



TOWN OF LANTANA

**Town Hall
500 Greynolds Circle
Lantana, FL 33462**

**Town Council
July 27, 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.

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

LANTANA STAFF: Brian K. Raducci, ICMA-CM, Town Manager; R. Max Lohman, Town Attorney; and Maria Rios, Deputy Town Clerk

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. Police Department Employee of the Second Quarter Award 2026.

5. APPROVAL OF THE CONSENT AGENDA:

- a. Approval of the July 13, 2026, Second Budget Workshop Meeting Minutes.
- b. Approval of the July 13, 2026, Regular Town Council Meeting Minutes.

6. ORDINANCES AND RESOLUTIONS:

- a. Consideration of Ordinance No. O-03-2026, by amending Chapter 17.5 – Subdivisions and Platting Regulations, to update existing platting procedures to be in compliance with State

law. **Remarks: Second Reading**

- b. Consideration of Ordinance No. O-07-2026, by amending Chapter 10.5 – Landscaping, to define artificial turf and to adopt new subsections to provide compliance with State law regarding artificial turf installations. **Remarks: Second Reading**
- c. Consideration of Ordinance No. O-08-2026, by amending Chapter 23 – Zoning, to create a new section to provide regulations for existing non-conforming residential docks in the C1 – Commercial zoning district. **Remarks: Second Reading**

7. QUASI-JUDICIAL HEARINGS:

- a. Consideration of a Special Exception request, pursuant to Sections 23-75 and 23-96(d)(13) of the Town Code of Ordinances, to allow massage services as a primary use at the property located at 812 W Lantana Rd in the C1 – Commercial Zoning District. **Case #: SE26-0001**

8. MISCELLANEOUS:

- a. None.

9. PUBLIC COMMENTS:

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

- 08/10/2026 - Town Council Meeting, Town Hall Council Chambers, 6:00 p.m.
- 08/14/2026 - Firefighters Pension Board of Trustees Quarterly Meeting, 7240 7th Place North, 2nd Floor Conference Room, West Palm Beach, FL 33411, 9:00 a.m.
- 08/20/2026 - Special Magistrate Hearing, Town Hall Council Chambers, 5:30 p.m.
- 08/26/2026 - Planning Commission Meeting, Town Hall Council Chambers, 6:00 p.m.
- 09/07/2026 - Town Offices Closed in Observance of Labor Day.
- 09/08/2026 - First Public Budget Hearing, Town Hall Council Chambers, 5:30 p.m.
- 09/08/2026 - Town Council Meeting, Town Hall Council Chambers, 6:00 p.m.
- 09/11/2026 - 9/11 Ceremony, Police Department's Fallen Officer Memorial on Greynolds Circle, 9:00 a.m.
- 09/17/2026 - Second Public Budget Hearing, Town Hall Council Chambers, 5:30 p.m.
- 09/19/2026 - Lantana Beach Clean-Up, Lantana Beach, 8:30 a.m. - 10:00 a.m.
- 09/23/2026 - Planning Commission Meeting, Town Hall Council Chambers, 6:00 p.m.
- 09/24/2026 - Special Magistrate Hearing, Town Hall Council Chambers, 5:30 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 will 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: Sean Scheller, Chief of Police

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

MEETING DATE: July 27, 2026

AGENDA ITEM: Police Department Employee of the Second Quarter Award 2026.

ISSUE/BACKGROUND:

The Police Department (PD) is recognizing Officer Garrett Vallis as the Employee of the Second Quarter of 2026. Officer Vallis is being recognized for his commitment to community policing and for serving as the PD's Homeless Outreach Liaison. He has utilized available County resources to help connect those in need with essential services.

ATTACHMENT(S):

SAMPLE MOTION:

N/A



TOWN OF LANTANA

Agenda Item Summary

AGENDA ITEM No.: 5a

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

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

MEETING DATE: July 27, 2026

AGENDA ITEM: Approval of the July 13, 2026, Second Budget Workshop Meeting Minutes.

ISSUE/BACKGROUND:

N/A

ATTACHMENT(S):

1. 07-13-2026 Budget Wkshp Minutes - DRAFT.docx

SAMPLE MOTION:

N/A



**TOWN OF LANTANA
Second Budget Workshop Minutes
July 13, 2026**

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

Mayor Lythgoe called the Second Budget Workshop Meeting to order at 5:30 p.m. in the Council Chambers. Upon roll call by Deputy Town Clerk Maria Rios, a quorum was confirmed. All elected officials were in attendance.

She then led a moment of silence followed by the Pledge of Allegiance.

Mayor Lythgoe reviewed housekeeping items and public comment procedures. She announced that public comments are welcome during tonight's workshop.

2. AGENDA APPROVAL.

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

3. MISCELLANEOUS:

a. Staff presentation of the draft fiscal year 2026/27 budget.

Town Manager Brian Raducci opened the meeting by thanking the Town Council, Department Heads, Management Team, PBA (Police Benevolent Association) representatives, and members of the public for attending the Workshop and for their interest in the budget process, which is intended to be as transparent as possible. He then outlined the Fiscal Year 2026/27 budget preparation process, explaining the steps that had taken place leading up to the Workshop. He stated that staff would propose maintaining the millage rate at 3.75 for the fifth consecutive year and explained that, due to recent changes in state statute, a supermajority vote would be required to adopt the proposed rate since it is above the rolled-back millage rate. He also reviewed the remaining meetings scheduled to finalize the budget process. In addition, he noted that the Town's budget priorities have remained consistent over the past several years because they have proven effective. Lastly, he acknowledged that the budget process is challenging but stated that staff continues to work through those challenges.

Mr. Raducci then introduced Finance Director Stephen Kaplan.

Director Kaplan provided a comprehensive overview of the Fiscal Year 2026/27 budget. He presented the certified taxable values as of 07/01/2026, and explained the property tax calculations. He then presented the forecasted property tax revenue of approximately \$7.87M using the current 3.75 millage rate, assuming a 95% collection rate. He noted that the rolled-back

millage rate is approximately 3.5324 and explained that, due to recent changes in state statute, a supermajority vote would be required to adopt the proposed rate.

Director Kaplan then reviewed the General Fund revenues, noting that the proposed General Fund budget totals approximately \$19.1M and that revenues are anticipated to decrease by approximately \$799k. He highlighted a \$495k increase in property tax revenues, a \$98k increase in franchise fees, and a \$79k increase in metered parking revenues.

Director Kaplan also reviewed the proposed Solid Waste annual assessments, noting the proposed residential curbside assessment of \$361.44 and the annual containerized assessment of \$191.76. He stated that, although the rates represent an increase from the current fiscal year, they remain lower than the rates adopted in Fiscal Year 2021/22.

Director Kaplan then outlined the General Fund expenditures for the upcoming fiscal year, requesting a reduced Cost of Living Adjustment (COLA) of 3.3% based on the March CPI. He also provided an overview of the proposed changes to the merit plan for regular employees and sworn officers, mentioning that earlier that day the Town had a very productive meeting with the PBA during which the Collective Bargaining Agreement (CBA) was discussed with a positive outcome. He further reviewed the proposed retirement costs for general employees, pension costs for sworn officers, health and dental expenses, and the continuation of the Tuition Reimbursement and Certification Incentive Programs. Director Kaplan also reviewed the millage rate cost scenarios for both homesteaded and non-homesteaded properties.

Director Kaplan then summarized the proposed departmental changes, noting that some of the changes were based on the proposed property tax changes. He stated that, as positions become vacant, the Town will evaluate whether they should be filled or modified. Within the Police Department, staff is proposing to transfer one (1) position within the division. Within Public Services, staff is proposing to reclassify the Marine Safety Officer position to Chief of Ocean Rescue, along with the associated positions, and reclassify one (1) General Maintenance Worker position to a Custodian position. Within Development Services, staff is proposing the elimination of one (1) Assistant Development Services Director position and one (1) unfilled Business Development Specialist position. Director Kaplan also noted that the Town has no debt and that the General Fund is balanced through the planned use of \$300k from the Building Permit Reserves.

Director Kaplan summarized other Fiscal Year 2026/27 expenditures and projects supported by the Town's various funds, including the General Fund, Water & Sewer Fund, Infrastructure Surtax Fund, and Stormwater Utility Fund. He then invited Town Manager Raducci to provide an overview of the Town's grants and appropriations.

Mr. Raducci introduced Contract and Grants Administrator Vanessa Holloway, who explained the Town's grant application process and provided an overview of the Community Project Funding Grant Update, emphasizing the Water Treatment Control Panel Upgrade project. Mr. Raducci then thanked Ms. Holloway for her efforts.

There were no questions from the Councilmembers.

Mr. Raducci thanked staff for their efforts throughout the budget process, noting that it is a lengthy process that begins in 03/2026. He again emphasized the productive meeting with the PBA and stated that staff anticipates bringing a CBA before the Town Council for approval in the

near future. He also noted that the outcome was based, in part, on the uncertainty surrounding the proposed property tax changes.

He then reviewed the next steps in the budget process, including the remaining workshop and public hearing dates. He also provided an overview of the proposed constitutional amendment (CS/HJR 1-F), recently approved by the Florida Legislature, which would increase the homestead exemption and will appear on the 11/2026 ballot, requiring 60% voter approval. He discussed the projected impacts of the proposed amendment on the Town's upcoming fiscal year budgets and noted that the Town is proactively taking measures to reduce costs where possible.

Mr. Raducci explained that, if approved, the homestead exemption would increase to \$150k in 2027 and \$250k in 2028. He noted that this would result in an estimated \$1M reduction in Town revenues in 2027, increasing to approximately \$1.34M by 2028. He emphasized that these projections were provided by the Palm Beach County Property Appraiser's Office (PAPA).

He discussed the projected impact on essential and non-essential services, noting that the anticipated revenue reduction would affect core departments such as Police, Fire, and Public Services. He further stated that non-essential services, including park and beach maintenance and major Town community events, could face significant reductions or elimination. He noted that the Town has limited non-essential services available for reductions and that, as a result, reductions to certain essential services may also become necessary.

He also discussed the Town's proactive measures, including temporarily freezing vacant positions, which may ultimately be eliminated through attrition. He further explained that major capital initiatives, such as the Lantana Beach Master Plan Project, would be reevaluated. He noted that this topic would be discussed further during the upcoming Workshop scheduled for Friday, 07/24/2026.

Mr. Raducci encouraged members of the public to educate themselves on the proposed constitutional amendment, emphasizing that the Town's role is not to persuade anyone to vote either in favor of or against the amendment, but rather to encourage residents to conduct their own research. He acknowledged that the process would not be easy and that some decisions the Town may need to make in the future may not be popular. Mr. Raducci concluded by thanking the Town Council and staff for their participation throughout the budget process.

4. COUNCIL COMMENTS.

Vice Mayor Pro Tem Rivero thanked Mr. Raducci and Mr. Kaplan for the presentation and commented that the Town faces a challenging road ahead given the proposed constitutional amendment and the loss of the Infrastructure Surtax last year.

Mayor Lythgoe, Vice Mayor Castle, and Councilmembers Mason and Zeitler had no comments.

5. PUBLIC COMMENTS.

Mark Hodnett, 812 N Atlantic Dr, Lantana, FL, 33462, commented on the projected impact of the proposed homestead exemption amendment on the Town's property tax revenue. He questioned the revenue estimates presented and requested a forecast showing the Town's projected property tax collections after accounting for both the amendment and anticipated tax base growth.

6. ADJOURNMENT.

The motion was made and carried unanimously. There being no further discussion, the meeting adjourned at 6:14 p.m.

Mayor Karen Lythgoe

ATTEST:

Maria Rios, Deputy Town Clerk



TOWN OF LANTANA

Agenda Item Summary

AGENDA ITEM No.: 5b

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

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

MEETING DATE: July 27, 2026

AGENDA ITEM: Approval of the July 13, 2026, Regular Town Council Meeting Minutes.

ISSUE/BACKGROUND:

N/A

ATTACHMENT(S):

1. 07-13-2026 TC Mtg Minutes - DRAFT.docx

SAMPLE MOTION:

N/A



**TOWN OF LANTANA
Town Council Meeting Minutes
July 13, 2026**

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

Mayor Karen Lythgoe called the regular Town Council meeting to order at 6:20 p.m. in the Council Chambers. Deputy Town Clerk Maria Rios called the roll and confirmed a quorum with all elected officials present.

Mayor Lythgoe then led a moment of silence, followed by the Pledge of Allegiance.

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 commented on the Annual Independence Day Celebration, stating that it was a great and exciting event. He expressed his appreciation to the Police and Fire Departments, Town Manager Brian Raducci, and all Town staff for their efforts.

Vice Mayor Castle echoed Vice Mayor Pro Tem Rivero's comments.

Councilmember Mason reported that he attended the Palm Beach County League of Cities (PBCLOC) meeting, where the proposed Property Tax Bill was discussed.

Councilmember Zeitler echoed Vice Mayor Pro Tem Rivero's and Vice Mayor Castle's comments regarding the Annual Independence Day Celebration.

Mayor Lythgoe reported on her recent trip to Washington, D.C., where she participated in a Federal Advocacy Task Force. She stated that the group met with members of the Florida Delegation, including their respective Representatives and the Senators, to discuss several important issues, which she would address later in the meeting.

Mayor Lythgoe also reported that she attended the Florida League of Mayors Roundtable in Port Canaveral, where participants visited the Space Force Base and several historical sites. She noted that discussions included the potential impacts of the proposed Property Tax legislation on municipalities, including the financial challenges some communities could face if the proposal is approved. She also reported attending the ribbon-cutting ceremony for the Wellness Center on Lantana Rd.

b. Town Manager

Town Manager Brian Raducci thanked Public Services Director Eddie Crockett, Parks and Recreation Superintendent Nadine Shawah, Chief Sean Scheller, Chief Spiegelhalter, and all staff who provided resources and support for the Annual Independence Day Celebration. He also thanked everyone who attended the event.

Mr. Raducci invited the public to attend Town Council Workshop Series #6 on Friday, 07/24/2026, at 9:00 a.m. in the Town Council Chambers, during which the Lantana Beach Project will be discussed.

Mr. Raducci provided an update regarding the water service to The Carlisle. He explained that, due to insufficient water pressure from the Town of Manalapan to meet required fire protection standards, the Town will proceed with the emergency repair of the damaged water line. The work is expected to be completed within approximately 30 days and may require temporary road or lane closures. He also noted that staff will attempt to relocate the repair farther away from the bridge, if feasible, to minimize impacts from the County's future bridge rehabilitation project.

Mr. Raducci then turned the floor over to Chief Sean Scheller for department announcements. Chief Scheller introduced and conducted the swearing-in ceremony for newly hired Police Officer Ping-Ho Clarkson.

4. SPECIAL PRESENTATIONS:

- a.** Presentation from Councilor Allan Kaulbach of the City of Atlantis regarding the Palm Beach County Park Airport (Lantana Airport / LNA) County facility.

Mayor Lythgoe introduced the above agenda item and invited Councilor Allan Kaulbach to present.

Councilor Allan Kaulbach of the City of Atlantis provided an overview of ongoing regional efforts regarding the Palm Beach County Park Airport (Lantana Airport), emphasizing the need to balance airport operations with the impacts on surrounding communities. He discussed a proposed Government Accountability Office (GAO) review of the Federal Aviation Administration's (FAA) regulatory framework and noted that both the City of Atlantis and the Central County Alliance support the initiative.

Councilor Kaulbach answered questions from the Councilmembers.

5. APPROVAL OF THE CONSENT AGENDA:

- a. Approval of the June 22, 2026, Regular Town Council Meeting Minutes.

Motion: Vice Mayor Pro Tem Rivero moved to approve the consent agenda as submitted. Councilmember Mason seconded the motion. Motion passed 5-0.

6. ORDINANCES AND RESOLUTIONS:

- a. Consideration of Ordinance No. O-03-2026, by amending Chapter 17.5 – Subdivisions and Platting Regulations, to update existing platting procedures to be in compliance with State law. **Remarks: First Reading**

Mayor Lythgoe introduced the above agenda item.

Town Attorney Max Lohman read the following ordinance title into the record:

ORDINANCE NO. O-03-2026

AN ORDINANCE OF THE TOWN COUNCIL OF THE TOWN OF LANTANA, FLORIDA, AMENDING CHAPTER 17.5 SUBDIVISIONS AND PLATTING REGULATIONS, AT ARTICLE III. APPLICATION BY REPEALING SECTIONS 17.5-7 AND 17.5-8 IN THEIR ENTIRETY; FURTHER AMENDING CHAPTER 17.5 AT ARTICLE IV. ADMINISTRATION BY REPEALING SECTIONS 17.5-10 THROUGH 17.5-13 IN THEIR ENTIRETY; FURTHER AMENDING CHAPTER 17.5 BY REPEALING ARTICLE V. – PROCEDURES, IN ITS ENTIRETY AND READOPTING AN ENTIRELY NEW ARTICLE V., AS REVISED TO COMPLY WITH STATE LAW; FURTHER AMENDING CHAPTER 17.5 BY REPEALING APPENDICES 1 THROUGH 12 AND RENUMBERING APPENDIX 13 AS APPENDIX NUMBER 1; PROVIDING THAT THE REMAINDER OF CHAPTER 17.5 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.

Development Services Director Nicole Dritz provided a brief overview of the ordinance.

There were no public comments.

There was no discussion among the Councilmembers.

Motion: Vice Mayor Castle moved to approve Ordinance No. O-03-2026 on first reading. Vice Mayor Pro Tem Rivero seconded the motion. Motion passed 5-0.

- b. Consideration of Ordinance No. O-07-2026, by amending Chapter 10.5 – Landscaping, to define artificial turf and to adopt new subsections to provide compliance with State law regarding artificial turf installations. **Remarks: First Reading**

Mayor Lythgoe introduced the above agenda item.

Town Attorney Max Lohman read the following ordinance title into the record:

ORDINANCE NO. O-07-2026

AN ORDINANCE OF THE TOWN COUNCIL OF THE TOWN OF LANTANA, FLORIDA, AMENDING THE TOWN CODE OF ORDINANCES AT CHAPTER 10.5, LANDSCAPING BY AMENDING SECTION 10.5-2, DEFINITIONS, TO ADD A DEFINITION OF ARTIFICIAL TURF; FURTHER AMENDING CHAPTER 10.5 BY REPEALING SUBSECTION 10.5-23(e)(1) ADOPTING NEW SUBSECTIONS (e)(1) – (e)(4) TO PROVIDE FOR COMPLIANCE WITH STATE LAW REGARDING ARTIFICIAL TURF INSTALLATIONS; PROVIDING THAT THE REMAINDER OF CHAPTER 10.5 SHALL REMAIN IN FULL FORCE AND EFFECT; PROVIDING FOR CONFLICTS, SEVERABILITY, CODIFICATION, AND AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

Development Services Director Nicole Dritz provided a brief overview of the ordinance.

There were no public comments.

Director Dritz answered questions from the Councilmembers.

Motion: Vice Mayor Pro Tem Rivero moved to approve Ordinance No. O-07-2026 on first reading. Vice Mayor Castle seconded the motion. Motion passed 5-0.

- c. Consideration of Ordinance No. O-08-2026, by amending Chapter 23 – Zoning, to create a new section to provide regulations for existing non-conforming residential docks in the C1 – Commercial zoning district. **Remarks: First Reading**

Mayor Lythgoe introduced the above agenda item.

Town Attorney Max Lohman read the following ordinance title into the record:

ORDINANCE NO. O-08-2026

AN ORDINANCE OF THE TOWN COUNCIL OF THE TOWN OF LANTANA, FLORIDA, AMENDING CHAPTER 23, ZONING, OF THE TOWN CODE OF ORDINANCES; AMENDING SECTION 23-81, GENERAL PROVISIONS, BY CREATING SECTION 23-81(o), EXISTING NONCONFORMING RESIDENTIAL DOCKS IN C1, TO PROVIDE

REGULATIONS FOR EXISTING NONCONFORMING RESIDENTIAL DOCKS IN THE C1 ZONING DISTRICT; PROVIDING THAT THE REMAINDER OF CHAPTER 23 SHALL REMAIN IN FULL FORCE AND EFFECT; PROVIDING FOR CONFLICTS, SEVERABILITY, CODIFICATION, AND AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

Development Services Director Nicole Dritz provided a brief overview of the ordinance. There were no public comments.

There was no discussion among the Councilmembers.

Motion: Vice Mayor Castle moved to approve Ordinance No. O-08-2026 on first reading. Councilmember Mason seconded the motion. Motion passed 5-0.

- d. Consideration of Resolution No. R-02-2026 amending the FY 2025/26 budget in accordance with Budget Resolution No. R-12-2025.

Mayor Lythgoe introduced the agenda item above.

Town Attorney Lohman read the resolution title below into the record:

RESOLUTION NO. R-02-2026

A RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF LANTANA, FLORIDA, AMENDING ITS FISCAL YEAR 2025/26 BUDGET IN ACCORDANCE WITH THE TERMS AND CONDITIONS OF BUDGET RESOLUTION R-12-2025; PROVIDING AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

Finance Director Stephen Kaplan provided an overview of the resolution and budget adjustments.

There were no public comments.

There was no discussion among the Councilmembers.

Motion: Councilmember Mason made a motion to approve Resolution No. R-02-2026. Councilmember Zeitler seconded the motion. Motion passed 5-0.

- e. Consideration of the adoption of Resolution R-03-2026, which repeals Resolution R-07-2025 and updates the Town's Fees and Charges Schedule.

Mayor Lythgoe introduced the agenda item above.

Town Attorney Lohman read the resolution title below into the record:

RESOLUTION NO. R-03-2026

A RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF LANTANA, FLORIDA, ADOPTING AN UPDATED AND REVISED SCHEDULE OF FEES AND CHARGES FOR VARIOUS SERVICES RENDERED BY THE TOWN OF LANTANA FOR ITS CITIZENS AND OTHER MEMBERS OF THE PUBLIC; PROVIDING THAT THIS SCHEDULE OF FEES AND CHARGES SHALL BE AVAILABLE DURING REGULAR BUSINESS HOURS; PROVIDING AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

Finance Director Stephen Kaplan presented an overview of the resolution, highlighting the proposed new and revised fee charges, including the following:

- Establishment of a new Special Events permit fee within Town Administration.
- Revisions to development-related fees within the Development Services Department.
- An update to the Police Department's police detail service fee, effective 10/01/2026, to reflect anticipated service costs.
- An increase in the metered parking rate from \$2.00 to \$3.00 per hour, plus applicable fees.
- Updates to water meter fees.
- The annual 4.2% water and wastewater rate adjustment required by Town Code based on the May CPI.

There were no public comments.

Director Kaplan and Town Manager Raducci responded to questions from the Councilmembers.

Discussion ensued among the Councilmembers.

Motion: Councilmember Mason moved to approve Resolution No. R-03-2026. Vice Mayor Castle seconded the motion. Motion passed 5-0.

7. QUASI-JUDICIAL HEARINGS:

- a. None.

8. MISCELLANEOUS:

- a. Consideration of setting the proposed millage rate and the date, time, and location of the First Public Budget Hearing for the FY 2026/27 Budget.

Mayor Lythgoe introduced the agenda item above.

Finance Director Stephen Kaplan presented the proposed FY 2026/27 millage rate of 3.75 and recommended scheduling the First Public Budget Hearing for Tuesday, 09/08/2026, at 5:30 p.m. He explained that the proposed millage rate and public hearing date are required as part of the TRIM process and noted that, pursuant to recent changes in state law, adoption of the proposed millage rate above the rolled-back rate requires a vote of four (4) of the five (5) Councilmembers.

There were no public comments.

Director Kaplan answered questions from the Councilmembers.

Motion: Vice Mayor Pro Tem Rivero made a motion to approve setting the proposed millage rate at 3.75 and setting the first Public Budget Hearing for Tuesday, 09/08/2026, at 5:30 p.m. in the Town Council Chambers, 500 Greynolds Circle, Lantana, Florida. Vice Mayor Castle seconded the motion. Motion passed 5-0.

- b.** Consideration of amending CSA No. 2025-07 with Baxter & Woodman, Inc., authorizing engineering services in the amount of \$117,819 for the Water Treatment Plant Clear Well Improvement Project.

Mayor Lythgoe introduced the above agenda item.

Public Services Director Eddie Crockett provided an overview of the item.

Director Crockett, Chief Water Plant Operator Miguel Perez, and Water/Wastewater Department Manager Sira “Jockey” Prinyavivatkul, P.E., of Baxter & Woodman, Inc. answered questions from the Councilmembers.

There were no public comments.

There was no discussion from the Councilmembers.

Motion: Vice Mayor Castle moved to approve CSA No. 2025-07 Amendment No. 1 with Baxter & Woodman, Inc., authorizing engineering services for the Water Treatment Plant Clear Well Improvement Project in an amount of \$117,819, and to authorize the Town Manager to execute this agreement and any amendments thereto. Councilmember Zeitler seconded the motion. Motion passed 5-0.

9. PUBLIC COMMENTS:

Rosemary Mouring, 1445 W Branch St, Lantana, FL 33462, announced a community school supply drive in partnership with local schools and requested permission to place donation collection boxes at various Town facilities and promote the initiative through the Town’s social media channels. She noted that the collected supplies would benefit local students in need prior to the start of the school year.

Mayor Lythgoe asked whether any Councilmember objected to approving Ms. Mouring's request. There were no objections from the Councilmembers.

Chief Scheller stated that the Police Department regularly supports similar community initiatives and expressed his support for the school supply drive. He also indicated that, subject to coordination with the Finance Department, he would like to make a donation of \$500 or \$1k to support the initiative.

Mayor Lythgoe and Ms. Mouring discussed the coordination of the proposed school supply drive.

George Huguey, 727 Pelican Ln, Lantana, FL 33462, expressed concerns regarding alleged unpermitted construction activities, right-of-way impacts, and code enforcement issues at 701 Pelican Ln. He outlined his concerns regarding construction activities, modifications within the public right-of-way, and the Town's enforcement actions.

Mayor Lythgoe acknowledged the comments and noted that the property owners are working through several code compliance matters and that the Town is aware of the situation.

Mark Hodnett, 812 N Atlantic Dr, Lantana, FL 33462, requested an update regarding the illegally constructed dock in South Palm Beach and inquired whether the matter would be discussed during the meeting, including any proposed path forward.

Town Manager Raducci responded that the matter would be discussed during the Town Council Workshop Series #6 scheduled for Friday, 07/24/2026, at 9:00 a.m. in the Town Council Chambers.

Paul Ghostine, 410 N Atlantic Dr, Lantana, FL 33462, commented on his ongoing boat lift code enforcement matter. He expressed concerns regarding the Town's handling of the case, including the code enforcement process, communications with Town staff, and the Town's efforts to resolve the matter.

Mayor Lythgoe responded that the matter was an operational issue and noted that, while she had communicated with Mr. Ghostine regarding his concerns, the matter had been handled through the Town's established code enforcement process. Mr. Ghostine reiterated his concerns regarding the Town's handling of the matter.

Tony Mauro, 137 S Oak St, Lantana, FL 33462, commented on Agenda Item 8b regarding the proposed engineering services for the Water Treatment Plant Clear Well Improvement Project. He inquired about the status of the existing pumps, the scope of the proposed engineering services, whether the costs were limited to design services, and whether competitive bids had been obtained. He also expressed concerns regarding the proposed project costs.

Councilmembers and Town Manager Raducci clarified that the proposed services were for design only.

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

This item was not addressed.

11. COUNCIL COMMENTS:

Mayor Lythgoe provided an update on several legislative priorities being advocated by the Florida League of Cities. She discussed initiatives related to FEMA community resilience and disaster preparedness programs, PFAS funding and regulatory protections for local governments, streamlining the federal grant process for smaller municipalities, long-term reauthorization of the National Flood Insurance Program, infrastructure and transportation funding, preservation of the tax-exempt status of municipal bonds, continued funding for the Community Development Block Grant (CDBG) Program, and federal housing reform initiatives.

Vice Mayor Pro Tem Rivero, Vice Mayor Castle, Councilmembers Mason and Zeitler had no comments.

12. ADJOURNMENT.

The motion was made and carried unanimously. There being no further discussion, the meeting adjourned at 7:31 p.m.

Mayor Karen Lythgoe

ATTEST:

Maria Rios, Deputy Town Clerk



TOWN OF LANTANA

Agenda Item Summary

AGENDA ITEM No.: 6a

PREPARED BY: Nicole Dritz, Development Services Director

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

MEETING DATE: July 27, 2026

AGENDA ITEM: Consideration of Ordinance No. O-03-2026, by amending Chapter 17.5 – Subdivisions and Platting Regulations, to update existing platting procedures to be in compliance with State law. **Remarks:** Second Reading

ISSUE/BACKGROUND:

Staff is initiating a text amendment to Chapter 17.5, Subdivisions and Platting Regulations, of the Town's Code of Ordinances to bring its subdivision review and platting procedures into compliance with recent changes to State law, including CS/SB 784. The ordinance repeals outdated provisions related to subdivision pre-applications, platting exception determinations, plan review committee responsibilities, and procedural requirements that are no longer consistent with state-mandated administrative plat review processes.

The amendment streamlines the administrative review procedure for subdivision plats and replats, assigns technical review responsibilities to the Development Services Director, authorizes final plat approval by the Town Manager, and provides for recording of approved plats in the County's official records. The ordinance removes obsolete appendices, reorganizes remaining definitions for clarity and consistency, eliminates superseded language, and ensures consistency with current state statutes and administrative practices.

The Planning Commission reviewed this ordinance at their 06/24/2026 regularly scheduled meeting and recommended unanimous approval (voting members included: Michelle Donahue, Lyn Tate, Annemarie Joyce, Rosemary Mouring, and Steven J. Madson). As a result of the analysis above, staff recommends the adoption of Ordinance No. O-03-2026, which has been reviewed and approved by the Town Attorney as to form and legal sufficiency. This ordinance was presented and discussed at the 07/13/2026 Town Council meeting and was passed unanimously on first reading.

ATTACHMENT(S):

1. Ordinance No. O-03-2026.docx
2. Business Impact Estimate - O-03-2026.docx

SAMPLE MOTION:

I move to (approve)(disapprove) Ordinance No. O-03-2026 on second reading.

ORDINANCE NO. O-03-2026

AN ORDINANCE OF THE TOWN COUNCIL OF THE TOWN OF LANTANA, FLORIDA, AMENDING CHAPTER 17.5 SUBDIVISIONS AND PLATTING REGULATIONS, AT ARTICLE III. APPLICATION BY REPEALING SECTIONS 17.5-7 AND 17.5-8 IN THEIR ENTIRETY; FURTHER AMENDING CHAPTER 17.5 AT ARTICLE IV. ADMINISTRATION BY REPEALING SECTIONS 17.5-10 THROUGH 17.5-13 IN THEIR ENTIRETY; FURTHER AMENDING CHAPTER 17.5 BY REPEALING ARTICLE V. – PROCEDURES, IN ITS ENTIRETY AND READOPTING AN ENTIRELY NEW ARTICLE V., AS REVISED TO COMPLY WITH STATE LAW; FURTHER AMENDING CHAPTER 17.5 BY REPEALING APPENDICES 1 THROUGH 12 AND RENUMBERING APPENDIX 13 AS APPENDIX NUMBER 1; PROVIDING THAT THE REMAINDER OF CHAPTER 17.5 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, CS/SB 784 requires all counties and municipalities in the state to establish an administrative process for reviewing, approving, or denying land subdivision plats and replats; and

WHEREAS, the Town Council of the Town of Lantana has determined that a need exists to amend Chapter 17.5 – Subdivisions and Platting Regulations of the Town’s Code of Ordinances in order to comply with CS/SB 784; 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 17.5 – Subdivisions and Platting Regulations of the Code of Ordinances of the Town of Lantana is amended at Article III. - Application by repealing Sections 17.5-7 and 17.5-8 and reserving both for future legislation; providing that Article III. shall hereafter read as follows:

ARTICLE III. - APPLICATION

Sec. 17.5-6. Requirements for platting. (This section shall remain in full force and effect as previously adopted.)

~~Sec. 17.5-7 – Platting exception determination. —~~

~~The developer shall submit a pre-application in the manner prescribed by this chapter. The town~~

~~council shall review the pre application and shall determine if in fact one (1) of the above conditions does exist and, upon such determination, shall delete the requirement for platting.~~

~~Sec. 17.5-8. Requirements in lieu of platting.~~

~~If, pursuant to section 17.5-7 of this article, platting is not necessary, in lieu of platting, a certified survey shall be submitted to the town clerk. The town council shall reserve the right to require deeded rights of way and easements, reservations or improvements required in connection with platting under this chapter, including the posting of a performance and maintenance bond, as may be necessary to carry out the intent and purpose of this chapter.~~

Secs. 17.5-7 – 17.5-8. - Reserved.

SECTION 2. Chapter 17.5 – Subdivisions and Platting Regulations of the Code of Ordinances of the Town of Lantana is amended at Article IV. - Administration by repealing Sections 17.5-10 through 17.5-13 and reserving same for future legislation; providing that Article IV. shall hereafter read as follows:

ARTICLE IV. - ADMINISTRATION

Sec. 17.5-9. - Responsibility for coordination and enforcement.

(This section shall remain in full force and effect as previously adopted.)

~~Sec. 17.5-10. Plan review committee Responsible for administration.~~

~~The plan review committee of the town shall serve as the body responsible for administration of this chapter.~~

~~Sec. 17.5-11. Same Duties.~~

~~It shall be the duty of the plan review committee to:~~

- ~~(a) Review subdivision preapplications for compliance with this chapter.~~
- ~~(b) Review subdivision master plans for compliance with this chapter.~~
- ~~(c) Review applications for variance from the terms of this chapter.~~

~~Sec. 17.5-12. Same Meetings.~~

~~The plan review committee shall meet as needed to review preapplications and/or master plans or variance. The plan review committee meetings shall be open to the public and/or any person, subdivider or owner interested in a preapplication or master plan may attend any such meeting and present any appropriate matter thereat.~~

~~Sec. 17.5-13. Information, recommendations and procedures.~~

~~Information, advice or recommendations concerning the preapplication and master plan, other than~~

~~procedural, shall not be given by individual members of the plan review committee; but shall be rendered by the entire plan review committee only at regular meetings. Procedural information shall be rendered by the town manager or his duly authorized representative. Upon receiving the approval as prescribed in the "Procedures" section for the preapplication and master plan from the town council, the developer's engineer and surveyor shall coordinate the preparation of the construction plans and preliminary plat with the town manager or his representative. Upon approval of the commencement of work, the developer's engineer shall coordinate the construction of the required improvements directly with the town manager or his authorized representative.~~

Secs. 17.5-10 – 17.5-13. – Reserved.

SECTION 3. Chapter 17.5 – Subdivisions and Platting Regulations of the Code of Ordinances of the Town of Lantana is amended by repealing Article V. – Procedures in its entirety and readopting an entirely new Article V.; providing that Article V. shall hereafter read as follows:

ARTICLE V. - PROCEDURES

Sec. 17.5-14. - Zoning.

Prior to consideration of any proposed subdivision under the terms of this chapter, the area to be subdivided must have the appropriate zoning required for the intended use.

Sec. 17.5-15. – Preliminary plat – technical compliance.

Two (2) prints of the preliminary plat shall be submitted to the development services director to be reviewed for technical compliance with the requirements set forth at Chapter 177, Fla. Stat. The development services director or his/her designee will process the plat in accordance with Section 177.071, Fla. Stat.

Sec. 17.5-16. – Final plat approval and recording.

Upon achieving technical compliance as set forth hereinabove, the applicant shall submit a final plat for approval by the town manager. Once the final plat has been full executed the town will record same with the official records of Palm Beach County.

Secs. 17.5-17 – 17.5-28. - Reserved.

SECTION 4. Chapter 17.5 – Subdivisions and Platting Regulations of the Code of Ordinances of the Town of Lantana is amended at Article XI. - Appendices by repealing Appendices 1 through 12 and renumbering Appendix 13 as Appendix 1; providing that Article XI. shall hereafter read as follows:

ARTICLE XII. – APPENDICES

Appendix 1. through Appendix 12. are hereby repealed in there entirety.

Appendix 13. Definitions is hereby renumbered as Appendix 1.

SECTION 5. Each and every other Section and Subsection of Chapter 17.5 – Subdivisions and Platting Regulations shall remain in full force and effect as previously enacted.

SECTION 6: All Ordinances or parts of Ordinances in conflict be and the same are hereby repealed.

SECTION 7: 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 8: Specific authority is hereby granted to codify this Ordinance.

SECTION 9: This Ordinance shall take effect immediately upon adoption.

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

SECOND AND FINAL READING this 27th day of July, 2026.

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

(SEAL)

Maria Rios, DEPUTY TOWN CLERK

R. Max Lohman, TOWN ATTORNEY



Ordinance No. O-03-2026

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 17.5 SUBDIVISIONS AND PLATTING REGULATIONS, AT ARTICLE III. APPLICATION BY REPEALING SECTIONS 17.5-7 AND 17.5-8 IN THEIR ENTIRETY; FURTHER AMENDING CHAPTER 17.5 AT ARTICLE IV. ADMINISTRATION BY REPEALING SECTIONS 17.5-10 THROUGH 17.5-13 IN THEIR ENTIRETY; FURTHER AMENDING CHAPTER 17.5 BY REPEALING ARTICLE V. – PROCEDURES, IN ITS ENTIRETY AND READOPTING AN ENTIRELY NEW ARTICLE V., AS REVISED TO COMPLY WITH STATE LAW; FURTHER AMENDING CHAPTER 17.5 BY REPEALING APPENDICES 1 THROUGH 12 AND RENUMBERING APPENDIX 13 AS APPENDIX NUMBER 1; PROVIDING THAT THE REMAINDER OF CHAPTER 17.5 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 law¹ 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;

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

- ☐ 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.
- ☐ 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): **N/A**

[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.]



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: July 27, 2026

AGENDA ITEM: Consideration of Ordinance No. O-07-2026, by amending Chapter 10.5 – Landscaping, to define artificial turf and to adopt new subsections to provide compliance with State law regarding artificial turf installations. **Remarks: Second Reading**

ISSUE/BACKGROUND:

Staff is initiating a text amendment to Chapter 10.5, Landscaping, of the Town's Code of Ordinances to ensure compliance with recent changes to State law regarding artificial turf installations. The ordinance amends the Code to add a definition of "Artificial Turf" consistent with Section 125.572, Florida Statutes, and repeals existing artificial turf regulations that establish local material, installation, maintenance, permitting, and repair standards which are no longer consistent with State law.

The amendment adopts new provisions recognizing and allowing artificial turf installations in accordance with Rule 62-308.100, Florida Administrative Code, and requires compliance with all applicable state standards. The ordinance further clarifies that artificial turf installations remain subject to applicable Town regulations related to drainage, stormwater management, utilities, seawalls, easements, rights-of-way, and tree protection where not preempted by State law. The Town may also require documentation reasonably necessary to demonstrate compliance with applicable state requirements. All other provisions of Chapter 10.5 remain in full force and effect.

The Planning Commission reviewed this ordinance at their 06/24/2026 regularly scheduled meeting and recommended unanimous approval (voting members included: Michelle Donahue, Lyn Tate, Annemarie Joyce, Rosemary Mouring, and Steven J. Madson). As a result of the analysis above, staff recommends the adoption of Ordinance No. O-07-2026, which has been reviewed and approved by the Town Attorney as to form and legal sufficiency. This ordinance was presented and discussed at the 07/13/2026 Town Council meeting and was passed unanimously on first reading.

ATTACHMENT(S):

1. Ord-O-07-2026.docx
2. Business Impact Estimate - O-07-2026.docx

SAMPLE MOTION:

I move to (approve)(disapprove) Ordinance No. O-07-2026 on second reading.

ORDINANCE NO. O-07-2026

AN ORDINANCE OF THE TOWN COUNCIL OF THE TOWN OF LANTANA, FLORIDA, AMENDING THE TOWN CODE OF ORDINANCES AT CHAPTER 10.5, LANDSCAPING BY AMENDING SECTION 10.5-2, DEFINITIONS, TO ADD A DEFINITION OF ARTIFICIAL TURF; FURTHER AMENDING CHAPTER 10.5 BY REPEALING SUBSECTION 10.5-23(e)(1) AND ADOPTING NEW SUBSECTIONS (e)(1) – (e)(4) TO PROVIDE FOR COMPLIANCE WITH STATE LAW REGARDING ARTIFICIAL TURF INSTALLATIONS; PROVIDING THAT THE REMAINDER OF CHAPTER 10.5 SHALL REMAIN IN FULL FORCE AND EFFECT; 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 10.5 – Landscaping. of the Town’s Code of Ordinances related to artificial turf; 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 10.5 – Landscaping. of the Code of Ordinances of the Town of Lantana is hereby amended at Section 10.2-2 – Definitions. by adopting new definition for “Artificial Turf (or Synthetic Turf)”; providing that this new definition shall read as follows:

Sec. 10.5-2. - Definitions.

As used in this chapter, the terms used herein are defined as follows:

Artificial Turf (or Synthetic Turf) shall have the same meaning as provided in Section 125.572, Florida Statutes, as may be amended from time to time.

(The remainder of this section shall remain in full force and effect as previously adopted)

SECTION 2: Chapter 10.5 – Landscaping. of the Code of Ordinances of the Town of Lantana is hereby amended at Section 10.5-23 – In general. by amending subsection (e), Artificial turf by repealing subsection (1) and adopting new subsections (1) – (4); providing that subsection (e) shall hereafter read as follows:

(e) Artificial turf.

~~(1) Minimum material standards. All artificial turf shall comply with the following~~

minimum standards:

~~a. Artificial turf shall consist of green lifelike individual blades of grass that emulate natural turf in look and color and shall have a minimum pile height of one and one-half (1.5) inches and shall have a minimum tufted weight of fifty-six (56) ounces per square yard.~~

~~b. Artificial turf installations shall have a minimum permeability of 30 inches per hour per square yard.~~

~~c. All artificial turf shall have a minimum eight-year manufacturer's warranty that protects against color fading and a decrease in pile height.~~

~~d. Artificial turf shall be lead-free.~~

~~e. All materials must include test documentation which declares that the artificial turf yarn and backing materials are disposable under normal conditions, at any US landfill station (Total Content Leach Protocol (TCLP) test).~~

~~f. The use of indoor or outdoor plastic or nylon carpeting as a replacement for artificial turf or natural turf shall be prohibited.~~

~~(2) Installation, maintenance and repair.~~

~~a. All artificial turf shall, at a minimum, be installed according to the manufacturer's specifications.~~

~~b. All artificial turf installations shall be anchored to ensure that the turf will withstand the effects of wind.~~

~~c. All seams shall be nailed and glued, not sewn, and edges shall be trimmed to fit against all regular and irregular edges to resemble a natural look.~~

~~d. If artificial turf is planned to be installed immediately adjacent to a seawall, the artificial turf shall be pinned or staked behind the seawall. No artificial turf or installation mechanism shall be attached directly to or placed on a seawall or seawall cap.~~

~~e. Proper drainage shall be provided for all artificial turf installations to prevent excess runoff or pooling of water.~~

~~f. Artificial turf shall be visually level, with the grain pointing in a single direction.~~

~~g. An appropriate solid barrier device (e.g., concrete mow strip, bender board) is required to separate artificial turf from soil and live vegetation.~~

~~h. Precautions for installation around existing trees shall be monitored and may be restricted to ensure tree roots are not damaged with the installation of the base material and that~~

~~the overall health of the tree will not be compromised.~~

~~i. All artificial turf shall be maintained in a green fadeless condition and shall be maintained free of dirt, mud, stains, weeds, debris, tears, holes, and impressions. Maintenance shall include, but not be limited to cleaning, brushing, debris removal; repairing of depressions and ruts to maintain a visually level surface; elimination of any odors, flat or matted areas, weeds, and evasive roots; and all edges of the artificial turf shall not be loose and must be maintained with appropriate edging or stakes.~~

~~j. All artificial turf must be replaced if it falls into disrepair with fading or holes or lose areas. Replacement and/or repairs shall be done with like for like materials from the same manufacturer and done so in a manner that results in a repair that blends in with the existing artificial turf.~~

~~k. An owner or applicant shall obtain a duly authorized building permit from the city's development services department prior to the installation of any artificial turf.~~

~~l. The town or other public entity or utility company may remove artificial turf at any time and for any reason, including but not limited to, in order to provide underground access for utility work. The property owner shall bear and pay any and all costs to replace or reinstall the artificial turf.~~

(1) Artificial turf shall be permitted on residential properties in accordance with the requirements of Rule 62-308.100, Florida Administrative Code, as may be amended from time to time.

(2) Artificial turf installations shall comply with all applicable provisions of Rule 62-308.100, Florida Administrative Code, as may be amended from time to time.

(3) Nothing in this section shall be construed to exempt an artificial turf installation from compliance with applicable provisions of this Code relating to drainage, stormwater management, utilities, seawalls, easements, rights-of-way, or tree protection, to the extent such provisions are not inconsistent with state law.

(4) The Town may require documentation, certifications, plans, or other information reasonably necessary to demonstrate compliance with Rule 62-308.100, Florida Administrative Code, as may be amended from time to time.

SECTION 3: Each and every other Section and Subsection of Chapter 10.5 – Landscaping. shall remain in full force and effect as previously enacted.

SECTION 4: All Ordinances or parts of Ordinances in conflict be and the same are hereby repealed.

SECTION 5: 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 6: Specific authority is hereby granted to codify this Ordinance.

SECTION 7: This Ordinance shall take effect immediately upon adoption.

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

SECOND AND FINAL READING this 27th day of July, 2026.

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

(SEAL)

Kathleen Dominguez, CMC, TOWN CLERK

Approved as to form and legal sufficiency.

R. Max Lohman, TOWN ATTORNEY



Ordinance No. O-07-2026

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 THE TOWN CODE OF ORDINANCES AT CHAPTER 10.5, LANDSCAPING BY AMENDING SECTION 10.5-2, DEFINITIONS, TO ADD A DEFINITION OF ARTIFICIAL TURF; FURTHER AMENDING CHAPTER 10.5 BY REPEALING SUBSECTION 10.5-23(e)(1) ADOPTING NEW SUBSECTIONS (e)(1) – (e)(4) TO PROVIDE FOR COMPLIANCE WITH STATE LAW REGARDING ARTIFICIAL TURF INSTALLATIONS; PROVIDING THAT THE REMAINDER OF CHAPTER 10.5 SHALL REMAIN IN FULL FORCE AND EFFECT; PROVIDING FOR CONFLICTS, SEVERABILITY, CODIFICATION, AND 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 law¹ 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.
- ☐ The ordinance relates to procurement; or

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

- ☐ 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): **N/A**

[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.]



TOWN OF LANTANA

Agenda Item Summary

AGENDA ITEM No.: 6c

PREPARED BY: Nicole Dritz, Development Services Director

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

MEETING DATE: July 27, 2026

AGENDA ITEM: Consideration of Ordinance No. O-08-2026, by amending Chapter 23 – Zoning, to create a new section to provide regulations for existing non-conforming residential docks in the C1 – Commercial zoning district. **Remarks: Second Reading**

ISSUE/BACKGROUND:

Staff is initiating a text amendment to Chapter 23, Zoning, of the Town's Code of Ordinances to establish regulations for legally existing nonconforming residential docks located within the C-1 Commercial zoning district.

The amendment creates a new subsection within the Zoning Code's General Provisions that clarifies the rights and limitations associated with lawfully existing non-conforming residential docks in the C-1 zoning district to be maintained, repaired, reinforced, and improved for purposes of structural integrity, safety, and code compliance, including the installation and replacement of boat lifts and lighting. The amendment prohibits the construction of new docks and restricts the enlargement, expansion, relocation, or modification of existing docks in a manner that would increase their footprint, dimensions, mooring capacity, or degree of non-conformity. The amendment further clarifies that reconstruction of docks damaged or destroyed by casualty events shall remain subject to the Town's existing non-conforming structure regulations. All other provisions of Chapter 23 remain in full force and effect.

The Planning Commission reviewed this ordinance at their 06/24/2026 regularly scheduled meeting and recommended unanimous approval (voting members included: Michelle Donahue, Lyn Tate, Annemarie Joyce, Rosemary Mouring and Steven J. Madson). As a result of the analysis above, staff recommends the adoption of Ordinance No. O-08-2026, which has been reviewed and approved by the Town Attorney as to form and legal sufficiency. This ordinance was presented and discussed at the 07/13/2026 Town Council meeting and was passed unanimously on first reading.

ATTACHMENT(S):

1. Ord-O-08-2026.docx
2. Business Impact Estimate - O-08-2026.docx

SAMPLE MOTION:

I move to (approve)(disapprove) Ordinance No. O-08-2026 on second reading.

ORDINANCE NO. O-08-2026

AN ORDINANCE OF THE TOWN COUNCIL OF THE TOWN OF LANTANA, FLORIDA, AMENDING CHAPTER 23, ZONING, OF THE TOWN CODE OF ORDINANCES; AMENDING SECTION 23-81, GENERAL PROVISIONS, BY CREATING SECTION 23-81(o), EXISTING NONCONFORMING RESIDENTIAL DOCKS IN C1, TO PROVIDE REGULATIONS FOR EXISTING NONCONFORMING RESIDENTIAL DOCKS IN THE C1 ZONING DISTRICT; PROVIDING THAT THE REMAINDER OF CHAPTER 23 SHALL REMAIN IN FULL FORCE AND EFFECT; 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 23 – Zoning. of the Town’s Code of Ordinances related to existing nonconforming residential docks in the C1 zoning district; 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 23 – Zoning. of the Code of Ordinances of the Town of Lantana is amended at Section 23-81 – General provisions. as follows:

Sec. 23-81. – General provisions.

(a) – (n) (These subsections shall remain in full force and effect as previously adopted).

(o) Existing nonconforming residential docks in C1. Within the C-1 Commercial Zoning District, legally existing docks accessory to existing residential developments may be maintained, repaired, reinforced, and improved for purposes of structural integrity, safety, or code compliance, including the replacement of deteriorated components, and may be equipped with boat lifts and lighting.

(1) No new docks shall be permitted pursuant to this section.

(2) Existing docks may not be enlarged, expanded, extended, relocated, or otherwise modified in a manner that increases the dock's footprint, dimensions, mooring capacity, or nonconforming status. Notwithstanding the foregoing, the installation, maintenance, repair, replacement, or upgrading of boat lifts or lighting serving a legally existing nonconforming dock within the C-1 Commercial Zoning District shall not be deemed an enlargement, expansion,

extension, relocation, increase in mooring capacity, or increase in nonconforming status.

(3) Reconstruction of a dock damaged or destroyed by fire, act of God, or other casualty event shall be subject to Sec. 23-141.

(The remainder of this section shall remain in full force and effect as previously adopted)

SECTION 2: Each and every other Section and Subsection of Chapter 23 – Zoning, 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.)

SECOND AND FINAL READING this 27th day of July, 2026.

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

(SEAL)

Kathleen Dominguez, CMC, TOWN CLERK

Approved as to form and legal sufficiency.

R. Max Lohman, TOWN ATTORNEY



Ordinance No. O-08-2026

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 23, ZONING, OF THE TOWN CODE OF ORDINANCES; AMENDING SECTION 23-81, GENERAL PROVISIONS, BY CREATING SECTION 23-81(o), EXISTING NONCONFORMING RESIDENTIAL DOCKS IN C1, TO PROVIDE REGULATIONS FOR EXISTING NONCONFORMING RESIDENTIAL DOCKS IN THE C1 ZONING DISTRICT; PROVIDING THAT THE REMAINDER OF CHAPTER 23 SHALL REMAIN IN FULL FORCE AND EFFECT; PROVIDING FOR CONFLICTS, SEVERABILITY, CODIFICATION, AND 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 law¹ 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.
- ☐ The ordinance relates to procurement; or
- ☐ The proposed ordinance is enacted to implement the following:

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

- 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):

Summary: This ordinance amends Chapter 23 of the Town Code to establish regulations for legally existing nonconforming residential docks within the C-1 Commercial zoning district. The ordinance clarifies the allowable maintenance, repair, reinforcement, and improvement of such docks while preserving existing limitations on expansion, relocation, and reconstruction.

Public Purpose: The purpose of this ordinance is to provide clear and consistent regulations governing existing nonconforming residential docks, preserve the orderly administration of the Town's zoning regulations, and protect the public health, safety, and welfare.

2. An estimate of the direct economic impact of the proposed ordinance on private, for-profit businesses in the Town of Lantana, 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: The proposed ordinance is not expected to result in significant direct compliance costs for private, for-profit businesses. Businesses or contractors performing work on legally existing nonconforming residential docks must comply with the regulations established by the ordinance regarding allowable maintenance, repair, and improvements.

New Charges or Fees: The proposed ordinance does not establish any new charges or fees for businesses or property owners.

Town Regulatory Costs: The proposed ordinance is not expected to result in significant additional regulatory costs to the Town. Administration and enforcement of the ordinance are anticipated to be handled through existing Development Services operations and resources.

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

Estimate: Minimal. The ordinance is narrowly tailored to apply only to legally existing nonconforming residential docks located within the C-1 Commercial zoning district. Any impact is expected to be limited to the small number of property owners, contractors, or businesses involved in the maintenance, repair, or improvement of those docks.

4. Additional information the governing body deems useful (if any):

Methodology: This estimate was prepared based on a review of the proposed ordinance, the Town Code, and the anticipated impact on legally existing nonconforming residential docks within the C-1 Commercial zoning district.

General Applicability: This ordinance applies uniformly to all legally existing nonconforming residential docks located within the C-1 Commercial zoning district. It establishes consistent standards governing the maintenance, repair, and improvement of such docks and applies equally to all similarly situated property owners.



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: July 27, 2026

AGENDA ITEM: Consideration of a Special Exception request, pursuant to Sections 23-75 and 23-96(d)(13) of the Town Code of Ordinances, to allow massage services as a primary use at the property located at 812 W Lantana Rd in the C1 – Commercial Zoning District. **Case #: SE26-0001**

ISSUE/BACKGROUND:

The applicant, Jingtao Bai, is requesting Special Exception approval for massage services as a primary use at 812 W Lantana Rd. The subject property is currently developed with an existing structure operating as a massage establishment. There have been various Special Exceptions for massage services as a primary use previously granted since 2010, with the most recent granted in 2018. The prior Special Exception approval contained the following conditions:

1. There shall be only one (1) non-neon, non-flashing sign associated with the applicant's business, and it may only contain the business name and designation of licensure, such as L.M.T. for Licensed Massage Therapist certification and State of Florida license number;
2. The hours of operation shall be limited to 9:00 a.m. to 10:00 p.m.;
3. Only masseuses properly licensed by the Department of Business and Professional Regulation shall provide massage services; and
4. This special exception approval shall be applicable only to this applicant and business, and the special exception use approval shall not be transferred or assigned to another business at this location or to another person without additional special exception approval. Such assignment or transfer shall automatically render this special exception null and void.

The proposed request does not include any modifications to the exterior of the building or site. The application was submitted as a result of a change in ownership and is intended to establish the new owner's use of the property and continued operation of the existing use. All existing site and building features, access points, parking areas, and operational characteristics will remain unchanged.

If approved, the special exception use may be approved with conditions (all the existing, some of the existing, or new conditions) or approved without conditions.

ATTACHMENT(S):

1. Application with Backup Information

SAMPLE MOTION:

I move to (approve)(disapprove) SE26-0001, (with)(without) the same conditions.

CASE #: SE26-0001

SUBMITTAL DATE: 03-19-26

TOWN OF LANTANA

504 Greynolds
Circle Lantana, FL
33462 561-540-5034

SPECIAL EXCEPTION APPLICATION

A complete submittal must include all the necessary copies and documentation required. Please contact the Community Planner at (561) 540-5034 regarding the total number of copies of the application form and backup documents, plans, proposed text change, support letters, survey etc.

All information must be printed or typed.

PROPERTY OWNER(S)

Name: Joseph and Catherine Woolf

Address: 260 Dix Lane, Otto North Carolina 28763

Phone: () 561-714-5552 Joseph 5617145551 Catherine

Fax: () NA

Email: JoeWoolf@woolfrealty.com Cathy@woolfteam.com

APPLICANT / AGENT

Name: Jingtao Bai (A Sakura Spa, Inc.)

Address: 128 Saxony C
Delray Beach, FL 33446

Phone: () 626-899-5473

Fax: () NA

Email: Linmeihuizi414267140@icloud.com

TOWN OF LANTANA USE ONLY

ACCEPTED FOR REVIEW

Town Official:  Date: 03 / 19 / 26 Fee Paid: \$700

Confirmation letter for water and sewer service included? YES NO

Traffic concurrency letter included? YES NO

Town Action

Town Council: TBD Date: / /

Conditions of Approval:

General Information about the Property

Property Name: Ocean Massage

Property Address: 812 Lantana Rd. Lantana FL

Property Control Number: 40-43-45-04-00-001-0070

Existing Zoning: Commercial with Special Exception

Proposed Zoning: Commercial with Special Exception

Existing Comprehensive Plan Designation: _____

Proposed Comprehensive Plan Designation: _____

Existing Use of Property: Massage Therapy Business

Proposed Use of Property: Massage Therapy Business

Total Site Area: 7475 sq. ft. OR .17 Acres

Total Building Square Footage: 1400

Front Footage of Property (feet): 65

Is the site currently served by public water? XX
YES NO

Is the site currently served by public sewer? XX
YES NO

RESIDENTIAL

Total Number of Dwelling Units: Existing: _____ Proposed: _____

Density (Units per acre): Existing: _____ Proposed: _____

COMMERCIAL

Total square footage: 1400 Number of Buildings: 1

A Special Exception is requested relative to Section # _____ of the Town of Lantana Zoning Code to allow:

Massage Therapy Business (Operator and Business Name Change)

Justification Statement

Each standard noted below must be addressed by applicant or the application will be deemed incomplete and will not be advertised for hearing.

1. **Appropriate Screening and Separation-** Please describe how all structures will be separated from adjacent and nearby uses by appropriate screening devices.

2. **No Excessive Traffic.** Explain how excessive vehicular traffic will not be generated on residential streets.

3. **No parking or Traffic Problems.** Explain how this will not create a vehicular parking or traffic problem.

4. **Appropriate Drives, Walks, and Buffers.** Explain how appropriate drives, walks and buffers are installed and utilized.

5. **Substantial Contribution.** Explain how the proposed use will make a substantial contribution to the neighborhood environment and will not infringe on the rights of properties in the vicinity of the

6. **Public Safety.** Explain how the proposed use will not endanger, restrict, or impair public safety.

JUSTIFICATION STATEMENT:

1. This is a free standing building that has been used for Massage therapy for ten plus years. It has mature hedges, trees and fences and is screened from surrounding residential and other business. Woolf Realty, Ryan Shipp, attorney and Insurance professional offices are to the west of this building. Another business to the east side has hedges and trees separating from this building. The rear of the subject building has it's own parking lot surrounded with trees and a privacy fence to the rear where there is residential.

2. Traffic:

There should be no increase or hazzard in the traffic generated by this business. It would have no impact on residential properties as it fronts on Lantana Rd. There is no access from this property to residential areas.

3. Parking: This property has an entrance on Lantana Rd and a driveway that goes to the rear of the property with it's own parking lot. It also has designated handicap parking in the front with a concrete ramp in the front. It appears that there is no parking or traffic problems generated from this business.

4. Drives, walks and buffers.

This existing property has it's own front walk way to the front door and has two rear entrances from the parking lot. There is

a private driveway to the east of the building and a side walk in the front that faces Lantana Rd.

Buffers such as hedges are on all three sides with large trees and privacy fence to the rear.

5. Contribution or infringement on surrounding areas.

As a state licensed Massage therapist this service offers a contribution to the neighborhood and customers who utilize massage. It will not be an infringement on the surrounding businesses and residential area behind the parking lot.

6. Public safety:

The subject of this Massage business will secure all required inspections and governmental licenses to ensure that the public is properly protected. This will include licenses from the state, county or town and also inspections from fire or other required inspections.

EXACT LEGAL DESCRIPTION OF PROPERTY

(Attach if insufficient space)

Description:

Beginning at the Northeast corner of Section 4, Township 45 South, Range 43 East, Palm Beach County, Florida; thence Southerly along the East line of said Section 4, a distance of 25.09 feet to a point; thence Westerly parallel to the North line of said Section 4, a distance of 150.07 feet to a point; which is the point of beginning and the Northeast corner of this tract; thence continue Westerly parallel to said North line of said Section 4, a distance of 65 feet to the Northwest corner of this tract; thence Southerly at an angle of 90° from the aforesaid line a distance of 115 feet to a point; thence Easterly parallel to said North line of said Section 4, a distance of 65 feet to a point; thence Northerly at right angles to aforesaid line a distance of 115 feet to the point of beginning. LESS that certain parcel of land more particularly described in Official Record Book 2669, page 339, Public Records of Palm Beach County, Florida.

As applicable, please provide the name, address, email and telephone number for the following persons or firms who are involved in the development:

<u>Agent</u>	<u>Developer</u>
Name: Not Applicable	Name: Not Applicable
Company Name:	Company Name:
Address:	Address:
Phone:	Phone:
Email:	Email:

<u>Planner</u>	<u>Architect</u>
Name: Not Applicable	Name: Not Applicable
Company Name:	Company Name:
Address:	Address:
Phone:	Phone: Email:
Email:	Florida Registration Number:

<u>Engineer</u>	<u>Landscape Architect</u>
Name: Not Applicable	Name: Not Applicable
Company Name:	Company Name:
Address:	Address:
Phone: Email:	Phone: Email:
Florida Registration Number:	Florida Registration Number:

<u>Surveyor</u>	<u>Attorney</u>
Name: Not Applicable	Name: Not Applicable
Company Name:	Company Name:
Address:	Address:
Phone:	Phone: Email:
Email:	Florida Registration Number:

<u>Current Occupant of Building or Property</u>		<u>Other</u>	
Name: Ocean Massage	Address: 812 Lantana Rd, Lantana Fl	Name:	Address:
Phone: 954-809-1866	Email: mwjmrs@hotmail.com	Phone:	Email:

Applicant's Certification

(I) (We) affirm and certify that (I) (we) understand and will comply with all provisions and regulations of the Town of Lantana, Florida. (I) (We) understand that if this application is approved by the Town, the aforementioned real property described herein will be considered, in every respect, to be part of the Town of Lantana, (if not already) and will be subjected to all applicable laws, regulations, taxes and police powers of the Town including the Comprehensive and Zoning Ordinance. (I) (We) further certify that all statements and diagrams submitted herewith are true and accurate to the best of (my) (our) knowledge and belief. Further, (I) (we) understand that this application and attachments become part of the Official Records of the Town of Lantana, Florida, and are not returnable.

Jingtao Bai

Witness

Haijie Lin

Witness

03-19-2026

Date

Applicant is:

☐ Owner
☐ Optionee
☒ Lessee
☐ Agent
☐ Contract Purchaser

Address:

812 Lantana Rd
Lantana FL 33462

Phone: (728) ²⁰⁴ 9946 Fax () _____

Email: Jingtao Bai 27@gmail.com

OWNERS AUTHORIZATION

(I) (We) affirm and certify that Jingtao Bai, the applicant, is hereby authorized to represent me in all dealings regarding this petition with the Town of Lantana.

Patricia Bargman

Witness

Richard A. Bargman

Witness

Date

Catherine Woolf
Joseph Woolf

Signature of Owner

Joseph and Cathy Woolf
Printed Name of Owner

March 13, 2026

Town of Lantana
550 Greynolds Circle
Lantana, Fl 33462

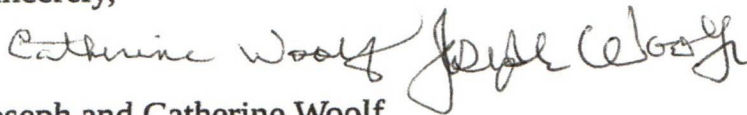
RE: Change of operator for Massage Therapy
812 Lantana Rd, Lantana, Fl 33462
Applicant: Jingtao Bai (A Sakura Spa, Inc)

To Whom it may Concern:

We are unable to attend meetings and hearings as we are located in North Carolina. Jingtao Bai is applying for acceptance as an operator of an already existing Massage Business located at 812 Lantana Rd, Lantana, Fl 33462. We as owners and lessors of the property are agreeable to this change provided Jingtao Bai has all governmental approvals and licenses. The commercial special exception usage will remain the same, Massage therapy business.

We assisted Miss Bai in filling out the application based on previous applications we have had for this site that were approved.

Sincerely,



Joseph and Catherine Woolf
Owners of Property
at 812 Lantana Rd

Cathy@woolfteam.com
561-714-5551 or 561-714-5552
260 Dix lane
Otto, NC, 28763

Your license number is MA 84606.

Please use it in all correspondence with your board/council. Each licensee is solely responsible for notifying the Department in writing of the licensee's current mailing address and practice location address. If you have not received your renewal notice 90 days prior to the expiration date shown on this license, please visit www.FLHealthSource.gov and click "Renew A License" to renew online.

The Medical Quality Assurance Online Services Portal gives you the ability to manage your license to perform address updates, name changes and much more.



STATE OF FLORIDA
DEPARTMENT OF HEALTH
DIVISION OF MEDICAL QUALITY ASSURANCE

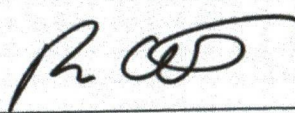
DATE	LICENSE NO.	CONTROL NO.
05/16/2025	MA 84606	503531

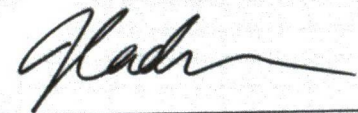
THE MESSAGE THERAPIST

NAMED BELOW HAS MET ALL REQUIREMENTS OF
THE LAWS AND RULES OF THE STATE OF FLORIDA.

EXPIRATION DATE: **AUGUST 31, 2027**

JINGTAO BAI
277 BERENGER WALK
ROYAL PALM BEACH, FL - 33414


Ron DeSantis
GOVERNOR


Joseph A. Ladapo, MD, PhD
STATE SURGEON GENERAL

Scan QR Code for
License Authentication



DISPLAY IF REQUIRED BY LAW

STATE OF FLORIDA
DEPARTMENT OF HEALTH
DIVISION OF MEDICAL QUALITY ASSURANCE

DATE	LICENSE NO.	CONTROL NO.
05/16/2025	MA 84606	503531

THE MESSAGE THERAPIST
NAMED BELOW HAS MET ALL REQUIREMENTS OF
THE LAWS AND RULES OF THE STATE OF FLORIDA.

JINGTAO BAI Expiration Date: **AUGUST 31, 2027**

LICENSEE SIGNATURE



CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)

02/04/2026

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER

Hiscox Inc.
5 Concourse Parkway
Suite 2150
Atlanta GA, 30328

CONTACT**NAME:**

PHONE (A/C, No, Ext): (888) 202-3007

FAX

(A/C, No):

E-MAIL ADDRESS: contact@hiscox.com

INSURER(S) AFFORDING COVERAGE**NAIC #****INSURER A:** Hiscox Insurance Company Inc

10200

INSURER B:**INSURER C:****INSURER D:****INSURER E:****INSURER F:****INSURED**

A Sakura Spa Inc
812 W LANTANA RD
LANTANA, FL 33462

REVISION NUMBER:**CERTIFICATE NUMBER:****COVERAGES**

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
A	☒ COMMERCIAL GENERAL LIABILITY			P106.060.168.1	02/04/2026	02/04/2027	EACH OCCURRENCE \$ 1,000,000
	☐ CLAIMS-MADE ☒ OCCUR						DAMAGE TO RENTED PREMISES (Ea occurrence) \$ 100,000
							MED EXP (Any one person) \$ 5,000
	GEN'L AGGREGATE LIMIT APPLIES PER:						PERSONAL & ADV INJURY \$ 1,000,000
	☒ POLICY ☐ PROJECT ☐ LOC						GENERAL AGGREGATE \$ 2,000,000
	OTHER:						PRODUCTS - COMP/OP AGG \$ 2,000,000
	AUTOMOBILE LIABILITY						
	☐ ANY AUTO						COMBINED SINGLE LIMIT (Ea accident) \$
	☐ ALL OWNED AUTOS						BODILY INJURY (Per person) \$
	☐ HIRED AUTOS						BODILY INJURY (Per accident) \$
	☐ SCHEDULED AUTOS						PROPERTY DAMAGE (Per accident) \$
	☐ NON-OWNED AUTOS						
	UMBRELLA LIAB						EACH OCCURRENCE \$
	☐ OCCUR						AGGREGATE \$
	EXCESS LIAB						
	☐ CLAIMS-MADE						
	DED RETENTION \$						PER STATUTE OTH-ER
	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY						E.L. EACH ACCIDENT \$
	ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? ☐ Y ☒ N						E.L. DISEASE - EA EMPLOYEE \$
	(Mandatory in NH)						E.L. DISEASE - POLICY LIMIT \$
	If yes, describe under DESCRIPTION OF OPERATIONS below						

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

CERTIFICATE HOLDER**CANCELLATION**

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE

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TOWN OF LANTANA

Agenda Item Summary

AGENDA ITEM No.: 8a

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

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

MEETING DATE: July 27, 2026

AGENDA ITEM: None.

ISSUE/BACKGROUND:

N/A

ATTACHMENT(S):