



SENT VIA E-MAIL AND U.S. MAIL

February 21, 2020

Briann Harms, Executive Director
Greater Boca Raton Beach & Park District
2168 St. Andrews Boulevard
Boca Raton, Florida 33433

Re: Ocean Breeze Golf Course Property Improvement Plan

Dear Briann,

The City received your January 23, 2020 correspondence regarding the proposed plans for the Ocean Breeze Golf Course. As you noted, your correspondence was in accordance with Article 7 of the Interlocal Agreement (ILA) between the City and the District for the Ocean Breeze property. That Article states that the City shall be provided the opportunity (prior to approval by the District) to review, comment on and approve any Improvement Plan, which approval shall not be unreasonably withheld, and your correspondence requested the City's review and approval of the Improvement Plan.

There were two single-page attachments to your correspondence which apparently is a summary of the proposed Improvement Plan: (1) a 5-year cash flow showing the District's projected revenues and expenses (which includes the construction of the golf course), and (2) the proposed golf course layout.

Regarding the submitted cash flow, we reviewed the projected revenues and expenditures. Although the submitted cash flow projection appears to show that the estimated costs of the golf course construction can be included within the projected revenue and the projected operating and capital expenses, there is not enough detail to determine if the City Capital Projects line and the Other District Facilities Projects contain the capital renovation projects that have been discussed by City and District staff.

For example, it appears that several significant capital expenses that have been previously discussed with the District are not included in the cash flow. The most notable of these is the maintenance facilities. As you know, there are a number of maintenance facilities that need to be improved/constructed to provide maintenance operations at various District and City facilities, including the maintenance facilities at Spanish River Park, DeHoernle Park, and Sugar Sand Park (Sugar Sand Park is of course a District facility). Based on the most recent CIP projections provided to the District, the District portions of the design and construction of the facilities are estimated to cost \$4.5 million (approximately \$1.8 million for Spanish River Park facility, \$1.4 million for DeHoernle Park, and \$1.3 million for Sugar Sand Park). City and District staff have discussed these facilities many times (and several of the District Commissioners have toured the existing maintenance facilities and recognize the need for improvements). The City staff continues to work on the plans for these facilities.

The submitted cash flow notes that there are funds transferred each year to the beach renourishment sinking fund. The cash flow shows that there are adequate funds available in that fund for the District's share of South Beach Renourishment Project, currently scheduled for 2023. However, the submitted cash flow shows that only \$600,000 will be available for the District's share of Central Beach Renourishment Project currently scheduled for 2025, far below the anticipated \$2.4 million.

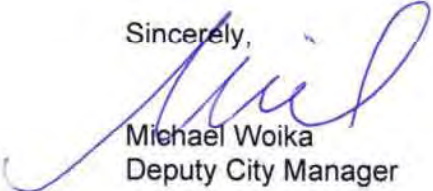
Regarding the one-page plan submitted for the golf course facilities, we recognize that many of the details of the design will be developed and reviewed during the site planning process. However, there have been discussions during the joint meetings regarding other development that may occur on this property (including a hotel and other significant development). The proposed site(s) of that future development were not been identified on the submitted plan. If there are areas of future development, they should be included on the facilities plan.

Finally, because the discussion and the cash flow show a phased approach to the construction of the golf course, it is appropriate to have a facility construction phasing schedule that corresponds to the cash flow projection.

We look forward to the receiving the additional information so the City can move forward with the review and approval of the Improvement Plan as detailed in the ILA.

Please let me know if you have any question on this matter.

Sincerely,

A handwritten signature in blue ink, appearing to read "Michael Woika", is written over the typed name and title.

Michael Woika
Deputy City Manager

cc: Leif J. Ahnell, City Manager, C.P.A., C.G.F.O.
Diana Grub Frieser, City Attorney