

**GREATER BOCA RATON BEACH & PARK DISTRICT**  
**MINUTES OF A REGULAR MEETING OF**  
**THE BOARD OF COMMISSIONERS**  
August 4, 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.  
Susan Vogelgesang  
Erin Wright

**CHANGES TO THE AGENDA:**

**MOTION** was made by Commissioner Ehrnst and seconded by Commissioner Engel to defer agenda item #2 Sugar Sand Park Cell Tower to a future agenda.

**Roll Call Vote:**

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

**MOTION UNANIMOUSLY APPROVED**

**PUBLIC REQUESTS:**

*Mr. Jason Hagensick*, President and CEO of the YMCA of South Palm Beach County, proposed a phased development plan for North Park aimed at eventually building a full YMCA facility. He emphasized the shared need for additional gymnasium space and proposed that both the YMCA and the District contribute a gymnasium, thereby enhancing community resources through collaboration.

*Mr. Joseph Cerrone*, president of Recreational Design and Construction, representing RDC Design Build and Wave House International, noted that multiple firms, including his, intend to bid on the P3 RFP and highlighted their experience designing and building similar facilities nationwide.

*Mr. Robert DuKate* urged the commission to follow the guidelines of the Ocean Breeze master plan, which was developed through significant investment and community input. He stated that if the plan is not followed, new surveys and community meetings should be conducted to guide the RFP process.

*Ms. Maria Mitchell* expressed concern that plans for a skateboard park, with lighting, seem to be moving forward, and she questioned whether this has been approved.

*Mr. Christopher Carr* voiced his surprise and concern about a proposed surf park in North Park, noting that the development and additional traffic could negatively impact their neighborhood.

*Mr. William Zimmerman, Mr. John Feldman, Mr. Jerry Brewer, Mr. Rick Summers, Mr. Christopher Warren, Dalen Michaels, Ms. Lindsey Cotrell, Ms. Sophia Gamboa, and Ms. Toni Frallicciardi* advocated for the surf park at North Park.

## **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 July 21, 2025, at 5:15 p.m.

### **Roll Call Vote:**

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

### **MOTION UNANIMOUSLY APPROVED**

## **REGULAR BUSINESS:**

### **1. Miller Legg Additional Services Skate Park Design**

The Board reviewed the Miller Legg Additional Services Agreement No. 7 for a \$297,000 design and permitting project for a new skatepark and pump track at North Park, with American Ramp Company as a key subconsultant. While the design does not guarantee construction, it is a critical step to assess feasibility, security, and sound barriers. It is part of a partnership with the City of Boca Raton, which will fund two-thirds of the estimated \$3.6 million construction cost, alongside a \$32,600 Plant-A-Park grant for conceptual design and public engagement. Representatives from Miller Legg and American Ramp were available to answer questions from the Board.

**MOTION** was made by Commissioner Ehrnst and seconded by Commissioner Vogelgesang to approve the Miller Legg Additional Services #07 for the Skate Park Design for North Park, as presented.

### **Discussion:**

Commissioner Engel suggested delaying approval of the design until after the upcoming public meeting on the 6th to gather community input on preferences and concerns.

### **Roll Call Vote:**

Commissioner Ehrnst	Yes
Commissioner Engel	No
Commissioner Rollins	Yes
Commissioner Vogelgesang	Yes
Commissioner Wright	Yes

### **MOTION PASSES 4-1**

### **2. Sugar Sand Park Cell Tower-Deferred.**

### **3. Boca Paddle/North Park Infrastructure Discussion**

A proposal from Butters Construction was presented to complete sewer and sitework at North Park, fulfilling the District's obligations under its Concession Agreement with Boca Paddle, LLC. The scope includes constructing a two-lane access road from Jeffrey Street, installing utility connections, and providing parking, sidewalks, landscaping, and irrigation. Boca Paddle cannot begin vertical construction until these improvements are completed, as the City will not issue permits without them. Estimated costs are \$326,215.25 for sewer installation and \$1,892,836.58

for auxiliary parking and sitework. Approval would satisfy contractual requirements, prevent project delays, and maintain the public-private development schedule.

**MOTION** was made by Commissioner Engel and seconded by Commissioner Rollins to authorize payment to Butters Construction for both sewer and roadway infrastructure work at North Park, as presented.

**Roll Call Vote:**

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

**MOTION UNANIMOUSLY APPROVED**

**4. Reschedule of Regular Meeting and First Public TRIM Hearing in September**

The previously scheduled First Public TRIM Compliance Hearing for the FY 2025-2026 budget and taxes initially set for September 2, 2025, must be rescheduled to September 3, 2025, to comply with Florida Statutes. Staff recommended moving the Board's regular September meeting to the same date to hold both events consecutively. Following confirmation from the Palm Beach County Property Appraiser's Office, the September 3 date was presented for ratification by motion to finalize the change.

**MOTION** was made by Commissioner Vogelgesang and seconded by Commissioner Engel to ratify the rescheduling of the First Public TRIM Compliance Hearing for the FY 2025-2026 budget and taxes from September 2, 2025, to September 3, 2025, in compliance with Florida Statutes.

**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 Engel and seconded by Commissioner Vogelgesang to amend the Regular Board meeting scheduled for Tuesday, September 2, 2025, to Wednesday, September 3, 2025.

**Roll Call Vote:**

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

**MOTION UNANIMOUSLY APPROVED**

**5. Unsolicited P3 Proposal for North Park Discussion**

On July 21, 2025, the District was presented with an unsolicited proposal from Boca Surf Park, LLC, to develop a \$51 million privately funded surf and recreation facility on approximately 23.8 acres of District-owned land at North Park. The proposal requests no public funding. Legal counsel reviewed the submission under Florida Statute §255.065, which outlines the District's options:

1. Reject the proposal outright and proceed independently,
2. Accept the proposal and open a competitive solicitation for similar proposals, or
3. Accept and evaluate the proposal exclusively, waiving competitive bidding.

Mr. Cheyne Cottrell and his team gave a presentation on the proposed surf park.

Discussion ensued. While very supportive of the surf park concept, the Board addressed concerns such as conducting a traffic study, evaluating the impacts of nearby development, and obtaining more detailed financial information.

**MOTION** was made by Commissioner Ehrnst and seconded by Commissioner Rollins that, with respect to Agenda Item Number Five, the Board extend its appreciation to the proposers for their unsolicited offer and formally invite them to participate in the upcoming Request for Proposals (RFP) process for the North Park development, as discussed under Agenda Item Six, thereby allowing their proposal to be considered alongside others in accordance with established procedures.

**Roll Call Vote:**

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

**MOTION UNANIMOUSLY APPROVED**

**6. RFP Scope of Services for P3 Opportunities on the West Side of North Park**

Executive Director Harms reminded the Board that at the previous meeting, it was noted that the District has now satisfied the debt on the west side of North Park, enabling development of that portion of the property. She stated that the conceptual plan for the site includes an aquatics facility and golf, both of which are reflected in the scope of the proposed RFP. The RFP is also designed broadly to allow submissions for any recreational amenities that may meet community needs.

The solicitation will cover both the approximately 140 acres on the west side of North Park and the 1.8-acre parcel on the southeast corner, which is not currently developed or included in existing design plans. Executive Director Harms requested input from the Board, noting staff's goal to advertise the RFP by next week to meet the project timeline.

Commissioner Wright recommended that the Evaluation Criteria section of the RFP include an additional line item emphasizing the importance of the proposal's relevance to community needs. Specifically, proposals should demonstrate a clear recreational need for the amenity in Boca Raton.

**MOTION** was made by Commissioner Ehrnst and seconded by Commissioner Vogelgesang to proceed with issuing the RFP as outlined and amended to include recreational needs in the criteria.

**Roll Call Vote:**

Commissioner Ehrnst	Yes
---------------------	-----

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

**MOTION UNANIMOUSLY APPROVED**

**7. Budget Discussion**

The Board reviewed budget scenarios for FY 2026 under both the current 1.08 millage rate and a reduced 1.06 rate, concluding that either would fund planned CIP projects and city requests. While the City's budget requests were leaner and operational costs stable, the Board declined to fund the \$70,000 design for the Spanish River maintenance facility without a formal ILA, citing the city's retention of Red Reef parking revenue and undefined total costs.

**MOTION** was made by Commissioner Ehrnst and seconded by Commissioner Rollins that the District does not participate in the Spanish River Maintenance Facility until a formal Interlocal Agreement (ILA) is agreed upon.

**Roll Call Vote:**

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

**MOTION UNANIMOUSLY APPROVED**

Discussion on potentially lowering the millage rate to 1.06 was tabled, with most Commissioners preferring to keep the current rate to maintain a financial cushion, with final consideration to occur before the First Public TRIM Hearing on September 3, 2025.

**APPROVAL OF PAYROLL AND INVOICES:**

**MOTION** was made by Commissioner Ehrnst and seconded by Commissioner Engel to approve the payroll and invoices as presented, totaling \$ 85,981.62.

**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:**

**Public Workshop – Skate Park Conceptual Design**

A public workshop for the Skate Park conceptual design, hosted by Plant-A-Park, will be held on Wednesday, August 6, at the Boca Raton Community Center starting at 6 p.m.

GBRB&PD Minutes: August 4, 2025



Traffic Garden Update

The traffic garden at Jeffrey and Second Avenue has been installed, painted, and fitted with signage, with fencing, bike racks, and a shaded seating area still to come. The Board agreed to hold an on-site ribbon-cutting for the project.

Project Updates – Sugar Sand Park

Roofing work is currently in progress, and bids for the multi-sport rink cover are scheduled to be received by August 22.

**District Counsel:**

North Park West Bond

Mr. Goren informed the Board that the existing bond on the west half of North Park has been fully satisfied. Closing documents, prepared in accordance with the Interlocal Agreement, have been reviewed. The City will shortly record the deed, thereby finalizing the transfer of ownership to the District as stipulated initially in 2018 and amended in 2021. Following the recording, a small surplus from the bond payoff will be refunded to the District after deduction of recording costs.

**Commissioners:**

*Commissioner Engel* expressed appreciation to all attendees, emphasizing that public participation is essential to democracy. He noted the value of hearing residents' perspectives and wished more meetings had such strong attendance.

*Commissioner Rollins* recognized former Parks and Recreation Director Mickey Gomez for his contributions and praised Executive Director Harms for streamlining the budget process, enabling the Board to focus on key decisions and conduct more efficient, productive meetings.

*Commissioner Vogelgesang* expressed enthusiasm for the traffic garden, noting that it is already attracting visitors and photo opportunities, and praised the North Park logo as an outstanding feature. She inquired about the status of repairs at Jacob's Outlook, stressing the need for prompt action to ensure safety, as the issue stems from a construction error.

**ADJOURNMENT:**

**MOTION** was made by Commissioner Engel and seconded by Commissioner Vogelgesang to adjourn the meeting at 7:08 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

Chair

  
Craig F. Ehrnst

Secretary-Treasurer