

**GREATER BOCA RATON BEACH & PARK DISTRICT**  
**MINUTES OF A REGULAR MEETING OF**  
**THE BOARD OF COMMISSIONERS**  
**June 2, 2025**

The MEETING took place at the Swim & Racquet Center and was live-streamed for viewing & listening through Zoom. Chair Wright called the meeting to order at 5:15 p.m.

**COMMISSIONERS PRESENT:**

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

**PUBLIC REQUESTS:**

*Mr. Cil Ciliberti* thanked the board for preserving the North Park property and creating green space. While noting some residents may oppose the skate park, he suggested adding green sound barriers to reduce park and train noise, potentially making the project more acceptable to the community.

*Mr. Marvin Leiken* expressed heartfelt appreciation to the Commissioners and Executive Director Harms for the new inclusive playground at Patch Reef Park, for which he attended the ribbon-cutting. He praised the project as a reflection of the best of Boca Raton, emphasizing its support for family, community, and children with differences.

*Mr. Todd Adel*, a skateboarder, strongly supported the North Park skate park, citing its appeal to all ages, low noise levels, and respectful community. He urged the board not to delay or relocate the project.

*Mr. Landon Rickerson* supported the skate park, sharing how skating shaped his youth and career. He noted skate parks are quieter than pools and endorsed the idea of a sound wall to address noise concerns.

*Mr. Jake Feldman* supported the new skate park, citing its positive impact on his life. He emphasized the accessibility of the proposed location for local kids. He noted that studies show skate parks are not particularly loud and that sound barriers could effectively address those concerns.

*Ms. Fabiana Delfino* voiced strong support for building the skate park at North Park, calling it an ideal location and a great opportunity to develop a high-quality facility from the ground up. She urged the community to recognize the widespread support and move forward with the project to show that Boca Raton values all forms of recreation.

*Mr. Ryan Droze* supported the skate park, highlighting skateboarding as an inclusive, self-paced sport that benefits underserved youth. He stressed the need for a safe space and said landscaping could address sound concerns.

*Ms. Rachel Bennett* expressed strong support for placing a skate park in North Park, noting that while the city already has world-class parks like Sugar Sand and Patch Reef, it is time to add a top-tier skate park. She emphasized that skateboarding is enjoyed by people of all ages, not just kids, and called it an excellent opportunity to enhance the community.

## **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 May 19, 2025, at 5:15 p.m.

### **Roll Call Vote:**

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

**MOTION APPROVED 4-0**

## **REGULAR BUSINESS:**

### **1. Additional Work Order for Multi-Sport Rink Shade Design**

Staff recommended approving an \$18,500 addition to the design services contract with KCI Technologies for the roof structure over the outdoor rink at Sugar Sand Park. The original plan called for shallow spread footings. However, a geotechnical report revealed unsuitable soil conditions, a high-water table, and significant wind load concerns, necessitating a shift to deep foundation supports such as piers or piles. Design adjustments were also made to expand roof coverage and enhance structural performance, requiring updates to the analysis, drawings, and construction documents.

**MOTION** was made by Commissioner Engel and seconded by Commissioner Vogelgesang to approve the additional work order from KCI Technologies for the Multi-Sport Rink Shade Design for \$18,500, as presented.

### **Roll Call Vote:**

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

**MOTION APPROVED 4-0**

### **2. North Park Updates**

The Greater Boca Raton Beach & Park District purchased the North Park property in 2018 to prevent private development and originally intended to build a municipal golf course. After the District invested in planning and site work, the City of Boca Raton accepted a donated golf course in 2020 and declined to approve a second municipal course nearby. The District responded by shifting its vision to create a multi-use regional park. In 2021, Miller Legg was hired to lead a comprehensive public engagement process, including surveys, workshops, and interviews, which led to a conceptual plan. The east side of the park, which the District owns outright, became the focus of development to avoid complications tied to bond-related approvals on the west side.

From 2023 to 2025, the District advanced designs, permitting, and a public-private partnership (P3) with the Malcolm Butters Group and Boca Paddle, resulting in plans for a \$17 million racquet sports complex in the southeastern section of the park. This development, along with trails, playgrounds, pavilions, and restrooms, is part of Phase 1. A key new feature is the addition of a skate park and pump track, prioritized following the removal of the existing skate park under the



City's Downtown Campus Master Plan. The City of Boca Raton will cover two-thirds of the funding, with initial design efforts supported by a Plant-a-Park grant. In response to the anticipated loss of access to Florida Atlantic University athletic fields by 2030, the District and City staff plan to relocate those fields to Countess de Hoernle Park, which is more suitable due to its lighting, parking, and extended hours.

As of June 2025, the North Park Phase 1 project is nearing final permitting stages with the City, South Florida Water Management District, and the Department of Environmental Protection. Construction estimates are expected by mid-June, with groundbreaking anticipated soon after. Development on the west side of North Park remains deferred. That portion of the property was acquired through a bond agreement with the city and cannot be developed without city approval. To avoid risking another rejection or violating bond terms, especially with P3s, the District will wait until the bond is paid off, currently scheduled for 2032, but expected to be satisfied as early as January 2026 using reserve funds.

Throughout the process, the District has acted with full transparency, publicly discussing all actions during board meetings, city workshops, and community forums. While the 2019 needs assessment initially informed the vision for North Park, the District has adapted its approach over time in response to shifting regional needs and public input.

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

**MOTION** was made by Commissioner Ehrnst and seconded by Commissioner Vogelgesang to approve the payroll and invoices as presented, totaling \$1,515,265.35.

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

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

#### **MOTION APPROVED 4-0**

### **REPORTS AND DISCUSSION ITEMS**

#### **Executive Director:**

##### **Patch Reef Playground Ribbon Cutting**

The ribbon-cutting ceremony for the Patch Reef Playground was a great success. Since opening, the playground has seen high usage and community engagement. The Board's continued support in making this project a reality is greatly appreciated.

##### **Upcoming City Presentation on Special Needs Programs**

At the June 16, 2025, meeting, representatives from the City will present their plans for special needs programming at the James A. Rutherford Community Center.

##### **Agreements for Board Review**

The agreement for the lift station at Ocean Strand and the finalized agreement for the softball fields at Sugar Sand Park are scheduled to be discussed at an upcoming meeting.

#### **District Counsel:**

##### **Ocean Strand Easement Agreement Update**

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Mr. Goren, District Counsel, reported that the Ocean Strand easement agreement, including a \$150,000 cash equivalent, has been revised with the developer's attorney and reviewed by the City. A finalized version is expected to be presented soon.

**Financial Disclosure Forms Reminder**

Counsel reminded the board members that Form 1 (Statement of Financial Interests) is due by July 1 and must now be submitted electronically. Form 9 (Quarterly Gift Disclosure) may still be filed on paper, while Form 8 (Other Disclosures) must be filed separately and is not housed in the Ethics Commission's system.

**Legislative Session Monitoring**

The Florida Legislature is expected to reconvene to finalize the state budget. Legal counsel is monitoring potential legislation that could affect special districts. No current legislation directly affects the District. Updates on any relevant signed legislation will be provided at the next meeting.

**Commissioners:**

*Commissioner Vogelgesang* enjoyed the Patch Reef Park Playground ribbon-cutting and praised staff for their hard work in making the event and project successful. She was moved by the positive impact on all children, not just those with special needs. She encouraged the skateboard community to seek corporate sponsors for extras like benches or shade, especially if they are beyond the current budget.

*Commissioner Ehrnst* commented on attending the city's centennial celebration events, noting that they were very nice and well attended.

*Commissioner Engel* stated that the new children's park at Patch Reef is a major success, describing it as a "homerun." He praised staff members for their exceptional work, acknowledging that the project would not have been completed without them. He also thanked the public for their support and encouraged continued community participation, emphasizing the importance of hearing residents' voices.

*Commissioner Wright* thanked the public for their attendance and encouraged them to continue participating in meetings and sharing their input.

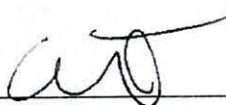
**ADJOURNMENT:**

**MOTION** was made by Commissioner Engel and seconded by Commissioner Vogelgesang to adjourn the meeting at 5:56 p.m.


**Roll Call Vote:**

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

**MOTION APPROVED 4-0**

  
Erin Wright

Chair

  
Robert K. Rollins, Jr.,

Vice-Chair

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