



AGENDA BOCA RATON CITY COUNCIL

REGULAR
MEETING

JANUARY 6, 2026

06:00 PM

1. INVOCATION:

2. PLEDGE OF ALLEGIANCE TO THE FLAG:

3. ROLL CALL:

Mayor Scott Singer
Deputy Mayor Fran Nachlas
Council Member Yvette Drucker
Council Member Andy Thomson
Council Member Marc Wigder

4. AMENDMENTS TO THE AGENDA:

5. MINUTES:

A. Minutes of the Workshop Meeting of December 15, 2025

 [Minutes](#)

B. Minutes of the Regular Meeting of December 16, 2025

 [Minutes](#)

6. PROCLAMATIONS/PRESENTATION:

A. Presentation – Building Official of the Year

7. BOARD APPOINTMENTS

(Prior to consideration of motions to approve board appointments, the Mayor shall provide for public comment.)

A. Affordable Housing Committee

 [Vacancy Sheet](#)

B. Citizens' Pedestrian and Bikeway Advisory Board

 [Vacancy Sheet and Applications](#)

C. Community Advisory Panel

 [Vacancy Sheet and Application](#)

D. Marine Advisory Board

 [Vacancy Sheet and Application](#)

E. Sustainability Advisory Board

 [Vacancy Sheet](#)

8. RESPONSES TO WORKSHOP INFORMATION REQUESTS:

9. CONSENT AGENDA

(Prior to consideration of a motion to approve the Consent Agenda, the Mayor shall provide for public comment. Those items removed from the Consent Agenda will be considered immediately following the vote on the Consent Agenda or as otherwise directed by the City Council.)

A. Resolution No. 001-2026

A resolution of the City of Boca Raton authorizing the City Manager to execute Work Order No. 2 with Craven Thompson & Associates, Inc., for the provision of professional engineering services including design and bid preparation for the Delray Manors Infrastructure upgrades; providing for severability; providing for repealer; providing an effective date

 [Resolution No. 001-2026](#)

B. Resolution No. 002-2026

A resolution of the City of Boca Raton authorizing the City Manager to execute an agreement with the Institute of Police Technology and Management for the provision of overtime funding for high visibility pedestrian and bicycle safety education and enforcement; providing for severability; providing for repealer; providing an effective date

 [Resolution No. 002-2026](#)

C. Resolution No. 003-2026

A resolution of the City of Boca Raton authorizing the City Manager to execute an agreement with Shenandoah General Construction, LLC, for the provision of Storm Drain Cleaning, Repairs and Maintenance Services for Citywide Projects; providing for severability; providing for repealer; providing an effective date

 Resolution No. 003-2026

D. Resolution No. 004-2026

A resolution of the City of Boca Raton recommending Project Vernon be approved as a qualified applicant for incentives authorizing payments of up to \$500,000; providing for severability; providing for repealer; providing an effective date

 Resolution No. 004-2026

E. Board Resignations

- 1) Elyse Dallas from the Pedestrian and Bikeway Advisory Board
- 2) Brian Wood from the Pedestrian and Bikeway Advisory Board (Prior to consideration of a motion to approve the Consent Agenda, the Mayor shall provide for public comment. Those items removed from the Consent Agenda will be considered immediately following the vote on the Consent Agenda or as otherwise directed by the City Council.)

 Resignations

10. RESOLUTIONS AND OTHER BUSINESS:

(Prior to consideration of a motion to approve any matter on the Resolutions and Other Business section of the agenda, the Mayor shall provide for public comment.)

A. Government Campus Redevelopment Partnership Opportunity

1. Reports from Staff
2. Public Comment

(If you are planning to speak during any public hearing listed under sections 10 or 11 of the agenda, please state your name and address for the record and limit your remarks to three (3) minutes.)

11. QUASI-JUDICIAL AND RELATED PUBLIC HEARINGS:

(The conduct of any public hearing under section 10 will be governed by the quasi-judicial procedures attached to this agenda.)

12. REGULAR PUBLIC HEARINGS:

(Prior to consideration of a motion to approve any matter on the Regular Public Hearings section of the agenda, the Mayor shall provide for public comment.)

A. Ordinance No. 5762

An ordinance of the City of Boca Raton amending Chapter 28, "Zoning," Article XV, Division 14, "Live Local Act of 2023 Affordable Housing," Sections 28-1637, 28-1638, 28-1639 and 28-1640, Code of Ordinances, to align with Chapters 2024-188 and 2025-172, Laws of Florida with respect to: maximum floor area ratio; reductions to minimum parking requirements; limitations on minimum square footage of non-residential uses, maximum building height adjacent to certain single-family residential areas; post-expiration treatment of developments under the Live Local Act; affordability requirements and enforcement; exemptions for certain parcels near airport runways; requiring affordable units to be rental and not owner-occupied; eliminating an appeal provision; relocating standards for the determination of maximum density and adding standards for maximum height and maximum floor area ratio (FAR);

providing for severability; providing for repealer; providing for codification; providing an effective date (AM-24-06)

 Ordinance No. 5762

B. Ordinance No. 5767

An ordinance of the City of Boca Raton amending Chapter 28, "Zoning," Code of Ordinances, amending Article I, Division 1, Section 28-2, "Definitions," to create a definition of "Freestanding Emergency Facility" and amending the definition of "Outpatient Surgery Center" to exclude emergency room procedures from said definition, amending Article XI, "Business and Commercial Districts," to provide that Freestanding Emergency Facilities shall be Conditional Uses in the B-4, MC, City CG and City CHO zoning districts, and amending Article XV, "Supplementary District Regulations," Division 1, to create a new Section 28-1320, Code of Ordinances, to set forth eligibility criteria for properties to include a Freestanding Emergency Facility; providing for severability; providing for repealer; providing for codification; providing an effective date (AM-25-11)

 Ordinance No. 5767

C. Ordinance No. 5763

An ordinance of the City of Boca Raton authorizing the City Manager and City Clerk to execute a non-exclusive Construction and Demolition (C & D) Debris Collection and Disposal Services Franchise Agreement with MST Scrap Metal Inc. dba MST Dumpsters pursuant to Section 14-21, Code of Ordinances; providing for severability; providing for repealer; providing an effective date

 Ordinance No. 5763

D. Ordinance No. 5764

An ordinance of the City of Boca Raton authorizing the City Manager and City Clerk to execute a non-exclusive Construction and Demolition (C & D) Debris Collection and Disposal Services Franchise Agreement with S. MacDonald Contracting, LLC. pursuant to Section 14-21, Code of Ordinances; providing for severability; providing for repealer; providing an effective date

 Ordinance No. 5764

E. Ordinance No. 5765

An ordinance of the City of Boca Raton, Florida, creating Chapter 9, Article VIII, "Trespass Warnings on City Property," Code of Ordinances establishing procedures for the issuance, administration, and enforcement of Trespass Warnings for violations of law occurring in, upon, or within City Property; providing for notice, hearing, and appeal; providing for enforcement pursuant to Sections 810.08 or 810.09, Florida Statutes; providing for severability; providing for repealer; providing for codification; providing an effective date

 Ordinance No. 5765

F. Ordinance No. 5766

An ordinance of the City of Boca Raton, Florida, creating Chapter 13, "Public Lands," Article

III, "Sale of City property," Section 13-75, "Protection of City-Owned Lands With Public Purpose Safeguards," Code of Ordinances, to establish requirements for the sale, lease, or disposition of City-Owned Lands greater than one-half (0.5) acre; providing that such actions shall require two (2) public hearings and written findings that the action serves a public purpose and benefits City residents; providing exceptions for easements, routine municipal purposes, and certain leases or licenses; providing for severability; providing for repealer; providing an effective date

 [Ordinance No. 5766](#)

G. Ordinance No. 5768

An ordinance of the City of Boca Raton, Florida, amending Chapter 28, "Zoning," Article XV, "Supplementary District Regulations," Division 1, "Generally," Code of Ordinances, by creating Section 28-1320, "Public and Recreational Use Limitation for City-Owned Public Parks," to limit such parks to public and recreational uses, including accessory uses related thereto; prohibiting the development of other uses thereon; providing for the continued use and placement of easements, utilities, and infrastructure that do not substantially interfere with such public and recreational uses; providing for severability; providing for repealer; providing for codification; providing an effective date

 [Ordinance No. 5768](#)

13. REGULAR PUBLIC HEARINGS/SETTLEMENTS:

(Prior to consideration of a motion to approve any matter on the Regular Public Hearings/Settlements section of the agenda, the Mayor shall provide for public comment.)

14. PUBLIC REQUESTS:

(If you are planning to speak during public requests, please state your name and address for the record and limit your remarks to three (3) minutes.)

15. INTRODUCTION OF ORDINANCES

(Rule 1.13 of the City Code states that the Council shall not grant leave to any person to speak on any ordinance which is listed for the purpose of introduction only.)

A. Ordinance No. 5769

An ordinance of the City of Boca Raton authorizing a transaction between the City, the Boca Raton Community Redevelopment Agency (CRA), and Boca Raton City Center, LLC, relating to the redevelopment of the Downtown campus; providing for a mixed-use, transit-oriented district on City-owned property east of Northwest Second Avenue and the improvement of City-owned property west of Northwest Second Avenue for public parks and civic uses, pursuant to Section 163.380, Florida Statutes, and Chapter 13, Article III, "Sale of City Property," Code of Ordinances; providing for severability; providing for repealer; providing an effective date

 [Ordinance No. 5769 Part I](#)

 [Ordinance No. 5769 Part II](#)

 [Ordinance No. 5769 Part III](#)

 [Ordinance No. 5769 Part IV](#)

16. QUASI-JUDICIAL PUBLIC HEARINGS/VARIANCES & APPEALS
(If you are planning to speak during any of the public hearings under section 17, please state your name and address for the record and limit your remarks to three (3) minutes. The conduct of these hearings will be governed by the quasi-judicial procedures attached to this agenda.)
- (Prior to consideration of a motion to approve any matter presented under Sections 18, 19 or 20 of the agenda, the Mayor shall provide for public comment.)*
17. CITY MANAGER RECOMMENDATIONS AND REPORTS:
18. CITY ATTORNEY REPORTS:
19. MAYOR AND COUNCIL MEMBER REPORTS:
20. ADJOURNMENT:

NOTICES

Pursuant to F.S. 286.0105, if any decision of City Council affects you, and you decide to appeal any decision made at this meeting with respect to any matter considered, you will need a record of the proceedings and, for such purposes, you may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based. This NOTICE is required by State Law. If you desire a verbatim transcript, you shall have the responsibility, at your own cost, to arrange for the transcript.

Pursuant to Chapter 2 (Administration), Article VIII (Lobbyist Registration), Sections 2-351 through 2-357, Palm Beach County, Florida, Code of Ordinances, any person who acts as a lobbyist must register at Palm Beach County's Lobbyist Registration site, https://discover.pbc.gov/legislativeaffairs/pages/lobbying_regulations.aspx, prior to engaging in lobbying activities before City of Boca Raton staff, boards, committees and/or the City Council, or any member thereof.

Quasi-Judicial Public Hearing Procedures

- 1. Any hearing listed on the agenda as a quasi-judicial public hearing will be conducted pursuant to these rules. This means that the City Council is required by law to base its decision on the evidence contained in the record of this proceeding, which consists of the testimony at the hearing, and on the materials, which are in the official City file on this application at the end of the hearing.*
- 2. At the beginning of the hearing, the members of the City Council will announce for the record any ex parte contacts not previously disclosed in writing and included in the official City file. The name of the person with whom the contact occurred and the subject matter of the discussion will be disclosed.*
- 3. The City Attorney will announce that each applicant/petitioner requesting approval, relief or other action from the City Council, planning and zoning board, community appearance board, or the zoning board of adjustment shall disclose, at the commencement (or continuance) of the public hearing(s), any consideration provided or committed directly, or on its behalf, for an agreement to support, or withhold objection to, the requested relief or action.*
- 4. The City Clerk will administer an oath to all persons who intend to testify at this hearing. **Any person who intends to testify at this hearing is asked to fill out a card, which can be found in the rear of the Council Chamber.** The purpose of this card is to provide an accurate record of an appearance at this hearing. Please hand the card to one of the clerks in the front of the chamber.*

5. *The City staff will make an initial presentation. The applicant/petitioner will then make a presentation. During the staff and applicant/petitioner's presentation, only the members of the City Council are permitted to ask questions.*
6. *After the applicant/petitioner's presentation, all other parties who are present to testify and/or provide written or other evidence for inclusion in the record will be permitted to do so. No person may give/yield time to any other person. During this time, only the members of the City Council are permitted to ask questions.*
7. *After the staff, the applicant/petitioner and other interested parties have made their presentations, persons will be permitted to cross-examine participants in the hearing, including the staff and the petitioner, **in order of their appearance at the hearing**. Anyone who testifies at the hearing should remain until the conclusion of the hearing in order to be able to respond to any questions.*
8. *After the questions have been asked and answered, the applicant/petitioner shall be provided with an opportunity for a brief rebuttal and summary.*
9. *The Mayor will then declare the public hearing closed, and a motion will be made regarding the matter. The Council will then proceed to discuss the matter and vote on the matter.*
10. *For purposes of an appeal to the City Council filed by a third party (a party other than the initial applicant), the following clarification is provided: both the appellants (the party who filed the appeal) and the appellee (the party whose interest has been challenged by the appeal) shall be afforded the same rights to an initial presentation, cross-examination and rebuttal as provided to the applicant/petitioner□ described above. The time allotted to the appellee shall be equal to the total time allotted to the appellants.*