

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
September 17, 2018

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: None

PUBLIC REQUESTS:

Mr. Robert DuKate furnished various documents on the history of the Ocean Breeze Golf Course; a comparison of yardage vs. Osprey Point; a financial summary of all Palm Beach County golf centers; and a fact sheet for Osprey Point.

Mr. Robert Raymond proposed that the Board consider a new design concept based on “The Cradle” located at the Pinehurst Resort in North Carolina. The 789 yard Par 3, 9-hole short course (10 acres) was designed by Gil Hanse and generates lots of revenue at \$50 per play.

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 September 4, 2018.

MOTION UNANIMOUSLY APPROVED

REGULAR BUSINESS:

1. Patch Reef Park

Ms. Briann Harms, Assistant District Director advised that a meeting has been scheduled with City administrative staff to discuss how programs at the subject facility can be accommodated at the Swim & Racquet Center while repairs at the community center are undertaken.

Ms. Melissa Dawson, District Facilities Manager, advised that two issues need to be addressed at the Patch Reef Park Tennis Center: 1) Sand is coming up on the courts and causing slippage the courts were resurfaced in 2016 and the warranty has expired]; and 2) the 30-year old courts are experiencing infrastructure cracks. Various solutions are being investigated.

Mr. Koski advised that the installation of artificial sports turf is on schedule. He anticipates going out to bid within 60 days with construction to commence in January 2019. He felt it would be prudent to evaluate all of the District’s projects in the context of an overall master plan, and prepare a list of priorities of what repairs need to be done at Patch Reef Park.

Commissioner Ehrnst would like to see a volunteer based group to help guide the District on what needs to be done at its parks. He would also like to engage volunteer participation in the operation of programs at Sugar Sand Park.

Chairman Rollins commented that the City's Needs Assessment Survey (funded partially by the District) will provide community user input.

~ The meeting recessed and reconvened in the Willow Theatre at 6:00 p.m. ~

Status Report from Golf Course Architects

Mr. Wayne Branthwaite, representing Price/Fazio, gave an update on the Ocean Breeze Project. He stated that approval of one of the three master plans presented will allow the National Golf Foundation to continue to work on all aspects of the project; complete its study; and conduct a survey of the supply and demand of the events market in Boca Raton. He discussed the pros and cons of all three options and reviewed a preliminary project timeline which was divided into two phases.

Mr. Tom Fazio informed that the best time to do the majority of construction is during the winter season when it is not raining. The grass should be started before the rainy season begins; the rainy season will then help the grass get established. The course could open in October. He remarked that the District can either rush to get the job done, or take its time and get better pricing.

Mr. Getherall of NGF reviewed the feasibility report submitted by NGF in August 2017 which was based upon the replacement of the 27-hole course that formerly existed as Ocean Breeze. The Price Fazio team has reviewed the site and determined that it will not be able to accommodate a 27-hole championship golf course and a full-length driving range and golf academy. Boca National can either be:

- 1) a 27-hole regulation golf course without an adequate driving range and golf academy or,
- 2) an 18-hole championship golf course with an additional golf learning center/driving range on the east side of the property. An 18-hole course would attract a broader segment of Boca Raton residents.

Financially, it appears there is an opportunity for a more aggressive pricing structure. Based upon the Board's direction, NGF will refine its financial analysis.

PUBLIC REQUESTS (Reopened)

Ms. Susanne Joy inquired about plans to accommodate the increased traffic on NW 2nd Avenue.

Mr. Kevin Landau stated that his condominium is located next to the hotel parcel. He asked what the designers envision for the site and how it will impact his view.

Ms. Julie Phillips asked if large groups will be invited for events/weddings and where parking will be located to accommodate them. She felt that consideration should be given to lessening the loud noise emanating from the I-95 corridor.

Mr. Art Poly lives at the south end of the east course, and inquired if consideration was given to the impact of a driving range on property values.

Mr. Andrew Dickson inquired if a landscape plan was available. In addition, he asked about the feasibility of a hotel on site.

Mr. Larry Mielke felt that Ocean Breeze should continue to be a 27-hole course with a driving range.

Mr. Norman Matus asked if the hotel site would become an entertainment center/restaurant venue.

Ms. Jerrilyn Schulze asked if a tunnel was being considered under NW 2nd Avenue.

Ms. Sue Daddino inquired about the timeframe for demolition, commencement, and completion of the project.

Mr. Clarence Smith advised that he has not yet received notification of demolition work. He supports the 18-hole concept.

Ms. Dana Strickland asked that in the event that the golf course is not built, would the buildings still be demolished. She questioned if the District was limited to building the hotel on the Boca Teeca parcel, or if another location could be considered.

Mr. Harold Chaffee advised that the land behind Condo #9 in Boca Teeca is available and whether that parcel would change the design of the golf course, such as moving the driving range up to the north end. He questioned the financial revenue that would be generated with the 18-hole design.

Mr. Tony Daddino would like to see the entrance into Boca Teeca from Yamato Road aesthetically enhanced.

Mr. Robert DuKate felt that the random placement of the clubhouse on the northwest corner property is restricting the layout for a 27-hole course. He questioned the cost of building a new golf course versus the refurbishing of the existing one, and the cost of moving the clubhouse from its current location.

Ms. Sallie Friedman supports upgrading the existing 27-holes.

Ms. Debbie Leising asked if traffic studies indicate forced right/left turns coming out of Teeca Woods or NW 4th Avenue. She questioned whether berms or vegetation would obstruct views from single family homes and condominiums.

Mr. Rick Heard operated the Don Law Golf Academy at Ocean Breeze for nine years, and is currently operating the academy at Osprey Point. He envisions a great 9-hole short course; a fantastic practice facility, and terrific 18-holes of golf. “The design is fantastic – go with it!”

Mr. George O’Rourke, noting the flexibility of maintaining a 27-hole course, inquired about the down time for maintenance if an 18-hole course is selected.

Ms. Peggy Haupt stated that she has lived on the street at the end of the former driving range since 1980, and there definitely was a problem with golf balls landing in her front yard. She supports the new design.

~ End of Public Commentary ~
~ *The regular meeting reconvened* ~

REGULAR BUSINESS:

2. Golf Course

MOTION was made by Commissioner Vogelgesang and seconded by Commissioner Engel to adopt **Option No. 1** and to instruct Price/Fazio to commence with the design of the Boca National Golf Club.

Discussion:

Commissioner Ehrnst commented that Boca National is a 27-hole golf course, just a different configuration. It is a significant investment. With the new golf technology available, a revamping of the existing course will not work. The Commission is most interested in the economic viability of some of the features and how that will incrementally pay for the facility. The District still has to work with the City and others to finance the project.

Commissioner Engel stated that he understands the feelings of Boca Teeca residents liking the former 27-hole Ocean Breeze course; however, with the new golf technology available [balls designed to travel further and golf clubs designed to hit them further] he supports the 18-hole concept.

Commissioner Rollins reviewed the golf course architect interview process and the selection of Price/Fazio. He is pleased with the 18-hole concept presented; it is his preference.

MOTION UNANIMOUSLY APPROVED

Mr. Branthwaite gave a preliminary estimate of the cost of construction of the 18-hole golf course as between \$9.5 million and \$11 million; going forward the estimate will be defined further.

APPROVAL OF PAYROLL AND INVOICES:

MOTION was made by Commissioner Ehrnst and seconded by Commissioner Engel to approve the invoices as presented totaling \$1,566,518.38.

MOTION UNANIMOUSLY APPROVED

REPORTS AND DISCUSSION ITEMS:


Executive Director- None
District Counsel-None
Commissioners-None

FUTURE AGENDA ITEMS: - to be determined.

ADJOURNMENT:

MOTION was made by Commissioner Vogelgesang and seconded by Commissioner Engel to adjourn the meeting at 7:41 p.m.

MOTION UNANIMOUSLY APPROVED



Robert K. Rollins, Jr. Chairman



Craig F. Ehrnst Secretary-Treasurer