

# City of Delray Beach

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## Minutes - Draft

Tuesday, May 5, 2026

5:00 PM

Regular Meeting at 5:00 PM

Delray Beach City Hall or Watch on YouTube:

<https://www.youtube.com/@cityofdelraybeachfl/streams>

## City Commission

*Mayor Thomas F. Carney, Jr.*

*Vice Mayor Angela Burns*

*Deputy Vice Mayor Tom Markert*

*Commissioner Judy Mollica*

*Commissioner Juli Casale*

## 1. ROLL CALL

The May 5, 2026 Regular City Commission Meeting was called to order at 5:05 p.m. Alexis Givings, City Clerk, called the roll, and the following were present:

Terrence Moore, City Manager  
Lynn Gelin, City Attorney  
Alexis Givings, City Clerk

**Present:** 5 - Mayor Thomas F. Carney Jr., Vice-Mayor Angela Burns, Commissioner Judy Mollica, Commissioner Juli Casale, and Deputy Vice Mayor Tom Markert

## 2. PLEDGE OF ALLEGIANCE TO THE FLAG

## 3. AGENDA APPROVAL

### 3.A. Additions, Deletions, Substitutions

The following agenda items were pulled from the Consent Agenda by the following:

Mayor - Item 6.K.4. - became Item 4.G. under Presentations

Mayor - Item 6.G.

City Manager - Items 6.I. & 6.M.3. were removed from the agenda.

Casale - Items 6.E. through 6.H. - They became Items 7.A.A. through 7.D.D., respectively on the Regular Agenda.

**A motion was made by Commissioner Casale, seconded by Vice Mayor Burns, to approve the Agenda as amended.**

**all were in favor**

## 4. PRESENTATIONS:

### 4.A. RECOGNITION - SAINT PAUL MISSIONARY BAPTIST CHURCH

**Sponsors:** City Clerk Department

**Attachments:** [Agenda Cover Report](#)  
[Recognition - Saint Paul Missionary Baptist Church.docx](#)

Commissioner Casale read the recognition into the record. Reverend Dr. Howard Barr, Jr., was presented with a plaque, and a photo opportunity with the Commission.

Reverend Barr acknowledged members in attendance and thanked the Commission for the recognition.

### 4.B. INTRODUCTION OF NEW PROCUREMENT CHIEF OFFICER PAUL

NARCISSE.

**Sponsors:** City Manager Department

Mr. Moore introduced Paul Narcisse as the new Chief Procurement Officer. He brings over 20 years of public and private sector procurement and purchasing leadership experience, has a finance degree from Sacred Heart University, and training in Six Sigma and Lean Manufacturing

Mr. Narcisse emphasized his commitment to strengthening processes, building partnerships, and bringing the best value proposition to the City.

The Commission thanked Mr. Narcisse and welcomed him to the City.

At this time, the Commission took a 2-minute recess to allow members of the Saint Paul Missionary Baptist Church to exit the chambers.

#### 4.C. BEACH UPDATES

**Sponsors:** Public Works Department

Missie Barletto, Public Works Director, announced that Delray Beach was recognized as a Blue Flag Beach for the fourth year in a row. She showed a video produced by the Reef Institute, Public Works Department and the Office of Sustainability to educate the public on the importance of coral reefs. The video highlighted the decline of Florida's coral reefs and the efforts of the Reef Institute to conserve and restore them. Commissioner Casale suggested creating a coral reef fund and discussed potential budgetary items for beach restoration.

Lynn Gelin, City Attorney, added the City has a donation policy and can accept donations. However, those dollars would be earmarked and put in a separate restricted account.

#### 4.D. WESTERN GOLF ASSOCIATION COMMUNITY CADDY PROGRAM PRESENTATION

**Sponsors:** City Manager Department

Vice Mayor Burns introduced the Western Golf Association Community Caddy Program.

Delray Beach resident, Patrice, introduced a scholarship initiative for local high school students, offering work opportunities at a new golf course and potential four-year scholarships with housing at no cost. Presenters included board member John Nason, scholarship recipient Brandy, and Vice President Brian Bianchi.

Mr. Bianchi explained the program, which offers scholarships to high

school students who work as golf caddies. The program aims to provide students with valuable work experience and the opportunity to qualify for full tuition and housing scholarships.

Mr. Nason explained that the Evans Scholars program pays each caddie a \$50 stipend per round, with opportunities to earn additional tips, helping students learn responsibility and how the world works through caddying. Mr. Bianchi stated that the program would be fully funded, including caddie wages, program management, meals, water, uniforms, supplies, and other expenses, with support from a local donor during the startup years.

The Commission expressed their support for the program and discussed the logistics of implementing it at the Delray Beach Golf Club.

**4.E.****CLARITY AND EDUCATION REGARDING STRATEGIC OUTCOMES, LEADERSHIP, AND GUIDANCE INVOLVING THE OFFICE OF THE CITY MANAGER**

**Sponsors:** City Manager Department

Mr. Moore provided a presentation, with clarification on concerns raised at the April 21, 2026 meeting, emphasizing Delray Beach's status as a high-performance organization and highlighting efforts to address challenges through data-driven management and responsiveness. Key updates included the City's pursuit of reimbursement from Highland Beach for fire rescue services, the history and current status of the Waste Management franchise agreement, utility billing operational improvements that recovered over \$2.1 million in lost revenue, progress on impact fees, claims and settlement procedures, Lift Station 34 due diligence efforts, and recommendations regarding special event invoice collections and write-downs. The presentation also highlighted the City's strong financial position and ongoing investments in water infrastructure, public safety facilities, beach re nourishment, parks, the municipal golf course, transportation improvements, cultural facilities, and historic preservation projects. He concluded by reaffirming his commitment to continuous improvement, responsible stewardship, and advancing the City's long-term strategic goals.

Commissioner Casale wanted to comment on the presentation because she stated a lot of information presented was not right. Mayor Carney stated she could comment during Commission comments. Commissioner Casale noted it was a highly unusual procedure to have a presentation without allowing for a response.

**4.F.****SMALL BUSINESS MONTH PROCLAMATION**

**Sponsors:** City Manager Department

**Attachments:** [Agenda Cover Report](#)  
[Proclamation - Small Business Month 2026](#)

Jeff Oris, Assistant City Manager, read the Small Business proclamation into the record. Members of the Community Redevelopment Agency (CRA), the Downtown Development Authority (DDA), and the Chamber of Commerce participated in a photo opportunity with the Commission.

## **5. COMMENTS AND INQUIRIES ON AGENDA AND NON-AGENDA ITEMS FROM THE PUBLIC- IMMEDIATELY FOLLOWING PRESENTATIONS:**

### 5.A. City Manager's response to inquiries and highlights

None.

### 5.B. From the Public

Mayor Carney opened the floor to public comments.

#### Price Patton 33483

Welcomed National Historic Preservation Month. Mentioned the "Signs of Distinction" that were placed on public buildings including QR codes linking to the building's history. Stated the City's cemetery and Veterans Park were ready for historic designations.

#### Stephanie Immelman, Delray Beach Chamber of Commerce

Announced the Chamber's Small Business Month Business Expo on May 19th from 5-7 p.m. at the Aloft Hotel, noting the free public event will feature approximately 48 businesses and 4 restaurants. She thanked City staff for helping promote the event.

#### Greg Snyder 33445

Echoed comments supporting historic preservation and urged the Commission to direct staff to begin the designation process for Veterans Park and the cemetery, citing their historical significance.

#### Joy Howell, 33444

Thanked the Commission for its historic preservation efforts and supported pursuing preservation actions for the cemetery and Veterans Park. She also suggested creating a "hot list" of properties at risk of demolition by neglect and providing regular status reports to the Commission.

#### Jim Chard 33483

Noted the Reef Institute received a \$100,000 grant from Impact 100 and encouraged planning for coral restoration projects. He also emphasized the importance of historic preservation and suggested exploring ways to expedite preservation-related processes.

John Miller

Thanked the City for its historic preservation proclamation, praised the Reef Institute presentation and the Evans Scholarship program, and encouraged additional focus on addressing demolition by neglect.

Dr. Spencer 33445

Supported investing opioid settlement funds in school-based substance abuse prevention programs, stating such efforts strengthen community resilience and reduce future social and public health costs.

Laura Simon, Downtown Development Authority Director

Thanked the City for recognizing small businesses, highlighted downtown promotional events, congratulated the City on receiving its fourth Blue Flag designation, encouraged support for the cemetery preservation effort, and expressed appreciation for City staff and upcoming goal-setting discussions.

Chuck Ridley 33444

Expressed support for preserving and enhancing the cemetery while ensuring all aspects of its history are recognized. He also praised City staff, emphasized the importance of collaboration among the Commission, staff, and residents, and encouraged continued efforts toward community excellence.

**6. CONSENT AGENDA: City Manager Recommends Approval****6.A. CITY COMMISSION MEETING MINUTES**

**Sponsors:** City Clerk Department

**Attachments:** [Agenda Cover Report](#)  
[March 31, 2026 Special Meeting Minutes - DRAFT.pdf](#)

**The Minutes were approved.**

**6.B. APPROVAL TO AUTHORIZE TWO AGREEMENTS FOR STUDENT RIDERS FOR CLINICAL EXPERIENCES ON FIRE RESCUE TRUCKS**

**Sponsors:** Fire Rescue Department

**Attachments:** [Agenda Cover Report](#)  
[CSRIPS Agreement signed copy](#)  
[Legal Review Page CSRIPS](#)  
[Legal Review Page PBSC](#)  
[PBSC Agreement Signed copy](#)

This Request was approved.

- 6.C. ITEM(S) A1 - ACCEPTANCE OF SUNDY VILLAGE BLOCK 69 MAINTENANCE OF TRAFFIC/ROAD CLOSURE PLAN FOR SE 1ST AVENUE BETWEEN SE 1ST STREET AND ATLANTIC AVENUE

Sponsors: Public Works Department

Attachments: [Agenda Cover Report](#)  
[Sundy Block 69 MOT Final Revised 4.16.26.pdf](#)

This Request was approved.

- 6.D. ITEM(S) 1 - ACCEPTANCE OF A RIGHT-OF-WAY DEDICATION BY 102 SE 5TH AVE.  
ITEM(S) 2 - ACCEPTANCE OF A RIGHT-OF-WAY DEDICATION BY 103 S SWINTON CIR.  
ITEM(S) 3 - ACCEPTANCE OF A RIGHT-OF-WAY DEDICATION BY 117 N SWINTON CIR.  
ITEM(S) 4 - ACCEPTANCE OF A RIGHT-OF-WAY DEDICATION BY 125 NE 11TH ST.  
ITEM(S) 5 - ACCEPTANCE OF A RIGHT-OF-WAY DEDICATION BY 215 SE 5TH AVE.  
ITEM(S) 6 - ACCEPTANCE OF A RIGHT-OF-WAY DEDICATION BY 325 OAK ALLEY.  
ITEM(S) 7 - ACCEPTANCE OF A RIGHT-OF-WAY DEDICATION BY 220 PALM TRL.  
ITEM(S) 8 - ACCEPTANCE OF A RIGHT-OF-WAY DEDICATION BY 913 DENERY LN.  
ITEM(S) 9 - ACCEPTANCE OF A RIGHT-OF-WAY DEDICATION BY 342 N SWINTON.

Sponsors: Public Works Department

**Attachments:** [Agenda Cover Report](#)[1a - Right of Way Deed - 102 SE 5th Ave - 4troPropco LLC](#)[1b - Legal Review Right of Way Deed - 102 SE 5th Ave - 4troPropco LLC](#)[2a - Right of Way Deed - 103 S. Swinton Cir - Ryan and Olivia Lehl](#)[2b - Legal Review Right of Way Deed - 103 S. Swinton Cir - Ryan and Olivia Lehl](#)[3a - Right of Way Deed - 117 N. Swinton Cir - Puccini Holdings LLC](#)[3b - Legal Review Right of Way Deed - 117 N. Swinton Cir - Puccini Holdings LLC](#)[4a - Right of Way Deed - 125 NE 11th St - 125 NE 11TH ST LLC](#)[4b - Legal Review Right of Way Deed - 125 NE 11th St - 125 NE 11TH ST LLC](#)[5a - Right of Way Deed - 215 SE 5th St - KM One LLC](#)[5b - Legal Review Right of Way Deed - 215 SE 5th St - KM One LLC](#)[6a - Right of Way Deed - 325 Oak Alley - City of Delray Beach](#)[6b - Legal Review Right of Way Deed - 325 Oak Aly - City of Delray Beach](#)[7a - Right of Way Deed - 220 Palm Trl - Richard D Holt Jr.](#)[7b - Legal Review Right of Way Deed - 220 Palm Trail - Richard Holt Jr](#)[8a - Right of Way Deed - 913 Denery Ln - IL GABBIANO DELRAY BEACH LLC](#)[8b - Legal Review Right of Way Deed - 913 Denery Ln - IL GABBIANO DELRAY BEACH LLC](#)[9a - Right of Way Deed - 342 N. Swinton Ave - Cason Court LLC](#)[9b - Legal Review Right of Way Deed - 342 N. Swinton Ave - Cason Court LLC](#)

**This Request was approved.**

**6.E.**

APPROVAL OF AN ADDITIONAL SPENDING REQUEST AND CONTRACT INCREASE WITH MUSCO LIGHTING, LLC FOR SPORTS LIGHTING SOLUTIONS WITH RELATED TECHNOLOGY, EQUIPMENT AND SERVICES FOR RETROFIT OF LED LIGHTING AT MILLER PARK FIELDS 2 AND 3, TEE BALL FIELD, AND THE BATTING CAGES IN THE AMOUNT OF \$732,484 FOR A REVISED TOTAL OF \$2,514,698.

**Sponsors:** Parks & Recreation Department and Purchasing Department

**Attachments:** [Agenda Cover Report](#)[Approved Memo Additional Spending P2024-035](#)[Quote Miller Park 250970 Fields 2 and 3 2026](#)[Fully Executed-Agreement - Musco Sports Lighting, LLC.](#)[Original RFP041123](#)[Contract RFP041123](#)

This item was pulled by Commissioner Casale. It became Item No. 7.A.A. on the Regular Agenda.

Sam Metott, Parks and Recreation Director, presented a request for additional spending on a purchase contract with MUSCO Lighting for sports fields. He explained the phased approach to retrofitting fields with new LED lighting, noting significant cost savings from FPL. Mayor Carney confirmed the funds come from the general obligation bond.

**A motion was made by Commissioner Casale, seconded by Vice Mayor Burns, to approve this request.**

**all were in favor**

**6.F.**

APPROVAL OF AN ADDITIONAL SPENDING REQUEST AND CONTRACT INCREASE WITH REP SERVICES, INC. FOR PARK EQUIPMENT AND PARTS IN THE AMOUNT OF \$32,100.00 FOR A REVISED TOTAL OF \$191,665.45.

**Sponsors:** Parks & Recreation Department and Purchasing Department

**Attachments:** [Agenda Cover Report](#)  
[Signed Additional Spending P2025-041](#)  
[PROPOSAL - Recycling Lids](#)  
[PROPOSAL - Benches](#)  
[Executed Agreement P2025-041](#)  
[Original Solicitation](#)  
[Clay County Contract](#)

This item was pulled by Commissioner Casale. It became Item No. 7.B.B. on the Regular Agenda.

Mr. Metott presented a request for additional revenue for new benches and trash cans for downtown.

Ms. Gelin explained the contract is before the Commission because its continued use as a piggyback exceeds the \$100,000 threshold. Staff frequently uses the Clay County contract for various projects, and under the law, any use over \$100,000 requires Commission approval until the contract expires.

**A motion was made by Commissioner Casale, seconded by Vice Mayor Burns, to approve this request.**

**all were in favor**

**6.G.**

APPROVAL OF AN ADDITIONAL SPENDING REQUEST AND CONTRACT INCREASE WITH DECO INTERNATIONAL SECURITY CORPORATION FOR UNARMED SECURITY GUARD SERVICES IN THE

AMOUNT OF \$303,000 FOR A REVISED CONTRACT AMOUNT OF \$939,291.74.

**Sponsors:** Parks & Recreation Department and Purchasing Department

**Attachments:** [Agenda Cover Report](#)  
[Signed Additional Spending RFP2023-002](#)  
[Renewal RFP2023-002- Deco signed](#)  
[Agreement](#)  
[RFP 2023-002 Unarmed Security Guard Services FINAL](#)  
[DECO Proposal](#)

This item was pulled by Mayor Carney. It became Item No. 7.C.C. on the Regular Agenda.

Mayor Carney explained that he pulled this item due to a 50% contract increase, adding \$300,000 to the original \$600,000. He questioned whether the original bid underestimated costs or if new developments caused the increase, citing prior additional expenses for tennis court security and other items.

Mr. Metott explained that the increase is due to additional security needs not included in the original contract, including the Davis Cup event, security for Commission meetings, and expanded security details for City events. He noted that security usage has exceeded initial projections and, in many cases, provides a cost savings compared to police details.

Commissioner Casale recommended removing the St. Patrick's Day event costs due to the new law, which is a substantial amount.

**A motion was made by Vice Mayor Burns, seconded by Commissioner Casale, to approve this request.**

**all were in favor**

#### **6.H.**

APPROVAL OF AN ADDITIONAL SPENDING REQUEST AND CONTRACT INCREASE WITH EAST COAST MULCH CORP FOR BLOWN MULCH AND INSTALL SERVICES IN THE AMOUNT OF \$150,000 FOR A REVISED CONTRACT AMOUNT OF \$375,000.

**Sponsors:** Parks & Recreation Department

**Attachments:** [Agenda Cover Report](#)  
[Signed Additional Spending ITB2024-050](#)  
[Agreement](#)  
[Solicitation ITB2024-050](#)  
[East Coast Mulch Corp - Submittal](#)

This item was pulled by Commissioner Casale. It became Item No. 7.D.D. on the Regular Agenda.

Mayor Carney inquired about the increase of \$150,000 in the cost of mulch, which doubled its value.

Mr. Metott explained that increased mulch use is driven by more events, including the Davis Cup, and that blown-in mulch reduces staff labor and is more cost-effective than traditional methods. Turf at Old School Square is replaced annually on the main (great) lawn and nearly twice a year on the front lawn due to heavy use from frequent events. He noted artificial turf was considered but presents other challenges.

**A motion was made by Deputy Vice Mayor Markert, seconded by Commissioner Casale, to approve this request.**

**all were in favor**

- 6.I.** APPROVAL OF AN ADDITIONAL SPENDING REQUEST AND CONTRACT INCREASE WITH ODUMS SOD, INC. FOR ANNUAL SOD AND SOD INSTALLATION SERVICES IN THE AMOUNT OF \$200,000 FOR A REVISED CONTRACT AMOUNT OF \$575,000.

**Sponsors:** Parks & Recreation Department

**Attachments:** [Agenda Cover Report](#)  
[Signed Additional Spend ITB2025-047](#)  
[Agreement](#)  
[Solicitation ITB2025-047](#)  
[Submittal -- ITB 2025-047](#)

**This item was removed from the agenda.**

- 6.J.** APPROVAL OF RESOLUTION # 83-26 FOR THE ISSUANCE OF PURCHASE ORDERS TO AMERI-RECREATIONAL SPORTS, LLC.; ALAN JAY FORD LINCOLN MERCURY INC.; UTILIZING FLORIDA SHERIFF'S ASSOCIATION CONTRACTS NO. FSA23-EQU21.1, AND SOURCEWELL CONTRACTS NO. 091521-NAF, AND 032824-NAF FOR THE PURCHASE OF NEW VEHICLES IN THE AMOUNT OF \$93,579.80.

**Sponsors:** Neighborhood & Community Services

**Attachments:** [Agenda Cover Report](#)  
[Legal Review Res No 83-26 - vehicular purchase for NCS](#)  
[Res No. 83-26 - vehicular purchase for NCS](#)  
[Res No. 83-26 - Ex A](#)  
[Res No. 83-26 - Ex B](#)  
[EQU21.1-Equipment-Extension-Packet-Feb-2026](#)  
[Sourcewell Contract 091521](#)  
[Sourcewell Contract 032824](#)

**This Resolution was approved.**

## **6.K. PROCLAMATIONS:**

### **6.K.1. PROCLAMATION - MUNICIPAL CLERKS WEEK**

**Sponsors:** City Clerk Department

**Attachments:** [Agenda Cover Report](#)  
[Proclamation - Municipal Clerks Week](#)

**This Proclamation was approved.**

### **6.K.2. PROCLAMATION - NATIONAL SAFE BOATING WEEK**

**Sponsors:** City Clerk Department

**Attachments:** [Agenda Cover Report](#)  
[Proclamation - NATIONAL SAFE BOATING WEEK.docx](#)

**This Proclamation was approved.**

### **6.K.3. PROCLAMATION - PUBLIC WORKS WEEK**

**Sponsors:** Public Works Department

**Attachments:** [Agenda Cover Report](#)  
[Proclamation - National Public Works Week.docx](#)  
[NPWW Poster](#)

**This Proclamation was approved.**

### **6.K.4. PROCLAMATION - DESIGNATING THE MONTH OF MAY AS HISTORIC PRESERVATION MONTH IN DELRAY BEACH**

**Sponsors:** Development Services Department

**Attachments:** [Agenda Cover Report](#)  
[Proclamation - NATIONAL HISTORIC PRESERVATION MONTH.docx](#)

Mayor Carney pulled this item from the Consent Agenda. It became Item No. 4.G. under Presentations.

Mayor Carney read the proclamation for National Historic Preservation Month into the record. John Miller, Historic Preservation Board Member, accepted the proclamation and thanked the Commission for their dedication in this effort.

**6.K.5. PROCLAMATION - INTERNATIONAL INTERNAL AUDIT AWARENESS MONTH - MAY 2026**

**Sponsors:** Internal Audit

**Attachments:** [Agenda Cover Report](#)  
[Proclamation - INTERNATIONAL INTERNAL AUDIT AWARENESS MONTH.docx](#)

**This Proclamation was approved.**

**6.K.6. PROCLAMATION - FIREFIGHTER APPRECIATION DAY**

**Sponsors:** Fire Rescue Department

**Attachments:** [Agenda Cover Report](#)  
[Proclamation - Firefighter Appreciation Day](#)

**This Proclamation was approved.**

**6.K.7. PROCLAMATION - NATIONAL BEACH SAFETY WEEK**

**Sponsors:** Fire Rescue Department

**Attachments:** [Agenda Cover Report](#)  
[Proclamation - National Beach Safety Week](#)

**This Proclamation was approved.**

**6.L. REVIEW OF APPEALABLE LAND DEVELOPMENT BOARD ACTIONS:**

6.L.1. None

**6.M. AWARD OF BIDS AND CONTRACTS:**

**6.M.1. APPROVAL OF RESOLUTION NO. 74-26 TO AWARD AN AGREEMENT WITH RANGELINE TAPPING SERVICES FOR PIPELINE WET TAPS, LINE STOPS, VALVE INSERTIONS ON AS NEEDED BASIS, PURSUANT TO INVITATION TO BID (ITB) NO. 2026-011, FOR A FIVE (5) YEAR TOTAL CONTRACT VALUE NOT TO EXCEED \$500,000.**

**Sponsors:** Purchasing Department and Utilities Department

**Attachments:** [Agenda Cover Report](#)  
[Legal Review Checklist](#)  
[Resolution 74-26](#)  
[Agreement](#)  
[Exhibit A Pricing](#)  
[Solicitation ITB 2026-011](#)  
[Submittal-Rangeline](#)

**This Resolution was approved.**

**6.M.2.** APPROVAL OF RESOLUTION NO. 75-26 TO AWARD AGREEMENTS WITH AUSTIN TUPLER TRUCKING, INC., AND RANGER CONSTRUCTION INDUSTRIES FOR THE PURCHASE OF ASPHALT AND NON-ASPHALT ROAD CONSTRUCTION MATERIALS PURSUANT TO INVITATION TO BID (ITB) NO. 2026-018, IN A TOTAL FIVE (5) YEAR CONTRACT VALUE NOT TO EXCEED \$425,000.

**Sponsors:** Public Works Department, Utilities Department and Purchasing Department

**Attachments:** [Agenda Cover Report](#)  
[Resolution No.75-26](#)  
[Legal Review Checklist](#)  
[Agreement Austin Tupler](#)  
[Agreement Road Ranger](#)  
[Solicitation ITB2026-018](#)  
[Austin Tupler Submittal](#)  
[Ranger Construction Submittal](#)

**This Resolution was approved.**

**6.M.3.** APPROVAL OF RESOLUTION NO. 86-26 TO AWARD AN AGREEMENT TO ROK TECHNOLOGIES, LLC, FOR GIS CLOUD MANAGED SERVICES; UTILIZING CITY OF PEMBROKE PINES, FLORIDA SOLICITATION NO. TS-22-02- \$360,000 FOR 3 YEARS AND 1 RENEWAL

**Sponsors:** IT Department

- Attachments:** [Agenda Cover Report](#)  
[Legal Review Rok Technologies](#)  
[Resolution No. 86-26](#)  
[City of Delray Beach FL MSA 2025-05-01 - 2028-04-30](#)  
[Pembroke Pines Request for Qualifications # TS-22-02](#)  
[Pembroke Pines Renewal Services Agreement 2025-28 \(ABD\)](#)

This item was removed from the agenda.

**6.M.4.** APPROVAL OF RESOLUTION NO. 80-26 TO AWARD AN AGREEMENT TO M&M ASPHALT MAINTENANCE DBA ALL COUNTY PAVING FOR CONSTRUCTION OF THE BRANT BRIDGE CONNECTOR PROJECT PURSUANT TO INVITATION TO BID CONSTRUCTION (ITBC) 2026-014 IN THE AMOUNT OF \$2,079,000.00

**Sponsors:** Public Works Department

- Attachments:** [Agenda Cover Report](#)  
[Legal Review M&M Asphalt Maintenance Brandt Connector](#)  
[Resolution 80-26](#)  
[Agreement](#)  
[Pricing](#)  
[FDOT Bid Concurrence](#)  
[M&M Asphalt Submittal](#)  
[ITBC 2026-014 Brant Bridge Connector Advertised](#)

This Resolution was approved.

**6.M.5.** APPROVAL OF RESOLUTION NO. 71-26 TO AWARD AN AGREEMENT WITH KIEWIT INFRASTRUCTURE SOUTH CO. FOR CONSTRUCTION MANAGER AT RISK (CMAR) SERVICES FOR THE TROPIC ISLE NEIGHBORHOOD IMPROVEMENTS PROJECT (PUBLIC WORKS PROJECT NO. 19-015) PURSUANT TO RFQ NO. 2025-023 IN THE AMOUNT OF \$565,288.00

**Sponsors:** Public Works Department

**Attachments:** [Agenda Cover Report](#)  
[Legal Review](#)  
[Res 71-26](#)  
[Agreement A133 2019](#)  
[Agreement Document A201](#)  
[Tropic Isle with Exhibits A - E 4.17.26](#)  
[Exhibit G RFQ 2025-023](#)  
[Exhibit F Phase 1 Scope of Services](#)  
[Solicitation RFQ 2025-023](#)  
[KISC CMAR Proposal](#)

This Resolution was approved.

## 7. REGULAR AGENDA:

- 7.A. RESOLUTION NO. 84-26: A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF DELRAY BEACH, FLORIDA, APPROVING AN IMPACT EVENT KNOWN AS DELRAY IN THE SKY DRONE SHOW TO BE HELD JULY 29, 2026; AUTHORIZING THE CLOSURE OF SWINTON AVENUE FROM ATLANTIC AVENUE TO 1ST STREET AS MORE SPECIFICALLY DESCRIBED HEREIN; AUTHORIZING THE CITY MANAGER TO TAKE ALL ACTIONS NECESSARY TO EFFECTUATE THE INTENT OF THIS RESOLUTION; PROVIDING FOR AN EFFECTIVE DATE, AND FOR OTHER PURPOSES.

**Sponsors:** City Manager Department

**Attachments:** [Agenda Cover Report](#)  
[Delray in the Sky App](#)  
[Delray Beach Site Map 2026](#)  
[Impact Event Resolution Drone Show](#)  
[Simple Legal Review Approval Impact Event Drone Show](#)

Ms. Gelin read Resolution No. 84-26 into the record.

Jeff Oris, Assistant City Manager explained the event qualifies as an impact event because it is expected to attract more than 3,500 attendees and requires the closure of Swinton Avenue. He noted the drone show was held successfully the previous year, received positive feedback from families and businesses, and provided a family-friendly attraction during the summer season. The event will be expanded this year, and the proposed road closure is intended to improve viewing opportunities and address safety concerns related to pedestrians crossing Swinton Avenue mid-block. Mr. Oris reported there were no major or minor incidents during

the previous event and estimated approximately \$10,000 in staff costs for the event.

Deputy Vice Mayor Markert noted that during the prior year's event, Secret Service restrictions related to President Trump's presence at Mar-a-Lago limited how high the drones could fly, affecting visibility for some attendees. He stated similar restrictions could occur again if applicable. He also explained the show is conducted over the tennis center for safety reasons in the event of drone malfunctions and expressed support for closing Swinton Avenue due to pedestrian safety concerns.

**A motion was made by Commissioner Casale, seconded by Vice Mayor Burns, to approve Resolution 84-26.**

all were in favor

**7.B.**

RESOLUTION NO. 20-26: A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF DELRAY BEACH, FLORIDA, APPROVING A CONDITIONAL USE TO ALLOW A 24-HOUR BUSINESS TO OPERATE AT 3921 WEST ATLANTIC AVENUE, AS MORE PARTICULARLY DESCRIBED HEREIN, PURSUANT TO THE LAND DEVELOPMENT REGULATIONS OF THE CODE OF ORDINANCES AND THE COMPREHENSIVE PLAN OF THE CITY OF DELRAY BEACH; PROVIDING AN EFFECTIVE DATE; AND FOR OTHER PURPOSES (QUASI JUDICIAL).

**Sponsors:** Development Services Department

**Attachments:** [Agenda Cover Report](#)

[Resolution No. 20-26](#)

[PZB Staff Report, 24-Hour or Late Night Use](#)

[JFK Delray Beach FSED - Justification Statement and Standards \(Updated\)](#)

[Conceptual Site Plan](#)

[Conceptual Landscape Plan](#)

[Legal Review, Resolution No. 20-26](#)

Ms. Gelin read Resolution No. 20-26 into the record.

Mayor Carney read the quasi-judicial rules into the record.

Alexis Givings, City Clerk, swore in those individuals who wished to provide testimony on this item.

Anthea Gianniotis, Development Services Director, read File No. PZ000234-2025 into the record.

Mayor Carney asked his colleagues to disclose any ex parte communications.

Mayor Carney: Spoke with Delray Medical and had a brief conversation with P&Z board member Mitch Katz.

Commissioner Casale: Spoke with Delray Medical representatives. Spoke with Lori Benicourt and Mitch Katz

Vice Mayor Burns: Spoke representatives from Delray Medical and JFK Medical Centers, emails on the server, and spoke with Representative Deborah Kendrick.

Deputy Vice Mayor Markert: Meetings with Delray Medical, JFK and emails on the server.

Commissioner Mollica: Spoke with representatives from Delray Medical Center, phone conversation with Lori Benicourt

John Roach, representing HCA Florida JFK Hospital, presented a proposal for a 10,860-square-foot freestanding emergency department on a 1.79-acre vacant parcel. He explained that while medical clinics are permitted by right in the Planned Office Center district, conditional use approval is needed because the facility will operate 24 hours and is within 300 feet of residential property. The facility will provide full hospital-level emergency services, including diagnostic equipment and board-certified physicians, to reduce wait times and improve emergency care access.

Mr. Roach described site plan revisions in response to Planning and Zoning Board and resident concerns, including moving the building farther south, rotating the ambulance entrance to face Atlantic Avenue, and adding landscaping and buffering near the High Point residential community. He outlined proposed security measures, including controlled access, video surveillance, on-site security personnel, and staff training. He noted the Planning and Zoning Board unanimously recommended approval and that discussions with High Point HOA representatives addressed project concerns.

Anthea Gianniotis, Development Services Director explained that the Commission's consideration was limited to the 24-hour operation of the facility, not the medical use itself. She discussed the conditional use criteria, including neighborhood compatibility, buffering, security measures, and potential impacts during overnight hours. Ms. Gianniotis stated that the Planning and Zoning Board recommended approval by a 6-0 vote, with the condition that the project be implemented as presented in the

conceptual site plan, including the proposed buffering and site design features.

Mayor Carney opened the floor to the anyone who wished to provide public comment.

Lori Vinacore, 33446 President of the Alliance of Delray Residential Associations / Delray Medical Center board member, spoke in opposition to the application, citing an alliance letter recommending denial due to land development regulation and Comprehensive Plan conflicts. She expressed concerns regarding patient transfers, ambulance activity, noise impacts on nearby residents, and the proximity to existing hospitals. She stated that the proposed use was incompatible with the surrounding residential area and requested denial of the application. During cross-examination, she noted that Palm Beach County and Delray Beach have different zoning regulations and that similar freestanding emergency departments presented by the applicant are generally located in commercial areas.

Gail Kennedy, 33445, Resident of High Point Terrace West Spoke in opposition to the application, stating nearby residents were not opposed to development of the property but objected to a 24-hour operation adjacent to residential neighborhoods. She noted that existing businesses in the area operate limited hours and have minimal impacts on surrounding homes. She expressed concerns regarding noise, lighting, traffic, sirens, and other late-night activity and requested denial of the conditional use permit.

Pat Lynch, Speaking on behalf of High Point resident Santina Rizzo Ms. Lynch opposed the application, questioning the site selection given the need for a conditional use permit for 24-hour operations. She noted that other freestanding emergency departments are located in commercial shopping centers, cited the proximity of existing hospitals and emergency facilities, expressed concerns about impacts on neighboring residents, and submitted a petition with approximately 100 signatures requesting denial of the application.

Mayor Carney closed public comment.

Brian Seymour, on behalf of the applicant, provided rebuttal testimony. He explained that emergency transports to the facility average approximately 1.2 ambulances per day and that emergency vehicles can turn off lights and sirens upon arrival. He noted that the site plan was revised to relocate the ambulance entrance, increase buffering, and further separate activity from nearby residences. Mr. Seymour stated that freestanding emergency departments exist in locations closer to residential areas and that the data

presented was based on multiple HCA facilities. He emphasized that the use is permitted in the zoning district and that the High Point HOA was no longer formally opposing the application after meeting with the applicant.

Anthea Gianniotis, Development Services Director asked for clarification regarding ambulance activity, including potential transports by private ambulance services and concerns raised about patient transfers. Mr. Seymour responded that more than 90 percent of patients are treated and discharged without requiring transport to a hospital. He stated that patients requiring transport are stabilized before transfer and that the average ambulance activity includes all emergency transport services. He maintained that the facility would improve access to emergency care and reduce response times for patients.

During Commission discussion, Commissioner Casale stated that he did not believe the location was appropriate for a 24-hour freestanding emergency department. She cited the proximity of existing hospitals, the impact on nearby residents, and concerns regarding neighborhood compatibility. She concluded that the benefit did not outweigh the potential impacts.

Vice Mayor Burns stated that she believed the project would have a significantly detrimental effect on the stability of the surrounding residential area and did not support the request.

Commissioner Markert stated that he supported the concept of a freestanding emergency department but did not support the proposed location due to neighborhood concerns and resident feedback.

Commissioner Mollica stated that the conditional use request could have a detrimental effect on the neighborhood and could not support approval.

Mayor Carney stated that while he supported the medical use and recognized its value, he believed the testimony, letters, petitions, and resident concerns demonstrated a potentially significant detrimental effect on the surrounding neighborhood. He concluded that the impacts of a 24-hour operation outweighed the benefits at this location and indicated he could not support the request.

**A motion was made by Commissioner Casale, seconded by Vice Mayor Burns, to deny Resolution No. 20-26. The motion was carried by the following vote**

**Yes:** 5 - Mayor Carney Jr., Vice-Mayor Burns, Commissioner Mollica, Commissioner Casale, and Deputy Vice Mayor Markert

## 7.C.

RESOLUTION NO. 66-26: A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF DELRAY BEACH, FLORIDA, PROVIDING FOR THE ABANDONMENT OF A UTILITY EASEMENT LOCATED AT 510 WEST

LINTON BOULEVARD, TOTALING APPROXIMATELY TWO THOUSAND SEVEN HUNDRED EIGHTY-TWO SQUARE FEET, AS MORE PARTICULARLY DESCRIBED HEREIN, PROVIDING FOR AN EFFECTIVE DATE, AND FOR OTHER PURPOSES.

**Sponsors:** Development Services Department

**Attachments:** [Agenda Cover Report](#)  
[Resolution No. 66-26](#)  
[City Engineer's Recommendation](#)  
[Legal Review, Resolution No. 66-26](#)

Ms. Gelin read Resolution No. 66-26 into the record.

Mayor Carney opened the floor to anyone who wished to provide public comment.

Seeing no one present, Mayor Carney closed public comment.

Mayor Carney asked his colleagues to disclose any ex-parte communications.

Mayor Carney: None  
Vice Mayor Burns: None  
Deputy Vice Mayor Markert: None  
Commissioner Casale: None  
Commissioner Mollica: None

Anthea Gianniotis, Development Services Director explained that the request involved abandonment of a utility easement, not a right-of-way. She stated that City staff verified all utilities had been relocated and that the easement was no longer needed. Ms. Gianniotis noted that the Commission had previously accepted a replacement easement as part of the redevelopment project and that engineering documentation confirmed the existing easement could be abandoned. She explained that the utilities had been moved from the existing easement area to the replacement easement, and staff recommended approval of the abandonment request.

**A motion was made by Commissioner Casale, seconded by Vice Mayor Burns, to approve Resolution 66-26. The motion was carried by the following vote:**

**Yes:** 5 - Mayor Carney Jr., Vice-Mayor Burns, Commissioner Mollica, Commissioner Casale, and Deputy Vice Mayor Markert

**7.D. PROPOSED PROCLAMATION LIST FOR 2026-2027 AND REVIEW OF PROCLAMATION GUIDELINES**

**Sponsors:** City Clerk Department

**Attachments:** [Agenda Cover Report](#)  
[Proclamation Recognition Guidelines rev 03.13.2026](#)  
[Proclamation - Recognition Request Form\\_rev 03.13.2026](#)  
[Proclamation List - 2026 - 2027 DRAFT](#)

The Commission discussed the proposed 2026-2027 proclamation list, with Mayor Carney and Vice Mayor Burns expressing support for limiting proclamations to events, organizations, or observances with a direct local connection. Commissioners discussed several items on the list, and Commissioner Markert suggested establishing clearer guidelines for future proclamations, while Commissioner Casale requested additional time for review. City Attorney Lynn Gelin advised that recent state legislation will require the removal of certain proclamations and recommended approving the current list while conducting a comprehensive review next year.

**A motion was made by Commissioner Mollica, seconded by Vice Mayor Burns, to approve the list with City Attorney Gelin's cross outs.**

all were in favor

## **8. PUBLIC HEARINGS/SECOND READINGS:**

- 8.A.** ORDINANCE NO. 14-26: AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF DELRAY BEACH, FLORIDA, AMENDING THE LAND DEVELOPMENT REGULATIONS OF THE CITY OF DELRAY BEACH CODE OF ORDINANCES BY AMENDING CHAPTER 4, "ZONING REGULATIONS," ARTICLE 4.4, "BASE ZONING DISTRICT," SECTION 4.4.6, "MEDIUM DENSITY RESIDENTIAL (RM) DISTRICT," SUBSECTION (B), "PRINCIPAL USES AND STRUCTURES PERMITTED," TO ALLOW MEDICAL OFFICE USES WITHIN THE MEDICAL ARTS OVERLAY DISTRICT WHEN CO-LOCATED WITH NURSING HOMES, ASSISTED LIVING FACILITIES, AND COMMUNITY RESIDENCES; AND BY AMENDING ARTICLE 4.5, "OVERLAY AND ENVIRONMENTAL MANAGEMENT DISTRICTS," SECTION 4.5.18 "MEDICAL ARTS OVERLAY DISTRICT," TO EXPAND THE OVERLAY DISTRICT TO INCLUDE CERTAIN PROPERTY WITHIN THE MEDIUM DENSITY RESIDENTIAL (RM) DISTRICT; PROVIDING A CONFLICTS CLAUSE; A SEVERABILITY CLAUSE; AUTHORITY TO CODIFY; PROVIDING AN EFFECTIVE DATE, AND FOR OTHER PURPOSES. (SECOND READING / PUBLIC HEARING)

**Sponsors:** Development Services Department

**Attachments:** [Agenda Cover Report](#)  
[Staff Report, Medical Arts Overlay District Expansion](#)  
[Ordinance No. 14-26, Medical Arts Overlay District](#)  
[Legal Review, Ordinance No. 14-26](#)  
[BIE Form, Ordinance No. 14-26](#)  
[Proof of Legal Advertisement](#)

Ms. Gelin read Ordinance No. 14-26 and Ordinance No. 15-26 into the record.

Anthea Gianniotis, Development Services Director explained that the ordinances would amend the Medical Arts Overlay District to include certain RM-zoned properties and allow medical office uses when co-located with nursing homes, assisted living facilities, and community residences. She stated that the amendments would permit on-site medical services, such as physician, therapy, rehabilitation, and podiatry services, for residents without requiring them to leave the facility. Ms. Gianniotis emphasized that the amendments would not allow more intensive medical uses permitted elsewhere in the Medical Arts Overlay District and that portions of the ordinances also provided regulatory cleanup and organizational changes. She noted that the Planning and Zoning Board recommended approval of both ordinances.

Mayor Carney opened the floor to public comment for Item Nos. 8.A. (Ordinance No. 14-26) and 8.B. (Ordinance No. 15-26). Seeing no one present. Mayor Carney closed public.

**A motion was made by Commissioner Casale, seconded by Deputy Vice Mayor Markert, to approve Ordinance No. 14-26**

**all were in favor**

**8.B.**

ORDINANCE NO. 15-26: AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF DELRAY BEACH, FLORIDA, AMENDING THE LAND DEVELOPMENT REGULATIONS OF THE CITY OF DELRAY BEACH CODE OF ORDINANCES BY AMENDING CHAPTER 4, "ZONING REGULATIONS," ARTICLE 4.4, "BASE ZONING DISTRICT," SECTION 4.4.12 "PLANNED COMMERCIAL (PC) DISTRICT," SECTION 4.4.15 "PLANNED OFFICE CENTER (POC) DISTRICT," AND SECTION 4.4.21 "COMMUNITY FACILITIES (CF) DISTRICT," TO RELOCATE MEDICAL ARTS OVERLAY DISTRICT REGULATIONS FROM SUBSECTION (G), "SUPPLEMENTAL DISTRICT REGULATIONS," TO SUBSECTION (B), "PRINCIPAL USES AND STRUCTURES;" FOR CONSISTENCY WITH OTHER REGULATIONS; PROVIDING A CONFLICTS CLAUSE; A SEVERABILITY CLAUSE; AUTHORITY TO CODIFY; PROVIDING AN EFFECTIVE DATE, AND FOR OTHER PURPOSES. (SECOND READING/PUBLIC HEARING)

**Sponsors:** Development Services Department

**Attachments:** [Agenda Cover Report](#)  
[Staff Report, Medical Arts Overlay District Expansion](#)  
[Ordinance No. 15-26](#)  
[Legal Review, Ordinance No. 15-26](#)  
[BIE Form, Ordinance No. 15-26](#)  
[Proof of Legal Advertisement](#)

Ms. Gelin read Ordinance No. 15-26 into the record under Item No. 8.A.

Public comment was opened and closed for this item under Item No. 8.A.

**A motion was made by Commissioner Casale, seconded by Deputy Vice Mayor Markert, to approve Ordinance No. 15-26**

**all were in favor**

**8.C.**

ORDINANCE NO. 20-26: AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF DELRAY BEACH, FLORIDA, AMENDING THE LAND DEVELOPMENT REGULATIONS OF THE CITY OF DELRAY BEACH CODE OF ORDINANCES CHAPTER 4, "ZONING REGULATIONS," ARTICLE 4.4, "BASE ZONING DISTRICT," SECTION 4.4.19, "MIXED INDUSTRIAL AND COMMERCIAL (MIC) DISTRICT," SUBSECTION (D), "CONDITIONAL USES AND STRUCTURES ALLOWED," TO ALLOW CONCRETE PRODUCTS MANUFACTURING AND DISTRIBUTION LOCATED NORTH OF ATLANTIC AVENUE AS A CONDITIONAL USE; AMENDING SUBSECTION (F), "DEVELOPMENT STANDARDS," TO ADOPT SPECIAL LANDSCAPE SETBACK REQUIREMENTS FOR CONCRETE PRODUCTS MANUFACTURING AND DISTRIBUTION; AND AMENDING SUBSECTION (H), "SPECIAL REGULATIONS," TO ESTABLISH REGULATIONS FOR CONCRETE PRODUCTS MANUFACTURING AND DISTRIBUTION USE; AMENDING SECTION 4.4.20, "INDUSTRIAL (I) DISTRICT," SUBSECTION (D), "CONDITIONAL USES AND STRUCTURES PERMITTED," TO INCLUDE CONCRETE PRODUCTS DISTRIBUTION WITH THE EXISTING CONCRETE PRODUCTS MANUFACTURING USE; AND BY AMENDING ARTICLE 4.6, "SUPPLEMENTAL DISTRICT REGULATIONS," SECTION 4.6.4, "SPECIAL BOUNDARY TREATMENT," TO ELIMINATE REGULATIONS SPECIFIC TO THE MIC DISTRICT; PROVIDING A CONFLICTS CLAUSE; PROVIDING A SEVERABILITY CLAUSE; AUTHORITY TO CODIFY; AND PROVIDING AN EFFECTIVE DATE. (SECOND READING / PUBLIC HEARING)

**Sponsors:** Development Services Department

**Attachments:** [Agenda Cover Report](#)  
[Staff Report, Concrete Products Manufacturing Uses](#)  
[Ordinance No. 20-26, Concrete Products Manufacturing and Distribution](#)  
[Legal Review, Ordinance No. 20-26](#)  
[Proof of Legal Advertisement](#)

City Attorney Lynn Gelin read Ordinance No. 20-26 into the record.

Anthea Gianniotis, Development Services Director, explained that the City-initiated ordinance responds to a code enforcement matter involving a concrete products business operating in the Mixed Industrial and Commercial (MIC) District where the use was not permitted. The proposed ordinance would allow concrete products manufacturing and distribution as a conditional use north of Atlantic Avenue in the MIC District, with controls including separation distances, landscaping, setbacks, screening, outdoor storage limits, and a maximum lot size of two acres. Staff recommended a 1,000-foot separation between similar uses, while the Planning and Zoning Board recommended 425 feet. Ms. Gianniotis noted approval would not resolve the current code violation but would provide a compliance pathway, with the primary policy consideration being the appropriate separation distance.

Mayor Carney opened the floor to public comment.

Attorney Neil Schiller, 33444

Representing Calabash Gunite, Mr. Schiller addressed the Commission regarding the proposed separation requirement, noting the primary issue was distance between similar uses. He stated the applicant initially supported a 425-foot separation but agreed to the 1,000-foot requirement after reviewing staff's presentation. The applicant intends to submit a waiver request and site plan application to achieve compliance and resolve the existing code enforcement matter and supports adoption of the ordinance with the 1,000-foot separation.

After the vote, City Attorney Lynn Gelin asked whether the Commission wished to direct staff to waive the waiver application fee in light of the applicant's cooperation throughout the process. The Commission expressed support for waiving the fee and directed staff accordingly.

City Attorney Gelin also clarified for the record that waiver and variance requests are considered individually on their own merits and that the Commission maintains an open mind when reviewing such applications.

**A motion was made by Commissioner Mollica, seconded by Vice Mayor Burns, to approve Ordinance 20-26.**

all were in favor

**8.D.**

ORDINANCE NO. 26-26: AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF DELRAY BEACH, FLORIDA, AMENDING THE LAND DEVELOPMENT REGULATIONS OF THE CODE OF ORDINANCES OF THE CITY OF DELRAY BEACH BY AMENDING CHAPTER 2, "ADMINISTRATIVE PROVISIONS," ARTICLE 2.1, "REVIEWING OFFICIALS AND AUTHORITIES," SECTION 2.1.5, "THE PLANNING AND ZONING BOARD" AND SECTION 2.1.6, "THE SITE PLAN REVIEW AND APPEARANCE BOARD," TO ESTABLISH THE AUTHORITY TO APPROVE THE USE OF THE MASONRY MODERN AND ART DECO ARCHITECTURAL STYLES IN THE CENTRAL BUSINESS DISTRICT; AND BY AMENDING CHAPTER 4, "ZONING REGULATIONS," ARTICLE 4.4, "BASE ZONING DISTRICT," SECTION 4.4.13. "CENTRAL BUSINESS (CBD) DISTRICT," SUBSECTION (F), "ARCHITECTURAL STANDARDS," TO MODIFY CITY COMMISSION APPROVAL TO A DETERMINATION BY THE APPROPRIATE ADVISORY BOARD THAT THE MASONRY MODERN OR ART DECO ARCHITECTURAL STYLE IS APPROPRIATE FOR THE LOCATION AND MEETS ADOPTED ARCHITECTURAL DESIGN GUIDELINES; PROVIDING A CONFLICTS CLAUSE, A SEVERABILITY CLAUSE, AUTHORITY TO CODIFY, PROVIDING AN EFFECTIVE DATE AND FOR OTHER PURPOSES. (SECOND READING / PUBLIC HEARING)

**Sponsors:** Development Services Department

**Attachments:** [Agenda Cover Report](#)  
[Ordinance No. 26-26](#)  
[Staff Report, Masonry Modern and Art Deco Review Process](#)  
[Legal Review, Ordinance No. 26-26](#)  
[Proof of Legal Advertisement](#)

Ms. Gelin read Ordinance 26-26 into the record.

Mayor Carney opened the floor to anyone who wished to speak on this item.

Seeing no one present, Mayor Carney closed public comment.

**A motion was made by Commissioner Mollica, seconded by Deputy Vice Mayor Markert, to approve Ordinance 26-26.**

all were in favor

**9. FIRST READINGS:**

9.A. None

**10. COMMENTS AND INQUIRIES ON NON-AGENDA ITEMS:****A. City Manager**

Mr. Moore wished all the mothers a Happy Mother's Day.

**B. City Attorney**

City Attorney Lynn Gelin expressed gratitude to everyone who contributed to the renovation of the bathroom in the City Attorney's Office after a flooding incident. She raised concerns regarding language in the Parks Bond Referendum referencing "other miscellaneous parks projects," emphasizing that bond proceeds should be used only for projects publicly discussed and presented to voters during the referendum process. To ensure compliance, she proposed that staff review the 2024 presentations, identify which projects were contemplated under the "miscellaneous parks projects" language, and provide a comprehensive list for Commission review and approval before any funds are allocated.

Mayor Carney agreed, noting that the language could be interpreted more broadly than originally intended and that the Commission should ensure bond funds are used only for projects represented to the public. Commissioner Casale expressed appreciation for the review and noted the importance of avoiding potential legal issues related to the use of bond proceeds. She referenced prior discussions regarding park improvements and emphasized the need for clarity regarding eligible projects.

Ms. Gelin stated that while some previously approved projects may be permissible under a broad interpretation of the bond language, staff should establish a definitive list before additional bond funds are spent. She emphasized the importance of adhering to the commitments made to voters and ensuring transparency in the use of bond proceeds. Vice Mayor Burns agreed and noted that she had asked specific questions about park projects during prior discussions. The Commission expressed support for the proposed review process.

Ms. Gelin stated that staff would return with a presentation and recommended project list during the summer for Commission consideration.

**C. City Commission****Mayor Carney:**

Requested a future discussion regarding the City's matter with Highland Beach and options for addressing special events that may be affected by recent state legislation before the upcoming budget process. City Attorney Lynn Gelin noted that Wellington had prepared a comparison of its special

events against the new state law and agreed to share the information with the Commission.

Requested that the historic designation process for the City cemetery continue. Anthea Gianniotis noted that a grant-funded study has been completed and work on the Frog Alley historic district is the current priority. Additionally, she stated that the cemetery is not under immediate development pressure and the designation process will continue after current priorities are completed.

Highlighted a new recognition initiative encouraging residents to submit positive feedback on City employees and staff performance, noting that the program is intended to recognize exemplary service and accomplishments.

Raised concerns regarding traffic safety and suggested that the City evaluate right turns on red at certain intersections, particularly along Federal Highway.

Discussed space limitations within City facilities and suggested exploring a new City Hall to accommodate all City staff in one location, improve efficiency, technology, and operations, and address current space constraints.

**Commissioner Mollica:**

A Commissioner raised concerns that some churches face financial hardship complying with the City's AED requirements and asked staff to explore options such as a hardship waiver or assistance program. Vice Mayor Burns noted that Chief Martin would meet with local churches to discuss a plan to mitigate the impact and address related concerns.

Requested that staff evaluate reducing or waiving downtown parking fees during the summer to support local businesses, noting concerns from the Downtown Development Authority and Chamber of Commerce about economic challenges from June through September. The Commission agreed to place the matter on a future agenda, including an analysis of potential revenue impacts.

Commissioner Mollica requested that the Commission revisit the City's mobile food vendor ordinance, last amended in 2020, including regulations for seating and dining areas and opportunities to support food truck operators. Commissioner Casale agreed that the ordinance should be reviewed, particularly regarding appropriate locations, operating standards, and compatibility with surrounding businesses. City Manager Terrence Moore stated that the matter would be scheduled for a future workshop discussion.

**Deputy Vice Mayor Markert:**

Expressed support for exploring a new City Hall, noting the concept had been on his agenda for some time.

**Vice Mayor Burns:**

Requested an update on the Frog Alley analysis. Ms. Gianniotis stated the analysis is complete and under staff review, anticipated to be finished by the end of May, after which staff will develop a strategy to move the item forward while addressing Senate Bill 180 and other regulations, noting that property owner support will be important.

Expressed appreciation for the Commission's support of the caddie program and stated that she was excited about its implementation.

Discussed recognizing local churches for their community contributions and inquired about the frequency of such recognitions. Commissioner Casale suggested limiting recognitions to one church per meeting. Vice Mayor Burns agreed and stated she would begin with St. Matthews Church. Mayor Carney expressed support, noting the valuable work churches perform in the community.

**Commissioner Casale:**

Thanked the Police and Fire Departments for visiting schools to encourage students during testing. She also raised the need to consider designation for Veterans Park, noting it would not affect other planned uses such as croquet, and requested that it be added to the list. Mayor Carney chimed in and stated he had discussions with the City Attorney and Preservation Trust regarding the park portion and that a referendum question had been explored, but the City Attorney advised a referendum was not required.

Discussed goal setting to incorporate visioning into actionable direction rather than repeating prior processes.

Raised concerns about the Old School Square website content and updates, requesting verification of changes and removal of outdated material and disclaimers.

Raised concerns regarding financial matters, including Highland Beach reimbursement estimates ranging from \$2.1 million to \$3.9 million and a perceived lack of collection efforts. She also cited concerns about the Waste

Management contract and increased taxpayer costs, as well as impact fee delays resulting in lost revenue and continued taxpayer subsidy of development. She urged stronger action and accountability.

Addressed concerns regarding claims handling, insurance recoveries, and write-offs, including Old School Square-related balances and consistency in enforcement of payment policies.

## **11. ADJOURNMENT**

There being no further business to discuss, the meeting adjourned at 9:08 p.m.

The City shall furnish appropriate auxiliary aids and services where necessary to afford an individual with a disability an equal opportunity to participate in and enjoy the benefits of a service, program, or activity conducted by the City. Please contact the Human Resources Department at (561) 243-7125 at least 24 hours prior to the program or activity for the City to reasonably accommodate your request. Adaptive listening devices are available for meetings in the Commission Chambers.