

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
November 14, 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
Susan Vogelgesang

CHANGES TO AGENDA:

At the request of Mr. Arthur C. Koski, Executive Director, item number three under Regular Business: Amendment to Zimmer Swim & Racquet Center Agreement was deleted.

PUBLIC REQUESTS:

J. D. Varney

City of Boca Raton Recreation Superintendent

Mr. Varney introduced the new Gumbo Limbo Manager, Leanne Welch.

Glenn Gromann

Mr. Gromann suggested several items for District consideration: 1) adoption of a Conflict of Interest Policy; 2) televise its meetings; 3) permit public commentary after every agenda item is addressed; 4) engage with the Palm Beach County Ethics Commission. He commented that the value of the Boca Teeca Golf Course property is negative, and not worth \$20 million as reported by Commissioner Starkoff at a recent City Council meeting.

Mr. Koski responded that the District was created by an act of the Legislature of the State of Florida. The District is governed in its entirety by the State of Florida and the appropriate statutes as it relates to Special Districts. The District is in compliance with all elements of the statutes. He has investigated other Special Districts in Palm Beach County to determine if they have elected to join the Palm Beach County Ethics Commission. Each and every attorney he has discussed membership with, stated that they have advised their Special District not to join the Palm Beach County Ethics Commission

Commissioner Starkoff stated that it was the consensus of the Board that the public interest was best served by having a public golf course in the City. The \$20 million figure was not based on the valuation of the Boca Teeca property, but on an analysis of the situation of Lennar Corporation and Wells Fargo and an independent study of the refurbishment of golf courses. The District did not allocate \$20 million, but could choose to put \$20 million toward the opportunity to cooperatively acquire the Boca Teeca property over time with the City.

Robert DuKate

5351 NW 3rd Terrace, Boca Raton

Mr. DuKate thanked the Board for its support regarding the Ocean Breeze Golf Course in Boca Teeca.

James Hendry

Mr. Hendry referenced the recent voter approved Amendment to the City Ordinance to keep all city-owned land adjacent to the Intracoastal Waterway for public recreation and boating. As a petition organizer, he stated that the ordinance was never intended to limit the opportunities of the City or its residents to enjoy their parks. He advised that the citizenry supports the District and its efforts.

Jim Miller

480 East Boca Raton Road, Boca Raton

Mr. Miller, President of the Friends of Gumbo Limbo thanked Commissioners Frisch and Starkoff for all of their efforts pertaining to Gumbo Limbo over the years. The Friends are looking forward to working with the newly elected Commissioners, Craig Ehrnst and Erin Wright.

Commissioner-Elect Craig Ehrnst

1500 Parkside Circle S, Boca Raton

Commissioner-Elect Ehrnst commented that Commissioner Frisch is a “stand-up” person and that the Board is a solid crew. The Board has always had the vision of looking out for its residents and that will not change. Both he and Commissioner-Elect Wright have the same goals [to take care of the residents] and they hope to continue the efforts of the Board from a little different perspective to, hopefully, add value and meet challenges to do something great for the community.

Commissioner-Elect Erin Wright

436 Redwood Lane, Boca Raton

Commissioner-Elect Erin Wright stated that she is excited about the opportunities that lie ahead and she looks forward to working with the Board.

Harold Chaffee

6200 NW 2nd Avenue, Boca Raton

Mr. Chaffee thanked the Board for all of its endeavors to try to make the Boca Teeca Golf Course a reality. He thanked Commissioners Frisch and Starkoff for their years of service.

Al Zucaro

561 Golden Harbour Drive, Boca Raton

Mr. Zucaro referenced the permitting and variance that was granted to a developer for a 10,000 sq. ft. unit on the east side of A-1-A at 2500 N. Ocean Blvd. A notice was recently posted on the 2500 N. Ocean Blvd property that permits have been issued by the State. Residents were misled by four

of the City Council members. The District should do whatever it can to prevent any further intrusion on the ocean side of A-1-A.

~ No further public commentary was received ~

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 October 17, 2016.

MOTION UNANIMOUSLY APPROVED

REGULAR BUSINESS:

1. Approval of Patch Reef Park/St. Mark Church Reciprocal Use Agreement

MOTION was made by Commissioner Frisch and seconded by Commissioner Engel to approve the Patch Reef Park/St. Mark Church Modification and Extension to Reciprocal Use Agreement for the year ending December 19, 2017.

MOTION UNANIMOUSLY APPROVED

2. Approval of Close Construction Change Order No. 3 for Gumbo Limbo Boardwalk and Observation Tower

MOTION was made by Commissioner Starkoff and seconded by Commissioner Engel to approve Close Construction Change Order No. 3 for the Gumbo Limbo Boardwalk and Observation Tower in the amount of \$3,862.16.

MOTION UNANIMOUSLY APPROVED

3. Amendment to Zimmer Swim & Racquet Center Agreement

This item was deleted.

APPROVAL OF INVOICES:

MOTION was made by Commissioner Frisch and seconded by Commissioner Vogelgesang to approve the invoices as presented totaling \$57,412.25.

MOTION UNANIMOUSLY APPROVED

REPORTS AND DISCUSSION ITEMS:

Executive Director

Ocean Breeze Golf Course

Mr. Koski reported that the City will evaluate the bids it received for the Glades Road Municipal Golf Course at its meeting on Nov. 22nd. The City Council will have to make a decision on the

disposal of the property [whether it will be an out-right sale, or an exchange to be able to acquire the Ocean Breeze property]. Mr. Koski would like the opportunity to put before the City Council a more specific proposal as to what the District involvement would be if the City were to consider the acquisition of the Ocean Breeze Golf Course.

- Advise the City that if they acquire the Ocean Breeze property, the District would acquire the property from them.
- If the City acquires the property, the District would agree to renovate the entirety of the Ocean Breeze property.
- In order for the District to accomplish the goal, the District will need the assistance and cooperation of the City in the same manner that was extended to the District in the acquisition of Sugar Sand Park.
- Advise the City of Boca Raton that if they acquire the Ocean Breeze property, the District would operate the facility and engage City personnel to maintain the facility pursuant to an Interlocal Agreement.
- Advise the City that upon the acquisition of the property by the District, the District would seek other potential economic opportunities [the Greg Norman organization has expressed an interest in the facility] so that this particular facility could generate a profit in its operation;

It was the consensus of the Board to have Mr. Koski draft correspondence for execution by the Chairman and submission to the Boca Raton City Council at its Nov. 22nd meeting.

PUBLIC REQUESTS WERE RE-OPENED ON THE SUBJECT PROPOSAL:

The following individuals addressed the Board in support of the proposal brought forth by Mr. Koski.

James Hendry - 151 N.E. Spanish Trail, Boca Raton

The idea is a suitable way to generate income and keep green space

Robert DuKate - 5351 N.E. 3rd Terrace, Boca Raton

The impact of a 27-hole Championship golf course in the City would be beneficial to the community.

Emily Gentile - 2657 N. Ocean Blvd., Boca Raton

Supports the proposal for economic development reasons and for green/open space within the community.

Harold Chaffee - 6200 NW 2nd Avenue, Boca Raton

Supports the proposal. Advised that the Lennar deal contains a contingency that the administration building and the hotel would be annexed out of the deal; that is unacceptable.

Regina Ecklund - 5201 NW 2nd Avenue, Boca Raton

As a golfer and resident of Boca Teeca, she is incredibly encouraged with the proposal and how the District is supporting the Boca Teeca Golf Course.

Commissioner-Elect Erin Wright - 436 Redwood Lane, Boca Raton

Sounds like a fantastic opportunity. It is one of the reasons why she wanted to be on the Board [to keep and acquire green space in the City]. She hopes that the City will work with the District to accomplish this goal.

Andrea O'Rourke - 317 NE 3rd Street, Boca Raton

Sounds like a great idea if we keep in mind that it is for the greater good and the people. To protect what the people want is very important.

Craig Ehrnst - 1500 Parkside Circle S. Boca Raton

Commissioner Ehrnst supports the proposal. The District should let the City fulfill its mission; it is a negotiated process. The City should be advised that the District would operate the facility if requested. Residents and owners should agree to it. Make it happen.

~ *Public Commentary Closed* ~

Commissioner Frisch supports the proposal, and emphasized the point that as the District will reimburse the City for the acquisition of the property, the City should make the best deal possible; the least amount of money paid for the property, the more money can be put into redeveloping the facility.

Commissioner Starkoff supports the proposal – open green space is the legacy of the District. The letter should convey some of the history of the acquisition of beach, park and recreational facilities in the City.

Commissioner Engel supports the proposal. One of the best things there is to enhance the value of residential properties is the proximity to recreational facilities. The residential value of property in the District keeps on increasing.

Commissioner Vogelgesang supports the proposal. The District should do whatever it takes to make it happen. She noted that Greg Norman's son revamped the Pompano Municipal Course and made it into a money-making opportunity for the City of Pompano.

It was the consensus of the Board to have Mr. Koski prepare a draft letter for execution by the Chairman for submission to the Mayor and City Council Members.

Sugar Sand Park Science Playground

Assistant Director Briann Harms gave a presentation on the status of the subject project.

District Counsel - None

Commissioners

Commissioner Vogelgesang inquired about an opening date for the playground. Mr. Koski responded that every attempt is being made to open the playground by the end of the year.

Commissioner Engel congratulated Commissioner-Elect Ehrnst and Commissioner-Elect Wright. He thanked Commissioners Starkoff and Frisch for the valuable resources they provided to him when he was first elected.

Commissioner Starkoff welcomed the newly elected Commissioners. Noting that 67% of City residents voted to keep all city-owned land adjacent to the IntraCoastal Waterway for public recreation and boating, he would like Mr. Koski to investigate the plans the City has for that property and what the District might be able to do from a funding standpoint in partnership with the City. While the City develops the master plan for the site, he would like to see the fence removed; all of the asphalt demolished and replaced with grass and picnic tables; provide some passive space.

Commissioner Starkoff requested information regarding the City Recreation Services policy on the lighting of fields for users. The lights should be on to provide users safe play and safe egress from the park

Commissioner Frisch addressed several items:


1. Although the District would welcome the opportunity to participate in the parcel at Palmetto Park Road and the IntraCoastal Waterway; it can only be involved when invited by the City, as it is City owned property acquired by City taxpayers.
2. Board meetings will be televised and broadcast in the new District offices at the Swim & Racquet Center.
3. He requested additional information about DeHoernle Park Phase II and the Police Department and City looking to put a gun range and skid track on the property. A gun range can be located anywhere, and we can close down a road to drive skid track, but we can't get more green space.

FUTURE AGENDA ITEM

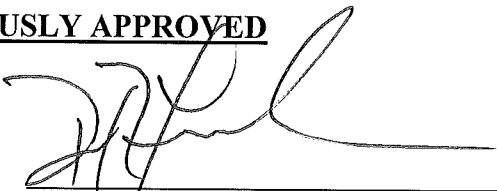
ADJOURNMENT:

MOTION was made by Commissioner Frisch and seconded by Commissioner Engel to adjourn the meeting.

MOTION UNANIMOUSLY APPROVED



Robert K. Rollins, Jr. Chairman



Dennis R. Frisch Secretary-Treasurer