

Developers win final approval for eight-story private club in downtown Boca Raton

By Mark Dovich | South Florida Business Journal | Originally published October 13, 2026



Rendering: The Sanborn, Boca Raton. Image credit: The Sanborn (as credited by South Florida Business Journal).

Story highlights

- Boca Raton officials approved The Sanborn private club.
- The eight-story venue will replace a low-rise commercial building.
- Developers Newman and Kerner paid \$10 million for the property.

Approval for The Sanborn

Developers have scored approval for a new private club in downtown Boca Raton. At a meeting Tuesday, members of Boca Raton's Community Redevelopment Agency voted unanimously in favor of an individual development approval for The Sanborn, at 100 N.E. First Ave., not far from Sanborn Square Park. A spokesperson for the city confirmed to the Business Journal this was the final public hearing the project needed.

The planned private club

Developers Steven Newman of Hollywood and Scott Kerner of Boca Raton are now approved to replace a low-rise commercial building with an eight-story exclusive venue. At 54,681 square feet on 0.3 acres, The Sanborn is set to include a pair of restaurants, bar, wine cellar, speakeasy, card room, library, cigar room, game room, gym and spa, plus multipurpose areas and a rooftop pool deck. There's also a two-level below-grade automated parking structure with 85 spaces, in 11,200 square feet.

Membership and development team

The Sanborn will be for members only, and members can join by invitation only, the developers previously told the Business Journal. It wasn't immediately clear how many members The Sanborn is expected to accommodate, nor has the cost of membership been disclosed. A project representative didn't immediately return a Business Journal request for comment on Tuesday's approval of the project. The Sanborn is led by Newman and Kerner, with the backing of investors from Boca Raton and Manhattan. Through an affiliate, the developers acquired the property for \$10 million in March, Palm Beach County records show. Boca Raton-based HDA Architects designed the project, while attorney Ele Zachariades of Boca Raton-based Miskel Backman represented the developers in their application.

Other projects in downtown Boca Raton

The Sanborn will rise just about a block away from The Aletto, a 10-story project currently under construction at 125 E. Palmetto Park Road. That development is slated for 117,000 square feet of offices and 23,000 square feet of restaurants, plus a 550-space structured parking garage. Members of The Sanborn will also have access to some parking spaces at The Aletto, which is billed as one of Boca Raton's first new high-end office buildings in years. Other major projects approved in Boca Raton's urban core include Mizner Plaza Hotel, which is set to rise across the street from The Sanborn, as well as Glass House Boca Raton, a luxury condominium tower. More private clubs have been proposed across South Florida in recent years amid an influx of wealthy new residents from other parts of the country.

Original reporting and credits

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