



TOWN COUNCIL MEETING

TOWN OF PALM BEACH

JULY 8, 2025

9:30 AM

TOWN HALL COUNCIL CHAMBERS, 2ND FLOOR | 360 SOUTH COUNTY RD | PALM BEACH, FL 33480

Danielle H. Moore, Mayor
Bobbie D. Lindsay, President
Lew Crampton, President Pro Tem
Julie Araskog
Ted Cooney
Bridget Moran

AGENDA

CALL TO ORDER AND ROLL CALL

INVOCATION AND PLEDGE OF ALLEGIANCE

APPROVAL OF CONSENT AGENDA

1. June 10, 2025, Town Council Meeting Minutes
2. June 11, 2025, Local Planning Agency Meeting Minutes
3. June 11, 2025, Town Council Development Review Meeting Minutes
4. June 25, 2025, Architectural Commission Meeting Minutes
5. **58-2025** A Resolution of the Town Council of the Town Of Palm Beach, Palm Beach County, Florida, Approving the Fiscal Year 2026-2027 Annual Funding Applications to the Florida Department of Environmental Protection Beach Management Funding Assistance Program
6. **68-2025** A Resolution of the Town Council of the Town Of Palm Beach, Palm Beach County, Florida, approving renewal of the Dockwa Contract for Marina Software for a Five-Year Award in the amount of \$174,440 contingent upon satisfactory service and budget authorization
7. **69-2025** A Resolution of the Town Council of the Town Of Palm Beach, Palm Beach County, Florida, awarding ITB No. 2025-015, HVAC Maintenance and Repair to Anchor Mechanical Inc. for a five-year term contract in the amount of \$441,931.37, approving a contingency in the amount \$66,000 and approving a project budget in the amount of \$507,931.37 contingent on satisfactory performance and budget authorization
8. **70-2025** A Resolution of the Town Council of the Town Of Palm Beach, Palm Beach County, Florida, approving the award of ITB No. 2025-18, traffic signalization at Bradley Place and Sunset Avenue to Aum Construction, Inc. in the amount of \$909,395, approving a contingency in the amount of \$136,409, and establishing a project budget in the amount of \$1,045,804

9. **71-2025** A Resolution of the Town Council of the Town Of Palm Beach, Palm Beach County, Florida, approving general expenditures with Amazon.com which include office supplies, office furniture, IT supplies, mechanical parts, electrical parts and automotive parts in an amount of \$400,000 for the next fifteen months
10. **72-2025** A Resolution of the Town Council of the Town Of Palm Beach, Palm Beach County, Florida, approving the extension of Concentra Health Services, Inc Contract for a three-year period in the amount of \$1,107,314 contingent upon satisfactory performance and budget authorization
11. **73-2025** A Resolution of the Town Council of the Town of Palm Beach, Palm Beach County, Florida, Adopting the 2024 Palm Beach County Local Mitigation Strategy (LMS) Plan and Authorizing to Include Midtown Beach Seawall Replacement Project Application on the Local Mitigation Strategy Prioritized Project List
12. **74-2025** A Resolution of the Town Council of the Town of Palm Beach, Palm Beach County, Florida, Authorization to Apply for a Lake Worth Lagoon Initiative (LWLI) Legislative Funding Grant for the Town of Palm Beach North Lake Way Living Shoreline Project and Adopt the 2021 Lake Worth Lagoon Management Plan
13. **76-2025** A Resolution of the Town Council of the Town Of Palm Beach, Palm Beach County, Florida, to Propose a Waiver to the Town Code of Ordinances to Allow Extended Construction Work Hours and Saturday Work for Huurr Homes for the North County Road Drainage Improvement - Phase I project
14. **78-2025** A Resolution of the Town Council of the Town Of Palm Beach, Palm Beach County, Florida, approving a change order to Kimley-Horn and Associates, Inc. for Engineering Services Amendment for Sand Transfer Plant Improvements in the amount of \$68,600, approving a contingency in the amount of \$13,720 for an approved project budget in the amount of \$181,620
15. **79-2025** A Resolution of the Town Council of the Town Of Palm Beach, Palm Beach County, Florida, approving the lease of Forty Golf Carts for a Twenty-Month Period and approving the purchase of a Driving Range Vehicle from Club Car in the amount of \$129,323.40, approving a contingency in the amount of \$10,000 and approving a project budget of \$139,323,40
16. **80-2025** A Resolution of the Town Council of the Town Of Palm Beach, Palm Beach County, Florida, approving a change order for Ferric Sulfate Solution to Kemira Water Solutions, Inc. in the amount of \$65,000 for a total awarded purchase order in the amount of \$179,527.72
17. **81-2025** A Resolution of the Town Council of the Town Of Palm Beach, Palm Beach County, Florida, approving change orders in the amount of \$79,900 to Earth Balance Corporation for additional work at Phipps Ocean Park of invasive plant removal and approving a new award authority of the purchase order in the amount of \$189,350
18. Town-wide Undergrounding Project - Review of Project and Dashboard, Summary of Project Status

APPROVAL OF AGENDA

ADMINISTRATION OF THE OATH

COMMENTS

19. MAYOR AND TOWN COUNCIL MEMBERS
20. PUBLIC - 3 MINUTE LIMIT

For those unable to attend in person: [Submit a written comment](#) [Register to comment virtually](#)

GENERAL BUSINESS

21. Presentation of the Palm Beach Country Club scholarship awards
22. Presentation of the Thomas Mettler Memorial scholarship awards
23. Presentation of the Palm Beach Civic Association and Citizens' Association of Palm Beach scholarship awards

UNFINISHED BUSINESS

24. Mid-Town Beach Renourishment Project Status
TIME CERTAIN: 11:00 AM
25. Discussion on Sun and Surf's request for Deferment of the Paramount Development Project Until November
TIME CERTAIN: 2:00 PM
26. Consideration of proposed settlement terms for the Paramount Theater redevelopment pursuant to Florida Statute Chapter 70.51 and associated Petition for Writ of Certiorari
TIME CERTAIN: 2:00 PM

ANY OTHER BUSINESS

ADJOURNMENT

Access this meeting video on the 'Public Meetings' page at www.townofpalmbeach.com.

If a person decides to appeal any decision made with respect to any matter considered at this meeting, they will need to ensure that a verbatim record of the proceedings is made for such purposes, which shall include the testimony and evidence upon which the appeal is to be based.

Disabled persons needing accommodations to participate in this meeting should contact the Town Clerk's Office at (561) 838-5416 at least one day prior to the meeting.



TOWN OF PALM BEACH

Minutes of the Town Council Meeting
Held on June 10, 2025

CALL TO ORDER AND ROLL CALL

The meeting was called to order at 09:30 AM in the Town Council Chambers.

Members Present: Bridget Moran, Ted Cooney, Lewis Crampton, Bobbie Lindsay, Julie Araskog, and Danielle Moore

Staff Present: Town Attorney Joanne O'Connor, Kirk Blouin, Bob Miracle, Carolyn Stone, Paul Brazil, Patricia Strayer, Kelly Churney

INVOCATION AND PLEDGE OF ALLEGIANCE

Town Clerk Churney read the invocation, and Town Council President Lindsay led the Pledge of Allegiance.

APPROVAL OF CONSENT AGENDA

Council Member Araskog asked to remove Resolution 27-2025 (item 4) and Resolution 55-2025 (item 5) from the consent agenda.

A motion was made by Council Member Araskog and seconded by Council President Pro Tem Crampton to approve the amended consent agenda. The motion was carried unanimously, 5-0.

1. May 13, 2025, Town Council Meeting Minutes
2. May 14, 2025, Town Council Development Review Meeting Minutes
3. May 28, 2025, Architectural Commission Meeting Minutes
6. **56-2025** A Resolution of the Town Council of the Town of Palm Beach, Palm Beach County, Florida, approving a change order to D.S. Eakins in the amount of \$76,180, approving a contingency in the amount of \$12,540 and approving a project budget of \$137,940 for the Skees Road material screening project

7. **57-2025** A Resolution of the Town Council of the Town of Palm Beach, Palm Beach County, Florida, accepting a donation of an EMS paramedic response vehicle valued at \$73,408.64 from the Palm Beach Police & Fire Foundation
8. **42-2025** A Resolution of the Town Council of the Town of Palm Beach, Palm Beach County, Florida, Adopting Revised Fees Related to the Planning, Zoning & Building Department.
9. Request to Hear Proposed Ordinance No. 006-2025, Regarding Public and Private Academic Schools, prior to 5:00 p.m. at the June 11, 2025, Town Council meeting.
10. Request from Preservation Foundation of Palm Beach for 2026 Dinner Dance in Bradley Park

APPROVAL OF AGENDA

Council Member Araskog requested that a discussion regarding parking prices in July and August be added under Any Other Business.

A motion was made by Council Member Araskog and seconded by Council President Pro Tem Crampton to approve the amended agenda. The motion was carried unanimously, 5-0.

COMMENTS

11. MAYOR AND TOWN COUNCIL MEMBERS

Mayor Moore introduced the new challenge coins and thanked the staff for designing them. She gave each Council Member five coins to share with anyone who had provided a service to the Town, or any resident, employee, or other person of their choosing. They were designed to be a special gift.

Mayor Moore announced the following June Milestones:
5 years of service for Marsha Farmer (FR),
Jessica Dyett (IT), 10 years of service,
Warren Golde (PW), 10 years of service,
30 years of service for Jesse Jones (PW).

The mayor urged residents to begin making plans for the upcoming Hurricane Season. She reminded residents to stay connected by signing up for town alerts. Lastly, she announced two awards that the town had received. The first was the American Heart Association Well-being Works Better Silver Designation, and the second was the 2025 Award for Excellence in Public Procurement.

Council Member Araskog reiterated the importance of staying connected during the upcoming Hurricane Season. She thanked the Trump organization and the Palm Beach Police and Fire Foundation for their generous donation, enabling the town to purchase a new emergency response vehicle. She also discussed vehicles honking in town and thought residents needed to respect one another.

Council President Pro Tem Crampton congratulated the staff, Fred Kamel, and the Atriums of Palm

Beach residents for agreeing to allow sand to be moved to Reach 8. He spoke about the Ambassador project recently heard at the Architectural Commission (ARCOM) meeting; he did not believe the discussion was helpful and stated that the zoning code restrained Oko's design. He hoped the commission and the design team could work together to produce a successful design for the south end.

Council Member Moran thanked the Palm Beach Police and Fire Foundation and the Trump organization for donating the emergency response vehicle. She thought ARCOM was doing a great job, but noted that getting the design right would take time.

Council President Lindsay expressed concern about hate rhetoric and crimes and thanked Pope Leo and other religious leaders for speaking out against this behavior. She discussed the ban on fertilizer between June and October, to prevent phosphorus-containing fertilizers and nitrogen from seeping into the waterways and causing toxic algae blooms. She asked residents to help comply with the ordinance by speaking to their landscapers because the ordinance is not easily enforced. She noted that the condition of Lake Okeechobee changes in summer when the toxic blue-green algae often covers the lake, which is caused by the fertilizer nutrients of nitrogen and phosphorus. She also thanked Fred Kamel and the residents of the Atrium for stepping up to assist with the sand for Reach 8.

Council Member Araskog disagreed with Council President Pro Tem Crampton; she thought ARCOM had done a great job and had provided suggestions to improve the architecture for the Ambassador project. She also agreed that the antisemitic behavior was unacceptable and was proud of the Palm Beach community for not allowing this behavior.

12. PUBLIC - 3 MINUTE LIMIT

No comments were heard at this time.

GENERAL BUSINESS

13. Recognition of Henry "Budge" Jamison for his service on the Recreation Advisory Commission from April 2022 to April 2025.

Mayor Moore recognized Mr. Jamison for his years of service on the Recreation Advisory Commission. Mr. Jamison shared his sentiments about staff and thanked the Town Council for allowing him the honor of serving on the Recreation Advisory Commission.

14. Legislative Update from Mathew Forrest, Ballard Partners

Mr. Forrest provided an update regarding the recent legislative session. He touched on the session, which began in March and continues through an extended session with ongoing budget discussions. He reported that most of the policy-related legislation had been resolved, although some policy issues could be intertwined with budget issues. He discussed the tourist development taxes issue, which had not been resolved, noting that this issue could impact the Town of Palm Beach. He discussed other bills and what had passed and failed. Mr. Forrest spoke specifically about SB180, which is related to emergencies. He said this bill had passed the legislature but had not been acted upon by the Governor. He noted that this comprehensive bill related to all local governments in Florida and their response to all emergencies. He said this bill directly responded to the hurricanes that had hit mostly on the Gulf side, moving across the state. Mr. Forrest

discussed the bill's details, noting the sections regarding land development that would impact the town.

Council Member Araskog discussed the ongoing 'zoning in progress'. She stated that it would have been helpful to have been informed about the bill so that the Mayor and Town Council could have written a letter on the town's behalf and prepared the town for the proposed changes. Mr. Forrest responded that there was opposition to the bill and that the town could still write a letter. Council Member Araskog understood the state's concerns, but she thought the bill should not apply to unaffected municipalities. She wondered why the Town Council was not informed about the bill before the session.

Council Member Cooney noted that the big picture goal was property rights, but some of the requirements that the bills would place on local governments would be costly in terms of staff time and resources. He also noted the legislature has simultaneously discussed reducing revenues and other resources.

Council Member Moran stated that while the town had not been affected by the storms, the change in legislation did heavily impact them. She expressed frustration with the change.

Council Member Crampton asked about the proposal for mooring fields, which would be disastrous for the Town of Palm Beach. Mr. Forrest noted that the issue was ongoing. Town Manager Blouin stated that private discussions were occurring with DEP, and when an update became available, it would be shared with the Town Council.

Council President Lindsay thought the new legislation was an assault on home rule, and such legislation would strip the town of its identity. She did not believe the legislative members were listening to their constituents.

Council Member Araskog wanted the Town Council to write a letter regarding SB 180. Mayor Moore stated it would be the same letter they sent the last time; she stated that if the item had unanimous support, she did not believe the letter would help.

Mr. Forrest continued the update.

Council Member Araskog wondered if SB 180 could be changed to provide an exemption for those municipalities that were not affected.

**Note: A short break was taken at 10:43 a.m. and the meeting resumed at 10:47 a.m.*

15. Appointments to the Investment Advisory Committee

The following applicants presented their credentials to the Town Council: Laurence Austin, Lloyd McAdams, and Chris Storkerson.

A motion was made by Council Member Cooney and seconded by Council President Pro Tem Crampton to appoint Laurence Austin, Lloyd McAdams, and Chris Storkerson as members of the Investment Advisory Committee. The motion was carried unanimously, 5-0.

**Note: The meeting was recessed for lunch at 1:16 p.m. and resumed at 2:03 p.m.*

16. Quarterly Litigation Report by Town Attorney Joanne O'Connor

Town Attorney Joanne O'Connor provided an update on the town's ongoing litigation, including highlights on the Paramount litigation. She also touched on the pending appeal regarding the Palm Beach Synagogue.

UNFINISHED BUSINESS

17. Town-wide Undergrounding Project - Review of Project and Dashboard, Summary of Project Status

Ms. Strayer discussed the areas of town on Florida Power and Light's (FPL) underground network, the areas currently under construction, where the poles had been removed, and where they remained standing. She introduced Hau Tran, the FPL program Manager.

Mr. Tran advised that this was the most extensive program that FPL has done for an entire town. He said many aspects of the project have been encountered throughout the years, with both residential and commercial, or a mix of both. However, the current areas of work, which include 4S and 5S, were the most complex. He discussed some issues being faced and how those issues were being addressed while continuing to minimize the number of outages.

Council Member Araskog thanked FPL for all their work during the hurricane.

Council President Pro Tem Crampton asked about any lessons learned, and he wondered if FPL was still recommending that communities convert from overhead to underground utilities. Mr. Tran discussed lessons learned, which included changes in their processes. He stated that the underground does perform better on a day-to-day basis.

17.1 AT&T Proposal to Install Fiber Town-wide TIME CERTAIN: 12:00 PM

Ms. Strayer stated that she and Mr. Blouin had met with AT&T regarding the company's interest in placing fiber through the underground network at no charge to the town and recommended approval. She noted that nine years ago, everyone was happy with what was on the poles. Therefore, the town had to pay for conduit and materials for the undergrounding project. She explained the past procedure of the construction team installing the conduit, which is part of the construction cost and is always included in the GMP (guaranteed maximum price). Subsequently, an invoice from Comcast and AT&T for the cost of materials to be installed in a particular phase is submitted to the town. She stated that all those bills had been paid except for four phases. She noted that under the current proposal by AT&T, the town could save between \$2.5 million and \$4 million in the subsequent four phases. She also said that when AT&T comes in to do the fiber network, they would bring fiber to each location, making it available to the entire town, all at no charge to the town. She stated this would greatly benefit Public Works and the town.

Ms. Strayer introduced Ian Cotner of AT&T to discuss the advantages of fiber. Mr. Cotner introduced Darrell Davis from AT&T, who would oversee the project's planning, construction, and engineering phases. Mr. Cotner provided an overview of the project, stating that fiber would be available to the island without jeopardizing the undergrounding timelines.

Mr. Davis discussed the evolution of fiber and what residents can expect once construction begins. He noted that AT&T would work as fast as the town would allow, prioritizing current undergrounding phases and expanding into areas that were already underground. He then discussed the permitting and processes, and stated that communication, cooperation, and coordination would continue to improve efficiencies and minimize disruption.

Mr. Blouin summarized the positive and negative changes associated with installing fiber.

Mr. Brazil stated that the impact of the project work would be limited to specific locations.

Ms. Strayer spoke about sections in town where copper was underground, and the conduit would not be big enough to pull. Those areas would require directional drilling of AT&T conduit. She stated that AT&T had been working with Kimley-Horn to identify those areas, and she assured the Town Council that everything was being closely coordinated to minimize the impact on residents.

Council Member Cooney asked about pavement restoration in the areas where new directional drilling would occur. Ms. Strayer responded that the contractors must meet the town's fifty-foot standards on each side. Council Member Cooney also inquired about how residents would connect to the system. Mr. Davis said a letter would be sent out to residents. Ms. Strayer noted that every home had an existing service conduit to AT&T, whether or not they were using it.

Mayor Moore asked about sequencing previous phases and wondered if they could be done simultaneously. Ms. Strayer said the phases would not have to be done in order, and AT&T had committed to her that they would prioritize the areas with pump and lift stations. Mr. Blouin noted that it would be preferable for the work to be done during the summer months, doing multiple phases simultaneously.

Council President Pro Tem Crampton asked how the condominiums would be handled. Mr. Cotner responded that the AT&T sales group would be engaged in the south area to assess the interest in fiber. The fiber would be available if the customers were interested. He noted that there may be challenges with the inside wiring in condominium buildings, stating that close coordination with the HOA or the building owner may be required to develop a contract with the homeowner's association.

Council President Lindsay requested that AT&T provide a map to staff, depicting where the conduit was located or missing, and a map of where the contractors would be working. Mr. Davis said the immediate focus was to continue to work with the town on the current undergrounding. He stated they would propose starting at the north end and working south. However, some of the pump and lift stations were concentrated more in the central part of the island. He said they would work as fast as possible to accommodate as much progress as possible without sacrificing the undergrounding projects.

Mr. Brazil stated that Ms. Strayer could return to the Town Council with a map and dates for when the work will be done.

Council President Lindsay asked about improving cell service. Mr. Cotner said he would happily revisit the conversation and engage the appropriate AT&T team. She said she was not interested in installing lots of small towers in the neighborhoods, as previously offered.

After the discussion, the Town Council came to a consensus to support the town-wide fiber installation.

18. Discussion FDOT A1A Projects

Patricia Strayer, Town Engineer, introduced Mel Pollock to make the presentation and stated that, upon its conclusion, she would request approval of a code waiver for work during the summer season.

18.1 Florida Department of Transportation (FDOT) Projects Update/Presentation TIME CERTAIN: 11:00 AM

Mel Pollock, a consultant working for the Florida Department of Transportation (FDOT), introduced his team and proceeded with an update on SR A1A construction in Palm Beach. He touched on pavement conditions, safety improvements, utility upgrades, and the scope and schedule readjustments.

Mayor Moore confirmed that no public parking spaces around S. County Road and Royal Palm Way would be removed. Mr. Pollock confirmed that none of the existing parking areas were being modified. Mayor Moore wondered if any changes had been made after public input. She did not believe the plan addressed any of the town residents' comments and was unhappy with the plan.

Mr. Blouin summarized the town's position, saying that several staff members had met with FDOT team members over the past three years to provide input from town residents. He thought the public meetings lacked integrity since the comments were not considered, especially related to the "sharrows." He did not believe it would help to encourage cyclists to ride in the center of the road; he believed it would be very dangerous for them. Mr. Blouin acknowledged modifications to the project, such as making it a bit narrower, upgrading the drainage, and installing new mast arms.

Patricia Strayer, Town Engineer, suggested that the recent traffic counts, which indicated that vehicular traffic had tripled in volume, be sent to FDOT. She thought they could continue with their work, but the 'sharrows' could come last. Mr. Pollock stated he appreciated the feedback and would take that information back to FDOT leadership.

Council Member Araskog stated that the shared bicycle lane had been opposed from the beginning of the presentations. She expressed frustration and anger on behalf of the residents. She spoke about the standstill traffic, especially when President Trump was in town, and one entry onto the island is closed. She wished the work could be done during the summer months.

Ms. Strayer stated that staff have been working with the FDOT to ensure the projects have as little impact as possible. She noted this was why staff needed to request a waiver of hours, to allow for the more intensive work to be done at night. There have also been discussions about doing milling and paving at night.

Council Member Cooney asked about a change to the signalization at Phipps Ocean Park and the Par 3. Mr. Pollock replied. Council Member Cooney asked about the lighting component changes around County Road. Mr. Pollock said the lighting would be decorative.

Ms. Moran thought placing a bike lane in the middle of a road would be disastrous. She did not

understand how vehicular traffic would interact with bicycle traffic, especially during the peak traffic times. She also inquired about how permitting would be addressed at the south end of town, where development may infringe on driveway skirts and signs. Mr. Brazil stated that the staff would work with residents. Ms. Strayer did not believe there would be any impact on the signage. She also noted a Memorandum of Understanding (MOU) Agreement between the Town and FDOT for landscaping in the rights-of-way. Mr. Blouin further clarified the content of the MOU Agreement and stated that the final design would be much smaller, not requiring relocation of any improvements that had already been made in the rights-of-way.

Council President Pro Tem Crampton welcomed the safety improvements. However, he did not feel that the town residents' concerns had been heard. He noted serious issues with the timing in front of Mar-a-Lago. He also inquired about what would be done at the entrance to Phipps. Mr. Pollock discussed the upgrade of the shoulders in the south end; he stated that he would go back to FDOT to discuss the 'sharrows' proposed. Council President Pro Tem Crampton asked how the upgrades would be handled around Mar-a-Lago when the President is in his residence.

Council President Lindsay thought that FDOT was trying to force elements on the town that more appropriately belonged in larger cities, noting that Palm Beach was a small residential community over 100 years old. She said the town was a built-out community with an older population and some tourism. She thought that FDOT had failed to consider these factors and feedback, and that the changes would impact their quality of life. She implored the consultants to be logical with their decisions.

Mayor Moore stated that a resident had asked her if the trees already removed in the south end would be replaced. Ricky Estripeaut, engineer with FDOT, stated that sod would be replaced, but he was unaware of any trees that had been removed. Mr. Blouin stated that he would speak with the resident, Mrs. Cove, to find out more about the trees she referred to as having been removed near the property at the south end.

Council Member Araskog asked if the light at The Breakers would be replaced. Ms. Strayer stated that the light had not been proposed for removal, was not in this project, and had not been funded.

18.2 Waiver to Town Code for Extended Construction Hours and Road Closure for the Florida Department of Transportation A1A Projects

Ms. Strayer discussed the requested waiver regarding construction hours and road closures, allowing staff to work directly with FDOT to minimize any impact on traffic and residents. She also requested code waivers to allow Public Works to coordinate with FDOT on work hours. Mr. Brazil noted it would be both in and out of season and allow nighttime work where it was deemed logical in commercial areas.

Mr. Blouin added that the requested waivers were to the town's benefit.

Council Member Araskog opposed any work being done during Thanksgiving week. Ms. Strayer responded that she would confirm that the waivers would not be granted for any work between Thanksgiving week and the weeks of Christmas and New Year's.

Council Member Moran urged the contractors to be mindful of light pollution during construction.

Council President Pro Tem Crampton asked when the Town Council members would be informed

how to answer their constituents' questions. Mr. Brazil said FDOT could provide a much better construction schedule in the next two months.

A motion was made by Council Member Cooney and seconded by Council President Pro Tem Crampton to grant a waiver for the extended construction hours and road closure for the FDOT transportation A1A projects, with the conditions that these closures be coordinated with the Public Works staff and their approval of any individual waivers, and that staff will return to the Town Council with an update in July or August about the specific areas that are contemplated for this change, and that there are no waivers granted for the holiday weeks of Thanksgiving, Christmas and New Year's. The motion was carried unanimously, 5-0.

**Note: A short break was taken at 12:02 p.m. and the meeting resumed at 12:07 p.m.*

4. **27-2025** A Resolution of the Town Council of the Town of Palm Beach, Palm Beach County, Florida, approving the award of RFP No. 2024-30, Enterprise Resource Planning (ERP) software and implementation services to Univerus in the amount of \$2,635,995, approving a contingency in the amount of \$527,199, and establishing a project budget in the amount of \$3,163,194 for a five-year term

Mr. Miracle introduced Eva Olsaker of the Government Finance Officers Association (GFOA). She provided an update on Univerus's selection to provide Enterprise Resource Planning (ERP) software and implementation services.

Mr. Miracle introduced James Shields of Univerus.

Council Member Araskog expressed concern about the cost and asked Mr. Blouin to explain the expenditure to the public. Mr. Blouin explained the new ERP system and stated that the existing software had been purchased in 2008 and was reaching its end of life. He stated that all employees would use the new software and explained how it would eliminate the need for additional software packages.

Council President Pro Tem Crampton congratulated the Town staff on redoing the selection and migration to a new main software platform. He noted concern about future changes that may be necessary and may require an expanded scope. He asked if additional changes were needed, they be brought back to the Town Council. Mr. Blouin agreed with the suggestions.

Council Member Moran was glad that the chosen software was milestone-based. She noted the staff who had worked on the project and liked how the project would be rolled out in phases.

Mayor Moore acknowledged the software upgrade and knew it was necessary to bring the town's technology up to date. She also knew this initiative would be expensive.

A motion was made by Council President Pro Crampton and seconded by Council Member Moran to approve Resolution 27-2025 as presented. The motion was carried unanimously, 5-0.

19. Sustainable Dune Construction Program Reach 8

Sara Gutekunst, Coastal Coordinator, spoke about the agreement with the Atrium Condominiums to move sand for the Reach 8 program. She stated that other condominiums were still being pursued. In addition, she noted that coordination efforts had been underway with the City of Lake Worth.

Town Attorney Joanne O'Connor advised the Town Council that she had participated in conversations with the Town Attorney of Lake Worth Beach and provided an update regarding efforts to address concerns raised. She stated she had sent correspondence to Lake Worth Beach but had not received any response.

Council Member Moran thanked Ms. Gutekunst for working with the many different condominiums. She expressed disappointment that Lake Worth did not approve the application. She also thanked the residents of the Atrium for their cooperation.

Council President Pro Tem Crampton stated that the Atrium was waiting to receive the MOU. He asked Mr. Brazil to get it to them as soon as possible. He also noted that the Citizens' Association was willing to work with town staff.

Council Member Araskog thanked Ms. Gutekunst and the staff for reaching an agreement with the Atrium.

Council President Lindsay thanked the team for their group efforts. She liked the idea of rotation because she felt it ensured full participation by all the buildings.

Mayor Moore asked if the conveyor belt or a truck would be used to transport the sand. Mr. Brazil responded.

19.1 Mid-Town Beach Renourishment Update

Ms. Strayer stated that she had received a call from the U.S. Army Corps of Engineers, Jacksonville office, providing unofficial guidance on the Florida 2024 language regarding easement requirements. She noted that the town would need to certify the land by August 1, 2025, stating the necessary rights to do the project. She discussed the estimates for sand that would be used, as well as associated costs. In addition, Ms. Strayer set forth options for the town council to consider.

Council Member Cooney noted that option three was the only option, as far as he was concerned.

Council Member Araskog agreed with Mr. Cooney but was hesitant. She said she aligned with option two, hoping owners would step up and help with sand placement on the beach.

Council President Pro Tem Crampton wanted staff to assemble a list of options to help with decision-making.

Council Member Moran wondered if removing the property in question or assessing residents was possible. Mr. Brazil said raising assessments would be a long process, but it was possible.

Council President Lindsay cautioned against losing federal participation. She agreed with Council Member Cooney.

Mayor Moore stated that the property tax increase and the cost to the residents would hit the oceanfront properties the hardest, adding that those owners typically pay the most in property taxes. She did not understand why that concept was not being grasped.

Council Member Araskog stated that she thought option three was the best; however, she did not want to lose the federal funding, so she considered option two.

Mr. Blouin stated that staff could obtain more information and options to present to the Town Council in July.

Council President Pro Tem Crampton asked if the owners were allowed to mark off their property, and if the situation would go away. Ms. Strayer said they could not do that because the easement that the U.S. Army Corps of Engineers required in the past two-year window included public use.

After the discussion, the staff said they would return in July with more information from the U.S. Army Corps of Engineers about the easement requirements for the flood control and coastal emergency project.

5. **55-2025** A Resolution of the Town Council of the Town of Palm Beach, Palm Beach County, Florida, awarding a contract and purchase order to GTECHA USA Corporation for parking and traffic enforcement software for a five-year award based on satisfactory performance and mutual agreement in the amount of \$1,201,891.26, establishing a contingency in the amount of \$100,000 and establishing a project budget of \$1,301,891.26

Mr. Blouin provided an overview of the request to award a contract and purchase order to GTECHA USA Corporation for parking and traffic enforcement software. He stated that this would have more capabilities than the previous vendor. One of those would be a savings to the Town on administrative costs.

Mr. Miracle stated that this would be the maximum price, and they would be phasing in the hardware purchases.

Council Member Araskog asked if the funds were already available. Mr. Blouin confirmed that the funding was available.

Council Member Moran supported the purchase.

Council President Pro Tem Crampton asked if license tag recognition was the only tangible thing besides the existing program. Mr. Blouin stated it would include enhanced technology that the Police Department could use.

Council Member Cooney asked about potential staffing efficiency. Lieutenant Paul Alber explained the platform and benefits to the town.

A motion was made by Council President Pro Tem Crampton and seconded by Council

Member Moran to approve Resolution 55-2025. The motion was carried unanimously, 5-0.

NEW BUSINESS

20. Request from Rebl House Media for Photography Shoot

Ms. Stone stated that a filming request had been received for a photoshoot at the White Elephant. The applicant also wondered if they could do a small shoot on Wednesday, June 18, 2025, with minimal equipment and no sound. The staffing would be approximately six people and one model.

Mayor Moore said the town was not crowded at this time, and she noted that the Town Council had said no in the past because of traffic and congestion. She would not have a problem considering this request, although she would not give this type of request the same consideration during the busy season.

Council Member Cooney did not have an issue with the request.

Council Member Araskog thought this type of request could encourage tourism.

Jeremy Gribbin, applicant, discussed the photoshoot and the product, Tribal Fashion. He stated that he would like to designate a rain date. Mr. Blouin suggested that Mr. Gribbin work with the staff if a rain date was necessary.

A motion was made by Council Member Cooney and seconded by Council Member Araskog to grant the requested permit and have staff negotiate an alternate rain date with the applicant. The motion was carried unanimously, 5-0.

21. 59-2025 A Resolution of the Town Council of the Town of Palm Beach, Palm Beach County, Florida, supporting the procurement and oversight of consultants for the development of a countywide transportation plan; supporting the formation of a technical advisory committee for the same; providing an effective date; and for other purposes.

Council Member Cooney suggested regular updates and requested a copy of the scope published in the proposal request.

Mr. Blouin stated that this would be a countywide effort, and there would be workgroups accepting input. He noted that this would be a long process. Mr. Miracle suggested having the consultant visit Palm Beach to see the island and hear from residents and the Town Council.

A motion was made by Council Member Araskog and seconded by Council President Pro Tem Crampton to approve Resolution 59-2025. The motion was carried unanimously, 5-0.

ANY OTHER BUSINESS

At this time, the Town Council discussed the parking prices for July and August, which Council Member Araskog added to the agenda. She suggested lowering the parking prices during July and August. She cited other cities that reduce or eliminate fees during the summer months.

After the discussion concluded, the Town Council reached a consensus to leave the parking prices as they were.

ADJOURNMENT

A motion was made by Council Member Cooney and seconded by Council Member Moran to adjourn the meeting at 3:45 p.m. The motion was carried unanimously, 5-0.

APPROVED:

Bobbie D. Lindsay, Town Council President

APPROVED:

Kelly Churney, CMC, Town Clerk

Date: _____



TOWN OF PALM BEACH

Minutes of the Town Council Local Planning Agency Held on June 11, 2025

CALL TO ORDER AND ROLL CALL

The meeting was called to order at 09:30 AM in the Town Council Chambers.

Members Present: Bridget Moran, Ted Cooney, Lewis Crampton, Bobbie Lindsay, Julie Araskog, and Danielle Moore

Staff Present: Town Attorney Joanne O'Connor, Wayne Bergman, James Murphy, Jennifer Hofmeister, Kelly Churney

PLEDGE OF ALLEGIANCE

Council President Lindsay led the Pledge of Allegiance.

APPROVAL OF AGENDA

A motion was made by Council Member Cooney and seconded by Council President Pro Tem Crampton to approve the agenda as presented. The motion was carried unanimously, 5-0.

COMMENTS

1. PUBLIC - 3 MINUTE LIMIT

No one indicated a desire to speak.

PUBLIC HEARINGS

ORDINANCES

2. **6-2025** AN ORDINANCE OF THE TOWN COUNCIL OF THE TOWN OF PALM BEACH, PALM BEACH COUNTY, FLORIDA, AMENDING THE TOWN CODE OF ORDINANCES AT CHAPTER 134, ZONING, AT ARTICLE VI, DISTRICT

REGULATIONS, AT DIVISION 4, TO AMEND SECTION 134-890 TO REMOVE PUBLIC AND PRIVATE ACADEMIC SCHOOLS AS SPECIAL EXCEPTIONS IN THE R-B LOW DENSITY RESIDENTIAL DISTRICT; AT DIVISION 5, TO AMEND SECTION 134-945, TO REMOVE PUBLIC OR PRIVATE ACADEMIC SCHOOLS AS SPECIAL EXCEPTIONS IN THE R-C MEDIUM DENSITY RESIDENTIAL DISTRICT; AT DIVISION 6, TO AMEND SECTION 134-1000, TO REMOVE PUBLIC OR PRIVATE ACADEMIC SCHOOLS AS SPECIAL EXCEPTIONS IN THE R-D(1) MODERATE DENSITY RESIDENTIAL DISTRICT; AT DIVISION 7, TO AMEND SECTION 134-1055, TO REMOVE PUBLIC OR PRIVATE ACADEMIC SCHOOLS AS SPECIAL EXCEPTIONS IN THE R-D(2) HIGH DENSITY RESIDENTIAL DISTRICT; AT DIVISION 8, TO AMEND SECTION 134-1109, TO REMOVE PUBLIC OR PRIVATE ACADEMIC SCHOOLS AS SPECIAL EXCEPTIONS IN THE C-TS TOWN-SERVING COMMERCIAL DISTRICT; AT DISTRICT 12, TO AMEND SECTION 134-1304, TO REMOVE PUBLIC OR PRIVATE ACADEMIC SCHOOLS AS A SPECIAL EXCEPTION IN THE C-B COMMERCIAL DISTRICT; PROVIDING FOR EXHIBIT A, MAP OF AFFECTED AREA; PROVIDING FOR EXHIBIT B, MAP OF UNAFFECTED AREA; PROVIDING FOR INCORPORATION OF RECITALS; PROVIDING FOR SEVERABILITY; PROVIDING FOR REPEAL OF ORDINANCES IN CONFLICT; PROVIDING FOR CODIFICATION; PROVIDING AN EFFECTIVE DATE.

Jennifer Hofmeister, Planner III, introduced Ordinance 6-2025.

Council Member Araskog clarified the boundaries for proposed restrictions.

Council President Pro Tem Crampton asked if VPK schools were included in the academic schools, to which other Council Members answered yes. He did not understand the border in the south end that was chosen and requested it be changed at Sloan's Curve. He did not believe the Little Red School House should be included in the separation. Ms. Hofmeister responded that the traffic counts did indicate that the proposal would be effective. He said the line could be adjusted at the pleasure of the Town Council.

Mr. Bergman further explained that the staff did not want to include single-family homes on Ibis Isle and Tres Vidas. Council President Pro Tem Crampton thought the decision on the boundary line should be set after discussions.

Council Member Cooney thought there was merit to Council President Pro Tem Crampton's argument. He did not realize there were several different zoning districts south of Sloan's Curve.

Mr. Bergman explained that when staff looked at Ibis Isle and Tres Vidas, the question was raised whether those were areas where schools should be restricted in the future.

Council Member Moran agreed with Council President Pro Tem Crampton that the line of demarcation should be Sloan's Curve. She also asked how SB 180 might impact the proposed restrictions. Town Attorney Joanne O'Connor advised that she thought the Town Council would need to continue business as usual until more information is available regarding SB 180.

Mayor Moore wondered if the adjustment to the demarcation line could be made and still be recommended to the Town Council.

Council Member Araskog disagreed and thought the staff's suggested line of demarcation was a good recommendation. She thought the staff recommended that area due to the high

traffic. She also thought that the section including PUDs should be removed since they were not permitted by the code anymore.

Council President Lindsay wondered if staff had ever spoken to the residents of Ibis Isle about this issue, to which Ms. Hofmeister replied that they had not. Council President Lindsay did not believe schools belonged in the park or next to the Par 3.

Council Member Moran thought the line was fine as proposed.

Council President Pro Tem Crampton thought that the south end should have the ability to decide for the area. He asked if the Palm Beach Citizens' Association had been contacted about this decision. He noted there had been no discussion with anyone in the south end about leaving out possible available alternatives. Mayor Moore clarified that Council President Pro Tem Crampton was only concerned about the location of the demarcation line.

Council Member Araskog felt it was hard to stop special exceptions since the town had the burden of proof. She noted that once the study had been done, the line could be moved. She noted that the people she has spoken to who live in the south end did not want a school in the area.

Council Member Cooney sought clarity about the data showing traffic between Sloane's Curve and 2500 S. Ocean Blvd. Ms. Hoffmeister said some of the data for the south that was received from the Corradino Group was incomplete due to the closures. New data would be collected.

A motion was made by Council Member Araskog and seconded by Council Member Moran to recommend to the Town Council the approval of Ordinance 6-2025. The motion was carried unanimously, 5-0.

ANY OTHER BUSINESS

No other business was discussed.

ADJOURNMENT

A motion was made by Council Member Araskog and seconded by Council President Pro Tem Crampton to adjourn the meeting at 10:11 AM. The motion was carried unanimously, 5-0.

APPROVED:

Bobbie D. Lindsay, Town Council President

APPROVED:

Kelly Churney, CMC, Town Clerk
Date: _____



TOWN OF PALM BEACH

Minutes of the Town Council Meeting
Held on June 11, 2025

CALL TO ORDER AND ROLL CALL

The meeting was called to order at 10:18 AM in the Town Council Chambers.

Members Present: Bridget Moran, Ted Cooney, Lewis Crampton, Bobbie Lindsay, Julie Araskog, and Danielle Moore

Staff Present: Town Attorney Joanne O'Connor, Wayne Bergman, James Murphy, Kelly Churney

INVOCATION AND PLEDGE OF ALLEGIANCE

Town Clerk Churney read the invocation, and Town Council President Lindsay led the Pledge of Allegiance.

APPROVAL OF CONSENT AGENDA

A motion was made by Council President Pro Tem Crampton and seconded by Council Member Araskog to approve the consent agenda as presented. The motion was carried unanimously, 5-0.

1. ZON-25-0019 333 PERUVIAN AVE-VARIANCE. The applicant, Nigel Burgess Inc. dba Burgess, has filed an application requesting Town Council review and approval for one (1) variance to allow an approximately 1,250 SF office for a yacht brokerage use on the first floor of an existing building located in the C-TS zoning district where office use is only allowed on the second floor if it doesn't meet the special exception criteria that would allow an office on the first floor.

APPROVAL OF AGENDA

Mr. Bergman announced a deferral request for ZON-25-0019, 203 Via Vizcaya, to the July 9, 2025, meeting.

A motion was made by Council President Pro Tem Crampton and seconded by Council Member Araskog to approve agenda as amended. The motion was carried unanimously, 5-0.

ADMINISTRATION OF THE OATH

Ms. Churney swore in all those intending to speak and continued to do so throughout the meeting, as necessary.

COMMENTS

2. MAYOR AND TOWN COUNCIL MEMBERS

Council Member Cooney requested that the new requirement for tall construction screening, specifically regarding cost, safety, and aesthetics, be added to the July agenda for discussion.

3. PUBLIC - 3 MINUTE LIMIT

No one indicated a desire to speak.

UNFINISHED BUSINESS

4. ZON-24-0093 (ARC-24-0128) 203 VIA VIZCAYA (COMBO)—SPECIAL EXCEPTION & VARIANCE. The applicant, PAUL Z. OKEAN (Trustee, under Trust Agreement dated 5/21/91 as the Paul Z. Okean Revocable Living Trust), has filed an application requesting Town Council approval for a special exception for redevelopment of a nonconforming parcel and one (1) variance for deficient landscape open space as it relates to development of a new residence. The Architectural Commission shall perform a design review of the application. *[The Architectural Commission Recommendation: Implementation of the proposed variances will not cause a negative impact on the subject property. Carried 7-0.] [The Architectural Commission approved this project with conditions to return for further approvals. Carried 6-1.] [The Architectural Commission heard and approved the remainder of the application at the May 28, 2025, meeting. Carried 7-0.]*

****Note: This item was deferred to the meeting on July 9, 2025, with the approval of the agenda.***

NEW BUSINESS

5. ZON-24-0067 (ARC-24-0111) 175 BRADLEY PL (COMBO)—SPECIAL EXCEPTIONS AND SITE PLAN REVIEW AND VARIANCES. The applicant, DOCPALMBEACH PPLC, has filed an application requesting Town Council review and approval for a Special Exception for a second floor in the C-TS zoning district and five (5) variances including (1) to not provide the required parking for a new residential unit, (2) to reduce the required open space for two-story buildings, (3) to reduce the required front (west) setback, and (4) to reduce the required rear (east) setback, and (5) to reduce the required side street (south) setback, for the construction of a new second floor addition for a residential unit to the existing one-story commercial building with existing nonconforming setbacks and landscape open space. *[This item has been re-noticed and was previously noticed for the March Town Council meeting.] [This project was deferred at the May 14th Town Council Meeting, at the request of the applicant.]*

Council Members Araskog, Cooney, Moran, Council President Pro Tem Crampton, and Council President Lindsay disclosed ex parte communications.

Mr. Murphy provided staff comments.

Council Member Moran asked for a detailed explanation of the special exception, site plan review, and variances requested, which Mr. Murphy provided.

Council Member Araskog asked about the second-floor mass. Mr. Murphy responded that within every commercial district, there were regulations governing how the second-floor mass should be presented to the street. Council Member Araskog confirmed that a second-floor story was being added to an existing one-story building. Mr. Murphy confirmed.

Council Member Cooney noted that the text indicated that the marble was not added until 2000. He thought it had been a mausoleum, originally. Mayor Moore said that the building used to be a cement building, and she likened it to a bunker. Council Member Cooney asked for an explanation of what happened during the ARCOM hearing. Mr. Murphy provided an explanation.

Council Member Moran noticed that the generator had been removed from the application and wondered if the Town Council could deny it. Mr. Murphy said the generator was removed from the proposed scheme because of its proximity to the affected property. He said there were other alternatives for placing the generator.

Jaime Torres of Fairfax and Sammons presented the architectural plans for the proposed project.

Attorney Maura Ziska, on behalf of the applicant, stated that they were leaving the decision about the on-site parking space up to the Town Council. Mr. Murphy stated that the variance request would be less if the parking space were required. Ms. Ziska stated that if an on-site parking space were added, the applicant would reduce the request to one vehicle. She said if a second-floor office were added, it would meet code. Mr. Murphy said commercial use on the second floor would require a much greater parking variance request. Ms. Ziska said that is why the applicant requested a residential use on the second floor. She said the hardship was that the building was nonconforming and three of the variances were due to existing conditions, already encroaching on the setbacks.

Dr. Norman Rowe, the owner, discussed his intent to make changes to the building.

Council Member Moran asked about the scuppers and the run-off, and where the water would go. Mr. Torres responded, stating that they would be running north with nothing running onto the neighbor's property. Council Member Moran asked if the upper story would be used as a recovery for patients and asked for confirmation that patients would not be staying there for several weeks. Dr. Rowe said no.

Council Member Cooney asked for confirmation that there was only one unit. Mr. Torres showed and explained the floor plan for the second floor. Council Member Cooney asked about the scuppers on the west elevation side of the building and where they would run off. Mr. Torres said the water would drain into a planter. Council Member Cooney asked about the proposed signage. Mr. Torres responded.

Council Member Araskog took issue with the parking study being presented to the Architectural Commission when they are only supposed to look at architecture. She wanted to hear from Paul Brazil about the parking. She asked the owner if he would provide a deed restriction to limit any patients staying on the second floor, to which the owner agreed. Council Member Araskog asked if the applicant had read the engineering study, and if they agreed with its content regarding Park Avenue.

Craig Hauschild, Public Works Engineer, stated that a curb cut would not be allowed on Bradley Place, but a resident directly to the east of the location could use a shared driveway. Mr. Hauschild said no designated parking spaces would be eliminated on the north side.

Council President Lindsay called for public comment.

Attorney John Eubanks, on behalf of the owner of 269 Park Avenue, stated he had submitted a letter. He did not think the actual code was taken into consideration when the improvements were designed. He stated that the applicable code was the R-C zoning, which was used when residential use was over commercial use. He noted that some of the variances being requested were not small. His client was concerned about losing their view. Mr. Eubanks did not believe that the requests met the code for R-C zoning.

Council Member Cooney asked about a previous approval that had been granted for 269 Park Avenue, which included a flood plain variance and an addition to the existing structure.

Ms. Ziska discussed the hardship and stated it would be nearly impossible to design a second floor on this building without variances.

Council Member Araskog asked Town Attorney O'Connor if the council should consider the variances granted to the home next door. Attorney O'Connor advised that there was no prohibition to considering facts and circumstances relating to neighboring properties during the decision-making process.

Mayor Moore thought the building was much improved, and any improvement would benefit the neighborhood. Mayor Moore would also have liked to see the garage.

Council Member Moran agreed with the Mayor and thought the garage should remain. She stated she listened to the ARCOM meeting, and they did not seem to dislike the garage. They did not think the architecture was impacted by whether the garage was there. She felt the neighbor was making huge concessions for the neighbor to the east, and overall, she felt this application would add to the community.

Council Member Araskog agreed with Council Member Moran on the garage and noted that a parking space would not be lost. She asked that a deed restriction be added in the motion for approval, which would limit patients recovering on the second floor. She asked Mr. Murphy if the windows could be changed into doors.

Council President Lindsay agreed with Council Member Moran and Mayor Moore. She thought the building had long been an eyesore in the town and that the owner was making a big concession

with the patio for the benefit of the neighbors.

Council President Pro Tem Crampton thought that Council Member Cooney raised good points for the neighbor's requests. He agreed that the building was an eyesore and supported the request.

Council Member Moran stated she would hate to place a condition restricting the patio because the future is unknown.

Council Member Araskog expressed her concern about renting the second floor to a patient.

A motion was made by Council Member Cooney and seconded by Council Member Moran that Variance No. ZON-24-0067 shall be granted and find, in support thereof, that all the criteria applicable to this application as set forth in Section 134-201 (a), items 1 through 7 have been met, with the condition that a one-car garage is incorporated along the south elevation, the second-floor addition shall be for residential use only and not for medical care/aftercare, the windows along the rear (east) elevation at the second level shall remain as windows and not be converted to operable doors to allow access to the terrace without the review and approval of the Architectural Commission and Town Council. The motion was carried 4-1, with Council Member Araskog dissenting.

A motion was made by Council Member Cooney and seconded by Council Member Moran that Special Exception No. ZON-24-0067 and Site Plan Review No. ZON-24-0067 meets the criteria set forth in sections 134-229 and 134-329, respectively, of the Town Code and finds that approval of the Site Plan will not adversely affect the public interest, that all zoning requirements governing the use have been met, and that satisfactory provision and arrangement has been made concerning items (1) through (11) of section 134-329. The motion was carried 4-1, with Council Member Araskog dissenting.

6. ZON-25-0014 (COA-25-0008) 1047 S OCEAN BLVD (COMBO)-VARIANCES. The applicant, Maura Ziska, Trustee of 1047 South Ocean Boulevard Trust, has filed an application requesting Town Council review and approval for three (3) variances to (1) reduce the north side yard setback, (2) reduce the south side yard setback, and (3) increase lot coverage associated with two (2) second-floor additions, staircase reconstruction, and a second-floor balcony for the Landmarked property. The Landmarks Preservation Commission shall perform a design review of the application. *[The Landmark Preservation Commission Recommendation: Implementation of the proposed variances will not cause negative architectural impacts to the subject property. Carried 6-1.] [The Landmark Preservation Commission approved this project with conditions. Carried 6-1.]*

Council Member Cooney and Council President Pro Tem Crampton disclosed ex parte communications.

Mr. Murphy provided staff comments.

Attorney Maura Ziska, on behalf of the applicant, provided an overview of the request and explained the project and the request for variances.

Council Member Araskog asked about the hardship for the variance request. Ms. Ziska responded.

Council President Lindsay called for public comment. No one indicated a desire to speak.

Council Member Cooney stated that the bulk of the request was that the home had lost its architectural integrity on the rear elevation, and this proposed design would bring that back. He supported the request.

Council Member Moran thought the request was small and in the rear of the home, so she supported the project.

Council Member Araskog asked about the staircase addition. Mr. Murphy said it was an existing staircase that was being demolished and reconstructed. Roger Janssen of Dailey Janssen Architects discussed that the same stairs were being constructed, but the direction was being reversed.

A motion was made by Council Member Cooney and seconded by Council Member Araskog that Variance No. ZON-25-0014 shall be granted and find, in support thereof, that all the criteria applicable to this application as set forth in Section 134-201 (a), items 1 through 7, have been met. The motion was carried unanimously, 5-0.

**Note: A short break was taken at 11:48 a.m. and the meeting resumed at 11:53 a.m.*

7. ZON-25-0020 304 MADDOCK WAY-VARIANCE. The applicant, 304 Maddock Way LLC (Maura Ziska, Representative), has filed an application requesting the town council review and approval of one (1) variance for increased marine dock gangway width, as it relates to the construction of a new marine dock and related appurtenances.

No one disclosed ex parte communications.

Mr. Bergman provided staff comments.

Maura Ziska, the applicant's attorney, provided an overview of the project, showed the plans for the proposed dock, and discussed the variance request.

Council Member Araskog asked about the proposed width of the new dock. Ms. Ziska responded 17 feet.

Council Member Moran acknowledged that the request was smaller than what was outlined.

Council President Lindsay called for public comment. No one indicated a desire to speak.

A motion was made by Council Member Cooney and seconded by Council Member Moran that Variance No. ZON-25-0020 shall be granted and find, in support thereof, that all the criteria applicable to this application as set forth in Section 134-201 (a), items 1 through 7, have been met. The motion was carried unanimously, 5-0.

8. ZON-25-0023 854 S COUNTY RD-VARIANCES. The applicant, Dustin Mizell with Environment Design Group, has filed an application requesting Town Council review and approval for three (3) variances to (1) decrease the east front yard setback for pool equipment, (2) increase the distance between the pool water's edge and the pool equipment, and (3) decrease the east front yard setback for air conditioning equipment for the property containing a Historically Significant Building.

Council Member Cooney disclosed ex parte communications.

Mr. Murphy provided staff comments.

Maura Ziska, the applicant's attorney, provided an overview of the project. Dustin Mizell of Environment Design Group discussed the pre- and post-construction conditions.

Council Member Cooney thought the location was logical for the mechanical equipment.

Council Member Moran confirmed that the neighbors did not have an issue with the proposed project. Ms. Ziska stated that they had not heard from the neighbors.

Council Member Araskog asked about the equipment's distance from the neighbor. Mr. Mizell responded that it was fifteen feet south of the neighbor's property line.

Council President Lindsay asked how tall the wall needed to be to screen the equipment, and Mr. Mizell stated it would be six feet.

Council President Lindsay called for public comment. No one indicated a desire to speak.

Council Member Moran supported the project.

Council Member Cooney agreed and thought the proposed location was the best for the neighbor.

Council Member Araskog expressed concern that the neighbors were not contacted. She asked Ms. Ziska about the hardship for the variance, to which Ms. Ziska replied.

A motion was made by Council Member Cooney and seconded by Council Member Moran that Variance No. ZON-25-0023 shall be granted and find, in support thereof, that all the criteria applicable to this application as set forth in Section 134-201 (a), items 1 through 7, have been met. The motion was carried 4-1, with Council Member Araskog dissenting.

ORDINANCES

9. First Reading

1. **6-2025 AN ORDINANCE OF THE TOWN COUNCIL OF THE TOWN OF PALM BEACH, PALM BEACH COUNTY, FLORIDA, AMENDING THE TOWN CODE OF ORDINANCES AT CHAPTER 134, ZONING, AT ARTICLE VI, DISTRICT REGULATIONS, AT DIVISION 4, TO AMEND SECTION 134-890 TO REMOVE**

PUBLIC AND PRIVATE ACADEMIC SCHOOLS AS SPECIAL EXCEPTIONS IN THE R-B LOW DENSITY RESIDENTIAL DISTRICT; AT DIVISION 5, TO AMEND SECTION 134-945, TO REMOVE PUBLIC OR PRIVATE ACADEMIC SCHOOLS AS SPECIAL EXCEPTIONS IN THE R-C MEDIUM DENSITY RESIDENTIAL DISTRICT; AT DIVISION 6, TO AMEND SECTION 134-1000, TO REMOVE PUBLIC OR PRIVATE ACADEMIC SCHOOLS AS SPECIAL EXCEPTIONS IN THE R-D(1) MODERATE DENSITY RESIDENTIAL DISTRICT; AT DIVISION 7, TO AMEND SECTION 134-1055, TO REMOVE PUBLIC OR PRIVATE ACADEMIC SCHOOLS AS SPECIAL EXCEPTIONS IN THE R-D(2) HIGH DENSITY RESIDENTIAL DISTRICT; AT DIVISION 8, TO AMEND SECTION 134-1109, TO REMOVE PUBLIC OR PRIVATE ACADEMIC SCHOOLS AS SPECIAL EXCEPTIONS IN THE C-TS TOWN-SERVING COMMERCIAL DISTRICT; AT DISTRICT 12, TO AMEND SECTION 134-1304, TO REMOVE PUBLIC OR PRIVATE ACADEMIC SCHOOLS AS A SPECIAL EXCEPTION IN THE C-B COMMERCIAL DISTRICT; PROVIDING FOR EXHIBIT A, MAP OF AFFECTED AREA; PROVIDING FOR EXHIBIT B, MAP OF UNAFFECTED AREA; PROVIDING FOR INCORPORATION OF RECITALS; PROVIDING FOR SEVERABILITY; PROVIDING FOR REPEAL OF ORDINANCES IN CONFLICT; PROVIDING FOR CODIFICATION; PROVIDING AN EFFECTIVE DATE.

Town Attorney Joanne O'Connor read Ordinance 6-2025 by title only.

A motion was made by Council Member Araskog and seconded by Council Member Cooney to approve Ordinance 6-2025 on first reading. The motion was carried unanimously, 5-0.

2. **7-2025 AN ORDINANCE OF THE TOWN COUNCIL OF THE TOWN OF PALM BEACH, PALM BEACH COUNTY, FLORIDA, AMENDING THE TOWN CODE OF ORDINANCES AT CHAPTER 42 - ENVIRONMENT, ARTICLE V - NOISE, BY AMENDING SECTION 42-199(b) TO PROHIBIT CONSTRUCTION WORK FROM DECEMBER 24 THROUGH JANUARY 1; PROVIDING FOR SEVERABILITY; PROVIDING FOR REPEAL OF ORDINANCES IN CONFLICT; PROVIDING FOR CODIFICATION; PROVIDING AN EFFECTIVE DATE.**

Town Attorney Joanne O'Connor read Ordinance 7-2025 by title only.

A motion was made by Council Member Cooney and seconded by Council President Pro Tem Crampton to approve Ordinance 7-2025 on first reading. The motion was carried unanimously, 5-0.

3. **8-2025 AN ORDINANCE OF THE TOWN COUNCIL OF THE TOWN OF PALM BEACH, PALM BEACH COUNTY, FLORIDA, AMENDING THE TOWN CODE OF ORDINANCES AT CHAPTER 18 - BUILDINGS AND BUILDING REGULATIONS, ARTICLE VII. - CONSTRUCTION SITE MANAGEMENT, BY ADDING SECTION 18-355 TO MANDATE THE USE OF A CONSTRUCTION MANAGEMENT AGREEMENT ON ALL CONSTRUCTION PROJECTS THAT RECEIVE ONE "STRIKE" UNDER THE "3-STRIKE RULE," A CODE ENFORCEMENT NOTICE OF VIOLATION, OR A STOP WORK ORDER; PROVIDING FOR SEVERABILITY; PROVIDING FOR REPEAL OF ORDINANCES IN CONFLICT; PROVIDING FOR CODIFICATION; PROVIDING AN EFFECTIVE DATE.**

Town Attorney Joanne O'Connor read Ordinance 8-2025 by title only. She explained the details of the ordinance with regard to the three strikes.

Council Member Moran liked the ordinance, but she thought the trigger would be the third strike. She thought that acting on the first strike was a little heavy-handed.

Attorney O'Connor pointed out that under Section B of the proposed ordinance, the Director of Planning, Building, and Zoning would have the authority to grant a waiver under specific circumstances of the construction, including the nature of the violation that triggered an application. She noted that by the time a third strike was issued, the project was nearly complete.

Council Member Cooney wondered about the three-strike process. Mr. Bergman noted that it was very bureaucratically heavy, and he did not have a chance to approve or deny an appeal of the first, second, or third strike because it was all done by the fire marshal, code enforcement, or the police. He said the staff would like the first strike to be completely adjudicated. Council Member Cooney also felt that the trigger points were a low bar.

Mr. Bergman said that if this ordinance were adopted and the appeal was lost after the first strike, the Planning, Building, and Zoning Department would initiate a construction management agreement.

A motion was made by Council Member Araskog and seconded by Council President Pro Tem Crampton to approve Ordinance 8-2025 on first reading. The motion was carried 4-1, with Council Member Cooney dissenting.

ANY OTHER BUSINESS

- 10. Requesting a Waiver of Town Code Section 18-237, For Building Permit Extension at 1015 S. Ocean Blvd.**

George A. Bariso of Mark Timothy Homes discussed the initial extension he received for the project and the issues he has encountered, especially with the home's proximity to Mar-a-Lago. He requested another 90-day extension.

Council Member Araskog thought that any property near Mar-a-Lago under construction should receive special consideration.

Mr. Bergman stated that the project was almost complete and that this request was more of a technicality.

A motion was made by Council Member Cooney and seconded by Council Member Moran to grant the 90-day permit extension as requested. The motion was carried unanimously, 5-0.

ADJOURNMENT

A motion was made by Council Member Moran and seconded by Council Member Cooney to adjourn the meeting at 12:37 PM. The motion was carried unanimously, 5-0.

APPROVED:

Bobbie D. Lindsay, Town Council President

APPROVED:

Kelly Churney, CMC, Town Clerk

Date: _____

TOWN OF PALM BEACH

Information for Town Council Meeting on: July 8, 2025

To: Town Council

Via: Kirk Blouin, Town Manager

From: Wayne Bergman, Director of Planning, Zoning & Building

Re: June 25, 2025, Architectural Commission Meeting Minutes

Date: 6/26/2025

Staff recommends that the Town Council approve the major items that ARCOM approved at the regularly scheduled meeting on June 25, 2025.

BOARD OR COMMISSION RECOMMENDATION

The Architectural Commission recommends that the Town Council approve major items considered at the regularly scheduled meeting on June 25, 2025.

GENERAL INFORMATION

These minutes are submitted to the Town Council for approval pursuant to Chapter 18-177 of the Town of Palm Beach Code of Ordinances.

STRATEGIC PLAN

Strategic Priorities:
Governmental Leadership and Innovation

Strategic Focus Areas:
Collaborative Town Government

FUNDING

No Funding
No Fiscal Impact



TOWN OF PALM BEACH

Minutes of the Architectural Commission Meeting Held on June 25, 2025

CALL TO ORDER AND ROLL CALL

PLEDGE OF ALLEGIANCE

MINUTES

1. Minutes of the May 28, 2025, Architectural Commission Meeting

ACTION: Approved as presented (7-0)

APPROVAL OF CONSENT AGENDA

ACTION: Approved as presented (7-0)

2. ARC-24-0098 301 POLMER PARK RD. The applicant, Patrick Carney, has filed an application requesting Architectural Commission review and approval for the construction of a new, split-level, two-story, single-family residence of over 10,000 square feet; with final hardscape, landscape and swimming pool improvements.
3. ARC-25-0021 995 S OCEAN BLVD. The applicant, Mary S. Conrad (SKA Architect representative) has filed an application requesting Architectural Commission review and approval for a second-story addition previously approved under ARC-23-146 with variances granted under ZON-23-119 to build within the required setbacks.

APPROVAL OF AGENDA

ACTION: Approved as presented (7-0)

ADMINISTRATION OF THE OATH

COMMENTS

4. OFFICIALS
5. STAFF

6. PUBLIC - 3 MINUTE LIMIT

UNFINISHED BUSINESS

7. ARC-24-0129 288 QUEENS LANE The applicant, Steven Rosenberg, has filed an application requesting Architectural Commission review and approval for construction of a one-story addition on an existing single-family residence.

ACTION: Approved as presented (7-0)

8. ARCS-24-0681 160 ROYAL PALM WAY (PALM HOUSE HOTEL) The applicant, LR Palm House LLC (Natalie Le Clerc, General Manager), has filed an application requesting ARCOM review and approval for signage on the hotel's front façade and for the approval of the design of the previously approved bolard lights in the rear courtyard.

ACTION: Option A approved with the condition that the letter size be reduced by 5%, and if the logo is to be included, it will be restudied with different material and be approved by the staff in coordination with the Chair. (6-1, BS)

9. ARC-24-0125 936 N LAKE WAY The applicant, Pamela Cline, has filed an application requesting Architectural Commission review and approval for new garage door and pedestrian gate designs, driveway material changes and landscape modifications.

ACTION: Approved the gate and garage doors as presented. (6-1, KC)

10. ARC-24-0071 224 VIA MARILA The applicant, Adrian Tauro, has filed an application requesting Architectural Commission review and approval for construction of a new, two-story single-family residence and attached accessory structure with final hardscape, landscape, and swimming pool.

ACTION: Deferred to the July 23, 2025, meeting with the direction to use both the current design and the one presented in December, restudying both in terms of scale, details, and materials. (7-0)

NEW BUSINESS

11. ARC-25-0018 (ZON-25-0018) 164 SEMINOLE AVE (COMBO) The applicant, JPBK Properties #2, LLC (James G. Held, Manager), has filed an application requesting Architectural Commission review and approval for construction of a new, two-story, single-family residence and detached accessory structure with final landscape and hardscape improvements with variances requested as they pertain to angle of vision and cubic content ratio. Town Council shall review the application as it pertains to zoning relief/approval.

ACTION: Approved as presented with the condition that the secondary wing is lowered enough to eliminate the variance request for cubic content. (4-3, CV, KC, DP) A second motion was made that the implementation of the proposed variance for the angle of vision will not cause a negative architectural impact on the subject property. (6-1, JS) A third motion was

made that the implementation of the proposed variance for cubic content will cause a negative architectural impact on the subject property. (5-2, KC, CV)

12. ARC-25-0023 (ZON-25-0029) 224 BARTON AVE (COMBO) The applicant, 224 Barton Land Trust (MHK Architecture), has filed an application requesting Architectural Commission review and approval for a one-story addition, new windows and doors, landscape and hardscape improvements with a variance to exceed allowable Cubic Content Ratio (CCR). Town Council shall review the application as it pertains to zoning relief/approval.

ACTION: Approved as presented. (7-0) A second motion was made that the implementation of the proposed variances will not cause a negative architectural impact on the subject property. (7-0)

13. ARC-25-0024 (ZON-25-0030) 124 BRAZILIAN AVE (COMBO) The applicant, Gulf Stream Trust (Maura Ziska Representative, Kirchoff & Associates Architect), has filed an application requesting Architectural Commission review and approval for facade, roof and other architectural demolition, new additions and alterations that require variances along with associated hardscape and landscaping modifications. Town Council shall review the application as it pertains to zoning relief/approval.

ACTION: Deferred to July 23, 2025, for a restudy of the project to consider the intent of the original design and incorporate it into the north elevation. (7-0)

14. ARC-25-0026 310 POLMER PARK The applicant, Oscannlain Sean J Trust (Environment Design Group), has filed an application requesting Architectural Commission review and approval for installation of entry columns, rear yard trellis and landscape and hardscape modifications.

ACTION: Approved with the condition that finials be added to the front columns, and the pergola design to be restudied and returned to the July 23, 2025, meeting. (7-0)

15. ARC-25-0027 1436 N OCEAN WAY The applicants, Geoffrey & Casey Richards, have filed an application requesting Architectural Commission review and approval for modifications to the front façade and modifications to the existing landscape and hardscape at an existing two-story, single-family residence.

ACTION: Approved as presented with direction to consider the comments made by the commission about the front door. (6-1, CV)

16. ARC-25-0028 (ZON-25-0031) 266 SOUTHLAND RD (COMBO) The applicant, Mr. & Mrs. Roberts (Vintage Building and Design), has filed an application requesting Architectural Commission review and approval for fenestrations changes, landscape and hardscape modifications, and a first-floor addition requiring a variance for a structure not meeting the required setback. Town Council shall review the application as it pertains to zoning relief/approval.

ACTION: Approved with the conditions that the lanterns be replaced with more traditional ones, and the front windows be designed as they appear in the renderings. (6-1, RS) A second

motion was made that the implementation of the proposed variances will not cause a negative architectural impact on the subject property. (7-0)

17. ARCS-25-0918 201 VIA LAS BRISAS The applicant, Phipps Estates HOA (Walsh Roofing Representative), has filed an application requesting Architectural Commission review and approval for replacement of existing concrete Spanish 'S tile' with clay Spanish 'S tile' at the entry structures to Phipps Estates. *This item has been deferred to the July 23, 2025, meeting.*

ACTION: Deferred to the meeting on July 23, 2025.

18. EXTPLAN-25-0004 318 SEASPRAY AVE. The applicant, Robert and Elizabeth Russell (Wadia Associates, LLC), has filed an application requesting an Extension of Time for a previously issued Architectural Commission approval for construction of a new two-story single-family residence with final hardscape and landscape. (ORIGINALLY ARC-23-142 AND APPROVED AT THE JUNE 26, 2024 MEETING) *This application has been withdrawn by the applicant.*

ACTION: Withdrawn.

ANY OTHER BUSINESS

ACTION: The motion for ARC-25-0018, 164 Seminole Avenue, was reopened. (6-1, RS) A second motion was made to defer ARC-25-0018, 164 Seminole Avenue, to the July 23, 2025, meeting for a minor restudy of the overall massing and proportions of the windows. (7-0)

MEETING SCHEDULE

19. The next meeting will be on July 23, 2025.

ADJOURNMENT

RESOLUTION NO. 58-2025

A RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF PALM BEACH, PALM BEACH COUNTY, FLORIDA, APPROVING THE FISCAL YEAR 2026-2027 ANNUAL FUNDING APPLICATIONS TO THE FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION BEACH MANAGEMENT FUNDING ASSISTANCE PROGRAM

WHEREAS, America's beaches provide vital economic, recreational, storm damage reduction, and environmental benefits to the Nation; and

WHEREAS, the Town Council has approved a Comprehensive Coastal Management Plan for the Town of Palm Beach; and

WHEREAS, the Town desires to pursue implementation of the Plan; and

WHEREAS, the Town is authorized to act as a local sponsor; and

WHEREAS, the Florida Department of Environmental Protection (FDEP) provides State cost sharing via its FDEP Beach Management Funding Assistance Program; and

WHEREAS, the Town intends to provide the Local Cost Share for the projects included within the Town's Local Governmental Funding Requests for State Fiscal Year 2026/2027; and

WHEREAS, the Town annually secures funds through ad valorem revenues to specifically support the feasibility, design, engineering, permitting, construction, and monitoring of projects identified within the Comprehensive Coastal Management Plan; and

WHEREAS, this Resolution shall go into effect immediately upon Town Council approval and signature authentication.

NOW, THEREFORE BE IT RESOLVED BY THE TOWN COUNCIL of the Town of Palm Beach, Palm Beach County, Florida, as follows:

Section 1: The foregoing recitals are hereby ratified and confirmed.

Section 2: The FY 2026/2027 funding requests of state cost-sharing for the Town's Comprehensive Coastal Management Plan is hereby approved for application submittal to the Florida Department of Environmental Protection.

Section 3: The Town Council hereby expresses its commitment to provide the

necessary local funding share for the project requested for FY 2026/2027 subject to the Town and FDEP entering into a contract relating to said projects.

Section 4: The Town Manager, or his designee, is hereby authorized to take such further actions as may be necessary to submit completed applications to FDEP for cost-sharing for the Town’s Comprehensive Coastal Management Plan.

PASSED AND ADOPTED in a regular, adjourned session of the Town Council of the Town of Palm Beach assembled on July 8, 2025.

Danielle H. Moore, Mayor

Bobbie Lindsay, Town Council President

Lewis S.W. Crampton, Council President
Pro Tem

Julie Araskog, Town Council Member

ATTEST:

Edward A. Cooney, Town Council Member

Kelly Churney, CMC, Town Clerk

Bridget Moran, Town Council Member

TOWN OF PALM BEACH

Information for Town Council Meeting on: July 8, 2025

To: Town Council

Via: Dean Mealy, Procurement and Contract Manager
Kirk W. Blouin, Town Manager

From: H. Paul Brazil, P.E., Director of Public Works

Re: A Resolution of the Town Council of the Town Of Palm Beach, Palm Beach County, Florida, Approving the Fiscal Year 2026-2027 Annual Funding Applications to the Florida Department of Environmental Protection Beach Management Funding Assistance Program 58-2025

Date: 6/25/2025

STAFF RECOMMENDATION

Town staff recommends Town Council approve Resolution No. 58-2025, approving the annual funding applications and expressing the Town's intent to provide the necessary local funding share for the projects listed in the Florida Department of Environmental Protection (FDEP) FY 2026 - FY 2027 budget which begins on July 1, 2026.

GENERAL INFORMATION

Annually, the Town prepares a ten (10) year cost estimate for the Town's Coastal Management Program. This document is submitted to FDEP as a funding request for State cost sharing under their Beach Management Funding Assistance (BMFA) Program. The funding request document is submitted annually to FDEP in preparation for the State's fiscal year planning, which starts on July 1st of the following year. The FDEP BMFA Program allows up to 50% cost sharing on the non-federal portion of beach and dune nourishment projects for eligible shorelines, based on public accessibility. Through 62B-36.003, Florida Administrative Code (F.A.C.), inlet sediment bypassing and the adjacent shorelines impacted by inlets are eligible for up to 75% cost sharing through the BMFA program and do not have to provide public access.

The percentage of participation is calculated using guidelines contained in 62B-36, F.A.C. Despite applicability to the State's Strategic Beach Management Plan, there are no guarantees that Town coastal projects will receive State funding until a grant agreement

is in place. FDEP utilizes all the information contained in the local government submittals to determine a ranking of project priorities for either beach projects or inlet related projects. Only after appropriations by State Legislature for the BMFA Program are approved will FDEP know how many projects, if any, can be cost shared. Please note that this is a budget planning document and does not obligate the Town financially until we enter into a contract with FDEP for a specific project. The annual funding request is consistent with the projects identified within the Town's Comprehensive Coastal Management Plan (CCMP).

A full copy of the Town's submittal will be available for public viewing in the Town Manager's office and in the Public Works Department. In summary, the FY 2026-2027 funding request includes:

Lake Worth Inlet Section, including Reaches 1 & 2

Non-federal cost share anticipated at 50% State and 50% Town, consistent with 62B-36.003 for inlet management activities related to mitigating a critically eroded beach along an eligible shoreline. Total task costs include \$168,000 for design/permitting and \$1,900,000 for construction services for repairs to the Sand Transfer Plant. Additionally, \$880,000 is estimated for town-wide required monitoring efforts including physical, sea turtle nesting, and biological, as well as tilling and escarpment removal, as required by the Town's Palm Beach Island Beach Management Agreement (BMA) with FDEP. The Town will request 50% reimbursement for these tasks up to \$1,474,000.

Mid-Town Section, including Reaches 3 & 4

Cost share percentage is based on existing public accessibility and the project limits, as defined in the BMA. In recent years, the State determined that Mid-Town was eligible for 47.91% State cost sharing of any non-federal cost; a similar eligible percentage is expected for FY 26/27. The Town is requesting state funds to contribute to permitting efforts for the U.S. Army Corps of Engineers permit renewal for future beach nourishment projects at Mid-Town. Design/permitting tasks for this effort are estimated at \$300,000. The request also includes funding for the construction of a mitigation reef in addition to the previous years' request. The request estimates \$210,000 needed for design and permitting, \$200,000 for year one (1) monitoring, and \$2,900,000 for construction in addition to the previously requested \$1,400,000. The Town will request 47.91% reimbursement for these tasks up to \$1,825,371.

FUNDING/FISCAL IMPACT

As required within 62B-36.005(d), F.A.C., a Resolution is presented for consideration which states "The Town Council hereby expresses its commitment to provide the necessary local funding share for the projects requested for State FY 2026-FY 2027" (Section 3, Resolution 058-2025).

Once a contract is executed for a particular project, the Town is obligated to advance

the full funding for the project and then be reimbursed after the fact for the State cost share. State reimbursement payments replenish the Town's Coastal Capital Fund balance and reduce the amount of future year requests for transfers from the General Fund.

cc: Bob Miracle, Deputy Town Manager
Patricia Strayer, P.E., Town Engineer
Dean Mealy, Procurement and Contract Manager
Sara Gutekunst, Coastal Coordinator

STRATEGIC PLAN

Strategic Priorities:

Safe and Resilient Community

Strategic Focus Areas:

Sound Fiscal Management

Management of Environmental Threats

FUNDING

Operating

TOWN OF PALM BEACH

Information for Town Council Meeting on: July 8, 2025

To: Town Council

Via: Robert Miracle, CPA
Kirk W. Blouin, Town Manager

From: Dean Mealy, II NIGP-CPP, CPPO Town Procurement and Contract Manager

Re: A Resolution of the Town Council of the Town Of Palm Beach, Palm Beach County, Florida, approving renewal of the Dockwa Contract for Marina Software for a Five-Year Award in the amount of \$174,440 contingent upon satisfactory service and budget authorization
68-2025

Date: 6/26/2025

STAFF RECOMMENDATION

Staff recommends the Town Council approve Resolution No. 068-2025, approving renewal of the Dockwa Contract for Marina Software for a Five-Year Award in the amount of \$174,440, contingent upon satisfactory service and budget authorization.

SUMMARY EXPLANATION/BACKGROUND

The Town acquired Dockwa Software through RFP No. 2020-12 in August 2020. The software provides the following functionality for the Marina operation:

1. It tracks slip data, such as the Customer, slip size, vessel size, address, phone, rate, fees, etc.
2. Uploads daily boat inventory, ideally from a handheld device, including:
 - Whether the vessel is using electricity
 - What type of electricity vessel is using (i.e. 30Amp/110V or 220V or 3Phase, etc?)
 - Notes field for each slip to input vessel information or notate maintenance issues with the dock
3. Allows for transient dockage charges and recurring charges to be automatically calculated.
4. Uploads monthly meter readings from a handheld device and has charges

automatically calculated.

5. Tracks vacancies in leased slips from handheld and desktop devices.
6. Tracks payment information and generates invoices for customers.
7. Provides income reporting by slip and dock.
8. Tracks the type of vessel in each slip.
9. Generates statistical reports on slip occupancy, revenues by type of vessel, size of vessels compared to slip sizing, etc.
10. Creates a graphic representation of the marina layout.
11. Provides the ability to view leased-out/reserved slips & the most recent hot slip inventory

In addition, Dockwa serves as our partner and host for townofpalmbeachmarina.com. The vendor has performed with outstanding results during this contract period.

FUNDING/FISCAL IMPACT

This award will be funded by Marina Operating Funds.

TOWN ATTORNEY REVIEW

This format has been utilized by the Town in previous recommendations and was approved by the Town Attorney.

STRATEGIC PLAN

Strategic Priorities:

Community Culture and Character, Mobility and Transportation

Strategic Focus Areas:

On-island Mobility

Sustainable Management of Town Assets

Quality of Life

FUNDING

Operating

RESOLUTION NO. 68-2025

A RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF PALM BEACH, PALM BEACH COUNTY, FLORIDA, APPROVING RENEWAL OF THE DOCKWA CONTRACT FOR MARINA SOFTWARE FOR A FIVE-YEAR AWARD IN THE AMOUNT OF \$174,440 CONTINGENT UPON SATISFACTORY SERVICE AND BUDGET AUTHORIZATION

NOW, THEREFORE BE IT RESOLVED BY THE TOWN COUNCIL of the Town of Palm Beach, Palm Beach County, Florida, as follows:

Section 1: The Town Council of the Town of Palm Beach hereby approves Resolution No. 068-2025 approving renewal of DOCKWA Contract for Marina Software for a Five-Year Award in the amount of \$174,440 contingent upon satisfactory service and budget authorization.

Section 2: The Town Manager is hereby authorized to execute the contract and purchase order on behalf of the Town of Palm Beach for these improvements.

PASSED AND ADOPTED in a regular, adjourned session of the Town Council of the Town of Palm Beach assembled on July 8, 2025.

Danielle H. Moore, Mayor

Bobbie Lindsay, Town Council President

Lewis S.W. Crampton, Council President
Pro Tem

Julie Araskog, Town Council Member

ATTEST:

Edward A. Cooney, Town Council Member

Kelly Churney, CMC, Town Clerk

Bridget Moran, Town Council Member



DOCKWA CONTRACT FORM

ACCOUNT INFORMATION -

FULL NAME	Dean Mealy
MARINA NAME	Town of Palm Beach Marina
TAX STATUS	Exempt from sales tax, state issued exemption certificate attached
CONTACT EMAIL(S)	dmealy@townofpalmbeach.com
PHONE NUMBER	561.227.7000
PHYSICAL ADDRESS	500 Australian Avenue Docks
CITY	Palm Beach
STATE	FL
ZIP	33480

ENROLLMENT - Other - Explain

5 year agreement with the following:

Year 1 - 10/1/25-10/1/26 - \$2500 increase (\$32,488)
Year 2 - 10/1/26-10/1/27 - \$3000 increase (\$35,488)
Year 3 - 10/1/27-10/1/28 - Flat (\$35,488)
Year 4 - 10/1/28-10/1/29 - Flat (\$35,488)
Year 5 - 10/1/29-10/1/30 - Flat (\$35,488)

ADDITIONAL TERMS -



ITEMIZED BREAKDOWN

LINE ITEM	BILLING FREQUENCY	SALES PRICE (USD)
Year 1 (Trans M + Stor M + CC M + Support M)	Annual	\$32,488
Year 2 (Trans M + Stor M + CC M + Support M)	Annual	\$35,488
Year 3 (Trans M + Stor M + CC M + Support M)	Annual	\$35,488
Year 4 (Trans M + Stor M + CC M + Support M)	Annual	\$35,488
Year 5 (Trans M + Stor M + CC M + Support M)	Annual	\$35,488

TOTAL DUE AT SIGNING (EXCLUDING SALES TAX):

N/A – Year 1 due on 10.1.25

TOTAL CONTRACT VALUE (EXCLUDING SALES TAX):

\$174,440

SUBSCRIPTION TERM:

60 Months

CARD PROCESSING FEE -

3.50%

ACH FEE -

1%, \$25 CAP

CARD FIXED FEE -

\$0.15



DOCK SIMPLY.

SOFTWARE SERVICES AGREEMENT

This SaaS Services Agreement ("Agreement") is entered into on this **10-1-2025** (the Effective Date") between The Wanderlust Group, Inc., with a place of business at 449 Thames Street, Newport, RI 02840 ("Company"), and the Customer listed above ("Customer"). This Agreement includes and incorporates the above Order Form, as well as the attached Terms and Conditions and contains, among other things, warranty disclaimers, liability limitations and use limitations. There shall be no force or effect to any different terms of any related purchase order or similar form even if signed by the parties after the date hereof.

Signed for ("Customer")	Date
Name (Print)	Title
500 Australian Avenue Docks	Palm Beach FL 33480
Address	City/State/Zip

Matt Fradette

6/27/2025

Signed for The Wanderlust Group, Inc.

Date

Matt Fradette

Sales Director

Name (Print)

Title

SALES ORDER TERMS AND CONDITIONS

Customer shall pay for the Services set forth in this Sales Order. The Sales Order is governed by the Dockwa SaaS Agreement located at <https://marinas.dockwa.com/saas-terms-of-service> ("Terms"), as modified by any addendum between the Parties, unless otherwise indicated below.

Purchase Orders; No Other Terms. Customer's standard terms of purchase (including purchase order terms), if any, are not applicable

Account Activation. The Wanderlust Group (TWG) will activate Customer's Account upon receipt of the Customer's signed Sales Order and payment information. Enrollment in TWG's automatic payment program is required for Customers who do not pay fees annually in advance. Customers enrolled in AutoPay shall provide a payment method for TWG to maintain on file (either credit card or banking information for ACH draws), and authorization for TWG to collect fees when due.

Fees and Payment. Fees are set forth in this Sales Order. Unless otherwise specified, the pricing set forth in this Sales Order is for the current Subscription Term only. Customer acknowledges that the following do not constitute fee increases: (i) additional fees for any upgrade or an additional service or Professional Service that Customer orders, and (ii) expiration of any discount or incentive programs to which Customer was previously entitled. Unless otherwise specified in writing, (1) TWG will automatically charge Customer's payment information on file for any renewals, upgrades, and additional services purchased; (2) TWG will bill and collect in advance for use of Services; (3) invoices are due upon the date set forth in the invoice.

Payment processing services for Marinas on TWG are provided by Stripe, Inc. ("Stripe") and are subject to the Stripe Connect Account Agreement (currently viewable at <https://stripe.com/us/connect-account/legal>), which includes the Stripe terms of service (currently viewable at <https://stripe.com/us/legal>) (collectively, the "Stripe Services Agreement"). Marinas using payment processing services through Stripe will not be refunded any payment processing fees paid to Stripe, TWG, and/or Dockwa for a refund, chargeback, returns, or reversal transaction processed by the Marina.

Late Payments; Suspension. TWG may impose, and the customer shall pay, interest on overdue amounts at the rate of 1.5% per month or the maximum rate permitted by law (whichever is lower). TWG may suspend or terminate customer accounts which are greater than thirty (30) days past due.

RESOLUTION NO. 69-2025

A RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF PALM BEACH, PALM BEACH COUNTY, FLORIDA, AWARDING ITB NO. 2025-015, HVAC MAINTENANCE AND REPAIR TO ANCHOR MECHANICAL INC. FOR A FIVE-YEAR TERM CONTRACT IN THE AMOUNT OF \$441,931.37, APPROVING A CONTINGENCY IN THE AMOUNT \$66,000 AND APPROVING A PROJECT BUDGET IN THE AMOUNT OF \$507,931.37 CONTINGENT ON SATISFACTORY PERFORMANCE AND BUDGET AUTHORIZATION

NOW, THEREFORE BE IT RESOLVED BY THE TOWN COUNCIL of the Town of Palm Beach, Palm Beach County, Florida, as follows:

A Resolution of the Town Council of the Town Of Palm Beach, Palm Beach County, Florida, awarding ITB No. 2025-015, HVAC Maintenance and Repair to Anchor Mechanical Inc. for a five-year term contract in the amount of \$441,931.37, approving a contingency in the amount \$66,000 and approving a project budget in the amount of \$507,931.37 contingent on satisfactory performance and budget authorization

Danielle H. Moore, Mayor

Bobbie Lindsay, Town Council President

Lewis S.W. Crampton, Council President
Pro Tem

Julie Araskog, Town Council Member

ATTEST:

Edward A. Cooney, Town Council Member

Kelly Churney, CMC, Town Clerk

Bridget Moran, Town Council Member

TOWN OF PALM BEACH

Information for Town Council Meeting on: July 8, 2025

To: Town Council

Via: Robert Miracle, CPA
Kirk W. Blouin, Town Manager

From: Dean Mealy, II NIGP-CPP, CPPO Town Procurement and Contract Manager

Re: A Resolution of the Town Council of the Town Of Palm Beach, Palm Beach County, Florida, awarding ITB No. 2025-015, HVAC Maintenance and Repair to Anchor Mechanical Inc. for a five-year term contract in the amount of \$441,931.37, approving a contingency in the amount \$66,000 and approving a project budget in the amount of \$507,931.37 contingent on satisfactory performance and budget authorization
69-2025

Date: 6/26/2025

STAFF RECOMMENDATIONS

Staff recommends the Town Council approve Resolution No. 069-2025 awarding ITB No. 2025-015, HVAC Maintenance and Repair to Anchor Mechanical Inc. for a five-year term contract in the amount of \$441,931.37, approving a contingency in the amount \$66,000 and approving a project budget in the amount of \$507,931.37 contingent on satisfactory performance and budget authorization.

SUMMARY EXPLANATION/BACKGROUND

The existing contract for HVAC Maintenance and Repair Services has come to the end of the awarded period. Procurement and Contract Management along with Public Works and Recreation reviewed and updated the existing scope of services to be provided. The solicitation was advertised through the online bidding platform and forty-three firms reviewed the bid documents. Three firms submitted bids, of which, two were found to be responsive and responsible to the bid documents.

Under the Florida State Statute, all term contracts are to be priced out for a period of five years. The low-responsive and responsible bidder, Anchor Mechanical Inc. bid, was submitted in the amount of \$441,931.37 for the five-year period. Town staff met with the vendor prior to making this final recommendation to understand their capacity to

fulfill the terms of the contract. A contingency is being requested in the event that a specific line was omitted or a service required to be expanded upon to maintain one of the sixteen facilities serviced under this contract.

FUNDING/FISCAL IMPACT

Services under this contract will be funded by operating budgets.

TOWN ATTORNEY REVIEW

This format has been utilized by the Town in previous recommendations and was approved by the Town Attorney.

STRATEGIC PLAN

Strategic Priorities:
Safe and Resilient Community

Strategic Focus Areas:
Sustainable Management of Town Assets

FUNDING Operating

TOWN OF PALM BEACH

Information for Town Council Meeting on: July 8, 2025

To: Town Council

Via: Robert Miracle, CPA
Kirk W. Blouin, Town Manager

From: Dean Mealy, II NIGP-CPP, CPPO Town Procurement and Contract Manager

Re: A Resolution of the Town Council of the Town Of Palm Beach, Palm Beach County, Florida, approving the award of ITB No. 2025-18, traffic signalization at Bradley Place and Sunset Avenue to Aum Construction, Inc. in the amount of \$909,395, approving a contingency in the amount of \$136,409, and establishing a project budget in the amount of \$1,045,804

70-2025

Date: 6/25/2025

STAFF RECOMMENDATION

Staff recommends the Town Council approve Resolution No. 070-2025, approving the award of ITB No. 2025-18, Traffic Signalization at Bradley Place and Sunset Avenue to AUM Construction, Inc. in the amount of \$909,395, approving a contingency in the amount of \$136,409, and establishing a project budget in the amount of \$1,045,804.

SUMMARY EXPLANATION/BACKGROUND

Town staff worked with the traffic consultant, Kimley-Horn, to review the traffic counts and data over the past years as part of the effort to help lessen the heavy traffic impacts seen during the season in 2024-2025. One of the recommended findings was to add a traffic signal at Sunset Road and Bradley Place, just north of Royal Poinciana Way. Kimley-Horn prepared design plans to modify this intersection in order to add the new signal, as well as convert Sunset Avenue to a two-way road that allows eastbound and westbound traffic. The project also includes striping changes, sidewalk modifications and some parking modifications. Town staff brought the options to the Town Council for consideration of the lanes and parking configuration and then moved forward with the selected option for design plan preparation. Town staff purchased the mast arm ahead of and along with the bid advertisement in order to expedite the project as much as possible. Procurement advertised the project for bids under ITB No. 2025-018. Four bids were received. AUM Construction, Inc. was the lowest responsive bidder with a total bid of \$909,395.00.

Page 1 of 2

FUNDING/FISCAL IMPACT

Funding for this award will be from the Capital Improvement Program.

TOWN ATTORNEY REVIEW

This format has been utilized by the Town in previous recommendations and was approved by the Town Attorney.

STRATEGIC PLAN

Strategic Priorities:

Safe and Resilient Community, Mobility and Transportation

Strategic Focus Areas:

Quality of Life

On-island Mobility

FUNDING

Capital

RESOLUTION NO. 70-2025

A RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF PALM BEACH, PALM BEACH COUNTY, FLORIDA, APPROVING THE AWARD OF ITB NO. 2025-18, TRAFFIC SIGNALIZATION AT BRADLEY PLACE AND SUNSET AVENUE TO AUM CONSTRUCTION, INC. IN THE AMOUNT OF \$909,395, APPROVING A CONTINGENCY IN THE AMOUNT OF \$136,409, AND ESTABLISHING A PROJECT BUDGET IN THE AMOUNT OF \$1,045,804

NOW, THEREFORE BE IT RESOLVED BY THE TOWN COUNCIL of the Town of Palm Beach, Palm Beach County, Florida, as follows:

Section 1: The Town Council of the Town of Palm Beach hereby approves Resolution No. 070-2025, approving the award of ITB No. 2025-18, Traffic Signalization at Bradley Place and Sunset Avenue to AUM Construction, Inc. in the amount of \$909,395, approving a contingency in the amount of \$136,409, and establishing a project budget in the amount of \$1,045,804.

Section 2: The Town Manager is authorized to execute the contract and purchase order on behalf of the Town of Palm Beach for these improvements.

PASSED AND ADOPTED in a regular, adjourned session of the Town Council of the Town of Palm Beach assembled on July 8, 2025.

Danielle H. Moore, Mayor

Bobbie Lindsay, Town Council President

Lewis S.W. Crampton, Council President
Pro Tem

Julie Araskog, Town Council Member

ATTEST:

Edward A. Cooney, Town Council Member

Kelly Churney, CMC, Town Clerk

Bridget Moran, Town Council Member

TOWN OF PALM BEACH

Information for Town Council Meeting on: July 8, 2025

To: Town Council

Via: Robert Miracle, CPA
Kirk W. Blouin, Town Manager

From: Dean Mealy, II NIGP-CPP, CPPO Town Procurement and Contract Manager

Re: A Resolution of the Town Council of the Town Of Palm Beach, Palm Beach County, Florida, approving general expenditures with Amazon.com which include office supplies, office furniture, IT supplies, mechanical parts, electrical parts and automotive parts in an amount of \$400,000 for the next fifteen months 71-2025

Date: 6/27/2025

STAFF RECOMMENDATION

Staff recommends the Town Council approve Resolution No. 071-2025, approving general expenditures with Amazon.com which include office supplies, office furniture, IT supplies, mechanical parts, electrical parts and automotive parts in an amount of \$400,000 for the next fifteen months.

SUMMARY EXPLANATION/BACKGROUND

Amazon provides preferred pricing on a range of commodities that include Information Technology, Office Supplies, Office Furniture, Electrical Parts, Mechanical Parts and Automotive Parts.

Government municipalities have access to Amazon through a National Cooperative Contract. Within the Town, department directors identified key staff to be provided access to the Town's Amazon Business Account. Amazon provides us great tools to monitor all purchasing activities.

During the past eleven months, the Town has spent \$228,378.76 and has identified cost savings of \$12,897.76. Amazon provides discounts for bulk deliveries and allows for competitive bidding among their vendors for large-scale purchases.

Town staff have been extremely satisfied with the delivery timeline of orders to meet

their operational requirements. Returns are also easier for the Town to facilitate. This is a significant change from previous vendor arrangements. We continue to meet with our established representative monthly to identify opportunities for additional cost savings.

FUNDING/FISCAL IMPACT

Purchases are charged to respective operating budgets.

TOWN ATTORNEY REVIEW

This format has been utilized by the Town in previous recommendations and was approved by the Town Attorney.

STRATEGIC PLAN

Strategic Priorities:
Governmental Leadership and Innovation

Strategic Focus Areas:
Sound Fiscal Management
Cooperative Relationships
Sustainable Management of Town Assets

FUNDING

Operating

RESOLUTION NO. 71-2025

A RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF PALM BEACH, PALM BEACH COUNTY, FLORIDA, APPROVING GENERAL EXPENDITURES WITH AMAZON.COM WHICH INCLUDE OFFICE SUPPLIES, OFFICE FURNITURE, IT SUPPLIES, MECHANICAL PARTS, ELECTRICAL PARTS AND AUTOMOTIVE PARTS IN AN AMOUNT OF \$400,000 FOR THE NEXT FIFTEEN MONTHS

NOW, THEREFORE BE IT RESOLVED BY THE TOWN COUNCIL of the Town of Palm Beach, Palm Beach County, Florida, as follows:

Section 1: The Town Council of the Town of Palm Beach hereby approves Resolution No. 071-2025, approving general expenditures with Amazon.com which include office supplies, office furniture, IT supplies, mechanical parts, electrical parts and automotive parts in an amount of \$400,000 for the next fifteen months.

Section 2: The Town Manager or his designee is hereby authorized to execute orders on behalf of the Town of Palm Beach.

PASSED AND ADOPTED in a regular, adjourned session of the Town Council of the Town of Palm Beach assembled on July 8, 2025.

Danielle H. Moore, Mayor

Bobbie Lindsay, Town Council President

Lewis S.W. Crampton, Council President
Pro Tem

Julie Araskog, Town Council Member

ATTEST:

Edward A. Cooney, Town Council Member

Kelly Churney, CMC, Town Clerk

Bridget Moran, Town Council Member

TOWN OF PALM BEACH

Information for Town Council Meeting on: July 8, 2025

To: Town Council

Via: Robert Miracle, CPA
Kirk W. Blouin, Town Manager

From: Dean Mealy, II NIGP-CPP, CPPO Town Procurement and Contract Manager

Re: A Resolution of the Town Council of the Town Of Palm Beach, Palm Beach County, Florida, approving the extension of Concentra Health Services, Inc Contract for a three-year period in the amount of \$1,107,314 contingent upon satisfactory performance and budget authorization
72-2025

Date: 6/26/2025

STAFF RECOMMENDATION

Staff recommends the Town Council approve Resolution No. 072-2025 approving the extension of Concentra Health Services, Inc Contract for a three-year period in the amount of \$1,107,314, contingent upon satisfactory performance and budget authorization.

SUMMARY EXPLANATION/BACKGROUND

On October 1, 2022, the Town Council approved Resolution No. 088-2022, which authorized the reopening of its Occupational Health Clinic under the professional management of Concentra Inc., with oversight from the People & Culture Department. Subsequently, in July 2023, Town Council was presented with Resolution No. 079-2023, which expanded the clinic to primary and urgent care.

The clinic has continued to establish relationships with Town staff for occupational health in addition to primary and urgent care. Town staff have found the clinic to provide timely access to their immediate needs, thus negating time off to visit offsite physicians or clinics. As outlined in 2023, reduced absenteeism will continue to be a strong feature of continuation of the primary and urgent care services. The People and Culture Department will be working with Concentra and our insurance carrier, Cigna, to report on the ROI over the next twelve months.

Concentra Health Services, Inc. has maintained the same rates for the first renewal period of 2025-26 with three percent increases for each of the two remaining years.

FUNDING/FISCAL IMPACT

This project will be funded by the Health Insurance Fund.

TOWN ATTORNEY REVIEW

This format has been utilized by the Town in previous recommendations and was approved by the Town Attorney.

STRATEGIC PLAN

Strategic Priorities:
Governmental Leadership and Innovation

Strategic Focus Areas:
Sound Fiscal Management
Quality of Life
Sustainable Management of Town Assets

FUNDING

Funded

RESOLUTION NO. 72-2025

A RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF PALM BEACH, PALM BEACH COUNTY, FLORIDA, APPROVING THE EXTENSION OF CONCENTRA HEALTH SERVICES, INC CONTRACT FOR A THREE-YEAR PERIOD IN THE AMOUNT OF \$1,107,314 CONTINGENT UPON SATISFACTORY PERFORMANCE AND BUDGET AUTHORIZATION

NOW, THEREFORE BE IT RESOLVED BY THE TOWN COUNCIL of the Town of Palm Beach, Palm Beach County, Florida, as follows:

Section 1: The Town Council of the Town of Palm Beach hereby approves Resolution No. 072-2025 approving the extension of Concentra Health Services, Inc Contract for a three-year period in the amount of \$1,107,314, contingent upon satisfactory performance and budget authorization.

Section 2: The Town Manager is hereby authorized to execute the contract and purchase order on behalf of the Town of Palm Beach for these improvements.

PASSED AND ADOPTED in a regular, adjourned session of the Town Council of the Town of Palm Beach assembled on July 8, 2025.

Danielle H. Moore, Mayor

Bobbie Lindsay, Town Council President

Lewis S.W. Crampton, Council President
Pro Tem

Julie Araskog, Town Council Member

ATTEST:

Edward A. Cooney, Town Council Member

Kelly Churney, CMC, Town Clerk

Bridget Moran, Town Council Member

**AMENDMENT TO
AMENDED AGREEMENT FOR SERVICES
AT AN ONSITE CENTER**

This Amendment to Amended Agreement for Services at an Onsite Center (the "**Amendment**") is made and entered into as of the 8 day of July, 2025 (the "**Amendment Effective Date**"), by and between Concentra Health Services, Inc., a Nevada corporation, for the benefit of and on behalf of its subsidiaries, affiliates, and managed professional associations and corporations ("**Concentra**") and the Town of Palm Beach, a Florida municipality ("**Client**").

RECITALS

WHEREAS, Concentra and Client previously entered into an Agreement for Services at an Onsite Center dated August 1, 2022, an Amendment dated August 10, 2022, and an Amendment dated June 30, 2023 (collectively, the "Agreement"); and

WHEREAS, Concentra and Client desire to extend the term of the Agreement and amend the fees for the Services;

WHEREAS, Client desires to engage Concentra, and Concentra desires to accept such engagement, to provide the Services, on the terms and conditions set forth in this Agreement;

NOW, THEREFORE, for and in consideration of the mutual covenants and agreements set forth herein and for other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the parties hereto agree as follows:

1. Definitions. Capitalized terms used in this Amendment, to the extent not otherwise defined in this Amendment, shall have the same meanings as in the Agreement.
2. Term. The Agreement is amended by extending the term of the Agreement for a three year renewal period from August 1, 2025 through July 31, 2028.
3. Program Fees. The Agreement is further amended by deleting Exhibit B, Program Fees, in its entirety and replacing it with the new Exhibit B, attached hereto and incorporated by referenced. The pricing on Exhibit B represents the pricing for 2025. The annual 3% increase scheduled to occur on August 1, 2025, will be waived. The parties agree that the annual 3% increase will resume for the renewal years beginning on August 1, 2026 and August 1, 2027.
5. Ratifications. The terms and provision set forth in this Amendment shall modify and supersede all inconsistent terms and provisions set forth in the Agreement. The terms and provision of the Agreement, as expressly modified and superseded by this Amendment, are ratified and confirmed and shall continue in full force and effect, and shall continue to be legal, valid, binding and enforceable obligations of the parties.
6. Counterparts. This Amendment may be executed in several counterparts, all of which taken together shall constitute a single agreement between the parties.

IN WITNESS WHEREOF, Concentra and Client have each caused this Amendment to be executed as of the date first set forth above.

TOWN OF PALM BEACH

CONCENTRA HEALTH SERVICES, INC.

By: _____

By: _____

Name: _____

Name: _____

Title: _____

Title: _____

Date: _____

Date: _____

EXHIBIT B
PROGRAM FEES ("FEES")

Estimated Labor Fees (Staffing)	Hourly	Monthly	2025-2026	2026-2027	2027-2028
Physician Oversight	n/a	\$2,758.34	\$33,100	\$34,093	\$35,116
Advanced Practice Clinician (NP/PA) - 1 FTE	\$113.23	\$19,626.65	\$235,520	\$242,585	\$249,863
Medical Assistant - 1 FTE	\$40.11	\$6,952.50	\$83,430	\$85,933	\$88,511
TOTAL LABOR FEES		\$29,337	\$352,050	\$362,611	\$373,490
Estimated Ongoing Fixed Fees		Monthly	Annual	Annual	Annual
Hardware Use Fee		\$233.33	\$2,800	\$2,884	\$2,971
Software Fee		\$283.34	\$3,400	\$3,502	\$3,607
TOTAL ONGOING FIXED FEES		\$517	\$6,200	\$6,386	\$6,578
Estimated Pass-Through Costs		Monthly	Annual	Annual	Annual
Internet Network Connectivity		As Incurred	As Incurred	As Incurred	As Incurred
Medical Supplies		As Incurred	As Incurred	As Incurred	As Incurred
Laboratory		As Incurred	As Incurred	As Incurred	As Incurred
Phone/Office Supplies/Admin/Travel/Other		As Incurred	As Incurred	As Incurred	As Incurred
Prescription Dispensing		As Incurred	As Incurred	As Incurred	As Incurred
TOTAL PASS-THROUGH COSTS		As Incurred	As Incurred	As Incurred	As Incurred
TOTAL ESTIMATED YEAR 1 COSTS			\$358,250	\$368,997	\$380,067

Waive Escalation 2025-2026, Standard 3% in year 2026 - 2028*

1. The table above is based on current estimates of scope and volume
 - (a) Any scope or volume changes may require additional Fees by amendment to this Agreement
2. Start Up Fees
 - (a) The actual one-time Fee for supply and equipment will be dependent upon the facility size and configuration
 - i. Items purchased will be passed through as incurred
 - (b) Implementation Fee to be billed upon executed Letter of Intent or execution of this Agreement, whichever comes first
 - (c) Staffing will begin up to thirty (30) days prior to the Onsite Center opening and will be billed as incurred until Onsite Center opening day.
 - (d) Implementation is anticipated to be finalized within ninety (90) days of the implementation commencing. The parties agree that implementation is considered complete on the date the Onsite Center is open for business
 - (e) Please note the amounts applied for recruiting are estimated, actual cost may vary, and estimate does not include placement cost from a recruiting agency
 - i. If deemed necessary, will be passed through to Client at cost
3. Concentra will bill ongoing labor, technology, and management fees to the Client as a flat monthly fee at 1/12 of the annual rate
 - (a) Concentra's standard payment terms are net thirty (30) days
 - (b) On the earlier of (i) the beginning of each twelve (12) month period after the Effective Date of this Agreement; or (ii) on the anniversary of the commencement date of the existing Agreement between the parties (if applicable), all the Fees provided in the table above (excluding the pass-through items) shall automatically increase three percent (3%).
 - (c) If additional hours are deemed temporarily necessary for existing staff members and/or staff roles that are not overtime hours, they will be billed as incurred at the hourly rates listed above in addition to the Monthly Fixed Fees
 - (d) If the checkbox for Back-fill above is checked "No":
 - i. If Back-fill is provided anyway upon mutual agreement of the parties, then the hourly rate shown above shall be billed as incurred in addition to the Monthly Fee for that position
 - ii. Client shall be responsible for paying the fixed monthly fees while Concentra employees are out of the office on PTO, FMLA, or bereavement
 - (e) The fixed Monthly Fees shall be paid even if the clinic location is inaccessible due to temporary shutdowns and Client recognized holidays
 - (f) Does not include overtime, supplemental pay, holiday pay, on call pay, or bonuses for Concentra employees, whether requested by Client or deemed medically or operationally necessary for patient care
 - i. If incurred, will be billed at current standard applicable rates (Overtime billed at 1.5X the applicable rate above; holidays worked billed at 2.0X the applicable rate above, etc.)
 - (g) The monthly retainer for physician oversight shall include up to eight (8) hours of the assigned physician's time per month

- i. Required oversight may be telephonic, in-person, and/or case review via the EMR (as applicable)
 - ii. Any additional hours worked beyond this amount shall be billed on an hourly basis as incurred at a rate of \$250 per hour
- 4. Technology Fees include:
 - (a) Software fees (subject to change based on changes to staffing model)
 - (b) EMR Hardware Fee (all hardware purchases, maintenance of hardware, and replacement of hardware items necessary to provide the EMR solution, but excluding consumables)
 - (c) Patient survey
 - (d) Standard quarterly stewardship reporting
 - i. If customized reporting is requested by Client and is mutually agreed upon, then that customized reporting would be created by Concentra and billed on a time and materials basis at a rate of \$75 per hour of Concentra developer time spent in its creation and ongoing delivery.
 - (d) zero (0) standard data feed(s) has been included in the above Fees for eligibility files. If Client requires additional feeds, then additional Fees shall apply:
 - i. If the desired data feed matches our standard layout, each additional feed would be \$2,500.00.
 - ii. If customized feeds are requested by Client (i.e., insurance carriers, etc.), then that customized feed would be created by Concentra and billed on a time and materials basis at a rate of \$75 per hour of Concentra developer time spent in its creation.
- 5. All other costs will be passed through as incurred
 - (a) Travel and mileage (at the current applicable IRS rate) expenses incurred in the performance of required services (including but not limited to clinical and physician travel, travel between Client locations, onsite staff travel for training, monthly meetings, mutually agreed agency expenses that may be incurred during any Term, quarterly stewardship meetings, audits, any back-fill and colleague performance management) will be billed back at actual cost without additional markup or management fee
 - (b) All consumable items necessary for day-to-day clinic operation, whether requested by client or deemed medically or operationally necessary by clinic staff, will be passed through to client as incurred without markup
 - i. Passed through items include, but are not limited to medical supplies, office supplies, laboratory fees and supplies, shipping of specimens, break room supplies, printing, postage, parking fees, uniforms, laundry, equipment calibration and maintenance, biohazard disposal, cell phones and data plans, third party services such as MROs or X-ray over reads, as necessary.
 - (c) Any change in scope to the Agreement that require certifications to comply with CAOHC, BAT, UDS, DOT, etc.; any associated travel-related costs for this training will be passed through to Client as incurred

TOWN OF PALM BEACH

Information for Town Council Meeting on: July 8, 2025

To: Town Council

Via: Kirk W. Blouin, Town Manager

From: H. Paul Brazil, P.E., Director of Public Works

Re: A Resolution of the Town Council of the Town of Palm Beach, Palm Beach County, Florida, Adopting the 2024 Palm Beach County Local Mitigation Strategy (LMS) Plan and Authorizing to Include Midtown Beach Seawall Replacement Project Application on the Local Mitigation Strategy Prioritized Project List
73-2025

Date: 6/2/2025

STAFF RECOMMENDATION

Public Works Engineering staff recommend Town Council approve Resolution No. 73-2025, adopting the 2024 Palm Beach County Local Mitigation Strategy Plan and authorizing the application of the Midtown Beach Seawall Replacement project to be reviewed for inclusion on the Local Mitigation Strategy Prioritized Project List.

GENERAL INFORMATION

The Palm Beach County Local Mitigation Strategy (LMS) is a unified coordinated effort among County and municipal governments to reduce the county's vulnerability to the impacts of identified natural and man-made hazards. Among its primary missions, the Strategy serves as a basis for comprehensive mitigation planning, project identification and prioritization, and provides assistance to project sponsors in securing and allocating available federal, state, local, and other disaster mitigation assistance funds. The Town is part of this strategy and to remain active and have projects included, must adopt the updates to the Local Mitigation Strategy plan document. Resolution 73-2025 includes the adoption of the 2024 Palm Beach County Local Mitigation Strategy Plan.

Town Council approved a purchase order to GHD by Resolution No. 060-2020 for the design of the Midtown Beach Seawall project in 2020, as the nearly 100-year-old wall was nearing its useful life. GHD finalized permitting and construction documents in 2023, but cost estimates for the project were higher than the budget allowed, so the

project was postponed. The project includes the construction of a steel sheet piling seawall to the east of the existing seawall and provides greater resiliency for vulnerable upland areas, including those near South Ocean Boulevard, which are susceptible to the ocean's influence.

Town staff have submitted an application package to LMS of Palm Beach County for inclusion on the Prioritized Project List. Once scored, ranked and included on the list, the Town can pursue eligible FEMA funding for the project. The engineer's projected cost of the seawall construction in 2027 will be \$23,000,000. Notification of project's assigned rank will be in mid-July of this year. Town staff are also looking for other funding opportunities to support the project that is planned for construction in FY 2027.

TOWN ATTORNEY REVIEW

This format has been utilized by the Town in previous recommendations and was approved by the Town Attorney.

STRATEGIC PLAN

Strategic Priorities:

Safe and Resilient Community, Environmental Stewardship

Strategic Focus Areas:

Management of Environmental Threats

Sustainable Management of Town Assets

FUNDING

Capital

RESOLUTION NO. 73-2025

A RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF PALM BEACH, PALM BEACH COUNTY, FLORIDA, ADOPTING THE 2024 PALM BEACH COUNTY LOCAL MITIGATION STRATEGY (LMS) PLAN AND AUTHORIZING TO INCLUDE MIDTOWN BEACH SEAWALL REPLACEMENT PROJECT APPLICATION ON THE LOCAL MITIGATION STRATEGY PRIORITIZED PROJECT LIST

WHEREAS, Palm Beach County is susceptible to a variety of natural, technological, and human-caused disasters, including but not limited to, severe weather, hazardous material incidents, nuclear power plant emergencies, communicable diseases, and domestic security incidents; as well as climate change impacts and sea level rise that causes increased inundation, shoreline erosion, flooding from severe weather events, accelerated saltwater contamination of ground water and surface water supplies, and expedited loss of critical habitats; and

WHEREAS, the Disaster Mitigation Act of 2000, was enacted to establish a national disaster hazard mitigation program to reduce the loss of life and property, human suffering, economic disruption, and disaster assistance costs resulting from disasters, and to assist state, local, and tribal governments in implementing effective hazard mitigation measures to ensure the continuation of critical services and facilities after a natural disaster; and

WHEREAS, the Disaster Mitigation Act of 2000, as a condition for qualifying for and receiving future Federal mitigation assistance funding as well as reimbursement for Presidentially Declared Disasters, requires such governments to have Federal Emergency Management Agency approved hazard mitigation plans in place that identify the hazards that could impact their jurisdictions, identify actions and activities to mitigate the effects of those hazards, and establish a coordinated process to implement the plans; and

WHEREAS, Palm Beach County's Local Mitigation Strategy, in coordination with governmental and non-governmental stakeholders having an interest in reducing the impact of disasters, and with input from the private sector and other members of the public, developed the Palm Beach County Local Mitigation Strategy; and

WHEREAS, the 2024 Local Mitigation Strategy has been approved by the Florida Division of Emergency Management, the Federal Emergency Management Agency and Palm Beach County Board of County Commissioners; and

WHEREAS, a Multi-jurisdictional Program for Public Information has been included in Appendix O of the Local Mitigation Strategy to satisfy the floodplain management requirements of the County and its participating municipalities Community Rating

System (CRS Activity 330); and

WHEREAS, Town staff recommend adoption of the 2024 Local Mitigation Strategy, including planned future enhancements described therein, by the County and all participating municipalities; and

WHEREAS, the Town designed and permitted the Midtown Beach Seawall Replacement project along South Ocean Boulevard, between Gulfstream Road and Royal Palm Way; and

WHEREAS, the Town has identified inclusion on the LMS PPL as an important step towards possible funding assistance for the project.

NOW, THEREFORE BE IT RESOLVED BY THE TOWN COUNCIL of the Town of Palm Beach, Palm Beach County, Florida, as follows:

Section 1: The Town Council of the Town of Palm Beach hereby approves Resolution No. 73-2025.

Section 2: The Town Council authorizes the appropriate Town officials to pursue available funding opportunities for implementation of proposed mitigation initiatives described in the Local Mitigation Strategy, and upon receipt of such funding or other necessary resources, seek to implement the actions in accordance with the mitigation strategies set out by the Local Mitigation Strategy.

Section 3: The Town of Palm Beach will continue to support and participate in the Local Mitigation Strategy planning and implementation process as required by the Federal Emergency Management Agency, the Florida Division of Emergency Management, and the Palm Beach County Local Mitigation Strategy Steering Committee.

Section 4: Town Staff will complete the application for the Midtown Beach Seawall Replacement project to be scored and included on the LMS PPL and then pursue FEMA funding opportunities.

PASSED AND ADOPTED in a regular, adjourned session of the Town Council of the Town of Palm Beach assembled on July 8, 2025.

Danielle H. Moore, Mayor

Bobbie Lindsay, Town Council President

Lewis S.W. Crampton, Council President
Pro Tem

Julie Araskog, Town Council Member

ATTEST:

Edward A. Cooney, Town Council Member

Kelly Churney, CMC, Town Clerk

Bridget Moran, Town Council Member

TOWN OF PALM BEACH

Information for Town Council Meeting on: July 8, 2025

To: Town Council

Via: Kirk W. Blouin, Town Manager

From: H. Paul Brazil, P.E., Director of Public Works

Re: A Resolution of the Town Council of the Town of Palm Beach, Palm Beach County, Florida, Authorization to Apply for a Lake Worth Lagoon Initiative (LWLI) Legislative Funding Grant for the Town of Palm Beach North Lake Way Living Shoreline Project and Adopt the 2021 Lake Worth Lagoon Management Plan 74-2025

Date: 6/25/2025

STAFF RECOMMENDATION

Town staff recommends that Town Council approve Resolution No. 74-2025 authorizing the Lake Worth Lagoon Initiative (LWLI) Legislative Funding grant application for the Town of Palm Beach North Lake Way Living Shoreline project and adopt the 2021 Lake Worth Lagoon Management Plan.

GENERAL INFORMATION

Town Council approved a purchase order to Applied Technology and Management (ATM) for design of the North Lake Way Living Shoreline project on April 9, 2024. The project includes a nearshore rock breakwater system with mangrove plantings in the water, and upland native vegetation on the 800 block of North Lake Way and the Lake Worth lagoon. This project will provide shoreline stabilization, environmental enhancement, and beautification of the area. ATM has prepared draft design plans and is currently pursuing regulatory permitting. Town staff and ATM have prepared the application package to apply for a LWLI Legislative funding grant for the project for construction. The engineer's estimated cost of construction of the project is \$400,000. The Town must provide a minimum fifty percent (50%) match for the project under this grant. Town staff is looking for other funding opportunities to support the project as well, including an application submitted request funding through the Florida Inland Navigation District Waterways Assistance Program.

Palm Beach County prepared the 2021 Lake Worth Lagoon Management Plan with the

mission to sustain and build upon the progress already made in protecting and restoring it. The Plan presents achievable goals and actions for improving water quality, enhancing habitat, protecting wildlife, preparing for a changing climate, fostering public awareness, and responsible enjoyment of the Lagoon over the next decade. Part of the application process for LWLI Legislative Funding requires Town Council to adopt this plan by resolution.

TOWN ATTORNEY REVIEW

This format has been utilized by the Town in previous recommendations and was approved by the Town Attorney.

cc: Jason Debrincat, P.E., Assistant Director of Public Works
Patricia Strayer, P.E., Town Engineer

STRATEGIC PLAN

Strategic Priorities:

Safe and Resilient Community, Environmental Stewardship

Strategic Focus Areas:

Community Preservation

Management of Environmental Threats

FUNDING

Capital

RESOLUTION NO. 74-2025

A RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF PALM BEACH, PALM BEACH COUNTY, FLORIDA, AUTHORIZATION TO APPLY FOR A LAKE WORTH LAGOON INITIATIVE (LWLI) LEGISLATIVE FUNDING GRANT FOR THE TOWN OF PALM BEACH NORTH LAKE WAY LIVING SHORELINE PROJECT AND ADOPT THE 2021 LAKE WORTH LAGOON MANAGEMENT PLAN

WHEREAS, the Town is currently designing and permitting a living shoreline project along North Lake Way; and

WHEREAS, the Town has identified the Lake Worth Lagoon Initiative Legislative Funding grant for possible funding assistance; and

WHEREAS, the Lake Worth Lagoon restoration efforts have been underway since 1998 and the State of Florida designated the lagoon a priority water body in the 2004 in section 373.453, Florida Statutes; and

WHEREAS, in 2008, the Lake Worth Lagoon Initiative (LWLI) was established to provide interagency coordination with the purpose of seeking awareness, support and legislative funding assistance for projects that will improve and protect the natural resources within the watershed; and

WHEREAS, the LWLI provides partnerships between government agencies and stakeholders that incorporate and combine funding acquisition support, outreach and technical expertise, increase stakeholder and public awareness; and

WHEREAS, the 2021 Lake Worth Lagoon Management Plan Update (LWLMP) is a revision to the 1998, 2008 & 2013 LWL Management Plans, which outline actions and projects to restore the ecological health of the water body; and

WHEREAS, the Town of Palm Beach desires to support the 2021 LWLMP, which provides for the following elements:

Continue construction of priority environmental enhancement and restoration projects, increase stakeholder participation, increase partnering efforts for funding support and acquisition, complete Action Plans, increase public awareness and outreach efforts, and prioritize and combine data collection efforts to assess project successes and guide future management decisions.

NOW, THEREFORE BE IT RESOLVED BY THE TOWN COUNCIL of the Town of Palm

Beach, Palm Beach County, Florida, as follows:

Section 1: The Town Council of the Town of Palm Beach hereby approves Resolution No. 74-2025.

Section 2: The foregoing recitals are hereby adopted and ratified.

Section 3: This Resolution shall take effect immediately upon adoption.

PASSED AND ADOPTED in a regular, adjourned session of the Town Council of the Town of Palm Beach assembled this 8th day of July, 2025.

Danielle H. Moore, Mayor

Bobbie Lindsay, Town Council President

Lewis S.W. Crampton, Council President
Pro Tem

Julie Araskog, Town Council Member

ATTEST:

Edward A. Cooney, Town Council Member

Kelly Churney, CMC, Town Clerk

Bridget Moran, Town Council Member

TOWN OF PALM BEACH

Information for Town Council Meeting on: July 8, 2025

To: Town Council

Via: Kirk W. Blouin, Town Manager

From: H. Paul Brazil, P.E., Director of Public Works

Re: A Resolution of the Town Council of the Town Of Palm Beach, Palm Beach County, Florida, to Propose a Waiver to the Town Code of Ordinances to Allow Extended Construction Work Hours and Saturday Work for Huurr Homes for the North County Road Drainage Improvement - Phase I project
76-2025

Date: 6/20/2025

STAFF RECOMMENDATION

Town Staff recommends a waiver of Sections 42-196 through 42-199 of the Town Code of Ordinances to permit extended work hours and construction activities on Saturdays, as approved by the Director of Public Works, in the event of weather or unforeseen events. Staff also recommends a waiver to the Noise Ordinance for those same activities to vehicular and non-vehicular operations from Section 42-226 through Section 42-229 of the Town Code of Ordinances.

GENERAL INFORMATION

Town Council approved Resolution No. 35-2025 on April 8, 2025, awarding ITB No. 2025-011, North County Road Drainage Improvements - Phase - I to the contractor, Huurr Homes LLC. Notice to Proceed was issued to the contractor on May 8, 2025, and the work's final completion is scheduled for October 31, 2025. Town Council approved Resolution No. 47-2025 awarding ITB No. 2025-016, Phase 5N and 6N Milling and Paving Improvements to Janice M. Riley, DBA, The Paving Lady on May 13, 2025.

Huurr Homes LLC will be performing scheduled work from the intersection of Wells Road and North County Road to the intersection of Miraflores Drive and North County Road. Work includes the adjustment or replacement of existing manholes and storm inlets between and including the above-specified intersections and the installation of new stormwater infrastructure to improve drainage on North County Road. The Paving Lady will be milling and paving from the intersection of Bahama Lane with North Lake

Way and North Ocean Boulevard down to Miraflores, and all roads in-between.

The current Sections 42-196 through 42-199 and Sections 42-226 through 42-229 of the Town Code of Ordinances provision the following:

- Sec. 42-196 - Prohibited noise.
- Sec. 42-197 - Specific acts prohibited.
- Sec. 42-198 - Operation of certain machinery during winter, Saturdays, Sundays and legal holidays, including the Friday immediately after Thanksgiving.
- Sec. 42-199 - Hours for construction work.
- Sec. 42-226 - Use of meter authorized.
- Sec. 42-227 - Geographic sections.
- Sec. 42-228 - Nonvehicular noise.
- Sec. 42-229 - Vehicular noise.

In the case of severe weather or unforeseen events, additional days of construction work may be required to meet the scheduled deadline of October 31, 2025. The sections mentioned above currently address noise types and noise levels, as well as activities, considered geographical areas, and hours of construction activities. Given the scope of the work, construction season limitations, and the likelihood of severe weather impacts on the project's timeline, Public Works staff recognize the need to accommodate the request by the contractor for extra time of construction so as not to run into season. The request is to extend the construction operations hours as follows: quiet work from 7:00 a.m. to 8:00 a.m. and 6:00 p.m. to 7:00 p.m. with regular work hours from 8:00 a.m. and 6:00 p.m. Additionally, to permit this construction work on Saturdays between 9:00 a.m. and 5:00 p.m.

TOWN ATTORNEY REVIEW

This format has been utilized by the Town in previous recommendations and was approved by the Town Attorney.

STRATEGIC PLAN

Strategic Priorities:

Community Culture and Character, Mobility and Transportation

Strategic Focus Areas:

Water Resources

On-island Mobility

Sustainable Management of Town Assets

FUNDING
No Funding

RESOLUTION NO. 76-2025

A RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF PALM BEACH, PALM BEACH COUNTY, FLORIDA, TO PROPOSE A WAIVER TO THE TOWN CODE OF ORDINANCES TO ALLOW EXTENDED CONSTRUCTION WORK HOURS AND SATURDAY WORK FOR HUURR HOMES FOR THE NORTH COUNTY ROAD DRAINAGE IMPROVEMENT - PHASE I PROJECT

WHEREAS, The Town Council approved Resolution No. 35-2025 awarding the North County Road Drainage Improvements – Phase I project to the contractor, Huurr Homes LLC, in the amount of \$783,177.38; and,

WHEREAS, The Town Council approved Resolution No. 47-2025 awarding the Phase 5N and 6N Milling and Paving Improvements project to the contractor, Janice M Riley DBA, The Paving Lady, in the amount of \$2,087,298.90; and,

WHEREAS, Public Works staff recommend the adoption of a waiver to Sections 42-196 through 42-199 and Sections 42-226 through 42-229 of the Town Code of Ordinances for extended work hours in order to complete the projects before season.

NOW, THEREFORE BE IT RESOLVED BY THE TOWN COUNCIL of the Town of Palm Beach, Palm Beach County, Florida, as follows:

Section 1: The Town Council of the Town of Palm Beach hereby approves Resolution No. 76-2025.

Section 2: The Town Council authorizes the Director of Public Works to coordinate extended work hours and construction work on Saturdays with the contractor.

PASSED AND ADOPTED in a regular, adjourned session of the Town Council of the Town of Palm Beach assembled this 8th day of July, 2025.

Danielle H. Moore, Mayor

Bobbie Lindsay, Town Council President

Lewis S.W. Crampton, Council President
Pro Tem

Julie Araskog, Town Council Member

ATTEST:

Edward A. Cooney, Town Council Member

Kelly Churney, CMC, Town Clerk

Bridget Moran, Town Council Member

RESOLUTION NO. 78-2025

A RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF PALM BEACH, PALM BEACH COUNTY, FLORIDA, APPROVING A CHANGE ORDER TO KIMLEY-HORN AND ASSOCIATES, INC. FOR ENGINEERING SERVICES AMENDMENT FOR SAND TRANSFER PLANT IMPROVEMENTS IN THE AMOUNT OF \$68,600, APPROVING A CONTINGENCY IN THE AMOUNT OF \$13,720 FOR AN APPROVED PROJECT BUDGET IN THE AMOUNT OF \$181,620

NOW, THEREFORE BE IT RESOLVED BY THE TOWN COUNCIL of the Town of Palm Beach, Palm Beach County, Florida, as follows:

Section 1: The Town Council of the Town of Palm Beach hereby approves Resolution No. 078-2025, approving a change order to Kimley-Horn and Associates, Inc. for Engineering Services Amendment for Sand Transfer Plant Improvements in the amount of \$68,600, approving a contingency in the amount of \$13,720 for an approved project budget in the amount of \$181,620.

Section 2: The Town Manager is hereby authorized to execute the Purchase Order on behalf of the Town of Palm Beach for these improvements.

PASSED AND ADOPTED in a regular, adjourned session of the Town Council of the Town of Palm Beach assembled on July 8, 2025.

Danielle H. Moore, Mayor

Bobbie Lindsay, Town Council President

Lewis S.W. Crampton, Council President
Pro Tem

Julie Araskog, Town Council Member

ATTEST:

Edward A. Cooney, Town Council Member

Kelly Churney, CMC, Town Clerk

Bridget Moran, Town Council Member

TOWN OF PALM BEACH

Information for Town Council Meeting on: July 8, 2025

To: Town Council

Via: Robert Miracle, CPA
Kirk W. Blouin, Town Manager

From: Dean Mealy, II NIGP-CPP, CPPO

Re: A Resolution of the Town Council of the Town Of Palm Beach, Palm Beach County, Florida, approving a change order to Kimley-Horn and Associates, Inc. for Engineering Services Amendment for Sand Transfer Plant Improvements in the amount of \$68,600, approving a contingency in the amount of \$13,720 for an approved project budget in the amount of \$181,620
78-2025

Date: 6/26/2025

STAFF RECOMMENDATION

Staff recommends the Town Council approve Resolution No. 078-2025, approving a change order to Kimley-Horn and Associates, Inc. for Engineering Services Amendment for Sand Transfer Plant Improvements in the amount of \$68,600, approving a contingency in the amount of \$13,720 for an approved project budget in the amount of \$181,620.

SUMMARY EXPLANATION/BACKGROUND

Kimley-Horn is currently performing professional engineering services related to mechanical, structural, and civil improvements at the Sand Transfer Plant that conveys sand across the Lake Worth Inlet via pump and pipeline, discharging sand on the Town's northern beach. As design and field investigation has progressed, the Town found additional tasks to include in the scope while doing repairs and improvements at the Plant, as well as permitting determinations for the scope of work and additional bid phase services. The long lead time of the crane replacement caused the project to be split into two separate bid packages and associated separate permits with the Florida Department of Environmental Protection and US Army Corps of Engineers. The amendment will cover the remaining design, permitting and bid phase services to get the projects prepared for construction.

The Town previously issued Purchase Order No. 240600 to Kimley-Horn for the amount of

\$99,300 in March 2024. The updated proposal is in the amount of \$68,600. We are requesting a contingency of \$13,720 for a new approved project budget amount of \$181,620.

FUNDING/FISCAL IMPACT

Funding for this award will be from the Coastal Fund.

TOWN ATTORNEY REVIEW

This format has been utilized by the Town in previous recommendations and was approved by the Town Attorney.

STRATEGIC PLAN

Strategic Priorities:

Safe and Resilient Community, Environmental Stewardship

Strategic Focus Areas:

Sustainable Management of Town Assets

Quality of Life

Management of Environmental Threats

FUNDING

Coastal



June 24, 2025

Mr. Dean Mealy
Town of Palm Beach
951 Old Okeechobee Road
Suite A
West Palm Beach, FL 33401

RE: Professional Engineering Services Amendment Request – Sand Transfer Plant Improvements (PO # 240600)

Dear Dean,

Kimley-Horn is currently performing professional engineering services related to mechanical, structural, and civil improvements at the Sand Transfer Plant. Included in the design scope is replacement of the crane used to operate the sand slurry suction line. During the design phase, it was determined that the lead time for the crane replacement material will be approximately 8 months and could delay the construction of the other project improvements included in the scope of work. Also included in the design scope is unclogging of the inlet crossing discharge pipe, which is a high priority repair item that is desired by the Town to restore operational redundancy to the Sand Transfer Plant. In order to not delay the repair of the discharge pipe due to the crane material lead time, the Town has requested that Kimley-Horn prepare an additional bid package for the pipeline repair work to separate it from the crane replacement and other scope items. Additionally, Kimley-Horn has been requested to provide a second bid phase services for the pipeline repair bid package. The bid phase services that are included in the currently authorized scope of work will be used for the crane replacement bid package.

As the project design has progressed, additional design elements and field engineering have been requested by the Town to be included in the scope of work. The Town requested that Kimley-Horn review an active leak on the sand slurry steel discharge pipe exiting the south side of the Sand Transfer Plant building. It was found that the leaking pipe will require steel repairs to restore the compromised pipe material. The Town has requested that Kimley-Horn include repair details and specifications to address the leaking discharge pipe. Additionally, Kimley-Horn was requested to support the field investigation of the abandoned discharge pipe vault and buried inlet crossing pipelines by coordinating with the Town and contractor, visiting the site to record field dimensions and observe the contractor's excavation, and reviewing the survey provided by the contractor.

Regarding permitting, the current scope of work includes coordination with the FDEP to review the proposed project improvements and determine the level of permitting that may be required for approval of these activities. Due to the uncertainty in which permits would apply to the project, permitting assistance to prepare and submit permit applications was not included in the scope of work. A memorandum was prepared by Kimley-Horn summarizing the results of the FDEP coordination as well

as the subsequent required permitting efforts. It was determined that an FDEP Request for Verification of an Exemption application will need to be prepared and submitted to the FDEP for review.

The permitting coordination under the current scope of work also determined that correspondence and a formal pre-application meeting with the USACE is needed to determine USACE permit requirements for the Sand Transfer Plant projects. Following the pre-application meeting, the USACE will require Nationwide permit applications and Section 408 approvals for the Sand Transfer Plant projects. The Town has requested that Kimley-Horn provide permitting assistance to prepare and submit the FDEP Request for Verification of an Exemption application, coordinate and attend a formal pre-application meeting with the USACE, and prepare and submit (2) USACE Nationwide permit applications each requiring Section 408 approval.

Additional Scope of Services

Task 1 – Additional Design Phase Services

Kimley-Horn will separate the pipeline repair work from the crane replacement construction drawings and technical specifications and develop a separate plan set and technical specifications package suitable for construction and submittal to the Town's Building Department. Additionally, Kimley-Horn will complete the design for the sand slurry steel discharge pipe repairs adjacent to the south side of the Sand Transfer Plant building. Below are the items that will be included:

- Separate the construction drawings for the project into two separate packages suitable for bidding
- Separate the technical specifications for the project into two separate packages suitable for bidding
- Steel discharge pipe repairs design, plans, specifications, and OPC
- Develop an OPC separate from the crane replacement OPC that reflects the pipe unclogging
- Submit pipeline repairs plans and specifications for review at 60% and 90% completion stages, meet with the Town to review their comments, and accommodate one round of reasonable requests for revisions by the Town after each review

Field engineering services to support the field investigation of the abandoned discharge pipe vault and buried inlet crossing pipelines by coordinating with the Town and contractor, visiting the site to record field dimensions and observe the contractor's excavation, and reviewing the survey prepared by the contractor's surveyor are included within this task.

Task 2 – Pipeline Repairs Bid Phase Services

Kimley-Horn will attend the pre-bid meeting, review the bid proposal from the apparent low bidder, and prepare a bid tabulation and memorandum to the Town containing our findings after our review of the bids. We will also assist the Town with responding to questions received from prospective bidders, if required. We will provide up to 5 signed and sealed copies of the construction documents for the Town to distribute to the selected contractor for permitting. We will respond to one round of reasonable comments from the building department after submittal by the Town/Contractor, if required. We will provide an "Issued for Construction" set of construction documents incorporating permit comments and any revisions that occurred during the bid advertisement.

Task 3 – Permitting Coordination (FDEP & USACE)

Kimley-Horn will provide coordination related to requesting a Coastal Construction Control Line (CCCL) permit exemption with the Florida Department of Environmental Protection (FDEP). In preparation for the proposed FDEP CCCL permit exemption application, Kimley-Horn will review previously prepared environmental documentation (if available) and historic permits. We will then prepare a CCCL exemption application based upon the historic permits, proposed plans, and the Town's input. The application will include a project description, construction methodology/sequence assessment which addresses the seasonal conditions to be considered with regard to sea turtle nesting, project permit drawings, and historic documentation, as applicable. We will respond to one (1) reasonable request for additional information (RAI) from the FDEP. The \$100 FDEP CCCL exemption application fee is included within this task.

Kimley-Horn will apply for a formal pre-application meeting with the U.S. Army Corps of Engineers (USACE). Following this, Kimley-Horn will attend the scheduled pre-application meeting and will assist in providing USACE with applicable historical documentation and permits in addition to plans for the forthcoming Sand Transfer Plant work.

Task 4 – Permitting Assistance (USACE)

Following the USACE pre-application meeting, Kimley-Horn will prepare a total of two (2) USACE Nationwide permit applications with Pre-Construction Notification, one (1) application for each bid package for the project. We will conduct a total of two (2) site visits with USACE staff, and we will respond to a total of two (2) reasonable requests for additional information (RAI) from the USACE, one (1) site visit and one (1) RAI response for each Nationwide permit application. The \$200 Nationwide permit application fees for both Nationwide permits are included within this task

Additionally, Kimley-Horn will coordinate with the USACE Real Estate Division during the Section 408 approval process for each of the two (2) Nationwide permit applications. We will respond to two (2) reasonable requests for additional information (RAI) from the Section 408 reviewer, one (1) RAI response for each Nationwide permit application. All additional application fees shall be paid by the Client.

The assigned subconsultant, Avirom & Associates, Inc., will prepare a survey of the mean high-water line adjacent to the Sand Transfer Plant. This information will be used to support the USACE Nationwide permit applications.

Any additional permitting efforts beyond those described under this task will be considered additional services.

Additional Fee and Billing

Task 1 – Additional Design Phase Services	\$14,900 (lump sum)
Task 2 – Pipeline Repairs Bid Phase Services	\$10,400 (lump sum)
Task 3 – Permitting Coordination (FDEP & USACE)	\$12,500 (lump sum)
Task 4 – Permitting Assistance (USACE)	\$30,800 (hourly basis)
Total	\$68,600

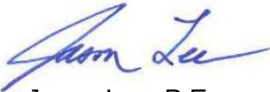
We have found that we are unable to absorb the additional effort that will be required to complete the above listed tasks associated with PO # 240600 and see the project through completion within our

current authorization. We respectfully request that the project budget be increased by \$68,600.00 to perform the above tasks to see the project through completion. A breakdown of this fee is attached for your review and consideration.

Should you have any questions, please feel free to call me at (561) 840-0256.

Very truly yours,

KIMLEY-HORN AND ASSOCIATES, INC.



By: Jason Lee, P.E.
Vice President

Attachment

K:\WPB_Civil\General\Calle\Marketing\Proposals\Palm Beach\Sand Transfer Plant Improvements\Amendment\2025.06.23_Sand Transfer Plant Improvements Amendment Request.docx

ESTIMATE FOR ENGINEERING SERVICES

PROJECT:	Sand Transfer Plant Improvements - Amendment #1						SHEET 1 of 1						
CLIENT:	Town of Palm Beach						FILE NO.						
ESTIMATOR:	DAC						DATE: 06/24/25						
							ALLOCA 0.0000						
DESCRIPTION: See Scope of Services		DIRECT LABOR (MAN-HOURS)											
		Principal Engineer	Chief Engineer	Senior Engineer	Senior Prof. Eng.	Reg. Prof. Engineer	Engineering Intern	Senior Scientist	Scientist	Senior Admin	SUB	EXP	LINE TOTAL
Additional Design Phase Services													
Steel discharge pipe repairs (site visit, design, construction drawings and specs)		2.0			6.0		9.0					\$3,480	
Field investigation of abandoned pipe vault (site visits, coordination, as-built review)		1.0			3.0		6.0					\$1,958	
Construction Plans (separate drawings into 2 bid packages)													
Cover Sheet							2.0					\$291	
General Notes					1.0		2.0					\$521	
Aerial Site Plan					1.0		2.0					\$521	
Site Plan		1.0			1.0		2.0					\$916	
Demolition Floor Plan					1.0		2.0					\$521	
Proposed Floor Plan					1.0		2.0					\$521	
Technical Specifications (separate specifications into 2 bid packages)		1.0			4.0		2.0					\$1,606	
OPC (separate OPCs, include steel pipe repairs)					1.0		2.0					\$521	
60% & 90% Review Meetings and Submittals (for additional bid package)					4.0		6.0					\$1,793	
Respond to Review Meeting Comments/Produce Bid Set Plans (for additional bid package)		1.0			4.0		6.0				\$60	\$2,249	
Pipeline Repairs Bid Phase Services													
Prepare Documents		1.0		2.0			8.0			2.0		\$2,391	
Attend Pre-Bid Meeting, attend field visits, prepare minutes				2.0			4.0			2.0		\$1,414	
Respond to Contractor RFIs				4.0			8.0			3.0		\$2,702	
Review Bids and prepare summary memorandum				4.0			2.0			2.0		\$1,703	
Respond to Building Permit Comments				3.0			8.0			1.0		\$29	\$2,190
Permitting Coordination (FDEP & USACE)													
Prepare FDEP CCCL Permit Exemption Request					2.0				6.0			\$1,554	
Prepare Supporting Documentation					2.0				12.0			\$2,649	
Submit to FDEP									4.0		\$100	\$830	
Respond to FDEP Comments					2.0				9.0			\$2,102	
USACE Coordination, pre-application meeting, and summary of findings to Town					9.0				18.0		\$12	\$5,365	
Permitting Assistance (USACE)													
Survey (high water line for USACE applications)										\$1,650		\$1,650	
Prepare USACE Nationwide Permit Application (first application)					3.0				8.0			\$2,149	
Prepare USACE Nationwide Supporting Documentation (first application)					3.0				12.0			\$2,879	
Submit to USACE (first application)									4.0		\$100	\$830	
Respond to USACE Comments (first application)					3.0				9.0			\$2,332	
Visit site with USACE Staff (first application)					3.0				4.0			\$1,420	
Respond to Section 408 Review Comments (first application)					9.0		18.0		9.0			\$6,332	
Prepare USACE Nationwide Permit Application (second application)					1.0				4.0			\$960	
Prepare USACE Nationwide Supporting Documentation (second application)					1.0				6.0			\$1,324	
Submit to USACE (second application)									4.0		\$100	\$830	
Respond to USACE Comments (second application)					3.0				9.0			\$2,332	
Visit site with USACE Staff (second application)					3.0				4.0			\$1,420	
Respond to Section 408 Review Comments (second application)					9.0		18.0		9.0		\$12	\$6,344	
TOTAL HOURS		7.0	0.0	15.0	80.0	0.0	109.0	0.0	131.0	10.0	\$1,650.00	\$413.36	\$68,600
LABOR (\$/HOUR)		\$395.00	\$355.00	\$290.00	\$230.00	\$183.76	\$145.57	\$257.02	\$182.41	\$125.88	1.00	1.0	
ALLOCATION		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	0.00	0.00	
TOTALS		\$2,765	\$0	\$4,350	\$18,400	\$0	\$15,867	\$0	\$23,896	\$1,259	\$1,650	\$413	\$68,600

TOWN OF PALM BEACH

Information for Town Council Meeting on: July 8, 2025

To: Town Council

Via: Robert Miracle, CPA
Kirk W. Blouin, Town Manager

From: Dean Mealy, II NIGP-CPP, CPPO Town Purchasing and Contract Manager

Re: A Resolution of the Town Council of the Town Of Palm Beach, Palm Beach County, Florida, approving the lease of Forty Golf Carts for a Twenty-Month Period and approving the purchase of a Driving Range Vehicle from Club Car in the amount of \$129,323.40, approving a contingency in the amount of \$10,000 and approving a project budget of \$139,323,40
79-2025

Date: 6/27/2025

STAFF RECOMMENDATION

Staff recommends the Town Council approve Resolution No. 079-2025, approving the lease of Forty Golf Carts for a Twenty-Month Period and approving the purchase of a Driving Range Vehicle from Club Car in the amount of \$129,323.40, approving a contingency in the amount of \$10,000 and approving a project budget of \$139,323,40

SUMMARY EXPLANATION/BACKGROUND

The current leasing period for the golf carts expires September 15, 2025. Procurement and Contract Management and the Recreation Department did Market Research on various golf carts utilizing the National Cooperative Contract, OMNIA #EV2671-01. The golf cart selected from Club Car is noted as a quiet car and meets town's expectations for providing an excellent experience.

The driving range vehicle has a longer lifespan and will be purchased under the same contract.

The new carts will be delivered on September 1, 2025, and the new supplier, Club Car, will collect the existing Yamaha Fleet and return it to Yamaha at no cost to the Town.

FUNDING/FISCAL IMPACT

This project will be funded by the Par 3 Operating Budget.

TOWN ATTORNEY REVIEW

This format has been utilized by the Town in previous recommendations and was approved by the Town Attorney.

STRATEGIC PLAN

Strategic Priorities:

Community Culture and Character, Mobility and Transportation

Strategic Focus Areas:

Quality of Life

FUNDING

Operating

RESOLUTION NO. 79-2025

A RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF PALM BEACH, PALM BEACH COUNTY, FLORIDA, APPROVING THE LEASE OF FORTY GOLF CARTS FOR A TWENTY-MONTH PERIOD AND APPROVING THE PURCHASE OF A DRIVING RANGE VEHICLE FROM CLUB CAR IN THE AMOUNT OF \$129,323.40, APPROVING A CONTINGENCY IN THE AMOUNT OF \$10,000 AND APPROVING A PROJECT BUDGET OF \$139,323,40

NOW, THEREFORE BE IT RESOLVED BY THE TOWN COUNCIL of the Town of Palm Beach, Palm Beach County, Florida, as follows:

Section 1: The Town Council of the Town of Palm Beach hereby approves Resolution No. 079-2025 approving the lease of Forty Golf Carts for a Twenty-Month Period and approving the purchase of a Driving Range Vehicle in the amount of \$129,323.40, approving a contingency in the amount of \$10,000 and approving a project budget of \$139,323,40

Section 2: The Town Manager is hereby authorized to execute the contract and purchase orders on behalf of the Town of Palm Beach for these improvements.

PASSED AND ADOPTED in a regular, adjourned session of the Town Council of the Town of Palm Beach assembled on July 8, 2025.

Danielle H. Moore, Mayor

Bobbie Lindsay, Town Council President

Lewis S.W. Crampton, Council President
Pro Tem

Julie Araskog, Town Council Member

ATTEST:

Edward A. Cooney, Town Council Member

Kelly Churney, CMC, Town Clerk

Bridget Moran, Town Council Member

Exhibit A

Club Car®

Palm Beach Par 3 Golf Course Palm Beach, FL

March 24, 2025

Presented by: David Kelly

GAME FOR MORE...

possibilities

Our love of golf runs
deep.





Proposed Equipment
Palm Beach Par 3– Golf Car Fleet

QTY.	Description
40	<u>2025 Club Car Tempo Model Gasoline Powered Golf Cars</u> • Tempo Gasoline Powered 2 Passenger • Standard Body Color – White, Dark Green, Cashmere, Platinum • Standard Seat – Beige, Gray, White, Black • Monsoon Canopy Top – Beige, Black, White • Clear Hinged Windshield • Magnetic Bag Cover – Beige, Black, Dark Green • Domed Number Decals (two per car) • Comfort Grip Steering Wheel • Dual USB Port • Sand Bucket Kit – two per car • Includes Freight and Prepping • F.O.B. Augusta, GA

Customer Initial _____

Grand Total – See Lease



Lease Quotation
Palm Beach Par 3
OMNIA Contract #EV2671-01

QTY Option	Vehicle	Term 20 Months	OMNIA Contract #EV2671-01 Price including freight
40	Tempo Gas Fleet	\$142.00 per car per month	\$7,604.80 ea. Less additional Club Car discount of \$1,992.07 Total = \$5,612.73 per car
1	Carryall 500 Gas Powered Driving Range Vehicle	\$632.00 per month	\$15,723.40

Town of Palm Beach

Club Car

Title: _____

Title: _____

Date: _____

Date: _____



PROPOSAL

Body Color Options

Standard Molded-In Colors



White

Cashmere

Platinum

Green

Premium Molded-In Colors



Black

Sangria

Sapphire

Premium Painted Metallic Colors



Candy
Apple
Red

Midnight
Silver

Blue
Onyx

Black

Glacier

Green

Ice Blue

Two-Tone Premium Seats



Camello &
Light-Beige

Black & Gray

Standard Seats



White

Beige



Gray

Black

Solid Premium Seats



Camello

Light
Beige



Gray

Black

Double Diamond Stitch



Elite Bright White
w/Silver Rush Stitching &
Piping

Monsoon Canopy Top Color Options



White

Beige

Black

TOWN OF PALM BEACH

Information for Town Council Meeting on: July 8, 2025

To: Town Council

Via: Robert Miracle, CPA
Kirk W. Blouin, Town Manager

From: Dean Mealy, II NIGP-CPP, CPPO Town Procurement and Contract Manager

Re: A Resolution of the Town Council of the Town Of Palm Beach, Palm Beach County, Florida, approving a change order for Ferric Sulfate Solution to Kemira Water Solutions, Inc. in the amount of \$65,000 for a total awarded purchase order in the amount of \$179,527.72
80-2025

Date: 6/26/2025

STAFF RECOMMENDATION

Staff recommends the Town Council approve Resolution No. 080-2025 approving a change order for Ferric Sulfate Solution to Kemira Water Solutions, Inc. in the amount of \$65,000 for a total awarded purchase order in the amount of \$179,527.72.

SUMMARY EXPLANATION/BACKGROUND

Public Works has been utilizing Kemira Water Solutions, Inc. for odor control services and chemical dissolved sulfide reduction since 2013. The firm installed equipment at the S-2 Pump Station to address the chemical feed.

Kemira Water Solutions, Inc. was determined to be a single source product for the Town in 2020.

When the purchase order was issued for FY25, the Resolution only had \$114,527 of awarded funding remaining. This change will fully fund the balance of the purchase order through the remainder of the FY.

FUNDING/FISCAL IMPACT

The purchase order will be funded by an operating account assigned to the Water Resource Division.

TOWN ATTORNEY REVIEW

This format has been utilized by the Town in previous recommendations and was approved by the Town Attorney.

STRATEGIC PLAN

Strategic Priorities:

Safe and Resilient Community, Environmental Stewardship

Strategic Focus Areas:

Water Resources

FUNDING

Operating

RESOLUTION NO. 80-2025

A RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF PALM BEACH, PALM BEACH COUNTY, FLORIDA, APPROVING A CHANGE ORDER FOR FERRIC SULFATE SOLUTION TO KEMIRA WATER SOLUTIONS, INC. IN THE AMOUNT OF \$65,000 FOR A TOTAL AWARDED PURCHASE ORDER IN THE AMOUNT OF \$179,527.72

NOW, THEREFORE BE IT RESOLVED BY THE TOWN COUNCIL of the Town of Palm Beach, Palm Beach County, Florida, as follows:

Section 1: The Town Council of the Town of Palm Beach hereby approves Resolution No. 080-2025, approving a change order for Ferric Sulfate Solution to Kemira Water Solutions, Inc. in the amount of \$65,000 for a total awarded purchase order in the amount of \$179,527.72.

Section 2: The Town Manager is authorized to approve the change order.

PASSED AND ADOPTED in a regular, adjourned session of the Town Council of the Town of Palm Beach assembled on July 8, 2025.

Danielle H. Moore, Mayor

Bobbie Lindsay, Town Council President

Lewis S.W. Crampton, Council President
Pro Tem

Julie Araskog, Town Council Member

ATTEST:

Edward A. Cooney, Town Council Member

Kelly Churney, CMC, Town Clerk

Bridget Moran, Town Council Member

TOWN OF PALM BEACH

Information for Town Council Meeting on: July 8, 2025

To: Town Council

Via: Robert Miracle, CPA
Kirk W. Blouin, Town Manager

From: Dean Mealy, II NIGP-CPP, CPPO, Town Procurement and Contract Manager

Re: A Resolution of the Town Council of the Town Of Palm Beach, Palm Beach County, Florida, approving change orders in the amount of \$79,900 to Earth Balance Corporation for additional work at Phipps Ocean Park of invasive plant removal and approving a new award authority of the purchase order in the amount of \$189,350
81-2025

Date: 7/2/2025

STAFF RECOMMENDATION

Staff recommends the Town Council approve Resolution No. 081-2025, approving change orders in the amount of \$79,900 to Earth Balance Corporation for additional work at Phipps Ocean Park of invasive plant removal and approving a new award authority of the purchase order in the amount of \$189,350.

SUMMARY EXPLANATION/BACKGROUND

The Town Council originally approved Resolution No. 018-2023 for invasive plant removal at Phipps Ocean Park in May 2023 for the amount of \$109,450. Additional work was required to support the invasive plant removal at the park. The requested change orders support all issued purchase orders for work authorizations to Earth Balance Corporation.

Earth Balance Corporation has done an excellent job in addressing the scope of work.

FISCAL IMPACT

This project will be paid for by operating funds.

ATTORNEY REVIEW

This format has been used on previous awards and has been approved by the Town Attorney.

STRATEGIC PLAN

Strategic Priorities:

Community Culture and Character, Environmental Stewardship

Strategic Focus Areas:

Community Preservation

Quality of Life

Management of Environmental Threats

FUNDING

Operating

RESOLUTION NO. 81-2025

A RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF PALM BEACH, PALM BEACH COUNTY, FLORIDA, APPROVING CHANGE ORDERS IN THE AMOUNT OF \$79,900 TO EARTH BALANCE CORPORATION FOR ADDITIONAL WORK AT PHIPPS OCEAN PARK OF INVASIVE PLANT REMOVAL AND APPROVING A NEW AWARD AUTHORITY OF THE PURCHASE ORDER IN THE AMOUNT OF \$189,350

Section 1: The Town Council of the Town of Palm Beach hereby approves Resolution No. 081-2025, approving a change orders in the amount of \$79,900 to Earth Balance Corporation for additional work at Phipps Ocean Park of invasive plant removal and approving a new award authority of the purchase order in the amount of \$189,350.

Section 2: The Town Manager is hereby authorized to execute the Change Orders on behalf of the Town of Palm Beach for these improvements.

PASSED AND ADOPTED in a regular, adjourned session of the Town Council of the Town of Palm Beach assembled on July 8, 2025.

NOW, THEREFORE BE IT RESOLVED BY THE TOWN COUNCIL of the Town of Palm Beach, Palm Beach County, Florida, as follows:

Danielle H. Moore, Mayor

Bobbie Lindsay, Town Council President

Lewis S.W. Crampton, Council President
Pro Tem

Julie Araskog, Town Council Member

ATTEST:

Edward A. Cooney, Town Council Member

Kelly Churney, CMC, Town Clerk

Bridget Moran, Town Council Member

TOWN OF PALM BEACH

Information for Town Council Meeting on: July 8, 2025

To: Town Council

Via: Kirk W. Blouin, Town Manager

From: Patricia Strayer, P.E., Town Engineer

Re: Town-wide Undergrounding Project - Review of Project and Dashboard,
Summary of Project Status

Date: 6/18/2025

GENERAL INFORMATION

I. COMMUNICATIONS:

A. Community Meetings:

None to Report

B. Significant Residential Communications:

None to report

II. PROGRESS SUMMARY:

Overall, Town-wide progress, all phases are either complete or in progress/funded for construction. In Phase 3 south pole removal is complete with the exception of a few rear yard poles. In Phase 4 south the switching order issues continue to be a challenge, and FPL continues working to resolve the issues. There is remaining manhole work that will take four (4) to six (6) weeks to complete before all conversions can be completed. FPL has committed to multiple crews for pole removal in Phase 4 and 5 South to make up for loss time due to the manhole work delays. Phase 5 south is waiting for more of the load to be transferred from the overhead system to the underground system in Phase 4 south so the existing feeder line in Phase 5 south can be de-energized. Poles have been removed in Phase 5 north. In Phase 6 north, the entire phase has been converted to the underground power system. The Town is waiting on Comcast to complete their work and then poles can be removed. In Phase 6 south the last of the feeder was pulled and switching orders from FPL are being requested. Phase 7 north continues to progress. Connections continue in the switch cabinets and miscellaneous equipment. Phase 7 south is moving along very well with the conduit installation. Phase 8 construction has begun.

A. Construction Progress:

Phase 1 North Construction:

From the Inlet south to Onondaga Avenue

- Completed

Phase 1 South Construction:

From southern Town limits north to Sloan's Curve.

- Completed

Phase 2 North Construction:

From Esplanade Way to Ocean Terrance.

- Completed

Phase 2 South Construction:

From Sloan's Curve to the intersection of South Ocean Boulevard and South County Road.

- Completed

Phase 3 North Construction:

From Osceola Way to the north-side of La Puerta Way.

- Completed

Phase 3 South Construction:

From South Ocean Boulevard and South County Road to the alleyway south of Worth Avenue.

- Completed

Phase 4 North Construction:

From the south-side of La Puerta Way to the north-side of List Road.

- Completed

Phase 4 South Construction:

From Peruvian Avenue to Royal Palm Way.

- Construction is 85% complete.
- Switching is focused on manhole work and 85% conversions are complete.
- ATT and Comcast are complete.

Phase 5 North Construction:

From Country Club Road to Southland Road.

- Completed

Phase 5 South Construction:

From South Lake Drive/Hibiscus Avenue and Peruvian Avenue/Royal Palm Way, properties between the intracoastal waterway and the Atlantic Ocean and from Royal Palm Way to Seaspray Avenue.

- Construction phase is complete.
- Pole removal is being scheduled to begin as soon as manhole work for FPL is completed in Phase 4 South.

Phase 6 North Construction:

From Chateaux Drive and Kawama Lane to the south-side of Plantation Road.

- Construction phase is complete.
- Poles should be removed summer of 2025

Phase 6 South Construction:

Seaspray Avenue to the south of Royal Poinciana Way.

- Construction is 68% complete.
- Poles should come down in 2026.

Phase 7 North Construction:

Palm Beach Country Club north to the south side of List Road.

- Construction is 64% completed.
- Targeting pole removal by March 2026. This depends on FPL, ATT, and Comcast completing switching and conversions.

Phase 7 South Construction:

Atlantic Avenue north to Via Los Incas and Sanford Avenue

- Construction is 13% completed.

Phase 8 Construction:

Royal Poinciana Way north to Everglade Avenue

- Construction is ongoing.

III. FINANCIAL SUMMARY:**A. FEMA Grant Update:**

Fema has been granted the request for an extension of the completion deadline.

B. Project Budget Summary:

There are no significant changes since the last report. Updates include processing of vendor pay applications for design and work performed in active phases.

cc. Bob Miracle, Deputy Town Manager
Kevin Schanen, Kimley-Horn & Associates

STRATEGIC PLAN

Strategic Priorities:

Safe and Resilient Community, Community Culture and Character

Strategic Focus Areas:

Emergency Management

Quality of Life

FUNDING

Capital

Underground Utility Project Budget
Project Financial Summary
May 31, 2025

Expenditures	Original OPC	Dec 2019 OPC	Budget	Actual	% Expended
Phase 1	\$ 12,620,000	\$ 12,910,000	\$ 12,773,514	\$ 12,718,730	99.6%
Phase 2	\$ 9,170,000	\$ 13,470,000	\$ 13,669,545	\$ 13,639,472	99.8%
Phase 3	\$ 10,910,000	\$ 15,400,000	\$ 18,447,002	\$ 15,570,521	84.4%
Phase 4	\$ 10,370,000	\$ 15,220,000	\$ 19,081,845	\$ 18,394,623	96.4%
Phase 5 (Includes \$8.5 Million FEMA Grant Offset)	\$ 14,090,000	\$ 11,694,645	\$ 18,517,330	\$ 15,565,361	84.1%
Phase 6	\$ 16,820,000	\$ 20,800,000	\$ 19,966,261	\$ 13,834,985	69.3%
Phase 7	\$ 11,730,000	\$ 15,910,000	\$ 24,777,484	\$ 12,880,688	52.0%
Phase 8	\$ 12,300,000	\$ 14,500,000	\$ 18,178,073	\$ 1,715,089	9.4%
Total Project Costs To Date	\$ 98,010,000	\$ 119,904,645	\$ 145,411,053	\$ 104,319,468	71.7%
Other Costs Associated Directly with the Project (Page 8)	\$ 570,000	\$ 2,987,964	\$ 2,987,964	\$ 2,847,451	95.3%
Grand Total of Costs Related to Project	\$ 98,580,000	\$ 122,892,609	\$ 148,399,017	\$ 107,166,919	72.2%
Debt Service and Related Debt Issuance Costs (Page 8)			\$ 21,947,999	\$ 21,947,709	100.0%
Total Other Costs Outside Underground Budget (Page 8)			\$ 690,317	\$ 1,686,453	244.3%
Grand Total of All Costs Related to the Project	\$ 98,580,000	\$ 122,892,609	\$ 149,089,334	\$ 130,801,081	87.7%

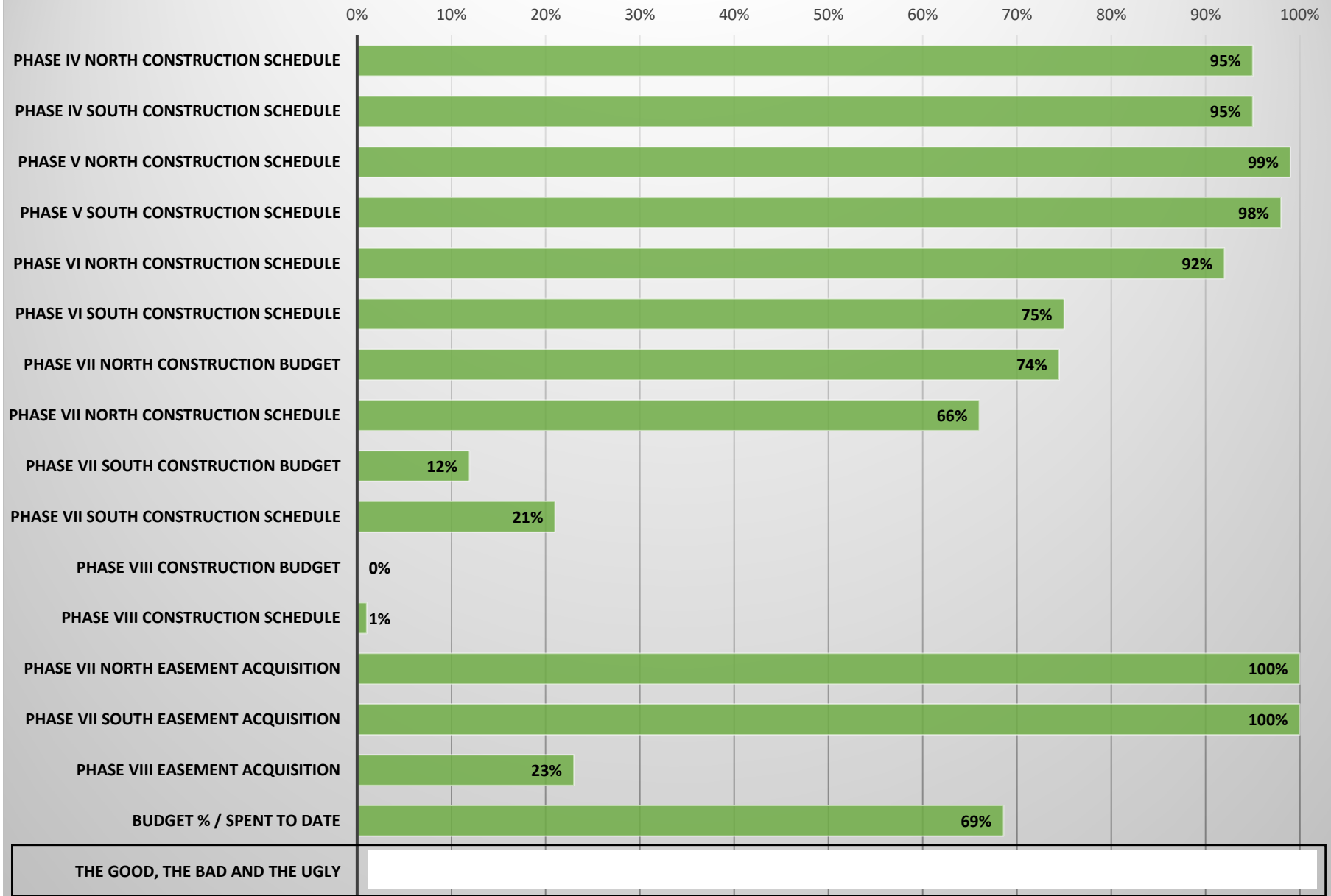
Total Project Budget - Opinion of cost for construction	\$ 122,892,609
% Budgeted/Encumbered To Date Project Costs	120.76%
% Spent to Date - Project Costs	87.20%

Project Revenues Received

Revenues	Budget	Actual	% of Budget
Revenues			
Prepaid Assessments	\$ 18,329,914	\$ 18,329,914	0.0%
Assessment Revenue	\$ 25,280,000	\$ 32,994,240	130.5%
Commercial Paper	\$ -	\$ -	0.0%
Town Owned Property Prepaid Assessments	\$ 2,797,291	\$ 2,797,291	100.0%
Interest	\$ 1,667,009	\$ 6,577,939	394.6%
GO Bond Proceeds 2018	\$ 60,500,000	\$ 60,499,897	100.0%
GO Bond Proceeds 2021	\$ 9,198,896	\$ 9,198,896	100.0%
1 Cent Sales Tax (CIP Pay go)	\$ 5,000,000	\$ 4,500,000	90.0%
FPL	\$ 450,246	\$ 450,246	100.0%
FEMA Grant	\$ 8,500,000	\$ 3,919,184	46.1%
Other			
Kevin McGann - CO #9	\$ -	\$ 34,900	0.0%
Donations - Civic Association	\$ 49,250	\$ 49,250	100.0%
Transfer from (307) Fund CIP	\$ 760,200	\$ 760,200	100.0%
Transfer from (401) Fund Marina	\$ 5,200,000	\$ 15,300,000	294.2%
Transfer from (001) General Fund - PM Salary	\$ 942,116	\$ 1,209,157	128.3%
Total Project Revenues	\$ 138,674,922	\$ 156,621,115	112.9%

Town of Palm Beach - Underground Utility Project Dashboard - May 2025

Status Legend
 Green - On Task
 Yellow - Caution
 Red - Not on Task
 Complete - Not Shown



TOWN OF PALM BEACH

Information for Town Council Meeting on: July 8, 2025

To: Town Council

Via: Kirk W. Blouin, Town Manager

From: H. Paul Brazil, P.E., Director of Public Works

Re: Mid-Town Beach Renourishment Project Status
TIME CERTAIN: 11:00 AM

Date: 7/1/2025

STAFF RECOMMENDATION

Town staff recommends accepting the implementation guidance addressing the use of temporary construction easements as described in the Water Resources Development Act (WRDA) of 2024 from the Assistant Secretary of the Army for Civil Works.

GENERAL INFORMATION

The Mid-Town Beach Renourishment project became a federally authorized and funded project in 2019. The Town executed the project cooperation agreement at this time and the first beach renourishment project constructed under this agreement was in 2020. At that time, the United States Army Corps of Engineers (USACE) accepted a combination of perpetual easements and temporary easements. Town staff were able to secure perpetual easements that included language for public use from thirty (30) property owners. The remaining properties, approximately twenty-three (23), had temporary easements that had been utilized for the previous Town project which had not expired. USACE accepted these temporary easements when the Town certified that the lands were available for the project construction. The following is a financial summary of that project.

2020 Federal Mid-Town Project Area:

Casa Bendita to Banyan Rd (R-89 to R-102)

Construction Cost Estimate: \$25,700,000

- Federal Cost-Share (46.2%): \$11,900,000
- Non-Federal Cost-Share (53.8%): \$13,800,000
 - State Share (47.9%): \$6,600,000
 - Town Share (52.1%): \$7,200,000

Since the construction of the 2020 Mid-Town project, the USACE has completed an audit of all land requirements nationwide for beach renourishment projects. The conclusion of this audit was that the federal projects within Florida were not providing the required land rights in easements for the projects to be implemented. All local sponsors were notified that future project implementation would be required to provide easements that are perpetual and include public use. Town staff worked with USACE to revise the northern limits of the project and therefore, the Town only has six (6) property owners who have not executed the required easements for the long-term implementation of the federally authorized project. If the Town is successful in getting all necessary easements, the project will move forward. Assuming the recovery project is constructed in January 2026, the next regularly scheduled Federal Mid-Town Beach Renourishment project would occur in 2032 or 2034.

Future Federal Project with Reach 5 Extension: Seminole Ave to Southern Blvd (R-92 to R-106+500)

Construction Cost Estimate: \$28,000,000

- Federal Cost-Share (50.3%): \$14,100,000
- Non-Federal Cost-Share (49.7%): \$13,900,000
 - State Share (47.9%): \$6,700,000
 - Town Share (52.1%): \$7,200,000

If these easements are not executed prior to the next regularly scheduled Federal Mid-Town Beach Renourishment project, USACE will not construct the project. Historically, the Town constructed a Mid-Town project without Federal funds. If easements cannot be secured, the Town could return to implementing the non-federal project. The limits would extend from Clarke Beach to Banyan Road.

**Town Sponsored Mid-Town Project Alternative:
Clarke Beach to Banyan Rd (R-95+350 to R-102)**

Construction Cost Estimate: \$15,400,000

- Federal Cost-Share (0%): \$0
- Non-Federal Cost-Share (100%): \$15,400,000
 - State Share (47.9%): \$7,400,000
 - Town Share (52.1%): \$8,000,000

A significant benefit of the Mid-Town project being authorized as a Federal project is that if the project is damaged by a hurricane, the recovery project is fully funded by USACE. The Federal Storm Recovery Project is scheduled to be constructed in January 2026.

**Federal Storm Recovery Project Area (FCCE):
Seminole Ave to Banyan Rd (R-92 to R-102)**
Construction Cost Estimate: \$22,000,000

- Federal Cost-Share (100%): \$22,000,000
- Non-Federal Cost-Share (0%):\$0
 - State Share (47.9%): \$0
 - Town Share (52.1%): \$0

Subsequent to USACE informing all local sponsors in Florida about the easement requirements, staff of the sponsors, the local government elected officials, and federal elected officials have worked to get relief from these easements' constraints. As a result, language was included in WRDA 2024 that directed the USACE for the next two (2) years to allow acceptance of the same easements as the previously executed project. The Town has been waiting for guidance from the Assistant Secretary of the Army for Civil Works, which gives direction to the Jacksonville District on how to proceed. Staff received this guidance on June 30, 2025. The guidance, which is attached, allows the one-time use of temporary easements similar to what was accepted in 2020 but that the USACE will require the local sponsor to pay for the sand placement within the areas of the temporary easements and the adjacent beach waterward of the erosion control line. **The Town's cost is estimated to be \$2,994,600.**

FUNDING/FISCAL IMPACT

Funding for the 2026 FCCE project would be \$2,994,600.

cc: Jason Debrincat, P.E., Assistant Director of Public Works
Patricia Strayer, P.E., Town Engineer
Sara Gutekunst, Coastal Coordinator
Joanne O'Connor, Town Attorney, Jones Foster
James M. Crowley, Esq., Gunster

STRATEGIC PLAN

Strategic Priorities:
Safe and Resilient Community, Environmental Stewardship

Strategic Focus Areas:
Emergency Management
Community Preservation

Management of Environmental Threats

FUNDING
Capital



DEPARTMENT OF THE ARMY
OFFICE OF THE ASSISTANT SECRETARY
CIVIL WORKS
108 ARMY PENTAGON
WASHINGTON DC 20310-0108

SACW

30 June 2025

MEMORANDUM FOR COMMANDING GENERAL, U.S. ARMY CORPS OF
ENGINEERS

SUBJECT: Execution of Section 1145(d) of the Water Resources Development Act of 2024 for Palm Beach County, Florida – Mid Town

1. References:

- a. Section 1145(d) of the Water Resources Development Act of 2024, Public Law 118-272 (33 U.S.C. 598c).
- b. Section 103(d) of the Water Resources Development Act of 1986, Public Law 99-662, as amended (33 U.S.C. 2213(d)).
- c. An Act to amend the act entitled "An Act authorizing Federal participation in the cost of protecting the shores of publicly owned property" approved August 13, 1946" (Public Law 79-727), Public Law 84-826 (33 U.S.C. 426e).
- d. Section 5 of the Flood Control Act of 1941, as amended (33 U.S.C. 701n) (commonly referred to as "Public Law 84-99").
- e. Real Estate Handbook, Engineer Regulation (ER) 405-1-12.
- f. Federal Participation in Shore Protection, ER 1165-2-130.
- g. Real Estate Policy Guidance Letter No. 35, Approved List of Standard Estates (2023).

2. Recent storms have degraded hurricane and storm damage risk reduction projects in Florida, and there is an immediate need to address vulnerabilities to coastal storms that may put people and critical infrastructure at risk.

3. Section 1145(d)(1) of the Water Resources Development Act (WRDA) of 2024, enacted on January 4, 2025, authorizes the Secretary of the Army, "[d]uring the 2-year period beginning on the date of enactment . . . [to] carry out each covered project in a manner consistent with the previously completed initial construction and periodic nourishments of the project." Section 1145(d)(1) of WRDA 2024 also provides that, in carrying out this provision, the Secretary does not have "to comply with the memorandum of the Corps of Engineers entitled 'Standard Estates –

SACW

SUBJECT: Execution of Section 1145(d) of the Water Resources Development Act of 2024 for Palm Beach County, Florida – Mid Town

Perpetual Beach Nourishment and Perpetual Restrictive Dune Easement' and dated August 4, 1995." This includes repair and restoration work of the covered projects under section 5(a) of the Flood Control Act of 1941, as amended (reference 1.d.).

4. Section 1145(d)(2) of WRDA 2024 defines the term "covered project" as an authorized project for hurricane and storm damage reduction in specified locations. Section 1145(d)(2)(Q) of WRDA 2024 identifies "Palm Beach County, Florida – Mid Town" as a covered project.

5. I directed the U.S. Army Corps of Engineers (Corps) to document the real estate interests that the Corps previously used to complete initial construction and periodic nourishments of the Mid Town project. The documentation the Corps provided is attached to this memorandum.

6. I hereby direct the Corps to carry out beach nourishment for the Mid Town project in accordance with Section 1145(d), subject to the availability of funds and consistent with the real estate interests used previously and cost sharing under Section 103(d).

a. Real Estate Interests. Each parcel included in the project area must have one of the real estate instruments identified in the attachment that, at minimum, allows the Corps access to the property to perform project work (including, but not limited to, a perpetual storm damage reduction easement, sovereign submerged lands authorization, beach storm damage reduction easement, perpetual construction easement, perpetual material stockpiling and grading easement, perpetual public access and construction easement, or non-standard temporary easement). In no event should a federal employee or contractor enter private property to carry out these projects without a real estate instrument allowing access.

b. Cost Share Requirements. In accordance with Section 103(d)(2)(B), the Town of Palm Beach shall pay all project costs assigned to benefits to privately owned shores (where use of such shores is limited to private interests) or to prevention of losses of private lands. This means that the Town of Palm Beach must pay 100 percent of the costs for sand placement landward of the erosion control line where the land is privately owned and there is no real estate interest allowing public use and access. Additionally, the Town of Palm Beach must pay 100 percent of the costs for sand placement seaward of the erosion control line, even though on public lands, if this placement is benefitting private landward beach. The cost share will be allocated on a parcel-by-parcel basis.

6. The requirement in Section 1145(d) to "carry out each . . . project" within the two-year period means the Corps must award the contract(s) to perform a periodic nourishment of the Mid Town project by January 4, 2027. All activities carried out under Section 1145(d) are contingent upon the receipt of appropriations.

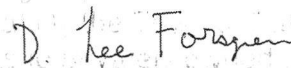
SACW

SUBJECT: Execution of Section 1145(d) of the Water Resources Development Act of 2024 for Palm Beach County, Florida – Mid Town

7. Prior to initiating construction, the Corps must inform the non-Federal sponsor, in writing, that Section 1145(d) of WRDA 2024, by its terms, will expire on January 4, 2027, and that any subsequent construction activities will require compliance with applicable policy and law, including the appropriate real estate interest with public use and access in accordance with Section 103(d).

8. An agreement is required before conducting any work under this authority. Such agreement shall acknowledge specifically that (1) the Town of Palm Beach is responsible for the costs assigned to benefits to privately owned shores or to prevention of losses of private lands in accordance with Section 103(d) and paragraph 5.b. above; (2) the Section 1145(d) authority terminates on January 4, 2027; (3) unless the appropriate real estate interest is acquired in accordance with Section 103(d) and current policy guaranteeing a public beach, public access, public use, and access for any work necessary and incident to the construction, periodic nourishment, and operation, maintenance, repair, rehabilitation, and replacement, there shall be no additional Federal participation with respect to the project or any necessary nourishments, including but not limited to under the existing project authorization, any repair or rehabilitation under section 5 of the Act of August 18, 1941 (33 U.S.C. 701n), or any other Federal assistance to the project; and (4) the Town of Palm Beach will be responsible at full non-Federal expense for acquiring easements for periodic nourishment of the project, and such additional acquisitions are not creditable. The Office of the Army General Counsel will develop agreement language to implement Section 1145(d).

9. If there are any questions about the execution of this provision, your staff may contact Lauren Leuck, Assistant for Water Resources Legislation, at lauren.d.leuck.civ@army.mil.



Encl. Section 1145(d) authority, he months **D. LEE FORSGREN**

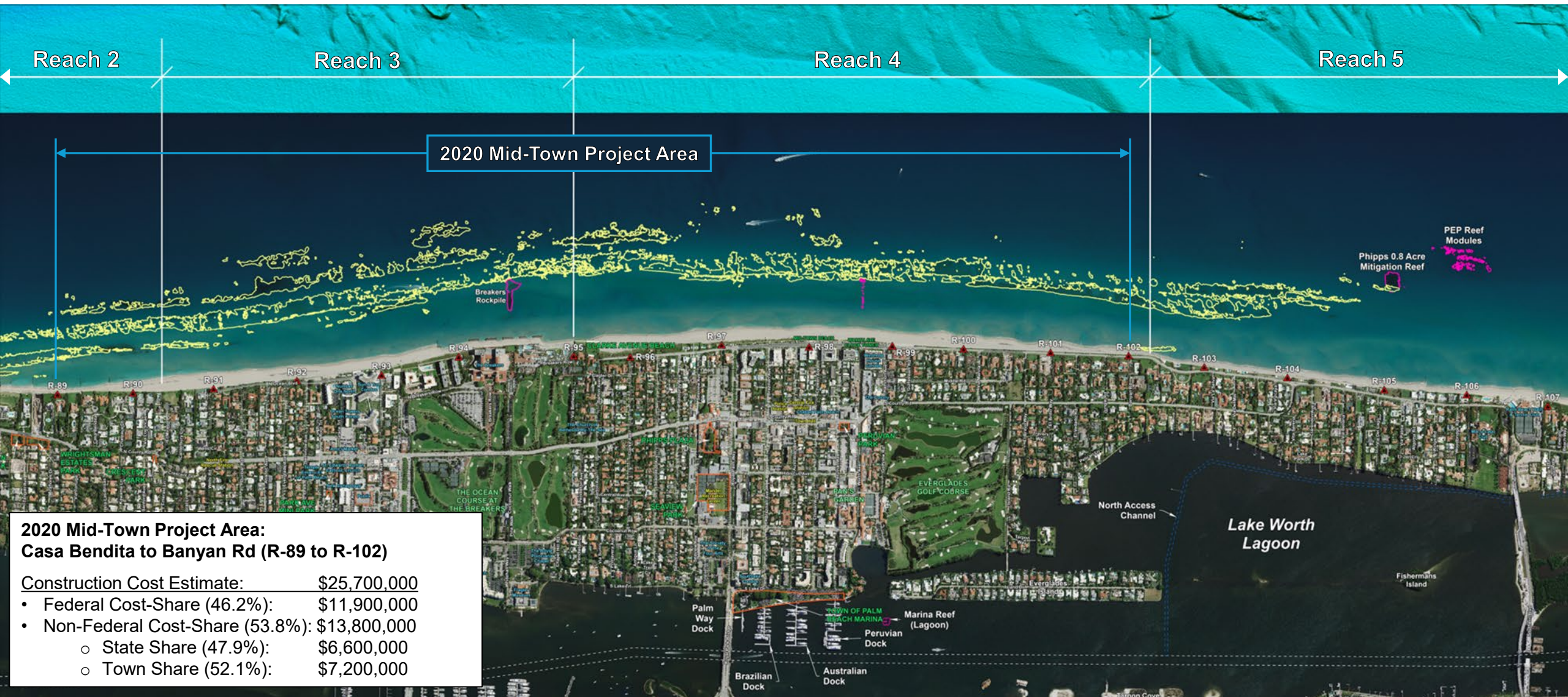
Acting

CF:

BG Daniel Hibner

COL Brandon Bowman





Notes: Cost estimates are approximated in present dollars for discussion purposes only and subject to ongoing project developments, funding appropriations, cost share approvals, and other industry factors. The federal cost share for the 2020 Mid-Town Project area includes non-federal additional work from Wells Rd to Casa Bendita; all other cost share percentages assumed constant for comparison purposes.



Notes: Cost estimates are approximated in present dollars for discussion purposes only and subject to ongoing project developments, funding appropriations, cost share approvals, and other industry factors. The federal cost share for the 2020 Mid-Town Project area includes non-federal additional work from Wells Rd to Casa Bendita; all other cost share percentages assumed constant for comparison purposes.



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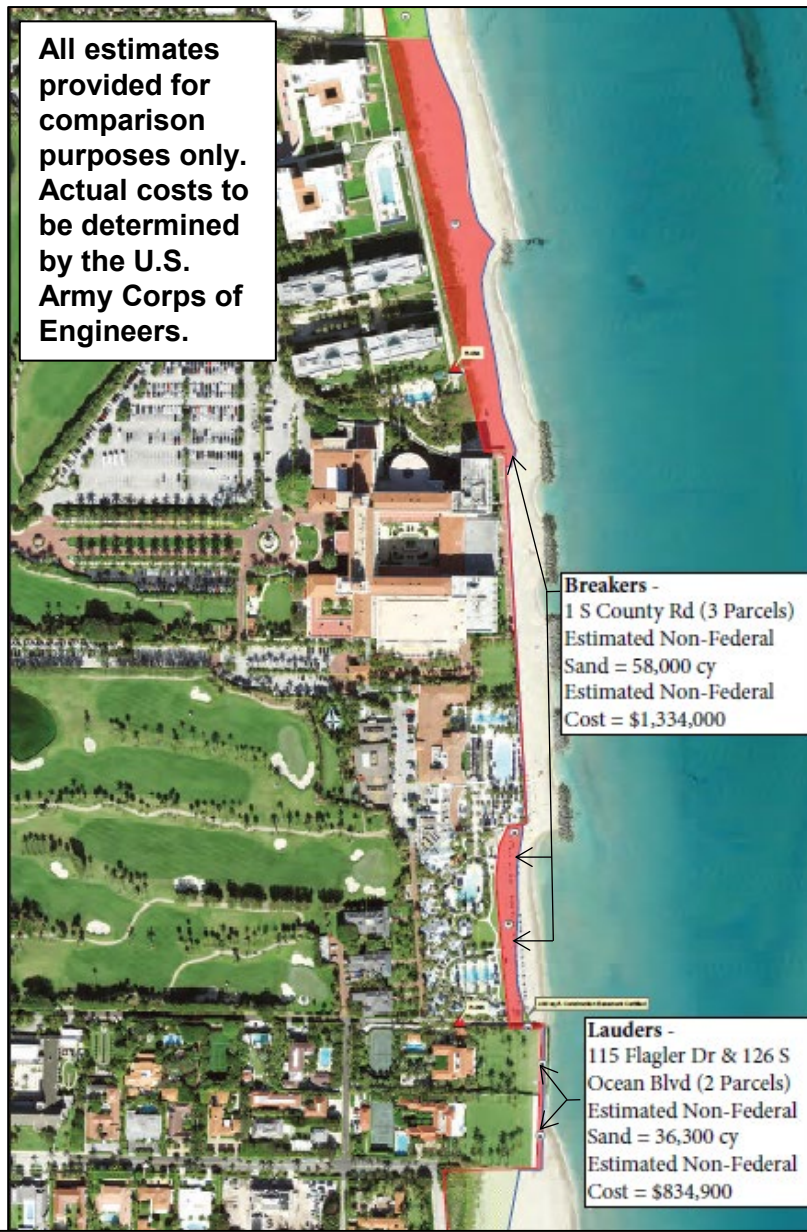


Notes: Cost estimates are approximated in present dollars for discussion purposes only and subject to ongoing project developments, funding appropriations, cost share approvals, and other industry factors. The federal cost share for the 2020 Mid-Town Project area includes non-federal additional work from Wells Rd to Casa Bendita; all other cost share percentages assumed constant for comparison purposes.



Non-federal cost estimated for outstanding properties landward of the ECL: \$229,540

All estimates provided for comparison purposes only. Actual costs to be determined by the U.S. Army Corps of Engineers.



Total non-federal cost estimated for sand placement landward and seaward of the ECL fronting the outstanding properties as required in new ASACW guidance: \$2,994,600

From: [Laura Anthony](#)
To: [Public Comment](#)
Subject: Paramount Restoration Project
Date: Tuesday, June 10, 2025 3:51:32 PM
Attachments: [image002.png](#)
[image004.png](#)
[Suport for Paramount 2025.pdf](#)

*******STOP:** This email was sent from a source external to the Town of Palm Beach. Links or attachments should not be accessed unless expected from a trusted source. Additionally, all requests for information or changes to Town records should be verified for authenticity.*****

Please see attached correspondence. Thank you!

From the Desk of
Laura Anthony, Esquire
Anthony, Linder & Cacomanolis, PLLC
1700 Palm Beach Lakes Blvd.
Suite 820
West Palm Beach, FL. 33401
Office: 561-514-0936 ext. 101
Cell: 561-512-8224
Fax: 561-514-0832
Lanthony@ALClaw.com
www.ALClaw.com
www.SecuritiesLawBlog.com



Follow me on LinkedIn & Facebook

BEWARE OF CYBER FRAUD – BEFORE WIRING ANY FUNDS, CALL THE INTENDED RECIPIENT AT A NUMBER YOU KNOW IS VALID TO CONFIRM THE INSTRUCTIONS – AND BE VERY WARY OF ANY REQUEST TO CHANGE WIRE INSTRUCTIONS YOU ALREADY RECEIVED

Information contained in this transmission is attorney privileged and confidential. It is intended for the use of the individual or entity names above. If the reader of this message is not the intended recipient, you are hereby notified that any dissemination, distribution or copy of this communication is strictly prohibited. If you have received this communication in error, please immediately notify us by telephone. Thank you.

LAURA ANTHONY
1495 VIA MANANA
PALM BEACH, FLORIDA 33480
561-512-8224

Dear Honorable Mayor and Members of the Town Council,

My name is Laura Anthony, and I live at 1495 Via Manana on the north end in the Town of Palm Beach. I am writing to express my support for the revised Paramount restoration project. Lester Woerner has clearly listened to the Town Council and the community. As a full-time resident of the north end, I am intimately familiar with the town's traffic issues and related growth concerns.

However, I feel that after multiple meetings, Mr. Woerner and his team have gone to great lengths to revise the proposal in a way that reflects the town's concerns and priorities. The updated plan is a thoughtful response that seeks to strike a balance: preserving what makes the Paramount special while addressing residents' and councilmembers' concerns.

Some of the key improvements in the revised proposal include:

- Reduced intensity compared to the current use of the Paramount building
- Lower traffic impact than what exists today
- Restoration and protection of an iconic historic structure
- Inclusion of small retail shops along Sunrise Avenue and North County Road
- Continued public access to the courtyard and the addition of a small café for community use

I believe this revised plan is respectful, balanced, and in the best interest of Palm Beach. I respectfully urge you to support the amended Paramount restoration proposal.

Thank you for your time and consideration.

Sincerely,

A handwritten signature in black ink that reads "Laura Anthony". The signature is written in a cursive, flowing style.

Laura Anthony

From: [Maribel Alvarez](#)
To: [Public Comment](#)
Cc: [Kelly Churney](#)
Subject: Paramount Restoration project letter of support re July 8th hearing
Date: Wednesday, June 11, 2025 8:20:59 AM

*******STOP:** This email was sent from a source external to the Town of Palm Beach. Links or attachments should not be accessed unless expected from a trusted source. Additionally, all requests for information or changes to Town records should be verified for authenticity.*****

Dear Kelly,

I hope this email finds you well. Please find below a letter of support regarding the Paramount restoration nproject scheduled to be heard July 8, from Dru Hamm, residing at 44 Cocoanut Row.

Kind regards, Maribel Alvarez

From: Dru Hamm <druham77@gmail.com>
Date: June 9, 2025 at 9:42:46 PM GMT+2
To: Lester Woerner <lester@classicturf.net>
Subject: i will not be on the island so here you go!

Dear town of Palm Beach,

how thrilled our community is to have the addition of a church, where many people's lives will be touched and changed forever through the love of Jesus, some wonderful new shops (women always love that!), who doesn't love a private club to congregate, and a private residence.

these are all serendipitous bonuses of why we all love living in Palm Beach!!!!

as we are all aware, Lester Woerner is a major benefactor to many wonderful causes on our island. he believes in the principle "we are blessed to be a blessing". therefore, we know his new project will do nothing but make our island even more special (if possible) and he will be giving back to the island.

thank you for your consideration of this new wonderful addition as there are many of us who will benefit greatly with

the new Paramount.

sincerely,

dru hammer

Maribel Alvarez

Cell: 561-317-1101

[Altima Caviar](#)

[Altima Palm Beach](#)

Click here to receive The [New Altima Scoop](#)

From: [Process Automation and Digital Services](#)
To: [Public Comment](#)
Subject: Public Comment - Town Council - Consideration of proposed settlement terms for the Paramount Theater redevelopment pursuant to Florida Statute Chapter 70.51 and associated Petition for Writ of Certiorari - July - Dru Hammer - For
Date: Wednesday, June 11, 2025 5:09:32 PM
Attachments: [Public Comment - Town Council - Consideration of proposed settlement terms for the Paramount Theater redevelopment pursuant to Florida Statute Chapter 70.51 and associated Petition for Writ of Certiorari - July - Dru Hammer - For.pdf](#)

*******STOP:** This email was sent from a source external to the Town of Palm Beach. Links or attachments should not be accessed unless expected from a trusted source. Additionally, all requests for information or changes to Town records should be verified for authenticity.*****

New Submission

Public Comment - Town Council

Submission Time: **06/11/2025 5:06 PM (EDT)**

Attachments included in this submission are linked below:

- [Dru Hammer.pdf](#)

BCC: Corresponding council, board, or commission members

Public Comment

Please note that all submissions of this form will become part of the official public record.

Comments must be submitted at least 24 hours prior to the start of the meeting. Any comments submitted after this time may not be processed until after the meeting has concluded.

Month of Meeting	July
Please select the agenda item you would like to comment on.	Consideration of proposed settlement terms for the Paramount Theater redevelopment pursuant to Florida Statute Chapter 70.51 and associated Petition for Writ of Certiorari
Comment	I am writing to express my support for the revised Paramount restoration project. Lester Woerner has clearly listened to the Town Council and the community. After multiple meetings, he and his team have gone to great lengths to revise the proposal in a way that reflects the town's concerns and priorities. The updated plan is a thoughtful response that seeks to strike a balance: preserving what makes the Paramount special while addressing residents' and councilmembers' concerns. Some of the key improvements in the revised proposal include: • Reduced intensity compared to the current use of the Paramount building • Lower traffic impact than what exists today • Restoration and protection of an iconic historic structure • Inclusion of small retail shops along Sunrise Avenue and North County Road • Continued public access to the courtyard and the addition of a small café for community use I believe this revised plan is respectful, balanced, and in the best interest of Palm Beach. I respectfully urge you to support the amended Paramount restoration proposal. Thank you for your time and consideration.
Your Position	For
First and Last Name	Dru Hammer
Address	30 Cocoanut Row
Image or File Upload (optional)	 Dru Hammer.pdf

From: [Process Automation and Digital Services](#)
To: [Public Comment](#)
Subject: Public Comment - Town Council - Consideration of proposed settlement terms for the Paramount Theater redevelopment pursuant to Florida Statute Chapter 70.51 and associated Petition for Writ of Certiorari - July - Gene Bernstein - Against
Date: Tuesday, June 17, 2025 12:59:13 PM
Attachments: [Public Comment - Town Council - Consideration of proposed settlement terms for the Paramount Theater redevelopment pursuant to Florida Statute Chapter 70.51 and associated Petition for Writ of Certiorari - July - Gene Bernstein - Against.pdf](#)

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New Submission

Public Comment - Town Council

Submission Time: **06/17/2025 12:55 PM (EDT)**

BCC: Corresponding council, board, or commission members

Public Comment

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Month of Meeting	July
Please select the agenda item you would like to comment on.	Consideration of proposed settlement terms for the Paramount Theater redevelopment pursuant to Florida Statute Chapter 70.51 and associated Petition for Writ of Certiorari
Comment	Woerner has pushed the envelope in every which way that can and will violate our town regulations and our neighborhood's way of life. His recent request for supporting letters regarding a confidential FLUEDRA hearing. Please postpone this hearing until the vast majority of local residents are able to express their concerns about a proposal that will surely go way beyond an upgrade to an existing complex that violates local codes. Thank you.
Your Position	Against
First and Last Name	Gene Bernstein
Address	100 Sunrise Avenue-#223

From: [Process Automation and Digital Services](#)
To: [Public Comment](#)
Subject: Public Comment - Town Council - Consideration of proposed settlement terms for the Paramount Theater redevelopment pursuant to Florida Statute Chapter 70.51 and associated Petition for Writ of Certiorari - July - Wilbur Ross - For
Date: Tuesday, June 17, 2025 12:05:22 PM
Attachments: [Public Comment - Town Council - Consideration of proposed settlement terms for the Paramount Theater redevelopment pursuant to Florida Statute Chapter 70.51 and associated Petition for Writ of Certiorari - July - Wilbur Ross - For.pdf](#)

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New Submission

Public Comment - Town Council

Submission Time: **06/17/2025 12:01 PM (EDT)**

Attachments included in this submission are linked below:

- [wilbur ross.pdf](#)

BCC: Corresponding council, board, or commission members

Public Comment

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Month of Meeting	July
Please select the agenda item you would like to comment on.	Consideration of proposed settlement terms for the Paramount Theater redevelopment pursuant to Florida Statute Chapter 70.51 and associated Petition for Writ of Certiorari
Comment	ATtached is letter of support
Your Position	For
First and Last Name	Wilbur Ross
Address	328 El Vedado, Palm Beach, FL33480
Image or File Upload (optional)	 wilbur ross.pdf

From: [Process Automation and Digital Services](#)
To: [Public Comment](#)
Subject: Public Comment - Town Council - Consideration of proposed settlement terms for the Paramount Theater redevelopment pursuant to Florida Statute Chapter 70.51 and associated Petition for Writ of Certiorari - July - Wilbur Ross - For
Date: Tuesday, June 17, 2025 11:58:23 AM
Attachments: [Public Comment - Town Council - Consideration of proposed settlement terms for the Paramount Theater redevelopment pursuant to Florida Statute Chapter 70.51 and associated Petition for Writ of Certiorari - July - Wilbur Ross - For.pdf](#)

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New Submission

Public Comment - Town Council

Submission Time: **06/17/2025 11:54 AM (EDT)**

Attachments included in this submission are linked below:

- [wilbur ross.pdf](#)

BCC: Corresponding council, board, or commission members

Public Comment

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Month of Meeting	July
Please select the agenda item you would like to comment on.	Consideration of proposed settlement terms for the Paramount Theater redevelopment pursuant to Florida Statute Chapter 70.51 and associated Petition for Writ of Certiorari
Comment	ATtached is letter of support
Your Position	For
First and Last Name	Wilbur Ross
Address	328 El Vedado, Palm Beach, FL33480
Image or File Upload (optional)	 wilbur ross.pdf

From: [Process Automation and Digital Services](#)
To: [Public Comment](#)
Subject: Public Comment - Town Council - Consideration of proposed settlement terms for the Paramount Theater redevelopment pursuant to Florida Statute Chapter 70.51 and associated Petition for Writ of Certiorari - July - Susan Winter - Against
Date: Tuesday, June 17, 2025 10:50:27 AM
Attachments: [Public Comment - Town Council - Consideration of proposed settlement terms for the Paramount Theater redevelopment pursuant to Florida Statute Chapter 70.51 and associated Petition for Writ of Certiorari - July - Susan Winter - Against.pdf](#)

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New Submission

Public Comment - Town Council

Submission Time: **06/17/2025 10:45 AM (EDT)**

BCC: Corresponding council, board, or commission members

Public Comment

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Month of Meeting	July
Please select the agenda item you would like to comment on.	Consideration of proposed settlement terms for the Paramount Theater redevelopment pursuant to Florida Statute Chapter 70.51 and associated Petition for Writ of Certiorari
Comment	My name is Susan Winter and I reside at 110 Sunset Avenue, apartment 3B. I continue to oppose Mr. Woerner's attempts to develop the Paramount Theater in a manner that will threaten the peace and safety of my neighborhood. I understand that he is currently soliciting neighborhood support and may be divulging details that were to have been private as per the FLEDRA confidentiality agreement. This is a further example of a man who is deceptive and untrustworthy. I am asking the Council to defer discussion and decisions in the matter until November when most residents will have returned to town. I understand that this accommodation has been made with regard to the Palm Beach Synagogue application. This is too serious and consequential a matter to be decided over the summer. Thank you for your consideration, Susan Winter
Your Position	Against
First and Last Name	Susan Winter
Address	110 Sunset Avenue, apartment 3B, Palm Beach, FL 33480

From: [Process Automation and Digital Services](#)
To: [Public Comment](#)
Subject: Public Comment - Town Council - Consideration of proposed settlement terms for the Paramount Theater redevelopment pursuant to Florida Statute Chapter 70.51 and associated Petition for Writ of Certiorari - July - Jeffrey Calenbergh - For
Date: Tuesday, June 17, 2025 7:44:34 AM
Attachments: [Public Comment - Town Council - Consideration of proposed settlement terms for the Paramount Theater redevelopment pursuant to Florida Statute Chapter 70.51 and associated Petition for Writ of Certiorari - July - Jeffrey Calenbergh - For.pdf](#)

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New Submission

Public Comment - Town Council

Submission Time: **06/17/2025 7:38 AM (EDT)**

Attachments included in this submission are linked below:

- [Jeff Calenberg.pdf](#)

BCC: Corresponding council, board, or commission members

Public Comment

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Month of Meeting	July
Please select the agenda item you would like to comment on.	Consideration of proposed settlement terms for the Paramount Theater redevelopment pursuant to Florida Statute Chapter 70.51 and associated Petition for Writ of Certiorari
Comment	Letter of support attached
Your Position	For
First and Last Name	Jeffrey Calenbergh
Address	1177 N. Lake Way, Palm Beach 33480
Image or File Upload (optional)	 Jeff Calenberg.pdf

From: [Process Automation and Digital Services](#)
To: [Public Comment](#)
Subject: Public Comment - Town Council - Consideration of proposed settlement terms for the Paramount Theater redevelopment pursuant to Florida Statute Chapter 70.51 and associated Petition for Writ of Certiorari - July - Mindy Wexler - Against
Date: Monday, June 16, 2025 3:08:29 PM
Attachments: [Public Comment - Town Council - Consideration of proposed settlement terms for the Paramount Theater redevelopment pursuant to Florida Statute Chapter 70.51 and associated Petition for Writ of Certiorari - July - Mindy Wexler - Against.pdf](#)

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New Submission

Public Comment - Town Council

Submission Time: **06/16/2025 3:04 PM (EDT)**

BCC: Corresponding council, board, or commission members

Public Comment

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Month of Meeting	July
Please select the agenda item you would like to comment on.	Consideration of proposed settlement terms for the Paramount Theater redevelopment pursuant to Florida Statute Chapter 70.51 and associated Petition for Writ of Certiorari
Comment	Town Council , I believe the Town Council should postpone the hearing on the Paramount Theater until November when Palm Beach residents can attend the meeting and hear updated information.
Your Position	Against
First and Last Name	Mindy Wexler
Address	100 Sunrise Ave Apt 415 Palm Beach 33480

From: [Process Automation and Digital Services](#)
To: [Public Comment](#)
Subject: Public Comment - Town Council - Consideration of proposed settlement terms for the Paramount Theater redevelopment pursuant to Florida Statute Chapter 70.51 and associated Petition for Writ of Certiorari - July - Joshua Saslove - Against
Date: Monday, June 16, 2025 2:55:36 PM
Attachments: [Public Comment - Town Council - Consideration of proposed settlement terms for the Paramount Theater redevelopment pursuant to Florida Statute Chapter 70.51 and associated Petition for Writ of Certiorari - July - Joshua Saslove - Against.pdf](#)

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New Submission

Public Comment - Town Council

Submission Time: **06/16/2025 2:51 PM (EDT)**

BCC: Corresponding council, board, or commission members

Public Comment - Town Council

06/16/2025 2:51 PM (EDT)

Public Comment

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Month of Meeting	July
Please select the agenda item you would like to comment on.	Consideration of proposed settlement terms for the Paramount Theater redevelopment pursuant to Florida Statute Chapter 70.51 and associated Petition for Writ of Certiorari
Comment	This application has been rejected for good reason. It is no secret and been supported by qualified professionals the increased traffic would be a disaster for the town. In addition, the number of private clubs only diminishes the public affordable commercial retail stores and restaurants. We continue to make our town of Palm Beach exclusive and expensive and unaffordable. When will it end? I strongly recommend we keep our neighborhood accessible, affordable, and welcoming. Thank you for considering my comments. Joshua Saslove
Your Position	Against
First and Last Name	Joshua Saslove
Address	100 Sunrise apt. 423 Palm Beach, Fl.

From: [Process Automation and Digital Services](#)
To: [Public Comment](#)
Subject: Public Comment - Town Council - Consideration of proposed settlement terms for the Paramount Theater redevelopment pursuant to Florida Statute Chapter 70.51 and associated Petition for Writ of Certiorari - July - Jerry Zaro - Against
Date: Monday, June 16, 2025 12:39:25 PM
Attachments: [Public Comment - Town Council - Consideration of proposed settlement terms for the Paramount Theater redevelopment pursuant to Florida Statute Chapter 70.51 and associated Petition for Writ of Certiorari - July - Jerry Zaro - Against.pdf](#)

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New Submission

Public Comment - Town Council

Submission Time: **06/16/2025 12:35 PM (EDT)**

Attachments included in this submission are linked below:

- [Lettter to Mayor and Council.pdf](#)

BCC: Corresponding council, board, or commission members

Public Comment - Town Council

06/16/2025 12:35 PM (EDT)

Public Comment

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Month of Meeting	July
Please select the agenda item you would like to comment on.	Consideration of proposed settlement terms for the Paramount Theater redevelopment pursuant to Florida Statute Chapter 70.51 and associated Petition for Writ of Certiorari
Comment	Please see attached Letter to Mayor and Council.
Your Position	Against
First and Last Name	Jerry Zaro
Address	100 Sunrise Ave, Apt 406
Image or File Upload (optional)	 Lettter to Mayor and Council.pdf

From: [Process Automation and Digital Services](#)
To: [Public Comment](#)
Subject: Public Comment - Town Council - Consideration of proposed settlement terms for the Paramount Theater redevelopment pursuant to Florida Statute Chapter 70.51 and associated Petition for Writ of Certiorari - July - Marilyn Krome - For
Date: Sunday, June 15, 2025 8:48:18 AM
Attachments: [Public Comment - Town Council - Consideration of proposed settlement terms for the Paramount Theater redevelopment pursuant to Florida Statute Chapter 70.51 and associated Petition for Writ of Certiorari - July - Marilyn Krome - For.pdf](#)

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New Submission

Public Comment - Town Council

Submission Time: **06/15/2025 8:45 AM (EDT)**

Attachments included in this submission are linked below:

- [Krone Paramount letter .pdf](#)

BCC: Corresponding council, board, or commission members

Public Comment

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Month of Meeting	July
Please select the agenda item you would like to comment on.	Consideration of proposed settlement terms for the Paramount Theater redevelopment pursuant to Florida Statute Chapter 70.51 and associated Petition for Writ of Certiorari
Comment	please see attached letter of support
Your Position	For
First and Last Name	Marilyn Krome
Address	235 Sunrise Avenue Suite 3018
Image or File Upload (optional)	 Krone Paramount letter .pdf

From: [Process Automation and Digital Services](#)
To: [Public Comment](#)
Subject: Public Comment - Town Council - Consideration of proposed settlement terms for the Paramount Theater redevelopment pursuant to Florida Statute Chapter 70.51 and associated Petition for Writ of Certiorari - July - Judith Wilson - For
Date: Friday, June 13, 2025 1:35:32 PM
Attachments: [Public Comment - Town Council - Consideration of proposed settlement terms for the Paramount Theater redevelopment pursuant to Florida Statute Chapter 70.51 and associated Petition for Writ of Certiorari - July - Judith Wilson - For.pdf](#)

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New Submission

Public Comment - Town Council

Submission Time: **06/13/2025 1:31 PM (EDT)**

Attachments included in this submission are linked below:

- [judith Wilson.pdf](#)

BCC: Corresponding council, board, or commission members

Public Comment

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Month of Meeting	July
Please select the agenda item you would like to comment on.	Consideration of proposed settlement terms for the Paramount Theater redevelopment pursuant to Florida Statute Chapter 70.51 and associated Petition for Writ of Certiorari
Comment	Letter of support attached.
Your Position	For
First and Last Name	Judith Wilson
Address	2760 S. Ocean Blvd #213
Image or File Upload (optional)	 judith Wilson.pdf

From: [Process Automation and Digital Services](#)
To: [Public Comment](#)
Subject: Public Comment - Town Council - Consideration of proposed settlement terms for the Paramount Theater redevelopment pursuant to Florida Statute Chapter 70.51 and associated Petition for Writ of Certiorari - July - John Scarpa - For
Date: Monday, June 23, 2025 3:04:15 PM
Attachments: [Public Comment - Town Council - Consideration of proposed settlement terms for the Paramount Theater redevelopment pursuant to Florida Statute Chapter 70.51 and associated Petition for Writ of Certiorari - July - John Scarpa - For.pdf](#)

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New Submission

Public Comment - Town Council

Submission Time: **06/23/2025 2:59 PM (EDT)**

Attachments included in this submission are linked below:

- [2025.06.23 Town of Palm Beach re Paramount.pdf](#)

BCC: Corresponding council, board, or commission members

Public Comment

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Month of Meeting	July
Please select the agenda item you would like to comment on.	Consideration of proposed settlement terms for the Paramount Theater redevelopment pursuant to Florida Statute Chapter 70.51 and associated Petition for Writ of Certiorari
Comment	See attached letter.
Your Position	For
First and Last Name	John Scarpa
Address	1676 S. Ocean Blvd., Palm Beach, FL 33480
Image or File Upload (optional)	 2025.06.23 Town of Palm Beach re Paramount.pdf

From: [Process Automation and Digital Services](#)
To: [Public Comment](#)
Subject: Public Comment - Town Council - Consideration of proposed settlement terms for the Paramount Theater redevelopment pursuant to Florida Statute Chapter 70.51 and associated Petition for Writ of Certiorari - July - Amy Phelan - For
Date: Friday, June 13, 2025 4:55:40 PM
Attachments: [Public Comment - Town Council - Consideration of proposed settlement terms for the Paramount Theater redevelopment pursuant to Florida Statute Chapter 70.51 and associated Petition for Writ of Certiorari - July - Amy Phelan - For.pdf](#)

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New Submission

Public Comment - Town Council

Submission Time: **06/13/2025 4:52 PM (EDT)**

Attachments included in this submission are linked below:

- [Amy Phelan.pdf](#)

BCC: Corresponding council, board, or commission members

Public Comment

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Month of Meeting	July
Please select the agenda item you would like to comment on.	Consideration of proposed settlement terms for the Paramount Theater redevelopment pursuant to Florida Statute Chapter 70.51 and associated Petition for Writ of Certiorari
Comment	Attaching letter of support
Your Position	For
First and Last Name	Amy Phelan
Address	1906 S. Ocean Blvd, PB
Image or File Upload (optional)	 Amy Phelan.pdf

From: [Process Automation and Digital Services](#)
To: [Public Comment](#)
Subject: Public Comment - Town Council - Consideration of proposed settlement terms for the Paramount Theater redevelopment pursuant to Florida Statute Chapter 70.51 and associated Petition for Writ of Certiorari - July - Molly Austin - For
Date: Wednesday, June 25, 2025 1:04:30 PM
Attachments: [Public Comment - Town Council - Consideration of proposed settlement terms for the Paramount Theater redevelopment pursuant to Florida Statute Chapter 70.51 and associated Petition for Writ of Certiorari - July - Molly Austin - For.pdf](#)

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New Submission

Public Comment - Town Council

Submission Time: **06/25/2025 1:00 PM (EDT)**

Attachments included in this submission are linked below:

- [Molly Austin.pdf](#)

BCC: Corresponding council, board, or commission members

Public Comment - Town Council

06/25/2025 1:00 PM (EDT)

Public Comment

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Month of Meeting	July
Please select the agenda item you would like to comment on.	Consideration of proposed settlement terms for the Paramount Theater redevelopment pursuant to Florida Statute Chapter 70.51 and associated Petition for Writ of Certiorari
Comment	letter of support attached
Your Position	For
First and Last Name	Molly Austin
Address	1300 North Ocean Blvd Palm Beach 33480
Image or File Upload (optional)	 Molly Austin.pdf

From: [Process Automation and Digital Services](#)
To: [Public Comment](#)
Subject: Public Comment - Town Council - Consideration of proposed settlement terms for the Paramount Theater redevelopment pursuant to Florida Statute Chapter 70.51 and associated Petition for Writ of Certiorari - July - Justin Daniels - For
Date: Wednesday, June 25, 2025 5:02:30 PM
Attachments: [Public Comment - Town Council - Consideration of proposed settlement terms for the Paramount Theater redevelopment pursuant to Florida Statute Chapter 70.51 and associated Petition for Writ of Certiorari - July - Justin Daniels - For.pdf](#)

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New Submission

Public Comment - Town Council

Submission Time: **06/25/2025 4:58 PM (EDT)**

Attachments included in this submission are linked below:

- [justin Daniels.pdf](#)

BCC: Corresponding council, board, or commission members

Public Comment

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Month of Meeting	July
Please select the agenda item you would like to comment on.	Consideration of proposed settlement terms for the Paramount Theater redevelopment pursuant to Florida Statute Chapter 70.51 and associated Petition for Writ of Certiorari
Comment	please find attached letter of support
Your Position	For
First and Last Name	Justin Daniels
Address	314 Chilean Avenue Palm Beach 33480
Image or File Upload (optional)	 justin Daniels.pdf

From: [Process Automation and Digital Services](#)
To: [Public Comment](#)
Subject: Public Comment - Town Council - Consideration of proposed settlement terms for the Paramount Theater redevelopment pursuant to Florida Statute Chapter 70.51 and associated Petition for Writ of Certiorari - - Suzanne Golden - Against
Date: Friday, June 20, 2025 5:03:32 PM
Attachments: [Public Comment - Town Council - Consideration of proposed settlement terms for the Paramount Theater redevelopment pursuant to Florida Statute Chapter 70.51 and associated Petition for Writ of Certiorari - - Suzanne Golden - Against.pdf](#)

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New Submission

Public Comment - Town Council

Submission Time: **06/20/2025 4:58 PM (EDT)**

BCC: Corresponding council, board, or commission members

Public Comment

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Please select the agenda item you would like to comment on.	Consideration of proposed settlement terms for the Paramount Theater redevelopment pursuant to Florida Statute Chapter 70.51 and associated Petition for Writ of Certiorari
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Comment	I adamantly object to the proposal to have a large, traffic intense social club at the Paramount site. The area is already terribly congested and nearly impossible to navigate a large part of the day. The noise is also a major problem. One night there was a party on the patio of the Paramount with very loud noise. Car parkers , valets is jumping out into the middle of the road, disrupting, traffic, flow, and causing near accidents. The music was so loud and the light so bright – – if this is any indication of what might happen with an even larger venue I fail to comprehend how the traffic and noise would be at all tolerable. The fact that a party was held on the plaza with this kind of disturbance and it wasn't even that large party is an indication of the inconsiderate attitude of the owner. He professes all kinds of limits, but in reality he can't be trusted.
---------	---

Your Position	Against
---------------	---------

First and Last Name	Suzanne Golden
---------------------	----------------

Address	150 North Ocean Boulevard Palm beach thank
---------	--

From: [Process Automation and Digital Services](#)
To: [Public Comment](#)
Subject: Public Comment - Town Council - Consideration of proposed settlement terms for the Paramount Theater redevelopment pursuant to Florida Statute Chapter 70.51 and associated Petition for Writ of Certiorari - July - Richard Kramer - Against
Date: Friday, June 20, 2025 3:20:13 PM
Attachments: [Public Comment - Town Council - Consideration of proposed settlement terms for the Paramount Theater redevelopment pursuant to Florida Statute Chapter 70.51 and associated Petition for Writ of Certiorari - July - Richard Kramer - Against.pdf](#)

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New Submission

Public Comment - Town Council

Submission Time: **06/20/2025 3:16 PM (EDT)**

BCC: Corresponding council, board, or commission members

Public Comment

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Month of Meeting	July
Please select the agenda item you would like to comment on.	Consideration of proposed settlement terms for the Paramount Theater redevelopment pursuant to Florida Statute Chapter 70.51 and associated Petition for Writ of Certiorari
Comment	Richard Kramer 100 Sunrise Avenue Palm Beach, FL 33480 June 17, 2025 Town of Palm Beach Mayor and Council Dear Mayor and Council, I am writing as a resident of the Sun and Surf Condominium regarding the ongoing FLUEDRA process between the Town of Palm Beach and Lester Woerner. It has come to my attention that Mr. Woerner has initiated a campaign requesting written letters of support and disclosing details of the proposed settlement - despite the FLUEDRA process being expressly intended to remain confidential. This outreach appears to be a clear breach of the confidentiality guidelines established for the process and undermines the integrity of the ongoing discussions. In the interest of ensuring full, fair, and equitable participation by all stakeholders, I respectfully urge the Town to defer any related decisions or discussions, which are currently scheduled for July 8th as listed in the Council Meeting Agenda, until November as many of the residents are in their summer locations. This extension, similar to what was permitted for the Synagogue application, would allow for broader resident engagement and help restore trust in what was intended to be a good-faith and impartial process. Thank you for your continued attention to this matter and service to our community.
Your Position	Against
First and Last Name	Richard Kramer
Address	100 Sunrise Avenue, Palm Beach, FL 33480

From: [Process Automation and Digital Services](#)
To: [Public Comment](#)
Subject: Public Comment - Town Council - Consideration of proposed settlement terms for the Paramount Theater redevelopment pursuant to Florida Statute Chapter 70.51 and associated Petition for Writ of Certiorari - July - Dudley and Peggy Richter - Against
Date: Thursday, June 19, 2025 6:20:37 PM
Attachments: [Public Comment - Town Council - Consideration of proposed settlement terms for the Paramount Theater redevelopment pursuant to Florida Statute Chapter 70.51 and associated Petition for Writ of Certiorari - July - Dudley and Peggy Richter - Against.pdf](#)

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New Submission

Public Comment - Town Council

Submission Time: **06/19/2025 6:17 PM (EDT)**

BCC: Corresponding council, board, or commission members

Public Comment

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Month of Meeting	July
Please select the agenda item you would like to comment on.	Consideration of proposed settlement terms for the Paramount Theater redevelopment pursuant to Florida Statute Chapter 70.51 and associated Petition for Writ of Certiorari
Comment	Dear Members, We currently own a unit at the Sun and Surf condominium. Additionally, we have owned and currently operate a business located on Worth Avenue for over fifty years. We will be directly impacted by your decision regarding the Paramount proposed settlement. As such, we urge you to postpone this settlement discussion and any decision until the November, 2025 meeting rather than discuss a proposed settlement when most residents are unavailable during the summer months. Postponing until November would certainly be a more transparent process allowing more residents to attend and participate in this most important meeting. A consequence of your final decision is increased traffic. Currently, the traffic in our neighborhood is nearly impossible to navigate during the season. Increasing density and granting a variance which would increase usage of the Paramount property will only exacerbate the existing traffic problem. We urge you to exercise restraint when making your final decision. Benefiting a developer at the expense of the quality of life for residents who have also made considerable investments in property adjacent to this project should be a primary consideration. The developer knowingly purchased this property understanding the existing usage. While we respect the need to maintain the historical integrity and condition of this property, a developer should not be rewarded at the expense of residents who have lived in the neighborhood for years or even decades. Thank you for your consideration. Respectfully, Peggy and Dudley Richter
Your Position	Against
First and Last Name	Dudley and Peggy Richter
Address	100 Sunrise Avenue #214, PB, FI 33480

From: [Process Automation and Digital Services](#)
To: [Public Comment](#)
Subject: Public Comment - Town Council - Consideration of proposed settlement terms for the Paramount Theater redevelopment pursuant to Florida Statute Chapter 70.51 and associated Petition for Writ of Certiorari - July - Ali Di Novo - For
Date: Thursday, June 19, 2025 1:52:31 PM
Attachments: [Public Comment - Town Council - Consideration of proposed settlement terms for the Paramount Theater redevelopment pursuant to Florida Statute Chapter 70.51 and associated Petition for Writ of Certiorari - July - Ali Di Novo - For.pdf](#)

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New Submission

Public Comment - Town Council

Submission Time: **06/19/2025 1:48 PM (EDT)**

Attachments included in this submission are linked below:

- [Ali di novo.pdf](#)

BCC: Corresponding council, board, or commission members

Public Comment

Please note that all submissions of this form will become part of the official public record.

Comments must be submitted at least 24 hours prior to the start of the meeting. Any comments submitted after this time may not be processed until after the meeting has concluded.

Month of Meeting	July
Please select the agenda item you would like to comment on.	Consideration of proposed settlement terms for the Paramount Theater redevelopment pursuant to Florida Statute Chapter 70.51 and associated Petition for Writ of Certiorari
Comment	Attached letter of support
Your Position	For
First and Last Name	Ali Di Novo
Address	225 Everglade Avenue, Villa 4 PB 33480
Image or File Upload (optional)	 Ali di novo.pdf

From: [Process Automation and Digital Services](#)
To: [Public Comment](#)
Subject: Public Comment - Town Council - Consideration of proposed settlement terms for the Paramount Theater redevelopment pursuant to Florida Statute Chapter 70.51 and associated Petition for Writ of Certiorari - July - Jim and Sara McCann - For
Date: Thursday, June 19, 2025 10:58:37 AM
Attachments: [Public Comment - Town Council - Consideration of proposed settlement terms for the Paramount Theater redevelopment pursuant to Florida Statute Chapter 70.51 and associated Petition for Writ of Certiorari - July - Jim and Sara McCann - For.pdf](#)

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New Submission

Public Comment - Town Council

Submission Time: **06/19/2025 10:54 AM (EDT)**

Attachments included in this submission are linked below:

- [Jim and Sara McCann.pdf](#)

BCC: Corresponding council, board, or commission members

Public Comment

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Month of Meeting	July
Please select the agenda item you would like to comment on.	Consideration of proposed settlement terms for the Paramount Theater redevelopment pursuant to Florida Statute Chapter 70.51 and associated Petition for Writ of Certiorari
Comment	Letter of support attached
Your Position	For
First and Last Name	Jim and Sara McCann
Address	217 Bahama Lane, PB 33480
Image or File Upload (optional)	 Jim and Sara McCann.pdf

From: [Process Automation and Digital Services](#)
To: [Public Comment](#)
Subject: Public Comment - Town Council - Consideration of proposed settlement terms for the Paramount Theater redevelopment pursuant to Florida Statute Chapter 70.51 and associated Petition for Writ of Certiorari - July - Rick Caplan - Against
Date: Wednesday, June 18, 2025 11:42:31 AM
Attachments: [Public Comment - Town Council - Consideration of proposed settlement terms for the Paramount Theater redevelopment pursuant to Florida Statute Chapter 70.51 and associated Petition for Writ of Certiorari - July - Rick Caplan - Against.pdf](#)

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New Submission

Public Comment - Town Council

Submission Time: **06/18/2025 11:38 AM (EDT)**

BCC: Corresponding council, board, or commission members

Public Comment

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Month of Meeting	July
Please select the agenda item you would like to comment on.	Consideration of proposed settlement terms for the Paramount Theater redevelopment pursuant to Florida Statute Chapter 70.51 and associated Petition for Writ of Certiorari
Comment	Dear members, I live in the 100 Sunrise building now for 10 years and have been part of the ongoing nightmare with the developers of this project. I have found it to be extremely offensive from the start to present. Our once calm and desirable island has become the pursuit of money hungry people with no regard to for residents who live there and I hope we are not too late in ceasing any further traffic and noise. This developer, as others, is solely motivated by profit over people with total disregard to our beautiful neighborhood. I believe Woerner lives in the south end of the island so he does not have to deal with waiting a half hour to travel from my building to Bradley Place at peak hour/season. And now he unscrupulously is waging a "secret" campaign to solicit support for another "stab at the pie" for his plans for ultimately more traffic and noise. I moved here 10 years ago and much has changed on the island and I believe we are at a tipping point to which there is no turning back Please keep this project as planning and zoning has it scheduled for(if thats the proper term) and do not let our Palm Beach Island go to unconcerned unscrupulous developers hungry for their millions. The Paramount is a slice of history for all and should be maintained as close as original. Thank you Rick Caplan
Your Position	Against
First and Last Name	Rick Caplan
Address	100 Sunrise ave

From: [Process Automation and Digital Services](#)
To: [Public Comment](#)
Subject: Public Comment - Town Council - Consideration of proposed settlement terms for the Paramount Theater redevelopment pursuant to Florida Statute Chapter 70.51 and associated Petition for Writ of Certiorari - July - Staci Barber - Against
Date: Tuesday, June 17, 2025 8:50:35 PM
Attachments: [Public Comment - Town Council - Consideration of proposed settlement terms for the Paramount Theater redevelopment pursuant to Florida Statute Chapter 70.51 and associated Petition for Writ of Certiorari - July - Staci Barber - Against.pdf](#)

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New Submission

Public Comment - Town Council

Submission Time: **06/17/2025 8:46 PM (EDT)**

BCC: Corresponding council, board, or commission members

Public Comment

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Month of Meeting	July
Please select the agenda item you would like to comment on.	Consideration of proposed settlement terms for the Paramount Theater redevelopment pursuant to Florida Statute Chapter 70.51 and associated Petition for Writ of Certiorari
Comment	I write to request adjournment of any consideration of the proposed settlement. The community has not been apprised of the terms of any settlement. We only learned of the fact that there may be a settlement in the Shiny Sheet, not what the terms are. Given the extensive and vehement community opposition to the applications made by Mr. Woerner previously, due to, among other reasons, the fact that they violated the Town's Comprehensive Plan and that Woerner did not meet the standards of substantial hardship to gain the variances, it is only fair the community be provided adequate time to review and comment on any such settlement BEFORE the Council is asked to approved it. In addition, it should be noted that the vast majority of residents from the consortium are not in Palm Beach for hurricane season. Thus, it would be just and proper to defer consideration of any settlement until after the conclusion of hurricane season. Thank you.
Your Position	Against
First and Last Name	Staci Barber
Address	100 Sunrise Avenue, Palm Beach 33480

From: [Process Automation and Digital Services](#)
To: [Public Comment](#)
Subject: Public Comment - Town Council - Consideration of proposed settlement terms for the Paramount Theater redevelopment pursuant to Florida Statute Chapter 70.51 and associated Petition for Writ of Certiorari - July - Laura Anthony - For
Date: Thursday, June 12, 2025 10:04:31 AM
Attachments: [Public Comment - Town Council - Consideration of proposed settlement terms for the Paramount Theater redevelopment pursuant to Florida Statute Chapter 70.51 and associated Petition for Writ of Certiorari - July - Laura Anthony - For.pdf](#)

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New Submission

Public Comment - Town Council

Submission Time: **06/12/2025 10:00 AM (EDT)**

Attachments included in this submission are linked below:

- [laura Anthony.pdf](#)

BCC: Corresponding council, board, or commission members

Public Comment

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Month of Meeting	July
Please select the agenda item you would like to comment on.	Consideration of proposed settlement terms for the Paramount Theater redevelopment pursuant to Florida Statute Chapter 70.51 and associated Petition for Writ of Certiorari
Comment	Attaching letter of support.
Your Position	For
First and Last Name	Laura Anthony
Address	1495 Via Manana
Image or File Upload (optional)	 laura Anthony.pdf

From: [Process Automation and Digital Services](#)
To: [Public Comment](#)
Subject: Public Comment - Town Council - Consideration of proposed settlement terms for the Paramount Theater redevelopment pursuant to Florida Statute Chapter 70.51 and associated Petition for Writ of Certiorari - July - John Calcagno - For
Date: Thursday, June 26, 2025 11:07:09 AM
Attachments: [Public Comment - Town Council - Consideration of proposed settlement terms for the Paramount Theater redevelopment pursuant to Florida Statute Chapter 70.51 and associated Petition for Writ of Certiorari - July - John Calcagno - For.pdf](#)

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New Submission

Public Comment - Town Council

Submission Time: **06/26/2025 11:02 AM (EDT)**

Attachments included in this submission are linked below:

- [JohnCalcagno.pdf](#)

BCC: Corresponding council, board, or commission members

Public Comment

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Month of Meeting	July
Please select the agenda item you would like to comment on.	Consideration of proposed settlement terms for the Paramount Theater redevelopment pursuant to Florida Statute Chapter 70.51 and associated Petition for Writ of Certiorari
Comment	Letter of support attached
Your Position	For
First and Last Name	John Calcagno
Address	170 North Ocean Drive apartment 611 (Ocean Towers) Palm Beach, FI 33480
Image or File Upload (optional)	 JohnCalcagno.pdf

From: [Process Automation and Digital Services](#)
To: [Public Comment](#)
Subject: Public Comment - Town Council - Consideration of proposed settlement terms for the Paramount Theater redevelopment pursuant to Florida Statute Chapter 70.51 and associated Petition for Writ of Certiorari - July - Beryl Simonson - Against
Date: Friday, June 27, 2025 2:00:33 PM
Attachments: [Public Comment - Town Council - Consideration of proposed settlement terms for the Paramount Theater redevelopment pursuant to Florida Statute Chapter 70.51 and associated Petition for Writ of Certiorari - July - Beryl Simonson - Against.pdf](#)

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New Submission

Public Comment - Town Council

Submission Time: **06/27/2025 1:56 PM (EDT)**

Attachments included in this submission are linked below:

- [Town Council 250708 Paramount.pdf](#)

BCC: Corresponding council, board, or commission members

Public Comment

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Month of Meeting	July
Please select the agenda item you would like to comment on.	Consideration of proposed settlement terms for the Paramount Theater redevelopment pursuant to Florida Statute Chapter 70.51 and associated Petition for Writ of Certiorari
Comment	Please see my attached letter
Your Position	Against
First and Last Name	Beryl Simonson
Address	130 Sunrise Ave Apt 219, Palm Beach FL
Image or File Upload (optional)	 Town Council 250708 Paramount.pdf

From: [Process Automation and Digital Services](#)
To: [Public Comment](#)
Subject: Public Comment - Town Council - Consideration of proposed settlement terms for the Paramount Theater redevelopment pursuant to Florida Statute Chapter 70.51 and associated Petition for Writ of Certiorari - July - Ricki Gail Conway - Against
Date: Sunday, June 29, 2025 4:25:14 PM
Attachments: [Public Comment - Town Council - Consideration of proposed settlement terms for the Paramount Theater redevelopment pursuant to Florida Statute Chapter 70.51 and associated Petition for Writ of Certiorari - July - Ricki Gail Conway - Against.pdf](#)

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New Submission

Public Comment - Town Council

Submission Time: **06/29/2025 4:22 PM (EDT)**

BCC: Corresponding council, board, or commission members

Public Comment

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Month of Meeting	July
Please select the agenda item you would like to comment on.	Consideration of proposed settlement terms for the Paramount Theater redevelopment pursuant to Florida Statute Chapter 70.51 and associated Petition for Writ of Certiorari
Comment	I am fully opposed to the approval of the Paramount Theatre redevelopment as a social club.
Your Position	Against
First and Last Name	Ricki Gail Conway
Address	100 Sunrise Ave PH5 Palm Beach FL 33480

From: [Process Automation and Digital Services](#)
To: [Public Comment](#)
Subject: Public Comment - Town Council - Consideration of proposed settlement terms for the Paramount Theater redevelopment pursuant to Florida Statute Chapter 70.51 and associated Petition for Writ of Certiorari - July - Mindy Wexler - Against
Date: Sunday, June 29, 2025 5:15:25 PM
Attachments: [Public Comment - Town Council - Consideration of proposed settlement terms for the Paramount Theater redevelopment pursuant to Florida Statute Chapter 70.51 and associated Petition for Writ of Certiorari - July - Mindy Wexler - Against.pdf](#)

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New Submission

Public Comment - Town Council

Submission Time: **06/29/2025 5:12 PM (EDT)**

BCC: Corresponding council, board, or commission members

Public Comment

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Month of Meeting	July
Please select the agenda item you would like to comment on.	Consideration of proposed settlement terms for the Paramount Theater redevelopment pursuant to Florida Statute Chapter 70.51 and associated Petition for Writ of Certiorari
Comment	I believe the meeting in July should be postponed due to the small number of residents in Palm Beach over the summer. In reading the new Paramount proposal the Social Club, is still not zoned in the area. The reduced numbers of members are still a problem. As have seen in other clubs, the member numbers creep upward in time. If you are making a decision on this New plan, restrict any future expansion of The Social Club.
Your Position	Against
First and Last Name	Mindy Wexler
Address	100 Sunrise Ave Apt 415 PB 33480

From: [Process Automation and Digital Services](#)
To: [Public Comment](#)
Subject: Public Comment - Town Council - Consideration of proposed settlement terms for the Paramount Theater redevelopment pursuant to Florida Statute Chapter 70.51 and associated Petition for Writ of Certiorari - July - Maria Elena Coffield - For
Date: Monday, June 30, 2025 3:57:15 AM
Attachments: [Public Comment - Town Council - Consideration of proposed settlement terms for the Paramount Theater redevelopment pursuant to Florida Statute Chapter 70.51 and associated Petition for Writ of Certiorari - July - Maria Elena Coffield - For.pdf](#)

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New Submission

Public Comment - Town Council

Submission Time: **06/30/2025 3:53 AM (EDT)**

Attachments included in this submission are linked below:

- [maria elena coffield.pdf](#)

BCC: Corresponding council, board, or commission members

Public Comment

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Month of Meeting	July
Please select the agenda item you would like to comment on.	Consideration of proposed settlement terms for the Paramount Theater redevelopment pursuant to Florida Statute Chapter 70.51 and associated Petition for Writ of Certiorari
Comment	Letter of support attached
Your Position	For
First and Last Name	Maria Elena Coffield
Address	El Pueblo Way, Palm Beach, Fl 33480
Image or File Upload (optional)	 maria elena coffield.pdf

From: [Process Automation and Digital Services](#)
To: [Public Comment](#)
Subject: Public Comment - Town Council - Consideration of proposed settlement terms for the Paramount Theater redevelopment pursuant to Florida Statute Chapter 70.51 and associated Petition for Writ of Certiorari - July - Andrew and Beth Cabe - Against
Date: Monday, June 30, 2025 9:07:22 PM
Attachments: [Public Comment - Town Council - Consideration of proposed settlement terms for the Paramount Theater redevelopment pursuant to Florida Statute Chapter 70.51 and associated Petition for Writ of Certiorari - July - Andrew and Beth Cabe - Against.pdf](#)

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New Submission

Public Comment - Town Council

Submission Time: **06/30/2025 9:04 PM (EDT)**

BCC: Corresponding council, board, or commission members

Public Comment

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Month of Meeting	July
Please select the agenda item you would like to comment on.	Consideration of proposed settlement terms for the Paramount Theater redevelopment pursuant to Florida Statute Chapter 70.51 and associated Petition for Writ of Certiorari
Comment	My name is Andrew Cable. I am writing on behalf of myself and my wife, Beth. We live at 130 Sunrise Avenue. We spoke publicly, at the public hearing for the proposed redevelopment of “The Paramount” last November, the many reasons that we oppose the redevelopment of “The Paramount” as proposed at the time by the owner , Lester Woerner. We recently learned that Mr Woerner has been having “confidential” negotiations with Town of Palm Beach authorized officials under The State of Florida FLUEDRA authorized process. We are very upset to learn that this “confidential” process has been anything but confidential with Mr Woerner and his representatives actively lobbying for support of his application. On many levels, this is simply wrong and unacceptable. Firstly, we question whether the process should go forward at all given Mr Woerner’s vagrant disregard for the “confidentiality” requirements of the FLUEDRA process. At minimum, we respectfully request that the town council’s further review of this matter be deferred to the November 2025 hearing when the very large majority of abutting residents who are seasonal residents will have returned to Palm Beach and accordingly have the opportunity to attend the hearing, hear more about the FLUEDRA process and its’ findings and voice their opinions to these findings. Respectfully submitted, Andrew and Beth Cable 130 Sunrise Ave. Unit # 201 Palm Beach
Your Position	Against
First and Last Name	Andrew and Beth Cabe
Address	130 Sunrise Ave Unit # 201

From: [Process Automation and Digital Services](#)
To: [Public Comment](#)
Subject: Public Comment - Town Council - Consideration of proposed settlement terms for the Paramount Theater redevelopment pursuant to Florida Statute Chapter 70.51 and associated Petition for Writ of Certiorari - July - Cobo Family - Against
Date: Monday, June 30, 2025 6:39:30 PM
Attachments: [Public Comment - Town Council - Consideration of proposed settlement terms for the Paramount Theater redevelopment pursuant to Florida Statute Chapter 70.51 and associated Petition for Writ of Certiorari - July - Cobo Family - Against.pdf](#)

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New Submission

Public Comment - Town Council

Submission Time: **06/30/2025 6:35 PM (EDT)**

BCC: Corresponding council, board, or commission members

Public Comment

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Month of Meeting	July
Please select the agenda item you would like to comment on.	Consideration of proposed settlement terms for the Paramount Theater redevelopment pursuant to Florida Statute Chapter 70.51 and associated Petition for Writ of Certiorari
Comment	Mr. Woerner drumming up support for a result that's supposed to be confidential: color me not shocked. This is how he and his son have treated Sun & Surf and the whole Town throughout this whole process. Please penalize that justly. Also, please defer this matter, like the Synagogue, to November when people are back. Lastly, and very related, the issue of traffic. It has taken my family OVER HALF AN HOUR to get from our driveway to the start of the bridge, more than once. IT'S HALF A MILE. THAT SIMPLY CANNOT HAPPEN. "'Palm Beach itself has become so congested it can take an hour to get on or off the island,' said Burrage, the builder." WSJ, Jan 17, front page of the "Mansion" section. He's in Manalapan selling against us, absolutely correctly, and it's read around the world! Palm Beach Daily News, Feb 28: "They also pleaded with Florida Department of Transportation representatives to postpone the project until after President Donald Trump leaves office to avoid further complicating an already-difficult traffic situation." Seems eminently reasonable! Please tell the Woerners, the Synagogue, and anyone else who wants to do a big construction project RIGHT NOW, the same thing: "We're all dealing with a historical circumstance external to the Town. In 3.5 years it's over. Given what traffic looks like that winter, there's sure to be a Paramount Plan and Synagogue Plan that work for everybody--the parties, the neighbors, the Council, and the whole Town."
Your Position	Against
First and Last Name	Cobo Family
Address	Sun & Surf W 316

From: [Process Automation and Digital Services](#)
To: [Public Comment](#)
Subject: Public Comment - Town Council - Consideration of proposed settlement terms for the Paramount Theater redevelopment pursuant to Florida Statute Chapter 70.51 and associated Petition for Writ of Certiorari - July - HOWARD SHECTER - Against
Date: Monday, June 30, 2025 3:47:28 PM
Attachments: [Public Comment - Town Council - Consideration of proposed settlement terms for the Paramount Theater redevelopment pursuant to Florida Statute Chapter 70.51 and associated Petition for Writ of Certiorari - July - HOWARD SHECTER - Against.pdf](#)

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New Submission

Public Comment - Town Council

Submission Time: **06/30/2025 3:43 PM (EDT)**

BCC: Corresponding council, board, or commission members

Public Comment

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Month of Meeting	July
Please select the agenda item you would like to comment on.	Consideration of proposed settlement terms for the Paramount Theater redevelopment pursuant to Florida Statute Chapter 70.51 and associated Petition for Writ of Certiorari
Comment	I am a resident of 130 Sunrise (Sun & Surf) and write to request a deferral of the Paramount Theater discussion until November when I can be present in person, as can most of the residents of Sun & Surf. On the merits, I am strongly opposed to reconsideration of The Paramount's application, which was wisely rejected by the Council previously, and - if approved - would subject the neighborhood to enormous congestion, noise and potentially harmful collateral effects. In addition, The Paramount's apparently insidious violation of the confidentiality rules (as explained by Mr. Zaro) should raise the question of whether this applicant could be trusted to do anything according to proper procedures.
Your Position	Against
First and Last Name	HOWARD SHECTER
Address	130 Sunrise Avenue, Apt 603, Palm Beach FL 33480

From: [Process Automation and Digital Services](#)
To: [Public Comment](#)
Subject: Public Comment - Town Council - Consideration of proposed settlement terms for the Paramount Theater redevelopment pursuant to Florida Statute Chapter 70.51 and associated Petition for Writ of Certiorari - - Matthew J. Diserio - Against
Date: Monday, June 30, 2025 2:59:41 PM
Attachments: [Public Comment - Town Council - Consideration of proposed settlement terms for the Paramount Theater redevelopment pursuant to Florida Statute Chapter 70.51 and associated Petition for Writ of Certiorari - - Matthew J. Diserio - Against.pdf](#)

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New Submission

Public Comment - Town Council

Submission Time: **06/30/2025 2:55 PM (EDT)**

BCC: Corresponding council, board, or commission members

Public Comment

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Please select the agenda item you would like to comment on.	Consideration of proposed settlement terms for the Paramount Theater redevelopment pursuant to Florida Statute Chapter 70.51 and associated Petition for Writ of Certiorari
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Comment	As a resident of 130 sunrise I request the Town defer hearing or discussing any matter pertaining to this application until November when our building is again fully occupied, allowing our residents to become fully engaged in the approval process of a project that impacts them directly. As precedent for my request, the Town recently deferred further hearings on the Synagogue matter until November because that they wanted to have more widespread and robust participation of local residents in the process. Having done that for the Synagogue application, it only stands to reason they should do that for the Paramount Theater as well. Thanks for your attention and consideration
---------	--

Your Position	Against
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First and Last Name	Matthew J. Diserio
---------------------	--------------------

Address	130 sunrise
---------	-------------

From: [Process Automation and Digital Services](#)
To: [Public Comment](#)
Subject: Public Comment - Town Council - Consideration of proposed settlement terms for the Paramount Theater redevelopment pursuant to Florida Statute Chapter 70.51 and associated Petition for Writ of Certiorari - July - Barry Salzman - Against
Date: Monday, June 30, 2025 9:18:39 AM
Attachments: [Public Comment - Town Council - Consideration of proposed settlement terms for the Paramount Theater redevelopment pursuant to Florida Statute Chapter 70.51 and associated Petition for Writ of Certiorari - July - Barry Salzman - Against.pdf](#)

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New Submission

Public Comment - Town Council

Submission Time: **06/30/2025 9:15 AM (EDT)**

BCC: Corresponding council, board, or commission members

Public Comment

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Month of Meeting	July
Please select the agenda item you would like to comment on.	Consideration of proposed settlement terms for the Paramount Theater redevelopment pursuant to Florida Statute Chapter 70.51 and associated Petition for Writ of Certiorari
Comment	I will be out of town and was given little time to change my plans so I can attend this meeting . Please reschedule this meeting until when Palm Beacher”s are home and back on the island . Thank You
Your Position	Against
First and Last Name	Barry Salzman
Address	100 Sunrise Ave Apt 325 PB florida 33480

From: [Process Automation and Digital Services](#)
To: [Public Comment](#)
Subject: Public Comment - Town Council - Consideration of proposed settlement terms for the Paramount Theater redevelopment pursuant to Florida Statute Chapter 70.51 and associated Petition for Writ of Certiorari - July - Judith Cooper - Against
Date: Monday, June 30, 2025 6:51:36 AM
Attachments: [Public Comment - Town Council - Consideration of proposed settlement terms for the Paramount Theater redevelopment pursuant to Florida Statute Chapter 70.51 and associated Petition for Writ of Certiorari - July - Judith Cooper - Against.pdf](#)

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New Submission

Public Comment - Town Council

Submission Time: **06/30/2025 6:47 AM (EDT)**

BCC: Corresponding council, board, or commission members

Public Comment

Please note that all submissions of this form will become part of the official public record.

Comments must be submitted at least 24 hours prior to the start of the meeting. Any comments submitted after this time may not be processed until after the meeting has concluded.

Month of Meeting	July
Please select the agenda item you would like to comment on.	Consideration of proposed settlement terms for the Paramount Theater redevelopment pursuant to Florida Statute Chapter 70.51 and associated Petition for Writ of Certiorari
Comment	As a 26 year resident of Palm Beach, I have seen the traffic on Sunrise Avenue, where I live, get to the point where it can take me 15-20 minutes to drive the 4 blocks to the Flagler Bridge in season. Please, please, please do not allow a private club to be created in The Paramount Theater. A club that seats 175 people will have 100 cars for diners plus more for cooks, chefs, cleaners, etc. It will be a nightmare for those of us who live in the surrounding area. Thank you.
Your Position	Against
First and Last Name	Judith Cooper
Address	100 Sunrise Avenue, #621, Palm Beach, FL 33480

From: [Process Automation and Digital Services](#)
To: [Public Comment](#)
Subject: Public Comment - Town Council - Consideration of proposed settlement terms for the Paramount Theater redevelopment pursuant to Florida Statute Chapter 70.51 and associated Petition for Writ of Certiorari - July - Ellen Cunningham - For
Date: Tuesday, July 1, 2025 11:35:40 AM
Attachments: [Public Comment - Town Council - Consideration of proposed settlement terms for the Paramount Theater redevelopment pursuant to Florida Statute Chapter 70.51 and associated Petition for Writ of Certiorari - July - Ellen Cunningham - For.pdf](#)

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New Submission

Public Comment - Town Council

Submission Time: **07/01/2025 11:31 AM (EDT)**

Attachments included in this submission are linked below:

- [ellen.m.cunningham.pdf](#)

BCC: Corresponding council, board, or commission members

Public Comment

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Month of Meeting	July
Please select the agenda item you would like to comment on.	Consideration of proposed settlement terms for the Paramount Theater redevelopment pursuant to Florida Statute Chapter 70.51 and associated Petition for Writ of Certiorari
Comment	Letter of support attached
Your Position	For
First and Last Name	Ellen Cunningham
Address	40 Middle Road Palm Beach 33480
Image or File Upload (optional)	 ellen m cunningham.pdf

From: [Process Automation and Digital Services](#)
To: [Public Comment](#)
Subject: Public Comment - Town Council - Consideration of proposed settlement terms for the Paramount Theater redevelopment pursuant to Florida Statute Chapter 70.51 and associated Petition for Writ of Certiorari - July - Julie Butler - For
Date: Tuesday, July 1, 2025 11:27:14 AM
Attachments: [Public Comment - Town Council - Consideration of proposed settlement terms for the Paramount Theater redevelopment pursuant to Florida Statute Chapter 70.51 and associated Petition for Writ of Certiorari - July - Julie Butler - For.pdf](#)

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New Submission

Public Comment - Town Council

Submission Time: **07/01/2025 11:22 AM (EDT)**

Attachments included in this submission are linked below:

- [Julie Butler.pdf](#)

BCC: Corresponding council, board, or commission members

Public Comment

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Month of Meeting	July
Please select the agenda item you would like to comment on.	Consideration of proposed settlement terms for the Paramount Theater redevelopment pursuant to Florida Statute Chapter 70.51 and associated Petition for Writ of Certiorari
Comment	please see attached letter of support
Your Position	For
First and Last Name	Julie Butler
Address	119 East Inlet Drive Palm Beach, FL 33480
Image or File Upload (optional)	 Julie Butler.pdf

From: [Process Automation and Digital Services](#)
To: [Public Comment](#)
Subject: Public Comment - Town Council - Consideration of proposed settlement terms for the Paramount Theater redevelopment pursuant to Florida Statute Chapter 70.51 and associated Petition for Writ of Certiorari - July - Karen Fish - For
Date: Tuesday, July 1, 2025 11:19:52 AM
Attachments: [Public Comment - Town Council - Consideration of proposed settlement terms for the Paramount Theater redevelopment pursuant to Florida Statute Chapter 70.51 and associated Petition for Writ of Certiorari - July - Karen Fish - For.pdf](#)

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New Submission

Public Comment - Town Council

Submission Time: **07/01/2025 11:16 AM (EDT)**

Attachments included in this submission are linked below:

- [Karen Fish.pdf](#)

BCC: Corresponding council, board, or commission members

Public Comment

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Month of Meeting	July
Please select the agenda item you would like to comment on.	Consideration of proposed settlement terms for the Paramount Theater redevelopment pursuant to Florida Statute Chapter 70.51 and associated Petition for Writ of Certiorari
Comment	attaching letter of support
Your Position	For
First and Last Name	Karen Fish
Address	139 Sunrise Avenue, Palm Beach Fl 33480
Image or File Upload (optional)	 Karen Fish.pdf

From: [Process Automation and Digital Services](#)
To: [Public Comment](#)
Subject: Public Comment - Town Council - Consideration of proposed settlement terms for the Paramount Theater redevelopment pursuant to Florida Statute Chapter 70.51 and associated Petition for Writ of Certiorari - July - Judith Miller - For
Date: Tuesday, July 1, 2025 6:42:14 AM
Attachments: [Public Comment - Town Council - Consideration of proposed settlement terms for the Paramount Theater redevelopment pursuant to Florida Statute Chapter 70.51 and associated Petition for Writ of Certiorari - July - Judith Miller - For.pdf](#)

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New Submission

Public Comment - Town Council

Submission Time: **07/01/2025 6:38 AM (EDT)**

Attachments included in this submission are linked below:

- [judith.miller.pdf](#)

BCC: Corresponding council, board, or commission members

Public Comment

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Month of Meeting	July
Please select the agenda item you would like to comment on.	Consideration of proposed settlement terms for the Paramount Theater redevelopment pursuant to Florida Statute Chapter 70.51 and associated Petition for Writ of Certiorari
Comment	please see attached letter of support
Your Position	For
First and Last Name	Judith Miller
Address	170 N. Ocean Blvd Palm Beach 33480
Image or File Upload (optional)	 judith miller.pdf

From: [Process Automation and Digital Services](#)
To: [Public Comment](#)
Subject: Public Comment - Town Council - Consideration of proposed settlement terms for the Paramount Theater redevelopment pursuant to Florida Statute Chapter 70.51 and associated Petition for Writ of Certiorari - July - Charles and Kristen Krusen - For
Date: Tuesday, July 1, 2025 6:36:33 AM
Attachments: [Public Comment - Town Council - Consideration of proposed settlement terms for the Paramount Theater redevelopment pursuant to Florida Statute Chapter 70.51 and associated Petition for Writ of Certiorari - July - Charles and Kristen Krusen - For.pdf](#)

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New Submission

Public Comment - Town Council

Submission Time: **07/01/2025 6:32 AM (EDT)**

Attachments included in this submission are linked below:

- [Charles and kristen Krusen.pdf](#)

BCC: Corresponding council, board, or commission members

Public Comment

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Month of Meeting	July
Please select the agenda item you would like to comment on.	Consideration of proposed settlement terms for the Paramount Theater redevelopment pursuant to Florida Statute Chapter 70.51 and associated Petition for Writ of Certiorari
Comment	please see attached letter of support
Your Position	For
First and Last Name	Charles and Kristen Krusen
Address	173 Sunset Avenue Palm Beach, 33480
Image or File Upload (optional)	 Charles and kristen Krusen.pdf

From: [Process Automation and Digital Services](#)
To: [Public Comment](#)
Subject: Public Comment - Town Council - Consideration of proposed settlement terms for the Paramount Theater redevelopment pursuant to Florida Statute Chapter 70.51 and associated Petition for Writ of Certiorari - July - Eli Milch - Against
Date: Wednesday, July 2, 2025 8:16:14 AM
Attachments: [Public Comment - Town Council - Consideration of proposed settlement terms for the Paramount Theater redevelopment pursuant to Florida Statute Chapter 70.51 and associated Petition for Writ of Certiorari - July - Eli Milch - Against.pdf](#)

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New Submission

Public Comment - Town Council

Submission Time: **07/02/2025 8:12 AM (EDT)**

BCC: Corresponding council, board, or commission members

Public Comment - Town Council

07/02/2025 8:12 AM (EDT)

Public Comment

Please note that all submissions of this form will become part of the official public record.

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Month of Meeting	July
Please select the agenda item you would like to comment on.	Consideration of proposed settlement terms for the Paramount Theater redevelopment pursuant to Florida Statute Chapter 70.51 and associated Petition for Writ of Certiorari
Comment	This would ruin the neighborhood and would create unmanageable traffic problems in a residential area unable to accommodate the traffic a club creates. Furthermore this would create significant safety hazards for pedestrians. This neighborhood was not designed for this type of high traffic. This club would be better situated in West Palm Beach
Your Position	Against
First and Last Name	Eli Milch
Address	130 Sunrise Avenue Apt404W, Palm Beachj, Fl 33480

From: [Process Automation and Digital Services](#)
To: [Public Comment](#)
Subject: Public Comment - Town Council - Consideration of proposed settlement terms for the Paramount Theater redevelopment pursuant to Florida Statute Chapter 70.51 and associated Petition for Writ of Certiorari - July - John R Eubanks, Jr. - Against
Date: Tuesday, July 1, 2025 3:38:17 PM
Attachments: [Public Comment - Town Council - Consideration of proposed settlement terms for the Paramount Theater redevelopment pursuant to Florida Statute Chapter 70.51 and associated Petition for Writ of Certiorari - July - John R Eubanks, Jr. - Against.pdf](#)

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New Submission

Public Comment - Town Council

Submission Time: **07/01/2025 3:35 PM (EDT)**

Attachments included in this submission are linked below:

- [2025-07-01 Ltr Mayor & Town Council.pdf](#)

BCC: Corresponding council, board, or commission members

Public Comment

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Month of Meeting	July
Please select the agenda item you would like to comment on.	Consideration of proposed settlement terms for the Paramount Theater redevelopment pursuant to Florida Statute Chapter 70.51 and associated Petition for Writ of Certiorari
Comment	Please see attached Letter to the Mayor and Town Council on behalf of our clients.
Your Position	Against
First and Last Name	John R Eubanks, Jr.
Address	605 N Olive Avenue, 2d Floor, West Palm Beach, FL 33401
Image or File Upload (optional)	 2025-07-01 Ltr Mayor & Town Council.pdf

June 26, 2025

VIA EMAIL

Joanne O'Connor
Town of Palm Beach Attorney
505 South Flagler Drive, Suite 1100
West Palm Beach, FL 33401
joconnor@jonesfoster.com

Re: Letter of Intent for Paramount Theater Revised Development Concept

Dear Joanne:

On behalf of this firm's client, WEG Paramount LLC, and its principals, Lester Woerner and Trent Woerner (collectively, "WEG" or "Applicant"), please let this correspondence serve as a letter of intent in connection with Applicant's revised proposal relating to its pending Request for Relief under the Florida Land Use and Environmental Dispute Resolution Act, as set forth at Fla. Stat. 70.51 ("FLUEDRA") pertaining to real property located at 139 North County Road, Palm Beach, FL 33480 (the "Property" or the "Paramount").

The Revised Concept

The following materials are being submitted simultaneously herewith: (1) concept plans prepared by REG Architects (the "Revised Concept"), and (2) a Traffic Comparison Letter prepared by Simmons & White Civil & Traffic Engineering.

The Revised Concept was developed following as part of the FLUEDRA process, and incorporates feedback provided by the Town Council during prior public hearings. Importantly, the Revised Concept **significantly de-intensifies** the project, while also providing opportunities for the public to access this landmarked community treasure. A table below provides a comparison between the plan that was denied 3-2 by the Council on July 2024 (the "2024 Application") and the Revised Concept:

	2024 Application	Revised Concept
Club Size (Sq. Ft.)	~40,000 sf	5,000 sf (+ portion of courtyard space)
Club Members	475	175

Club Dining Seats	363	150
Club Max Occupancy	412	225
Club Hours of Operation	7AM to midnight daily (with occupancy caps during certain hours)	Mon – Fri = 6pm to midnight Sat – Sun = Noon to midnight
Retail open to Public	Not included though Applicant expressed willingness	Yes; 5,420 sf broken up into smaller retail spaces
Café open to Public	No	Yes
Church	Yes (approved for 200 seats)	Same
Use of 2nd/3rd Floor	Private Club	A Single-Family Residence
Parking Requirement	133 (+ Shared Parking for Church)	102 (+ Shared Parking for Church)
Traffic Generated	1,088 trips per day AM – 43 peak hour trips PM – 116 peak hour trips	873 trips per day AM – 29 peak hour trips PM – 52 peak hour trips

The Revised Concept was developed in consultation with our clients' traffic engineer, design team, and local land use counsel in order to address concerns raised by the Town Council and the public during prior public meetings on the project. Specifically, Council members commented that they would like to see the exterior retail remain, they would like to have a public component of the renovated building, they would like to see a residential component to the project, and they would like to have a small café for the benefit of the neighborhood.

In addition, Town Council members and public commenters argued that the size of the club (both physically and in terms of the membership capacity) was excessive and inconsistent with the purpose of the C-TS zoning district. To address those concerns, we have dramatically reduced the size of the club from approximately 40,000 square feet to 5,000 square feet, and we have reduced the number of proposed members from 475 to 175 members. Importantly, the private club would not be open before 6:00 PM on weekdays,

which further reduces the impacts on the Town transportation network and results in a project that has fewer trips than the current uses at the Property.

The relevant Town Code provisions relating to this Revised Concept are set forth below:

- **Special Exceptions:**
 - (i) a private social club of 175 members in the Town's C-TS zoning district (Code 134-1109(a)(3));
 - (ii) for a café (Code 134-1109(a)(22));
 - (iii) for outdoor seating use associated with the private social club (Code 134-1109(a)(14));
 - (iv) for shared parking between a private social club use and a church use (Code 134-2182(b));
- **Variances** (only to the extent viewed as positive by the Town)
 - to permit a generator and certain other mechanical equipment on the roof (see Variance Requests #1 and #2 of 2024 Application);
- **Site Plan Review**
 - for site plan changes on properties not zoned single-family residential (Code 134-1112).

The Alternative

It has been our client's sincere intent to utilize the FLUEDRA process to work with the Town in good faith to see if we can find a mutually beneficial development concept for the Paramount that both protects our clients established property rights and furthers the best interests of the Town and its residents. If, however, the Town Council remains steadfast in its denial of any private club at the Property (even one at this significantly reduced capacity), WEG will pursue: (1) its pending legal challenges, including a contested hearing in the FLUEDRA proceeding and its pending certiorari proceeding (*see* Case No. 2024-CA-007599-XXA-MB (Fla. 15th Cir. Ct., Appellate Div.)), and (2) by-right uses of the Property that inevitably will be more intense and likely less desirable from the perspective of some of the neighbors.

For example, converting a majority of the Paramount to a mall (with as many as 65 boutique retail stores all under 3,000 square feet) would be permitted in the C-TS zoning district. Another option includes a significant expansion in the operation of the existing church use, including for large-scale events and weddings. WEG views the current proposal as a better fit for the Town, and one that the neighbors would likely prefer over the alternative by-right uses.

FLUEDRA Settlement Process

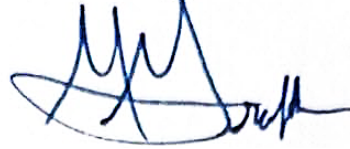
If the Town determines that the Revised Concept is worthy of formal consideration, its approval could be incorporated into a settlement agreement and statutory development agreement, the approval of which, of course, would require additional public hearings and review process.

“FLUEDRA expressly provides a mechanism by which a local government may ratify a settlement that fails to replicate the applicable land-use approval process.” *Miami Design Preservation League, Inc. v. City of Miami Beach*, 2015 WL 3514866 (2015); see also Fla. Stat. 70.51(19)(c) (“This subsection does not prohibit the owner and governmental entity from entering into an agreement as to the permissible use of the property prior to the special magistrate entering a recommendation. An agreement for a permissible use must be incorporated in the special magistrate’s recommendation.”). Additionally, local governments are afforded substantial discretion in determining when, and on what terms, to settle disputes. Accordingly, the Town could vote on a settlement agreement that would include/incorporate the following concepts:

- WEG would be required to submit a Declaration of Use for the Private Social Club for review and approval by the Town, which shall include the all operational conditions imposed by the Town for similar uses.
- Because the settlement contemplates an amendment to the 2024 Application, the Code of Ordinances and Comprehensive Plan in place at the time of filing the 2024 Application shall continue to govern the Town’s review of the Revised Application. Accordingly, the Town’s Zoning in Progress (Resolution No. 069-2024), which was adopted after the pendency of the 2024 Application and previously determined to be inapplicable to the 2024 Application, will continue to be inapplicable to the Revised Development Concept.
- The Town Council would find that the Revised Concept – significantly scaled down from the 2024 Application – is consistent with all applicable Code and Comprehensive Plan provisions.
- Modifications to the exterior and interior of the landmarked structure would be reviewed for comment by the Landmarks Preservation Commission.
- The settlement and approval of the Revised Concept would be memorialized in a statutory development agreement.
- WEG would dismiss its legal challenges with prejudice, and be deemed to have released any and all claims raised against the Town.

Should you have any questions or wish to discuss this matter further, please do not hesitate to reach out to me.

Sincerely,

A handwritten signature in blue ink, appearing to be "John K. Shubin", written over a faint circular stamp.

John K. Shubin, Esq.
Mark E. Grafton, Esq.
For the Firm

cc: Seth Behn, Esq.
Wayne Bergman
James Crowley, Esq.



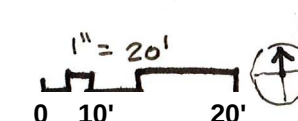
Conceptual Ground Floor Plan

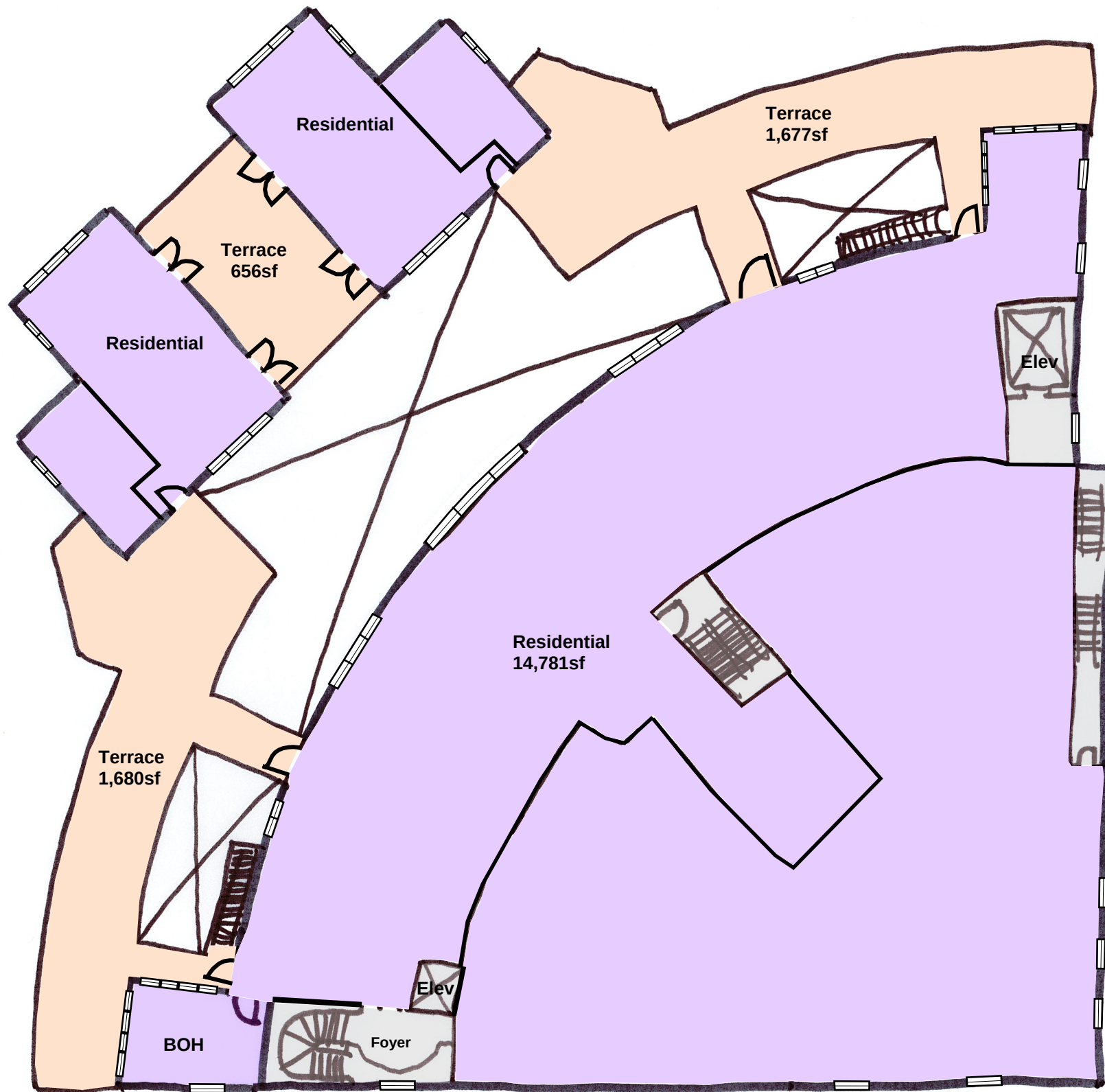
Area Calculations		
	Retail 5,420sf/30 =	180 occ
	*Cafe 1,550sf/15 =	104 occ
	BOH 3,000sf/300 =	10 occ
	**Social Club Dining 3,000sf	225 occ
	** Social Club Lounge 2,000sf	
	Church 2,000sf/30 =	67 occ
Total Occupancy 1st Floor = 586		

* Restrooms removed from area sf for occupancy calculations.
 **Posted Maximum Occupancy limited to 225 occupants.

Parking Calculations		
	Retail 5,420sf/200 =	27.1 spaces
	Cafe 1,550sf/ (40 fixed seats)/3=	13.33 spaces
	BOH 3,000sf/300 =	10 spaces
	Social Club 175 members/4 = (Dining & Lounge)	43.75 spaces
	*Church 200 seats/4 =	50 spaces
	Residential 17,233sf = 2 per 3,000sf + 1 for each additional 3,000sf	7.3 spaces
Total Req. Parking= 101.48 spaces		

* Church operations is not concurrent with Social Club hours.

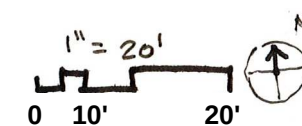




Area Calculations	
 Residential	17,233 sf/200 = 87 occ (2nd Floor)
 Terrace	4,013 sf/30 = 134 occ
Total Occupancy 2nd Floor = 221	



Conceptual Second Floor Plan





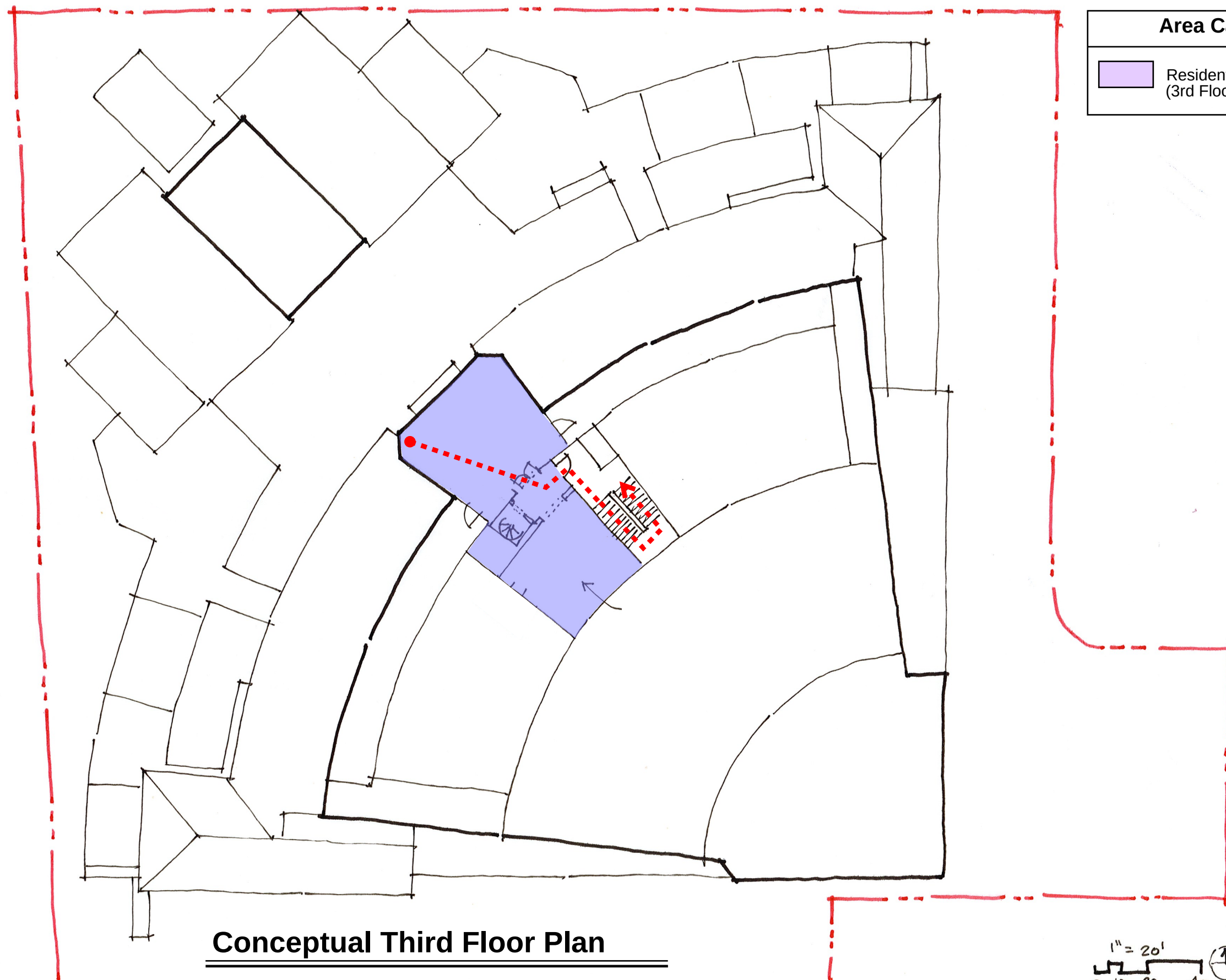
Rick Gonzalez, AIA
President
FL License AR0014172
120 South Olive Ave. Ste. 210,
West Palm Beach, FL 33401
P (561) 659-2383
www.regarchitects.com

**PARAMOUNT
ADAPTIVE
REUSE**

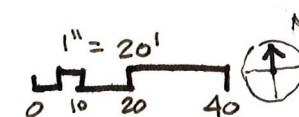
PROJECT # **24019**
DATE: **5/28/2025**

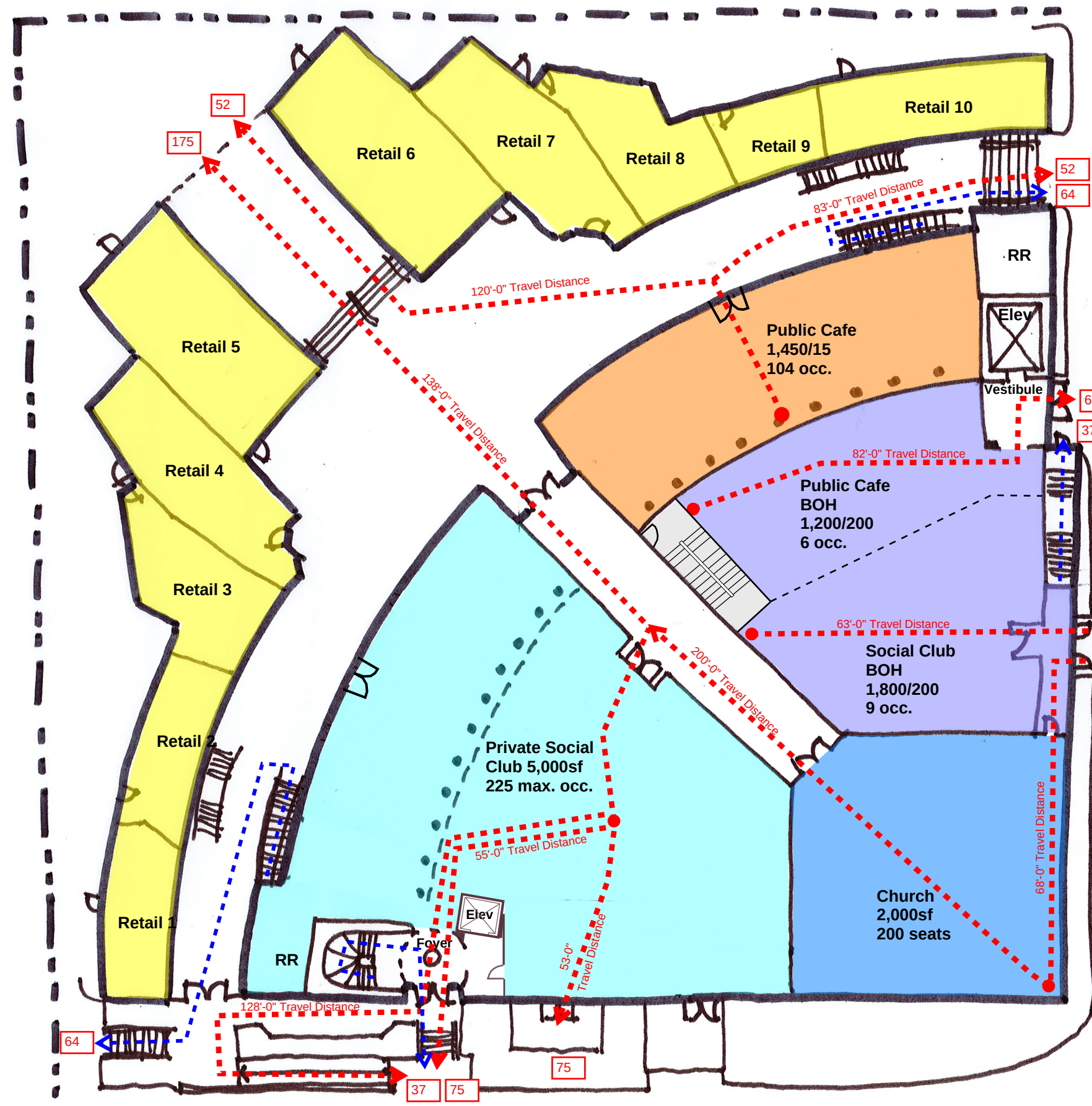
Area Calculations

 Residential 1,674 sf/200 = 9 occ.
(3rd Floor)



Conceptual Third Floor Plan





Life Safety Code Tabulation	
Maximum Travel Distance	● ➔
Occupant Load	XX
Travel Distance from Upper Levels	 ➔
Type of Construction Type IIIB Sprinklered	
Maximum Travel Distance Sprinklered 250'	
Required Separation of Occupancies	Assembly and Residential 1 hour
Fire Resistance Rating Requirements for Building Elements (Hours)	Exterior Bearing walls 2 hours
Number of Exits Req. Ground Floor = 3	Provided 6
Number of Exits Req. Second Floor = 2	Provided 4

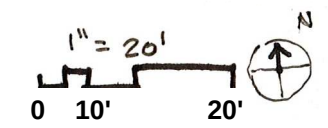


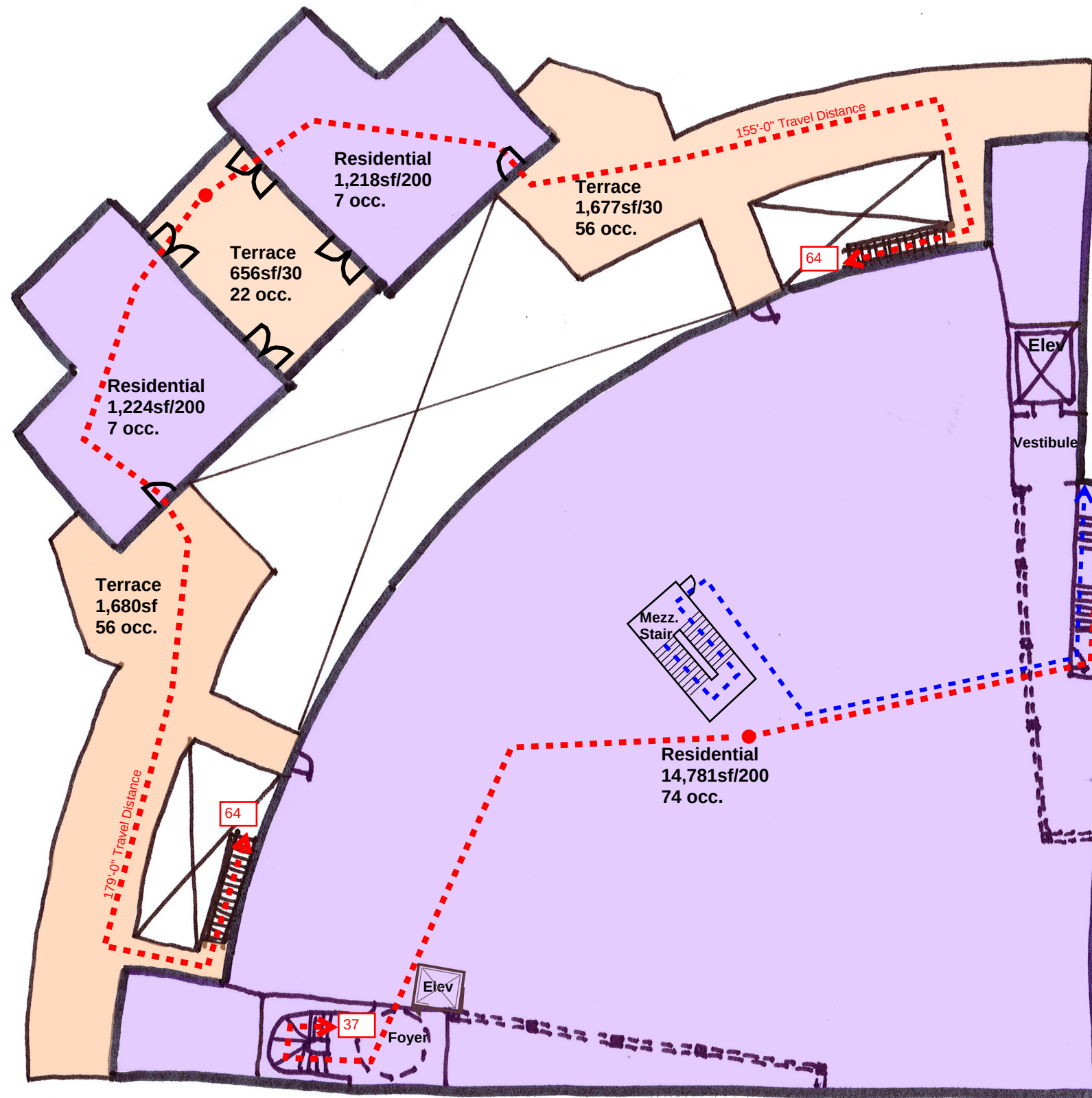
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REUSE**

PROJECT # **24019**
DATE: **5/28/2025**

Ground Floor Life Safety Plan





Life Safety Code Tabulation	
Maximum Travel Distance	●➔
Occupant Load	XX
Travel Distance from Upper Level	➔
Type of Construction Type IIIB Sprinklered	
Maximum Travel Distance Sprinklered 250'	
Required Separation of Occupancies	Assembly and Residential 1 hour
Fire Resistance Rating Requirements for Building Elements (Hours)	Exterior Bearing walls 2 hours
Number of Exits Req. Ground Floor = 3	Provided 6
Number of Exits Req. Second Floor = 2	Provided 4

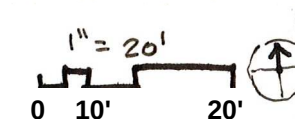
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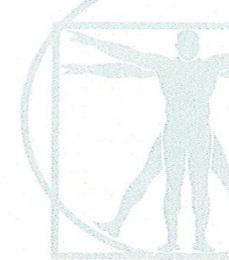
**PARAMOUNT
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REUSE**

Second Floor Life Safety Plan

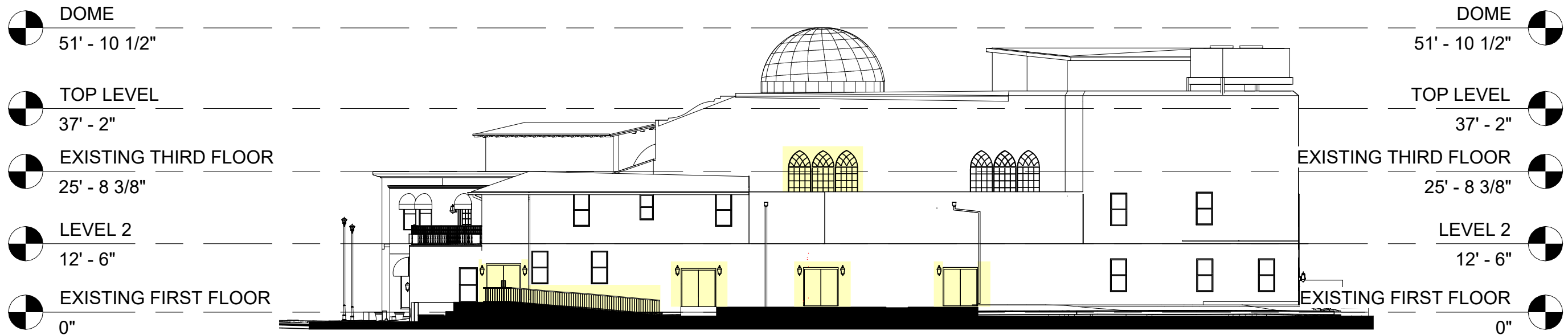


PROJECT # **24019**
DATE: **5/28/2025**

5



Rick Gonzalez, AIA
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FL License AR0014172
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West Palm Beach, FL 33401
P (561) 659-2383
www.regarchitects.com



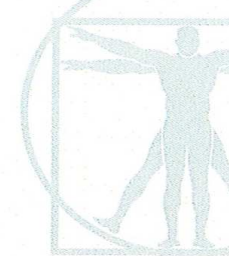
① THEATER SOUTH ELEVATION - PROPOSED
1" = 20'-0" (Modified Opening Highlighted in Yellow)

**PARAMOUNT
ADAPTIVE
REUSE**



② THEATER EAST ELEVATION - PROPOSED
1" = 20'-0" (Modified Opening Highlighted in Yellow)

PROJECT # **24019**
DATE: **5/28/2025**



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FL License AR0014172
120 South Olive Ave. Ste. 210,
West Palm Beach, FL 33401
P (561) 659-2383
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**PARAMOUNT
ADAPTIVE
REUSE**

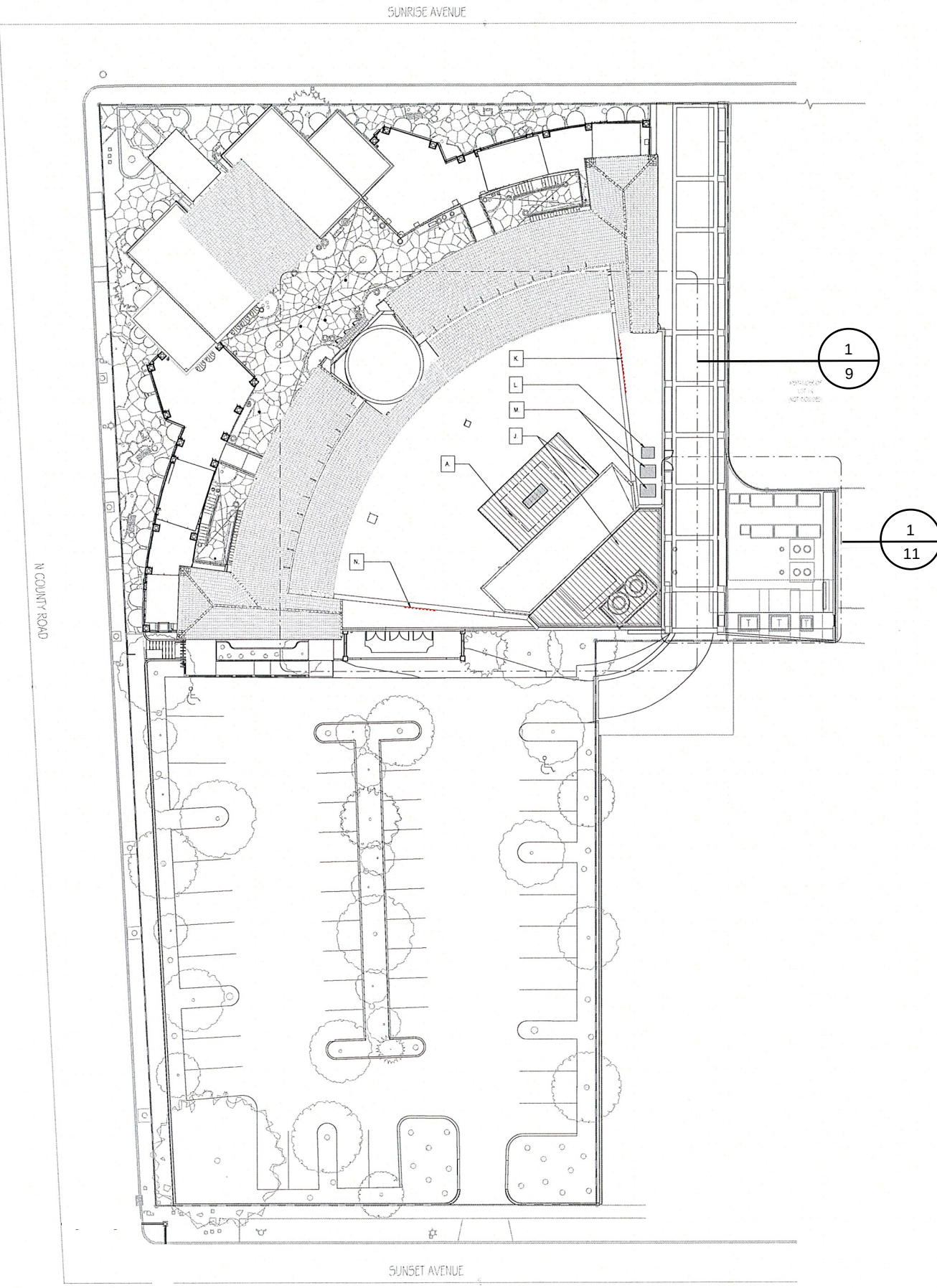


③ THEATER NORTH ELEVATION - PROPOSED
1" = 20'-0"



④ THEATER WEST ELEVATION - PROPOSED
1" = 20'-0"

PROJECT # **24019**
DATE: **5/28/2025**



EQUIPMENT KEYNOTE		
SERVICE COURT:		
B. PROPOSED ELECTRICAL PANEL	-	84" W x 99" L
C. TRASH BINS* * 96" HIGH ENCLOSURE REQUIRED	-	48" W x 84" L
D. 90 GALLON RECYCLE BINS* * 96" HIGH ENCLOSURE REQUIRED	-	36" W x 36" L
E. 3-PH FPL TRANSFORMER	-	64" W x 48" L
F. 1-PH FPL TRANSFORMER	-	36" W x 39" L
G. GREASE TRAP* *(2) TANKS BURIED BELOW GRADE	-	58" H x 73 3/4" W x 92" L
H. FUTURE TRANSFORMER	-	64" x 48" L
THEATER ROOF ² :		
A. THEATER GENERATOR	-	64KW, 36" W x 98" L x 80" H (with tank) (64KW subject to increase but remain less than 100KW)
J. OPEN AIR MECHANICAL ENCLOSURE	-	+/- 121 1/2" H
K. BANQUET/KITCHEN EXHAUST <i>Refer to sheet A-17.1 for additional information</i>	-	30" H x 192" L WALL MOUNTED LOUVER
L. CLUB KITCHEN INTAKE	-	19" H x 42" W x 48" L
M. KITCHEN INTAKE	-	19" H x 42" W x 48" L
N. SHOW/CLUB KITCHEN EXHAUST <i>Refer to sheet A-17.1 for additional information</i>	-	30" H x 114" L WALL MOUNTED LOUVER

GENERAL NOTE

1. DIMENSIONS NOTED AND SHOWN ARE BASED ON APPROXIMATE LOAD CALCULATIONS AND ARE SUBJECT TO CHANGE DESIGN TEAM MEETS WITH FPL, PUBLIC WORKS, AND COORDINATION WITH PRODUCT MANUFACTURES.

2. ALL MECHANICAL EQUIPMENT LOCATED ON THEATER ROOF TO BE SCREENED WITH WALL, LOUVER, OR LANDSCAPE ENCLOSURES.

LEGEND	
-----	DESIGNATED CLEARANCE SPACE AROUND EQUIPMENT
=====	PROPOSED EQUIPMENT
-----	EXTENT OF EQUIPMENT/TANKS BURIED BELOW GRADE

Note:
These improvements shall not result in a demolition, restoration, enlargement, extension, expansion, or reconstruction of more than 50% of the roof truss area as defined by Section 134-419.

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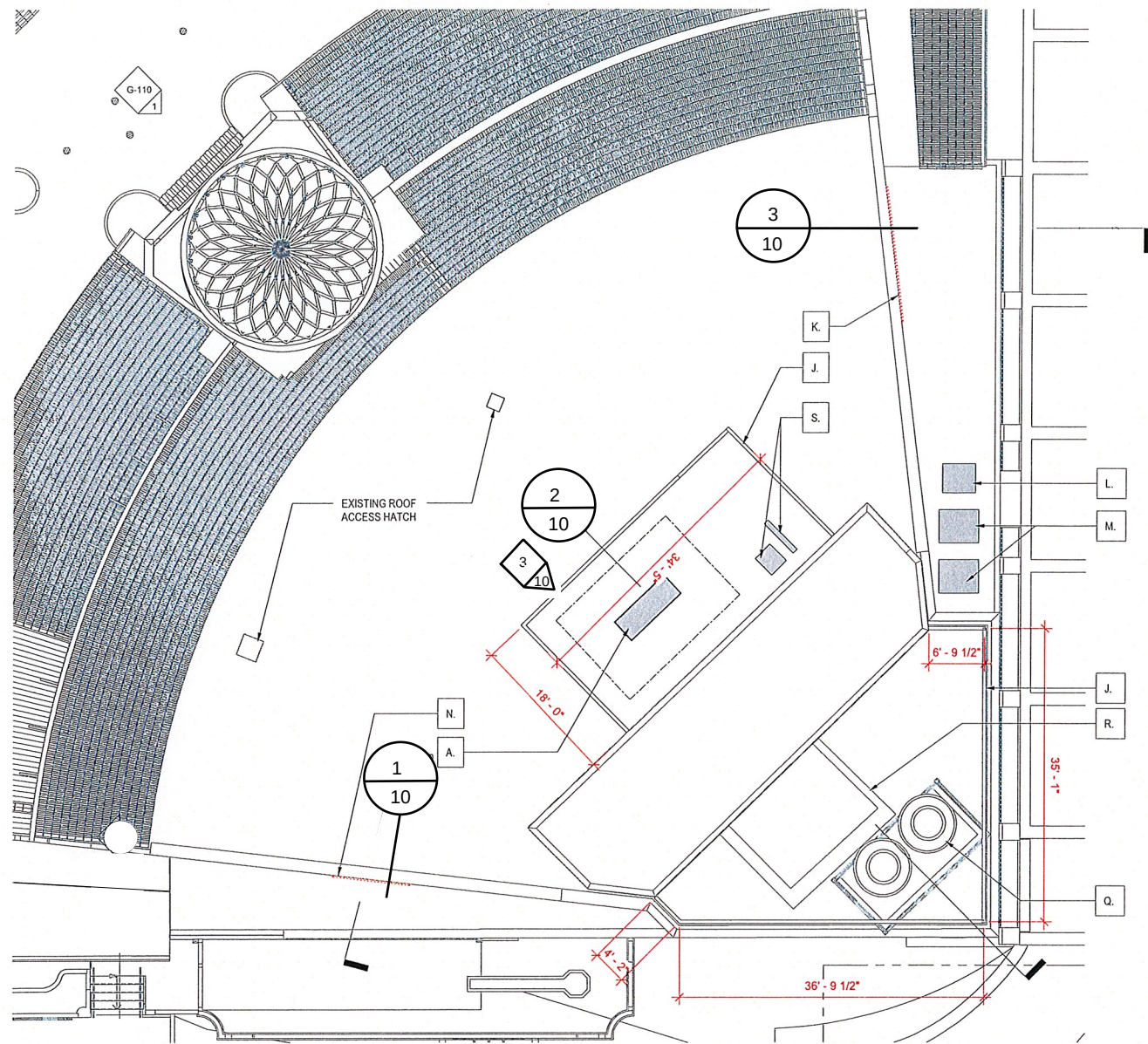
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West Palm Beach, FL 33401
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PROJECT # 24019
DATE: 5/28/2025

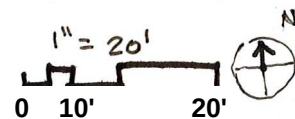


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1 ENLARGED EQUIPMENT PLAN - ROOF
1" = 20'

Note:
These improvements shall not result in a demolition, restoration, enlargement, extension, expansion, or reconstruction of more than 50% of the roof truss area as defined by Section 134-419.



THEATRE ROOF KEYNOTES

A. THEATER GENERATOR	- 64KW, 36" W x 98" L x 80" H (with tank) (64KW subject to increase but remain less than 100KW)
J. OPEN AIR MECHANICAL ENCLOSURE	- +/- 121 1/2" H
K. WALL MOUNTED LOUVER TO DUCT MOUNTED GREASE/SMOKE/ODOR ELIMINATING SYSTEM & FAN ABOVE INTERIOR CEILING	- 30" H x 192" L WALL MOUNTED LOUVER* *May be subject to change based on additional coordination and existing conditions
L. CLUB KITCHEN INTAKE	- 19"H x 42" W x 48" L
M. KITCHEN INTAKE	- 19" H x 42" W x 48" L
N. WALL MOUNTED LOUVER TO DUCT MOUNTED GREASE/SMOKE/ODOR ELIMINATING SYSTEM & FAN ABOVE INTERIOR CEILING	- 30" H x 114" L WALL MOUNTED LOUVER* *May be subject to change based on additional coordination and existing conditions
Q. EXISTING COOLING TOWER	- Subject to change depending on current system load and efficiency
R. EXISTING CONDENSATE LINE	- Size and quantity of pipes subject to change depending on changes to systems
S. PROPOSED CONDENSER EQUIPMENT	- 114" H x 8" W x 60" L ; 98" H x 30" W x 34" L *Proposed in event cooling tower requires full replacement

EXISTING PHOTOS - THEATRE ROOF

IMAGE 1 - COOLING TOWER:
EXISTING EQUIPMENT AND SCREEN FROM ROOF



IMAGE 2 - CURRENT SITE VIEW:
VIEW FROM NORTH COUNTY ROAD, LOOKING EAST



IMAGE 3 - CURRENT SITE VIEW:
VIEW FROM SUNSET AVE, LOOKING NORTH



IMAGE 4 - THEATRE ROOF:
PANORAMA VIEW OF EXISTING ROOF



PARAMOUNT ADAPTIVE REUSE

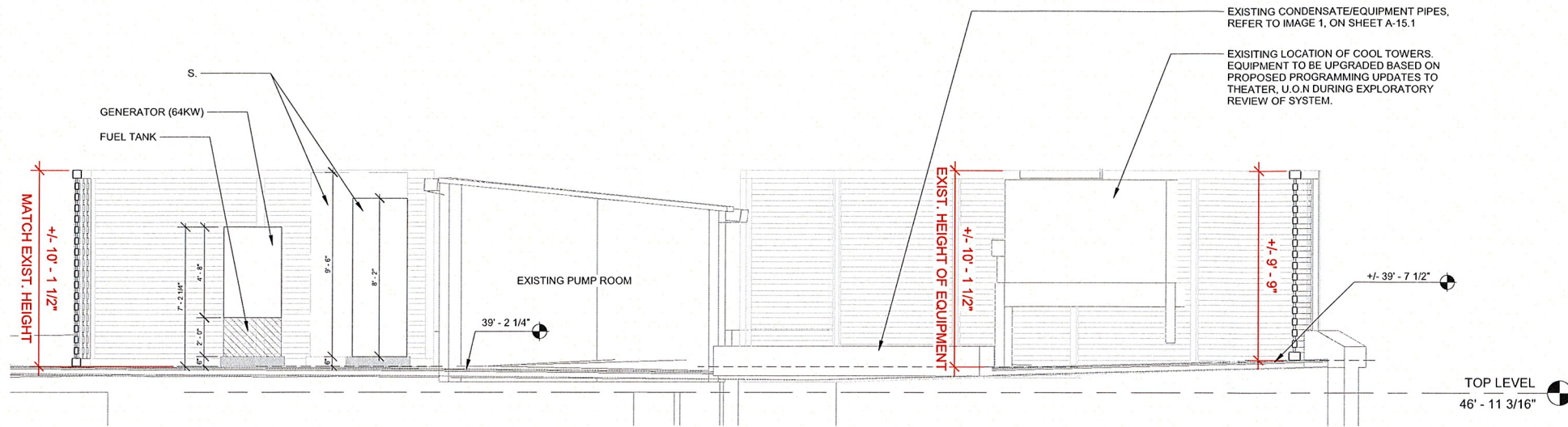
PROJECT # **24019**
DATE: **5/28/2025**



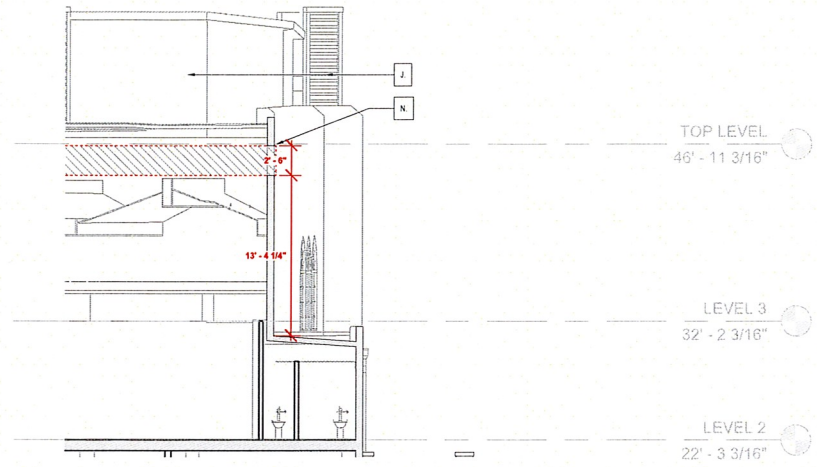
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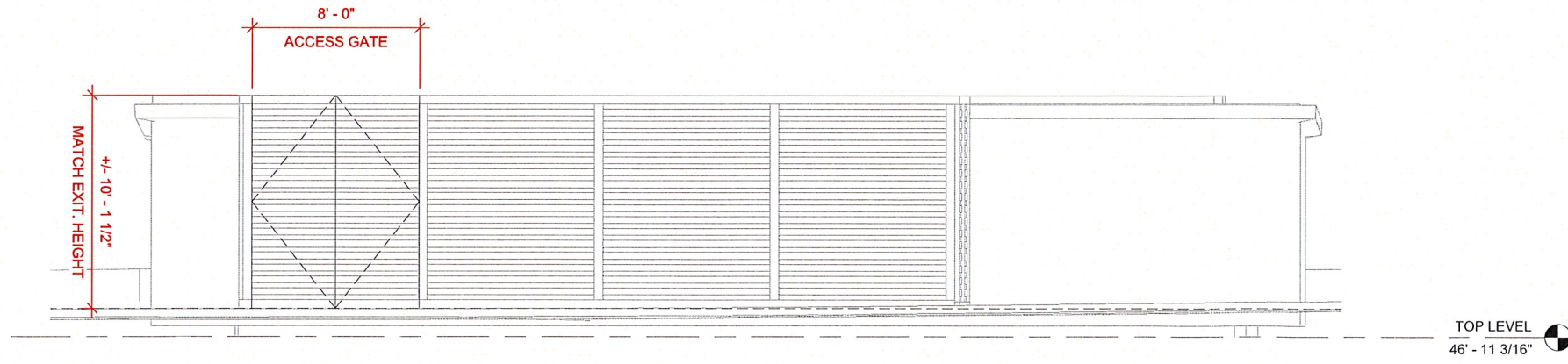
PROJECT # 24019
DATE: 5/28/2025



② SECTION - THEATRE ROOF
1" = 80'

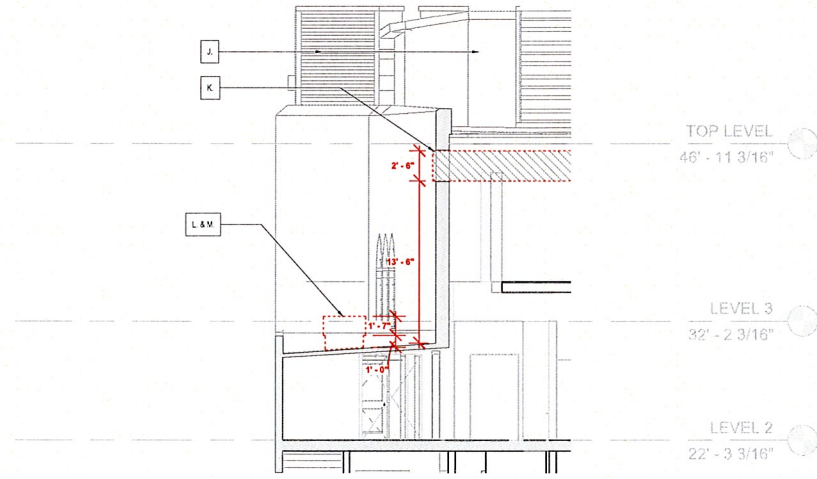


① SECTION - LOW SOUTH THEATRE ROOF
N.T.S.

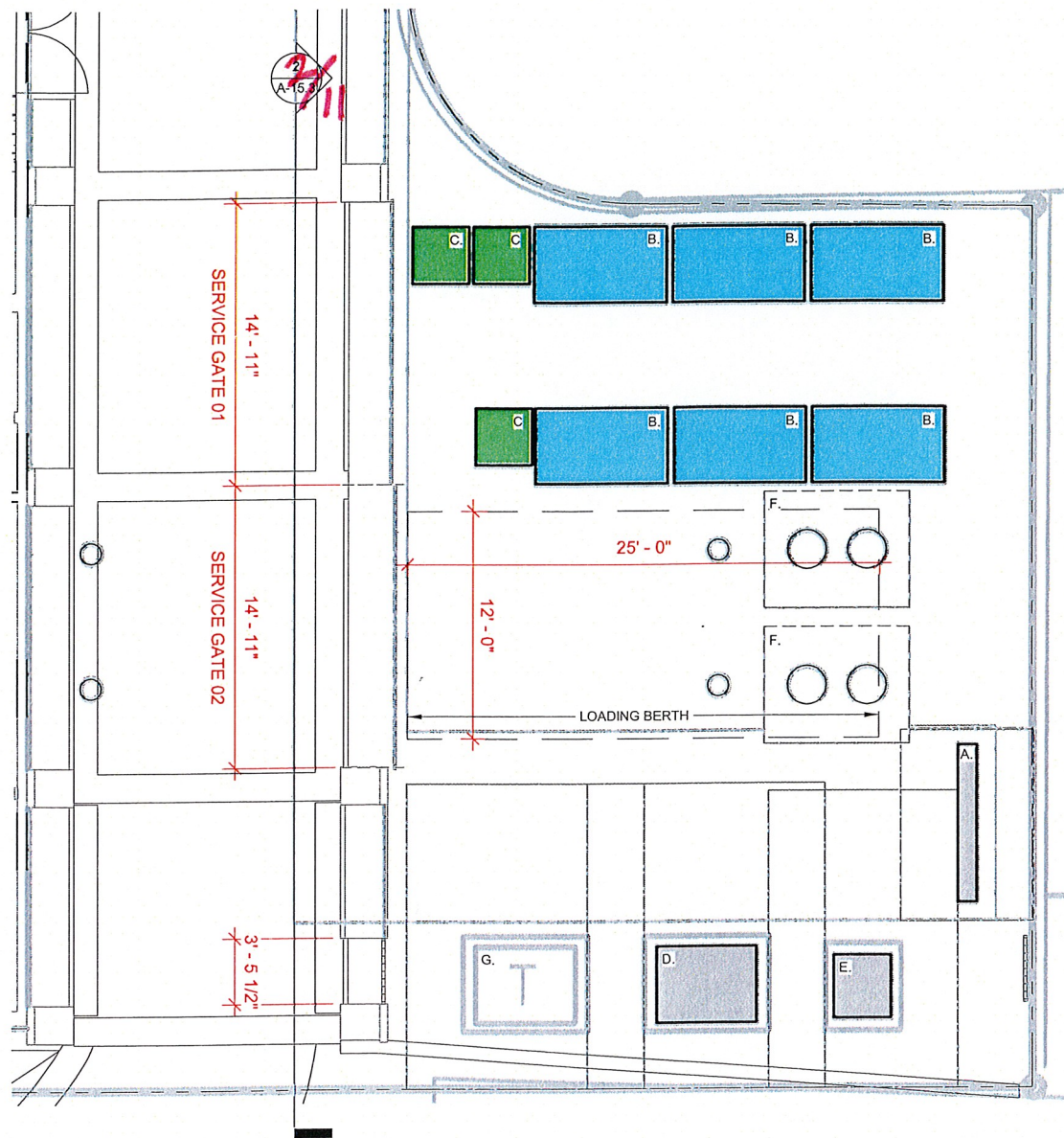


④ ELEVATION - ROOF SCREEN ENCLOSURE
1" = 80'

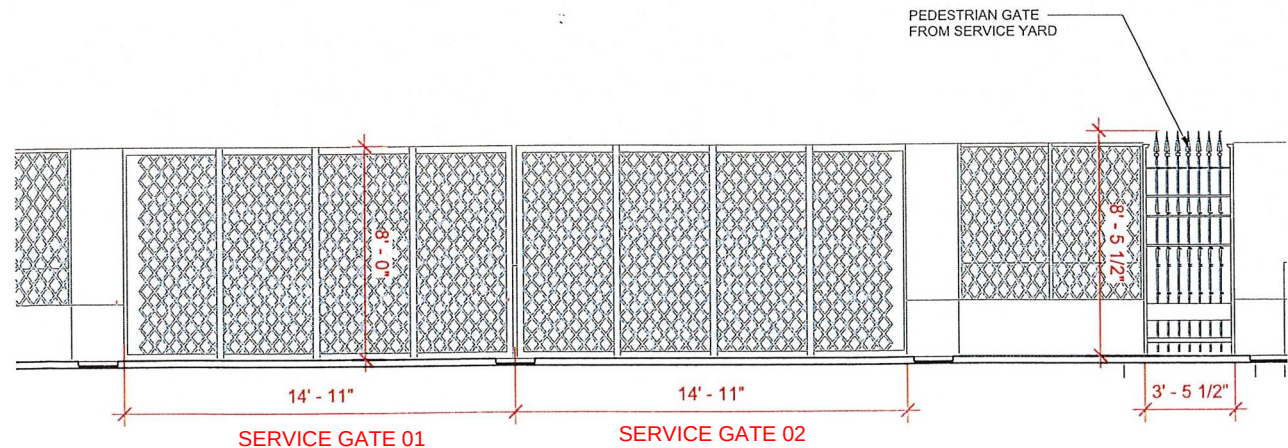
Note:
These improvements shall not result in a demolition, restoration, enlargement, extension, expansion, or reconstruction of more than 50% of the roof truss area as defined by Section 134-419.



③ SECTION - LOWER EAST THEATRE ROOF
N.T.S.



① ENLARGED EQUIPMENT PLAN - SERVICE COURT
1" = 100'



② SERVICE COURT ENCLOSURE - ELEVATION
N.T.S.

SERVICE COURT KEYNOTES

B. PROPOSED ELECTRICAL PANEL	- 84" W x 99" L
C. TRASH BINS* *96" HIGH ENCLOSURE REQUIRED	- 48" W x 84" L
D. 90 GALLON RECYCLE BINS* *96" HIGH ENCLOSURE REQUIRED	- 36" W x 36" L
E. 3-PH FPL TRANSFORMER	- 64" W x 48" L
F. 1-PH FPL TRANSFORMER	- 36" W x 39" L
G. GREASE TRAP* *(2) TANKS BURIED BELOW GRADE	- 58" H x 73 3/4" W x 92" L
H. FUTURE TRANSFORMER	- 64" W x 48" L

GENERAL NOTE

1. DIMENSIONS NOTED AND SHOWN ARE BASED ON APPROXIMATE LOAD CALCULATIONS AND ARE SUBJECT TO CHANGE DESIGN TEAM MEETS WITH FPL, PUBLIC WORKS, AND COORDINATION WITH PRODUCT MANUFACTURERS.
2. ALL MECHANICAL EQUIPMENT LOCATED ON THEATER ROOF TO BE SCREENED WITH WALL, LOUVER, OR LANDSCAPE ENCLOSURES.

LEGEND

- DESIGNATED CLEARANCE SPACE AROUND EQUIPMENT
- ===== PROPOSED EQUIPMENT
- EXTENT OF EQUIPMENT/TANKS BURIED BELOW GRADE

Note:
These improvements shall not result in a demolition, restoration, enlargement, extension, expansion, or reconstruction of more than 50% of the roof truss area as defined by Section 134-419.

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**PARAMOUNT
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REUSE**

PROJECT # **24019**
DATE: **5/28/2025**

March 12, 2025
Revised: April 22, 2025
Revised: June 23, 2025

WEG Paramount, LLC
275 SW 3rd Avenue
South Bay, Florida 33493

Attention: Mr. Lester Woerner

Reference: Paramount Traffic Comparison
Town of Palm Beach, Florida

Dear Mr. Woerner:

The subject parcel is located in the southeast corner of N. County Road and Sunrise Avenue within the Town of Palm Beach. The Property Control Number (PCN) for the subject parcel is 50-43-43-15-09-000-0140.

An application was previously submitted to the Town of Palm Beach that included the redevelopment of the site to a 475 member club that would allow for a maximum of 412 attendees at one time. The previously proposed maximum club occupancy throughout the day may be summarized as follows:

- 150 attendees during the morning peak period (7:00 AM – 11:00 AM)
- 250 attendees during the lunchtime peak period (11:00 AM – 2:00 PM)
- 150 attendees during the afternoon peak period (2:00 PM – 5:00 PM)
- 412 attendees during the evening peak period (5:00 PM – midnight)

The traffic study prepared by Kimley Horn & Associates dated May 31, 2024 utilized the number of attendees and the fine dining restaurant trip generation rate to determine the traffic impact of the proposed development. The special exception application was subsequently denied by the Town Council on July 10, 2024.

The trip generation for the previously proposed development plan is included in Tables 1-3 attached to this letter. The trip generation rates were taken directly from the Kimley Horn & Associates traffic study with the addition of a 2,205 SF church that was approved during the July 10, 2024 Town Council meeting. The trip generation for the previously proposed development plans may be summarized as follows:

Previously Proposed Development

Daily Traffic Generation	=	1,088 tpd
AM Peak Hour Traffic Generation (In/Out)	=	43 pht (29 In/14 Out)
PM Peak Hour Traffic Generation (In/Out)	=	116 pht (77 In/39 Out)

The modified plan of development now includes the following uses:

- 1 Residential Dwelling Unit
- 2,000 SF Church
- 5,420 SF Retail
- 150 seat (175 member) Club
- 1,550 SF Cafe

To be conservative, all pass-by trips were removed from the trip generation tables and no internal capture was considered. The 150 seat club will also not open prior to 6 PM and therefore will be outside the PM peak hour time frame. The daily trip generation for the club was conservatively estimated using the fine dining daily trip generation rate. However, since the club will not be open till after 6 PM, it is highly likely the daily trip generation is overstated. The trips associated with the modified plan of development are attached in Tables 4-6 and may be summarized as follows:

Modified Plan of Development

Daily Traffic Generation	=	873 tpd
AM Peak Hour Traffic Generation (In/Out)	=	29 pht (17 In/12 Out)
PM Peak Hour Traffic Generation (In/Out)	=	52 pht (28 In/24 Out)

The net trip difference between the modified plan of development and the previously proposed plan of development is shown in Table 7 and may be summarized as follows:

Net Trips (Modified Plan – Previously Proposed)

Daily Traffic Generation	=	215 tpd DECREASE
AM Peak Hour Traffic Generation	=	14 pht DECREASE
PM Peak Hour Traffic Generation	=	64 pht DECREASE

As shown above and in Table 7, the modified plan of development results in a substantial reduction in vehicle trips from the previously proposed application. It likely the trip reduction will be even greater due to the reasons stated previously including internal capture between the uses and the conservative daily trip calculation for the private club in the modified plan scenario.



The Kimley Horn & Associates traffic study dated May 31, 2024 documented the existing/vested site consists of 9,683 SF of retail, 14,745 SF of office, and 2,205 SF of a place of worship. The trips associated with the existing uses may be summarized as follows:

Existing/Vested Trips Per KHA May 31, 2024 Traffic Study

Daily Traffic Generation	=	704 tpd
AM Peak Hour Traffic Generation	=	46 pht
PM Peak Hour Traffic Generation	=	86 pht

The modified plan of development will now result in a reduction in peak hour trips from the existing use. While the daily trips are still shown as a slight increase, the proposed modified daily trips are likely overstated as documented previously.

Net Trips (Modified Plan – Existing/Vested Trips)

Daily Traffic Generation	=	169 tpd INCREASE
AM Peak Hour Traffic Generation	=	32 pht DECREASE
PM Peak Hour Traffic Generation	=	34 pht DECREASE

Importantly, Policy 2.1 of the Town of Palm Beach Comprehensive Plan provides that “[t]he Town shall use the following two-way peak-hour, peak season levels of service (LOS) standards for facilities and segments” in order to evaluate impacts of proposed development on the Town’s transportation network. As set forth above, the modified plan of development actually reduces traffic during these applicable peak hour times. **Therefore, the proposed plan of development will be a reduction in traffic over both the previously proposed plan of development and the development that currently exists at the property,** and no proportionate share mitigation would be required.

The KHA traffic study showed a significant impact on N. County Road between Royal Poinciana Way and Sunset Avenue and on N. County Road between Sunrise Avenue and Country Club Road based on the previous plan of development. Since the peak hour trips are now a reduction from the existing/vested use, there will be no significant impact on these two roadway segments. Further, **the overall traffic volumes on these segments and other Town roadways and intersections will be a reduction from the existing/vested conditions during the AM and PM peak hours.**



Mr. Lester Woerner
June 23, 2025 – Page 4

In conclusion, the modified plan of development will conservatively result in a reduction of 215 daily trips, 14 AM peak hour trips, and 64 PM peak hour trips from the previously proposed development plan. Additionally, the modified plan of development will also result in a net reduction in peak hour traffic from the existing/vested uses. Pursuant to the traffic methodology outlined in the Town Comprehensive Plan, the proposed modified plan of development will improve traffic conditions and be a net benefit to the Town roadways and intersections in comparison to the existing/vested uses.

If you have any questions or require any additional information, please contact our office.

Sincerely,

SIMMONS & WHITE, INC.



Bryan G. Kelley, P.E.
FL Reg. No. 74006

Enclosures

BK x:/docs/miscltr/bryan/25056.woerner.rev



PREVIOUS DEVELOPMENT PLAN

TABLE 1 - Daily Traffic Generation

Landuse	ITE Code	Intensity	Rate/Equation	Dir Split		Gross Trips	Internalization		External Trips	Pass-by		Net Trips
				In	Out		%	Total		%	Trips	
Church/Synagogue ^b	560	2,205	S.F.			17		0	17	0%	0	17
Fine Dining Restaurant	931	412	Seats			1,071		0	1,071	0%	0	1,071
			Grand Totals:			1,088	0.0%	0	1,088	0%	0	1,088

TABLE 2 - AM Peak Hour Traffic Generation

Landuse	ITE Code	Intensity	Rate/Equation	Dir Split		Gross Trips			Internalization				External Trips			Pass-by		Net Trips		
				In	Out	In	Out	Total	%	In	Out	Total	In	Out	Total	%	Trips	In	Out	Total
Church/Synagogue ^b	560	2,205	S.F.	0.62	0.38	1	0	1	0.0%	0	0	0	1	0	1	0%	0	1	0	1
Fine Dining Restaurant	931	150	Seats	0.67	0.33	28	14	42	0.0%	0	0	0	28	14	42	0%	0	28	14	42
Grand Totals:						29	14	43	0.0%	0	0	0	29	14	43	0%	0	29	14	43

TABLE 3 - PM Peak Hour Traffic Generation

Landuse	ITE Code	Intensity	Rate/Equation	Dir Split		Gross Trips			Internalization				External Trips			Pass-by		Net Trips		
				In	Out	In	Out	Total	%	In	Out	Total	In	Out	Total	%	Trips	In	Out	Total
Church/Synagogue ^b	560	2,205	S.F.	0.44	0.56	0	1	1	0.0%	0	0	0	0	1	1	0%	0	0	1	1
Fine Dining Restaurant	931	412	Seats	0.67	0.33	77	38	115	0.0%	0	0	0	77	38	115	0%	0	77	38	115
Grand Totals:						77	39	116	0.0%	0	0	0	77	39	116	0%	0	77	39	116

Notes:

Trip Generation directly from KHA Traffic Study dated May 31, 2024

The previous use was intended as a private club with trip generation based on the number of seats/members per time of day. A maximum of 150 attendees during the AM peak hour was previously considered.

PROPOSED DEVELOPMENT

TABLE 4 - Daily Traffic Generation

Landuse	ITE Code	Intensity		Rate/Equation	Dir Split		Gross Trips	Internalization		External Trips	Pass-by		Net Trips
					In	Out		%	Total		%	Trips	
Multifamily Low-Rise Housing up to 3 story (Apartment/Condo/TH)	220	1	Dwelling Units	6.74			7	0.0%	0	7	0%	0	7
Church/Synagogue ^b	560	2,000	S.F.	7.6			15	0.0%	0	15	0%	0	15
Strip Retail Plaza (<40ksf)	822	5,420	S.F.	54.45			295	0.0%	0	295	0%	0	295
Fine Dining Restaurant	931	150	Seats	2.6			390	0.0%	0	390	0%	0	390
High Turnover Sit-Down Rest.	932	1,550	S.F.	107.2			166	0.0%	0	166	0%	0	166
		Grand Totals:				873	0.0%	0	873	0%	0	873	

TABLE 5 - AM Peak Hour Traffic Generation

Landuse	ITE Code	Intensity		Rate/Equation	Dir Split		Gross Trips			Internalization				External Trips			Pass-by		Net Trips		
					In	Out	In	Out	Total	%	In	Out	Total	In	Out	Total	%	Trips	In	Out	Total
Multifamily Low-Rise Housing up to 3 story (Apartment/Condo/TH)	220	1	Dwelling Units	0.4	0.24	0.76	0	0	0	0.0%	0	0	0	0	0	0	0%	0	0	0	0
Church/Synagogue ^b	560	2,000	S.F.	0.32	0.62	0.38	1	0	1	0.0%	0	0	0	1	0	1	0%	0	1	0	1
Strip Retail Plaza (<40ksf)	822	5,420	S.F.	2.36	0.60	0.40	8	5	13	0.0%	0	0	0	8	5	13	0%	0	8	5	13
Fine Dining Restaurant	931	0	Seats	0.28	0.67	0.33	0	0	0	0.0%	0	0	0	0	0	0	0%	0	0	0	0
High Turnover Sit-Down Rest.	932	1,550	S.F.	9.57	0.55	0.45	8	7	15	0.0%	0	0	0	8	7	15	0%	0	8	7	15
Grand Totals:							17	12	29	0.0%	0	0	0	17	12	29	0%	0	17	12	29

TABLE 6 - PM Peak Hour Traffic Generation

Landuse	ITE Code	Intensity		Rate/Equation	Dir Split		Gross Trips			Internalization				External Trips			Pass-by		Net Trips		
					In	Out	In	Out	Total	%	In	Out	Total	In	Out	Total	%	Trips	In	Out	Total
Multifamily Low-Rise Housing up to 3 story (Apartment/Condo/TH)	220	1	Dwelling Units	0.51	0.63	0.37	1	0	1	0.0%	0	0	0	1	0	1	0%	0	1	0	1
Church/Synagogue ^b	560	2,000	S.F.	0.49	0.44	0.56	0	1	1	0.0%	0	0	0	0	1	1	0%	0	0	1	1
Strip Retail Plaza (<40ksf)	822	5,420	S.F.	6.59	0.50	0.50	18	18	36	0.0%	0	0	0	18	18	36	0%	0	18	18	36
Fine Dining Restaurant	931	0	Seats	0.28	0.67	0.33	0	0	0	0.0%	0	0	0	0	0	0	0%	0	0	0	0
High Turnover Sit-Down Rest.	932	1,550	S.F.	9.05	0.61	0.39	9	5	14	0.0%	0	0	0	9	5	14	0%	0	9	5	14
Grand Totals:							28	24	52	0.0%	0	0	0	28	24	52	0%	0	28	24	52

Notes:

Pass-by and internal capture removed to be conservative

The private club will not open till 6 PM and therefore not generate PM peak hour trips

TABLE 7
TRAFFIC GENERATION DIFFERENCE - NET TRIPS (MODIFIED - PREVIOUSLY PROPOSED)

	DAILY	AM PEAK HOUR			PM PEAK HOUR		
		TOTAL	IN	OUT	TOTAL	IN	OUT
EXISTING DEVELOPMENT =	1,088	43	29	14	116	77	39
PROPOSED DEVELOPMENT =	873	29	17	12	52	28	24
DIFFERENCE =	-215	-14	-12	-2	-64	-49	-15

Existing Trips

Table 1: Trip Generation Calculations

Land Use	Intensity	Daily Trips	AM Peak Hour			Mid-Day Peak Hour			PM Peak Hour		
			Total	In	Out	Total	In	Out	Total	In	Out
Existing Scenario >5 Years											
Strip Retail Plaza (<40K)	9.683 KSF	527	23	14	9	49	25	24	64	32	32
General Office (10K-250K)	14.745 KSF	160	22	19	3	16	8	8	21	4	17
Church/Synagogue	2.205 KSF	17	1	1	0	0	0	0	1	0	1
Subtotal		704	46	34	12	65	33	32	86	36	50
Driveway Volumes		704	46	34	12	65	33	32	86	36	50
Net New External Trips		704	46	34	12	65	33	32	86	36	50
Proposed Scenario											
Fine Dining Restaurant*	412 Seats***	1,071	42 ***	28	14	70 ***	47	23	115	77	38
Subtotal		1,071	42	28	14	70	47	23	115	77	38
Driveway Volumes		1,071	42	28	14	70	47	23	115	77	38
Net New External Trips		1,071	42	28	14	70	47	23	115	77	38
Proposed Net External Trips-Existing Net New External Trips		367	-4	-6	2	5	14	-9	29	41	-12
Land Use	Daily	Pass By**	AM Peak Hour			Mid-Day Peak Hour			PM Peak Hour		
Strip Retail Plaza (<40k)	54.45 trips/1,000 sf	0.0%	2.36 trips/1,000 sf (60% in, 40% out)			3.32 trips/1,000 sf (50% in, 50% out)			6.59 trips/1,000 sf (50% in, 50% out)		
General Office (10k-250k)	10.84 trips/1,000 sf	0.0%	1.52 trips/1,000 sf (88% in, 12% out)			1.11 trips/1,000 sf (50% in, 50% out)			1.44 trips/1,000 sf (17% in, 83% out)		
Church/Synagogue	7.6 trips/1,000 sf	0.0%	0.33 trips/1,000 sf (62% in, 38% out)			0 trips/1,000 sf (62% in, 38% out)			0.49 trips/1,000 sf (47% in, 53% out)		
Fine Dining Restaurant *	2.6 trips/seat	0.0%	.28 trips/seat (67% in, 33% out)			.28 trips/seat (67% in, 33% out)**			.28 trips/seat (67% in, 33% out)		

*Proposed use is a Private Club; Trip generation rates applied for this use based on seats per ITE Land Use 931.

**Based upon location and nature of actual uses on site, no pass-by capture was assumed.

*** Based upon maximum of 150 attendees (equated to seats) during AM peak hour and 250 attendees (equated to seats) during mid-day peak hour. PM peak hour trip generation rate applied during the other time periods

Trip Generation: Private Club Data

In conjunction with an application to modify the prior approval for the Carriage House private club, inbound and outbound driveway volume data was collected at the Carriage House private club on Thursday, January 18, 2024; Friday, January 19, 2024; and Saturday, January 20, 2024 during the club peak hours, between 6:00 PM and 1:00 AM. The Carriage House club is a 232- member private club with 153 seats. Data that was collected on that site was obtained, and is summarized in the following graphs.

Graph 1: Carriage House Inbound Volumes

