



## Legislation Details (With Text)

**File #:** 20-1147  
**Type:** Departmental  
**Status:** Passed  
**In control:** Board of County Commissioners  
**On agenda:** 10/27/2020  
**Final action:** 10/27/2020  
**Title:** SAILFISH SANDS GOLF COURSE PRESENTATION  
**Sponsors:**  
**Indexes:**  
**Code sections:**  
**Attachments:** 1. 2020 Sailfish Sands Presentation.pdf

Date	Ver.	Action By	Action	Result
10/27/2020	1	Board of County Commissioners	approved	Pass

**PLACEMENT:** Departmental

### TITLE:

**SAILFISH SANDS GOLF COURSE PRESENTATION**

### EXECUTIVE SUMMARY:

On August 11, 2020, the Board of County Commissioners (Board) requested staff return with an update on the golf course project including outlining change orders and current expenses to date.

**DEPARTMENT:** Parks and Recreation

**PREPARED BY:** **Name:** Kevin V. Abbate  
**Title:** Parks and Recreation Director

**REQUESTED BY:** Board of County Commissioners

**PRESET:**

**PROCEDURES:** None

### BACKGROUND/RELATED STRATEGIC GOAL:

On January 10, 2017, the Parks and Recreation Department presented a Capital Improvement Program (CIP) for the Martin County Golf Course at the request of the Board. The Board postponed making a decision on the program and directed the Parks and Recreation Department to host a public charrette to gather more input from the community.

On June 13, 2017, the Board directed staff to maintain 36 holes of golf, reconstruct the clubhouse within the realm of its original site, remove the existing cart barn and relocate the carts under the

elevated clubhouse and include locker facilities.

On February 27, 2018 the Board directed staff to provide an update on the golf course design.

On May 8, 2018, the Board did not approve the \$12,500,000 golf course and clubhouse program and directed staff that they want the golf course to be County run; affordably operated and maintained as 36 holes; the clubhouse scaled back (approximately 50 percent); provide a cart barn storage facility under the clubhouse; and enhancements to the golf course.

On October 9, 2018, the Board directed staff to modify the CIP sheet to include the work to the red and white courses that are somewhat consistent with what staff presented include driving range improvements, putting green, practice course, and improvements to overall course; include in the CIP sheet a modest clubhouse and pro-shop that are brought into a location consistent or adjacent to the cart barn for efficiency and modify the cart barn and associated cart routes; make sure exotics are removed; hold off on bathroom improvements to blue course; and return to the Board with a plan regarding construction and going out to bid by the first of the year and open by January of 2020. Staff will explore options relative to the County's use of acreage via airport, General Services, or stormwater management - not private developer.

On January 8, 2019, the Board adopted the '**PROPOSED PROGRAM BELOW**' as presented by staff, authorized staff to issue a Request for Proposal for financing for the Golf Course Improvements not to exceed \$5.5 million; directed staff to complete the design and permitting of the proposed program based on the staff analysis and bid out the project immediately; and directed staff to determine the most efficient and cost-effective procurement method to design and construct the described golf course improvements (excluding clubhouse, parking lot, etc.). The Board encouraged staff to expedite the project.

### **PROPOSED PROGRAM**

1. Reduce the Red and White courses from 18 holes to 9 holes and create a modern executive walkable 9-hole course that utilizes the existing irrigation, replaces old turf grass, reduces or eliminates sand bunkers and repairs/replaces the aging cart paths. Staff will require the golf course architect to create a design that reveals the sand ridge around as many holes as possible to create an added feature that requires no irrigation and minimal maintenance.
2. Construct a modest clubhouse with food, beverage and seating service and include elements that enhance the golfing experience to attract prospective golfers. The proposed clubhouse would be approximately 4,000 square feet and include a covered deck (un-conditioned air) and indoor air-conditioned seating. The clubhouse will also include a small bar and full kitchen with a grill. The building will be located adjacent to the driving range and include hitting bay experiences to take advantage of the driving range. These bays would-be full-service bays similar to Top Golf, Big Shots Vero Beach, etc.
3. Retain the existing cart barn storage building and provide landscaping to screen/hide the building.
4. Relocate the existing pro-shop near the new clubhouse. We have determined that it is cost effective to re-locate and make improvements to the roof and interior.
5. Design modernized practice facilities next to the new clubhouse that includes a lighted driving

range. The lighted driving range will not impact the airport or nearby community.

6. Remove exotics near and around the improved 27 holes.
7. Make improvements to the Gold and Blue golf course that include greens, tees, fairways and cart paths. Improvements to the Gold and Blue courses will ensure that current golf land acreage remains designated for golf only.
8. Utilize the FY19 Parks Paving funds (\$200,000) and the FY19 Golf Course, Fixed Asset Replacement Budget (FARB) (\$200,000) to improve golf cart pathways. It is estimated that the improvements to the deteriorating golf cart pathway will exceed \$500,000.
9. Rebrand and rename the golf course as a new experience similar to most local municipal/County courses (Indian River County - Sandridge, City of Port Lucie - The Saints, Palm Beach County - Park Ridge, Southwind's, Osprey Point, Saint Lucie County - Fairwinds)
10. Construct 3 restrooms on the 3 golf courses (already in budget).
11. Work on an agreement with the City of Stuart to implement irrigation quality (IQ) water for the 27 holes. The City of Stuart has indicated that they have adequate IQ water to service the golf course and would fund the capital to provide this service. The County's consumptive water use permit with the South Florida Water Management District will expire in 2025.
12. Utilize budgeted golf course maintenance/operating saving towards construction cost overages and/or debt service.
13. Close the golf course immediately after peak golf season providing that the bids and construction schedule are ready to proceed.
14. Design, bid, and build the clubhouse, parking lot/site work.
15. Utilize the design-build procurement method for the golf course renovations which include golf holes and all practice facilities. Through research staff has found that this approach is common in the golf industry and saves time and money as a majority of the design/refinement work occurs on the course during the time of construction. The prospective bidders will also have the option to bid on golf course maintenance. The maintenance option will allow for a smoother transition from construction to maintenance operations using one company.

## **ISSUES:**

The capital investment into the newly designed reversable 9-hole golf course, scheduled to open January 2021, should lower the existing subsidy but will not generate enough revenue to cover all golf course operating costs. Constructing a clubhouse without hitting bays will add to the subsidy; as clubhouses on golf courses are service providers that do not necessarily generate net revenue. It is estimated that constructing the clubhouse with hitting bays will attract both golfers and non-golfers alike, which is the best model to eliminate the entire golf subsidy that is currently budgeted in FY21 for \$763,741.

## **LEGAL SUFFICIENCY REVIEW:**

This item does not require a legal sufficiency review as it is deemed to be a matter of policy.

**RECOMMENDED ACTION:**

**RECOMMENDATION**

Move that the Board authorize that staff seek an appropriate funding strategy to complete the bid process and construction of the 100% designed clubhouse and hitting bays not exceed \$3,000,000.

**ALTERNATIVE RECOMMENDATIONS**

None

**FISCAL IMPACT:**

**RECOMMENDATION**

Move that the Board authorize that staff seek an appropriate funding strategy to complete the bid process and construction of the 100% designed clubhouse and hitting bays not exceed \$3,000,000.

**ALTERNATIVE RECOMMENDATIONS**

None

**DOCUMENT(S) REQUIRING ACTION:**

- |  |                                       |   |
|--|---------------------------------------|---|
| <input type="checkbox"/> Budget Transfer / Amendment | <input type="checkbox"/> Chair Letter | <input type="checkbox"/> Contract / Agreement |
| <input type="checkbox"/> Grant / Application         | <input type="checkbox"/> Notice       | <input type="checkbox"/> Ordinance            |
| <input type="checkbox"/> Other:                      | <input type="checkbox"/> Resolution   |   |

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