

LOXAHATCHEE RIVER ENVIRONMENTAL CONTROL DISTRICT
LRD'S 9278 W INDIANTOWN ROAD WORKSHOP MINUTES
JUNE 28, 2022

1. CALL TO ORDER

Chairman Snyder called the Workshop Meeting of June 28, 2022 to order at 10:10 AM.

2. ROLL CALL

The following Board Members were in attendance: Mr. Boggie; Mr. Rockoff; Dr. Rostock; and Mr. Snyder.

Staff Members in attendance were Dr. Arrington, Mr. Dean, Mr. Howard, Ms. Fraraccio, Mr. Pugsley, Ms. Marshall, and Ms. O'Neill.

Consultants in attendance were Mr. Shenkman, from Shenkman Law, P.A. (via GotoMeeting) and Mr. Mohler (and 2 other consultants) with KCI, Technologies, Inc.

Representatives from Palm Beach County Parks (Bob Hamilton and Jean Matthews) and Environmental Resources Management (Drew Cunningham) were also in attendance.

Board Member candidates Ms. Mary Ann Hartman and Mr. Clinton Yerkes also were in attendance.

3. Workshop discussion of 9278 Indiantown Road (i.e., 20 acres; PCN 00-42-41-06-000-1030)

A. Review of Conceptual Master Plan

Dr. Arrington introduced the workshop and the associated materials that were handed out and available at the Workshop, and discussed the scheduled expiration of the current River Center lease in March 2027. Representatives from PBC Parks Department confirmed their long term plans are to compliment boat-related facilities at Burt Reynolds Park.

Mr. Dean then discussed the intent of the Workshop, and introduced Mr. Todd Mohler.

Mr. Mohler gave a high-level presentation of the Conceptual Master Plan for 9278 W Indiantown Rd, which had been distributed in the June 2022 Governing Board Notebook. Key elements include site remediation, education facilities, recreational facilities, and environmental enhancements (e.g., bioswales).

In the discussion following, Board Members expressed clear consensus supporting the conceptual plan though there were equally clear concerns about funding the plan. Mr. Rockoff discussed the value of a complete conceptual master plan when seeking funding and showing the comprehensive picture for the property. LRD staff will work with the consultants to finalize the Conceptual Master Plan.

B. Phasing Discussion

General Board and staff discussion included the potential to phase various project elements, and there was clear Board consensus on moving forward with site remediation once the conceptual master plan was completed and site remediation details finalized.

Grant funding was a topic that received substantial attention because grant funding would be a meaningful opportunity to offset capital costs of implementing the conceptual site plan. Bob Hamilton (PBC) stated that PBC Parks has a significant budget allocation in FY2027 for a new environmental education facility at Riverbend Park, and there may

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be a way to collaborate so we do not duplicate efforts. This statement was interpreted to mean the PBC funding could potentially be used to construct environmental education facilities on the LRD property if the constructed facility would accomplish objectives of PBC Parks.

C. Property and/or Project Alternatives

Staff discussed the current primary use of the River Center, which is exhibit based and generally open to the public, and the forthcoming facilities at BLM, which will be program based and open to the public for scheduled events. In this context, if the River Center lease expires, the 20 Acres could be the replacement for the River Center with LRD's BLM facilities serving as a satellite environmental education location.

Mr. Boggie expressed clear concern at the anticipated cost of the Conceptual Site Plan and raised the prospect of doing nothing or giving the 20 acres to Palm Beach County.

4. COMMENTS FROM THE BOARD

Dr. Rostock and Mr. Snyder expressed concern at the idea of losing the River Center and not recreating functional exhibit space for access and use by the public.

Mr. Boggie stated his appreciation for the draft conceptual site plan, recognized the beauty of the landscape and facilities that have been conceptualized, and their contribution to our community. Nonetheless, he expressed concerns regarding the proposed work at the District's 20 acres in addition to the ongoing work by the District to renovate the two old Coast Guard houses at the Jupiter Inlet Lighthouse Outstanding Natural Area. Mr. Boggie questioned if the work at the 20 acres would be better suited for a general purpose government, and suggested the District should consider other options on use of the site including leasing or giving the property to Palm Beach County to build recreation and environmental education facilities for public use.

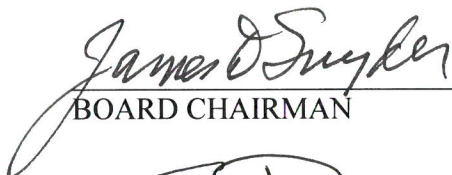
All board members would like to better understand grant opportunities.

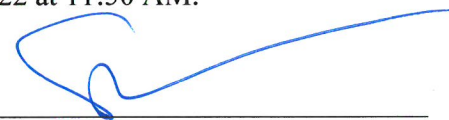
No comments from the public were received.

5. ADJOURNMENT

MOTION: Made by Mr. Boggie, Seconded by Mr. Rockoff
Passed Unanimously.

"To adjourn the workshop meeting of June 28, 2022 at 11:50 AM."


BOARD CHAIRMAN


BOARD SECRETARY


RECORDING SECRETARY