

DAVID N. TOLCES

PARTNER

Boca Raton
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David Tolces represents public and private clients in governmental and real estate matters, including property redevelopment, sign code issues, environmental matters, financing of workforce and affordable housing, landlord/tenant relations, and land use and zoning matters.

David frequently represents Community Redevelopment Agencies (CRAs) and public housing authorities. He currently serves as the City Attorney for the City of Margate, General Counsel for the City of Miami OMNI CRA, the Opa-Locka CRA, the Lake Worth Beach CRA, the Margate CRA, the Deerfield Beach Housing Authority, the Dania Beach Housing Authority and the Housing Authority of the City of Pompano Beach.

David's landlord/tenant experience includes drafting leases for commercial properties and multi-family apartment developments. He also prosecutes eviction matters on behalf of private and public landlords seeking possession of their leased properties. He has also handled eviction cases for commercial and residential properties.

David represents private clients in commercial and residential real estate transactions. As an authorized title agent, David drafts purchase and sale agreements and oversees the closing of the transaction and the issuance of title policies.

PRACTICE AREAS

- Business Organizations, Acquisitions and Conveyances
- Construction Contract Drafting and Negotiation
- Corporate Affairs and Governance
- Code Enforcement
- Ethics
- Governmental Affairs and Procurement
- Municipal Counsel
- Public Sector Land Use and Zoning
- Public Sector Land Conveyances

PROFESSIONAL & COMMUNITY INVOLVEMENT

- Palm Beach County Bar Association, 1993
  - Member, Local Government & Land Use Committee
  - Chair, Local Government & Land Use Committee, 2020-2022
- Housing and Development Law Institute, 2014
- Broward County Bar Association, 2003

AWARDS & RECOGNITIONS

- Best Lawyers in America, 2025-present
- The Boca Raton Observer, Top Lawyer, 2022 - present

PRESENTATIONS

- *Siting of Community Residential Facilities – Don't Get Caught in Spidey's Web, City*, County and Local Government Law (CCLGL) Section, April 23, 2026
- *Introduction to Land Use Superheroes – Fighting to Save Gotham City, City*, County and Local Government Law (CCLGL) Section, April 23, 2026
- *Update on Changes to and Implementation of the "Live Local Act" – "How to Avoid Thor's Hammer"*, City, County and Local Government Law (CCLGL) Section, April 23, 2026
- *Affordable Housing in Land Use: Live Local Act and Yes in God's Back Yard*, Palm Beach County Bar Association, December 3, 2025
- *Time for a Refresher - Community Redevelopment Agencies in Florida*, 46th Annual Local Government Law In Florida Conference, April 28, 2023
- *What To Know At Your Next Local Government Quasi-Judicial Hearing*, Palm Beach County Bar Association, March 10, 2023
- Disposal of Property in a CRA, Redevelopment Works Podcast, June 2020
- *Florida Legislative and Election Law Update - Status of the 2021 Session So Far*, Palm Beach County Bar Association, March 2021

PUBLICATIONS

- Co-author, *COVID-19 Lessons for Emergency Orders: A South Florida Perspective*, The Agenda - The City, County and Local Government Law Section, The Florida Bar, Fall 2020

PRESS MENTIONS

- *Divisiveness rules at Marco Island City Council with failed attempt to appoint member*, Naples Daily News, January 8, 2025

- Special Counsel to Local Government
- Special Governmental Districts
- Accessibility and Accommodations
- Affordable Housing
- Community Redevelopment Agency (CRA)
- Real Estate
- Right of Way Creation and Expansion
- Public/Private Partnership (P3) Transactions
- Wireless and Telecommunications
- Investigations & Audits of Governmental Agencies

ADMISSIONS

Florida, 1989

EDUCATION

University of Florida Levin College of Law, J.D. 1989

University of Texas at Austin, B.S. in Geological Sciences, 1986

- *Planning Board Approves Controversial Cemetery Variance Request*, Coastal Breeze News, June 13, 2024
- *A luxury home in the Hillsboro Inlet could get a new 87-foot dock*, Sun Sentinel, December 20, 2023
- *Cost to maintain Hillsboro Inlet rising*, New Pelican, November 29, 2023
- *Power Players*, The Boca Raton Observer Magazine, December 2021

REPRESENTATIVE EXPERIENCE

- Drafted legislation for the incorporation of the Town of Loxahatchee Groves, which was approved by the Florida Legislature and the Governor. The incorporation process included working with residents and the Supervisor of Elections to hold the Town's first election, and being retained as the first Town Attorney.
- Represented the Deerfield Beach Housing Authority and its development partner on the financing and rehabilitation of the 100-unit Palms of Deerfield Apartment complex as residences for the elderly and disabled. Coordinated the conversion of the property from "public housing" to "multi-family elderly and disabled housing."
- Represented the Lake Worth Beach CRA in the development of requests for proposals for the sale and development of CRA-owned properties and to ensure compliance with the requirements of Chapter 163, Florida Statutes. As a result, the Lake Worth Beach CRA was able to convey several parcels of property in downtown Lake Worth Beach to willing developers, thus increasing assessed values for properties within the Community Redevelopment Area.
- Represented the Hillsboro Inlet District in preparing contracts for services including the reconstruction of the Inlet's south jetty and acquisition and renovation of equipment.
- Drafted ordinances governing the installation of Small Wireless Communication Facilities in the public rights of way for various municipalities.
- Drafted ordinances to amend municipal sign codes to ensure compliance with *Reed v. Town of Gilbert*.
- Worked with municipalities to draft easements and agreements to provide for placement of public art and other public infrastructure.