



**IMRSV**  
**GOLF**

# North Park Revival

A community-first public golf partnership for Boca Raton

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Prepared for: Parks & Recreation, City of Boca Raton

Presented by: IMRSV Golf

# The Opportunity

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- Residents have clearly expressed a desire to **preserve golf** at North Park
- The former Ocean Breeze course is inactive. We'd like to **restore it for public recreation**
- Prior approaches didn't align with **community preferences** and input
- A **public-private partnership** can deliver a coveted, sustainable public asset without a land sale

# Our Intent: Alignment Before Design

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- We are not presenting a fixed, finalized plan; we are presenting a **strategic direction**
- We seek **early alignment** with City leadership and the local community
- Our goal is to co-create priorities, engagement methods, and milestones **together**
- We will only invest in detailed design **after alignment is confirmed**

# The Vision: Modern Public Golf for All

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- **Accessible, walkable, and welcoming** environment created for the entire community
- Thoughtfully designed for **all ages and skill levels**, from beginners to experienced players
- A daily-use destination focused on **recreation, learning, and social connection**
- A premier showcase positioning Boca Raton as a leader in **forward-looking public recreation**

# Golf Experience Options



## Option A – 18-hole Short Course

- Walkable, faster rounds, broad appeal for residents and visitors
- Emphasizes enjoyment, playability, and community access

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## Option B – Innovative 12-hole Routing

- Flexible loops and repeat play format tailored for modern schedules
- Format that encourages creativity and can be replicated at other sites



*Conceptual routing inspired by natural links topography*

# Design Character

*Natural, Memorable, Playable*

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- Link-style inspiration leveraging sandy soils for **natural shaping**
- **Visually striking** yet friendly and forgiving for everyday play
- Emphasis on **walking, vistas**, and community viewing areas
- Thoughtful **buffers and habitat corridors** near surrounding neighborhoods

# Practice & Community Amenities

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## Practice Facilities

- Full-length driving range equipped for modern instruction
- Dedicated short-game and wedge practice areas



## Putting Course

- Large, sculpted 18-hole putting layout
- Designed for day and night activation, attracting players of all skill levels



## Community Spaces

- Learning zones for beginners, juniors, and seniors
- Perimeter walking trail and family viewing areas
- Spaces designed for social play and daily public use



*Classic architecture that will complement the landscape*

# Clubhouse Concept

## *A Modest Community Hub*

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- Modest, high-quality clubhouse with **food & beverage** options
- Flexible rooms for **meetings, classes, and events**
- Seamless connection to **practice greens and gathering lawns**
- Potential to **expand into a golf teaching facility** (with simulators and tech)

# Programming & Events

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- Traditional golf play alongside **alternative, beginner-friendly formats**
- Dynamic events including **match play, short-format competitions,** and community leagues
- Dedicated programs for **schools, youth, seniors, and women** to maximize inclusive access
- Regular **open houses and family nights** designed to build and sustain community energy

# A Global Golf Destination

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- A premier **tourism attraction** and global winter destination for golf fanatics
- Crafted by renowned builders **Rhebb & Johns** with dramatic, visually striking shaping
- A must-visit layout designed to captivate **golf architecture enthusiasts** worldwide
- Seamless **leading technology integration** to enhance the modern player experience
- Host site for **unique competitions** and high-profile **YouTube content** creation

# Partnership Structure

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Simple, Aligned, and Low Risk for the City of Boca Raton

## 01 50-Year Term

Long-term public-private partnership ensuring stability, with an optional 25-year renewal period.

## 02 100% City Owned

The City retains complete ownership of the land. Absolutely no sale of public green space.

## 03 Privately Funded

IMRSV Golf fully finances, builds, and operates the facility, offering long-term stewardship and revenue sharing.

## 04 Community First

Guaranteed public access, dedicated resident programming, and a commitment to collaborative design refinement.

# The Ask: Build This Together

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Are you open to exploring this public-private partnership for North Park?

- ◆ **Request:** An initial alignment meeting and site walk
- ◆ **Align:** Co-create community engagement approach, design parameters, and timeline
- ◆ **Identify:** A single point of contact to formalize next steps



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