



MEMORANDUM TO FILE

DATE: August 19, 2026

FROM: Mary Siddons, City Clerk

SUBJECT: "1150 Innovation Center" disclosure of written, potential ex-parte follow up communications

As Item 10.A.1 and 10.A.2 on the August 25, 2026 Regular Council Meeting agenda pertains to a quasi-judicial public hearing, the City has made a good faith effort to facilitate public access to written, potential ex parte communications located within the City's email server.

To this end, the City has conducted a thorough search of its email server using the following search terms: "1150 Innovation Center" OR "Mutual of America Office & Residential" OR "Mutual of America Residential" OR "1150 NW Broken Sound Pkwy" OR "PZPAR-2024-00006" OR "PZSPA-2025-00026" OR "PZVA-2026-00001" OR "PZCA-2025-00016" OR "SPA-23-03R2" OR "CA-25-09/VA""SPA-03-01R2"

The search encompassed a date range from February 26, 2024 to August 18, 2026. The written, potential ex parte communications identified as a result of this follow up search have been compiled in the following public link, which is accessible to anyone at any time:

https://bocaraton.granicus.com/GeneratedAgendaViewer.php?view_id=9&event_id=23617

All documents contained within the link are part of the official file of the City in connection with this quasi-judicial matter. On August 25, 2026, the City Clerk's office will conduct a supplemental search and make the results accessible to the public so that written, potential ex parte communications located within the City's email server are disclosed.

Daly, Phil

From: Sohaney, Mark <Mark.Sohaney@bocaratton-fl.gov>
Sent: Wednesday, August 12, 2026 2:35 PM
To: Sipple, Stacy
Cc: Lukasik, Andrew; Schaad, Brandon
Subject: RE: Upcoming Development Projects – Planning Outlook

Hi Stacy,

Thank you for your email and the suggestions.

Regarding 101 East Palmetto, our understanding is the same as yours based on discussions with the applicant's representative. However, staff has not yet received a revised application reflecting that change, so the project description remains based on the currently active application. If a revised submittal is received, we will update the project information accordingly.

Regarding your second question, there are several ways we can support that:

- **Planning & Zoning Board:** All development projects requiring Council or CRA action are first considered by the Planning & Zoning Board. The Board agenda, including the staff report and supporting materials, is typically posted on the City's website approximately one week before the P&Z meeting, which is generally several weeks before the item is scheduled for Council or CRA consideration.
- **Draft Staff Reports:** Absolutely, once a draft staff report is available, we would be happy to provide it upon request. Please note, however, that it remains a working draft and may be revised as additional information is received or the review process continues.
- **Development Projects in Review:** As noted in my earlier email, the recently redesigned Development Projects in Review webpages provide significantly more information than in the past. For projects submitted since May 1, the pages include development plans, applicant submittals, and staff review comments. Reviewing the staff comments can provide valuable insight into the issues being evaluated during the review process and the types of revisions being requested.

Of course, if you would ever like to discuss a particular project in more detail, Brandon, Andy, or I would be happy to meet with you at any time to answer questions or provide additional background.

Thanks again for the suggestions.

Very respectfully,

Mark Sohaney | City Manager
P 561-393-7999 | C 561-759-7023 | mark.sohaney@bocaratton-fl.gov

From: Sipple, Stacy <Stacy.Sipple@bocaratton-fl.gov>
Sent: Wednesday, August 12, 2026 11:11 AM

To: Sohaney, Mark <Mark.Sohaney@bocaraton-fl.gov>
Subject: Re: Upcoming Development Projects – Planning Outlook
Importance: High

Good morning,

Just to verify, the 101 E Palmetto project was supposed to have the residential aspect removed per their representative. Is this still the case? Also, is there any way we can get the information on these projects, such as staff recommendations, etc as they become available. There is some information available online, but it would allow myself and perhaps my colleagues additional time to thoroughly evaluate such projects before the scheduled meeting. Just wanted to see if that is a possibility.

Thank you,

Stacy L. Sipple | Council Member

City of Boca Raton, City Council

201 W. Palmetto Park Road, Boca Raton, FL 33432

P 561-393-7708 | C 561-759-7786 | stacy.sipple@bocaraton-fl.gov

From: Sohaney, Mark <Mark.Sohaney@bocaraton-fl.gov>

Sent: Wednesday, 12 August 2026 08:44:35

To: Thomson, Andy <AThompson@bocaraton-fl.gov>; Grau, Michelle <Michelle.Grau@bocaraton-fl.gov>; Drucker, Yvette <YDrucker@bocaraton-fl.gov>; Pearlman, Jonathan <Jon.Pearlman@bocaraton-fl.gov>; Sipple, Stacy <Stacy.Sipple@bocaraton-fl.gov>

Cc: Koehler, Joshua <JKoehler@bocaraton-fl.gov>; Lukasik, Andrew <ALukasik@bocaraton-fl.gov>; Zervis, James <JZervis@bocaraton-fl.gov>; Connolly, Anne Marie <AMConnolly@bocaraton-fl.gov>

Subject: Upcoming Development Projects – Planning Outlook

Mayor and Council,

For your planning awareness, below is a preliminary outlook of significant development projects that staff currently anticipates could come before the City Council and/or CRA over the next approximately 90 days. Please note that development review timelines are fluid and subject to change based on applicant responsiveness, staff review, legal requirements, and scheduling considerations. As a result, some projects may move forward sooner or later than anticipated, and additional projects may also be scheduled.

In addition, our Public Affairs and Development Services teams recently redesigned the City's "Development Projects in Review" webpages to make it easier for residents to access information and follow the status of major development applications. You can view the updated pages here: [Development Projects In Review | Boca Raton, FL](#)

- **101 East Palmetto – 101 E. Palmetto Park Road** (*postponed from May*)
IDA request to convert 2,555 square feet of second-floor retail space into four residential units within the existing two-story, 8,235-square-foot building, add a 2,382-square-foot outdoor courtyard, and approve a technical deviation to reduce required parking.
- **1150 Innovation Center – 1150 NW Broken Sound Parkway** (*currently scheduled for the August Council meeting*)
Request to amend a previously approved CIMD site plan to replace an approved seven-story,

approximately 158,000-square-foot office building/parking structure with two industrial/office/storage buildings totaling approximately 71,624 square feet.

- **BRiC EMD Master Plan – 5000 T-Rex Avenue**

Request for master plan approval for an Enhanced Mobility Development (EMD) to allow retail, restaurant, convention center, museum, and health and wellness uses within the existing campus, which currently includes office, industrial, school, and daycare uses totaling approximately 1.77 million square feet on 124 acres.

- **Park Tower at Broken Sound – 1075 & 1095 NW Broken Sound Parkway**

Proposed CIMD for a new eight-story, 97-unit multifamily residential building (including 10% affordable units) with a 2,100-square-foot ground-floor retail component.

- **The Bertani at Broken Sound**

Proposed CIMD for a new eight-story, 60-unit multifamily residential building (including 10% affordable units), a new 2.5-level parking structure serving the existing office buildings, and an approximately 2,664-square-foot retail/restaurant building.

- **University Village Master Plan Amendment / Site Plan – 555 NW Spanish River Boulevard**

Request to amend the previously approved master plan for the approximately 80-acre property, including a two-phase mixed-use development with residential, office, hotel, and retail/restaurant uses, together with a plat and Phase 1 site plan.

- **Ram Boca – 1150 NW Broken Sound Parkway** (*same site as the 1150 Innovation Center project*)

Request to amend the previously approved CIMD to replace the approved seven-story, 287-unit multifamily residential building with an eight-story, 291-unit multifamily residential building (including 10% affordable units and 5% workforce units) and 2,000 square feet of ground-floor retail.

- **The Sanborn – 100 NE 1st Avenue**

IDA request for an eight-story, approximately 66,069-square-foot private club, including restaurant, bar, gathering, and related spaces, with a below-grade automated valet parking system and technical deviations.

- **Boca Executive Center – 2301 NW 2nd Avenue**

Future Land Use Map amendment from Residential Low to Commercial, rezoning from R-1-D to B-1, and site plan approval for a new approximately 9,400-square-foot, two-story office building.

- **Residences of Boca Raton ("Mr. C Residences") – 14 SE 4th Street**

IDA amendment to modify the previously approved 12-story residential project by reducing the number of units from 190 to 133, reducing the overall building size, adding a 3,080-square-foot ground-floor restaurant, increasing the building height, and reducing open space from 41% to 40%.

- **375 Residences – 375 & 343 E. Royal Palm Road**

IDA amendment to replace the previously approved nine-story, 174-bed assisted living and memory care facility with a nine-story, 82-unit multifamily residential building with structured parking.

- **Calvary Christian Church – 1551 W. Camino Real**

Conditional use amendment for a 360-student elementary school and site plan amendment to demolish four existing buildings and construct three new accessory buildings totaling approximately 36,321 square feet surrounding the existing sanctuary.

Please let me know if you have any questions regarding any of these projects. Staff will continue to keep the Council informed as significant development applications progress through the review process.

Very respectfully,

Mark Sohaney | City Manager

City of Boca Raton

201 W. Palmetto Park Road, Boca Raton, FL 33432

P 561-393-7999 | C 561-759-7023 | mark.sohaney@bocaraton-fl.gov

Stay Connected



Daly, Phil

From: Drucker, Yvette <YDrucker@bocaron-fl.gov>
Sent: Tuesday, February 24, 2026 10:26 AM
To: Malcolm Butters
Subject: Re: Application PZSPA-2025-00026 aka 1150 Innovation Center

Hola Malcom - hope all is well I believe Jorge was reaching out to you yesterday afternoon. Let me know if this issue is moving forward for you or how I can further assist you?

Hope all is well with you and the family.

Best regards,

Yvette Drucker | Council Member
City of Boca Raton, City Council
201 W. Palmetto Park Road, Boca Raton, FL 33432
C: 561-213-9025 | YDrucker@bocaron-fl.gov
MPO Chair 2026
Palm Beach County Metropolitan Planning Organization

From: Malcolm Butters <MSButters@Butters.com>
Sent: Friday, February 20, 2026 11:29 AM
To: German, Jacob <JGerman@bocaron-fl.gov>; Schaad, Brandon <BSchaad@bocaron-fl.gov>; Camejo, Jorge <Jorge.Camejo@bocaron-fl.gov>
Cc: David Milledge <dmilledge@miskelbackman.com>; Bonnie Miskel <bmiskel@miskelbackman.com>; Wigder, Marc <MWigder@bocaron-fl.gov>; Nachlas, Fran <FNachlas@bocaron-fl.gov>; Singer, Scott <SSinger@bocaron-fl.gov>; Thomson, Andy <AThompson@bocaron-fl.gov>; Drucker, Yvette <YDrucker@bocaron-fl.gov>; Seth Wise <swise@altmancos.com>; Tim Peterson <tpeterson@altmancos.com>
Subject: [EXTERNAL] Application PZSPA-2025-00026 aka 1150 Innovation Center

Jorge , can you please help me to get the above project on the planning board agenda for March 2026. We have satisfied all of staff comments by the end December 2025. We had one small revision due to CAB comment which we resubmitted in January (CAB wanted a minor landscape change to upsize some trees which we did) .

As you know we started PAR for this small 70,000 sf submission in May 2025. So even if I get on Planning Board 2026, I wont get to City Council until April / May 2026. One full yest to get a simple office / flex project that meets code and that is desperately needed is ridiculous. I am getting full rezoning and site plan approval for 300,000 sf projects done in the city of Hialeah Gardens in 6 months.

How can we get this resolved? I know about all the craziness with the downtown redevelopment, but the city cant stop functioning because of that . I hate bothering all but its terrible and we need some help and some change in procedure. Please let me know when we can talk .

Please note: Florida has a very broad public records law. Most written communications to or from local officials regarding city business are public records, and are available to the public and media upon request. Your e-mail communications may therefore be subject to public disclosure.

Daly, Phil

From: Drucker, Yvette <YDrucker@bocaraton-fl.gov>
Sent: Friday, February 20, 2026 11:30 AM
To: Malcolm Butters
Subject: Automatic reply: Application PZSPA-2025-00026 aka 1150 Innovation Center

If you need immediate assistance please contact Michelle Fletcher, Legislative Analyst at 561-393-7736.

Thank you,

Yvette Drucker | Council Member

City of Boca Raton, City Council

201 W. Palmetto Park Road, Boca Raton, FL 33432

C: 561-213-9025 | YDrucker@bocaraton-fl.gov

MPO Chair 2026

Palm Beach County Metropolitan Planning Organization

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Daly, Phil

From: Malcolm Butters <MSButters@Butters.com>
Sent: Friday, February 20, 2026 11:29 AM
To: German, Jacob; Schaad, Brandon; Camejo, Jorge
Cc: David Milledge; Bonnie Miskel; Marc Wigder; Nachlas, Fran; ssinger@bocaraton-fl.gov; athomson@bocaraton-fl.gov; ydrucker@bocaraton-fl.gov; Seth Wise; Tim Peterson
Subject: Application PZSPA-2025-00026 aka 1150 Innovation Center

Jorge , can you please help me to get the above project on the planning board agenda for March 2026. We have satisfied all of staff comments by the end December 2025. We had one small revision due to CAB comment which we resubmitted in January (CAB wanted a minor landscape change to upsize some trees which we did) .

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Daly, Phil

From: Siddons, Mary <MSiddons@bocaraton-fl.gov>
Sent: Wednesday, February 5, 2025 9:29 AM
To: Singer, Scott; Drucker, Yvette; Nachlas, Fran; Thomson, Andy; Wigder, Marc
Cc: Brown, George S; Koehler, Joshua
Subject: Mutual of America Residential – Potential, Written Ex Parte Communications
ADDITIONAL SEARCH

Mayor and Council Members,

Subject: Mutual of America Residential – Potential, Written Ex Parte Communications
Request for Supplemental Searches of Personal Accounts and Devices;

Proposed search terms: "Mutual CIMD" OR "1150 NW Broken Sound Parkway" OR "Mutual of America" OR "Mutual of America Residential" OR "MOA Residential" OR "MOA" OR "PRE-2024-00002" OR "PZPAR-2024-00006" OR "PZPWR-2024-00023" OR "PZSPA-2024-00011" OR "PZAB-2024-00004" OR "SPA-23-03R1/CIMD/AB"

Proposed time frame: **January 5, 2024, to February 4, 2025;**

Anticipated hearing date: **February 11, 2025** (records to be provided to City Clerk **no later than February 10, 2025**)

The above-referenced project/application is on the upcoming Regular Council agenda. In light of the quasi-judicial nature of the matter / public hearing, the City has performed a search of the City's email system for potential, written *ex parte* communications. To supplement that search, please conduct a search of your personal accounts and devices for any written (potentially *ex parte*) communications related to this matter and provide such records to Msiddons@bocaraton-fl.gov (but do not "reply all" to this email) as soon as possible, but at least 1 work day prior to the hearing. (Examples of personal accounts and devices include texts on personal cell phones, personal e-mails, and posts/messages on social media platforms, including, without limitation, NextDoor, Twitter, Instagram, Facebook Messenger, Facebook pages.)

Please note that this procedure solely pertains to potential, written *ex parte* communications. Any verbal *ex parte* communications should either be verbally disclosed at the public hearing or submitted to the City Clerk's office in writing prior to the hearing.

Mary Siddons, CMC | City Clerk
(561)393-7745