TOWN OF LANTANA

Town Hall
500 Greynolds Circle
Lantana, FL 33462

Town Council
June 8, 2026 - 6:00 p.m.

For information regarding the procedures for public participation during a Town Council meeting, please refer to the end of this agenda.

***THIS TOWN COUNCIL MEETING CAN BE ACCESSED ONLINE FOR LISTENING PURPOSES ONLY. PLEASE SEE THE LAST PAGE FOR DETAILS.**

1. **ROLL CALL, MOMENT OF SILENT PRAYER, PLEDGE OF ALLEGIANCE.**

2. **AGENDA APPROVAL:**
   - **a.** Additions, substitutions, deletions.
   - **b.** Agenda Approval.

3. **STAFF AND COMMITTEE REPORTS:**
   - **a.** Town Council
   - **b.** Town Manager

4. **SPECIAL PRESENTATIONS:**
   - **a.** Presentation of Recognition to Malcolm and Ilona Balfour for their service to the Lantana Nature Preserve.
   - **b.** Presentation of the End of Session Report by Mat Forrest, Ballard Partners, Inc.

5. **APPROVAL OF THE CONSENT AGENDA:**
   - **a.** Approval of the May 11, 2026, Regular Town Council Meeting Minutes.
   - **b.** Approval of the May 21, 2026, Town Council Workshop Series Meeting Minutes.

6. **ORDINANCES AND RESOLUTIONS:**
   - **a.** Consideration of Ordinance No. O-05-2026, amending Chapter 17—Streets, Sidewalks, and Other Public Places, Article VI, Town Parks, by adopting new sections, 17-79 through 17-84, to establish a formal, coordinated process for managing special events on public property. **Remarks: Second Reading**
   - **b.** Consideration of Ordinance No. O-06-2026, amending Chapter 11 – Licenses, Permits and Business Regulations, to repeal obsolete business tax registration provisions. **Remarks: First Reading**

7. **QUASI-JUDICIAL HEARINGS:**
   a. Consideration of three (3) variance requests from Sec. 23-94 and Sec. 23-81 of the Town Code of Ordinances for the property located at 1124 Julia Heights Dr to allow for accessory structures. Case Nos.: VAR26-0001, VAR26-0002, and VAR26-0003. **Remarks: Town staff have requested that this item be postponed, and the applicant has agreed to this.**

8. **MISCELLANEOUS:**
   a. Consideration of ratifying the expenditure of $99,620 to Cacique Utilities LLC for the emergency Lift Station #5 repair and replacement in March/April 2026.
   b. Consideration of ratifying the expenditure of $205,902 to Cacique Utilities LLC for the emergency Lift Station #1 repair and replacement in April 2026.
   c. Consideration of awarding a contract for Janitorial Services for Public Facilities to OT Services Inc. in the amount of $23,990.

9. **PUBLIC COMMENTS:**

10. **FUTURE EVENTS/IMPORTANT DATES (subject to change):**
    - 06/19/2026 - Town Offices Closed in Observance of Juneteenth.
    - 06/22/2026 - Town Council Meeting, Town Hall Council Chambers, 6:00 p.m.
    - 06/24/2026 - Planning Commission Meeting, Town Hall Council Chambers, 6:00 p.m.
    - 06/25/2026 - Town Council Workshop, Town Hall Council Chambers, 9:00 a.m. (Tentative)
    - 07/03/2026 - Town Offices Closed in Observance of Independence Day.
    - 07/04/2026 - Annual Independence Day Celebration, Bicentennial Park, 7:30 - 10:15 p.m.
    - 07/13/2026 - Second Budget Workshop, Town Hall Council Chambers, 5:30 p.m.
    - 07/13/2026 - Town Council Meeting, Town Hall Council Chambers, 6:00 p.m.
    - 07/16/2026 - Special Magistrate Hearing, Town Hall Council Chambers, 5:30 p.m.
    - 07/22/2026 - Planning Commission Meeting, Town Hall Council Chambers, 6:00 p.m.
    - 07/27/2026 - Town Council Meeting, Town Hall Council Chambers, 6:00 p.m.

11. **COUNCIL COMMENTS:**

12. **ADJOURNMENT.**

Listen to the Town Council Meeting: Visit https://www.lantana.org/266/Town-Agendas and click "View Event" next to the meeting date for the live broadcast. The link will be available when the meeting starts. The recording wil be available on-demand after the meeting in the Past Events section.

PROCEDURES FOR PUBLIC PARTICIPATION

Any citizen is entitled to be heard on an official agenda item when the Town Council calls for public comment **OR** any matter not on the agenda under the "Public Comments" section. Citizens desiring to address the Town Council shall step up to the microphone at the podium, state their name and address in an audible voice for the record, and, unless the Chair grants additional time, shall limit their address to three (3) minutes. Citizens who wish to address the Council **MUST** complete a blue public comment card and present it to the Town Clerk before the item is discussed and wait for the Mayor to announce when it is their turn to speak. Likewise, if the public wishes to speak on a matter on the consent agenda, they must complete a blue card and present it to the Town Clerk before the start of the meeting.

Americans with Disabilities Act: In accordance with the provisions of the Americans with Disabilities Act (ADA), this document can be made available in an alternate format (large print) upon request. Special accommodations can be provided upon request with three (3) working days' advance notice of any meeting, by contacting the Town Clerk at Lantana Town Hall, 500 Greynolds Circle, Lantana, Florida, (561) 540-5000.

TOWN OF LANTANA

Agenda Item Summary

AGENDA ITEM No.: 4a

PREPARED BY: Maria Rios, Executive Assistant to the Town Manager

REVIEWED BY: Brian K. Raducci, ICMA-CM, Town Manager

MEETING DATE: June 8, 2026

AGENDA ITEM: Presentation of Recognition to Malcolm and Ilona Balfour for their service to the Lantana Nature Preserve.

ISSUE/BACKGROUND:

ATTACHMENT(S):

TOWN OF LANTANA

Agenda Item Summary

AGENDA ITEM No.: 4b

PREPARED BY: Maria Rios, Executive Assistant to the Town Manager

MEETING DATE: June 8, 2026

AGENDA ITEM: Presentation of the End of Session Report by Mat Forrest, Ballard Partners, Inc.

ISSUE/BACKGROUND:

ATTACHMENT(S):

1. 2026 Post-Session Report.pdf
2. Property Tax Special Session Report.pdf

Town of Lantana
Post-Session Report

March 30, 2026

2026 Post-Session Report

The 2026 Florida Legislative Session has officially concluded its scheduled 60-day run. However, lawmakers adjourned without adopting a final State budget. Legislative leadership has indicated that members are expected to return following the Easter and Passover holidays in mid-April, but a specific date has not been set yet. The Legislature must finalize and pass a balanced budget ahead of the July 1 start of the new fiscal year, with the Governor required to review the appropriations bill and exercise his line-item veto authority prior to that date.

During the final weeks of Session, several key policy areas saw continued movement, particularly in areas impacting local governments. The Legislature passed bills relating to sovereign immunity, land use and development, agricultural enclaves, affordable housing, building permitting and inspections, local government finances, and greenhouse gas regulations. Conversely, proposals related to local business taxes, post-disaster land use, centralized 911, open carry of firearms, and water management did not ultimately pass, though elements of these issues may reemerge in future sessions.

Property tax reform was a central issue in the media throughout Session, but in the end, nothing was passed on the issue, in fact few bills were even heard on the issue. Discussions between legislative leadership and stakeholders are ongoing, and it is widely anticipated that a Special Session will be called to address property tax policy in the coming months.

Although the Legislature successfully advanced a number of policy priorities, the absence of a final budget leaves several issues unresolved and subject to further negotiation. Both chambers had released and begun advancing their respective budget proposals, but differences between the House and Senate—particularly around overall spending levels ultimately prevented the chambers from reaching agreement before adjournment. As budget conference discussions resume in the coming weeks, leadership will work to reconcile these differences and produce a final appropriations package.

Below is a summary of legislation that may be of particular interest to local governments. In the interest of space, this report provides a high-level overview only. We encourage everyone to have their appropriate staff review the full bill language of any bills of interest.

We will continue to monitor developments as the Legislature prepares to reconvene for budget negotiations and potential Special Sessions in the coming months. As always, please feel free to contact us if you need further information on any issue.

Property Tax Bills

As reported in our Pre-Session and Mid-Session report, there was significant public discussion regarding potential changes to Florida's property tax structure, including proposals advanced by House Leadership. The House did hear a few bills on the subject in committee however, only one bill (**HJR 203**) passed off the House floor before dying in the Senate. The Senate did not hear any bills related to property tax changes this Session.

Gov. Ron DeSantis has also not released details on a property tax proposal that he would support. He has said publicly that there isn't a rush to move legislation on this topic but supports doing something before the November General Election.

It looks like this will likely be an issue brought up in a Special Session later this Spring.

Below are summaries of the House Leadership Bills related to Property Taxes:

CATEGORICAL ELIMINATIONS

FAILED HJR 201 by Rep. Steele eliminates non-school homestead property taxes.

- It passed 2 of 3 committees but died waiting to be heard in the third.

FAILED HJR 203 by Rep. Miller originally phased out non-school homestead property taxes over a ten-year period. Each year homeowners would have received an additional $100,000 exemption. After ten years, all non-school homestead property taxes would have been eliminated. The bill was amended on the House floor to immediately eliminate all non-school related ad-valorem taxes.

- It passed all three committees of reference and passed the House by a vote of 80-30.
- Died before being heard in the Senate

FAILED HJR 205 by Rep. Porras exempts Florida residents over the age of 65 from paying non-school homestead property taxes.

- It passed 2 of 3 committees but died waiting to be heard in the third.

ADDITIONAL EXEMPTIONS

FAILED HJR 207 by Rep. Abbott creates a new homestead exemption for non-school property taxes equal to 25% of the assessed value of the house. In addition to providing relief to current homeowners, it would also benefit first-time homebuyers.

- It passed 1 of 3 committees and died at the end of Session.

FAILED HJR 209 by Rep. Busatta creates a new property insurance relief homestead tax exemption. Homestead property owners who have property insurance will be entitled to an additional $200,000 exemption on non-school property taxes.

- It passed 3 of 3 committees but died waiting to be heard on the House Floor

REFORMS

FAILED HJR 211 by Rep. Overdorf eliminates the cap on portability, allowing a homeowner to transfer their entire accumulated Save Our Homes benefit to their new home, even if that home has a lesser value.

- It passed 2 of 3 committees but died waiting to be heard in the third.

FAILED HJR 213 by Rep. Griffitts limits the growth in assessed value of non-school homestead property taxes to 3% over three years for homestead property (currently it is 3% per year) and 15% over three years for non-homestead property (currently it is 10% per year).

- It passed 3 of 3 committees but died waiting to be heard on the House Floor

FAILED HB 215 by Rep. Albert makes various statutory changes including requiring a 2/3 vote for any increase in the millage rate and allowing newly married couples to combine their accumulated Save Our Homes benefits.

- It passed 1 of 3 committees and died at the end of Session.

It is unknown at this time what Resolutions, if any, will be placed on the ballot. Leadership in both chambers have stated that they know the role that property taxes play with local governments, including public safety.

Those factors will remain in their consideration as legislation is considered possibly during Special Sessions in the Spring of 2026.

Appropriations

During the 2026 Session, the Legislature took initial steps in the budget process with each chamber releasing its respective spending proposals. However, the chambers did not reconcile their differences prior to adjournment and did not adopt a final budget for the 2026-2027 fiscal year.

Legislative leadership has indicated that the Legislature is expected to reconvene following the Easter and Passover holidays in mid-April, contingent upon agreement on overall budget allocations. At that time, the House and Senate are expected to enter budget conference to negotiate and finalize a unified spending plan ahead of the July 1 start of the new fiscal year.

Given the projected deficits in the near future and continued fiscal restraint by leadership, member appropriations requests are being evaluated more stringently than in recent Sessions. In the House, members have filed 2,846 appropriation requests and, in the Senate, 2,777 requests have been filed to date totaling over $6 billion dollars in requested funding. Legislative leadership have made it clear that the 2026-2027 budget will be lean and that competition for limited funding will remain significant.

At this time, the status of project funding remains unchanged from our Mid-Session report. No final funding decisions have been made, and all appropriations requests are effectively paused pending budget conference negotiations when the Legislature reconvenes.

We have been actively engaged with members, committee staff, and budget decision makers to advocate for your projects and will continue to do so as the budget process advances. Below is a summary of the appropriations projects filed on your behalf for the 2026 Legislative Session:

Town of Lantana Appropriation Requests
2026 Session

1) **North 4th Street Gravity Sewer & Drainage Improvements**
HSE # 3278 by Rep. Gossett-Seidman LFIR # 2795 by Sen. Bernard
Requesting: $1,200,000 Local Match: $1,000,000
Replace a degraded clay and steel 18in wastewater line with an upsized HDPE sewer line to accommodate increased flow.

2) **Water Treatment Plant Instrumentation & Controls**
HSE # 3275 by Rep. Gossett-Seidman LFIR # 2374 by Sen. Bernard
Requesting: $1,300,000 Local Match: $700,000
Upgrade existing obsolete control panels and instrumentation equipment at the existing Water Treatment Plant (WTP), perform an overall evaluation of the existing instrumentation and controls (I&C) components, SCADA system, and review considerations for Cybersecurity based on EPA guidelines at the existing WTP.

3) **Lift Station No. 3, 4, 8, and 9 Rehabilitation**
HSE # 3277 by Rep. Gossett-Seidman LFIR # 2798 by Sen. Bernard
Requesting: $1,000,000 Local Match: $500,000
Convert each of the dry pit lift stations to submersible lift stations by constructing the submersible lift stations near the dry pit lift stations per the 2023 Integrated Master Plan. These improvements will require modifications to the gravity sewer system to divert wastewater flows from the dry pit lift stations to the submersible lift stations. The discharge force mains will be modified to connect the submersible lift stations to the existing force mains.

4) **ADA Walkway Improvement**
HSE # 3276 by Rep. Gossett-Seidman LFIR # 2358 by Sen. Bernard
Requesting: $300,000 Local Match: $100,000
Replace a degraded clay and steel 18in wastewater line with an upsized HDPE sewer line to accommodate increased flow.

5) **Police Department Emergency Operations Renovation**
HSE # 3279 by Rep. Gossett-Seidman LFIR # 2367 by Sen. Bernard
Requesting: $420,000 Local Match: $200,000
Renovation of the Town's Police Department Emergency Operations Center. The current open space will be transformed into a multi-use facility that will include an Emergency Operations Center, a Real Time Crime Center, an events and ceremony area, as well as a training and lecture room.

Unfortunately, this year we were only able to land one of these projects in either the House & Senate budgets. The House budget currently contains 50% funding for the Police Department Emergency Operations Renovation (HSE # 3279 by Rep. Gossett-Seidman).

We will continue to advocate for the House and Senate to fully fund the request whenever they resume budget negotiations.

Legislation of Note

Below is a summary of legislative issues and proposals that may be of interest to local governments, including measures that passed or failed during the 2026 Legislative Session. In the interest of space, this report provides a high-level overview of select bills. We will continue to monitor developments as the Legislature prepares to reconvene for budget negotiations and potential Special Sessions in the coming months. As always, please feel free to contact us if you have questions or would like additional information on any issue included in this report or others you may have been tracking.

PASSED HB 145 Suits Against the Government by Rep. McFarland (R-Sarasota) / SB 1366 by Sen. Brodeur (R-Seminole)

For another session, Sovereign Immunity continued to be an issue of discussion. HB 145 amended statutory limits on liability for tort claims against the state, its agencies, and subdivisions, including local governments. In our review, the bill did the following, but we recommend having your staff review the bill if it is of interest.

The bill increases the statutory caps on liability for tort claims to $350,000 per person (current law is $200,000) and $500,000 per incident (current law is $300,000) for causes of action accruing on or after October 1, 2026.

The bill also revises claims administration procedures, including shortening the timeframe for State action on claims. Specifically, the bill reduces the period in which a claim is deemed denied from 6 months to 4 months after filing. In addition, the bill shortens the timeframe for providing notice of a claim to the state from 3 years to 18 months after the claim accrues.

The bill clarifies that governmental entities may settle claims within insurance coverage limits without requiring a claims bill, while maintaining that amounts above the statutory caps still require legislative approval.

HB 145 passed both chambers with broad support, passing the House by a 108-1 vote and the Senate by a 36-0 vote. It has not been sent to the Governor yet. If approved, it is effective October 1, 2026

PASSED [SB 290 - Department of Agriculture and Consumer Services by Sen. Truenow (R – Lake)/HB 433 by Rep. Alvarez (R – Hillsborough)]

SB 290 is the 2026 Florida Department of Agriculture and Consumer Services (FDACS) bill. It is a large bill that contains many provisions, most of which relate to issues that are not relevant to local governments. Several provisions, however, are directly related to local governments:

The bill preempts counties and municipalities from enacting or enforcing laws that prohibit or restrict the use of gasoline-powered farm and landscape equipment. This preemption applies broadly to any local law, policy, or action and also prohibits local governments from creating different regulatory standards between gasoline-powered equipment and electric or similar equipment in commercial settings. The bill includes definitions for both gasoline-powered farm equipment and gasoline-powered landscape equipment and clarifies that local governments may encourage, but not require, the use of alternative equipment:

(2) A municipality may not enact or enforce a resolution, an ordinance, a rule, a code, or a policy or take any action that restricts or prohibits the use of gasoline-powered farm equipment or gasoline-powered landscape equipment and may not create differing standards for such equipment or distinguish such equipment from any electric or similar equipment in a retail, manufacturer, or distributor setting.

The bill also updates surplus land procedures to restrict local government actions related to lands determined to be suitable for bona fide agricultural purposes. It requires the Acquisition and Restoration Council to evaluate lands surplused by local governments on or after January 1, 2024, for agricultural suitability. If such lands are determined to be suitable for bona fide agricultural purposes, local governments are prohibited from transferring future development rights associated with those lands.

(19) "The Acquisition and Restoration Council shall determine whether any lands surplused by a local governmental entity, as defined in s. 218.72, on or after January 1, 2024, are suitable for bona fide agricultural purposes, as defined in s. 193.461(3)(b). A local governmental entity may not transfer future development rights for any surplused lands determined to be suitable for bona fide agricultural purposes on or after January 1, 2024.

Additionally, the bill expands this concept beyond local governments to include state-owned lands. The Department of Environmental Protection, in coordination with FDACS, must evaluate certain state-owned conservation lands acquired on or after January 1, 2024, to determine whether they are suitable for bona fide agricultural purposes. If such lands are determined to be suitable, the Department of Environmental Protection is authorized to surplus those lands. However, any such disposition must include the retention of a rural-lands-protection easement and proceeds from the sale must be deposited into the FDACS Incidental Trust Fund for specified land acquisition purposes.

The bill also expressly excludes certain categories of conservation lands, including state parks, state forests, wildlife management areas, and lands within the Comprehensive Everglades Restoration Plan, from being surplused under this authority.

The bill also includes provisions related to land use and development in certain small, low-density municipalities. It creates a new requirement that development applications on "ecologically significant parcels" in municipalities meeting certain size and population thresholds may not be administratively approved unless the applicant provides an attestation, under penalty of perjury, that the development will not exceed a density of one residential unit per 20 acres. The bill provides a limited exception for housing intended for family members and allows a local governing body to waive the density requirement by unanimous vote.

As stated, this is a large bill with many components, and the bill was amended multiple times throughout Session. While many of the amendments are not directly relevant to local governments, we recommend that your legal department fully review SB 290 and its amendments and opine as to how other components of the bill may affect you.

SB 290 passed both chambers of the Legislature, passing the House by a 94-10 vote and the Senate by a 38-0 vote, and was signed into law by the Governor on March 23. It is effective July 1, 2026.

FAILED HB 103 Local Business Taxes by Rep. Botana (R-Lee)/ SB 122 by Rep. Trunenow (R-Lake)

This bill had been filed in many previous Sessions and saw some movement last year before dying in the Senate, again. The bill did the following, but we recommend that your staff review the bill if it was of interest, as it will likely be back again next Session. Please follow the link above to see the full bill.

- It repealed the current authority to impose local business taxes, formerly referred to as Occupational Taxes, while allowing certain municipalities to continue imposing a gross-receipts-based business tax on merchants
- Repealed Chapter 205, ending the statewide framework for local business taxes
- Created s. 218.150 to provide limited continuation authority for certain local governments:
  - The bill authorizes a municipality that imposes a business tax on merchants measured by gross receipts from the sale of merchandise or services to continue imposing such tax. The municipality may revise the definition of "merchant" by ordinance but may not revise the rate of the tax measured by gross sales.
  - The bill authorizes a county that levied an additional business tax pursuant to former s. 205.033(6) as of January 1, 2026, to continue to levy such tax under the same exemptions, categories, rates, and provisions that were in effect on that date.
  - The bill requires that proceeds from such county tax continue to be placed in a separate interest-bearing account and distributed annually to the organization or agency designated by the county as of January 1, 2026, to oversee and implement a comprehensive economic development strategy through advertising, promotional activities, and other sales and marketing techniques.
  - The bill authorizes a county to repeal such additional business tax by ordinance; however, once repealed, the authority to levy the tax expires and may not be reinstated.

HB 103 has passed each of its committees in the House and passed off of the House Floor by a 82-26 vote. The bill was sent to the Senate and was not heard again. The bill died at the end of Session.

PASSED [HB 4071 Local Bill / Palm Beach County] relating to MSTU's.

A local bill relating to how fire rescue services are transitioned in areas annexed in Palm Beach County started out as controversial but with amendments eventually passed without issue.

Rep. Snyder incorporated several amendments into the bill at the request of local municipalities here in Palm Beach County. Those amendments:

- Lessened the proposed time which County Rescue may remain the service provider;
- Exempted the annexation of an enclave of 10 acres or less.
- Specified that the data and levels of service be mutually agreed upon by the County and annexing municipality;
- Created a dispute resolution mechanism to address situations in which parties are unable to agree.

According to the Staff Analysis, as passed the bill now does this:

Provides that a municipal service taxing unit (MSTU) in Palm Beach County whose primary purpose is the provision of fire rescue and emergency medical services may continue to provide services to real property in the county annexed after January 1, 2027, for six years.

If parcels are annexed by a municipality that does not have a charter provision, ordinance, or interlocal agreement allowing a Palm Beach County MSTU to provide fire rescue and emergency medical services in the entirety of the municipality, the bill provides that such parcels are contracted from the MSTU and the county will no longer levy ad valorem taxes on the property. Instead, the bill requires the annexing municipality to make an annual payment equal to the actual cost of the service provided.

These provisions are similar to, but with a longer time frame than, current law provisions concerning municipal annexation areas contained within an independent special district.

The bill allows the county, through the MSTU, to continue to collect fire rescue impact fees on annexed real property that would have been collectable prior to annexation.

After the six-year transition period, the bill provides that the provision of services by the MSTU, the annual payment from the municipality to the MSTU, and the authority to collect impact fees on the annexed parcels terminates unless:

- The annexing municipality advises the county that it will not provide fire rescue and emergency medical services;
- The county and the annexing municipality enter into an interlocal agreement providing for fire rescue and emergency medical services in the annexed area; or
- The data from the analysis established by the good faith negotiations described below demonstrates that the transfer for fire rescue and emergency medical services to the annexing municipality should occur prior to the six-year term or the six-year term is extended by an interlocal agreement between Palm Beach County and the annexing municipality.

The bill requires Palm Beach County and the annexing municipality to enter into good faith negotiations and discussions regarding the time period for transitioning fire rescue and emergency medical services, as well as the expenditure of assets for capital and operational purposes by both the county and the annexing municipality in the annexed areas. These discussions are intended to ensure residents of the annexed areas enjoy appropriate levels of service without the inefficient expenditure of both county and municipal assets by preventing duplicative and unnecessary expenditures and duplicative collection of fire rescue impact fees and other fees.

Lastly, the bill provides that if the Palm Beach County Board of County Commissioners and annexing municipality are unable to enter into an interlocal agreement, either party may initiate conflict resolution procedures established in ch. 164, Florida Statutes. If the conflict is not resolved within 120 days, the bill authorizes the parties to file an action in circuit court.

The bill passed all committee and both Chambers unanimously. If approved by the Governor, it is effective upon becoming law.

FAILED SB 840 - Land Use Regulations for Local Governments Affected by Natural Disasters by Sen. DiCeglie (R– Pinellas) / HB 1465 by Rep. Andrade (R-Escambia)

The passage of SB 180 during the 2025 Florida Legislative Session was met with concern from many local governments, primarily due to uncertain legislative intent regarding development restrictions for non-hurricane related issues. SB 840 was introduced during the 2026 Session as an attempt to address this uncertainty by clarifying or modifying several aspects of SB 180 to more specifically limit development preemptions to post-hurricane recovery. As with all proposed legislation, we recommend that your legal department fully review the bill language and consider how similar provisions may be addressed in future legislation. Key provisions of the bill included:

- Narrowed the definition of "impacted local government" from those within 100 miles of a hurricane's track to those within 50 miles and required that the jurisdiction be included in a federal major disaster declaration
- Prohibited impacted local governments, for one year after a hurricane makes landfall, from:
  - Enforcing moratoriums that prevent or delay the repair, reconstruction, or redevelopment of hurricane-damaged improvements, except for limited purposes related to stormwater, potable water, or sewer systems
  - Requiring repairs or reconstruction to comply with more restrictive comprehensive plan or land development regulation amendments adopted after the hurricane
  - Enforcing more restrictive or burdensome procedural changes that increase approval timelines for site plans, development permits, or development orders
- Provided exceptions allowing certain actions to proceed, including:
  - Applications initiated by private property owners
  - Amendments submitted for state review prior to landfall
  - Amendments required to comply with state or federal law
  - Floodplain management standards consistent with the National Flood Insurance Program
- Limited applicability of certain restrictions to properties that sustained damage requiring permits and authorized local governments to require documentation demonstrating hurricane-related damage
- Clarified that changes to the Florida Building Code and local technical amendments remained allowable
- Revised and extended provisions related to previously declared disaster areas, including:

- Extending prohibitions on moratoria and restrictive land use actions for specified counties and municipalities
- Moving the expiration of those provisions from 2028 to June 30, 2026
- Revised enforcement mechanisms allowing only residents or business owners to seek injunctive relief and attorney fees under certain conditions

SB 840 moved well in the Senate unanimously passing all of its votes. Unfortunately the House made it clear from the start they don't support a change in this area. HB 1465 was never heard in the House and the Senate bill died in messages at the end of Session.

Sen. DiCeglie fought for the issue up to the final days of the Session and attempted to amend HB399 with similar language but again the measure died without support in the House.

PASSED **SB 686 – Agricultural Enclaves by Sen. McClain (R – Marion)/HB 691 by Rep. Botana (R– Miami-Dade)**

For another session, land use and growth management issues continue to be discussed by the Legislature. SB 686 addresses the certification and treatment of certain properties as agricultural enclaves. The bill establishes a process through which property owners may seek certification of qualifying land as an agricultural enclave from a local government. Because of the potential implications for local land use authority, we recommend that local government staff review the bill if it is of interest.

The bill authorizes the owner of a parcel or parcels of land, or such owner's authorized agent or controlling entity, to apply to the governing body of the local government for certification of the parcel or parcels as an agricultural enclave.

The bill requires that the parcel be surrounded by industrial, commercial, or residential development, or land designated for such development, generally along at least 75 percent of its perimeter, with alternative eligibility thresholds including parcels up to 700 acres that meet reduced surrounding development criteria. The bill also establishes maximum size limits, generally capping parcels at 1,280 acres, but allowing parcels up to 4,480 acres where surrounding development meets specified density thresholds. The parcel must also have public services available or planned, or the applicant must agree to provide proportionate share contributions. Additionally, eligibility is limited to counties with a population of 1.75 million or less.

The bill requires the local government, within 30 days after receipt of the application, to provide the applicant a written report detailing whether the application complies with statutory requirements.

The bill requires the local government to hold a public hearing within 30 days after providing the report to approve or deny certification. If the local government does not approve or deny the application within 90 days after receipt, the parcel or parcels must be certified as an agricultural enclave.

The bill requires that any denial be issued in writing with detailed findings of fact and conclusions of law and authorizes the applicant to seek judicial review by filing a petition for writ of certiorari within 30 days after the decision.

The bill provides that, upon certification, the owner may submit development plans for single-family residential housing consistent with the land use requirements, including uses, density, and intensity, of one or more adjacent parcels or an adjacent development, and such development must be treated as a conforming use notwithstanding the local government's comprehensive plan, future land use designation, or zoning.

The bill further provides that a local government may not enact or enforce a law or regulation for an agricultural enclave which is more burdensome than for other types of applications for comparable uses or densities, and requires that an agricultural enclave adjacent to an urban service district be treated as if it were within the urban service district.

The bill requires that, within 30 business days after receipt of development plans, the local government and the property owner must agree in writing to a process and schedule for submittal, analysis, and final approval. The bill prohibits requiring a process longer than 180 days or one that includes further quasi-judicial review or a public hearing.

The bill provides that certain agricultural enclaves adjacent to an interstate highway may be developed for commercial, industrial, or single-family residential uses if adjacent parcels or developments permit the same density or intensity.

The bill authorizes an owner to apply for a comprehensive plan amendment and establishes a rebuttable presumption that such amendment is not urban sprawl if the proposed uses and intensities are consistent with surrounding development. The presumption may be rebutted by clear and convincing evidence. For parcels larger than 640 acres, the bill requires inclusion of specified new urbanism concepts such as clustering, mixed-use development, rural village or city centers, and transfer of development rights.

The bill requires a 180-day good faith negotiation period for comprehensive plan amendments and requires a written agreement within 30 days establishing a schedule for submittals, hearings, negotiations, and final action. If the local government fails to transmit the amendment within 180 days, the amendment must be transmitted to the state land planning agency for review.

The bill provides that these provisions do not apply to certain protected areas, including the Wekiva Study Area, the Everglades Protection Area, areas of critical state concern, properties subject to conservation easements, and specified military installations or ranges.

SB 686 passed both chambers of the Legislature, passing the House by a 90-20 vote and the Senate by a 34-2 vote. If approved by the Governor, it's effective on July 1, 2026.

PASSED SB 208- Land Use and Development Regulations by Sen. McClain (R– Marion) / HB 399 by Rep. Borrero (R– Miami-Dade)

Land use and housing regulation continued to be a focus of the Legislature. SB 208 / HB 399 make several changes to how counties and municipalities regulate development under the Community Planning Act and related statutes, directly affecting local government authority over development approvals, permitting, and zoning.

The bill revises requirements related to development application fees by requiring that such fees reasonably relate to the direct and reasonable indirect costs associated with review, processing, and final disposition of the application, must be published on the local government's fee schedule, and may not be based on a percentage of construction costs, site costs, or project valuation.

The bill establishes new requirements related to compatibility determinations for residential development. Local governments must include objective factors in their comprehensive plans and land development regulations to assess compatibility within residential zoning districts and must incorporate measures to mitigate potential incompatibility.

The bill further limits the ability of local governments to deny applications based on compatibility by requiring:

- Identification of specific areas of incompatibility before recommending denial
- Consideration of mitigation measures proposed by the applicant
- Written findings stating why mitigation is inadequate if a denial is issued
- That generalized concepts such as "community character" or "neighborhood feel" may not be used as the sole basis for denial

The bill authorizes local governments to approve applications with conditions to address compatibility concerns and clarifies that these provisions apply within the same residential land use category.

The bill also creates provisions related to large destination resorts, requiring local governments to administratively approve, without further quasi-judicial or administrative review, applications for minor special exceptions or variances for qualifying resorts meeting statutory criteria, including public lodging establishments comprised of 5 acres and 500 guest rooms with an average occupancy of at least 70 percent over the preceding 3 years. These provisions expire July 1, 2031. (This provision of HB 399, some stakeholders claim, is specifically directed towards one particular resort project located in Miami-Dade County).

The bill includes provisions related to compost processing facilities, prohibiting local governments from conditioning permits on the purchase of additional property for road expansion and prohibiting revocation of existing permits if the facility complies with applicable state-adopted best management practices.

The bill also requires public school interlocal agreements to address reasonable access to public easements and rights-of-way necessary for school facilities.

In addition, the bill expands housing-related preemptions by:

- Prohibiting denial of building permits for certain residential manufactured buildings on specified lots

- Requiring off-site constructed residential dwellings to be permitted as of right in zoning districts allowing single-family detached dwellings

- Prohibiting local governments from regulating such dwellings differently based on construction method or location

- Limiting design standards to specific objective criteria and requiring that such standards be applied uniformly

The bill further provides that local governments may not adopt or enforce ordinances, regulations, or policies that conflict with these provisions, and any such conflicting regulations are void and unenforceable.

HB 399 passed the Senate by a 27-11 vote and the House by a 73-27 vote. It was sent to the Governor on March 18, and he signed it on March 27. It is effective immediately.

PASSED **[SB 1628 – Net Zero Policies by Governmental Entities by Sen. Avila (R-Miami-Dade)]** / **[HB 1217 by Rep. Snyder (R- Martin)]**

HB 1217 provides that a governmental entity may not enact or enforce or require any person or legal entity to enact or enforce a resolution, ordinance, rule, code, or policy to support a "net zero" policy, including as a condition of any contract or agreement between the governmental entity and a third party. "Net zero policy" is defined in the bill as any policy, program, or initiative designed to achieve a balance between total amount of greenhouse gas emitted into the atmosphere with an equal amount removed from the atmosphere.

The bill prohibits a governmental entity from implementing, administering, or enforcing any program or joining any organization that has a policy of:

- Establishing a statewide, regional, or geographic limit or cap on the amount of greenhouse gas emissions that results from the use, production, or consumption of any product or from any activity.
- Requiring or incentivizing a governmental entity or any person in this state to participate in an emissions trading program.

The bill also prohibits a governmental entity from using, paying, or distributing public funds in any manner that supports, implements, or advances a net zero policy by doing any of the following:

- Providing procurement or purchasing preferences for a product or vendor on the basis that the procurement or purchase of such product or from such vendor will advance or support a net zero policy.
- Providing procurement or purchasing preferences for any goods, including, but not limited to, vehicles, equipment, appliances, or other products, based solely on the types or sources of fuel used by, or used in the production of, such goods.
- Using public funds to pay dues, membership fees, subscription fees, or charitable contributions to any nongovernmental agency or other private organization, including any trade association or organization, that:
    - Adopts a net zero policy;
    - Requires adoption of, or any commitment to support, a net zero policy as a condition of membership or of receiving any benefit of membership; or
    - Uses such funds to advocate for a net zero policy.

Finally, HB 1217 prohibits a governmental entity from imposing any charge, including a tax, fee, penalty, offset, or assessment, to advance a net zero policy, including, but not limited to:

- A charge based on the carbon content of a fuel.
- A charge based on the emission of greenhouse gases that results from the use, production, or consumption of any product, service, or activity.
- A charge assessed in connection with an emission trading program.

HB 1217 requires each governmental entity to annually submit to the Department of Revenue an affidavit attesting to compliance with the bill's provisions on prohibited charges.

HB 1217 passed the House by an 80-29 vote and passed the Senate by a 24-12 vote. If approved by the Governor, it is effective July 1, 2026.

PASSED **[SB 1134 – Official Actions of Local Governments by Sen. Yarborough (R-Jacksonville)]**

CS/CS/SB 1134 prohibits counties and municipalities from funding, promoting, or taking official actions such as adopting ordinances, resolutions, rules, regulations, programs, or policies, related to diversity, equity, and inclusion (DEI). It also prohibits a county or municipality from expending any funds, regardless of the source, to establish, support, sustain, or staff a DEI office or officer. It also prohibits counties and municipalities from allowing their funds to be used by employees, contractors, and others to promote DEI initiatives.

The bill also requires the potential recipients of a county or municipal contract or grant to certify that they do not and will not use local government funds to require employees, contractors, volunteers, vendors, or agents to ascribe to, study, or be instructed using materials related to DEI. Included in the bill is an extensive list of exceptions, including recognizing or promoting holidays designated by federal law, including those designated in 5 U.S.C. s. 6103; recognizing or promoting state holidays and special observances designated by state law, including those designated in chapter 683. This bill does not prohibit official action required for compliance with general or federal law.

The statute created by the bill applies to any contract between a county or municipality and a diversity, equity, and inclusion officer which is in existence on January 1, 2027. With respect to all other contracts, the statute applies to contracts executed or renewed after January 1, 2027. The bill provides that a member of a county or municipal governing body acting in his or her official capacity who violates the prohibitions commits misfeasance or malfeasance in office.

The bill takes effect January 1, 2027.

The bill passed the Senate by a 25-11 vote and the House by a 77-37 vote. If approved by the Governor, it is effective on January 1, 2027.

PASSED HB 1329 – Local Government Finances by Rep. Benarroch (R-Collier)

As originally filed, the intent of HB 1329 and SB 1566 were to increase transparency of local government budget decision-making and documentation, requiring the assembling and posting of a great degree of information online for public access. While the final enrolled version of HB 1329 still speaks to this intent, HB 1329 bill was amended heavily during the Legislative process and, according to bill sponsors, the final enrolled bill addresses local government concerns that the information required to be compiled and made available was too burdensome and time consuming.

HB 1329, as enrolled, enhances transparency and accountability in local government finances through expanded budget posting requirements, mandatory reduction exercises, and stricter impact fee regulations.

- Requires counties and municipalities to post tentative budgets online at least 5 days before public hearings, and final budgets must remain posted for at least 5 years (increased from 2).
- Mandates a budget workshop for both county and municipal governments to explore a 10% reduction exercise, with documentation posted online.
- Obliges counties and municipalities to publish quarterly compensation summaries for all funded employees and to publish annual budget development calendars, detailing key budget deadlines.
- Updates procedures for county budget amendments, including a 5-day notice on proposed changes and extending the required online posting of adopted amendments to 5 years.

HB 1329 was also amended to include much of the language that was originally found in HB 1139/SB 548 regarding the limitation of and criteria to impact fee increases, including:

- Creates new definitions of "impact fee" and "plan-based methodology" for concurrency and outlines allowable alternative transportation planning options, including explicit use of impact fees.

- Implements stricter rules on adopting or increasing impact fees, including using a plan-based methodology, limiting the use of data older than 4 years, and capping fee increases beyond certain levels without demonstrating extraordinary circumstances.

- Establishes refunds or credits for impact fee overpayments, with specific timelines for local governments, school districts, and special districts to respond.

As with all bills, we recommend that your legal department read the bill in its entirety to best determine your interpretation of how the bill affects your operations.

HB 1329 passed the House by a 87-19 vote and the Senate by a 34-0 vote. The bill now awaits the Governor's signature.

PASSED HB 803 – Building Permits and Inspections by Rep. Trabulsky (R-St. Lucie)

CS/CS/HB 803 makes substantial changes related to the Florida Building Code, building permit requirements, and requirements related to inspections and private providers. We strongly recommend your staff review this comprehensive bill, but believe the bill:

- Requires the Florida Building Commission to develop statewide uniform commercial and residential building permit applications by July 1, 2027.
- Requires a 5-day response timeframe for permit applications for work valued less than $15,000.
- Provides for 1-year expiration for building permits for single-family dwellings.
- Provides building permit requirements for placement of manufactured housing in certain locations including mobile home lots and single-family zoning districts.
- Provides various limitations for the calculation of local government building inspection fees.
- Requires local governments, except in flood hazard areas, to exempt from building permitting:
  - Work on single-family residential property valued at $7,500 or less, excluding any electrical, plumbing, structural, mechanical, or gas work; and
  - The installation of temporary residential hurricane and flood walls meeting specified standards.
- Requires issuance of a building permit for a retaining wall spanning more than one lot or parcel for the project as a whole.
- Restricts local government glazing requirements for new commercial or mixed-use projects.
- Prohibits homeowners' associations from requiring the issuance of a building permit as a prerequisite for review of construction on a parcel.
- As it relates to Building Code inspection and private provider services, the bill:
- Substantially revises requirements related to private provider services, including:
  - Limitations on local government authority related to supervision and application reviews.
  - Requirements related to notifications related to applications and corrective actions.
  - Revisions of local government fee calculations when private provider services are used.

- Requires the Department of Management Services to enter into state term contracts with vendors to provide building code inspection services.
- Authorizes persons meeting minimum requirements to perform building inspection and plans examination services for 1 year following state of emergency declarations.
- Requires a local government, rather than optionally allowing it, to establish a registration system for private providers and private provider firms operating in the local government's jurisdiction.
- Requires local governments to reduce commercial construction permit fees by specified percentages.

Both the House and Senate passed the bill unanimously, and the bill now awaits the Governor's signature.

PASSED HB 927 - Local Land Planning and Development by Rep. Sapp (R; Clay, Marion, Putnam, St. Johns) and Sen. Massullo (R; Citrus, Hernando, Pasco, Sumter)

A constant theme in many of the land use bills, and during comments in committees, is speeding up the permitting process at the local level.

HB 927 requires local governments to create a list of qualified professionals that can provide preapplication consultations and certifications. It also makes more changes to expedited reviews, and establishes timeframes for application approvals. In summary, the bill:

- Requires counties with 75,000+ residents and municipalities with 10,000+ residents to create development preapplication consultation programs, with specified timelines and automatic approval if deadlines are not met.

- Authorizes qualified contractors or qualified contractor firms to assist with preapplication reviews and application processing, preventing local governments from imposing added conditions or delays on their use.

- Establishes a mandatory registry of qualified contractors to supplement local government staff in reviewing certain development permits, plats, and preapplication services.

- Clarifies that local governments must accept common forms of financial assurance for infrastructure improvements and cannot unreasonably delay or condition building permits on completion of certain infrastructure.

- Expands expedited building permit review for subdivisions or phased planned communities, including provisions that allow for up to 50% (or more in certain circumstances) of building permits to be issued before a final plat is recorded.

- Adopts standardized refund schedules when local governments fail to meet application review deadlines, with partial or full refunds based on delays.

- Clarifies that local governments may not require physical completion of infrastructure or related certifications before issuing some building permits, except for specific emergency accessibility requirements.

- Provides a period of vested rights for approved preliminary plats under certain conditions, ensuring applicants can proceed in good faith with development.

The bill does make an exception for projects with certain historical declarations.

As always, we encourage you to read the full bill. It unanimously passed the House and Senate. If approved by the Governor, it is Effective Date: July 1, 2026.

FAILED SB 718 - Water Management by Sen. McClain (R– Marion)/HB 479 by Rep. Maggard (R – Pasco)

SB 718 would have prohibited counties and municipalities from adopting laws, regulations, rules, or policies relating to water quality or quantity, pollution control, pollutant discharge prevention or removal, or wetlands, and would have preempted all such regulation to the Florida Department of Environmental Protection (FDEP). The bill also would have required FDEP to notify the Chief Financial Officer if a local government adopted conflicting policies, which could have resulted in the withholding of state funds.

The House companion, HB 479, was amended in the House Natural Resources & Disasters Subcommittee to significantly narrow the bill by removing provisions preempting the regulation of water quality, water quantity, pollution control, pollutant discharge prevention and removal, and wetlands. The amendment instead included provisions prohibiting local governments from restricting certain adjacent development near wetlands and removed the penalty provisions for noncompliance.

HB 479 passed its first committee of reference but was not taken up in its remaining committees prior to adjournment. SB 718 was referred to three committees in the Senate but was not heard in its first committee of reference. Both bills died at the end of Session.

FAILED SB 1444 - Preemption to the State by Sen. Martin (R- Lee) / HB 1227 by Rep. Oliver (R-Charlotte)

SB 1444 / HB 1227 related to state preemption and proposed significant limitations on local government authority across several areas, including religious gatherings, parking, permitting, and regulation of certain private entities.

The bills would have preempted to the state all matters relating to the regulation of religious services and gatherings and prohibited counties, municipalities, and special districts from adopting or enforcing ordinances, regulations, rules, or policies that substantially burden the free exercise of religion.

The bills also prohibited local governments from restricting parking associated with attendance at religious services or gatherings, provided such parking is consistent with public safety and access requirements.

The bills also would have limited local government authority over parking on certain residential properties. Specifically, the bills provided that local governments may not regulate the parking of vehicles or trucks on land zoned as residential if the parcel size is greater than 2 acres, and may not regulate the parking of trailers or heavy equipment on land zoned as residential if the parcel size is greater than 5 acres.

In addition, the bills included several provisions related to permitting and post-disaster recovery. The bills prohibited local enforcement agencies from denying certificates of occupancy based on noncompliance with Florida-friendly landscaping requirements under certain conditions following a declared state of emergency. The bills also prohibited local enforcement agencies from denying building permits for certain repairs to single-family residential structures damaged by a natural disaster if specified criteria are met.

The bills further limited local permitting authority by prohibiting local governments from requiring building permits for certain improvements on residential property, including playground equipment, fences, and landscape irrigation systems, and from requiring permits for work valued at less than $7,500, subject to exceptions for electrical, plumbing, or structural work, although these provisions were successfully amended to HB803, which did pass.

Additionally, the bills created state preemption over the regulation of mutual benefit corporations, including private membership clubs such as country clubs, yacht clubs, and similar entities. The bills prohibited local governments from regulating such entities differently from other businesses, including restrictions on events, access, or internal governance. The bills also provided a civil cause of action for persons adversely affected by a violation and authorized recovery of attorney fees and costs and included a limited waiver of sovereign immunity for such claims.

SB 1444 was voted favorably out of its first committee stop, while HB 1227 was not heard in committee prior to adjournment. Both bills died at the end of Session.

FAILED BUT SOME PROVISIONS INCLUDED IN HB 1329 SB 548 – Growth Management by Sen. McClain (R-Marion) / HB 1139 – Impact Fees by Rep. Gentry (R-Volusia)

CS/SB 548 and CS/HB 1139 would have implemented additional requirements and limitations on local governments, school districts, and special districts related to the adoption and increase of impact fees, particularly when relying on "extraordinary circumstances" to exceed statutory phase-in limitations.

The bills defined "extraordinary circumstances" as measurable effects of development requiring mitigation that exceed the total of the current adopted impact fee amount and allowable increases within a 4-year period.

The bills required that any demonstrated-need study used to justify an impact fee increase beyond statutory limits:

- Use a plan-based methodology utilizing the most recent and localized data to project growth over a 10-year period and identify capital projects needed to address capacity impacts
- Specify the capacity standards supporting the existence of extraordinary circumstances
- Be accompanied by a declaration identifying how and the timeframe within which the impact fee increase will be used to construct or purchase improvements needed to increase capacity
- Use localized data reflecting differences in costs and project types across urban, emerging urban, and rural areas
- Prohibit the use of data older than 4 years

The bills maintained the requirement that any impact fee increase adopted under extraordinary circumstances must be approved by a unanimous vote of the governing body and implemented in 2 to 4 equal annual increments.

The bills also imposed additional limitations on impact fee increases, including:

- Prohibiting increases of more than 100 percent over a 4-year period

- Prohibiting the inclusion of previously authorized deductions in calculating increases

- Restricting increases if the jurisdiction had not increased fees within the prior 5 years (subject to limited exceptions)

In addition, the bills provided for refunds, interest, and attorney fees under certain circumstances if deemed by a court.

CS/HB 1139 advanced through the House and passed its committees of reference, while CS/SB 548 did not advance through the Senate. Neither bill passed both chambers prior to the end of the 2026 Regular Session and therefore died.

However, several provisions from CS/HB 1139 were incorporated into HB 1329 (Local Government Finances), which did pass, including:

- Creates new definitions of "impact fee" and "plan-based methodology" for concurrency and outlines allowable alternative transportation planning options, including explicit use of impact fees.

- Implements stricter rules on adopting or increasing impact fees, including using a plan-based methodology, limiting the use of data older than 4 years, and capping fee increases beyond certain levels without demonstrating extraordinary circumstances.

- Establishes refunds or credits for impact fee overpayments, with specific timelines for local governments, school districts, and special districts to respond.

PASSED **HB 1389 - Affordable Housing** by Rep. Redondo (R, Miami) and Sen. Calatayud (R, Miami) makes more changes to the Live Local Act which was started a few years ago to address the need for affordable housing. This years bill further mandates that local governments authorize certain affordable multifamily and mixed-use housing in commercial and industrial zones along with other changes.

According to the Senate Staff Analysis, the bill does the following:

- Provides that the preemptions of the Live Local Act permitting the development of affordable housing apply on any property owned by a county, municipality, or school district;
- Provides that the preemptions of the Live Local Act permitting the development of affordable housing applies on a property which is more than 3 acres in size, owned by a religious institution, and has contained a house of public worship for 10 years;
- Provides that, through July 1, 2030, a multifamily or mixed-use development using the preemptions of the Live Local Act may consist of an assemblage of parcels under common ownership or control which are separated by no more than 15 feet of land and limited public pedestrian access;
- Provides that the preemptions of the Live Local Act do not apply in an area subject to a land development regulation intended to retain the open character of land, any area of critical state concern, or any portion of property under a conservation easement;
- Provides that a local government may not utilize other dimensional means such as setbacks or set-backs to constructively restrict the height of a project authorized by the Live Local Act;
- Provides that farming and farm operations, including the packaging and sale of those

products raised on the premises, are excluded from the definitions of commercial, industrial, or mixed-use zoning which would require the local government to approve affordable housing developments; and

- Provides that the Live Local Act may apply if the development is approved by the governing body of an airport where the proposed development is near an airport runway or noise zone.

The bill had bi-partisan support. It passed the Senate unanimously, both in committee and on the Floor. Once the House bill was changed to remove a controversial measure that relaxed restrictions on ancillary dwelling units, it passed the House by a vote of 98 to 4.

If approved by the Governor, it is effective on July 1, 2026.

What's Next ?

We actually end the Session in about the same position as when it started. None of the divisive issues between the House, Senate, and Governor have been resolved.

The immediate issue is the Budget but until they reach an agreement on the final budget allocations, negotiations can't even begin. They will need to complete their Budget work before July 1 so it's possible they come back in April, May or even June.

In addition to the Budget, legislation related to property taxes is still expected to be addressed by the Legislature in the coming months. However, as of today, nothing has been filed and a date for that topic has not been set.

The Governor has called for a Special Session to consider congressional redistricting. That will take place April 20 to 24, 2026. It's possible that the call for this Special Session could be expanded to address more topics.

So, the Regular Session is over but stay tuned for possibly many more Special Sessions.

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BALLARD | PARTNERS

Special Session F
Regarding Property Taxes

June 2, 2026

2026 Special Session F Report

In 2025, Governor DeSantis began publicly discussing his desire for the Legislature to pass changes to property taxes but did not offer a specific proposal. Since then, the issue has been prominent in the media, but there was limited legislative action on the topic. The House heard a handful of bills in Committee and eventually passed one. The Senate did not hear any.

That finally changed last week on May 27th when the Governor made his proposal public and officially issued a proclamation calling a Special Session for June 1st to 3rd to address the issue.

On May 28th, legislation was filed in the House and Senate that reflected the Governor's proposal, and there was immediate public opposition to the proposal from local governments, special districts, and other impacted organizations. After bill filing, multiple possibly unintended consequences were identified such as funding for Constitutional Officers, and the omission of local services that were not explicitly covered in the list of permissible core government services which could utilize ad valorem tax dollars.

Following the House and Senate Committee meetings on the filed legislation, several provisions from the Governor's proposal were amended and/or removed entirely. You will find a complete list of amendments in the summaries below.

As always, we highly recommend your legal team fully review the complete language of the bills. You can follow the links below. In summary, the bills that passed this week did the following:

- A question will go on the ballot for the General Election in November 2026.
    - It must pass with 60% of voters in that election.

If passed:

- It will phase in an increase for an exemption for the first \$250,000, currently \$50,000, of a homesteaded property's value from taxation for local governments and Special Districts. NOT Schools.
    - 2027… \$150,000
    - 2028… \$250,000
    - 2029… TBD

- The above exemptions are limited to any person who has Florida residency prior to January 1, 2027, or who establishes Florida residency after January 1, 2027, to maintain Florida residency for up to five years prior to receiving the full increased homestead exemption.
    - Residents declaring residency after January 1, 2027, are eligible for a smaller exemption of up to \$25,000 for school district levies and up to \$50,000 for all other levies.

- Reduces the current annual 10% cap to 5% for non-homesteaded property increases.

Bills from Special Session F

HJR 1F Save Our Homes from Excessive Property Taxes by Rep. Overdorf (R-Martin) / SJR 2F by Sen. Avila (R-Miami-Dade)

HJR 1F and SJR 2F are joint resolutions that propose a constitutional amendment addressing homestead exemptions, non-homestead property assessment limits, and the allowable uses of county and municipal ad valorem tax revenues. If approved by at least 60 percent of the voters at the November 2026 general election, the amendment would take effect January 1, 2027. In our review, the joint resolution does the following, but we recommend having your staff review the joint resolution to determine how it will specifically affect your operations.

The joint resolution would reduce the annual assessment cap for certain non-homestead properties from 10% to 5% beginning January 1, 2027. Under the amendment, assessments subject to this subsection would continue to change annually on the date of the assessment provided by law, but those changes could not exceed 10% before January 1, 2027, and 5% beginning January 1, 2027.

HJR 1F -

ARTICLE VII 19 FINANCE AND TAXATION 20 SECTION 4. Taxation; assessments.

(1) Assessments subject to this subsection shall be changed annually on the date of assessment provided by law; but those changes in assessments shall not exceed the following percentages ~~ten percent (10%)~~ of the assessment for the prior year:

a. Before January 1, 2027, ten percent (10%).
b. Beginning January 1, 2027, five percent (5%).

The proposed amendment increases the homestead exemption for all levies other than school district levies. Beginning January 1, 2027, the exemption would apply up to the assessed valuation of **$150,000**. Beginning January 1, 2028, the exemption would apply up to the assessed valuation of **$250,000**.

For individuals who establish Florida residency after January 1, 2027, the joint resolution created a delayed benefit structure. A person who did not maintain permanent residence in Florida as of December 31, 2026, but later establishes Florida residency, would initially be exempt from taxation up to $25,000 for school district levies and up to $50,000 for all levies other than school district levies. Unless otherwise revised by general law, beginning with the fifth year of exemption, such person would be eligible for the increased homestead exemption amount provided under the joint resolution.

HJR 1F -

SECTION 6. Homestead exemptions.

2. ~~b.~~ For all levies other than school district levies:, I. Beginning on January 1, 2027, up to the assessed valuation of one hundred and fifty thousand dollars.

II. Beginning on January 1, 2028, up to the assessed valuation of two hundred and fifty thousand dollars.

b. Every person who, on or after January 1, 2027, has the legal or equitable title to real estate and maintains thereon the permanent residence of the owner, or another legally or naturally dependent upon the owner, who had not maintained a permanent residence in this state as of December 31, 2026, shall be exempt from taxation thereon, except assessments for special benefits, as follows:

1. For school district levies, up to the assessed valuation of twenty-five thousand dollars; and

2. For all levies other than school district levies, up to the assessed valuation of fifty thousand dollars. Unless otherwise revised under sub-subparagraph (4)a.2., beginning with the fifth year of exemption under this subparagraph, such person shall be exempt up to the amount of assessed valuation provided by sub-sub-subparagraph a.2.II., as adjusted pursuant to subparagraph (2)a. The legislature shall, by general law, prescribe uniform procedures to administer this subparagraph.

The joint resolution also limits the allowable uses of ad valorem taxes levied by counties and municipalities. County and municipal ad valorem taxes may be used only to:

SECTION 9. Local taxes—

(2) Ad valorem taxes levied by counties and municipalities shall be used only to:

a. Provide for public safety, including law enforcement, fire service, and emergency medical service;

b. Provide funding for education and public schools;

c. Finance or refinance infrastructure, including expenditures on road and bridge construction and maintenance and stormwater control;

d. Finance or refinance natural resource projects, including flood control measures;

e. Issue local bonds for uses consistent with this paragraph and to make debt service payments for existing obligations;

f. Meet obligations for retirement benefits of local government employees; or

g. Fund the operations and administration of county officers and commissioners established under Article VIII and municipalities, and the expenditures approved by such county officers or county or municipal governing bodies, except those expenditures prohibited by general law.

Lastly, the ballot language for the proposed constitutional amendment describes the measure as "Save Our Homes From Excessive Property Taxes." The ballot summary from the joint resolution is listed below.

BE IT FURTHER RESOLVED that the following statement be placed on the ballot:

CONSTITUTIONAL AMENDMENT

ARTICLE VII, SECTIONS 4, 6, AND 9

ARTICLE XII

SAVE OUR HOMES FROM EXCESSIVE PROPERTY TAXES.—

This amendment benefits Florida taxpayers by:

Exempting homestead properties from taxation. Exempts the first $250,000 of a homestead's value from taxation for all levies other than school district levies and requires, through general law, a schedule for full elimination.

Ensuring funding for core services. Requires local governments to use remaining property taxes solely for core public needs, including public safety, education and schools, infrastructure, and natural resources.

Protecting small businesses. Limits future property tax assessments on businesses.

Ensuring fairness for Florida residents. Requires any person who establishes Florida residency after January 1, 2027, to maintain Florida residency for five years prior to receiving the increased homestead exemption.

If approved, the amendment would take effect on January 1, 2027.

When the House and Senate bills were heard on Monday, June 1st, in their only committee of reference, they were amended to address some issues. In summary, the scope of the bills were reduced as follows:

- Removed funding for schools from the increased homestead exemption.
- Removed language related to the creation of a Trust Fund.
- Clarified and expanded what government services could be funded from ad valorem revenue.

Both Joint Resolution bills passed their respective Chambers by a super majority. The vote was mostly along party lines with the exception of one Democrat in the House and three in the Senate. It passed the Senate by a vote of 30 to 9 and the House by a vote of 75 to 26.

In addition to the Constitutional changes proposed in HJR 1F & SJR 2F, general legislation was also considered and passed that address property Tax Administration.

SB 4F by Sen. Avila (R-Miami-Dade) / HB 3F Property Tax Administration by Rep. Overdorf (R-Martin)

Following a protracted debate over the past year, the Legislature passed SB4F and its House companion HB 3F, which revise Florida's property tax administration statutes related to local government millage rates. In our review, the bill does the following, but we recommend having your staff review the bill to determine how it will specifically affect your operations.

The bill amends the definitions of "maximum total county ad valorem taxes levied" and "maximum total municipal ad valorem taxes levied" to conform with changes made to the state's millage calculation process.

The bill revises s. 200.065, F.S., to provide that the maximum millage rate a county, municipality, municipal service taxing unit, dependent special district, or independent special district may levy is the rolled-back rate. A higher rate may still be adopted if approved by the required vote threshold. A rate of not more than 110% of the rolled-back rate may be adopted by a two-thirds vote of the governing body. A rate above 110% may be adopted by unanimous vote, by a three-fourths vote if the governing body has nine or more members, or by referendum.

The bill also preserves existing flexibility for certain county, municipal, MSTU, and dependent special district millage rates to exceed the individual maximum millage rate if the total county or municipal ad valorem taxes levied do not exceed the applicable maximum total amount.

Additionally, SB 4F conforms the Department of Revenue certification process for local taxing authorities and reenacts several provisions related to fiscally constrained counties to incorporate the revised references to s. 200.065, F.S.

The bill also authorizes the ballot summary for a related proposed constitutional amendment addressing Article VII, sections 4, 6, and 9 of the Florida Constitution to exceed the usual 75-word limit. The proposed constitutional amendment would be submitted to voters at the November 3, 2026, general election.

Both bills were amended in both the House State Affairs Committee and the Senate Appropriations Committee to remove provisions that would have: (1) required the Department of Revenue to create a state website related to the proposed constitutional amendment; (2) required property appraisers to mail notices to taxpayers regarding the amendment; and (3) appropriated funds to the Department of Revenue to reimburse property appraisers for mailing costs associated with those notices.

SB 4F takes effect upon becoming law.

SB 4F passed Senate by a 30-8 vote and the House by a 75-27 vote. The bill now goes to the Governor for his signature.

What's Next?

These Joint Resolutions will now proceed through the normal process of going on the November ballot. It is possible that there could be independent legal challenges to these provisions, most likely focused on the ballot language. If a court strikes down the language, the Florida Attorney General will likely have an opportunity to make edits to the ballot language, not the scope of the proposal.

Lastly, all of these changes require voter approval. They must pass in November with a vote of at least 60% of votes cast during the 2026 General Election.

If passed, there will most likely be additional legislative changes proposed in the 2027 Session. It could cover a possible Trust Fund to assist local governments with shortages and how local governments can implement fees or surcharges.

We look forward to continuing to assist you as we navigate this significant policy proposal that impacts all local governments in Florida.

###

TOWN OF LANTANA

Agenda Item Summary

AGENDA ITEM No.: 5a

PREPARED BY: Kathleen Dominguez, CMC, Town Clerk

REVIEWED BY: Brian K. Raducci, ICMA-CM, Town Manager

MEETING DATE: June 8, 2026

AGENDA ITEM: Approval of the May 11, 2026, Regular Town Council Meeting Minutes.

ISSUE/BACKGROUND:

ATTACHMENT(S):

1. 05-11-2026 Minutes - DRAFT.docx

TOWN OF LANTANA
Town Council Meeting Minutes
May 11, 2026

1. ROLL CALL, MOMENT OF SILENT PRAYER, PLEDGE OF ALLEGIANCE.

Mayor Lythgoe called the regular Town Council meeting to order at 6:00 p.m. in the Town Hall Council Chambers. Town Clerk Kathleen Dominguez called the roll and confirmed a quorum with all elected officials present.

Mayor Lythgoe led a silent prayer followed by the Pledge of Allegiance. During the silent prayer, she remembered two (2) members of the Town family, Tyler Russell, an on-call lifeguard, and Jackson Payne, a former employee of the Public Services Department. She encouraged the public to contact 211 if help or support is needed.

2. AGENDA APPROVAL:

a. Additions, substitutions, deletions.
b. Agenda Approval.

Motion: Councilmember Mason made a motion to approve the agenda, as submitted. Councilmember Zeitler seconded the motion. Motion passed 5-0.

3. STAFF AND COMMITTEE REPORTS:

a. Town Council

Vice Mayor Pro Tem Rivero wished everyone a Happy Mother's Day. He also reported that he attended the 211 Palm Beach and Treasure Coast Groundbreaking Ceremony and briefly visited the Library's Cinco de Mayo Celebration, noting the fun activities available for children.

Vice Mayor Castle echoed Vice Mayor Pro Tem Rivero's comments and mentioned that he also attended the 211 Palm Beach and Treasure Coast Groundbreaking Ceremony.

Councilmembers Mason and Zeitler had no reports.

Mayor Lythgoe also reported that she attended the 211 Palm Beach and Treasure Coast Groundbreaking Ceremony and the Cinco de Mayo Celebration. In addition, she mentioned that last week Deputy Town Clerk Maria Rios, Development Services Director Nicole Dritz, and herself participated in a call with representatives from Discover the Palm Beaches. She noted that the team is exploring ways to market the Town in an effort to attract businesses to occupy currently vacant storefronts, as the Town has recently lost several restaurants and other businesses. Depending on the proposal presented, the Town may potentially enter into an agreement to assist with these efforts.

b. Town Manager

Town Manager Brian Raducci reported that on 04/21/2026 and 04/28/2026, staff received CPR, First Aid, AED, and Stop the Bleed/Severe Trauma Training. He gave special thanks to Ocean Rescue Chief Marc Fichtner and Senior Ocean Lifeguard Sam Janssen for their excellent work in providing the training.

He also mentioned that the Promise Fund Mobile Screening Event held on 04/29/2026 was an incredible event with participation from several women, and that the Town hopes to hold the event annually or more frequently.

Mr. Raducci also announced the upcoming Town Council Workshop Session 5 of the Series, scheduled for 05/21/2026 at 9:00 a.m. in the Town Council Chambers. He noted that the workshop will be held on a Thursday due to Memorial Day Weekend.

In addition, he provided an update regarding the letters sent by Town Attorney Lohman to 3560 Condominium Association, Inc. concerning the illegally constructed dock. He stated that the first letter was sent on 03/09/2026 and a second letter was sent on 04/24/2026. He noted that the Association responded indicating that they would like to meet with him and the Town Attorney, and that a meeting is currently being coordinated.

Mr. Raducci then turned the floor over to Chief of Police Sean Scheller for department announcements. Chief Scheller announced the promotion of Paula Diaz to the rank of Sergeant, effective 05/10/2026, and proceeded with the official swearing-in ceremony for Sergeant Diaz. He then introduced and conducted the swearing-in ceremony for newly hired Officer Mynor "Tony" Acevedo, effective 05/11/2026.

4. SPECIAL PRESENTATIONS:

a. Proclamation Recognizing June 5, 2026, as National Gun Violence Awareness Day.

Mayor Lythgoe mentioned that representatives from Moms Demand Action usually attend the meeting to accept the proclamation, but they were unable to attend this meeting. She also shared that the proclamation is very important to her, as a girl she knew growing up was tragically killed at a friend's house. She then proceeded to read the proclamation aloud.

b. Presentation of the Police Department's Employee of the 1st Quarter 2026.

Mayor Lythgoe invited Chief Scheller to the podium to present the Police Department's Employee of the 1st Quarter of 2026. Chief Scheller then proceeded to recognize Sergeant Peter Cummings as the Employee of the 1st Quarter of 2026 for his dedication and commitment to the various tasks he has undertaken in support of the agency's goals and objectives.

5. APPROVAL OF THE CONSENT AGENDA:

a. Approval of the April 27, 2026, Regular Town Council Meeting Minutes.

Motion: Councilmember Mason made a motion to approve the consent agenda, as presented. Vice Mayor Pro Tem Rivero seconded the motion. Motion passed 5-0.

6. ORDINANCES AND RESOLUTIONS:

a. Consideration of Ordinance O-04-2026, Amending the Town's Comprehensive Plan by updating the 10-Year Water Supply Plan to address new statutory requirements. **Remarks: First Reading**

Mayor Lythgoe introduced the above agenda item.

Town Attorney Lohman read the ordinance title below into the record and provided an overview:

ORDINANCE NO. O-04-2026

AN ORDINANCE OF THE TOWN COUNCIL OF THE TOWN OF LANTANA, FLORIDA, ADOPTING AN AMENDMENT TO ITS COMPREHENSIVE DEVELOPMENT PLAN IN ACCORDANCE WITH THE MANDATES SET FORTH IN SECTION 163.3184, ET SEQ., FLORIDA STATUTES, IN ORDER TO ADOPT CHANGES TO THE TOWN'S WATER SUPPLY PLAN; PROVIDING THAT THE TEXT, AS AMENDED OR REVISED, SHALL BE SUBSTITUTED FOR AND REPLACE THE EXISTING TEXT IN ALL AMENDED ELEMENTS; PROVIDING FOR TRANSMITTAL TO THE STATE LAND PLANNING AGENCY; PROVIDING FOR A CONFLICTS CLAUSE; A SEVERABILITY CLAUSE, AND AUTHORITY TO CODIFY; PROVIDING AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

Development Services Director provided an overview of the ordinance.

There were no public comments.

There was no discussion from the Councilmembers.

Motion: Vice Mayor Castle made a motion to approve Ordinance No. O-04-2026 on first reading. Councilmember Mason seconded the motion. Motion passed 5-0.

b. Consideration of Resolution No. R-01-2026, authorizing the application for a Florida Inland Navigational District (F.I.N.D.) Waterways Assistance Program for the design of the Sportsman's Park Seawall and Improvements.

Mayor Lythgoe introduced the above agenda item.

Town Attorney Lohman read the resolution title below into the record and provided an overview:

RESOLUTION R-01-2026

A RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF LANTANA, FLORIDA, AUTHORIZING THE TOWN MANAGER TO APPLY FOR ASSISTANCE UNDER THE FLORIDA INLAND NAVIGATION DISTRICT (F.I.N.D.) WATERWAYS ASSISTANCE PROGRAM FOR 50% OF THE DESIGN COSTS FOR A NEW SEAWALL AND IMPROVEMENTS AT SPORTSMAN'S PARK; PROVIDING AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

Contract and Grants Administrator Vanessa Holloway provided an overview of the resolution and answered questions from the Councilmembers.

There were no public comments.

There was no discussion from the Councilmembers.

Motion: Vice Mayor Pro Tem Rivero made a motion to approve Resolution No. R-01-2026 for assistance under the F.I.N.D. Waterways Assistance Program and authorizing the Town Manager to execute the application and any amendments thereto. Vice Mayor Castle seconded the motion. Motion passed 5-0.

7. QUASI-JUDICIAL HEARINGS:

a. Consideration of AR26-0001, an Administrative Review of the denial of a building permit (MISC2506-0009) for a residential boat lift in the C1 Zoning district.

Mayor Lythgoe introduced the agenda item and announced that it is subject to quasi-judicial hearing procedures.

Town Attorney Lohman swore in seven (7) people.

The following disclosures were noted for the record:

- Vice Mayor Pro Tem Rivero spoke with the Town Manager, Jesse Wilson (applicant) and Kathi Rotondo.
- Councilmembers Castle and Zeitler spoke with the Town Manager and Town Attorney.
- Councilmember Mason spoke with the Town Manager, Town Attorney, and Former Mayor David Stewart.
- Mayor Lythgoe spoke with the Town Manager, Town Attorney, and read the documentation.

Development Services Director Nicole Dritz presented an overview of the request and explained that the property located at 310 E Ocean Ave is considered a nonconforming structure due to its zoning designation. She stated that the applicant is seeking to install a boat lift on the existing dock; however, staff determined that the permit cannot legally be issued pursuant to Section 23-41 of the Town Code.

Ms. Dritz clarified that the issue before the Council is limited to the administrative review of staff's determination regarding the dock's nonconforming status. She also noted that the Planning Commission recommended approval by a vote of 3-2.

Ms. Dritz then answered questions from the Councilmembers.

Jesse Wilson, 311 E Ocean Ave Apt #107, Lantana, FL 33462, applicant, representing himself and Island Towers Condominium Association, provided an overview of the administrative review request and expressed concerns regarding the Town's interpretation of the nonconforming structure regulations and the rezoning requirement related to the proposed boat lift. Mr. Wilson answered questions from the Councilmembers.

The following individuals provided public comments:

Linda Ricci, 311 E Ocean Ave Apt #107, Lantana, FL 33462, co-owner of the property, questioned the C1 Commercial zoning designation for Island Towers and stated that the Town has not provided records supporting the designation. She also noted that the dock was permitted in 2015 and referenced the Town Council's 2024 increase in mixed-use density allowances.

Joseph Lemesevski, 806 E Windward Way, Lantana, FL 33462, he spoke in support of the applicant.

Kim Spring, 311 E Ocean Ave, Lantana, FL 33462, expressed concerns regarding the cost of changing the zoning designation in order to install a boat lift and noted the financial hardship it would create for the residents of Island Towers. She also stated that several boats have been damaged due to the lack of boat lifts and referenced nearby properties where similar zoning changes were not required.

Kathi Rotondo, 311 E Ocean Ave, Lantana, FL 33462, stated that denying the boat lift would remove the legitimate rights and use of the dock and argued that the dock has never been a nonconforming structure. She expressed frustration with the process and stated that she did not believe adequate answers had been provided by staff. She also questioned why the dock was permitted in 2015 if it is now being considered nonconforming.

Salvatore Ricci, 311 E Ocean Ave Apt #107, Lantana, FL 33462, stated that Mr. Wilson was initially informed that the boat lift could be installed and that money had already been spent to comply with the requirements before staff later denied the request. He asked the Council for assistance and stated that they would continue working toward a resolution.

Eduardo Mediavilla, 311 E Ocean Ave Apt #209, Lantana, FL 33462, stated that his boat had been damaged due to the inability to install a boat lift. He expressed that he simply wanted to enjoy boating and fishing during retirement and stated that he loves the Town and does not want to leave because of this issue.

Leon Adjodha, 311 E Ocean Ave Apt #103, Lantana, FL 33462, stated that he went through a similar process approximately one (1) year ago and was denied. He expressed support for allowing the boat lift so residents would not have to continue storing their boats elsewhere.

Town Attorney Lohman clarified several matters raised during public comment and stated that, since the property was zoned commercial prior to his employment with the Town, he and Ms. Dritz would continue researching the matter and provide additional information to the Town Council as appropriate. He then answered questions from the Councilmembers.

Councilmember Mason proposed waiving the fees associated with changing the zoning designation if necessary to assist the applicant and the condominium association. He stated that he understood the frustration expressed by the residents, but noted that ordinances must still be followed.

Town Attorney Lohman explained that, for purposes of the hearing, a decision needed to be made; however, additional discussions could take place afterward to explore potential solutions and assist the association.

A discussion ensued among the Councilmembers.

Motion: Councilmember Mason made a motion to deny AR26-0001. Councilmember Zeitler seconded the motion. Motion passed 5-0.

Mayor Lythgoe asked Ms. Dritz whether there may be a possible solution to address the issue and whether she and the Town Attorney could work together to explore options. Ms. Dritz responded that there are several factors to consider, but that she and the Town Attorney would further review the matter and provide a list of potential solutions for Council consideration.

Councilmembers provided final comments.

8. MISCELLANEOUS:

a. Consideration of awarding a contract for the Skate Park Improvements project to Creative Contracting Group in the amount of $223,500.

Mayor Lythgoe introduced the agenda item.

Contract and Grants Administrator Vanessa Holloway provided a comprehensive overview of the project and addressed inquiries from the Councilmembers.

There were no public comments.

A brief discussion ensued among the Councilmembers.

Motion: Vice Mayor Pro Tem Rivero made a motion to approve the contract with Creative Contracting Group for the Skate Park Improvements Project in the total amount of $223,500, including the alternate bid amount of $66,900, and to authorize the Town Manager to execute the agreement and any amendments thereto. Vice Mayor Castle seconded the motion. Motion passed 5-0.

9. PUBLIC COMMENTS:

There were no public comments.

10. FUTURE EVENTS/IMPORTANT DATES (subject to change):

Mayor Lythgoe read the future events/important dates.

11. COUNCIL COMMENTS:

There were no comments from the Councilmembers.

12. ADJOURNMENT.

The motion was made and carried unanimously. There being no further discussion, the meeting adjourned at 7:58 p.m.

____
Mayor Karen Lythgoe

ATTEST:

____
Kathleen Dominguez, CMC, Town Clerk

TOWN OF LANTANA

Agenda Item Summary

AGENDA ITEM No.: 5b

PREPARED BY: Kathleen Dominguez, CMC, Town Clerk

REVIEWED BY: Brian K. Raducci, ICMA-CM, Town Manager

MEETING DATE: June 8, 2026

AGENDA ITEM: Approval of the May 21, 2026, Town Council Workshop Series Meeting Minutes.

ISSUE/BACKGROUND:

ATTACHMENT(S):

1. 05-21-2026 TC Workshop Minutes Draft.docx

TOWN OF LANTANA
Workshop Meeting Minutes
May 21, 2026

1. ROLL CALL, SILENT PRAYER, AND PLEDGE OF ALLEGIANCE.

Mayor Lythgoe called the workshop meeting to order at 9:00 a.m. Town Clerk Kathleen Dominguez called the roll, and a quorum was established with all elected officials in attendance.

Clerk's Note: Vice Mayor Pro Tem Rivero attended the meeting by phone.

A moment of silent prayer was observed, followed by the Pledge of Allegiance.

Mayor Lythgoe announced her decision to run for re-election as Mayor, and shared a commendation letter received for Chief Scheller from Hypoluxo Mayor Brown regarding Officer Dorfman's recent exceptional service to an elderly couple in Hypoluxo.

2. APPROVAL OF AGENDA.

MOTION: Vice Mayor Castle made a motion to approve the agenda, as submitted. Councilmember Zeitler seconded the motion. Motion passed 5-0.

Mayor Lythgoe turned the meeting over to Town Manager Brian Raducci.

3. WORKSHOP SERIES MEETING - SESSION 4 RECAP:

a. Consideration of Code Revisions regarding Special Events on Private Property.
b. Discussion on the Allowed Materials and Requirements for Swale Areas.

Town Manager Raducci reviewed progress from previous workshop meetings and requested that Council prioritize the boatlift discussion (Item 4a), referencing recent discussions from the 05/11/2026, quasi-judicial hearing. He noted that while the remaining agenda items are not urgent, they are long-standing matters that are frequently deferred due to emerging priorities. He invited Councilmembers to request adjustments if they wished to prioritize a specific item.

Councilmember Mason requested that the Council host an evening of recognition for the Balfour family before finalizing any decisions regarding the naming rights of structures.

By consensus, the Town Council agreed to recognize the Balfour family with a plaque at a future Town Council meeting and directed staff to prioritize the naming rights discussion at the next workshop meeting.

4. MISCELLANEOUS:

a. Discussion Regarding Administrative Review AR26-0001 and Potential Options for Nonconforming Residential Boat Lifts.

Development Services Director Nicole Dritz provided a brief overview of the boat lift issue at 311 East Ocean Ave, following comments received at the 05/11/2026, quasi-judicial hearing.

Town Attorney Max Lohman provided historical background on the Town's zoning code, and Director Dritz presented potential solutions to address the issue as it relates to the specific situation at the condominium.

Town Attorney Lohman and Director Dritz proposed creating a specific ordinance that would allow existing residential developments in C1 districts to maintain, repair, and install boat lifts on existing docks without requiring variances. The solution would require the HOA to provide a site plan survey to ensure no expansion occurs. A discussion among the Councilmembers and staff ensued.

By consensus, the Town Council agreed to move forward with drafting an ordinance that would apply only to this specific property and not create precedent for other properties.

b. Discussion on the Allowed Materials and Requirements for Swale Areas.

There was no discussion on the above agenda item, and it was deferred to a future workshop meeting.

c. Discussion on and Consideration of Criteria to be considered for Naming Rights for Town Structures, Buildings, etc.

Town Manager Raducci spoke about the need for establishing criteria for recognizing individuals or groups in Town parks or facilities. Councilmember Mason suggested starting by recognizing Ilona and Malcolm's contributions to the Nature Preserve with a plaque before addressing broader naming-rights items.

By consensus, the Town Council agreed to direct staff to research naming rights policies and recognition procedures by other communities.

d. Consideration of Code Revisions regarding Special Events on Private Property for Businesses.

There was no discussion on the above agenda item, and it was deferred to a future workshop meeting.

e. Selection of Next Workshop Date.

The next workshop is scheduled for a date and time to be determined (TBD).

5. COUNCIL COMMENTS.

Vice Mayor Castle thanked staff for researching these issues and proposing solutions.

Town Manager Raducci extended his appreciation to staff and Councilmembers for their participation in the workshop, noting the high level of productivity and efficiency achieved during the meeting.

6. ADJOURNMENT.

The motion was made and carried unanimously. There being no further discussion, the meeting adjourned at 10:05 a.m.

____
Mayor Karen Lythgoe

ATTEST:

____
Kathleen Dominguez, CMC, Town Clerk

TOWN OF LANTANA

Agenda Item Summary

AGENDA ITEM No.: 6a

PREPARED BY: Kathleen Dominguez, CMC, Town Clerk

REVIEWED BY: Brian K. Raducci, ICMA-CM, Town Manager

MEETING DATE: June 8, 2026

AGENDA ITEM: Consideration of Ordinance No. O-05-2026, amending Chapter 17—Streets, Sidewalks, and Other Public Places, Article VI, Town Parks, by adopting new sections, 17-79 through 17-84, to establish a formal, coordinated process for managing special events on public property. **Remarks: Second Reading**

ISSUE/BACKGROUND:

Ordinance No. O-05-2026 was first presented at the April 13, 2026, Town Council meeting. At that time, the Council deferred the item to a workshop to further address concerns regarding the regulation of special events on private property and to ensure the language did not reflect government overreach.

Following subsequent discussions with Town staff and the Town Attorney, and based on the consensus reached during the April 27, 2026, Town Council meeting, staff has revised the ordinance to incorporate the Council's feedback by removing all references to private property from the ordinance so the focus remains strictly on the use of public events on publicly owned property and Town resources.

The intent of the ordinance is to formalize and codify the process for approving and managing special events on public property that may impact public safety, traffic flow, and Town services. It integrates feedback from the initial workshop series meetings held on November 21, 2025, and January 30, 2026.

KEY PROVISIONS OF THE REVISED ORDINANCE:

- **Removal of Private Property References:** Eliminates all language regarding private property to ensure the ordinance strictly governs Town-owned land and resources.
- **Public Event Definition:** Defines Special Events specifically as **public** meetings, activities, parades, or gatherings of sixty (60) or more persons held on Town-owned property (e.g., parks, streets, or facilities).
- **Approval Threshold:** Removes the two-tiered approval system and establishes that all Special Events require Town Council approval following administrative review.
- **Clarified Scope:** Explicitly excludes private gatherings handled through the Town's separate facility rental process, ensuring residents can still hold private parties and rentals without navigating the full Special Event permit process.

- **Regulatory Standards:** Formalizes requirements for site plans, traffic management, and a mandatory $1,000,000 liability insurance policy naming the Town as an additional insured.

- **Residential Block Parties:** Codifies a framework for neighborhood street closures, including a requirement for 75% resident consent.

- **Oversight and Due Process:** Authorizes the Town Manager to revoke or deny permits for immediate safety concerns and establishes a formal appeals process before the Town Council.

Staff recommends the adoption of Ordinance No. O-05-2026 on second and final reading. This ordinance provides a transparent, efficient, and standardized permitting process while safeguarding the Town's resources and public welfare.

The Town Attorney has reviewed and approved this ordinance as to form and legal sufficiency.

ATTACHMENT(S):

1. Ordinance No. O-05-2026 Special Events in Public Places Revised - Final with Markups.docx
2. Ordinance No. O-05-2026 Special Events in Public Places Revised - Final.docx
3. Business Impact Estimate O-05-2026.docx

SAMPLE MOTION:

I move to (approve) (deny approval of) Ordinance No. O-05-2026 on second reading.

ORDINANCE NO. O-05-2026

AN ORDINANCE OF THE TOWN COUNCIL OF THE TOWN OF LANTANA, FLORIDA, AMENDING CHAPTER 17 STREETS, SIDEWALKS AND OTHER PUBLIC PLACES AT ARTICLE VI. TOWN PARKS, BY ADOPTING NEW SECTIONS 17-79 TO 17-84. TO DEFINE AND SET REGULATIONS FOR SPECIAL EVENTS ON PUBLIC PROPERTY; WITH SUCH SECTIONS BEING ENTITLED AS SET FORTH IN EXHIBIT "A" WHICH IS ATTACHED HERETO AND INCORPORATED HEREIN; PROVIDING THAT THE REMAINDER OF CHAPTER 17 SHALL REMAIN IN FULL FORCE AND EFFECT AS PREVIOUSLY ENACTED; PROVIDING A CONFLICTS CLAUSE, A SEVERABILITY CLAUSE, AND AUTHORITY TO CODIFY; PROVIDING AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

WHEREAS, the Town Council of the Town of Lantana has determined that a need exists to amend Chapter 17 – Streets, Sidewalks and Other Public Places. of the Town's Code of Ordinances to establish a coordinated process for managing special events on public property that may affect town services, traffic, or public safety; and

WHEREAS, the Town Council has determined this revision to be in the best interests of the health, safety, and welfare of the citizens of the Town of Lantana.

NOW, THEREFORE, BE IT ORDAINED BY THE TOWN COUNCIL OF THE TOWN OF LANTANA, FLORIDA:

SECTION 1: Chapter 17 – Streets, Sidewalks and Other Public Places. of the Code of Ordinances of the Town of Lantana is hereby amended at Article VI. – Town Parks, by adopting new Sections 17-79 to 17-84, which shall hereafter read as set forth in Exhibit "A."

SECTION 2: Each and every other Section and Subsection of Chapter 17 – Streets, Sidewalks and Other Public Places. shall remain in full force and effect as previously enacted.

SECTION 3: All Ordinances or parts of Ordinances in conflict be and the same are hereby repealed.

SECTION 4: Should any section or provision of this Ordinance or any portion thereof, any paragraph, sentence, or word be declared by a court of competent jurisdiction to be invalid, such decision shall not affect the validity of the remainder of this Ordinance.

SECTION 5: Specific authority is hereby granted to codify this Ordinance.

SECTION 6: This Ordinance shall take effect immediately upon adoption.

(The remainder of this page is intentionally left blank.)

FIRST READING this 13th day of April, 2026.

SECOND AND FINAL READING this 8th day of June, 2026.

TOWN OF LANTANA

_____ Aye	_____ Nay	______________________ Mayor Karen Lythgoe
_____ Aye	_____ Nay	______________________ Vice Mayor Christopher Castle
_____ Aye	_____ Nay	______________________ Vice Mayor Pro Tem Jesse Rivero
_____ Aye	_____ Nay	______________________ Councilmember Kem Mason
_____ Aye	_____ Nay	______________________ Councilmember Mark Zeitler

ATTEST:

______________________________ (SEAL)

Kathleen Dominguez, CMC, TOWN CLERK

Approved as to form and legal sufficiency.

____

R. Max Lohman, TOWN ATTORNEY

EXHIBIT "A"

~~Secs. 17-79 – 17-100. – Reserved.~~

Sec. 17-79. – Special Events - Purpose and Intent.

The purpose and intent of sections 17-~~81~~80 through 17-85 is to provide a coordinated process for regulating special events on public property when such events may impact town services, traffic flow, and/or public safety, while ensuring the health, safety, and welfare of the residents of the Town of Lantana.

Sec. 17-80. – Definitions.

Special Event shall mean any meeting, activity, parade, event, or gathering ~~of persons that~~: organized, hosted, and/or conducted by a private person or private entity that is expected to have sixty (60) or more people that is held on Town-owned property, including but not limited to parks, streets, or facilities. This definition specifically excludes private events conducted through the Town's established facility rental process.

~~(a) Is held on Town-owned property (e.g., parks, streets, or facilities); or~~

~~(b) Is held on private property but due to the scope, magnitude, and/or planned duration it is likely to impact the health, safety, and/or welfare of the public at-large, and/or is likely to significantly impact traffic on public rights-of-way and/or police or fire services.~~

Block Party shall mean a neighborhood event organized by a group of residents for the purpose of social interaction, involving the temporary closure of a single residential street (or portion thereof) or a cul-de-sac.

Sec. 17-81. – ~~Two-Tiered~~ Special Event Permit Approval ~~System~~ Process.

All ~~special events~~Special Events, as defined in this Section, shall require a permit ~~from~~approved by the Town Council. The application and approval process ~~is based on~~~~shall~~ be as follows:

(a) Administrative Review: Prior to Council consideration, all applications shall be reviewed and vetted by the ~~following criteria:~~Town Manager or designee and relevant Town departments to ensure compliance with safety, staffing, and insurance requirements.

~~**(a) Tier 1 (Staff Level Approval):** Events with an anticipated attendance of **fewer than 60 people.**~~

~~1. *Approval authority:* Requires Town Manager, or designee, approval.~~

(b) Approval Authority: Following administrative review, the Town Council shall have the final authority to approve or deny a Special Event permit application.

2. **(c) Application Timeline:** ~~Applications must be submitted at least thirty (30) days prior to the event.~~

~~**(b) Tier 2 (Council Level Approval):** Events with an anticipated attendance of **60 or more people.**~~

~~1. *Authority:* Requires Town Council approval.~~

~~*Timeline:* ApplicationsTo~~ allow for sufficient staff review and placement on a Town Council meeting agenda, completed applications ~~-~~must be submitted at least ninety (90) days ~~before the event to allow for staff review and placement on a Council agenda.prior to the proposed event date.~~

Sec. 17-82. – Application Requirements.

Applications shall be submitted on forms provided by the Town and shall include:

(a) A site plan and description of activities
(b) Location, duration (not to exceed 7 business days), and schedule (start and end times, and set-up and break-down times)
(c) Traffic and parking management plans: Use of police officers for public safety during the event or an acceptable alternative to direct and control traffic may be required by the Chief of Police or designee at the expense of the applicant/organizer.
(d) Proof of Liability Insurance (minimum $1,000,000) naming the Town of Lantana as an "Additional Insured."
(e) Payment of all applicable fees.

Sec. 17-83. – Residential Block Parties.

~~**1. Approval Tier:** Block parties with fewer than 60 attendees shall be processed as **Tier 1 permits.**~~

1. **Neighbor Consent Requirement:** Applications for block parties must include a signature petition demonstrating that **at least 75% of the households** on the affected block or street segment consent to the street closure.

2. **Street Closure Requirements:**

   (a) Access for emergency vehicles must be maintained at all times.

   (b) Only Town-approved barricades or cones may be used (the Town may provide these for a refundable deposit).

   (c) No permanent structures may be placed in the right-of-way. Any item(s) placed in the right-of-way must be temporary in nature and easily removed or relocated immediately upon direction by any Town personnel.

3. **Limitations:** Block parties are restricted to daylight hours and must comply with the Town's noise ordinance.

Section 17-84. – Revocation and Appeals.

(a) *Revocation:* The Town Manager may revoke or deny any permit at any time if the event poses a threat to public health, safety, or welfare or if the applicant fails to comply with the conditions of the permit or Town ordinances.

(b) *Appeals:* Any applicant denied a ~~Tier 1~~ permit, or aggrieved by a condition of the approval, may appeal the decision to the Town Council within 10 days of rendition of the decision. ~~There will be no appeal of a Tier 2 permit.~~

Secs. 17-85 – 17-100. – Reserved.

ORDINANCE NO. O-05-2026

AN ORDINANCE OF THE TOWN COUNCIL OF THE TOWN OF LANTANA, FLORIDA, AMENDING CHAPTER 17 STREETS, SIDEWALKS AND OTHER PUBLIC PLACES AT ARTICLE VI. TOWN PARKS, BY ADOPTING NEW SECTIONS 17-79 TO 17-84. TO DEFINE AND SET REGULATIONS FOR SPECIAL EVENTS ON PUBLIC PROPERTY; WITH SUCH SECTIONS BEING ENTITLED AS SET FORTH IN EXHIBIT "A" WHICH IS ATTACHED HERETO AND INCORPORATED HEREIN; PROVIDING THAT THE REMAINDER OF CHAPTER 17 SHALL REMAIN IN FULL FORCE AND EFFECT AS PREVIOUSLY ENACTED; PROVIDING A CONFLICTS CLAUSE, A SEVERABILITY CLAUSE, AND AUTHORITY TO CODIFY; PROVIDING AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

WHEREAS, the Town Council of the Town of Lantana has determined that a need exists to amend Chapter 17 – Streets, Sidewalks and Other Public Places. of the Town's Code of Ordinances to establish a coordinated process for managing special events on public property that may affect town services, traffic, or public safety; and

WHEREAS, the Town Council has determined this revision to be in the best interests of the health, safety, and welfare of the citizens of the Town of Lantana.

NOW, THEREFORE, BE IT ORDAINED BY THE TOWN COUNCIL OF THE TOWN OF LANTANA, FLORIDA:

SECTION 1: Chapter 17 – Streets, Sidewalks and Other Public Places. of the Code of Ordinances of the Town of Lantana is hereby amended at Article VI. – Town Parks, by adopting new Sections 17-79 to 17-84, which shall hereafter read as set forth in Exhibit "A."

SECTION 2: Each and every other Section and Subsection of Chapter 17 – Streets, Sidewalks and Other Public Places. shall remain in full force and effect as previously enacted.

SECTION 3: All Ordinances or parts of Ordinances in conflict be and the same are hereby repealed.

SECTION 4: Should any section or provision of this Ordinance or any portion thereof, any paragraph, sentence, or word be declared by a court of competent jurisdiction to be invalid, such decision shall not affect the validity of the remainder of this Ordinance.

SECTION 5: Specific authority is hereby granted to codify this Ordinance.

SECTION 6: This Ordinance shall take effect immediately upon adoption.

(The remainder of this page is intentionally left blank.)

FIRST READING this 13th day of April, 2026.

SECOND AND FINAL READING this 8th day of June , 2026.

TOWN OF LANTANA

______ Aye	______ Nay	______________________________ Mayor Karen Lythgoe
______ Aye	______ Nay	______________________________ Vice Mayor Christopher Castle
______ Aye	______ Nay	______________________________ Vice Mayor Pro Tem Jesse Rivero
______ Aye	______ Nay	______________________________ Councilmember Kem Mason
______ Aye	______ Nay	______________________________ Councilmember Mark Zeitler

ATTEST:

______________________________ (SEAL)

Kathleen Dominguez, CMC, TOWN CLERK

Approved as to form and legal sufficiency.

____

R. Max Lohman, TOWN ATTORNEY

EXHIBIT "A"

~~Secs. 17-79 – 17-100. – Reserved.~~

Sec. 17-79. – Special Events - Purpose and Intent.

The purpose and intent of sections 17-80 through 17-85 is to provide a coordinated process for regulating special events on public property when such events may impact town services, traffic flow, and/or public safety, while ensuring the health, safety, and welfare of the residents of the Town of Lantana.

Sec. 17-80. – Definitions.

Special Event shall mean any meeting, activity, parade, event, or gathering organized, hosted, and/or conducted by a private person or private entity that is expected to have sixty (60) or more people that is held on Town-owned property, including but not limited to parks, streets, or facilities. This definition specifically excludes private events conducted through the Town's established facility rental process.

Block Party shall mean a neighborhood event organized by a group of residents for the purpose of social interaction, involving the temporary closure of a single residential street (or portion thereof) or a cul-de-sac.

Sec. 17-81. – Special Event Permit Approval Process .

All Special Events, as defined in this Section, shall require a permit approved by the Town Council. The application and approval process shall be as follows

(a) Administrative Review: Prior to Council consideration, all applications shall be reviewed and vetted by the Town Manager, or designee, and relevant Town departments to ensure compliance with safety, staffing, and insurance requirements.

(b) Approval Authority: Following administrative review, the Town Council shall have the final authority to approve or deny a Special Event permit application.

(c) Application Timeline: To allow for sufficient staff review and placement on a Town Council meeting agenda, completed applications must be submitted at least ninety (90) days prior to the proposed event date.

Sec. 17-82. – Application Requirements.

Applications shall be submitted on forms provided by the Town and shall include:

(a) A site plan and description of activities
(b) Location, duration (not to exceed 7 business days), and schedule (start and end times, and set-up and break-down times)
(c) Traffic and parking management plans: Use of police officers for public safety during the event or an acceptable alternative to direct and control traffic may be required by the Chief of Police or designee at the expense of the applicant/organizer.
(d) Proof of Liability Insurance (minimum $1,000,000) naming the Town of Lantana as an "Additional Insured."

(e) Payment of all applicable fees.

Sec. 17-83. – Residential Block Parties.

1. **Neighbor Consent Requirement:** Applications for block parties must include a signature petition demonstrating that **at least 75% of the households** on the affected block or street segment consent to the street closure.

2. **Street Closure Requirements:**

   (a) Access for emergency vehicles must be maintained at all times.

   (b) Only Town-approved barricades or cones may be used (the Town may provide these for a refundable deposit).

   (c) No permanent structures may be placed in the right-of-way. Any item(s) placed in the right-of-way must be temporary in nature and easily removed or relocated immediately upon direction by any Town personnel.

3. **Limitations:** Block parties are restricted to daylight hours and must comply with the Town's noise ordinance.

Section 17-84. – Revocation and Appeals.

(a) *Revocation:* The Town Manager may revoke or deny any permit at any time if the event poses a threat to public health, safety, or welfare or if the applicant fails to comply with the conditions of the permit or Town ordinances.

(b) *Appeals:* Any applicant denied a permit, or aggrieved by a condition of the approval, may appeal the decision to the Town Council within 10 days of rendition of the decision.

Secs. 17-85 – 17-100. – Reserved.

Ordinance No. O-05-2026

Business Impact Estimate

This Business Impact Estimate is provided in accordance with section 166.041(4), Florida Statutes.

Proposed ordinance's title:

ORDINANCE NO. O-05-2026: AN ORDINANCE OF THE TOWN COUNCIL OF THE TOWN OF LANTANA, FLORIDA, AMENDING CHAPTER 17 STREETS, SIDEWALKS AND OTHER PUBLIC PLACES AT ARTICLE VI. TOWN PARKS, BY ADOPTING NEW SECTIONS 17-80 TO 17-85 TO DEFINE AND SET REGULATIONS FOR SPECIAL EVENTS ON PUBLIC PROPERTY.

1. **Summary of the proposed ordinance (must include a statement of the public purpose, such as serving the public health, safety, morals, and welfare):**

   Summary: This ordinance establishes a formal, two-tiered permitting system for meetings, activities, parades, block parties, or gatherings on Town-owned property or private property that significantly impacts public rights-of-way or Town services. It defines two levels of approval: Tier 1 for events with fewer than 60 people (Staff approval) and Tier 2 for events with 60 or more people (Council approval). The ordinance also sets specific requirements for applications, insurance, and residential block parties.

   Public Purpose: To provide a coordinated process for managing events that may affect Town services, traffic flow, or public safety, thereby ensuring the health, safety, and welfare of the residents of the Town of Lantana.

2. An estimate of the direct economic impact of the proposed ordinance on private, for-profit businesses in the [City/Town/Village], if any:
(a) An estimate of direct compliance costs that businesses may reasonably incur;
(b) Any new charge or fee imposed by the proposed ordinance or for which businesses will be financially responsible; and

(c) An estimate of the [City's/Town's/Village's] regulatory costs, including estimated revenues from any new charges or fees to cover such costs.

Direct Compliance Costs: Businesses organizing events on public property (such as fitness classes, markets, or promotional gatherings) will be required to submit formal applications 30 to 90 days in advance. They must also provide proof of liability insurance with a minimum of $1,000,000, naming the Town as an "Additional Insured."

New Charges or Fees: Applicants are responsible for the payment of all applicable permit fees. Additionally, if the Chief of Police determines police presence is necessary for traffic or safety, the business/organizer must cover those expenses.

Town Regulatory Costs: The Town will incur administrative costs related to the processing and review of permit applications by the Town Manager and Town Council. These costs are expected to be offset by the revenue generated from permit fees.

3. Good faith estimate of the number of businesses likely to be impacted by the proposed ordinance:

Estimate: Low to Moderate. The ordinance primarily impacts professional event planners, commercial entities seeking to use Town parks or streets for promotion, and businesses whose large-scale private events overflow into public rights-of-way.

4. Additional information the governing body deems useful (if any):
[*You may wish to include in this section the methodology or data used to prepare the Business Impact Estimate. For example: [City/Town/Village] staff solicited comments from businesses in the [City/Town/Village] as to the potential impact of the proposed ordinance by contacting the chamber of commerce, social media posting, direct mail or direct email, posting on [City/Town/Village] website, public workshop, etc. You may also wish to include efforts made to reduce the potential fiscal impact on businesses. You may also wish to state here that the proposed ordinance is a generally applicable ordinance that applies to all persons similarly situated (individuals as well as businesses) and, therefore, the proposed ordinance does not affect only businesses*).

Methodology: This estimate was prepared based on a legal review of the proposed text (Sections 17-80 to 17-85) and an assessment of current Town staff workflows for managing public space requests.

General Applicability: This is a generally applicable ordinance that applies to all persons and entities (individuals, neighborhood groups, and businesses alike) seeking to hold a special event on public property; therefore, it is not directed exclusively at any single business entity.

TOWN OF LANTANA

Agenda Item Summary

AGENDA ITEM No.: 6b

PREPARED BY: Nicole Dritz, Development Services Director

REVIEWED BY: Brian K. Raducci, ICMA-CM, Town Manager

MEETING DATE: June 8, 2026

AGENDA ITEM: Consideration of Ordinance No. O-06-2026, amending Chapter 11 – Licenses, Permits and Business Regulations, to repeal obsolete business tax registration provisions. **Remarks: First Reading**

ISSUE/BACKGROUND:

Staff is initiating a text amendment to Chapter 11 of the Code of Ordinances to remove local business tax registration requirements for certain out-of-town businesses and state-licensed professionals. These provisions were originally intended to require registration and administrative review for businesses operating within the Town without a permanent local location; however, portions of the regulations no longer align with current provisions of Chapter 205, Florida Statutes, governing local business taxes and state-licensed businesses. The amendment also includes associated clean-up language to Section 11-16 relating to obsolete registration provisions.

Staff recommends the adoption of Ordinance No. O-06-2026. This ordinance updates Chapter 11 of the Code of Ordinances to align with current Florida Statutes and incorporates related clean-up language to obsolete registration provisions.

The Town Attorney has reviewed and approved this ordinance as to form and legal sufficiency.

ATTACHMENT(S):

1. Ordinance No. O-06-2026.docx
2. Business Impact Estimate O-06-2026.docx

SAMPLE MOTION:

I move to (approve)(disapprove) Ordinance O-06-2026 on first reading.

ORDINANCE NO. O-06-2026

AN ORDINANCE OF THE TOWN COUNCIL OF THE TOWN OF LANTANA, FLORIDA, AMENDING CHAPTER 11 – LICENSES, PERMITS AND BUSINESS REGULATION, AT SECTION 11-16. – LEVY OF BUSINESS TAX; REGISTRATION. BY REPEALING SUBSECTIONS (b) – (c); PROVIDING THAT THE REMAINDER OF CHAPTER 11 SHALL REMAIN IN FULL FORCE AND EFFECT AS PREVIOUSLY ENACTED; PROVIDING A CONFLICTS CLAUSE, A SEVERABILITY CLAUSE, AND AUTHORITY TO CODIFY; PROVIDING AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

WHEREAS, the Town Council of the Town of Lantana has determined that a need exists to amend Chapter 11 – Zoning. of the Town's Code of Ordinances to repeal obsolete business tax registration provisions; and

WHEREAS, the Town Council has determined this revision to be in the best interests of the health, safety, and welfare of the citizens of the Town of Lantana.

NOW, THEREFORE, BE IT ORDAINED BY THE TOWN COUNCIL OF THE TOWN OF LANTANA, FLORIDA:

SECTION 1: Chapter 11 – Licenses, Permits and Business Regulations. of the Code of Ordinances of the Town of Lantana is amended at Section 11-16 – Levy of business tax; registration. by repealing subsections (b) – (c) providing that Section 11-16 shall hereafter read as follows:

Sec. 11-16. - Levy of business tax~~; registration~~.

(a) (This subsection shall remain in full force and effect as previously adopted)

~~(b) Registration. Any person who does not fall into one (1) of the categories set forth above in subsection (a) but who comes within the corporate limits of the town to carry on, complete, perform or engage in any type of business, is hereby required to register with the town by filling out a registration form. Such person must provide a copy of a valid business tax receipt issued by another municipality and/or the county indicating that he possesses a valid business tax receipt at the location of his branch or permanent office and must provide appropriate forms, as requested by the town according to the type of business. A nominal fee shall be charged to cover the administrative costs in registering these additional businesses, occupations and professions; the amount of which registration fee shall be set by resolution of the~~

~~town council. The registration requirement set forth in this sub-section shall not apply to any trade or business regulated by the department of business and professional regulation. Additionally, this requirement shall not apply to any pest control operators licensed and regulated by the state of Florida.~~

~~(c) Voluntary registration. Pursuant to F.S. § 205.065, any person engaging in or managing a business, profession or occupation regulated by the department of business and professional regulation that has paid a business tax for the current year to the county or municipality in that state where the person's permanent business location or branch office is maintained shall not be required to register his business tax receipt with the town. However, such persons may voluntarily register with the town by presenting proof of state licensing, a valid business tax receipt issued by the municipality or county in which the licensee's branch or permanent office is located and by paying an administrative fee as established by resolution of the town council. Persons not desiring to register voluntarily shall not be required to do so. However, such persons shall be required to present all documentation required by this subsection each time application for a town permit is made.~~

SECTION 2: Each and every other Section and Subsection of Chapter 11 – Licenses, Permits and Business Regulations. shall remain in full force and effect as previously enacted.

SECTION 3: All Ordinances or parts of Ordinances in conflict be and the same are hereby repealed.

SECTION 4: Should any section or provision of this Ordinance or any portion thereof, any paragraph, sentence or word be declared by a court of competent jurisdiction to be invalid, such decision shall not affect the validity of the remainder of this Ordinance.

SECTION 5: Specific authority is hereby granted to codify this Ordinance.

SECTION 6: This Ordinance shall take effect immediately upon adoption.

(The remainder of this page is intentionally left blank.)

FIRST READING this 8th day of June, 2026.

SECOND AND FINAL READING this __th day of ___, 2026.

TOWN OF LANTANA

_____ Aye	_____ Nay	______________________________ Mayor Karen Lythgoe
_____ Aye	_____ Nay	______________________________ Vice Mayor Chris Castle
_____ Aye	_____ Nay	______________________________ Vice Mayor Pro Tem Jesse Rivero
_____ Aye	_____ Nay	______________________________ Councilmember Kem Mason
_____ Aye	_____ Nay	______________________________ Councilmember Mark Zeitler

ATTEST:

______________________________ (SEAL)

Kathleen Dominguez, CMC, TOWN CLERK

Approved as to form and legal sufficiency.

____

R. Max Lohman, TOWN ATTORNEY

Ordinance No. O-06-2026

Business Impact Estimate

This Business Impact Estimate is provided in accordance with section 166.041(4), Florida Statutes.

Proposed ordinance's title:

AN ORDINANCE OF THE TOWN COUNCIL OF THE TOWN OF LANTANA, FLORIDA, AMENDING CHAPTER 11 – LICENSES, PERMITS AND BUSINESS REGULATION, AT SECTION 11-16. – LEVY OF BUSINESS TAX; REGISTRATION. BY REPEALING SUBSECTIONS (b) – (c); PROVIDING THAT THE REMAINDER OF CHAPTER 11 SHALL REMAIN IN FULL FORCE AND EFFECT AS PREVIOUSLY ENACTED; PROVIDING A CONFLICTS CLAUSE, A SEVERABILITY CLAUSE, AND AUTHORITY TO CODIFY; PROVIDING AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

If one or more boxes are checked below, this means the Town is of the view that a business impact estimate is not required by state law[1] for the proposed ordinance, but the Town is, nevertheless, providing this Business Impact Estimate as a courtesy and to avoid any procedural issues that could impact the enactment of the proposed ordinance. This Business Impact Estimate may be revised following its initial posting.

✓ The proposed ordinance is required to comply with Federal or State law or regulation;

☐ The proposed ordinance relates to the issuance or refinancing of debt;

☐ The proposed ordinance relates to the adoption of budgets or budget amendments, including revenue sources necessary to fund the budget;

☐ The proposed ordinance is required to implement a contract or an agreement, including, but not limited to, any Federal, State, local, or private grant, or other financial assistance accepted by the municipal government.

☐ The proposed ordinance is an emergency ordinance.

[1] *See* Section 166.041(4)(c), *Florida Statutes*.

☐ The ordinance relates to procurement; or

☐ The proposed ordinance is enacted to implement the following:

a. A development order or development permit, as defined in s. 163.3164, F.S.; a development agreement as authorized by ss. 163.3220-163.3243, F.S.; or a comprehensive plan amendment or land development regulation amendment initiated by an application by a private party other than the municipality;
b. Sections 190.005 and 190.046, *Florida Statutes*, regarding community development districts;
c. Section 553.73, *Florida Statutes*, relating to the *Florida Building Code*; or
d. Section 633.202, *Florida Statutes*, relating to the *Florida Fire Prevention Code*.

In accordance with the provisions of controlling law, even though an exemption noted above may apply, the Town hereby publishes the following information:

1. Summary of the proposed ordinance (must include statement of the public purpose, such as serving the public health, safety, morals, and welfare): **N/A**

2. An estimate of the direct economic impact of the proposed ordinance on private, for-profit businesses in the [City/Town/Village], if any:**N/A** (a) An estimate of direct compliance costs that businesses may reasonably incur; (b) Any new charge or fee imposed by the proposed ordinance, or for which businesses will be financially responsible; and (c) An estimate of the [City's/Town's/Village's] regulatory costs, including estimated revenues from any new charges or fees to cover such costs.

3. Good faith estimate of the number of businesses likely to be impacted by the proposed ordinance: **N/A**

4. Additional information the governing body deems useful (if any): [*You may wish to include in this section the methodology or data used to prepare the Business Impact Estimate. For example: [City/Town/Village] staff solicited comments from businesses in the [City/Town/Village] as to the potential impact of the proposed ordinance by contacting the chamber of commerce, social media posting, direct mail or direct email, posting on [City/Town/Village] website, public workshop, etc. You may also wish to include efforts made to reduce the potential fiscal impact on businesses. You may also wish to state here that the proposed ordinance is a generally applicable ordinance that applies to all persons similarly situated (individuals as well as businesses) and, therefore, the proposed ordinance does not affect only businesses.*]. **N/A**

TOWN OF LANTANA

Agenda Item Summary

AGENDA ITEM No.: 7a

PREPARED BY: Nicole Dritz, Development Services Director

REVIEWED BY: Brian K. Raducci, ICMA-CM, Town Manager

MEETING DATE: June 8, 2026

AGENDA ITEM: Consideration of three (3) variance requests from Sec. 23-94 and Sec. 23-81 of the Town Code of Ordinances for the property located at 1124 Julia Heights Dr to allow for accessory structures. Case Nos.: VAR26-0001, VAR26-0002, and VAR26-0003. **Remarks: Town staff have requested that this item be postponed, and the applicant has agreed to this.**

ISSUE/BACKGROUND:

The property owner of 1124 Julia Heights Dr is requesting the following variances:

- Request for a Variance from Section 23-94(e) of the Town Code of Ordinances to allow for a 9.8-foot corner lot street-side setback on the eastern side of the property, where the Code requires a minimum of 15-feet. **(VAR26-0001)**
- Request for a Variance from Section 23-94(e) of the Town Code of Ordinances to allow for a 2.75-foot side setback on the western side of the property, where the Code requires a minimum of 7.5-feet. **(VAR26-0002)**
- Request for a Variance from Section 23-81(c) of the Town Code of Ordinances to allow an accessory structure to be placed 3.75-feet away from a primary structure, where the Code requires a minimum of 6-feet. **(VAR26-0003)**

In the R-3 zoning district, where the property is located, corner lots are required to provide a 15-foot street-side setback, while interior lots are required to provide a 7.5-foot side setback. Larger street-side setbacks on corner lots are generally intended to promote traffic visibility and safety, maintain a consistent streetscape, accommodate public infrastructure and utilities, preserve neighborhood compatibility, and prevent overdevelopment on highly visible properties.

The property contains an existing gazebo located on the southeast portion of the site within the required corner lot street-side setback, approximately 9.8-feet from the east property line. The principal structure maintains a compliant setback of 20.8-feet from the east property line.

The homeowner is also proposing a 12-foot by 20-foot carport structure within the required interior side yard on the west side of the property. While the existing home provides an 18.5-foot setback at its closest point, where the Town Code requires a minimum 7.5-foot setback, accessory structures are additionally required to maintain a minimum separation of 6-feet from the principal structure. As proposed, the carport would be located approximately 2.75-feet from the side property line and 3.75-feet from the principal structure.

The applicant cites the additional setback requirements applicable to corner lots as a special condition creating practical limitations that prevent both the existing gazebo and proposed carport from meeting the applicable setback requirements.

The Planning Commission reviewed these variances at the regularly scheduled meeting of May 27, 2026. The recommendations are below. Voting members included: Lyn Tate, Rosemary Mouring, Michelle Donahue, Christina Desautell, and Edward Shropshire.

- Request for a Variance from Section 23-94(e) of the Town Code of Ordinances to allow for a 9.8-foot corner lot street-side setback on the eastern side of the property, where the Code requires a minimum of 15-feet. (VAR26-0001). **Recommend Approval on a 5-0 vote.**

- Request for a Variance from Section 23-94(e) of the Town Code of Ordinances to allow for a 2.75-foot side setback on the western side of the property, where the Code requires a minimum of 7.5-feet. (VAR26-0002). **There was a motion to recommend approval for VAR26-0002; the motion failed by a vote of 2-3 (Nay - Michelle Donahue, Lyn Tate, Rosemary Mouring).**

- Request for a Variance from Section 23-81(c) of the Town Code of Ordinances to allow an accessory structure to be placed 3.75-feet away from a primary structure, where the Code requires a minimum of 6-feet. (VAR26-0003). **There was a motion to recommend approval for VAR26-0003; the motion failed by a vote of 2-3 (Nay- Michelle Donahue, Lyn Tate, Rosemary Mouring).**

Staff recommends denial of all three (3) of the variance requests, as the applicant has not demonstrated that the subject property is affected by a unique or unnecessary hardship sufficient to justify the granting of the variances.

ATTACHMENT(S):

SAMPLE MOTION:

I move to (approve)(disapprove) **VAR26-0001** for the property located at 1124 Julia Heights Dr.

I move to (approve)(disapprove) **VAR26-0002** for the property located at 1124 Julia Heights Dr.

I move to (approve)(disapprove) **VAR26-0003** for the property located at 1124 Julia Heights Dr.

TOWN OF LANTANA

Agenda Item Summary

AGENDA ITEM No.: 8a

PREPARED BY: Jerry Darr, Assistant Utilities Director

REVIEWED BY: Brian K. Raducci, ICMA-CM, Town Manager

MEETING DATE: June 8, 2026

AGENDA ITEM: Consideration of ratifying the expenditure of $99,620 to Cacique Utilities LLC for the emergency Lift Station #5 repair and replacement in March/April 2026.

ISSUE/BACKGROUND:

On March 31, 2026, the Public Services' Utilities Division (staff) responded to a resident's complaint of a high-level alarm at Lift Station #5 (located at 116 S Atlantic Dr). The staff found that the piping and rail were damaged at the base of one (1) of the two (2) pumps, and determined that the scope of the repairs was beyond their capabilities. As a result, they called in the professional assistance of Cacique Utilities LLC to make the emerging necessary repairs which totaled $99,620 and included the following:

- the replacement of the two (2) pump bases
- concrete work
- replacement pipe
- four (4) pump rails; and
- bypass operations and monitoring were needed around the clock for seven (7) days

Funding for this emergency repair and replacement in the amount of $99,620 will be covered from available reserves. Any necessary and related budget amendments will be processed through a future budget amendment.

ATTACHMENT(S):

1. Emergency LS #5.pdf

SAMPLE MOTION:

I move to (ratify) (deny ratification of) the expenditure of $99,620 to Cacique Utilities LLC for the emergency repair and replacement of Lift Station #5 in March/April 2026.

Invoice

From: Cacique Utilities LLC
1375 W Gateway Blvd
Boynton Beach, FL 33426 USA
Contact: David Cacique
Phone: (954)-774-3066
Email: david@caciqueutilities.com

Project: LIFT STATION #5
Description: Emergency Remove & Replace Basesand Pipe
Bid Date: 04/10/2026
Contract #:

To: Town of Lantana
Contact:

ITEM	DESCRIPTION	BID QTY	U/M	UNIT BID	AMOUNT
1	Mobilization	1.000	LS	$5,000.00	$5,000.00
2	MOT	1.000	LS	$0.00 *	$0.00
3	Sep Up Bypass	1.000	Each	$5,200.00	$5,200.00
4	Air Plug installation	1.000	Each	$960.00	$960.00
5	Rmove Pump Base & Pumps	2.000	Each	$4,800.00	$9,600.00
6	Remove all Existing Pipe & Fittings from the wetwell	1.000	Each	$12,500.00	$12,500.00
7	Remove pipe From the Dry Valve Vault	1.000	Each	$6,400.00	$6,400.00
8	8' 5000 PSI Concrete	1.000	LS	$2,800.00	$2,800.00
9	F&I Pump Base	2.000	Each	$7,000.00	$14,000.00
10	F&I All Pipe and Fittings inside of Wet Well	1.000	Each	$26,000.00	$26,000.00
11	F&I Pipeinside of Dry Valve Vault	1.000	Each	$4,900.00	$4,900.00
12	SuperCoat Installation	1.000	LS	$1,500.00	$1,500.00
13	Removed Bypass	1.000	LS	$3,200.00	$3,200.00
14	Pump Monitor	7.000	DAY 24HR	$1,080.00	$7,560.00
				TOTAL BID:	**$99,620.00**

Rec'd. By
Date Rec'd. 4/26
Approved by: Ernie Crockett

Totals

Base Bid $99,620.00

Submitted
For Processing
Date

Project Comments

401 3963-535-46-70

TOWN OF LANTANA

Agenda Item Summary

AGENDA ITEM No.: 8b

PREPARED BY: Jerry Darr, Assistant Utilities Director

REVIEWED BY: Brian K. Raducci, ICMA-CM, Town Manager

MEETING DATE: June 8, 2026

AGENDA ITEM: Consideration of ratifying the expenditure of $205,902 to Cacique Utilities LLC for the emergency Lift Station #1 repair and replacement in April 2026.

ISSUE/BACKGROUND:

On April 17, 2026, the Public Services' Utilities Division (staff) conducted a routine maintenance check of Lift Station #1 (located at 402 Gator Dr). Staff found a hole in the side of the control valve which leaked sewage each time the three (3) pumps turned on, and determined that the scope of the repairs was beyond their capabilities. As a result, they called in the professional assistance of Cacique Utilities LLC to make the emerging and extensive necessary repairs which totaled $205,902 and included the following:

- a Grinder Unit was destroyed and had to be replaced (we had one (1) in inventory)
- six (6) control valves and the channel monster had to be replaced
- two (2) bypass pumps were needed around the clock for ten (10) days due to the volume; and
- the massive wet well needed to be thoroughly cleaned

Funding for this emergency repair and replacement in the amount of $205,902 will be covered from available reserves. Any necessary and related budget amendments will be processed through a future budget amendment.

ATTACHMENT(S):

1. Invoice #260501- Lift Station #1.pdf

SAMPLE MOTION:

I move to (ratify) (deny ratification of) the expenditure of $205,902 to Cacique Utilities LLC for the emergency repair and replacement of Lift Station #1 in April 2026.

INVOICE #260501

CACIQUE UTILITIES
SAFETY. QUALITY. EFFICIENCY

From: Cacique Utilities LLC
1375 W Gateway Blvd
Boynton Beach, FL 33426 USA
Contact: David Cacique
Phone: (954)-774-3066
Email: david@caciqueutilities.com

Project: 26-0410 Town of Lantana- Emergency Lift Station 1
Description: Emergency 10'' & 8'' Valves Remove& Replace -Wet Well Cleaning
Date: 05/01/2026
Contract #: DAVID CACIQUE

To: Town of Lantana
Contact:

ITEM	DESCRIPTION	BID QTY	U/M	UNIT BID	AMOUNT
1	Mobilization	1.000	LS	$5,000.00	$5,000.00
2	Set Up 10" & 12" Bypass	1.000	LS	$10,500.00	$10,500.00
3	Furnish & Install 18''x36'' Air Plug	1.000	Each	$1,250.00	$1,250.00
4	12'' System Bypass Pump Prime Pump	1.000	Each	$14,500.00	$14,500.00
5	10'' System Bypass Pump Back up Pump	1.000	Each	$13,500.00	$13,500.00
6	Cleaning Wet Well Labor Only	1.000	LS	$7,200.00	$7,200.00
7	Remove 36''Sewage Grinder	1.000	Each	$5,600.00	$5,600.00
8	Install New Sewage grinder (Installation Only)	1.000	Each	$6,200.00	$6,200.00
9	Remove and Install Safety Railing Inside of Wet Well	1.000	Each	$2,400.00	$2,400.00
10	Seal 4'' Opening around Stainless Plate Inside of Wet Well	1.000	Each	$1,100.00	$1,100.00
11	Remove 10'' Valve Inside of Dry-pit	3.000	Each	$1,650.00	$4,950.00
12	Remove 8'' Valve Inside of The Dry-Pit	3.000	Each	$1,650.00	$4,950.00
13	Furnish & Install 10'' Valve inside of Dry-Pit	3.000	Each	$8,300.00	$24,900.00
14	Furnish & Install 8'' Valve Inside of Dry-Pit	3.000	Each	$7,600.00	$22,800.00
15	Remove 10'' Uniflange	3.000	Each	$580.00	$1,740.00
16	Remove 8'' Uniflange	3.000	Each	$580.00	$1,740.00
17	Furnish & Install 10'' Uniflange	4.000	Each	$1,450.00	$5,800.00
18	Furnish & Install 8'' Uniflange	3.000	Each	$1,450.00	$4,350.00
19	Reinforce Concrete Pump Supports	4.000	Each	$1,480.00	$5,920.00
20	24 HR Pump 2 Monitors	10.000	Day	$2,160.00	$21,600.00
21	Remove Bypass Prime & Back up	2.000	Each	$5,200.00	$10,400.00
22	Sewper Coat Installation on the Concrete Pump Supports & Around Stainless Plate	1.000	LS	$2,800.00	$2,800.00
23	Cat 315 Exc	120.000	HR	$119.35	$14,322.00
24	Cat 306 Mini Exc	16.000	HR	$47.50	$760.00
25	Vac Truck Services & Waste Disposal	28.000	HR	$415.00	$11,620.00
				TOTAL :	**$205,902.00**

TOWN OF LANTANA

Agenda Item Summary

AGENDA ITEM No.: 8c

PREPARED BY: Vanessa Holloway, Contract and Grants Administrator

REVIEWED BY: Brian K. Raducci, ICMA-CM, Town Manager

MEETING DATE: June 8, 2026

AGENDA ITEM: Consideration of awarding a contract for Janitorial Services for Public Facilities to OT Services Inc. in the amount of $23,990.

ISSUE/BACKGROUND:

On Tuesday April 7, 2026, the Town received and opened bids for a three (3) year agreement with the option to renew for two (2) - one (1) year extensions for Janitorial Services for Public Facilities 2026-03-PS (on file with the Town Clerk and available for inspection upon request). The Town received 19 bids for consideration, which are outlined below:

COMPANY	TOTAL BID AMOUNT	NOTES
American Facility Services	$ 8,672.97	Bid nonresponsive/responsible
First Rate Commercial Services	16,307.24	Bid nonresponsive/responsible
Clean Space LLC	21,663.47	Incomplete
OT Services Inc.	23,990.00	
United Services Inc.	26,639.93	
PCS Professional Cleaning Services	31,762.00	
Green Facility Inc.	38,048.88	
Star Building Services Inc.	39,500.00	
AAA Facility Solutions LLC	41,662.00	
I&G Cleaning Inc.	47,250.00	
Eco Clean Maintenance Inc.	48,057.00	
Safeguard Services	51,360.00	
Precision Capital FL LLC	56,945.00	
Anago of South Florida	86,716.00	
Able Business Services Inc.	91,273.00	
OrangeClean Services	229,174.08	
Chi-Ada Corp.	-	No Bid Form submitted
Crystal Building Maintenance	-	Incomplete
Net Facility Services	-	Incomplete

After a thorough review of the submittals, staff has determined that the lowest responsible and responsive bidder was OT Services Inc. The scope of work for this contract includes labor, supervision, equipment, supplies, tools, materials, and all other incidentals required to perform the work. Funding for the contract was included in the Public Services FY 2025/26 operating budget. The attached Agreement has been prepared by the Town Attorney which is legally sufficient and as a result staff recommends awarding a contract for Janitorial Services for Public Facilities to OT Services Inc.

ATTACHMENT(S):

1. 2026-03-PS Bid Tabulation.pdf
2. ITB NO. 2026-03-PS Janitorial Services Agreement - Partially Signed.pdf

SAMPLE MOTION:

I move to (approve) (deny) the contract with OT Services Inc. for Janitorial Services for Public Facilities in the amount of $23,990, and to authorize the Town Manager to execute the agreement and any amendments thereto.

TOWN OF LANTANA
BID OPENING MINUTES
April 7, 2026, 2:00 p.m.

INVITATION TO BID NO.: 2026-03 PS
ITB NO.: 2026-03-PS for Janitorial Services for Public Facilities and Offices.

Sealed bids were due by 2:00 p.m. on Tuesday, April 7, 2026. The bid opening of sealed bid submittals for Janitorial Services for Public Facilities and Offices. Invitation to Bid No 2026-02 PS for the Town of Lantana was held at the Town Hall Council Chambers, 500 Greynolds Circle, Lantana, FL, and convened at 2:00 p.m.

ATTENDING:

Town Staff:
Kathleen Dominguez, CMC, Town Clerk
Vanessa Holloway, Contracts and Grants Administrator
Eddie Crockett, Public Services Director
Glenn Ellis, Public Works Superintendent

Members of the Public:
Zero (0)

DISCUSSION:
Ms. Dominguez opened the meeting at 2:00 p.m. She announced that this meeting was for the opening of submitted bids and that three (3) addendums were posted for this project. Ms. Rios noted that opening and documenting the submitted bids does not constitute an award or a recommendation for an award.

The Town received 19 responses that were submitted and documented as follows:

COMPANY	TOTAL BID AMOUNT – OFFICES	PUBLIC FACILITIES
Star Building Services Inc.	$76,700.00	$39,500.00
OT Services Inc.	$81,952.70	$23,990.00
Able Business Services Inc.	$43,497.00	$91,273.00
Eco Clean Maintenance Inc.	$86,922.00	$48,057.00
Clean Space LLC	$122,467.97	$21,663.47
PCS Professional Cleaning Services	$98,834.00	$31,762.00
Anago of South Florida	$181,884.00	$86,716.00
I & G Cleaning Inc.	$213,731.20	$47,250.00
Chi Ada Corp.	$9,164.15	$0 (no pricing form was submitted)
American Facility Services	$5,519.28	$8,672.97
OrangeClean Services	$678,415.39	$229,174.08
United Services Inc.	$142,242.25	$26,639.93
Green Facility Inc.	$36,089.99	$38,048.88

Precision Capital FL LLC	$62,730.00	$56,945.00
Safeguard Services	$169,068.00	$51,360.00
AAA Facility Solutions LLC	$99,697.00	$41,662.00
First Rate Commercial Services	$57,527.97	$16,307.24
Crystal Building Maintenance	Incomplete	Incomplete
Net Facility Services	Incomplete	Incomplete

Ms. Dominguez commented that a recommendation would be submitted to the Town Council for consideration and approval of an award at a future meeting. There was no further discussion; the bid opening concluded at 2:18 p.m.

AGREEMENT FOR JANITORIAL SERVICES FOR

PUBLIC FACILITIES

THIS AGREEMENT is hereby made and entered into this ______ day of June, 2026 (the “Effective Date”) by and between the Town of Lantana, a Florida municipal corporation (“Town”), whose address is 500 Greynolds Circle, Lantana, Florida 33462, and Overtime Building Maintenance Inc., a Florida corporation d/b/a OT Services (“Contractor”), whose address is 1335 Okeechobee Road, Suite 500, West Palm Beach, Florida 33401.

WHEREAS, the Town issued ITB No. 2026-03-PS for janitorial services for the Town’s public facilities; and

WHEREAS, after receiving nineteen (19) bid responses, Overtime Building Maintenance Inc. d/b/a OT Services, was the lowest responsive and responsible bidder; and

WHEREAS, the Town desires to enter into this Agreement Overtime Building Maintenance Inc., to provide the goods and services in accordance with the Town’s Invitation to Bid No. 2026-03-PS and the Contractor’s response thereto, both of which are incorporated herein by reference, and subject to the terms and conditions set forth herein.

NOW, THEREFORE, in consideration of the mutual covenants and promises hereafter set forth, the Contractor and the Town hereby agree as follows:

ARTICLE 1. INCORPORATION OF INVITATION TO BID

The terms and conditions of this Agreement shall include and incorporate the terms, conditions, and specifications set forth in the Town’s Invitation to Bid No. 2026-03-PS, and the Contractor’s response to the Invitation to Bid, including all documentation required thereunder (the “Bid”). In the event of a conflict between any of the terms, conditions, and/or specifications set forth in this Agreement, ITB No. 2026-03-PS, and the Bid, this Agreement, ITB No. 2026-03-PS, and then the Bid shall control in that order.

ARTICLE 2. DESCRIPTION OF GOODS OR SCOPE OF SERVICES

The Contractor shall provide the goods and/or perform those services identified in the specifications accompanying the Town’s Invitation to Bid, which are incorporated herein by reference.

ARTICLE 3. COMPENSATION

The Town shall pay the Contractor in accordance with the terms, conditions, and specifications set forth in ITB No. 2026-03-PS and as set forth in the Contractor’s bid submittal thereto.

ARTICLE 4. AVAILABILITY OF FUNDS

The Town's performance and obligation to pay under this contract for subsequent fiscal years are contingent upon annual appropriations for its purpose by the Town Council.

ARTICLE 5. DEFAULT, DEFAULT REMEDIES AND TERMINATION FOR CAUSE

This Agreement may be terminated for cause by action of the Town or by Contractor if the party in breach has not corrected the breach within fourteen (14) days after written notice from the aggrieved party identifying the breach.

ARTICLE 6. TERMINATION FOR CONVENIENCE

(a) The Town may terminate this Agreement in whole or, from time to time, in part if the Town determines that doing so is in the Town's interest. The Town shall terminate by delivering to the Contractor a 30-day Notice of Termination specifying the extent of termination and the effective date thereof.

(b) After receipt of a Notice of Termination, and except as directed by the Town, the Contractor shall immediately proceed with the following obligations, regardless of any delay in determining or adjusting any amounts due under this clause:

(1) Stop work as specified in the notice.

(2) Place no further subcontracts or orders (referred to as subcontracts in this clause) for materials, services, or facilities, except as necessary to complete the continued portion of the contract.

(3) Terminate all subcontracts to the extent they relate to the work terminated.

(4) Complete performance of the work not terminated.

(5) For contract work performed before the effective date of termination, the Town will pay for the cost of this work.

(c) Contractor acknowledges and agrees that One Thousand Dollars ($1,000.00) of the compensation to be paid by Town, the receipt and adequacy of which is hereby acknowledged by Contractor, is given as special consideration to Contractor for Town's right to terminate this Agreement for convenience.

ARTICLE 7. CLEAN AIR ACT

Contractor shall, in the course of performing pursuant to this Agreement, comply with all applicable standards, orders or regulations issued pursuant to the Clean Air Act (42 U.S.C. 7401–7671q) and the Federal Water Pollution Control Act as amended (33 U.S.C. 1251–1387).

ARTICLE 8. ENERGY EFFICIENCY

Contractor shall, in the course of performing pursuant to this Agreement, comply with all applicable standards and policies relating to energy efficiency which are contained in the state energy conservation plan issued in compliance with the Energy Policy and Conservation Act (42 U.S.C. 6201).

ARTICLE 9. PUBLIC RECORDS

Notwithstanding anything contained herein, as provided under Section 119.0701, *Fla. Stat*., if the Contractor: (i) provides a service; and (ii) acts on behalf of the Town as provided under Section 119.011(2) *Fla. Stat*., the Contractor shall comply with the requirements of Section 119.0701, *Fla. Stat.*, as it may be amended from time to time. The Contractor is specifically required to:

A. Keep and maintain public records required by the Town to perform services as provided under this Contract.

B. Upon request from the Town's Custodian of Public Records, provide the Town with a copy of the requested records or allow the records to be inspected or copied within a reasonable time at a cost that does not exceed the cost provided in Chapter 119 or as otherwise provided by law. The Contractor further agrees that all fees, charges, and expenses shall be determined in accordance with Palm Beach County PPM CW-F-002, Fees Associated with Public Records Requests, as it may be amended or replaced from time to time.

C. Ensure that public records that are exempt, or confidential and exempt from public records disclosure requirements are not disclosed except as authorized by law for the duration of the contract term and following completion of the Contract if the Contractor does not transfer the records to the public agency.

D. Upon completion of the Contract the Contractor shall transfer, at no cost to the Town, all public records in possession of the Contractor unless notified by Town's representative/liaison, on behalf of the Town's Custodian of Public Records, to keep and maintain public records required by the Town to perform the service. If the Contractor transfers all public records to the Town upon completion of the Contract, the Contractor shall destroy any duplicate public records that are exempt, or confidential and exempt from public records disclosure requirements. If the Contractor keeps and maintains public records upon completion of the Contract, the Contractor shall meet all applicable requirements for retaining public records. All records stored electronically by the Contractor must be provided to Town, upon request of the Town's Custodian of Public Records, in a format that is compatible with the information technology systems of Town, at no cost to Town.

Failure of the Contractor to comply with the requirements of this article shall constitute a material breach of this Agreement. The Town shall have the right to exercise any and all remedies available to it, including but not limited to, the right to terminate for cause. Contractor acknowledges that it has familiarized itself with the requirements of Chapter 119, *Fla. Stat*., and other requirements of state law applicable to public records not specifically set forth herein.

IF THE CONTRACTOR HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, FLORIDA STATUTES, TO THE CONTRACTOR'S DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THIS CONTRACT, PLEASE CONTACT THE CUSTODIAN OF PUBLIC RECORDS AT TOWN CLERK, TOWN HALL, 500 GREYNOLDS CIRCLE, LANTANA, FL 33462, BY E-MAIL AT KDOMINGUEZ@LANTANA.ORG OR BY TELEPHONE AT (561) 540-5016.

ARTICLE 10. MISCELLANEOUS PROVISIONS

a. Notice Format. All notices or other written communications required, contemplated, or permitted under this Agreement shall be in writing and shall be hand delivered, telecommunicated, or mailed by registered or certified mail (postage prepaid), return receipt requested, to the following addresses:

i.	As to the Town:	Town of Lantana 500 Greynolds Circle Lantana, Florida 33462 Attn: Town Manager Email: braducci@lantana.org
ii.	with a copy to:	Lohman Law Group, P.A. 515 N. Flagler Drive, Suite 350 West Palm Beach, Florida 33401 Attn: R. Max Lohman, Esq. Email: max@lohmanlawgroup.com
iii.	As to the Contractor:	Overtime Building Maintenance Inc. 1335 Okeechobee Road, Suite 500 West Palm Beach, Florida 33401 Attn.: Chrisanne Finnerty, President Email: chrisanne@otbuildingmaintenance.com

b. Headings. The headings contained in this Agreement are for convenience of reference only and shall not limit or otherwise affect in any way the meaning or interpretation of this Agreement.

c. Effective Date. The effective date of this Agreement shall be the date first set forth above.

d. Remedies. This Agreement shall be governed by the laws of the State of Florida. Any legal action necessary to enforce the Agreement will be held in a court of competent jurisdiction located in Palm Beach County, Florida. No remedy herein conferred upon any party is intended to be exclusive of any other remedy, and each and every such remedy shall be cumulative and shall be in addition to every other remedy given hereunder or now or hereafter existing at law or in equity, by statute or otherwise. No single or partial exercise by any party of any right, power, or remedy hereunder shall preclude any other or further exercise thereof.

e. Third-party Beneficiary. No provision of this Agreement is intended to, or shall be construed to, create any third-party beneficiary or to provide any rights to any person or entity not a party to this Agreement, including but not limited to any citizen or employees of the Town and/or Contractor.

ARTICLE 11. TERM

The term of this Agreement shall be for three (3) years from the effective date unless terminated earlier in accordance with Articles 5 or 6. The Town may extend this Agreement for up to two (2) – one (1) year terms, subject to mutual agreement of the Parties.

(The remainder of this page intentionally left blank.)

IN WITNESS WHEREOF, the parties have executed this Agreement on the dates hereinafter written.

TOWN OF LANTANA, FLORIDA

By:____________________________
Brian K. Raducci, Town Manager

OVERTIME BUILDING MAINTENANCE INC

By: Chrisanne Finnerty
Chrisanne Finnerty, President

By: ____________________________
Kathleen Dominguez, Town Clerk

APPROVED AS TO FORM AND LEGAL SUFFICIENCY

By: ____________________________
R. Max Lohman, Town Attorney