



February 3, 2026

TO: Mayor and City Council  
FROM: Mark Sohaney   
City Manager

SUBJECT: Ordinance No. 5776 related to the DDRI Subarea A boundary expansion and corresponding increase in Downtown office equivalents; reallocation of 322,199 square feet of office equivalents to Downtown Subarea A; and removal of limit on transfers of office equivalent development between subareas (SC-25-17)

**RECOMMENDATION:** I recommend City Council introduce and subsequently adopt Ordinance No. 5776 that will expand the boundary of DDRI Subarea A and corresponding increase in Downtown office equivalents; reallocate 322,199 square feet of office equivalents to Downtown Subarea A; and remove the limit on transfers of office equivalent development between subareas.

**BACKGROUND:**

Ordinance No. 5776 is related to the Downtown Government Campus public-private partnership redevelopment authorized pursuant to the Master Partnership Agreement approved by Ordinance No. 5769 (the "Downtown Campus P3") and the concurrent 2026 Comprehensive Plan Map Amendment (Ordinance No. 5774, "2026 Map Amendment"). The approved Downtown Campus P3 enables the construction of a transit-oriented, mixed-use development near the Brightline Train Station and the Downtown Library on approximately 7.8 acres of City-owned property. This new transit-oriented development will include commercial, residential, and civic uses and is located on a portion of the approximately 30 acres of City-owned land in the Downtown that includes City Hall, the Police Station, the Downtown Library, recreational facilities, and other City facilities (the "Downtown Government Campus"). The City has identified future planning for the Downtown Government Campus area as a priority initiative in the City's Strategic Plan for the Downtown Government Campus area since 2017, based on changed conditions over time in the area, including the construction of the Brightline Train Station

The proposed ordinance will amend Ordinance No. 4035, as amended (a/k/a the Downtown Development of Regional Impact Development Order or "DDRI Development Order") to: (i) add approximately 9.82 acres – generally, the Downtown Library/Brightline Station property and the block immediately to its south (the "New DDRI Properties") to Downtown Subarea A with related new 597,949 square feet of Office Equivalent ("OE") intensity inclusive of 104,133 square feet of OEs added to correct missing data related to two city-owned buildings; (ii) reallocate 322,199 square feet of OEs to Downtown Subarea A for utilization in the Downtown Campus P3; and (iii) will remove the limit on OE allocations between subareas in Downtown ("Ordinance"). The Ordinance, under the City Council's legislative authority, will increase OE development rights in Downtown Subarea A by means of the addition of development rights derived from the addition of the New DDRI Properties and the reallocation of OEs from other Downtown subareas, in order to implement the Downtown Campus P3, the City's Strategic Plan, and Comprehensive Plan policies and objectives.

## **ANALYSIS:**

The DDRI Development Order divides Downtown into seven (7) subareas (A-G), with each subarea allocated a maximum amount of development for assigned uses (the “Downtown Subareas”) in the form of OEs. OEs are allocated by Downtown Subarea, which can, subject to limitations, be transferred to other Downtown Subareas or converted to other uses. The proposed Ordinance has three (3) substantive components related to OEs which are analyzed in the report sections below: (i) the addition of the approximately 9.82-acre New DDRI Properties to Downtown Subarea A with related new 597,949 square feet of OEs intensity inclusive of 104,133 square feet of OEs added to correct missing data related to two city-owned buildings; (ii) the reallocation of 322,199 sf of OEs to Downtown Subarea A for utilization in the Downtown Campus P3; and (iii) the removal of the existing limit on OE allocation transfers between subareas (as further explained the attached Planning and Zoning Board staff report).

Approval of the proposed Ordinance will allow for the implementation of the Downtown Campus P3 and the 2026 Map Amendment as supported by the data and analysis in the Planning and Zoning Board staff report and attachments. Staff finds the proposed DDRI map and text amendment to be consistent with the City’s Comprehensive Plan.

**Planning and Zoning Board:** The Ordinance is scheduled for review at the Planning and Zoning Board's meeting on February 5, 2026, and the Board’s recommendation will be reported at the City Council’s February 24, 2026 public hearing on the matter.

**FISCAL IMPACT:** There is no fiscal impact associated with this Ordinance at this time, as it does not approve any new site-specific development. However, properties within the amended DDRI Development Order boundaries may utilize the land development regulations therein if desired. However, there are anticipated positive fiscal impacts resulting from the Master Partnership Agreement, as detailed in the staff report and supporting document for that agreement, which appeared on the January 6, 2026, and January 20, 2026 City Council meetings.

**STRATEGIC IMPACT:** This Ordinance supports the following goals in the City’s Strategic Plan, including:

- Goal 1. Growth Management, which encourages the promotion of mixed-use development, enhancing walkability through infrastructure upgrades and street trees, and expanding affordable and workforce housing options.
- Goal 3: Transportation and Mobility, which emphasizes the importance of creating location-responsive and appropriate TOC (transit-oriented community) overlays.

Document originated by: Erin Sita, Deputy Director, Development Services

Attachment 1: Ordinance No. 5776

Attachment 2: PZB Staff Report and Attachments



**MEMORANDUM**

**DATE:** February 2, 2026  
**FROM:** Mark Sohaney *SoHo*  
City Manager  
**SUBJECT:** City Code Amendment - Freestanding Emergency Facility (AM-25-11/PZCO-2025-00015)

**APPLICATION REQUEST**

A City-initiated text amendment (“Ordinance”) to amend certain portions of [Chapter 28, “Zoning”](#) of the City’s Code of Ordinances (“City Code”), to allow “freestanding emergency rooms” as a conditional use in certain zoning districts (i.e., the General Business (B-4), Medical Center (MC), City Commercial General (City CG) and City Commercial High Office (City CHO) districts), and to establish regulations for this use.

**Staff Recommendation:**

<input checked="" type="checkbox"/>	Approval
<input type="checkbox"/>	Denial

**I. APPLICATION DESCRIPTION**

**A. SUMMARY**

This City-initiated text amendment, sponsored by Councilwoman Fran Nachlas, will define the term “freestanding emergency facility” and will permit such facilities as a conditional use within the B-4, MC, City CG, and City CHO zoning districts. Additionally, the Ordinance establishes minimum parking and loading requirements for ambulances, and it incorporates supplementary regulations that outline eligibility criteria for properties seeking to develop a freestanding emergency facility (“FSEF”). Lastly, this Ordinance will amend the definition of an “outpatient surgery center” to remove a reference to emergency rooms from said definition.

**B. PUBLIC NOTICE**

Pursuant to City Code [Section 28-8](#) and Section 50.0311(6), Florida Statutes, the City of Boca Raton utilizes Palm Beach County’s designated publicly accessible website to publish legally required advertisements. A 10-day notice will be provided on that website for this text amendment.



## II. BACKGROUND

Within the City of Boca Raton, there are currently no FSEFs operating. Most recently, on January 2, 2025, the Planning and Zoning Board (“Board”) adopted Resolution No. 2025-001, approving a site plan amendment and technical deviations for parking reduction and driveway design for an approximately 11,000 square foot FSEF at 1001 East Telecom Drive, located within the Light Industrial Research Park (LIRP) zoning district.

On January 17, 2025, G&I X BRIC FEE OWNER LLC, owner of the nearby approximately 124.21-acre Boca Raton Innovation Campus (“Appellant”), filed a notice to appeal Board Resolution No. 2025-001. The Appellant raised concerns regarding the use, specifically whether a FSEF is a permitted use in the LIRP zoning district, as well as concerns regarding the technical deviations granted for parking reduction and driveway design. On April 8, 2025, the City Council adopted Resolution No. 034-2025, repealing Board Resolution 2025-001. It should be noted that if the proposed Ordinance is adopted, it would not be applicable to the 1001 East Telecom Drive property, as it is zoned LIRP.

Also related to this matter is the City Council’s consideration and adoption of Ordinance No. 5698 on August 27, 2024. That ordinance reduced minimum parking requirements for medical offices from one (1) space per 175 square feet to one (1) space per 200 square feet up to 4,000 square feet and one space per 300 square feet thereafter, matching the minimum parking requirement for business, professional, and governmental offices. Based on extensive data gathered by staff of parking demand at various types of facilities under the category of “medical office” in the City, the version of the ordinance recommended by staff excluded “outpatient surgery centers” from this minimum parking requirement reduction – because staff’s field observations did not justify a decrease for that particular subset – and included a definition of “outpatient surgery center.” During the August 27, 2024, public hearing, the City Council revised that definition, as follows (with changes made by City Council shown in underline/strikethrough format):

“Outpatient surgery center” shall mean a health care facility where same-day surgical, emergency room, and urgent care procedures not requiring an overnight hospital stay are performed.

The practical effect of this change was that the minimum parking requirement for emergency room and urgent care facilities, including FSEF, remained at one (1) space per 175 square feet (along with the other types of medical facilities that would already have been captured under the then-proposed definition of “outpatient surgery center”).

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## C. PLANNING AND ZONING BOARD RECOMMENDATION

At its January 8, 2026, meeting, the Planning and Zoning Board (the “Board”) reviewed the proposed Ordinance. Public testimony included the following key points:

- Support for including the LIRP zoning district to better serve residents.
- Opposition to the arterial roadway access requirement and a request to allow broader commercial district inclusion.
- Concerns regarding the expedited process for the Ordinance, and potential spot zoning due to limited zoning districts for FSEFs.
- Concerns that comprehensive planning analyses were not conducted to assess potential impacts of FSEFs within the City.
- Offer of professional expertise on emergency facilities.

The Board expressed that the Ordinance was overly restrictive, particularly with respect to the exclusion of the LIRP zoning district, school zone prohibition, and roadway access requirements. Board members suggested implementing caps on the number of FSEFs permitted within the City and establishing distance separation requirements.

By a unanimous vote of 6-0, the Board recommended approval of the Ordinance with the following modifications:

- Add the LIRP zoning district to those where FSEFs may be approved as a conditional use;
- Maintain the requirement for frontage on an arterial road but allow vehicular access from a non-arterial road;
- Remove the prohibition on vehicular access located within a school zone; and
- Establish a minimum distance separation of one mile between FSEFs.

Staff has created a new map (attached as Map “B”) to help visualize the areas in the City if the Board-recommended changes are adopted with this Ordinance.



## III. ANALYSIS

### A. TEXT AMENDMENT REVIEW CRITERIA

City Code [Section 23-34](#) states that the administration of the Comprehensive Plan shall be governed by the principle that all development, all actions in regard to development orders, and all land development regulations and codes enacted or amended by a governmental agency shall be consistent with the Comprehensive Plan. Section 163.3194(b), Florida Statutes, requires that all land development regulations enacted or amended shall be consistent with the adopted Comprehensive Plan, and that any land development regulations existing at the time of adoption which are not consistent with the adopted Comprehensive Plan shall be amended so as to be consistent.

#### **Staff Analysis:**

Staff have found that the Ordinance is consistent with the Comprehensive Plan. The Ordinance will define a “freestanding emergency facility” and will provide regulations for this use, including establishing minimum vehicular parking requirements at one (1) space per 175 square feet (consistent with the outpatient surgery

center use), and it will require a dedicated ambulance loading and unloading area (separate from any driveway, drive aisle, private road, parking aisle, pedestrian walkway, or bicycle path). Lastly, this Ordinance requires that properties must have direct access to an arterial road and cannot abut single-family residences or properties in residential zoning districts when developing a FSEF.

In terms of potential draw on City Services, as FSEFs will be a new use in the City (if this Ordinance is approved), staff will evaluate potential impacts as part of a conditional use application. This is one advantage of requiring conditional user approval for an FSEF. While any impact to emergency services is expected to be minimal, it is possible that FSEFs may help reduce ambulance “out-of-service” intervals by providing additional local drop-off points, allowing emergency units to return to service more quickly. On the other hand, there may also be difficulties in determining whether an FSEF is appropriate for a particular emergency. Since FSEFs may only be approved through the conditional use process, coordination with all City departments—including the Fire Department—will be essential to identify potential impacts and establish conditions of approval to mitigate them.



## IV. PROPOSED AMENDMENTS

The specific modifications to the City Code associated with this text amendment are shown in strikethrough and underline format in the attached Ordinance, which accompanies this staff memorandum.



## V. FINDINGS

1. The proposed Ordinance is consistent with the Comprehensive Plan.
2. The proposed Ordinance will allow FSEF as a conditional use in the MC, B-4, City CG and City CHO zoning districts, and will establish regulations for the use.

Document originated by: Tamashbeen Rahman, AICP, Planning Administrator

**FISCAL IMPACT:** There is no fiscal impact associated with this Ordinance.

**STRATEGIC IMPACT:** This Ordinance supports the Growth Management Strategic Focus Area.



**MEMORANDUM**

**DATE:** December 16, 2025  
**FROM:** Mark Sohaney   
City Manager  
**SUBJECT:** City Code Amendment - Freestanding Emergency Facility (AM-25-11/PZCO-2025-00015)

**APPLICATION REQUEST**

A City-initiated text amendment (“Ordinance”) to amend certain portions of [Chapter 28, “Zoning”](#) of the City’s Code of Ordinances (“City Code”), to allow “freestanding emergency rooms” as a conditional use in certain zoning districts (i.e., the General Business (B-4), Medical Center (MC), City Commercial General (City CG) and City Commercial High Office (City CHO) districts), and to establish regulations for this use.

**Staff Recommendation:**

<input checked="" type="checkbox"/>	Approval
<input type="checkbox"/>	Denial

**I. APPLICATION DESCRIPTION**

**A. SUMMARY**

This City-initiated text amendment will define the term “freestanding emergency facility” and will permit such facilities as a conditional use within the B-4, MC, City CG, and City CHO zoning districts. Additionally, the Ordinance establishes minimum parking and loading requirements for ambulances, and it incorporates supplementary regulations that outline eligibility criteria for properties seeking to develop a freestanding emergency facility. Lastly, this Ordinance will amend the definition of an “outpatient surgery center” to remove a reference to emergency rooms from said definition.

**B. PUBLIC NOTICE**

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## II. BACKGROUND

Within the City of Boca Raton, there are currently no freestanding emergency facilities operating. Most recently, on January 2, 2025, the Planning and Zoning Board (“Board”) adopted Resolution No. 2025-001, approving a site plan amendment and technical deviations for parking reduction and driveway design for an approximately 11,000 square foot freestanding emergency facility at 1001 East Telecom Drive, located within the Light Industrial Research Park (LIRP) zoning district.

On January 17, 2025, G&I X BRIC FEE OWNER LLC, owner of the nearby approximately 124.21-acre Boca Raton Innovation Campus (“Appellant”), filed a notice to appeal Board Resolution No. 2025-001. The Appellant raised concerns regarding the use, specifically whether a freestanding emergency facility is a permitted use in the LIRP zoning district, as well as concerns regarding the technical deviations granted for parking reduction and driveway design. On April 8, 2025, the City Council adopted Resolution No. 034-2025, repealing Board Resolution 2025-001. It should be noted that if the proposed Ordinance is adopted, it would not be applicable to the 1001 East Telecom Drive property, as it is zoned LIRP.

Also related to this matter is the City Council’s consideration and adoption of Ordinance No. 5698 on August 27, 2024. That ordinance reduced minimum parking requirements for medical offices from one (1) space per 175 square feet to one (1) space per 200 square feet up to 4,000 square feet and one space per 300 square feet thereafter, matching the minimum parking requirement for business, professional, and governmental offices. Based on extensive data gathered by staff of parking demand at various types of facilities under the category of “medical office” in the City, the version of the ordinance recommended by staff excluded “outpatient surgery centers” from this minimum parking requirement reduction – because staff’s field observations did not justify a decrease for that particular subset – and included a definition of “outpatient surgery center.” During the August 27, 2024, public hearing, the City Council revised that definition, as follows (with changes made by City Council shown in underline/strikethrough format):

“Outpatient surgery center” shall mean a health care facility where same-day surgical, emergency room, and urgent care procedures not requiring an overnight hospital stay are performed.

The practical effect of this change was that the minimum parking requirement for emergency room and urgent care facilities, including freestanding emergency facilities, remained at one (1) space per 175 square feet (along with the other types of medical facilities that would already have been captured under the then-proposed definition of “outpatient surgery center”).



## III. ANALYSIS

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be consistent with the adopted Comprehensive Plan, and that any land development regulations existing at the time of adoption which are not consistent with the adopted Comprehensive Plan shall be amended so as to be consistent.

**Staff Analysis:**

Staff have found that the Ordinance is consistent with the Comprehensive Plan. The Ordinance will define a “freestanding emergency facility” and will provide regulations for this use, including establishing minimum vehicular parking requirements at one (1) space per 175 square feet (consistent with the outpatient surgery center use), and it will require a dedicated ambulance loading and unloading area (separate from any driveway, drive aisle, private road, parking aisle, pedestrian walkway, or bicycle path). Lastly, this Ordinance requires that properties must have direct access to an arterial road and cannot abut single-family residences or properties in residential zoning districts when developing a freestanding emergency facility.



## IV. PROPOSED AMENDMENTS

The specific modifications to the City Code associated with this text amendment are shown in strikethrough and underline format in the attached Ordinance, which accompanies this staff memorandum.



## V. FINDINGS

1. The proposed Ordinance is consistent with the Comprehensive Plan.
2. The proposed Ordinance will allow freestanding emergency facilities as a conditional use in the MC, B-4, City CG and City CHO zoning districts, and will establish regulations for the use.

Document originated by: Tamashbeen Rahman, AICP, Planning Administrator

**FISCAL IMPACT:** There is no fiscal impact associated with this Ordinance.

**STRATEGIC IMPACT:** This Ordinance supports the Growth Management Strategic Focus Area.



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**BUSINESS IMPACT ESTIMATE  
ORDINANCE NO. 5767**

TO: Mayor and City Council

FROM: Mark Sohaney  
City Manager

DATE: January 8, 2026

SUBJECT: Business Impact Estimate- Ordinance No. 5767  
(Amendments to City Code Chapter 28)

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Section 166.041, Florida Statutes, effective July 1, 2023 (“Law”), requires the City prepare (or cause to be prepared) a business impact estimate prior to final consideration of an ordinance, subject to exemptions noted in the Law. The Law requires that the business impact estimate be posted on the City’s website at the time of the published notice of the City Council’s final consideration of the ordinance, or ten (10) days prior to the adoption of public hearing, whichever is longer. Ordinance No. 5767 is proposed to be adopted by the City on February 10, 2026, and is subject to this new requirement. Following are the categories required to be addressed for the proposed ordinance based on the new legislation:

**1. Summary of proposed Ordinance No. 5767.**

The proposed ordinance amends Chapter 28, “Zoning” of the Code of Ordinances (“City Code”) as follows:

It defines the term “freestanding emergency facility” and will permit such facilities as a conditional use the B-4, MC, City CG, and City CHO zoning districts. Additionally, this ordinance will establish minimum parking and loading requirements for ambulances, and it incorporates supplementary regulations that outline eligibility criteria for properties seeking to develop a freestanding emergency facility. Lastly, this ordinance will amend the definition of an “outpatient surgery center” to remove a reference to emergency rooms from said definition.

**2. Estimate of the direct economic impact of the proposed ordinance on private, for-profit businesses in the City.**

**a. Estimate of direct compliance costs that businesses may reasonably incur if the ordinance is enacted.**

The proposed ordinance will not have any direct compliance costs on private, for-profit businesses in the City.

**b. Identification of any new charge or fee on businesses subject to the proposed ordinance or for which businesses will be financially responsible.**

New charges or fees are not proposed as part of this ordinance

**c. An estimate of the City's regulatory costs, including an estimate of revenues from any new charges or fees that will be imposed on businesses to cover such costs.**

None, as new charges or fees are not proposed as part of this ordinance.

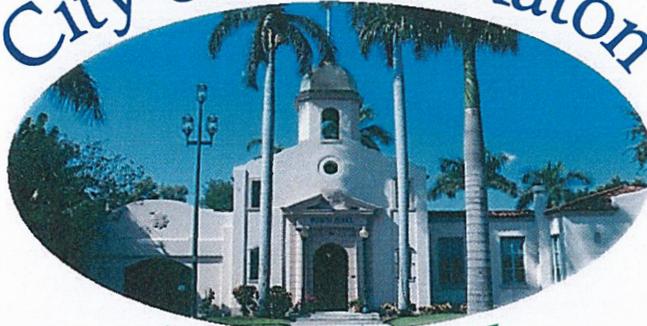
**3. A good faith estimate of the number of businesses likely to be impacted by the ordinance.**

The proposed ordinance will not impact businesses within the City.

**4. Any additional information the City Council (governing board) determines may be useful.**

None.

# City of Boca Raton



Incorporated 1925

## ORDINANCE

5767

1  
2 AN ORDINANCE OF THE CITY OF BOCA RATON  
3 AMENDING CHAPTER 28, "ZONING," CODE OF  
4 ORDINANCES, AMENDING ARTICLE I, DIVISION 1,  
5 SECTION 28-2, "DEFINITIONS," TO CREATE A DEFINITION  
6 OF "FREESTANDING EMERGENCY FACILITY" AND  
7 AMENDING THE DEFINITION OF "OUTPATIENT SURGERY  
8 CENTER" TO EXCLUDE EMERGENCY ROOM  
9 PROCEDURES FROM SAID DEFINITION, AMENDING  
10 ARTICLE XI, "BUSINESS AND COMMERCIAL DISTRICTS,"  
11 TO PROVIDE THAT FREESTANDING EMERGENCY  
12 FACILITIES SHALL BE CONDITIONAL USES IN THE B-4,  
13 MC, CITY CG AND CITY CHO ZONING DISTRICTS, AND  
14 AMENDING ARTICLE XV, "SUPPLEMENTARY DISTRICT  
15 REGULATIONS," DIVISION 1, TO CREATE A NEW SECTION  
16 28-1320, CODE OF ORDINANCES, TO SET FORTH  
17 ELIGIBILITY CRITERIA FOR PROPERTIES TO INCLUDE A  
18 FREESTANDING EMERGENCY FACILITY; PROVIDING FOR  
19 SEVERABILITY; PROVIDING FOR REPEALER; PROVIDING

1 FOR CODIFICATION; PROVIDING AN EFFECTIVE DATE  
2 (AM-25-11)  
3

4 WHEREAS, Chapter 395, Florida Statutes, defines and provides for “hospital-based  
5 off-campus emergency departments,” commonly referred to as “freestanding emergency  
6 facilities,”; and

7 WHEREAS, the City Council wishes to establish a definition for “freestanding  
8 emergency facility,” provide that such facilities may be approved as a conditional use in the B-4,  
9 MC, City CG and City CHO zoning districts, and provide additional criteria for properties to be  
10 considered as a location for a freestanding emergency facility; and

11 WHEREAS, the Development Services Department provided its recommendation  
12 regarding the proposed amendments to the Code of Ordinances; and

13 WHEREAS, the Planning and Zoning Board, after notice and public hearing, has  
14 considered the proposed amendments and submitted its recommendation to the City Council;  
15 and

16 WHEREAS, the City Council, after notice and public hearing, has considered the  
17 proposed amendments to the Code of Ordinances, the staff recommendation, the  
18 recommendation of the Planning and Zoning Board, and all public comments; and

19 WHEREAS, the City Council desires to amend the Code of Ordinances in order to  
20 incorporate the above-described amendments; now therefore

21  
22 THE CITY OF BOCA RATON HEREBY ORDAINS:  
23

24 Section 1. Chapter 28, “Zoning,” Article I, “In General,” Section 28-2, “Definitions,”  
25 Code of Ordinances, is hereby amended to read:  
26



1 Ordinances, is hereby created to read:

2 Sec. 28-922.1. – Conditional uses.

3 Conditional use approval may be requested by the owner of the property in MC districts  
4 for the following uses in accordance with division 4 of article II:

5 (a) freestanding emergency facility.

6 Section 4. Chapter 28, "Zoning," Article XI, "Business and Commercial Districts,"  
7 Division 11, "City CG Commercial General," Section 28-934, "Uses," Code of Ordinances, is  
8 hereby amended to read:

9 Sec. 28-934. – Uses.

10 \* \* \*

11 (b) Conditional uses. Conditional use approval may be requested by the owner of  
12 property in the city CG commercial general district for the following uses in accordance with  
13 division 4 of article II:

14 \* \* \*

15 (11) freestanding emergency facility.

16 \* \* \*

17 Section 5. Chapter 28, "Zoning," Article XI, "Business and Commercial Districts,"  
18 Division 12, "City CHO Commercial High Office," Section 28-940, "Uses," Code of Ordinances, is  
19 hereby amended to read:

20 Sec. 28-940. – Uses.

21 \* \* \*

22 (b) Conditional uses. Conditional use approval may be requested by the owner of  
23 property in the city CG commercial general district for the following uses in accordance with  
24 division 4 of article II:

25 \* \* \*

26 (11) freestanding emergency facility.

1 \* \* \*

2 Section 6. Chapter 28, "Zoning," Article XV, "Supplementary District Regulations,"  
3 Division 1, "Generally," Section 28-1320, "Freestanding Emergency Facilities," Code of  
4 Ordinances, is hereby created to read:

5 Sec. 28-1320. – Freestanding emergency facilities.

6 A property shall be eligible for consideration of approval of a freestanding emergency  
7 facility if it meets all of the following criteria:

8 (a) The property has direct vehicular access to an arterial road, as identified on  
9 the "Future Functional Classification" in the Comprehensive Plan Map Series, provided that such  
10 vehicular access point is not located in a "school zone," as such term is used in chapter 316,  
11 Florida Statutes;

12 (b) The property does not abut any property that either (i) includes an existing  
13 single-family residence, or (ii) is located wholly or partly in a single-family residential zoning  
14 district. For purposes herein, "abutting" shall mean sharing a common boundary.

15 Section 7. Chapter 28, "Zoning," Article XVI, "Off-Street Parking and Loading," Section  
16 28-1655, "Required Off-Street Parking," Code of Ordinances, is hereby amended to read:

17 Sec. 28-1655. – Required Off-Street Parking.

18 (1) The off-street parking required by this article shall be provided and maintained  
19 on the basis of the following minimum requirements:

20 \* \* \*

21 (qq) Freestanding emergency facilities: 1 motor vehicle parking space per 175  
22 square feet. Bicycle parking spaces: 5 percent of the required number of motor vehicle parking  
23 spaces.

24 \* \* \*

25 Section 8. Chapter 28, "Zoning," Article XVI, "Off-Street Parking and Loading," Section  
26 28-1661, "Off-Street Loading," Code of Ordinances, is hereby amended to read:



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**PASSED AND ADOPTED** by the City Council of the City of Boca Raton this \_\_\_\_ day  
of \_\_\_\_\_, 2026.

CITY OF BOCA RATON, FLORIDA

ATTEST:

\_\_\_\_\_  
Scott Singer, Mayor

\_\_\_\_\_  
Mary Siddons, City Clerk

Approved as to form:

  
\_\_\_\_\_  
Joshua Pariente Koehler  
City Attorney

COUNCIL VOTE			
	YES	NO	ABSTAINED
MAYOR SCOTT SINGER			
DEPUTY MAYOR FRAN NACHLAS			
COUNCIL MEMBER YVETTE DRUCKER			
COUNCIL MEMBER ANDY THOMSON			
COUNCIL MEMBER MARC WIGDER			

Revisions subsequent to the agenda publication are indicated in shaded double underline/double strikethrough format.

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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,  
AMENDING ARTICLE XII, "INDUSTRIAL DISTRICTS," TO  
PROVIDE THAT FREESTANDING EMERGENCY FACILITIES  
SHALL BE CONDITIONAL USES IN THE LIRP ZONING  
DISTRICT. AND AMENDING ARTICLE XV,  
"SUPPLEMENTARY DISTRICT REGULATIONS," DIVISION 1,  
TO CREATE A NEW SECTION 28-1320, CODE OF

1           ORDINANCES, TO SET FORTH ELIGIBILITY CRITERIA FOR  
2           PROPERTIES TO INCLUDE A FREESTANDING  
3           EMERGENCY FACILITY; PROVIDING FOR SEVERABILITY;  
4           PROVIDING FOR REPEALER; PROVIDING FOR  
5           CODIFICATION; PROVIDING AN EFFECTIVE DATE (AM-25-  
6           11)

7  
8           WHEREAS, Chapter 395, Florida Statutes, defines and provides for “hospital-based  
9 off-campus emergency departments,” commonly referred to as “freestanding emergency  
10 facilities,”; and

11           WHEREAS, the City Council wishes to establish a definition for “freestanding  
12 emergency facility,” provide that such facilities may be approved as a conditional use in the B-4,  
13 MC, City CG, ~~and~~ City CHO, and LIRP zoning districts, and provide additional criteria for  
14 properties to be considered as a location for a freestanding emergency facility; and

15           WHEREAS, the Development Services Department provided its recommendation  
16 regarding the proposed amendments to the Code of Ordinances; and

17           WHEREAS, the Planning and Zoning Board, after notice and public hearing, has  
18 considered the proposed amendments and submitted its recommendation to the City Council;  
19 and

20           WHEREAS, the City Council, after notice and public hearing, has considered the  
21 proposed amendments to the Code of Ordinances, the staff recommendation, the  
22 recommendation of the Planning and Zoning Board, and all public comments; and

23           WHEREAS, the City Council desires to amend the Code of Ordinances in order to  
24 incorporate the above-described amendments; now therefore

25  
26           THE CITY OF BOCA RATON HEREBY ORDAINS:





1 \* \* \*

2 (11) freestanding emergency facility.

3 \* \* \*

4 Section 6. Chapter 28, "Zoning," Article XII, "Industrial Districts," Division 2, "Light  
5 Industrial and Research Park District," Section 28-978, "Conditional Uses," Code of Ordinances,  
6 is hereby amended to read:

7 Sec. 28-978. – Conditional Uses.

8 \* \* \*

9 (g) freestanding emergency facility.

10 Section 76. Chapter 28, "Zoning," Article XV, "Supplementary District Regulations,"  
11 Division 1, "Generally," Section 28-1320, "Freestanding Emergency Facilities," Code of  
12 Ordinances, is hereby created to read:

13 Sec. 28-1320. – Freestanding emergency facilities.

14 A property shall be eligible for consideration of approval of a freestanding emergency  
15 facility if it meets all of the following criteria:

16 (a) The property has direct vehicular access to an arterial road, as identified on  
17 the "Future Functional Classification" in the Comprehensive Plan Map Series, provided that such  
18 vehicular access point is not located in a "school zone," as such term is used in chapter 316,  
19 Florida Statutes;

20 (b) The property does not abut any property that either (i) includes an existing  
21 single-family residence, or (ii) is located wholly or partly in a single-family residential zoning  
22 district. For purposes herein, "abutting" shall mean sharing a common boundary.

23 Section 87. Chapter 28, "Zoning," Article XVI, "Off-Street Parking and Loading,"  
24 Section 28-1655, "Required Off-Street Parking," Code of Ordinances, is hereby amended to read:

25 Sec. 28-1655. – Required Off-Street Parking.

26 (1) The off-street parking required by this article shall be provided and maintained

1 on the basis of the following minimum requirements:

2 \* \* \*

3 (qq) Freestanding emergency facilities: 1 motor vehicle parking space per 175  
4 square feet. Bicycle parking spaces: 5 percent of the required number of motor vehicle parking  
5 spaces.

6 \* \* \*

7 Section 98. Chapter 28, "Zoning," Article XVI, "Off-Street Parking and Loading,"  
8 Section 28-1661, "Off-Street Loading," Code of Ordinances, is hereby amended to read:

9 Sec. 28-1661. – Off-Street Loading.

10 \* \* \*

11 (3) Off-street loading spaces shall be provided and maintained as follows:

12 \* \* \*

13 (c) For each freestanding emergency facility: at least one dedicated ambulance  
14 loading and unloading area that is designed and located so that:

15 (1) The loading/unloading area is physically separate from any driveway, drive  
16 aisle, private road, parking aisle, pedestrian walkway, or bicycle path used for general on-site  
17 circulation;

18 (2) Ambulance standing, staging, loading or unloading operations shall not  
19 occur within any vehicular, bicycle, or pedestrian travelway;

20 (3) The area is designed to allow an ambulance to park entirely outside all  
21 vehicular circulation areas while maintaining adequate clearance for patient transfer; and

22 (4) The location, dimensions, and screening of the loading/unloading area, in  
23 addition to complying with the off-street loading standards set forth in this section, shall be subject  
24 to review and approval during the conditional use process.

25 \* \* \*

26 Section 109. If any section, subsection, clause, or provision of this ordinance is held

1 invalid, the remainder shall not be affected by such invalidity.

2 Section 1140. All ordinances and resolutions or parts of ordinances and resolutions  
3 and all sections and parts of sections in conflict herewith shall be and hereby are repealed.

4 Section 1244. Codification of this ordinance in the City Code of Ordinances is hereby  
5 authorized and directed.

6 Section 1342. This ordinance shall take effect immediately upon adoption.

7  
8

9 **PASSED AND ADOPTED** by the City Council of the City of Boca Raton this \_\_\_\_\_ day  
10 of \_\_\_\_\_, 2026.

CITY OF BOCA RATON, FLORIDA

11  
12  
13 ATTEST:

14  
15  
16 \_\_\_\_\_  
17 Scott Singer, Mayor

18 \_\_\_\_\_  
19 Mary Siddons, City Clerk

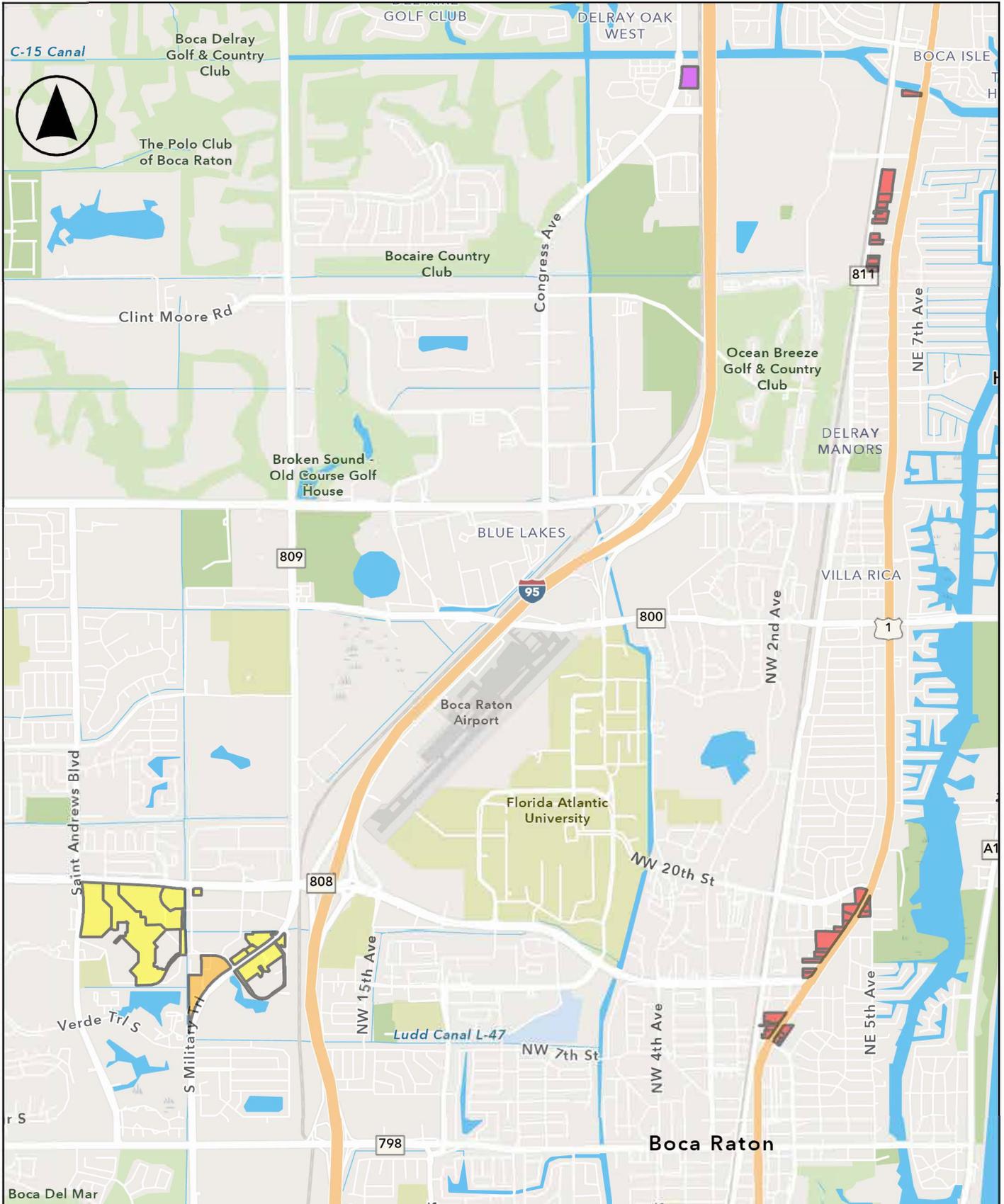
20  
21 Approved as to form:

22  
23  
24 \_\_\_\_\_  
25 Joshua Pariente Koehler  
26 City Attorney  
27  
28

COUNCIL VOTE			
	YES	NO	ABSTAINED
MAYOR SCOTT SINGER			
DEPUTY MAYOR FRAN NACHLAS			
COUNCIL MEMBER YVETTE DRUCKER			
COUNCIL MEMBER ANDY THOMSON			
COUNCIL MEMBER MARC WIGDER			

29

# Map A



## FSEF - Potential Locations (As presented on 1/6/25)

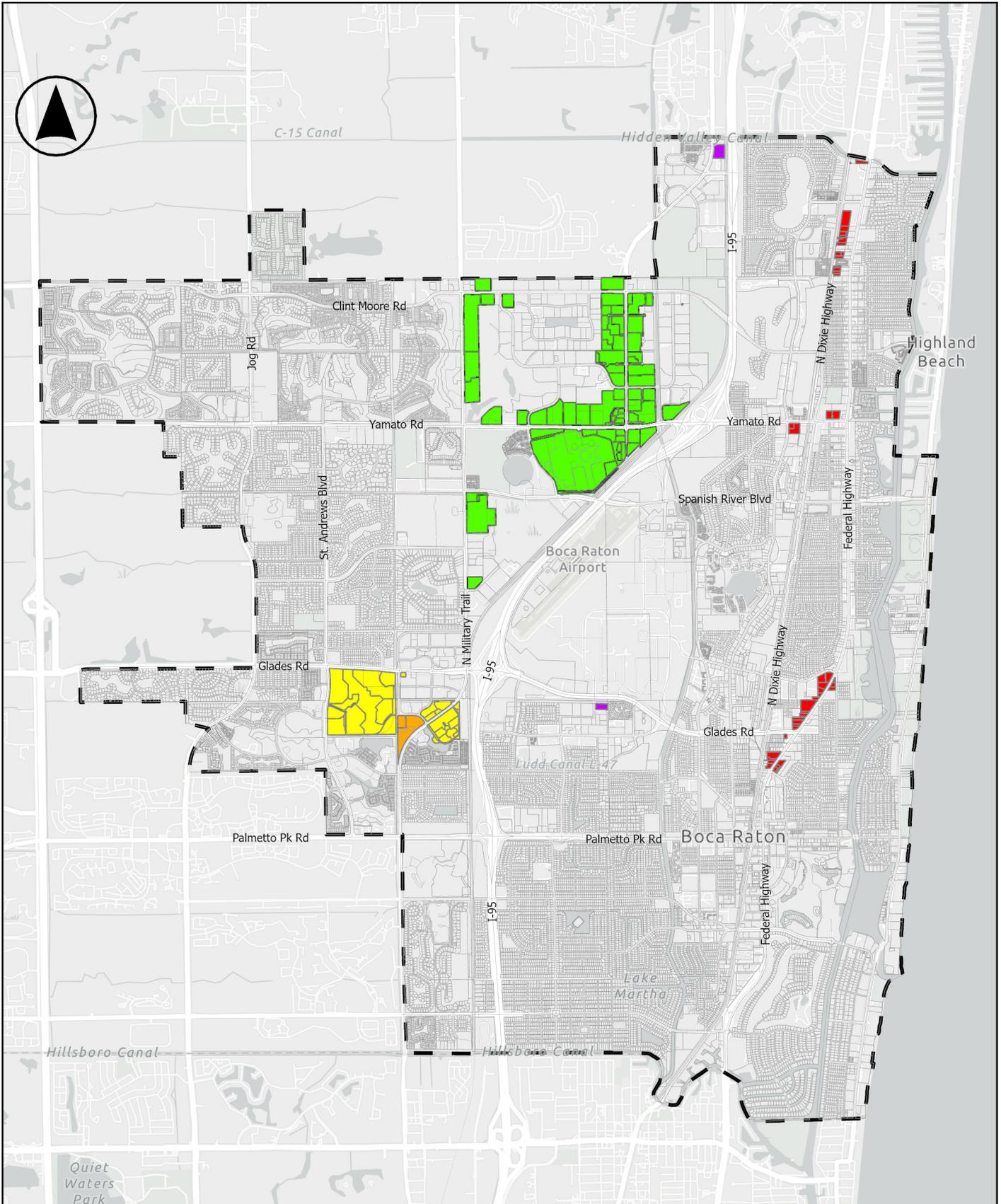
### LEGEND

- City CG
- City CHO
- B-4
- MC

Created by Development Services  
July 23, 2025



# Map B



## FSF Text Amendment (PZB Possible Locations)

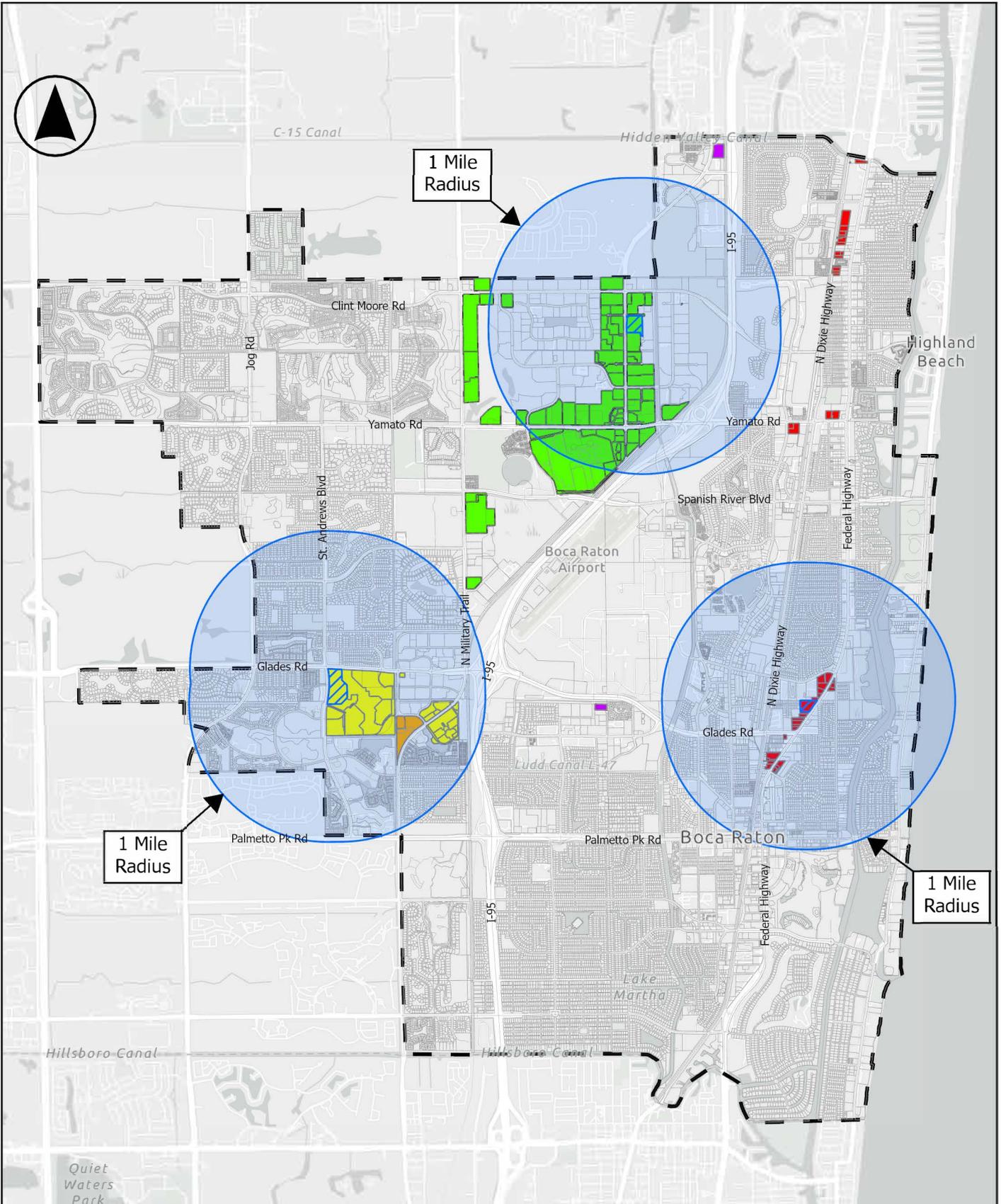
### LEGEND

- City CG
- City CHO
- LIRP
- B-4
- MC

Created by Development Services  
January 21, 2026



# Map B



## Potential Locations w/ LIRP Zoning & 1-Mile Radius per PZ Rec.

### LEGEND

- City CG
- City CHO
- LIRP
- B-4
- MC
- FSF Example

Created by Development Services  
January 21, 2026

