



Special District  
Public Facilities Planning Report  
January 2022

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## Introduction

In 1974, the Greater Boca Raton Beach & Park District (hereinafter referred to as the “District”) was formed as an independent “Special District” by legislative act under Chapter 74-423, Laws of Florida. In 2003, Chapters relating to the District, 74-423, 75-330, 76-323, 82-350 and 85-481 were reenacted as Chapter 2003-313, Laws of Florida.

The District acquires, develops, maintains and operates properties aimed at meeting the current and future recreational needs of its residents. This is accomplished both independently and in cooperation with the City of Boca Raton. In addition, the District maintains Interlocal Agreements and/or rental agreements with the Palm Beach County School Board and Florida Atlantic University aimed at enhancing its ability to meet this initiative.

Current properties owned by the District include:

- Sugar Sand Park
- Patch Reef Park
- Swim & Racquet Center
- Ocean Strand
- Boca Teeca/Ocean Breeze

Properties owned by the City of Boca Raton and financially funded by the District:

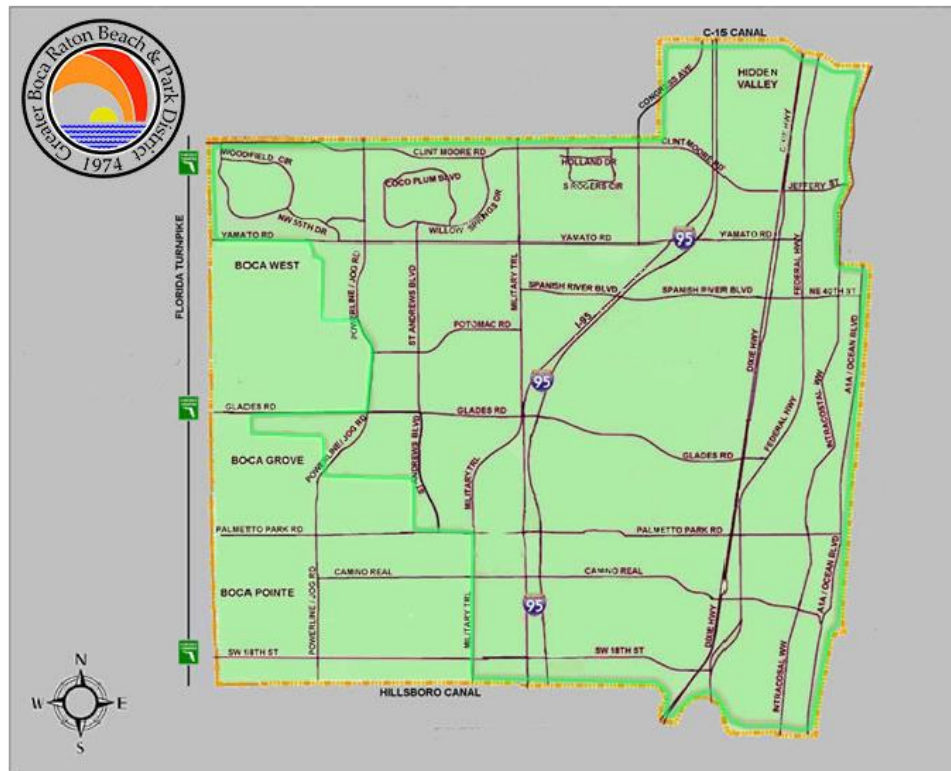
- Spanish River Athletic Facilities
- Red Reef Park
- Gumbo Limbo Nature Center
- Mizner Bark

Recreational properties available to residents via District Interlocal Agreements or Rental Agreements with other entities:

- Don Estridge Middle School Athletic Facilities
- Florida Atlantic University’s Glades Fields and Varsity Field

The geographical area of the District currently encompasses the incorporated municipality of Boca Raton and an unincorporated area of Palm Beach County, Florida. The incorporated municipality and the unincorporated area are shown in the following map. Jointly, these areas make up the entire District.

# Greater Boca Raton Beach & Park District Map



## Legend

- Greater Boca Raton Beach & Park District boundary
- City of Boca Raton boundary

## Facilities Report

As an independent special district, the Greater Boca Raton Beach & Park District submits this public facilities report in compliance with Fla. Statute 189.415 (2013). The scope of the 2022 Public Facilities Report contains the following:

- description of all facilities owned or independently leased
- participation levels at each facility
- description of capital improvements made since the last Facilities Report (2015)
- listing of any capital additions, renovations or repairs the District is planning within the next seven years
- proposed timeline for their completion
- identification of the funding source.

In addition, the District maintains Interlocal Agreements with the City of Boca Raton to fund the operation and maintenance of numerous City owned parks. These parks are identified and the following information is included:

- participation levels at each facility
- description of District funded capital improvements made since the last Facilities Report (2015)
- listing of any capital additions, renovations or repairs the District will fund within the next seven years
- proposed timeframe for the projects
- identification of the District's funding source for each

In providing this information, the Facilities Report includes the following sections:

- Sugar Sand Park (District owned)
- Patch Reef Park (District owned)
- Swim and Racquet Center (District owned)
- Ocean Strand (District owned)
- Boca Teeca/Ocean Breeze (District owned)
- Don Estridge Middle School (District funded via Interlocal Agreement)
- Florida Atlantic University (District funded via Facilities Rental Contract)
- City Owned Parks (District funded via Interlocal Agreement)

## Sugar Sand Park

Sugar Sand Park was purchased jointly by the District and the City of Boca Raton on January 25, 1988. The District reimbursed the City for their acquisition cost over a five-year period in order to acquire full rights to the property. The title and deed were transferred by the City to the District in 1993.

The site is a 132-acre park owned by the District and operated by the City of Boca Raton through an interlocal agreement. The address is 300 South Military Trail and is in the southwestern quadrant of the City that abuts Unincorporated Palm Beach County. The property is bounded on the north by Palmetto Park Road, on the west by Military Trail, on the south by Camino Real and on the east by the Seaboard Coastline Railroad. The site lies approximately three miles west of the Boca Raton Central Business District.

The park's amenities include outdoor facilities for baseball/softball, open field play, playgrounds, carousel, basketball courts and a roller hockey rink that serves in line hockey, basketball and pickleball. In addition, the site offers picnic facilities, hiking trails and nature watching opportunities in a natural environment. Indoor recreational and cultural opportunities include a community center, science explorium, theater and fieldhouse used for a variety of athletic activities.

Participates rates at Sugar Sand Park are as follows:

|                    | 2019/20 | 2018/19 | 2017/18 | 2016/17 |
|--------------------|---------|---------|---------|---------|
| Sugar Sand Park    | 44,620  | 58,426  | 73,684  | 87,429  |
| Fieldhouse         | 62,880  | 86,392  | 83,442  | 105,665 |
| In Line Hockey     | 14,184  | 17,220  | 20,997  | 29,095  |
| Science Playground | 82,699  | 163,898 | 239,565 | 184,929 |
| Carousel           | 86,475  | 134,695 | 158,069 | 170,377 |
| Community Center   | 158,788 | 295,591 | 296,308 | 379,349 |

Recent renovations at Sugar Sand Park include the following:

- Renovation and expansion of the Science Playground to meet increased community demands.
- Upgrade of parking lot lighting to LED for energy efficiency and security
- Replacement and refurbishing of air handling units and chillers in the community center and the fieldhouse to address deteriorating system caused by meeting systems life expectancy.
- Replacement of carpeting in community center offices and Willow Theater due to wear and tear.
- Renovation of 2 sets of batting cages to address safety concerns.
- Re-surfacing of asphalt trails to avoid safety issues due to root intrusion.
- Installation of shade canopies over tot lot playground and 3 areas within the Science Playground to provide relief from the sun and keep equipment surfaces cool for contact
- Replacement of field house bleachers due to wear and tear and to update system to meet current ADA and safety regulations.
- Addition of security cameras at strategic locations in park to assist with safety and security of park patrons.

Renovations planned for Sugar Sand Park within the next 7 years include:

- Roof replacements and repair of community center and fieldhouse due to increased annual maintenance cost. Both buildings have reached or are approaching their 30<sup>th</sup> year of existence. An industry standard of roof life expectancy is anywhere from 25 to 30 years. This coupled with increased annual maintenance requests to address leaks indicates it is time to move forward with this capital item.
- Replacement of the fieldhouse generator. The generator has reached its life expectancy and due to its critical nature, its replacement is a smart preventative maintenance plan. When power is lost in the fieldhouse, humidity causes the wooden gym floor to warp. Warping of the floor causes trip hazards for participants. In addition, the repair of the warped wood can greatly decrease the life expectancy of the floor due to required sanding of the surface.
- The exterior restrooms (quad fields, duplex fields, main pavilion) at Sugar Sand Park will be renovated. Renovations will provide updated fixtures, fresh paint and partitions and address any code changes that may have occurred since the original construction of the

facilities. These updates will be done to ensure we continue to provide our patrons with clean, safe, code compliant facilities.

- Renovation of the tot lot playground. The playground is in need of an update. The equipment is safe but dated. The renovation will include new equipment and a surface of poured in place rubber or similar substance that meets fall height requirements, protects youth from splinters and increases aesthetics.
- Fieldhouse floor replacement. The biennial resurfacing (sanding) of a gym floor causes the wood to wear thin over a prolonged period of time. When the wood that composes the floor wears thin it can break and create a hazardous situation for participants. The fieldhouse floor has reached a point where further resurfacing (sanding) could lessen the safety of the facility. In order to maintain a safe playing surface, the floor will be replaced.
- Parking Lot Re-Surfacing. The parking lots at the park have not been completely re-surfaced and re-lined since the park opened its gates in the 1990's. To maintain the integrity of the parking lot surface and to maintain orderly parking, the parking lots will be re-surfaced and re-lined. This will reduce the likelihood of developing asphalt deterioration leading to pot holes and dangerous conditions in the lots.

The above-mentioned renovations are recommended within the next 7 years. The table below shows the fiscal year the project is proposed to start and end, the estimated expense as well as the funding source.

| Project                          | Starting Year | Ending Year | Expense   | Funding Source   |
|----------------------------------|---------------|-------------|-----------|------------------|
| Roof Replacements                | FY 22         | FY 23       | \$250,000 | Ad Valorem Taxes |
| Fieldhouse Generator Replacement | FY 23         | FY 23       | \$100,000 | Ad Valorem Taxes |
| Exterior Restrooms Renovations   | FY 24         | FY 24       | \$600,000 | Ad Valorem Taxes |
| Tot Lot Playground Renovation    | FY 24         | FY24        | \$150,000 | Ad Valorem Taxes |
| Fieldhouse Floor Replacement     | FY 26         | FY 26       | \$300,000 | Ad Valorem Taxes |
| Parking Lot Re-Surfacing         | FY 26         | FY 25       | \$250,000 | Ad Valorem Taxes |

## Patch Reef Park

Patch Reef Park is a 55-acre park located at 2000 Northwest 51<sup>st</sup> Street in Boca Raton, Florida. The park was acquired in two parcels by the District and Palm Beach County jointly in 1982. The purchase price of \$2,543,055 was funded with a grant from Palm Beach County in the amount of \$1 million and the balance of the purchase was funded by the District.

Pursuant to an Interlocal Agreement and Lease between Palm Beach County and the District, Palm Beach County has leased to the District all of its interest in the real property for a term of 99 years. Based on this agreement, in 1982 the District began the development of the park. The development project cost \$6,421,305.

The park's outdoor amenities include baseball/softball fields, multi-use artificial turf fields, fitness trail, playground, basketball courts and picnic facilities. In addition, the park provides a community center for various cultural and indoor activities. A tennis center offers 15 lighted hard tennis courts, 6 lighted pickleball courts, a pro-shop, locker rooms and a children's playground.

Participation rates at Patch Reef Park are as follows:

|                  | 2019/20 | 2018/19 | 2017/18 | 2016/17 |
|------------------|---------|---------|---------|---------|
| Patch Reef Park  | 82,084  | 109,691 | 136,654 | 189,419 |
| Tennis Center    | 30,894  | 53,790  | 51,605  | 68,438  |
| Community Center | 15,575  | 27,205  | 28,959  | 35,617  |

Recent renovations at Patch Reef Park include the following:

- Resurfacing of the tennis courts to address a safety issue that arose when sand from a previous resurfacing began to surface causing participants to slip during play.
- Re-surfacing of asphalt trails to avoid safety issues due to root intrusion.
- Replacement of the playground surfaces due to wear and tear.
- Replacing 3 natural grass fields with 3 artificial turf fields to better meet the needs of the community by increased access during periods of foul weather and less down time for maintenance.

- Renovation of batting cages to address safety concerns.
- Carpet throughout the tennis center was replaced. Wear and tear due to the high use of this facility dictated replacement of the carpeting.
- All canopies at the tennis center were replaced to address tears and fading. New canopies were installed between each set of courts and at building entrances.
- Community Center Air Conditioning Unit #1 was replaced. The unit met its life expectancy and was needing substantial annual repairs with increased down time. Parts were no longer manufactured which led to longer lead times on finding replacements. New unit was installed to update system and provide consistent service to the building.
- Conversion of 2 tennis courts into 6 pickleball courts. As the sport of pickleball grew across the nation, request from District residents began to rise for courts to meet the increased local interest in the sport. In response to community request, 2 lighted tennis hard courts were converted to 6 lighted pickleball hard courts.

Renovations planned for Patch Reef Park within the next 7 years include:

- Roof replacements or repair of the community center, tennis center and press boxes due to increased annual maintenance cost. Buildings have reached or are approaching their 40<sup>th</sup> year of existence. An industry standard of roof life expectancy is anywhere from 25 to 30 years. This coupled with increased annual maintenance requests to address leaks indicates it is time to move forward with this capital item.
- Resurfacing of remaining asphalt trails. The resurfacing is necessary for safety reasons to prevent further root intrusion causing trip hazards in various places along the fitness trail.
- Rebuilding of the tennis courts. The courts are approaching 30 years old. Just prior to our last resurface (FY 19), an outside company was hired to provide a report on the condition of the asphalt base of the courts. The company determined that the courts would respond well to a resurfacing that included a fiberglass membrane and that the resurfacing would hold for approximately 4 to 5 years. At the conclusion of this time period, it was recommended that the courts be rebuilt starting from the asphalt base. This recommendation was made due to the fiber intrusion throughout the asphalt core sample. This intrusion is a good indication that the asphalt is beginning to deteriorate and the overall performance and safety of the courts will decline if not addressed. Based on this recommendation we went forward with a fiberglass membrane to address the immediate need and planned to budget for a complete renovation of the courts within the next 4 to 5 years.

- Addition of 12 additional lighted pickleball courts. Interest in pickleball has continued to grow and additional courts are needed to meet the community demand. Lighted courts are especially needed as the 6 courts at Patch Reef Park are currently the only public lighted courts available to residents. An additional 12 courts will be built at Patch Reef Park to provide a total of 18 lighted courts for residents. This will provide residents with ample opportunity to play even after the sun goes down. The plan will be to expand the facilities footprint for the addition of 18 pickleball courts allowing the originally converted tennis courts to be re-dedicated to tennis. This renovation will establish Patch Reef Park as the premier racquet center in Boca Raton with 18 lighted pickleball courts and 17 lighted tennis courts.
- Tennis center restrooms and locker rooms renovations will be undertaken within the next 7 years. The restrooms/locker rooms in this location are in need of a renovation to better meet the needs of the patrons, update fixtures to ensure cleanliness can be maintained and ensure all new ADA requirements are met. The locker rooms are short on much needed storage space but contain an over-abundance of actual lockers. By redesigning the space, storage areas can be added without negatively impacting the number of lockers needed. In addition, prolonged wear and tear has caused some pitting and permanent stains on shower fixtures, partitions and tile floors. Replacing these items will increase aesthetics and increase cleaning efficiency.
- The exterior restrooms (ball fields, turf fields, playground, pavilion) at Patch Reef Park will be renovated. Renovations will provide updated fixtures, fresh paint and partitions and address any code changes that may have occurred since the original construction of the facilities. These updates will be done to ensure we continue to provide our patrons with clean, safe, code compliant facilities.
- Construction of a Patch Reef Park covered maintenance yard. Multiple pieces of facility maintenance equipment are utilized to maintain the fields, trails and common grounds throughout the park. Currently this equipment is either stored on site out in the elements or trailed to the park when needed. The maintenance yard will essentially be a large pole barn that will provide protection from the elements. Constant exposure by this equipment to the rain reduces their life cycle. This maintenance yard will help extend the life cycle of the equipment by providing cover and better operational efficiency as equipment will be on site as needed by the staff. In addition, by included a fence around the field, security of the equipment will be enhanced.
- The parking lots at the park have not been completely re-surfaced and re-lined since the park opened its gates in the 1980's. To maintain the integrity of the parking lot surface and to maintain orderly parking, the parking lots will be re-surfaced and re-lined. This will reduce the likelihood of developing asphalt deterioration leading to pot holes and dangerous conditions in the lots.

- Patch Reef Park contains 2 playgrounds. The main playground is “Pirates Cove” and is a stand-alone playground which includes multiple play areas for kids of various ages and a splash pad. The tennis center playground is a small unit to entertain kids during parental play and summer camps. These 2 playgrounds will be updated with new components and their surfaces will be re-conditioned to assure continued safety.

The above-mentioned renovations are recommended within the next 7 years. The table below shows the fiscal year the project is proposed to start and end, the estimated expense as well as the funding source.

| Project                                                  | Starting Year | Ending Year | Expense     | Funding Source   |
|----------------------------------------------------------|---------------|-------------|-------------|------------------|
| Asphalt Trails Re-Surfacing                              | FY 22         | FY 22       | \$200,000   | Ad Valorem Taxes |
| Tennis Courts Rebuild/Pickleball Additional Courts       | FY 22         | FY 22       | \$2,200,000 | Ad Valorem Taxes |
| Tennis Center Restrooms Renovations                      | FY 22         | FY 23       | \$600,000   | Ad Valorem Taxes |
| Roof Replacement and Repairs                             | FY 23         | FY 24       | \$285,000   | Ad Valorem Taxes |
| Covered Maintenance Yard Construction                    | FY 24         | FY 24       | \$200,000   | Ad Valorem Taxes |
| Exterior Restroom Renovations                            | FY 25         | FY 25       | \$800,000   | Ad Valorem Taxes |
| Parking Lot Re-Surfacing                                 | FY 25         | FY 25       | \$250,000   | Ad Valorem Taxes |
| Renovation of Pirates Cove and Tennis Center Playgrounds | FY 25         | FY 26       | \$500,000   | Ad Valorem Taxes |

## Swim and Racquet Center

The District purchased the Swim and Racquet Center in October of 2000. The facility is located within the municipal boundaries of Boca Raton at 21618 St. Andrews Boulevard. Mirroring agreements for Sugar Sand Park and Patch Reef Park, the District entered into an Interlocal Agreement with the City of Boca Raton for the city to perform, at the District's direction and expense, the complete operation and maintenance of the facility for the purpose of providing park and recreational facilities for the benefit of all residents of the District.

Two components make up the Swim and Racquet Center. The swim component includes a 6 lane, 25-yard-long heated swimming pool with a heated spa and kiddie pool. The Racquet Center includes 26 Har Tru Courts with a pro shop.

In 2019, the District completed a renovation and expansion of this complex. The renovation included a new roof and enlargement of the tennis pro shop. The expansion involved the addition of a community center with locker rooms, restrooms, offices and meeting rooms. A splash pad and playground were included to provide expanded recreational activities for local youth. Finally, a new maintenance building was constructed to house the maintenance supplies, equipment and team members involved with upkeep of the tennis facility.

Participation rates at the Swim and Racquet Center are as follows:

|                | 2019/20 | 2018/19 | 2017/18 | 2016/17 |
|----------------|---------|---------|---------|---------|
| Swim Center    | 12,909  | 17,143  | 14,607  | 24,831  |
| Racquet Center | 42,750  | 65,785  | 59,970  | 87,642  |

Recent renovations at the Swim and Racquet Center included:

- New community building was erected to house the staff of the swim center and Greater Boca Raton Beach and Park District.
- A splash pad and playground were added to expand services for resident youths.
- Renovation of tennis pro shop to better accommodate league, team and individual play.
- Maintenance building was built to house staff, supplies and equipment.
- Expanded parking lot to accommodate increased participation numbers anticipated with new amenities.

- The pool and spa deck were re-surfaced to address cracks that could cause trip hazards.
- The geothermal heaters for the pool, kiddie pool and spa were all replaced. The previous heaters had met their life expectancy with annual repair cost becoming prohibitive and pool down time due to repairs increasingly impeding resident access.

Renovations planned for the Swim and Racquet Center over the next 7 years include:

- Resurfacing of the tennis courts to address clay levels, surface integrity and safety will be completed.
- LED lighting will be added to 8 additional courts and the current 12 lighted courts will be upgraded to LED. The District community has expressed a need for additional access to evening courts and the additional 8 lighted courts will assist with meeting this need. The upgrade of the current lighted courts to LED will assist with energy efficiency and long-term budget obligations.
- To maintain the integrity and required health standard of the pool, we will re-surface the interior. This will address pitting and chipping that has occurred through years of use. Pitting and chipping of the surface inhibits proper cleaning and will eventually lead to health concerns.

The above-mentioned renovations are recommended within the next 7 years. The table below shows the fiscal year the project is proposed to start and end, the estimated expense as well as the funding source.

| Project                                    | Starting Year | Ending Year | Expense   | Funding Source   |
|--------------------------------------------|---------------|-------------|-----------|------------------|
| Tennis Court Re-surfacing                  | FY 22         | FY 22       | \$300,000 | Ad Valorem Taxes |
| Tennis Court Lighting Addition and Upgrade | FY 22         | FY 22       | \$450,000 | Ad Valorem Taxes |
| Pool Re-surfacing                          | FY 24         | FY 24       | \$200,000 | Ad Valorem Taxes |

## Ocean Strand Park

In 1995, the District and the City of Boca Raton entered into an Interlocal Agreement regarding a joint purchase of nearly fifteen acres of land known as Ocean Strand. Ocean Strand Park is located in Boca Raton at 2301 North Ocean Boulevard. Since this time, the District reimbursed the City of Boca Raton for all acquisition costs and the title to Ocean Strand was transferred to the District in August of 2000.

An Interlocal Agreement between the District and the City provides that the City maintain and secure the land on an annual basis with the District reimbursing the City for the expenses related to this work.

From the date of purchase through fiscal year 2019, the park remained closed to the general public. In February of 2020, the District Board of Commissioners voted unanimously to move forward with a plan to begin developing the site into a passive park. The plan included two phases. Phase 1 included a nature trail and picnic facilities (tables, benches, shade, trash cans). Phase 2 will include the addition of parking, restrooms and a kayak/canoe launch.

This park's location between the intracoastal waterway and Atlantic Ocean places it in a very nature sensitive environment. Due to the sensitive nature of the area, permitting requirements have been extensive and required additional site evaluations. This combined with the closure of businesses and services during Covid-19 has delayed the work on this park.

The District is moving forward and plans to open the passive park to visitors during fiscal year 2022.

Development planned for Ocean Strand Park over the next 7 years includes:

- A nature trail created to allow nature observations and fitness activity.
- Picnic tables with benches, shade and trash cans to provide a place where the community can gather to enjoy a meal in a natural setting along the intercoastal waterway.
- A kayak/canoe launch to allow boater access to the intercoastal waterway.
- Permanent restrooms for customer convenience.
- Parking to allow kayak/canoe patrons easier access with their boats.
- Sensory playground to improve the park experience for families. This playground will be built as sensory playground in order to be inclusive for our families with special needs children.

The above-mentioned renovations are recommended within the next 7 years. The table below shows the fiscal year the project is proposed to start and end, the estimated expense as well as the funding source.

| Project                                          | Starting Year | Ending Year | Expense   | Funding Source   |
|--------------------------------------------------|---------------|-------------|-----------|------------------|
| Nature Trails, Picnic Tables and Shade Amenities | FY 22         | FY 22       | \$300,000 | Ad Valorem Taxes |
| Kayak Launch w/Parking                           | FY 24         | FY 24       | \$300,000 | Ad Valorem Taxes |
| Additional Parking and Permanent Restrooms       | FY 26         | FY 26       | 1,500,000 | Ad Valorem Taxes |
| Sensory Playground                               | FY 27         | FY 27       | \$500,000 | Ad Valorem Taxes |

## Boca Teeca/Ocean Breeze

In March of 2018, the District purchased 212 acres of land located in the northeast section of Boca Raton. This land was an abandoned golf course previously known as Ocean Breeze. The paramount reason for the purchase was to preserve the land for the recreational use of the community.

There were 2 portions of land that constituted the former Ocean Breeze Golf Course. The east side of the property consist of 142 acres and is located on the east side of NW 2<sup>nd</sup> Avenue. This property was purchased directly by the District with capital reserve funds. The west portion of the property (70 acres) lies on the west side of NW 2<sup>nd</sup> Avenue. This western portion of the land was purchased as a partnership with the City of Boca Raton. An Interlocal Agreement was signed between the City and the District that provided the City would finance the purchase price of the property with the stipulation that the District would reimburse them for the full purchase price within 15 years. After this time period (2032) and upon full acknowledgement of repayment, the City will transfer the title of this portion of the property to the District.

The District's plan for this property was to redevelop it into Boca National Golf Course. The design team of Price/Fazio was hired to design the course. After participating in community charettes and receiving feedback from the Board of Commissioners, Price/Fazio presented a plan to the District that included the following core components:

- 18-holes Course
- 9-hole Executive Course
- Driving Range
- Putting Course
- Clubhouse
- Maintenance Building
- Learning Center

The components listed above were planned to be phased in over a 5-years with a total price of \$14,500,000.

As required by the Interlocal Agreement with the City of Boca Raton, the plan was forwarded for review and consideration to the City Council. During the City Council's review period, a member of the community offered to donate Boca County Club (inclusive of its golf course and amenities) to the City of Boca Raton. The city accepted the donations and announced the acquisition publicly prior to finalizing its review of the proposed Boca Nation Golf Course design.

With the donation of a golf course located less than two miles from the District acquired Boca Teeca property, the Board of Commissioners felt it was imperative to re-evaluate the recreational needs of District residents prior to moving forward with the Price-Fazio design.

In July of 2021, the District solicited community feedback from residents as to the amenities they would like to see developed on the land. In addition, the city presented the results of its recently completed Needs Assessment to the Board. In August, with this information available, the Board solicited the services of Miller-Legg Associates to expand and review the data obtained from the community and Needs Assessment. Upon completion of the review, the firm will utilize the information to design and develop a master plan for the property.

The plan and design for the future of this site is still to be determined as the architectural firm works to finalize the master plan. However, the table below shows the annual fiscal commitment the District is projecting to utilize as a phase in plan for the site development.

| Project Phase | Starting Year | Ending Year | Expense     | Funding Source   |
|---------------|---------------|-------------|-------------|------------------|
| Phase I       | FY 22         | FY 22       | \$5,000,000 | Ad Valorem Taxes |
| Phase II      | FY 23         | FY 23       | \$3,500,000 | Ad Valorem Taxes |
| Phase III     | FY 24         | FY 24       | \$1,000,000 | Ad Valorem Taxes |
| Phase IV      | FY 25         | FY 25       | \$500,000   | Ad Valorem Taxes |

## Don Estridge Middle School

In December of 2003, the District entered into an Interlocal Agreement with the School Board of Palm Beach County for the development/improvement and continued maintenance of athletic facilities on the campus of Don Estridge Middle School. The District funded the improvements and developed an annual maintenance budget in exchange for shared usage by the community after school hours. In addition, the school board provides the District with \$20,000 annually to assist with maintenance.

The athletic facilities development/improvements included the following:

- Baseball/Softball Fields- Sod upgrades, additional clay to warning tracks and infields, irrigation system, fencing, addition of dugouts, bleachers, lighting
- Track/Soccer Field- lighting and sod upgrades
- Restrooms

Upon Completion of the \$1.5 million dollar project, the District entered into an Interlocal Agreement with the City of Boca Raton for the maintenance and scheduling of these athletic facilities during the District agreed upon usage. The agreement provided that the City maintain the buildings and schedule their recreational use while the District funds these functions.

Since 2003, the District has worked with the City to maintain the facilities in such a way that annual preventative maintenance work has alleviated any need for large capital improvements.

Participation rates for the Don Estridge Middle School are as follows:

|                            | 2019/20 | 2018/19 | 2017/18 | 2016/17 |
|----------------------------|---------|---------|---------|---------|
| Don Estridge Middle School | 10,320  | 16,595  | 17,961  | 23,795  |

Going forward, over the next 7 years the following improvements are planned:

- Track infield re-surfacing to level the playing surface, promote healthy grass growth and provide a safe surface for play.
- Restroom renovation to upgrade fixtures and address code changes since facility was first built.

The above-mentioned renovations are recommended within the next 7 years. The table below shows the fiscal year the project is proposed to start and end, the estimated expense as well as the funding source.

| Project                    | Starting Year | Ending Year | Expense   | Funding Source   |
|----------------------------|---------------|-------------|-----------|------------------|
| Track Infield Re-Surfacing | FY 26         | FY 26       | \$150,000 | Ad Valorem Taxes |
| Restroom Renovation        | FY 26         | FY 26       | \$200,000 | Ad Valorem Taxes |

## Florida Atlantic University

In June of 1989, the District and Florida Atlantic University (FAU) entered into an Interlocal Agreement for Capital Improvements for Recreational Facilities. The agreement detailed a partnership whereby property on the FAU campus would be cooperatively planned, developed and maintained as shared recreational facilities. The original agreement included 3 areas of land on the campus (Henderson Fields, Glades Road Fields and Varsity Field).

The District approved a development plan created by FAU and then transferred grant money to FAU to fund the design development and construction. After construction, FAU maintained the facilities and equipment and the District provided them an annual grant to reimburse for the actual cost of the expenses and 3 employees.

Upon expiration of the original Interlocal Agreement, the District entered rental agreements with FAU to cover each of the 3 areas. Based on FAU land needs, one rental agreement was not renewed upon expiration (Henderson Fields). As of this time, rental agreements are in effect that cover 2 areas (Glades Road and Varsity Field). These fields help the District meet the soccer needs of the community.

In 2017, the rental agreement for use of the Varsity Field was renewed for a period of 20 years. In 2020, the Glades Roads rental agreement was renewed for a period of 10 years.

At this time, there are no proposed capital improvements requested of the District. In honoring our partnership, request for improvements will be considered when proposed by FAU.

Participation rates at FAU are as follows:

|            | 2019/20 | 2018/19 | 2017/18 | 2016/17 |
|------------|---------|---------|---------|---------|
| FAU Fields | 42,691  | 55,883  | 55,777  | 68,656  |

## City Owned Parks

(Spanish River Athletic Facilities, Red Reef Park, Gumbo Limbo, Mizner Bark)

In order to preserve recreational land and opportunities for its residents, the District has entered into multiple Interlocal Agreements with the City of Boca Raton to provide the resources needed to operate and maintain numerous parks.

Guiding the decisions on which parks the District will fund is the principle that the City supports neighborhood parks while the District's primary function would be to support the larger, more regional facilities which serve more than immediate neighborhoods. For example, youth and adult leagues play at Spanish River Athletic Facilities, Swim and Racquet Center, Patch Reef Park and Sugar Sand Park (which also host summer camps, community theater, science explorium, carousel and expanded playground). Red Reef Park has a beach, nature center, wildlife conservation education and an executive golf course. Due to the mentioned programming, these District supported parks serve a much larger audience than the City funded, smaller, neighborhood playgrounds that are more passive in nature and mainly serve the surrounding residents.

These larger, more regional parks are:

- Spanish River Athletic Facilities
- Red Reef Park
- Gumbo Limbo Nature Center
- Mizner Bark

Participation at these parks are as follows:

|                                   | 2019/20 | 2018/19 | 2017/18 | 2016/17 |
|-----------------------------------|---------|---------|---------|---------|
| Spanish River Athletic Facilities | 95,838  | 155,754 | 140,168 | 163,106 |
| Red Reef Beach                    | 158,877 | 206,518 | 160,311 | 238,861 |
| Red Reef Golf                     | 19,251  | 22,382  | 20,613  | 25,204  |
| Gumbo Limbo Nature Center         | 108,869 | 151,097 | 149,258 | 196,682 |
| Mizner Bark                       | 40,500  | 80,625  | 65,675  | 82,425  |

As part of the Districts on-going commitment to maintain these parks, the following recent renovations/additions have been made:

Spanish River Athletic Facilities:

- Services were expanded by the addition of an outdoor fitness area that includes multiple pieces of equipment covered by a shade canopy.
- Spectator shading was added to provide much needed relief for parents and spectators during games played on the rectangular fields.
- Water fountains were replaced with an updated model that includes a water bottle filling feature. These were added to promote less use of individual use plastic water bottles and to allow spectators to take water back to their fields for individual hydration during contests.
- Parking lot lighting was upgraded to LED lighting to address energy efficiency

Red Reef Park:

- Restroom renovations were completed at all 3 restroom locations. These restroom renovations were done to address normal wear and tear (paint peeling, roof rusting, etc.)
- Playground renovations were completed at both locations in the park. The previous equipment was worn and outdated. The harmful impact of salt air and ultraviolet sun rays over the years caused deterioration of the equipment and the poured in place surface cost more in annual repairs than the cost of replacement.
- Beach boardwalks at the park were completely rebuilt. This work was done to address the environmental impact on the natural wood surface. The boardwalk was rebuilt with poly wood to extend its life expectancy.

Gumbo Limbo Nature Center:

- The nature trail boardwalks were rebuilt due to the environmental impact on the natural wood. The trail was rebuilt with poly wood to extend its life expectancy.
- During the above mentioned rebuild, the nature trail was extended to provide an expanded portion along the intracoastal waterway for the enjoyment of the park's visitors.
- The Nature Center roof began leaking in various locations and, upon examination, it was determined that the roof had exceeded its life expectancy and should be replaced. This work was completed to ensure the safety of the staff and visitors.

- The air conditioning system that supports the Nature Center was replaced as well. This system was aging and that combined with the impact of environment on the outside components warranted replacement.
- The pumps and piping that supply salt water to the parks' aquariums were completely redesigned and rebuilt to increase the water supply thereby increasing the oxygen levels in the water for the aquarium inhabitants.
- Portions of the deck and boardwalk immediately surrounding the Nature Center were repaired/replaced to maintain a safe environment. The environmental exposure of the wood comprising the deck began to cause compromised areas and needed to be repaired for the safety of the community.

#### Mizner Park:

- No renovations or additions above annual maintenance have been completed or requested of the District. Restrooms were proposed at one time but, prior to a funding review by the District, the city paused based on the possible inclusion of these facilities as part of the Phase II development of the adjacent Spanish River Athletic Facilities.

Renovations and additions to these parks recommended over the next 7 years are as follows:

#### Spanish River Athletic Facilities:

- A maintenance facility has been proposed by the City for this location. This will provide offices and locker rooms for staff and well as covered storage and mechanical bays for the equipment utilized to maintain the property.
- Currently, there are no additional proposed capital improvements requested of the District. In honoring our partnership, request for improvements will be considered when proposed by city.

#### Red Reef Park:

- Due to long term exposure to environmental conditions at the beach, the lifeguard towers will be rebuilt in order to ensure the safety of the guards and maintain the overall safety of the beach.
- Exposure to the salt environment has caused extensive wear on the boardwalk that parallels the beachline. The dune crossovers and boardwalk in this area will be renovated to address the slick surface of the wood caused by the salt abrasion.

- As mentioned previously, Red Reef Park is owned and operated by the City but funded by the District. The City maintains all of its beach maintenance equipment and staff at a maintenance facility located at Spanish River Park. Since a portion of the equipment and staff that function out of this facility maintain Red Reef Park, the District has been asked to contribute a portion of the funds needed to upgrade the Spanish River Park maintenance facility.

#### Gumbo Limbo Nature Center:

- The classroom building (building 200) will undergo renovations similar to the Nature Center renovations described above. The roof will be replaced to address aging and leaks, restrooms will be updated to meet newest code requirements, ADA accessibility paths to and from the building as well as to and from tanks and viewing areas will be installed and staff areas will be expanded to accommodate growth of the facility.
- Security fencing/gates will be installed around the perimeter of the facility, parking will be expanded and paved and permanent furniture and a wall divider will be added to the lab.

#### Mizner Bark:

- At this time, there are no proposed capital improvements requested of the District. In honoring our partnership, request for improvements will be considered when proposed by city.

The above-mentioned renovations are recommended within the next 7 years. The table below shows the fiscal year the project is proposed to start and end, the estimated expense as well as the funding source.

| Project                            | Starting Year | Ending Year | Expense     | Funding Source   |
|------------------------------------|---------------|-------------|-------------|------------------|
| RRP Lifeguard Tower Replacement    | FY 22         | FY 26       | \$1,220,000 | Ad Valorem Taxes |
| SRAF Maintenance Facility          | FY 22         | FY 25       | \$2,300,000 | Ad Valorem Taxes |
| Spanish River Maintenance Facility | FY 22         | FY23        | \$1,980,000 | Ad Valorem       |
| Gumbo Limbo Renovations            | FY 22         | FY 26       | \$1,613,000 | Ad Valorem Taxes |
| RRP Dune Crossover & Boardwalk     | FY 23         | FY 25       | \$780,000   | Ad Valorem Taxes |

It is important to remember that in additions to the capital projects listed above for these parks, the District will fund ongoing maintenance at each facility. Also, the District funds numerous items/needs not listed above that include the following:

- Beach renourishment to preserve the cities beaches
- Annual maintenance and vehicle needed to maintain the parks
- Information technology needs and upgrades to better serve our constituents