

GREATER BOCA RATON BEACH & PARK DISTRICT
MINUTES OF A SPECIAL MEETING OF
THE BOARD OF COMMISSIONERS
October 7, 2025

The MEETING took place at the Willow Theatre in Sugar Sand Park and was live-streamed through the Zoom platform. The meeting was called to order by CHAIR Erin Wright at 5:15 p.m.

COMMISSIONERS PRESENT:

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

NORTH PARK RFP PRESENTATIONS:

The Board heard the final four presentations for the North Park Recreation Facilities RFP. Each proposer was given 10 minutes to present, followed by a question-and-answer session with the Board. Public comments were received after all presentations concluded. The presenting groups were:

1. Boca Surf LLC
2. Wave House Boca
3. 8 AM Golf
4. Ellish Builders-Boca Golf Links

PUBLIC REQUESTS:

Mr. Wayne Whitfield urged the District to honor North Park's goal of preserving green space, expressing concern over excessive concrete in the proposals. He supported a golf component but called for an independent traffic study given nearby developments and future road changes. He also noted safety concerns with a proposed driving range under an airport flight path and suggested a combined short and long course golf design as a balanced option.

Ms. Toni Frallicciardi, co-founder of Surf Skate Science, supported the Boca Surf Park, noting it would promote STEAM education, community building, and inclusivity for people of all abilities. She emphasized its value in teaching environmental awareness and providing a unique, educational recreational space for Boca residents.

Ms. Alice Miehl expressed strong support for Newell Golf, noting her son's positive experience over the past two years. She praised the program's professionalism, patience, and community engagement, emphasizing the importance of trusted instructors who have already built meaningful relationships with local youth and families.

Mr. Ryan Heigel expressed strong support for the Boca Surf Park, emphasizing its potential cultural, recreational, and economic benefits. He highlighted the project's experienced development team and urged the Board to view it as an investment in Boca's health, economy, and the culture of Boca Raton.

Ms. Adriana Mendoza, representing the **Florida International University Surf Club**, voiced strong support for the **Boca Surf Park**. She highlighted its value in providing **consistent, safe, and accessible surfing conditions** for students and the broader surf community.

Ms. Katie Kalfayan expressed support for the Boca Surf Park, emphasizing its focus on inclusivity and diversity. She shared that as a new female surfer, the project's goal of creating a safe, welcoming space for women to learn and gain confidence is invaluable.

Ms. Regina Ecklund emphasized preserving green space and golf at the Ocean Breeze property, cautioning against overdevelopment. She urged the District to use the land wisely, maintain open recreation areas, and support golf-focused proposals—particularly 8 AM Golf—to balance quality and accessibility, while promoting golf education and walkable courses.

Mr. Daniel DeRogatis, a local realtor, supported the Boca Surf Park, emphasizing its potential as a strategic real estate investment that would enhance property values and attract redevelopment, and strengthen Boca's housing market by positioning the area as a high-demand, premium destination.

Mr. Ismael P., a local surf instructor, supported the Boca Surf Park, noting it would provide safe, consistent conditions for the hundreds who attend weekly surf lessons.

Mr. Brent Jamoco, representing the Newell Junior Golf Program, highlighted golf's role in building character, discipline, and integrity. He emphasized the rapid growth of junior golf, noting its benefits for youth development, family connection, and future opportunities such as scholarships and careers. He urged support for the Boca Links Golf Course, describing it as an investment in the community's future.

Mr. Rick Diaz expressed support for the Boca Surf Park, highlighting surfing's emotional and mental health benefits. He said the park would unite the community and serve surfers of all ages and abilities, urging the District to select the best technology to reflect Boca Raton's spirit and vitality.

Mr. Jerry Gruher expressed support for the Boca Surf Park, praising its advanced technology and professional approach. He described golf as outdated and less viable in the long term, asserting that the surf park better reflects Boca's future needs and values.

Mr. Chris Payne supported the Boca Surf Park, noting the community's overwhelming enthusiasm and Boca's reputation for excellence. He called it a once-in-a-lifetime opportunity to bring the best surf park, managed by a longstanding local family, and urged approval of the project.

Mr. Michael Hines urged the Board to evaluate all proposals based on revenue potential and community benefit. He valued the "wow factor" of surf parks for branding and tourism, supported the YMCA and Boys & Girls Club for their social impact, and appreciated the golf and field house concepts, encouraging the District to negotiate the best deal for residents.

Mr. Harold Chaffee reaffirmed his support for golf, calling it the best way to preserve green space and serve community needs. He expressed concerns about the surf park's location, citing traffic and residential impacts, and argued that such a facility might fit better elsewhere. He praised Ellish's golf proposal for its comprehensive design and flexibility.

Mr. Robert DuKate questioned why the District appeared to disregard the Miller Legg plans developed over the past three years after significant investment. He supported maintaining the site as a golf course, favoring the Ellish proposal for incorporating community needs such as a field house and a potential YMCA partnership. He stressed keeping the area community-focused and preserving green space, rather than turning it into a tourist attraction.

Mr. Dimitri Kjos spoke in support of the Boca Surf Park. He praised the Cottrell family's leadership and community impact, calling them ideal stewards for the project. He emphasized the park's benefits for families, youth, and the environment, describing surf parks as green, wellness-oriented spaces that provide joy, connection, and inspiration for all ages.

Ms. Kathy Fearnley expressed her preference for golf and support for the YMCA, noting it would benefit all age groups—especially seniors—by providing accessible programs such as water aerobics and chair exercises that serve the broader community.

Ms. Kathy Cottrell expressed support for the proposed Boca Surf Park, noting that its organizers have actively engaged with county and city officials, community leaders, and local businesses to gather feedback and build partnerships. She highlighted the widespread enthusiasm from residents and regional industries, emphasizing the park’s potential benefits for families, youth, and seniors alike.

COMMISSION DISCUSSION:

The Board provided rankings for all nine presenters based on established criteria, including proposer qualifications, project approach, financial commitments, design concepts, and potential revenue benefits. Below are the rankings out of a possible five hundred points:

1. Boca Surf –	381
2. Boca Sports –	347
3. KemperSports –	346
4. Wave House –	327
5. YMCA –	330
6. Boys & Girls Club –	324
7. Ellish Builders –	294
8. Newell –	284
9. 8AM Golf –	284

Although the Boys & Girls Club proposal ranked sixth overall, the Board agreed to move it forward for further evaluation. This is because it is located on a separate parcel on the east side of Second Avenue and does not conflict with other proposed uses on the west side. Commissioners noted the project’s small footprint, self-funded nature, and strong community benefit—particularly its focus on youth development and expanded teen programming. Advancing the proposal to feasibility review aligns with the District’s mission to support recreational and community opportunities while preserving flexibility for future west-side development.

MOTION was made by Commissioner Ehrnst and seconded by Commissioner Vogelgesang to authorize the Executive Director to explore the feasibility of the Boys & Girls Club proposal on the designated east-side site, including community use, financial viability, and required studies, and to clarify potential terms for District consideration.

Roll Call Vote:

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

MOTION UNANIMOUSLY APPROVED

The Board agreed that additional information is needed on the top three ranked proposers, Boca Surf, Boca Sports, and Kemper Sports, for potential development of the west-side property. The Board emphasized the importance of assessing financial viability, revenue terms, site compatibility, and maintaining flexibility in design and layout, as well as preserving space for future recreational development before making any final determinations.

MOTION was made by Commissioner Ehrnst and seconded by Commissioner Engel to have the Executive Director gather additional information from the top three ranked firms, Boca Surf, Boca Sports, and Kemper Sports, to assess feasibility, explore site flexibility/compatibility, preserve space for future recreation, and outline potential revenue/term sheets for District consideration.

Roll Call Vote:

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

MOTION UNANIMOUSLY APPROVED

ADJOURNMENT:

MOTION was made by Commissioner Engel and seconded by Commissioner Rollins to adjourn the meeting at 10:23 p.m.

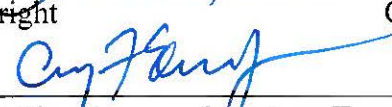
Roll Call Vote:

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