

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
July 17, 2017

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

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

CHANGES TO AGENDA:

As the majority of individuals in attendance were interested in the presentation by EDSA on the City's Waterfront Plan pertaining to Ocean Strand, Chairman Rollins requested that item number one under Regular Business be addressed first, followed by Public Requests. Chairman Rollins advised that the EDSA presentation is for informational purposes only, and that the District has not adopted any plan to develop the Ocean Strand property.

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 held on July 5, 2017.

MOTION UNANIMOUSLY APPROVED

Regular Business:

1. Presentation by EDSA on City's Waterfront Plan (Ocean Strand)

Mr. Kona Gray, Principal of EDSA, the consultant engaged by the City for design/development of its Waterfront Plan which envisions connecting all of the City's waterfront parks, gave a presentation focusing on ideas and suggestions for consideration at the District owned Ocean Strand property. Initial concepts envisioned include: an eco-friendly natural environment; maintaining the existing vegetation; a lookout pavilion; children's exploration trail; tree house pavilion; playground; a learning kiosk; motorized and non-motorized boat dock; water activities [paddle boards]; fitness trails; botanical/community garden; restrooms; parking; food facility; and an enhanced beach drop-off area.

Board Commentary:

Commissioner Wright stated that she likes the floating dock; the walking trails; a natural (not plastic) playground for children; open spaces; botanical garden and shade - "the more shade, the better". She is not a fan of motorized boats, and would prefer no food or restaurant facilities in the park. Favors pervious to paved parking tucked between the trees - "definitely no asphalt".

Commissioner Vogelgesang inquired about sensitive areas located on the property; the site may contain a Native American midden (burial ground). Mr. Gray stated that he will research the issue; a botanist and arborist will be engaged to look at the plant species.

Commissioner Engel commented that his first impression is that "we are trying to do too many things for too many people". He would like to see "limited" development with an accent on flora

and fauna [like a nature preserve]. The site should be congruent with what is happening at Gumbo Limbo; almost an extension of the other. A paddle boat dock is fine. A need for a children's playground is debatable.

Commissioner Ehrnst offered a few guiding principles that he would like incorporated in the design: 1) Passive usage; nothing intense, 2) security access comparable to other beach/park areas, 3) community partnerships, 4) some form of wellness (exercise equipment). He felt that the property is too valuable for a community garden.

Commissioner Rollins favors a passive park which would protect the neighbors on the north and south sides; no intrusive lighting; and sensitivity to food/grills.

PUBLIC REQUESTS:

The following individuals addressed the Board regarding the proposed design/development suggestions offered by EDSA:

Joe Pedalino, 2121 N. Ocean Blvd.

Supports Ocean Strand being developed into a public park; concepts are too intense; Ordinance No. 5228 (passed in February 2013) prohibits restaurants on public parks and beaches on the barrier island; a recent referendum prohibits restaurants on IntraCoastal properties on both sides; the location and design of the boat docks must not impact protected environmental seagrasses; parking should be limited to drop-off areas only (no permanent parking); to connect all 14 parks in the waterfront plan, consider centralized parking in a non-green area [transport patrons via land and ocean transports - electrically or solar powered. Ocean Strand should have some extension/adjunct to Gumbo Limbo and its activities. Somewhere in the City/District park inventory, consider "a park for all people" [designed for individuals with disabilities].

Sharon Picker, 2121 N. Ocean Blvd.

Ocean Strand is inspirational and magical – "it's like having a rainforest". Concerned about the percentage of trees that may be removed. Prefers the park to remain in a natural state with walkways. Concerned about the fate of the existing wildlife on site. Protect the natural "jewel" in our midst.

Laine Levy, 955 Lago Mar Lane

Likes the idea of connecting the parks. No need for parking at Ocean Strand - utilize parking areas at Spanish River, Red Reef and Rutherford Park. Suggested solar powered trolley – "hop on hop off". Opposed to a drop off area at the beach and motorized boats.

Natalie Mandelblatt, 2066 N. Ocean Blvd.

Favors a "balanced project" with amenities suggested.

Janet Graham, 963 NE 24th Street

Concerned about "noise" - motorized boats and a restaurant.

Paul Cruz, 2066 N. Ocean Blvd.

Concerned about traffic congestion. A-1-A is not wide enough for a turn lane into the park. Parking on the side of the road may be an issue.

Andrea Stekloff, 2121 N. Ocean Blvd.

Opposes a restaurant, boat dockage and valet parking (noise factor). Suggested a traffic study be undertaken before proceeding further. Would support a “handicap” park. Prefers amenities similar to those on the west side of Red Reef Park. Expressed concern about park security.

Mike Graham, 963 NE 24th Street

Opposes a restaurant on site. Governmental agencies may have issues with the proposed amenities along the shoreline. Suggested placing restrooms closer to the roadway. Walkers and bikers need to be considered.

Dave Petruzzelli, 920 Lago Mar Lane

The plan incorporates “commercial excessiveness” - the more passive the better. Concerned about the effect of boat docks on the shoreline seagrasses and mangroves.

Al Zuccaro, 561 Golden Harbour Drive

Consideration has to be given to the residents who reside outside the City limits, but within the District. The City should make available to EDSA the study undertaken by the District several years ago indicating Ocean Strand park usage. Favors the idea of a water taxi (pontoon type) to connect the parks.

Harold Chaffee, 6200 NW 2nd Avenue

Opposed to restaurants or food trucks on site. Park should be oriented towards families and be passive in nature. Parking is needed; the issue needs to be addressed.

Doug Northover, 965 Lago Mar Lane

Suggested a “natural” launch [i.e., paddle boards] instead of a boat dock. Opposed to drop-off points. Leave everything east of A-1-A natural.

~ End of Public Commentary ~

Chairman Rollins stated that Ocean Strand will be discussed and developed in the “sunshine” and that the public will have ample opportunity to listen to Board deliberations. The audience was advised that agenda items discussed at its meetings are published on the District’s website.

REGULAR BUSINESS:

2. Approval of Work Order for Gumbo Limbo Master Planning

Mr. Koski stated that the City is requesting authorization to fund an initial Work Order to have its consultant, EDSA, develop a concept plan for future master planning purposes for Gumbo Limbo. The amount is not to exceed \$50,000. The “Friends” of Gumbo Limbo are willing to fund the cost if the exhibit designer they propose is engaged.

Commissioner Rollins noted that the City has vetted and done previous work with EDSA. EDSA informed that they will sub-contract the work to Cambridge Seven Associates, exhibit designers.

MOTION was made by Commissioner Wright and seconded by Commissioner Vogelgesang to approve the City's initial Work Order to develop a concept plan for future master planning purposes for Gumbo Limbo for an amount not to exceed \$50,000.

Discussion:

Commissioner Ehrnst would like to ensure that the Friends of Gumbo Limbo are involved in the process.

MOTION UNANIMOUSLY APPROVED

3. Budget Discussions: 2017-2018

It was the consensus of the Board to schedule the following meetings to discuss the 2017-2018 Budget:

July 26	Special Meeting	5:30 p.m.
August 9	Regular Meeting	5:30 p.m.
August 14	Special Meeting	5:30 p.m.
August 30	Regular Meeting	5:30 p.m.

Mr. Koski suggested that the budget review be broken down into the aspects requested by the City: 1) Operation & Maintenance Expenses for each park; 2) Capital Improvements for City Parks; 3) Large Capital Expenditures for Vehicles and Equipment and, 4) Capital Expenditures for District Projects. Mr. Koski will request City representatives attend every budget meeting and he will provide specific topics for discussion at each meeting.

Discussion focused on the figures requested by the City for Operation & Maintenance for 2017-2018. The Board can accept the City's proposed O&M budget as presented; question certain items; inquire if the actual expenditures for the current year are anticipated to be lower; or, whether to make a counter proposal for O&M.

Mr. Koski noted that O&M budget amounts have historically been higher than actual expenditures as the City budgets for every personnel position to be filled for the entire year, and that does not occur. At the July 5th meeting, Commissioner Engel suggested determining what the rolling-average has been over several years and establish a reserve fund equal to half of that amount.

Mr. Koski recommends using the actual budget expenditure for the current year as a baseline for next year, with the understanding that if the City required extra personnel, the City would come back to the Board for authorization.

Commissioner Engel suggested increasing existing reserves to have the funds readily available to cover any personnel cost shortfalls.

Mr. Koski advised that the District will raise from ad valorem taxes about \$1.2 million more than last year.

Mr. Koski stated that the District is required to certify to the Palm Beach County Property Appraiser its proposed millage rate for 2017-2018 and set the date and time of its First Public Hearing prior to July 27th. He recommends that the District adopt the same millage rate as last

year, **0.9147** and that the **First Public Hearing** be held on **September 7th at 6:00 p.m. at the Sugar Sand Park Community Center.**

Commissioner Ehrnst noted that keeping the same 0.9147 millage rate as last year would be a tax increase.

MOTION was made by Commissioner Ehrnst and seconded by Commissioner Engel to adopt the proposed millage rate of **0.9147** for Fiscal Year 2017-2018 and schedule the First Public Hearing to be held on September 7, at 6:00 p.m. at the Sugar Sand Park Community Center.

Discussion:

At the July 26 meeting, Mr. Koski will provide a draft of the 2017-2018 budget.

MOTION UNANIMOUSLY APPROVED

4. Swim & Racquet Center Project Update

Mr. Koski advised that one more appearance before the City’s Community Appearance Board is required before approval. The Pre-Bid meeting held on July 10th was well attended, and Request for Information (RFI) will be posted on the District’s website. The bid opening date is August 11 at 2:00 p.m.

5. Ocean Breeze Update

Mr. Koski advised that he is awaiting the five -year pro formas and other pertinent items. Preliminary indications are that the project would generate a positive cash flow. He expects to receive all of the information by the latter part of August for presentation at the joint meeting in September.

Approval of Invoices:

MOTION was made by Commissioner Vogelgesang and seconded by Commissioner Engel to approve the invoices as presented totaling \$2,024,808.00.

MOTION UNANIMOUSLY APPROVED

REPORTS AND DISCUSSION ITEMS:

Executive Director: None

District Counsel: None

Commissioners:

Sugar Sand Park

Commissioner Ehrnst commented that Sugar Sand Park would be an ideal location for the “ropes course” envisioned by EDSA at Ocean Strand.

Commissioner Ehrnst remarked that the rubber surface at the playground is exceptionally hot and that efforts should be explored to lower the surface temperature such as installing “mistifiers”.

Ocean Strand

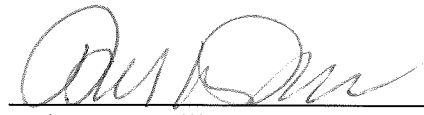
Commissioner Ehrnst felt that it is very important to foster good community partnerships [i.e. City/District/Friends of Gumbo Limbo] and that similar affiliations should be formed if the District proceeds with the Ocean Breeze and Ocean Strand projects.

FUTURE AGENDA ITEM – Commissioner Engel - “User Fees”.

ADJOURNMENT:

MOTION was made by Commissioner Engel and seconded by Commissioner Vogelgesang to adjourn the meeting at 7:40 p.m.

MOTION UNANIMOUSLY APPROVED



Robert K. Rollins, Jr.

Chairman



Susan Vogelgesang

Secretary-Treasurer