

**GREATER BOCA RATON BEACH & PARK DISTRICT**  
**MINUTES OF A REGULAR MEETING OF**  
**THE BOARD OF COMMISSIONERS**  
October 3, 2022

The MEETING took place at Sugar Sand Park in the Willow Theatre and was also conducted virtually through the Zoom platform. The meeting was called to order by CHAIRMAN Erin Wright at 5:15 p.m.

**COMMISSIONERS PRESENT:**

Craig F. Ehrnst  
Steven M. Engel  
Robert K. Rollins, Jr.  
Susan Vogelgesang  
Erin Wright

**CHANGES TO AGENDA:** Public Comments were moved after the Miller Legg Presentation.

**APPROVAL OF MINUTES OF PREVIOUS BOARD MEETINGS:**

**MOTION** was made by Commissioner Vogelgesang and seconded by Commissioner Engel to approve the minutes of the regular meeting held on September 19, 2022, at 5:15 p.m.

**Discussion:**

**Roll Call Vote:**

Commissioner Ehrnst	Yes
Commissioner Engel	Yes
Commissioner Rollins	Yes
Commissioner Vogelgesang	Yes
Commissioner Wright	Yes

**MOTION UNANIMOUSLY APPROVED**

**MOTION** was made by Commissioner Vogelgesang and seconded by Commissioner Engel to approve the minutes of the Final Public TRIM Compliance Hearing on Budget and Taxes for FY 2022-2023 held on September 19, 2022, at 6:00 p.m.

**Discussion:**

**Roll Call Vote:**

Commissioner Ehrnst	Yes
Commissioner Engel	Yes
Commissioner Rollins	Yes
Commissioner Vogelgesang	Yes
Commissioner Wright	Yes

**MOTION UNANIMOUSLY APPROVED**

**REGULAR BUSINESS:**

**1. Explorium Exhibit - Leonard's Lab**

Executive Director Harms requested the Board's consideration to approve the Leonardo's Lab Rental Agreement between the District and the Sciencenter Discovery Museum. The exhibit will be on display at the Science Explorium from September 24, 2023, through January 7, 2024. The total cost of the exhibit rental is \$27,000 plus inbound shipping fees.

**MOTION** was made by Commissioner Engel and seconded by Commissioner Rollins to approve the Leonardo's Lab Rental Agreement between the District and the Sciencenter Discovery Museum for \$27,000 plus inbound shipping fees.

**Discussion:**

**Roll Call Vote:**

Commissioner Ehrnst	Yes
Commissioner Engel	Yes
Commissioner Rollins	Yes
Commissioner Vogelgesang	Yes
Commissioner Wright	Yes

**MOTION UNANIMOUSLY APPROVED**

**2. Ocean Breeze Master Plan Presentation by Miller Legg**

Mr. Mike Kroll and Ms. Lumi Fuentes of Miller Legg presented the Preliminary Master Plan for Ocean Breeze, which is a conceptual site plan. The District's budget of approximately \$28,000 over the next five years and how the plan would be implemented in a phased approach were discussed. Public Private Partnerships and other funding sources will be considered for the golf facilities, the racquet center, the fieldhouse, and the aquatic center.

Discussion ensued regarding an executive golf course, a learning center, city approval of the plan, having a dedicated golf academy, the positive feedback received from various city boards that have viewed the master plan, the permitting process, grant opportunities; ADA requirements for the trails; 501c3 planning and developing opportunities; having a plan B if the city does not approve the golf plan, the importance of having a pool facility, and Public-Private Partnerships.

Mr. Horowitz, District counsel, noted that the current agreement with the city does contemplate the development of recreational and related facilities, including golf.

**Public Comments:**

*Mr. Larry Mielke* inquired about the timeline for the park and expressed concern about the hours, security, and traffic.

*Ms. Lisa Silva* supports having a pool facility.

*Ms. Marianne Winfield* was concerned about security and inquired if the park will have any art components.

*Ms. Michelle Sparling* supported the pool facility and requested more shaded areas at the parks.

*Mr. Harold Chaffee* inquired about the plans presented by Miller Legg and supports having a 9-hole golf course that will bring in revenue.

*Mr. Emersa Silvera* supported having a pool facility.

*Mr. Wayne Whitfield* was concerned about the safety and speed control. He believes that aesthetics and having a tree canopy are important.

*Ms. Juliet Phelps* was concerned about the lighting at the driving range, noise from I-95, traffic, and shortcuts through the neighborhood, and is sad that there will not be an 18-hole golf course.

*Mr. Frank Giannuzzi* requested that the meetings start later and would like to add soundproof barriers to the plan. He was concerned about security and supports golf.

*Ms. Carrie Derogatis* supports the pool facility and the learning center.

*Mr. Angelo Sands* questioned where the funds from the sale of Boca Municipal went. He believes that golf will generate revenue.

*Mr. Jack Mc Walter* was shocked to learn how long the golf course will take to develop and was disappointed that it will be phased in. He would like the course and the learning center to be made available sooner for the sake of the children.

*Mr. Joel Rask* agreed with Mr. McWalter and thanked the Board for their work on the project.

*Mr. Greg Galanis* stated that the Board, as elected officials, has a fiduciary responsibility to get things done. He believes that the golf course alone can fund the other components.

*Mr. Robert DuKate* strongly suggested having a Plan B if the city does not approve the golf component in the plans. He questioned the \$10 million that the city once mentioned giving the District for the development of a golf course and was concerned about the parking and the traffic in the northwest area.

*Ms. Dottie Provenzano* supports the District 100% and trusts that they will do what is right for the community.

*Ms. Jess Tilly* supports golf and was concerned about traffic and security in the area.

*Ms. Ronnie Sosh* was concerned about the traffic flow due to the increase in traffic in the area.

*Ms. Pearl Barnes* supports having a new swimming facility for recreation and competitive swimmers.

*Ms. Kathy Fearnley* is concerned about traffic, speeding, safety, and security.

A moment of silence was dedicated to all those affected by Hurricane Ian.

#### **APPROVAL OF PAYROLL AND INVOICES:**

**MOTION** was made by Commissioner Ehrnst and seconded by Commissioner Rollins to approve the payroll and invoices as presented, totaling \$198,186.65

#### **Discussion:**

#### **Roll Call Vote:**

Commissioner Ehrnst	Yes
Commissioner Engel	Yes
Commissioner Rollins	Yes
Commissioner Vogelgesang	Yes
Commissioner Wright	Yes

#### **MOTION UNANIMOUSLY APPROVED**

## **REPORTS AND DISCUSSION ITEMS:**

### **Executive Director:**

#### **Ocean Breeze Master Plan**

Chairwoman Wright and Executive Director Harms met the Sustainability Advisory Board on September 30<sup>th</sup>. They received positive feedback on the Ocean Breeze Master Plan.

#### **Ocean Strand**

The invasive tree removal should be completed by the end of next week and work continues on the pathways.

#### **Sugar Sand Park Plat**

Calvin Giordano & Associates met with District and City staff to discuss the Sugar Sand Park plat and if there were any opportunities for disc golf at Sugar Sand Park. A report will be available at the next meeting.

#### **Sugar Sand Park Roof Project**

The Sugar Sand Park roof project will go out to bid by end of next week, bids will be due back by November and work will commence in January pending the permitting process.

#### **Swim & Racquet Center Court Resurfacing Project**

The court resurfacing project will commence the first week of November and should take approximately three weeks. The retro lighting should be completed by January. The delivery of the new lighting poles has been postponed until March.

#### **Thank You**

Executive Director Harms expressed her thanks to the city staff for often going above and beyond, and for all the work that they do behind the scenes to make things happen.

### **District Counsel:**

#### **Commissioners:**

*Commissioner Ehrnst* suggested making a motion to approve the conceptual master plan recognizing that it will change, authorizing the Executive Director and Chair Wright to talk directly with the City to explore all options and have city participation in the building and designing of the park and to begin the process of researching Public Private Partnerships.

*Commissioner Engel* agreed that the Director and Chair should start discussions with the city but did not feel that the plan should be approved until a traffic analysis is done and all the components of the plan have been worked out including security and noise control.

*Commissioner Rollins* would like to get the project started and would support a motion to send the plan to the city council for their input so that necessary changes can be made, and the project can move forward.

*Commissioner Vogelgesang* invited the Commissioners to look at the Bobby Jones course in Atlanta which is a reversible course, and the Belmont course in Richmond, VA which is funded privately. She stated that the golfers have been very patient and would like to explore the swim facility down the road.

*Commissioner Wright* is excited and supportive of the master plan and stated that the concerns that were brought up at tonight's meeting will be addressed.

*Commissioner Ehrnst* believes that a pool facility is something that the city needs.

During the Commissioner comments, Commissioner Ehrnst asked if he could make a motion for the District to approve the conceptual master plan that has been presented and authorize the next step of it to explore closely with the city and possibly public-private partnerships but for the Executive Director and chairperson to do so expeditiously. The District's legal counsel indicated that a motion could be made since the topic was on the agenda. Discussion followed, with all Commissioners generally in consensus with the conceptual design, and a desire to explore next steps.

**MOTION** was made by Commissioner Ehrnst and seconded by Commissioner Rollins to approve the conceptual Ocean Breeze Master Plan as presented and authorize the Executive Director and Chair Wright to expeditiously talk with the City to explore all options for city participation in the building and designing of the park. In addition, to begin the process of exploring possible Public Private Partnerships.

Discussion:

Commissioner Rollins emphasized that this is a conceptual design that might get redesigned along the way.

**Roll Call Vote:**

Commissioner Ehrnst	Yes
Commissioner Engel	Yes
Commissioner Rollins	Yes
Commissioner Vogelgesang	Yes
Commissioner Wright	Yes

**MOTION UNANIMOUSLY APPROVED**

*Commissioner Engel* thanked everyone who attended the meeting and encouraged more people to attend the District meetings to provide important input.

**FUTURE AGENDA ITEMS:**

Library Presentation  
Sugar Sand Park Plat Presentation

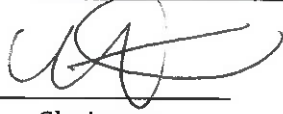
**ADJOURNMENT:**

**MOTION** was made by Commissioner Engel and seconded by Commissioner Vogelgesang to adjourn the meeting at 7:20 p.m.

**Roll Call Vote:**

Commissioner Ehrnst	Yes
Commissioner Engel	Yes
Commissioner Rollins	Yes
Commissioner Vogelgesang	Yes

Commissioner Wright      Yes  
**MOTION UNANIMOUSLY APPROVED**



Erin Wright      Chairman



Craig F. Ehnst      Secretary-Treasurer