



BAREFOOT BAY RECREATION DISTRICT

Board of Trustees Workshop

Beach Restroom Project

January 14, 2021

6:00 PM- Building D&E

Please silence all electronic devices

Welcome

Pledge of Allegiance to the Flag

Roll Call

Discussion of Beach Restroom Project and How to Proceed

Audience Participation

Incidental Trustee Remarks

Adjournment

If an individual decides to appeal any decision made by the Recreation District with respect to any matter considered at this meeting, a record of the proceedings will be required and the individual will need to ensure that a verbatim transcript of the proceedings is made, which record includes the testimony and evidence upon which the appeal is based (FS 286.0105). Such person must provide a method for recording the proceedings verbatim. Barefoot Bay Recreation District Regular Meeting

Board of Trustees Workshop Agenda Memo

Date: January 14, 2021

Title: **Discussion of Beach Restroom Project and How to Proceed**

Section & Item: N/A

Department: R&M/Capital

Fiscal Impact: TBD upon course of action

Contact: Matt Goetz, Property Services Manager
or John W. Coffey, ICMA-CM Community Manager

Attachments: Information (copies of permitting and regulatory correspondences) to be provided by TLC prior to the meeting

Reviewed by
General Counsel: N/A

Approved by: John W. Coffey, ICMA-CM, Community Manager



Requested Action by BOT

Review of Beach Restroom project and direction to staff regarding a way forward.

Background and Summary Information

In 2015, as part of a grant proposal, the concept of a restroom building (in lieu of port-a-potties) was initially developed. Due to the community's interest in "support projects" (i.e. non-active recreation amenities) that had to be less than 50% of the grant program, BBRD ultimately rejected the grant award. Later, the BOT adopted the FY19 Approved Budget based on issuing over \$9,000,000 in long-term bonds to fund 20 projects which included a prefabricated restroom building at the Beach. The 2019 BOT decided not to proceed with the bond issuance and the 20 projects were re-programmed back into the next five-year financial model and capital improvement plan. The Beach restroom project was then budgeted within the FY21 Approved Budget. As previously detailed the following elements of the project include (with status in parentheses):

- Procurement of a prefabricated concrete restroom building (building completed and awaiting delivery)
- Development of site plan (completed)
- Removal of existing changing room building
- Installation of septic tank and drain field
- Delivery of prefabricated building
- Connection of utilities
- Re-connection of CCTV and exterior rinse station

Specifically, in 2020, BBRD procured a prefabricated concrete restroom building from Leesburg Concrete Company, Inc. costing \$83,929.00. Subsequently, the BOT authorized site plan design via a proposal from TLC costing \$25,650 (includes permitting technical assistance). Due to Brevard County's adoption of revised Building Codes in 2018 and changing locations of FEMA flood map boundaries and Coastal Construction Line location, after considerable research and conversations, TLC learned that Brevard County will require 40-foot pilings as the foundation for the building anywhere on BBRD's beach property (although FEMA and DEP do not). Estimated cost to add the pilings

starts at \$80,000. Additionally, due to revised FEMA flood boundaries, the insurability of the building is currently unknown. Hence, the following options are available to BBRD regarding this project:

1. Apply for a variance from Brevard County regarding the piling requirement
2. Proceed with the project as designed (including cost of pilings)
3. Abandon the project (acknowledging long-term port-a-potty use by residents and guests) and select one of the following courses of action:
 - A. Install the new restroom building in proximity to the pickle ball and tennis courts:
 - i. Eliminates cost of current port-a-potty rental;
 - ii. Eliminates cost of procuring a restroom trailer (\$50,000 planned for FY22); and
 - iii. Incurs the cost of installing sewer line (closest connection is in the proximity of the golf cart parking area for Pool #1 and the Lounge)
 - B. Install the new restroom building on the Golf Course thereby replacing one of the site-built structures:
 - i. Costs are lower than pickle ball and tennis courts option, but exact amount is unknown as water and sewer lines may need to be upgraded;
 - ii. Could cause request by golfers for a second prefabricated unit as other site-built unit will pale in comparison to the new unit; and
 - iii. Adjacent property owners may not like construction inconveniences and greater obstruction of the course (prefabricated unit is larger than current site-built units)
 - C. Install the new restroom building south of the Shopping Center for use by residents and guests who use the open space:
 - i. Costs are lower than pickle ball and tennis courts option, but exact amount is unknown regarding water and sewer line installations; and
 - ii. Adjacent property owners may not like placement (similar to previous complaints about playground at the southwestern part of the parcel)
 - D. Take possession of the unit and store it at Falcon Drive for future use:
 - i. Avoids the need to make a decision now;
 - ii. Area is currently congested and storage of the unit would increase this problem;
 - iii. Would incur additional cost for vendor to return in future to install elsewhere; and
 - iv. Probably would void warranty on building
 - E. Take possession of the unit and sell it as surplus:
 - i. Probably would receive small percentage of value on sale
 - F. Negotiate with vendor for vendor to keep unit and possibly sell it to another party:
 - i. Would require legal expense in negotiations and ultimately BBRD would probably receive a small percentage of cost returned in settlement

Staff recommends the BOT select option #1 and revisit this issue if the variance request is denied.