

TOWN OF PALM BEACH

Minutes of the Town Council Meeting
Held on August 12, 2025

CALL TO ORDER AND ROLL CALL

The meeting was called to order at 9:30 AM in the Town Council Chambers.

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

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

INVOCATION AND PLEDGE OF ALLEGIANCE

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

APPROVAL OF CONSENT AGENDA

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

1. July 8, 2025, Town Council Meeting Minutes
2. July 9, 2025, Town Council Development Review Meeting Minutes
3. July 10, 2025, Special Town Council Meeting Budget Workshop Meeting Minutes
4. July 23, 2025, Architectural Commission Meeting Minutes

5. **84-2025** A Resolution of the Town Council of the Town Of Palm Beach, Palm Beach County, Florida, award of RFP No. 2025-019, Worth Avenue Commercial District Maintenance Program and recommend Brightview Landscape Services, Inc. as the primary awardee, Superior Landscaping & Lawn Service, Inc. as the secondary awardee and Mainguy Landscape Services as the tertiary awardee for a five-year award based on satisfactory performance and budget authorization in the amount of \$1,647,742.01, approving a contingency in the amount of \$164,774 and approving a project budget in the amount of \$1,812,516.01.
6. **87-2025** A Resolution of the Town Council of the Town Of Palm Beach, Palm Beach County, Florida, to Amend Town Manager's Award Authority from \$100,000 to \$250,000 for FEMA Declarations
7. **88-2025** A Resolution of the Town Council of the Town Of Palm Beach, Palm Beach County, Florida, awarding the 2025 FDEP Beach Management Agreement Cell-Wide Hardbottom Monitoring and 2025 Hardbottom Map to Coastal Protection Engineering LLC in the amount of \$170,740.54, approving a contingency in the amount of \$25,611 and approving a project budget in the amount of \$196,351
8. **89-2025** A Resolution of the Town Council of the Town Of Palm Beach, Palm Beach County, Florida, awarding the 2025 Beach Management Agreement Hardbottom Monitoring for the 2020 Mid-Town Nourishment Project and 2025 Palm Beach Harbor Operations and Maintenance Project to Coastal Eco-Group, Inc. in the amount of \$143,641, approving a contingency in the amount of \$21,546 and approving a project budget in the amount of \$165,187
9. **91-2025** A Resolution of the Town Council of the Town Of Palm Beach, Palm Beach County, Florida, to approve a change order in the amount of \$11,100 to Resolution No. 003-2023 for an approved project budget in the amount of \$171,100 to Kimley-Horn and Associates, Inc. related to construction phase services for D-12 Stormwater Pump Station

APPROVAL OF AGENDA

Town Clerk Churney announced one modification to the agenda: an addition under General Business, 13.5 Request for Proclamation in Support of CS/CS/HB 987 – Transportation Facility Designations.

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

COMMENTS

10. MAYOR AND TOWN COUNCIL MEMBERS

Mayor Moore announced the following August Milestones: 5 years of service for Joseph Alessio (FD) and Joseph Pitti (IT), and 10 years of service for Rebecca Malek (FIN). She announced that Dexter Monroe (PW) had entered the DROP. 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, including the one that will notify them when agendas have been published. Lastly, she announced that the town had earned the 2025 Healthiest Employers of Florida Award and congratulated the People and Culture Team for this success.

Mayor Moore noted that Carolyn Stone had been accepted into the 2025 SEC Hall of Fame Class. She also noted that Gillian Barth, former President and CEO, was recognized by King Charles of England for her dedicated three decades of service to CARE Canada. Mayor Moore offered condolences to Jeff Smith and his family on the passing of his wife, Nancy.

Council Member Moran offered her condolences to Jeff Smith's family.

Council President Pro Tem Crampton commented on the exceptional applicants received for the Planning and Zoning Commission positions.

Council Member Araskog urged residents to stop leaving the keys in their parked vehicles, as it leads to stolen vehicles. She offered condolences to Jeff Smith and his family.

Council President Lindsay asked Mr. Brazil to address possible improvements in AT&T's cell service on the island during AT&T's current work to add fiber to existing and new conduit. Mr. Brazil suggested that staff interact with the AT&T designers and engineers to re-establish a new tower on the other side of the bridge, which was previously lost around the Port of Palm Beach, resulting in substandard service, particularly in the north end of the island.

Council President Lindsay asked Town Attorney O'Connor to speak about a recent legislative bill regarding restricting anchoring vessels, staying overnight, to 30 days. Town Attorney O'Connor stated she had been working with Miami Beach on this issue since they recently adopted an ordinance related to the limitation. She said that based on that, she would determine an appropriate action for an ordinance in Palm Beach. Council Member Araskog wondered if anything in the bill would require registration. Town Attorney O'Connor responded that Miami Beach had engaged a marine patrol to assess the time vessels were anchored. Mr. Blouin stated they would be prepared for a complete discussion on the item in September. Council President Lindsay credited resident Sylvester Stallone with helping to get this bill to the Governor.

Council President Lindsay offered condolences to Jeff Smith and his family.

11. PUBLIC - 3 MINUTE LIMIT

Diane Buehler, Friends of Palm Beach, reported on attending a NASA-funded conference hosted by the University of South Florida. The conference provided information about a sargassum detection satellite system that could provide a three-day warning of seaweed inundation, with efforts underway to improve its accuracy. Ms. Buehler announced upcoming cleanups, including Turtle Tuesday and a community event on August 23. She raised concerns about dogs digging up turtle nests and harming hatchlings.

Following the discussion, it was determined that the issue would be added to next month's agenda.

GENERAL BUSINESS

12. Appointments to the Planning and Zoning Commission

The following members presented their applications and credentials for the Planning and Zoning Commission appointments. They answered questions when asked: Matthew Alley, Barbara Champman, Dragana Connaughton, Victoria Donaldson, Anne Fairfax, Karen Glover, Martin Klein, Neil Kozokoff, Carol LeCates, Nicki McDonald, and Rick Pollock.

**Note: A short break was taken at 10:47 a.m. and the meeting resumed at 10:52 a.m.*

A motion was made by Council Member Cooney and seconded by Council President Pro Tem Crampton to appoint Nicki McDonald as a regular member of the Planning and Zoning Commission to begin immediately. The motion was carried unanimously, 5-0.

A motion was made by Council Member Cooney and seconded by Council Member Araskog to appoint Carol LeCates as a regular member of the Planning and Zoning Commission to begin October 1, 2025. The motion was carried unanimously, 5-0.

A motion was made by Council Member Cooney and seconded by Council Member Araskog to appoint Barbara Chapman as a regular member of the Planning and Zoning Commission to begin October 1, 2025. The motion was carried unanimously, 5-0.

A motion was made by Council Member Cooney and seconded by Council Member Moran to appoint Anne Fairfax as an alternate member of the Planning and Zoning Commission to begin immediately. The motion was carried unanimously, 5-0.

13. Proposed 2026 Town Council Meeting Schedule

The Town Council reviewed the proposed 2026 meeting calendar. Discussion focused on whether to hold the August 11–12 meetings over two days or consolidate them into a single day. Some members noted that August agendas were historically lighter and could potentially be completed in one day. Others expressed concern that combined meetings in prior years had extended late into the evening. One member emphasized accommodating health-related needs.

It was agreed upon that the Council President, in consultation with the Town Manager, would determine approximately 30 days in advance whether the August meetings would be one or two days, based on the anticipated workload. The Council also discussed the possibility of aligning the September 8–9 meetings with the September 17 budget meeting, but determined to leave the schedule as proposed.

A motion was made by Council Member Araskog and seconded by Council Member Moran to approve the proposed 2026 meeting calendar as presented, with the noted exception that the August 11–12 meetings may be combined into a single day at the discretion of the Council President. The motion carried unanimously, 5-0.

14. Request for Proclamation in Support of CS/CS/HB 987 – Transportation Facility Designations

Town Manager Blouin reported that during the 2025 state legislative session, House Bill 987 was passed unanimously by both the House and Senate to designate the portion of Southern Boulevard between Kirk Road and South Ocean Boulevard as President Donald J. Trump Boulevard. Florida State Statute 334.071 requires approval by each affected municipality, and the Palm Beach County Commission has already adopted its resolution. Staff requested authorization to prepare a similar resolution for placement on the September Town Council consent agenda.

Alexis Salerno, representing State Representative Meg Weinberger, strongly supported the designation, citing President Trump's long-standing residence in the Town of Palm Beach, local economic contributions, and community connection.

The Town Council discussion centered around the bipartisan nature of such roadway designations, whether a review by the Landmarks Preservation Commission was necessary if non-standard signage were proposed, and the need to re-dedicate the existing Marjorie Merriweather Post marker on the causeway. Mr. Brazil addressed the signage issue. Town Manager Blouin confirmed that all affected municipalities must approve the resolution before determining the designation.

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

A motion was made by Council Member Moran and seconded by Council President Pro Tem Crampton to authorize staff to draft the resolution in support of the designation and place it on the September consent agenda. The motion carried unanimously, 5-0.

UNFINISHED BUSINESS

15. Coastal Matters

15.1 Groin Rehabilitation at 1341 and 1415 S Ocean Blvd

Coastal Coordinator Sara Gutekunst reported on a request from the owners of 1341 and 1415 South Ocean Boulevard to rehabilitate three groins located east of their properties. The request follows the previously approved Blossom Way project, which is currently in the permitting phase. Blossom Way property owners have coordinated with neighboring property owners to allow for land-based construction access, minimizing environmental impacts.

Staff will continue working with the property owners, environmental agencies, and FDEP under the Town's Beach Management Agreement (BMA) and with the U.S. Army Corps of Engineers on a related permit extension. As with the Blossom Way agreement, the property owners will assume full liability for submerged lands and environmental impacts, and any agreements will be brought back to the Town Council for approval.

Director of Public Works Paul Brazil noted that this approach aligns with the Town's longstanding policy under the BMA for private property owners to fund and undertake groin rehabilitation on their properties, with the Town providing permitting assistance and transferring liability to the owners. He clarified that private property owners, not the Town, originally constructed the groins.

Council Member Moran felt this was an intended consequence and was happy to see this project on the agenda.

Council President Pro Tem Crampton expressed concern about downdrift impacts, although he thought it was a good project. He noted that the manager representing 2000 and 2100 had requested a one-month delay to evaluate any language regarding the project that may impact their properties. He did not think the liability language had been worked out yet, and he felt it would be appropriate to delay any decision for one month. Mr. Brazil stated that this request was conceptual, and the applicant was preparing draft agreements to be presented to the Town Council for further review.

Council Member Araskog mentioned language that she felt should be included in the agreement to address current or future owner liabilities and an agreement to pay for legal fees and indemnification.

Paula Jastermsky, General Manager of the 2000 Sloan's Curve, requested a one-month deferral due to lack of notice, groin specification, environmental impact, adverse events, and the town's liability.

Mr. Brazil responded that the design and permitting processes were being addressed at the State and Federal levels. He indicated the town's liability would be presented to the Town Council at a future meeting, where there would be more discussion opportunities. The environmental impact would be evaluated as part of the regulatory process, rather than something on which the Town Council would provide input. Mr. Brazil suggested that state and federal regulators should be relied upon to examine these issues and determine whether or not a permit is warranted. He did not feel that delaying conceptual approval would accomplish anything.

Ms. Jastermsky asked for a guarantee that measurements are completed before any work.

Maura Ziska, attorney representing two additional property owners, asked to move this conceptual approval forward. She noted that if this is done during the season, it must be worked around turtle nesting. She also acknowledged that the two property owners could go under the town's permit, which prompted this request to the town council.

There was a consensus that Town staff should continue moving forward with the permitting and legal work for the groin rehabilitation project as a conceptual approval while ensuring that affected down-drift property owners (such as Sloan's Curve) receive data, consultation, and notice throughout the process.

15.2 82-2025 A Resolution of the Town Council of the Town Of Palm Beach, Palm Beach County, Florida, Requesting Authorization for Town Manager to Sign the Memorandum of Understanding and License Agreement and Adopt the Atriums Easement Language for the Reach 8 Dune Restoration Project

Coastal Coordinator Sara Gutekunst reported on the progress of the Reach 8 Dune Restoration Plan. She reminded Council that the long-term dune restoration proposal involved partnering with eight condominium buildings in Reach 8 to allow conveyor belt sand delivery, rotating among them for future projects. Of the eight, only the Atriums agreed to participate in the upcoming fall construction season after turtle nesting ends.

The Town and the Atriums have developed a Memorandum of Understanding (MOU) and a license agreement for the construction and use of their property. The Atrium property owners have selected their oversight engineer, and the Town's contractor (C&N Shoreline) is preparing updated conveyor belt cost estimates for any necessary change order. Ms. Gutekunst requested Council approval for the Town Manager to sign

the MOU and license agreement, and she expressed appreciation to the Atriums for their cooperation.

The Town Council thanked the Atriums for partnering with the town on this project.

A motion was made by Council President Pro Tem Crampton and seconded by Council Member Cooney to approve Resolution No. 082-2025 and add the word "reasonable" so that the agreement reads "The town shall reimburse the association for all reasonable costs." The motion was carried unanimously, 5-0.

15.3 Palm Beach County Request for Continuing Waivers of Town Ordinances for Bonefish Cove Construction

Mr. Brazil reported that the Army Corps of Engineers and Palm Beach County Environmental Resource Management are continuing the Bonefish Cove environmental enhancement project south of the Lake Worth Bridge, which caused traffic delays from unscheduled bridge openings for barge deliveries last season. The project would extend into the upcoming season, and the agencies are requesting waivers from the town code to help minimize impacts on the town while continuing to make progress. Proposed conditions include restricting barge traffic during the season (Nov. 17–May 1) to weekends and holidays only, allowing equipment transport by barge at any time, as needed for repairs or replacement, and allowing extended work hours from 5:00 a.m. to 7:00 p.m. up to Nov. 17, so trips occur outside rush hours, improving efficiency and shortening the overall timeline.

A motion was made by Council President Pro Tem Crampton and seconded by Council Member Moran to approve the U.S. Army Corps of Engineers' and Palm Beach County's request to extend waivers of the town's ordinance for the Bonefish Cove Island Restoration Project to October 1, 2026, for construction dates, hours and noise in the Lake Worth Lagoon to allow for holiday, Saturday and Sunday work and limit barge operations to holidays and weekends from November 17, 2025, to May 1, 2026. The motion was carried unanimously, 5-0.

15.4 92-2025 A Resolution of the Town Council of the Town Of Palm Beach, Palm Beach County, Florida, approving the Department of Army Mid-Town Beach Renourishment Proposal for the Town to provide cost sharing in the amount of \$3,000,000, approving a contingency in the amount of \$500,000 and approving an overall project budget in the amount of \$3,500,000.

Town Engineer Patricia Strayer announced that the Town had successfully secured temporary easements from all nine affected properties for the upcoming FCCE project, as permitted under new guidance from the Assistant Secretary of the Army for Civil Works. The land certification has been submitted to the U.S. Army Corps of Engineers, which has requested project funds by August 22, 2025. The Corps' cost estimate matches the Town's at \$3 million, with an added \$500,000 contingency to cover

potential variations in sand placement. Ms. Strayer presented a resolution for Council approval authorizing the \$3 million cost share, the \$500,000 contingency, and a total project budget of \$3.5 million for the Midtown Beach Renourishment.

A motion was made by Council President Pro Tem Crampton and seconded by Council Member Moran to approve Resolution No. 92-2025. The motion was carried unanimously, 5-0.

**Note: The meeting was recessed for lunch at 12:30 p.m. and resumed at 1:16 p.m.*

15.5 90-2025 A Resolution of the Town Council of the Town Of Palm Beach, Palm Beach County, Florida, Requesting Town Approval of Riparian Rights Easement at Clarke Beach

Mr. Brazil stated that The Breaker's attorney, Gunster, had requested approval of a perpetual repair and easement at Clarke Beach. He said the southernmost structure in the Breakers project extends over the property line of Clarke Beach by 75 feet. He stated that the request had been rushed since it was received, and consequently, staff had not been allowed adequate time to address everything associated with it.

Dr. Mike Jenkins of Geosyntec Consultants discussed the information included in their permit for monitoring and mitigation if there is a negative impact. He noted that the intent is to maintain the Army Corps of Engineers design cross-section at Clarke Avenue, maintaining a minimum beach at Clarke Beach to provide storm protection to the adjacent roadway. He detailed the monitoring protocol for the project. He also explained the mitigation options and town efforts, including additional observations and regular observations at Clarke and in the vicinity. He said if further surveys were deemed necessary, they could be conducted under the town's purview.

Mayor Moore asked for further clarification regarding the additional sand at The Breakers. She expressed concern that if The Breakers did not receive any sand, Midtown may fail. Dr. Jenkins responded.

Council Member Araskog wondered how fault would be determined. Dr. Jenkins said the whole point of this project is to have a plan for monitoring and mitigation within their permit.

Mr. Brazil noted the strong probability that Midtown would be lost as a federal project. Therefore, the town staff needed to determine what project could be done that would help address the issues for most of the area. He said that if sand was not placed north of The Breakers, a truncated project that was the original Midtown could be done, meeting the original intent of the Comprehensive Coastal Management Plan. He noted that at this time, staff still had questions even though they had been tasked with recommending to the Town Council whether the perpetual easement should be approved. Mr. Brazil strongly recommended that the Town Council defer approval of

this project. He said more answers were needed, many dependent upon other entities and consultants.

Attorney Jamie Crowley, representing The Breakers, discussed and clarified the project on behalf of his client, providing a project timeline to date. He respectfully requested that the Town Council honor its prior approval of the project, which was completed in reliance upon the May 9, 2023, project approval and the May 22, 2023, letter of consent to the Department of Environmental Protection (DEP). Mr. Brazil responded to Mr. Crowley's comments, noting that the Town Council had only approved structures on state lands. He also indicated that since November 6, 2024, they had known that the repair and easement were needed, as this was part of the permit modification. He cited clarifications and corrections on some items in the correspondence dated July 21, 2025, from the Gunster Law Firm.

Council Member Moran asked how long they would be required to monitor the beach. Dr. Jenkins responded that monitoring through the nourishment cycle would be necessary, dependent on the Midtown Beach federal nourishment project. He added that if the structure presented an adverse impact beyond what was anticipated in the permit, corrective action could be required through DEP. Council member Moran asked if Town Attorney O'Connor was satisfied with The Breakers adding the town as additionally insured on their policy. Attorney O'Connor advised that initially, the Town did not have any such protection in the easement obtained from The Breakers. She would like to see additional language in the agreement confirming that it extends to defense costs and the liability coverage limits for the policy.

Council member Araskog wants to ensure that the project, not the town, pays for enhanced monitoring.

A motion was made by Council Member Araskog and seconded by Council President Pro Tem Crampton to defer Resolution No. 90-2025 to October 14, 2025. The motion was carried unanimously, 5-0.

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

Ms. Strayer provided an overall townwide progress update. She stated that there are significant traffic issues from Phase 7 south and north to the country club. She said the drainage project on North County is underway. She noted that County Road is closed for the next week and a half to pull poles for Phase 6 north. She said poles in 6 north will be done in 4-5 weeks. She reported that Phase 5 north is all done, and poles are being pulled on Seaview in Phase 5 south. As requested, Ms. Strayer displayed before and after pictures of the project sites. She also stated that it is anticipated that all drilling for undergrounding should be completed by February. Ms. Strayer also notes that phases 5 north and 6 north are currently being paved.

17. Update and Schedule of the Florida Department of Transportation (FDOT) A1A Projects

Julie Parham, Public Works, gave an update on the FDOT projects. She noted that the town council had approved waivers for FDOT work hours and days. She discussed the south project from Ibis Way to Lake Avenue, which is anticipated to take 15 months. She also discussed the north project from Royal Palm Way down to Emerald Beach Way, which is expected to take 18 months. She stated that FDOT plans to return to the Town Council next month to provide updates on how the waivers have helped their schedule. They are also reviewing to discuss the town's request to use signs for bike notification rather than the existing sharrows in the roadways.

Mel Pollock, a consultant for the Florida Department of Transportation (FDOT), said they are working to pave the south section. The section on South County, where traffic control is in place, is being pushed to get that sidewalk work done. He thanked the town for their coordination, although giving a definitive schedule update would be premature. He noted that work is proceeding and that the contractors are working in both sections.

Mayor Moore asked the town staff to continue pushing out the alerts.

Ms. Strayer showed a photo of signs that would be used instead of sharrows on the roads.

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

Council Member Araskog noted that the closure of County Road South of the Colony had created an issue. She thought it would be better not to block off both Ocean and County.

Council President Pro Tem Crampton also expressed concern about the road closures.

The consensus of the Town Council was to allow staff to continue working with the Florida Department of Transportation (FDOT), especially on investigating alternatives for the sharrows.

NEW BUSINESS

18. Discussion – Regulating the Use of Electronic Mobility Devices

Police Chief Caristo stated that as of July 1, 2025, the legislature expanded local discretion over the regulation and use of electronic mobility devices. He said these devices are a safety concern for municipalities. He talked about some of the serious injuries and fatalities that have been caused by the use of electronic mobility devices. He discussed the importance of educating the public and suggested limiting the use of these devices.

There was a discussion about the danger associated with using these mobility devices. Chief Caristo said the Police Department would host safety forums to educate the public about the safety and proper use of motorized devices.

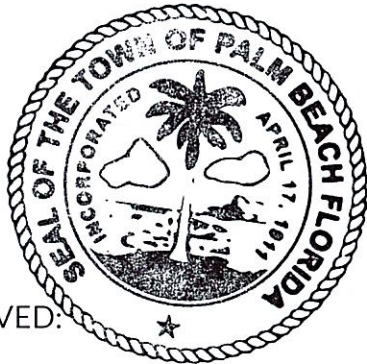
There was a consensus of the Town Council to allow staff to research the issue and return to the Council with a proposed draft Ordinance for review.

ANY OTHER BUSINESS

There was no other business discussed at this time.

ADJOURNMENT

A motion was made by Ms. Araskog and seconded by Council President Pro Tem Crampton to adjourn the meeting at 3:10 PM. The motion was carried unanimously, 5-0.



APPROVED:

Kelly Churney
Kelly Churney, CMC, Town Clerk
Date: 9/9/25

APPROVED:

Bobbie D. Lindsay
Bobbie D. Lindsay, Town Council President