate that in addition to the 300 daily golfers, the Administration Building was rented out to accommodate 100-175 bridge players and parking was not a

problem. He noted that there is vacant land available which could be expanded to accommodate additional parking. Referencing the large number of people who attended the joint meeting in support of the Ocean Breeze Golf Course acquisition, he commented that "It is the right thing to do; we need the green space; it's a one shot deal; it cannot be replaced".

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

**MOTION** was made by Commissioner Vogelgesang and seconded by Commissioner Wright to approve the minutes of the special meeting of February 13, 2017.

**MOTION UNANIMOUSLY APPROVED**

**MOTION** was made by Commissioner Ehrnst and seconded by Commissioner Wright to approve the minutes of the regular meeting of February 21, 2017.

**MOTION APPROVED 3-0**

*Commissioner Vogelgesang abstained from voting; she was absent from the February 21<sup>st</sup> meeting.*

**REGULAR BUSINESS:**

**1. Approval of Florida Power & Light SolarTree Agreement**

Mr. Koski, District Executive Director, furnished a master agreement which was provided by Florida Power & Light to install SolarTrees at the Sugar Sand Park Science Playground. He stated that he could not approve the agreement in its current form, as the District would be leasing certain property to FPL. FPL has indicated that they are flexible in the form of the agreement, and are willing to meet with District staff to strike all provisions that may potentially cause FPL to have the right to disturb what has already been constructed at the playground. He suggested that the item be tabled until a new agreement can be prepared.

To avoid any delay in the opening of the playground, Commissioner Ehrnst suggested giving Mr. Koski the authority to enter into an agreement.

**MOTION** was made by Commissioner Ehrnst and seconded by Commissioner Vogelgesang to authorize Mr. Koski to enter into an agreement with Florida Power & Light for the installation of SolarTrees at the Science Playground subject to his approval.

**MOTION UNANIMOUSLY APPROVED**

**2. Approval of New Flooring for Sugar Sand Park Oak Room**

Based upon the recommendation of City staff, Assistant Director Briann Harms provided two proposals for the installation of new flooring in the Oak Room. One for the installation of the floor at a cost of \$17,918.55; the other for the repair of the partition at \$6,325.00. Both providers are on the State vendor list.

**MOTION** was made by Commissioner Vogelgesang and seconded by Commissioner Wright to approve the installation of new flooring in the Sugar Sand Park Oak Room at a cost of \$24,243.55.

## **MOTION UNANIMOUSLY APPROVED**

### **3. Sugar Sand Park Science Playground Ribbon-Cutting Ceremony**

Assistant Director Briann Harms announced that a “soft” opening of the playground is scheduled for March 18<sup>th</sup>. The official re-opening and ribbon-cutting ceremony is scheduled for March 25<sup>th</sup> at 10:00 a.m.

### **4. Ocean Breeze Update**

Mr. Koski advised that the function of the joint meeting on February 28<sup>th</sup> was to make sure that the District and the City meet its fiduciary responsibilities in making the Ocean Breeze acquisition. He felt that too much emphasis is being placed on the term “appraisal”. Noting that two or possibly three firms are vying for the acquisition of the Municipal Golf Course, no one has come forth to ask “what is the appraised value of that property?” The proposers have stated that they are willing to pay approximately \$73 million for the Municipal Golf Course based on what they would be able to develop on the property. The District has a different situation. The seller has set the price of the property in its entirety at \$24 million. The District is in the process of preparing a presentation to the Board and to the City Council on April 24, that the acquisition of the Ocean Breeze Golf Course is financially justifiable and worth a value of \$24 million. If the District’s financial projections and pro formas do not satisfy the Board, the District will not purchase the property. Further, the contract will give the District the ability to withdraw if financing cannot be obtained from the City.

Chairman Rollins and Mr. Koski will meet with representatives of the Boca Raton Chamber of Commerce, and the Athletic Directors at FAU and Lynn University to show the benefits to the community as a whole with a hotel and other attractions that can be achieved from the acquisition of the Ocean Breeze Golf Course.

Mr. Koski noted some of the potential revenue sharing components envisioned by the acquisition: the Golf Learning Academy, the hotel (built without District funding); licensing agreements for the sale of merchandise; revenues from the Pro Shop and restaurants.

Aside from the initial \$24 million purchase, Commissioner Wright asked if the District anticipates funding the cost of renovating the golf course.

Mr. Koski responded that District funding to the Boca Raton Community Redevelopment Agency will end in 2018 saving the District approximately \$1 million per year. The funds could be allocated to the Ocean Breeze renovation. In addition, conversations with the City Manager indicate a willingness by the City to fund improvements if needed.

Commissioner Ehrnst offered to assist Mr. Koski with the financial segment of the acquisition.

### **Patch Reef Park Update**

Mr. Koski advised that the RFP for Architectural/Engineers for the installation of three artificial surfaces at Patch Reef Park is currently being advertised. The District will receive proposals until March 31<sup>st</sup> at 2:00 p.m. He will provide a list of the factors that the Board needs to consider when selecting an architectural engineer.

### **APPROVAL OF INVOICES:**

GBRB&PD Minutes: March 6, 2017

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**MOTION** was made by Commissioner Vogelgesang and seconded by Commissioner Ehrnst to approve the invoices as presented totaling \$1,071,140.75.

**MOTION UNANIMOUSLY APPROVED**

**REPORTS AND DISCUSSION ITEMS:**

**Executive Director**

*Addison Mizner Elementary School*

Mr. Koski stated that the Palm Beach County School Board is considering whether to build a new school on its existing site or find another location. The School Board was directed by a member of the City Council to see whether the District had any potential property that could be used as an exchange for the Addison Mizner site. The School Board is interested in a site south of Palmetto Park Road consisting of 20 acres. Mr. Koski will look into the matter.

Commissioner Vogelgesang suggested the Mizner Trail (former golf course) property for consideration.

Commissioner Engel felt that an opportunity may now exist for the District to purchase the Mizner Trail property due to the recent death of the owner, James Comparato.

District Counsel-None

**Commissioners-**

*Earth Day Activities/Events*

Commissioner Ehrnst reported that City and Gumbo Limbo representatives have responded to a request he received from Ms. Wellman of Boca High School to partner and participate in Earth Day activities.

*DeHoernle Park Phase II*

Commissioner Vogelgesang inquired about the status of the subject project. Mr. Koski advised that it is a good possibility that the project will move forward.

**FUTURE AGENDA ITEM-**

April 3 - District Succession Planning

**ADJOURNMENT:**

**MOTION** was made by Commissioner Vogelgesang and seconded by Commissioner Wright to adjourn the meeting at approximately 6:15 p.m.

**MOTION UNANIMOUSLY APPROVED**

\_\_\_\_\_  
Steven M. Engel

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Vice-Chairman

\_\_\_\_\_  
Susan Vogelgesang

\_\_\_\_\_  
Secretary-Treasurer



*Let the Fun begin....*

**The Sugar Sand Park Science Playground is about to reopen!**

*...it's **Bigger, Better & Beautiful***



**Please join the Board of Commissioners  
of the  
Greater Boca Raton Beach and Park District  
on Saturday, March 25<sup>th</sup> at 10:00 a.m.  
for a ribbon-cutting ceremony  
We look forward to seeing you there!**

## GBRPD CAPITAL PROJECTS (03/20/17)

NAME	PLANNING	DESIGN	PERMITTING	CONSTRUCTION TIME	ESTIMATED COMPLETION	ESTIMATED COST
SSP- Science Playground	All planning for this project has been completed.	All design for this project has been completed.	The project did not require permitting. However, a special inspector was engaged to perform all necessary structural analyses of the construction.	Phase II of the project commenced in August 2016.	The project is estimated to be completed and opened March 25, 2017.	
Swim & Racquet Center	All planning for the project has been completed.	All construction documents for the project have been completed.	The plans are in the City for permit review.	Bid time 60 days. Construction time is estimated at approximately 15 months.	The project is anticipated to be bid upon in May, 2017 and contracts awarded in June, 2017. Estimated completion January 1, 2019.	\$4,500,000
DeHoernle Phase II	The Schematic layout for Phase II has been completed and approved by City Staff.	Consultants have been engaged and are awaiting approval from the City of Boca Raton to commence Construction Documents.	A period of approximately 60 days will be required for permitting.	This project could take approximately 18 months for completion.	Unknown at the current time. Awaiting City authorization.	\$7,000,000
SSP- Field House	The planning for the field house is currently underway.	Schematic design is approximately 50% completed and should be completed in full by June 1, 2017.	Permitting will take approximately 120 days.	Construction will take approximately 18 months.	To be determined based upon authority given by the District Commission.	\$7,000,000
PRP- Artificial Surface	All planning for this project has been completed.	An RFP for design services has been prepared. Responses due 3/31.	Do not anticipate that any permitting will be necessary. Design time 60 days.	Construction time is estimated to be approximately 90 days.	September 30, 2017	\$3,500,000
Ocean Breeze	Negotiations underway.					
LAKE WYMAN	Presentation made by the City.					
OCEAN STRAND	On hold.					
WATERFRONT STUDY	Project will begin March, 2017					

\*This does not include City projects financed by the District.