

**TOWN OF DAVIE  
DAVIE GOLF AND COUNTRY CLUB WORKSHOP  
MARCH 15, 2017**

**1. PLEDGE OF ALLEGIANCE**

The meeting was called to order at 5:30 p.m. and was followed by the Pledge of Allegiance.

**2. ROLL CALL**

Present at the meeting were Mayor Paul, Vice-Mayor Luis and Councilmembers Caletka, Hattan and Starkey. Also present were Town Administrator Lemack, Deputy Town Administrator Lewis, Assistant Town Administrator Holste, Town Attorney Rayson and Town Clerk Roig recording the meeting.

**3. DAVIE GOLF AND COUNTRY CLUB WORKSHOP**

Mr. Lemack provided a history of the golf course and noted council had always envisioned building a clubhouse but Greenway had indicated they were not in a position to participate financially. Council also differed on the size of the facility. The lack of a clubhouse had negatively affected the revenues and Greenway had stated they would not renew their management agreement unless there was some form of food and beverage operation. Mr. Lemack would provide an option that would allow them to build a large facility that would generate fixed income revenue and continue with the Greenway agreement, the enhanced partnership option.

Mr. Lemack described the option as follows:

- A larger clubhouse
- Long-term, guaranteed revenue
- Davie/Cooper City Chamber of Commerce (DCCCC) membership, growth, and enhanced exposure
- Allow for simultaneous use of the facility that was not competitive
- Extends hours of use for the facility
- Provide a central location for the DCCCC
- Potential for a town of Davie Welcome Center
- Opportunity for the town to purchase and control the redevelopment of a significant parcel of land in downtown Davie (the current DCCCC facility)

Mr. Lemack explained that the current DCCC building in downtown Davie was functionally obsolete and they needed a facility that would allow them to grow. He described the benefits this option would provide for the town, Greenway and the DCCCC. This option also included banquet facilities for 150-200 people, larger square footage and a two-tenant opportunity with the DCCCC and Greenway. He displayed possible layouts for the facility with and without the expanded banquet facilities and DCCCC space.

Mr. Lemack explained that if council agreed, Mr. Lemack would continue negotiations with Greenway and then discuss purchase/sale and lease agreements with DCCCC. They would also need to go through all of the steps associated with the change of use and tax exemptions. The town and CRA would need to develop a marketing strategy and create a budget amendment to purchase the DCCCC property and build the clubhouse.

Mr. Lemack stated there were two other options: not constructing the clubhouse, and not having a golf course. If they did not build a clubhouse, they would not offer food and beverage service, which

would require finding a new management company or having the town manage the property. If the Town managed the property, they would operate at a loss. If they decided to cease the golf course use of the property, they could retain it for a new public use or sell it for redevelopment. Mr. Lemack asked Council to consider all of the options and provide direction.

Mayor Paul stated she viewed this property as a park and was pleased with the low operating costs relative to the revenue. She wanted to move forward with the enhanced partnership option with Greenway and the DCCCC, which she felt was a “genius idea.” She noted the additional exposure that this would provide both the DCCCC and the golf course.

Councilmember Hattan agreed with Mayor Paul and recalled how nice it had been when the golf course had a clubhouse.

Councilmember Starkey had at first questioned moving the DCCCC from the downtown but had spoken to many people and organizations who were unanimously in favor of partnering with the DCCCC and building the banquet facility.

Vice-Mayor Luis asked about the viability of identifying financing and Mr. Lemack replied, “Yes, absolutely.”

Councilmember Caletka asked about the timeline and Mr. Lemack explained that until the banquet facility was completed, the DCCCC would stay in its current location. Councilmember Caletka expressed a concern about how adjacent residents would feel about alcohol being served on the premises and wanted to hold an informational session with them to provide them with information. Mayor Paul reminded Councilmember Caletka that the old clubhouse had a fully operational bar and Mr. Lemack stated they were now offering alcohol with the golf course operation.

Councilmember Starkey asked if the estimated costs for the facility would include any LEED certification and Mr. Lemack replied he had done a very rough estimate. Mayor Paul noted that the town’s energy policy dictated that anything they built was environmentally friendly.

council had consensus for staff to move forward with the enhanced partnership option.

**4. ADJOURNMENT**

There being no further business to discuss and no objections, the meeting was adjourned at 6:01 p.m.

Approved\_\_\_\_\_

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Mayor/Councilmember

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Town Clerk