

**GREATER BOCA RATON BEACH & PARK DISTRICT**  
**MINUTES OF A REGULAR MEETING OF**  
**THE BOARD OF COMMISSIONERS**  
January 21, 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

**PUBLIC REQUESTS:**

*Mr. Harold Chaffee* raised concerns about Jeffrey Street, emphasizing the need to update the city on the park's status to address potential hazards from a proposed railroad project. Additionally, he highlighted the importance of preserving green spaces amidst the city's rapid development and increasing congestion.

*Mr. Robert DuKate* expressed gratitude for preserving the green space in the Boca North Park area. He mentioned a comment from City Councilman Wigder during the last city council meeting, suggesting that the Beach and Park District transfer land to the city. He questioned whether such a transfer is within the District's authority under its charter. He voiced concerns about potential development on the land, particularly given the traffic challenges in the downtown area.

*Mr. Art Turpel*, representing the Soccer Association, thanked the Commissioners for their prompt action on the Sugar Sand Multi-Sport Rink Roof project, noting its importance. He highlighted that even a small amount of rain can render fields unusable for an entire day. He emphasized the urgency of moving from the planning stage to construction to address these challenges and expressed appreciation for the Board's efforts to expedite the process.

*Ms. Linda Morgenstern* raised concerns about pickleball noise, citing over five hundred related lawsuits in the U.S. She explained that the sport's distinctive "pop" sound impacts residents, lowers property values, and causes distress. She asked if developers in Boca would be required to conduct sound analyses and ensure courts are at least 800-1,000 feet from residences. She urged the commission to address sound impacts proactively to avoid future conflicts and costly mitigation.

**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 January 6, 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. Multisport Rink Shade Cover Conceptual Design Discussion**

At the January 6, 2025, meeting, the Board requested a cost analysis for extending the roof overhang on the shade structure at Sugar Sand Park from eight feet to twelve feet to enhance visitor comfort and utility. The initial \$3 million estimate for option #1 increased to \$3.5 million due to the substitution of windscreens for paneling, adding \$300,000 and an additional \$200,000 for extending the roof and sidewalks. Including a 15% allowance for construction-related fees, the total project cost is now projected at approximately \$4 million.

After discussion, the Board decided to design the project to accommodate both windscreens and paneling, providing flexibility for a final decision later. The design will feature heavier footers to support panels, include UV coating, and meet all necessary codes. The Board prioritized preventing weather disruptions and ensuring the structure's durability in tropical conditions.

**MOTION** was made by Commissioner Ehrnst and seconded by Commissioner Vogelgesang to proceed with the extension of the roof (to 12 feet) and walkway design, as well as the design for both panels and windscreens, incorporating the ability to choose between the two at a later date.

**Roll Call Vote:**

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

**MOTION UNANIMOUSLY APPROVED**

**2. Jeffery Street-North Park Safety**

At a previous meeting, the Board deferred opposing the Jeffery Street Crossing project pending further developments. Executive Director Harms has requested additional information from the City regarding safety measures, traffic impacts, and the project timeline, with a response expected this week.

While Commissioners strongly opposed the crossing due to concerns over safety, traffic, and environmental impacts—particularly since the original analysis predates the park's development—they agreed to hold off on a formal resolution until more details are available from the City and FEC. Counsel will collaborate with the Executive Director to obtain information from the FEC. The topic will be revisited at the next meeting and added as an agenda item.

**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 \$ 3,010,306.34.

**Roll Call Vote:**

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

**MOTION UNANIMOUSLY APPROVED**

**REPORTS AND DISCUSSION ITEMS**

**Executive Director:**

**DeHoernle Maintenance Building Ribbon Cutting Update**

The ribbon-cutting ceremony for the DeHoernle Maintenance Building, initially scheduled for next week, has been canceled. A new date for the event has not yet been determined; an update will be provided once the rescheduling is finalized.

**North Park Development – Unsolicited Proposal**

Last week, an unsolicited proposal for the development of North Park was received. This proposal will be reviewed and discussed during the February 3, 2025, meeting.

**Patch Reef Park Pickleball Project Update**

Progress continues on the Pickleball project at Patch Reef Park, with roofing, painting, and downspouting underway. Preparations are also being made for the asphalt pour for the courts.

**Patch Reef Park Playground Update**

Progress continues on the playground at Patch Reef Park. Infrastructure work is underway for the splash pad, and restroom construction is advancing, with framing, roofing, plumbing, and electrical work actively being completed.

**Swim Center Pool Resurfacing Update**

The pool resurfacing project at the Swim Center is currently in progress.

**Sugar Sand Park Community Center Columns Update**

The column repairs at the Sugar Sand Park Community Center are nearing completion, with the majority of the work expected to be finalized this week. The remaining punch list items will be addressed thereafter.

**District Counsel:**

**Unsolicited Proposal**

The unsolicited proposal for North Park received last week is currently under review with Executive Director Harms. Mr. Horowitz mentioned that a legal memorandum outlining public-private partnership (P3) requirements was prepared in 2021 but is being updated to reflect amendments to the statute made in 2022 and 2024. The revised memorandum will ensure a comprehensive understanding of the statutory changes and their impact on the proposal.

Mr. Horowitz clarified the process for handling unsolicited proposals for District land under development. Under the current statute, the District can either issue a solicitation for competing proposals or move forward with the current proposal, subject to conditions such as public hearings, professional analyses, and compliance with statutory requirements.

While the unsolicited proposal does not need to be published, it is a public record and available upon request.

Ocean Strand Appraisal

The Ocean Strand appraisal, prepared by the Urban Group, offers a detailed analysis of the potential value of the easement parcel and is currently under review by counsel and the Executive Director. Discussions with the developer applicant regarding the easement have not yet occurred; the next step will be to engage with the developer for further dialogue and report back to the Board.

**Commissioners:**

*Commissioner Vogelgesang* mentioned that the TOPSoccer program has started, highlighting the responsive and wonderful support from the Sugar Sand Park staff. She also inquired about the status of the planned Traffic Garden project.

*Commissioner Ehrnst* proposed that the District review non-resident sports rates during the next budget cycle, citing concerns about costs and questioning whether the current rates effectively encourage participation in sports like soccer and rugby.

*Commissioner Engel* inquired about a joint meeting and the availability of details on the unsolicited North Park proposal at the next meeting. He also mentioned that an individual from Boca had contacted him about potentially building a sporting facility in the area but said further communication had not occurred other than scheduling emails. He publicly acknowledged the outreach.

*Commissioner Wright* proposed scheduling the Joint meeting in April to avoid delays into summer or fall.

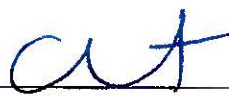
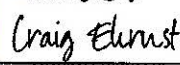
**ADJOURNMENT:**

**MOTION** was made by Commissioner Engel and seconded by Commissioner Rollins to adjourn the meeting at 6:01 p.m.

**Roll Call Vote:**

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

**MOTION UNANIMOUSLY APPROVED**

  
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 Erin Wright Chair  
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 Craig F. Ehrnst Secretary-Treasurer