



# AGENDA BOCA RATON CITY COUNCIL

REGULAR  
MEETING

FEBRUARY 24, 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 February 9, 2026

 [Minutes](#)

B. Minutes of the Regular Meeting of February 10, 2026

 [Minutes](#)

6. PROCLAMATIONS/PRESENTATION:

A. Proclamation – Florida Bicycle Month

 [Bicycle Month](#)

7. BOARD APPOINTMENTS

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

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. 015-2026

A resolution of the City of Boca Raton authorizing the City Manager to execute a Second Amendment to the agreement with CherryRoad Technologies, Inc., for additional services; providing for repealer; providing an effective date

 [Resolution No. 015-2026](#)

## B. Resolution No. 016-2026

A resolution of the City of Boca Raton authorizing the City Manager to execute an agreement with OHLA USA, Inc. for the Jeffrey Street Progressive Design-Build Project; providing for severability; providing for repealer; providing an effective date B

 [Resolution 016-2026](#)

## C. Resolution No.017-2026

A resolution of the City of Boca Raton authorizing the City Manager to execute a local agency program agreement with the Florida Department of Transportation for adding pedestrian improvements along SW 18th Street from Military Trail to Addison Avenue; providing for severability; providing for repealer; providing an effective date

 [Resolution No.017-2026](#)

## D. Board Minutes Received

- 1) Citizen Oversight Committee December 16, 2024 December 17, 2025
- 2) Citizens' Pedestrian and Bikeway Advisory Board November 10, 2025 December 8, 2025 January 12, 2026
- 3) Community Appearance Board November 18, 2025 December 2, 2025 December 16, 2025 January 6, 2026 January 20, 2026
- 4) Community Advisory Panel November 13, 2025 December 11, 2025 January 8, 2026
- 5) Community Advisory Panel – Youth Sub Committee November 13, 2025 December 11, 2025
- 6) Executive Employees' Retirement Plan November 12, 2025 December 10, 2025
- 7) General Employees' Pension Board November 13, 2025 Regular Meeting November 13, 2025 Investment Committee December 9, 2025 Disability Review Committee

- 8) Historic Preservation Board December 10, 2025 January 14, 2026
- 9) Library Board October 15, 2025 November 19, 2025
- 10) Marine Advisory Board November 5, 2025 December 3, 2025 January 7, 2026
- 11) Parks and Recreation Board October 21, 2025
- 12) Planning and Zoning Board August 21, 2025 September 4, 2025 November 6, 2025  
November 20, 2025 December 4, 2025
- 13) Special Magistrate November 19, 2025 Code Hearing November 19, 2025 Parking  
Hearing December 10, 2025 Parking Hearing

 Minutes

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.)*

*(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.)*

A. Resolution No. 012-2026

A resolution of the City of Boca Raton considering, for an approximately 1.33-acre portion of the approximately 140.8-acre "The Boca Raton" (F/K/A the Boca Raton Resort and Club) property generally located at 501 East Camino Real, conditional use approval, pursuant to section 28-1198, Code of Ordinances, to authorize a three (3)-story, approximately 52 foot tall, approximately 31,695 square foot fitness center in the Recreational (REC) zoning district; providing for repealer; providing an effective date (CA-25-07)

 Resolution No. 012-2026 Part I

 Resolution No. 012-2026 Part II

B. Resolution No. 013-2026

A resolution of the City of Boca Raton considering, for an approximately 1.33-acre portion of the approximately 140.8-acre "The Boca Raton" (F/K/A the Boca Raton Resort and Club) property generally located at 501 East Camino Real, site plan approval to authorize construction of a three (3)-story, approximately 52 foot tall, approximately 31,695 square foot fitness center and related site improvements; providing for repealer; providing an effective date (SPA-25-09)

 Resolution No. 013-2026

## 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. 5757

An ordinance of the City of Boca Raton amending Chapter 2, "Administration," Article II, "City Council," Section 2-27, "Rules of Procedure," of the City Code of Ordinances; updating and modernizing City Council meeting procedures; providing for severability; providing for repealer; providing for codification; providing an effective date.

 [Ordinance No. 5757](#)

## 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. 5771

An ordinance of the City of Boca Raton amending Chapter 28, "Zoning," and Chapter 23, "Planning and Development," Code of Ordinances, to create the "Downtown" Zoning District, replacing land development regulations and review processes set forth in Ordinance No. 4035, as amended (the Downtown Development of Regional Impact (DDRI) Development Order) for areas rezoned to the "Downtown" Zoning District, and setting forth related regulations for future development in Downtown Boca Raton; establishing specific requirements for the redevelopment of the Government Center area, including regulations related to uses, parking, landscaping, open space and architectural standards; providing for severability; providing for repealer; providing an effective date (SC-25-20)

 [Ordinance No. 5771 Part I](#)

 [Ordinance No. 5771 Part II](#)

## D. Ordinance No. 5774

An ordinance of the City of Boca Raton amending the Future Land Use Map of the Comprehensive Plan to: (i) redesignate the approximately 6.98-acre City-owned property generally located at 400 NW 2nd Avenue, the site of the Downtown Public Library and Brightline Passenger Train Station, from Institutional (PI) to Central Business District (CBD); and (ii) to redesignate approximately 2.84 acres of land consisting of the properties generally located on the block bounded by NW 2nd Avenue on the west, NW 1st Avenue on the east, NW 4th Street on the north, and NW 3rd Street on the south, including both City-owned and privately-owned properties, from Commercial (C) to Central Business District (CBD); providing for revisions to the Future Land Use Map; providing for severability; providing for repealer; providing an effective date (SC-25-11)

 [Ordinance No. 5774](#)

## E. Ordinance No. 5775

An ordinance of the City of Boca Raton amending the Comprehensive Plan Future Land Use Element Policy LU.1.1.10 to establish a policy directive, related to the Central Business District (CBD) Future Land Use Designation, to develop land development regulations to replace those set forth in Ordinance No. 4035, as amended (the Boca Raton Downtown Development of Regional Impact (DDRI) Development Order); providing for severability; providing for repealer; providing an effective date (SC-25-18)

 [Ordinance No. 5775](#)

## F. Ordinance No. 5776

An ordinance of the City of Boca Raton amending Ordinance No. 4035, as amended (the Boca Raton Downtown Development of Regional Impact (DDRI) Development Order), to (i) add approximately 9.82 acres to Downtown Subarea A, generally located at 400 NW 2nd Avenue, the site of the Downtown Public Library and Brightline Passenger Train Station, and inclusive of the properties generally located on the block bounded by NW 2nd Avenue on the west, NW 1st Avenue on the east, NW 4th Street on the north, and NW 3rd Street on the south, with the addition of office equivalent development rights to the DDRI Development Order corresponding to the existing potential development rights under the existing zoning designations of the properties being added to the DDRI Development Order; (ii) reallocate 322,199 square feet of existing, unused office equivalent development from Downtown Subareas C, D, E and G to Subarea A; and (iii) remove the limitation on transfers or conversions of unused office equivalent development between downtown subareas as part of development approvals; providing for severability; providing for repealer; providing an effective date (SC-25-17)

 [Ordinance No. 5776](#)

## G. Ordinance No. 5773

An ordinance of the City of Boca Raton amending Chapter 28, "Zoning," Article XV, Division 15, "Affordable and Workforce Housing in Commercial and Industrial Zoning Districts," Code of Ordinances, clarifying requirements for on-site retail sales or services in Commercial Industrial Multifamily Developments (CIMDs) by amending Section 28-1642 to create a definition of "retail sales or services" that specifically excludes gyms or fitness centers and tutoring establishments, or uses similar to either of those, and by amending Section 28-1644 to set forth minimum requirements for such retail sales or services uses in CIMDs, including that such businesses be independent operations that provide for public accessibility, including by separate, ground floor pedestrian entrance from outdoors with exterior business identification, that such businesses publicly advertise and market, and that any change of use be reviewed by the City to ensure any requirement for on-site retail sales or services use(s) continues to be satisfied; providing for severability; providing for repealer; providing for codification; providing an effective date (AM-25-13)

 [Ordinance No. 5773](#)

## H. Ordinance No. 5777

An ordinance of the City of Boca Raton amending Chapter 6, "Elections," Section 6-16, "Proof of Residency and Elector Status," Code of Ordinances, to increase the number of required documents supporting a candidate's residency affidavit for the offices of Mayor and City Council Member from two (2) to three (3); to add to the list of acceptable documents; and to

require submission of a current voter information card confirming elector status at the time of qualifying; and to provide for the use of voting history as evidence of nonresidency; providing for severability; providing for repealer; providing for codification; providing an effective date

 Ordinance No. 5777

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. 5778

An ordinance of the City of Boca Raton amending Chapter 28, "Zoning," Article IX, "Single-Family Residential Districts," Section 28-342 "Building Height," Code of Ordinances for clarity; and Article X, "Multifamily Zoning Districts," Division 2, "R-2 Residential District" and Division 7, "R-3-D Residential District," Code of Ordinances, to make the maximum building height limitation in the R-2 Multifamily Residential zoning district the same as the maximum building height limitation in the Single-Family Residential zoning districts, and to make the maximum building height limitation in the R-3-D Multifamily Residential zoning district the same as the maximum building height limitation in the Single-Family Residential zoning districts; providing for severability; providing for repealer; providing for codification; providing an effective date (AM-25-14)

 Ordinance No. 5778

B. Ordinance No. 5779

An ordinance of the City of Boca Raton amending Chapter 19, "Building Regulations," Article IV, Division 1, "Inspections," Code of Ordinances, by creating new Section 19-163, "Protection of Primary Structural Elements During Extended Construction," to require the assessment and certification by a third party professional engineer of certain building materials where either the construction materials are exposed to the elements for an extended period of time, or where there has been a change of contractor or applicable subcontractor during construction but prior to permanent protection from the elements, prior to resuming construction activity; providing for severability; providing for repealer; providing for codification; providing an effective date (AM-25-12)

 Ordinance No. 5779

C. Ordinance No. 5780

An ordinance of the City of Boca Raton considering, for an approximately 1.774-acre portion of an approximately 140.8-acre property generally located at 501 E. Camino Real, a universal conditional (UC) amendment to the Future Land Use Map of the Comprehensive Plan, pursuant to Chapter 23, Article VI, Code of Ordinances, from Recreation and Open Space (PR) to Residential High (RH), subject to conditions; providing for revisions to the Future Land Use Map; providing for repealer; providing an effective date (PUD-85-09R9/SC)

 [Ordinance No. 5780 Part I](#)

 [Ordinance No. 5780 Part II](#)

 [Ordinance No. 5780 Part III](#)

 [Ordinance No. 5780 Part IV](#)

D. Ordinance No. 5781

An ordinance of the City of Boca Raton considering, for an approximately 1.774-acre portion of an approximately 140.8-acre property generally located at 501 E. Camino Real, a universal conditional (UC) rezoning from Recreational (REC) to Multi-family Residential (R-5), pursuant to Chapter 23, Article VI, Code of Ordinances, subject to conditions; providing for the appropriate revision of the zoning district map; providing for repealer; providing an effective date (PUD-85-09R9/ZC)

 [Ordinance No. 5781](#)

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](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.