MAY

CASA COASTER

This publication of the Social & Welcoming Committee does not necessarily reflect the views of the Board of Directors nor managing agent of Casa Costa.

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What's News

Neighborhood

★ **Woodrow Hay** won a narrow victory to retain his position for a three-year term as city commissioner for District 2. The election went to a runoff and then a recount, after which officials declared Mr. Hay the victor by four votes.

★ **City commissioners** greenlit Ocean One to our south, expected to break ground in early 2024 and take two years to complete.

Casa Costa

★ **A committee** is asking residents for spare equipment to lend out when the kids are in town. **A7**

INSIDE

MISTER B'S NEIGHBORHOOD
Will our next neighbors be as good as our latest ones? **A6**

OPINION
Which type of scooper are you? **A2**



J.T. HARRINGTON

TOP CHEFS: Over three dozen residents shared an international potluck on Apr. 23.

Board awards elevator deal

Efforts to fix the seven elevators took a big step forward on Apr. 17 when the Board of Directors selected Nouveau Elevator after a competitive bidding process. The 31-year-old firm differentiated itself with its aggressive timeline, pricing and a large warehouse of spare parts, said Board director George Dobrinski, who was among those who reviewed the bids with consultants.

The next step in the modernization process is for the new team to devise a workaround for five busted button panels on the lower floors. The entire project is slated to wrap up next October and costs $2,175,000.

Oceanfront mobile home park endures

* * *

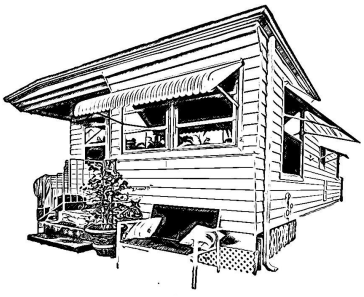
The ups, downs and almosts of Briny Breezes is a classic Florida tale

By Elizabeth Wilson

Just south of Ocean Ridge on A1A is the uniquely Floridian town of Briny Breezes. While the name alone provokes curiosity, consider that on nearly all the oceanfront lots sit mid-century, white mobile homes.

How did a trailer park wind up on the highly desirable and affluent barrier island of the Palm Beaches and how has it managed to stave off development?

The land where the town developed was a dairy cattle farm owned by a retired Michigan lumberman named Ward Miller. When the Florida land boom hit in the mid 1920s, he subdivided the land and began offering lots for sale. With the earnest money, Mr. Miller carved out canals and paved streets. Then the Great Depression wiped out the buyers, and he went back to farming, adding strawberries to his dairy herd.



Risky listing

Mr. Miller built a house 200 feet off the ocean he called "Briny Breezes" and allowed tourists in travel trailers to park and camp on his land to the west. He offered space for $3 a week, advertising in northern newspapers that attracted a large following of snowbirds. Mr. Miller died in 1937 and his son had assumed park operations.

Please turn to page A4

OPINION

The six types of scoopers

By Wolfgang Nitsch

We have had the pleasure of being at Casa Costa for eight years and although we started off with three furry friends, we are now down to two. Our little schnauzer left us, as any dog lovers sadly knows, that is what dogs eventually do.

With three and now two, we have done a lot of scooping, an average of four to five times daily multiplied by three (now two). Feel free to do the math.

Although I do enjoy taking my best friends out for a walk, both for their wellness and my own, it can at times become a little plodding. In amusement I observe other poop scoopers, and over the years have come up with the following categories.

The True and Caring Dog Lover. These P.S. walk their furry creatures to give them healthy exercise and let them socialize with others. They take leisurely walks to allow for lots of sniffing time and healthy bladders. Very seldom does this category neglect to scoop.

The Cyber-naught. This category walks their dogs with a phone six inches from their faces, or whatever their eyesight allows, dragging their poor four-legged creature behind them on a leash, while the dog is trying to get his business out before strangulation. Cyber-naughts are totally oblivious to both acts. Often no scooping being done.

The Rover SUV Operator. Defined as the cuddly furballs that have reached the golden age of mollycoddle, these dogs are taken for a ride in their luxury pushcart. Triple-stooping owners, in and out of cart and again for the prize pickup, these owners give them love until the very sad end.

The Late Night Dasher. Notably one or two offenders: same poops, same area. They remain unseen, dashing out for a quicky, and then retreating undercover. No, they do not scoop, but yes, they do have all body limb functions.

The WDGAF. These precious dog owners are rarely seen but absolutely noticed in distinctive ways. When you step into the elevator and slip on a puddle of pee, or you take the stairs and wonder what kind of vermin can leave such a huge pile. Or you walk out of the elevator and follow the nuggets for a few steps, yet you find no one.

And last but not least: **The Holy Group**. No explanation required.

Mr. Nitsch says he will soon be posting video examples of all categories on Facebook Live.

LETTERS TO THE PUBLISHER

Form a Casa Costa voting bloc

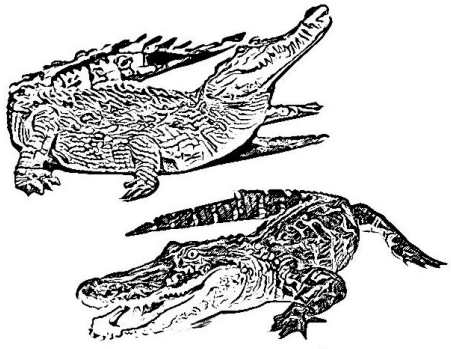
Given the low voter turnout and extremely narrow margin of four votes in local politics ("Runoff, repeat: Hay leads by four," Apr. 2023), our building should be better organized and use our strength in numbers to achieve our mutual goals.

Many of us were frustrated last year when we were forced to evacuate in advance of a storm because Casa Costa is lumped in the same flood zone as lower lying, less stable homes on the ocean. We are still mislabeled as a condo-hotel, making financing here more difficult than it should be.

It would be great to draw up a list of issues for our local representatives, especially since some of them are new.

Candace Ayers

CASACOASTERNEWS@GMAIL.COM



ADAPTED FROM @HISTORYINMEMES

I'm no zoologist, but I believe the main difference is one will see you later and the other will see you in a while.

EST. 2022

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Boynton Beach, Fla.

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Water exercises help older adults meet fitness goals

Dayton Daily News
APRIL 4, 2023

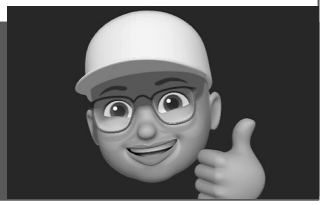
Aqua exercises can both treat current issues and ailments as well as help prevent new ones from starting.

"My doctors are amazed."

"Do what you can with what you've got."

"It's not only good for your health and your body, it's fun."

I read the fitness news so you don't need to. Just join Bobby Hall's aquatics class Mon-Wed-Fri at 9am in the pool.



Trailer park has million dollar views

Continued from page A1

Paul, the son, retired in 1958 and he put the park up for sale.

The campers pooled their money and formed a cooperative to acquire the land for $1.5 million, a figure that equates to $2,000 and $5,500 per lot ($21,000 to $57,000 in today's dollars). The town was incorporated Mar. 19, 1963.

Initially, the town was made up of families that came down to live during winter. Their children attended school in Boynton Beach.

Now, most residents are senior citizens – a mixture of seasonal and year-round residents. According to the latest census, the median age is 71 ½ and the community is overwhelmingly white – 95 percent, compared to the overall Florida average of 53 percent. Even the homes are mandated to be painted white, according to the community rules.

Some long-time Brinys – or Briny-ites, depending on whom you ask – camped here as children with their parents and recall seeing fires out at sea from boats that had been torpedoed by Germans during World War II. Another resident remembers the town from his childhood in the 1950s as a giant mosquito pit.

The community sits on 43 acres and houses 488 mobile homes and various community buildings. Each owner holds shares in the town's corporate owner and a lease to their lot. Briny Breezes has many homes for sale or rent.



In 1958, a community of mostly snowbird campers pulled together $1.5 million to buy the park from the son of its founder, a retired lumberman from Michigan.

The town includes 630 feet of private beach access with an oceanfront clubhouse and park-like picnic area. To the west, the town is bordered by the Intracoastal Waterway and a private fish cleaning station. Small canals intersect the Intracoastal side to create the marina. A pool overlooks the marina and has a professional grade, stainless steel grill.

The community offers numerous clubs and activities – everything from an art league, dance club, boating and fishing club, ping pong, wood chiseling and bingo.

Briny Breezes features a tennis court and a 14 regulation-size courts for outdoor shuffleboard – spaces that could fit 20 or more mobile homes.

The HOA publishes a weekly newsletter (monthly during the summer months) called *The Bugle* that it mails to residents when they are out of town. The *Casa Coaster* reviewed several editions; the publication is primarily a schedule of events and reminders from the property manager about various rules.

Most of the homes at Briny Breezes are tiny – 350 sq. ft, though some are more than quadruple that size with grass lawns. The most modern mobile home models are from the 1980s but most were built in the '50s and '60s.

Listings for homes there $289,000 to $750,000, upwards of $800 per square foot, nearly triple the rate of recent sales at Casa Costa. The median sale price in February was $334,000. The HOA fee is currently $250 per month, and monthly rentals are available from $1,650 to $3,750.



ELIZABETH WILSON

A marina has a private fish cleaning station for Brinys.

Almost millionaires next door

In October 2005, Ft. Lauderdale-based Ocean Land Investments offered to buy the entire town for $510 million with designs on building 2,000 condos, a 300-room hotel and a fancy marina. The average windfall was to be $1 million per household for homes that had mostly sold for $20,000 years earlier.

It was a popular plan: 82 percent of residents voted to pursue the sale and the town ratified it in January 2007,

collecting a $500,000 nonrefundable deposit. The developer scrambled to make a deal with city officials at Boynton Beach for the water, sewer and fire protection services such a high-density project required. Seven months later, Ocean Land had yet to secure approvals to change the zoning and a $5 million extension payment was coming due. The would-be buyer – alleged to be a proxy for George Perez of the Related Group, according to a real estate executive familiar with the matter – asked the Brinys for two years to study the project before closing the deal. The Brinys refused, so they called it off.

"We've already spent about $5 million in terms of outright expenses, research, land-use attorneys and engineers, not including our lost opportunity time," said the developer's head of acquisitions at the time. "Frankly, if you were in our office today, it looks like there's a funeral."

Boynton Beach's then-mayor Jerry Taylor said: "We're not against any kind of development there. We're just in favor of a development that works for the surrounding area and this was just very massive."

Given the timing at the cusp of the Great Recession and collapse of the housing market, the Ocean Land (or Related Group) team was either very lucky or very savvy. After backing way from Briny Breezes, Ocean Land Investments pivoted to buying distressed properties for a tidy profit.

One of the more amusing campaigns to sell Briny occurred in 2019. James Arena, a Briny real estate broker tried to convince the residents to sell to Donald Trump for his personal library for $1 billion. Briny would become "Trump Town." Mr. Arena reported that he ran the idea past Vanilla Ice, who rapped about A1A in the '90s and lives in Wellington. "Man, I think they're really into it," Mr. Arena told *The Palm Beach Post*, relaying an alleged message from Don Jr.

Vanilla later posted that he didn't know anyone in the Trump family, and "the only party I support is is the margarita party." With no real offer, most residents refused to sign the petition to sell to Trump.

"The only party I support is the margarita party."

The offers keep coming. On April 19, the town's board rejected a $502 million offer to buy the town from The Kotler Group of Delray Beach. Board members called the offer "unattractive" after an emotional 75-minute special meeting, according to *The Coastal Star*, a local newspaper whose publisher is a Briny.

The community is perhaps encouraged by Paradise Cove Mobile Home Park in Malibu, California, a patchwork of 256 trailers and mobile homes featuring panoramic views of the Pacific. The tiny homes there have sold for up to $7 million, according to the *Wall Street Journal*.

During the meeting two weeks ago, Board member Cindy Holbrook said, "I think the public needs to realize that this offer is ridiculous and the more that gets out into the public, maybe we'll get a billion-dollar offer."

Indeed Briny Breezes' highly desirable location makes it ripe for redevelopment. A developer paid $5.4 million for a 2-acre site immediately south of the trailer park and built 14 three-story townhomes in 2020 that sold quickly. The project, called Gulf Stream Views, is an odd juxtaposition to its neighbor. Units there all have four bedrooms and include two-car garages, private salt water plunge pools and elevators to private roof decks.

While the highest and best use for the Briny real estate may be commercial development, the town that defines the vibe of old Florida is in danger. The community has infrastructure problems that residents say they cannot afford to repair – not to mention the mobile homes' vulnerability to hurricanes. The town council has considered allowing owners to raise their homes on stilts for flood protection, as is the case at Ocean Breeze, an oceanfront trailer park 60 miles north. But in March, the Briny town council declined a research visit to the other park, saying the trip may confuse owners.





BUILDING DROPS ENGINEERING

Briny Breezes and its 488 mobile homes sit 1 ½ miles south of Casa Costa. An oceanfront unit overlooking the park sold for $3.4 million.

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Tastings, renderings with new and future neighbors



Mister B's Neighborhood

When I went to my mailbox in March, I received a "Notice of Public Hearing" from Boynton Beach that caught my attention. The public hearing with the Planning and Development Board was about the open lot to the south side of our building across. I often wonder about that piece of property, so I did some research.

Last month's *Casa Coaster* revealed that plans have been in the works for over two decades. At one point, the city bought a piece of the block and was willing to sell it for $10 to the investor who owned the rest of the parcel if he could put a deal together to build 358 market-rate apartments and a 120-room hotel. It never happened. So I decided to go to the meeting on March 28 to hear about the latest idea for "Ocean One."

The commission chambers at City Hall is an impressive room, although it's not terribly inviting for public participation. Everyone who enters goes through a metal detector, greeted by security officers. This board comprises four white men, sitting on a raised platform, while the seating for us felt like being in the gallery of a courtroom. Discussion began about proposed changes to what had been approved six years back. The backstory is that the investor who owned the land for years never pulled it together and sold the site for $12 million last year. The new owners, Hyperion Group, will get the same $10 piece from the CRA, but wants to build something different. No more hotel, they propose to reconfigure the eight-story building, parking structure and to add art in open spaces and public plazas along Ocean Ave. and N. Federal Hwy. They seek to increase the rental apartment count slightly to 371, and add a parking garage to house most of the spaces, including 13 for electric vehicles.

They propose lush plantings to hide tall walls from roadways – including one that faces Casa Costa's south side. Driveways into the project are now on N. Federal Hwy., including a new northbound turn lane, and on NE 6th Ct., between the new Ocean One and that weird-looking financial plaza.

After representatives from Hyperion and the city made their presentations regarding the project, the planning board opened up the meeting to public participation. People mostly complained about more traffic and the ugliness of an eight-story concrete wall around a garage that didn't have enough public parking. The developer's suggestion of plantings on that wall, which I've seen installed at Atlantic Crossing in Delray Beach, faced skeptics who doubted that plants grow on walls. Casa Costa Board director Yvonne Skovron asked if mechanical equipment on the roof could be concealed so our residents don't look down at it.



HYPERION GROUP

The planners commented that many public concerns were already addressed, and ended up green-lighting the plans. They added that no matter how they voted, they are just advisors with no real authority. I hadn't realized that this wasn't the *real* meeting.

Three weeks later, I returned. Now it's a City Commission meeting with Ocean One as the eighth item on the agenda. The 50 people in the room waited two hours for the main event. First everyone in the room was sworn in, which added to the strange courtroom feel. Then the new vice-mayor (whose district includes Marina Village and the Ocean One site) tried to cancel the whole discussion because he didn't like that the developers didn't talk to him beforehand. The commissioners argued for 15 minutes whether to continue at all, ultimately deciding to proceed. An architect presented the designs, the city planner discussed city codes, and then public comments began.

Leaders from Marina Village, referring to themselves as the city's "crown jewel," lamented that the parking plan calls for 171 public spaces – more than is required but that in their experience with a marina garage, is too few for visitors and employees. Ms. Skovron spoke up again about rooftop equipment (which was later confirmed would be "encased").

The lawyer called it "punitive and unfair" to deny a project that meets code requirements, but "as a good neighbor," agreed to help fund a parking study. At the last moment, one commissioner said she preferred glass balcony walls over "cages," and another suggested a trolly to help the parking crunch. Again, the vice-mayor sought to table things, but the mayor called for a vote at 10:40 p.m. Ocean One 2.0 was approved, 4-1.

If the last couple months are any indication, the group that manages the new "La Promenade" downstairs are great partners with the residents of Casa Costa. We have teamed up for social events, including a March Madness Party to kick off the basketball tournament where South Florida represented two of the Final Four teams. NYPD Pizza hosted a free wine tasting event for the building on Mar. 30, hosted by the restaurateurs and their wine distributor to gain feedback for what to serve at the steakhouse they are planning.

The Frenchmen behind La Promenade – Mohammed, David and Louis – weaved through the crowd of several dozen residents to ask opinions on the wine selections.

A highlight was the trivia contest the trio held, naturally with wine and pizza knowledge as the subject



matter. "We are all so happy with the turnout and thankful for all of the feedback of the wines," David told me. "Everyone's feedback will help us provide the best wines for our restaurants."

John Battista, member of the Social & Welcoming Committee, swears he won March Madness fair and square, just as his wife won pizza and wine trivia. Try to keep up, folks.

As garbage piles up, so do the fines



RON HIRSCH

WHAT'S WRONG WITH THIS PICTURE? The cardboard recycling dumpster in the north tower was recently filled with a gigantic plush teddy bear, stuffed plastic bags and unflattened boxes. The Board held a workshop with residents on Apr. 17 to discuss the violation and grievance process after a sudden uptick in violations in the garbage areas, including 32 violations issued for cardboard in 2023 so far.

Committee seeks contributions to kiddie kitty

When the grandkids or other small children are in town, they need lots of stuff that can be tricky to bring with them – from car seats to strollers to cribs. Even the most loving Casa Coaster babysitting host struggles to buy and store equipment they need infrequently.

The Social & Welcoming Committee is organizing a collection of such items that residents can borrow, clean and return. So far, residents have contributed a dual-facing car seat designed for infants and kids of all ages and a portable "Pack 'N Play" playpen enclosure for toddlers.

The committee welcomes items in new or good condition, and will soon announce procedures for reserving items, and checking them in and out, according to a source familiar with the situation. Email casacostasocial@gmail.com to get involved.

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Club room | $20

CINCO DE MAYO DINNER & DANCE PARTY
Fri., May 5 | 6 - 10 p.m.
St. Mark's Parish Center
$35 (BYOB)

CONVERGENT ART EXHIBITION
Sun., May 7 | 4 - 10 p.m.
Qure Barbershop | Free
Refreshments and music provided

CC SOCIAL

BINGO NIGHT
Wed., May 17 | 6:30 p.m.
Club room | $10

Print versions now available online

Now in its sixth issue serving a community of permanent residents, snowbirds, guests and staffers, the *Casa Coaster* is now publishing digital copies on its website. The online archives now include all the photography, advertising and content in the same format as print editions – handy for folks that are traveling or living elsewhere but still want to stay connected.

The newspaper is published by the Social & Welcoming Committee and supported solely by advertisers. Printed copies are available in the lobby, mail rooms, gym and club room. Dozens of residents subscribe, so the committee can slip a copy under their doors.

"You continue to do a stellar job," subscriber Elizabeth Pearce writes. "Please continue this staff series. The Coaster Classifieds are also very helpful."

Spinning fish debut

In a nod to the city's long history of commercial and recreational fishing, Boynton Beach officials commissioned sculptures of sailfish they are placing atop poles along E. Ocean Ave. today. They are expected to spin for at least two years.

Glenn Weiss, public arts manager, said the fish add to the city's "reputation as one of Florida's premier outdoor walking art destinations for sculpture, murals, historic buildings and our international collection of kinetic art."



THE PALM BEACH POST

Six sailfish now dot the downtown street.