

From: [Kelly Churney](#)
To: [Public Comment](#)
Subject: FW: Letter of Opposition - Resolution No. 063-2023
Date: Friday, May 5, 2023 3:56:00 PM
Attachments: [Letter of Opposition to Resolution No. 063-2023.pdf](#)
[Memorandum Dated May 03, 2023, From Wayne Bergman, Director of Planning, Zoning & Building with Res. No. 063-2023.pdf](#)

Kelly Churney
Acting Town Clerk

Town of Palm Beach
360 S. County Rd.
Palm Beach, FL 33480
561-838-5416
www.townofpalmbeach.com

From: Blair Brandt <blair@brandtgroupllc.com>
Sent: Friday, May 5, 2023 3:26 PM
To: Kelly Churney <KChurney@TownofPalmBeach.com>
Cc: Margit Brandt <margit@margitbrandtpalmbeach.com>
Subject: Letter of Opposition - Resolution No. 063-2023

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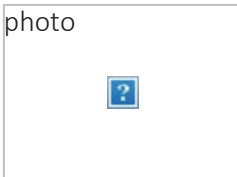
To whom it may concern at the Town Council and Mayor's Office of Palm Beach,

Thank you for your consideration of the attached opposition letter to a recent proposal. Please enter this into the record for Tuesday's Town Council meeting. Let me know if you have any questions.

Best,

Blair & Margit Brandt

photo



Blair Brandt
President & CEO, The Brandt Group
[561-309-6353](tel:561-309-6353) | blair@brandtgroupllc.com
www.brandtgroupllc.com
250 Royal Palm Way
Palm Beach, FL 33480

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| system.

From: [Kelly Churney](#)
To: [Public Comment](#)
Subject: FW: Letter of Opposition - Resolution No. 063-2023
Date: Friday, May 5, 2023 4:21:02 PM
Attachments: [Letter of Opposition to Resolution No. 063-2023.pdf](#)
[Memorandum Dated May 03, 2023, From Wayne Bergman, Director of Planning, Zoning & Building with Res. No. 063-2023.pdf](#)

Kelly Churney
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From: Blair Brandt <blair@brandtgroupllc.com>
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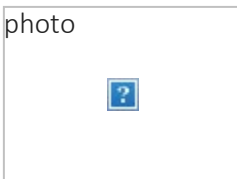
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| system.

From: [Kelly Churney](#)
To: [Public Comment](#)
Subject: FW: Proposed Construction Moratorium
Date: Monday, May 8, 2023 6:52:18 AM

Kelly Churney
Acting Town Clerk

Town of Palm Beach
360 S. County Rd.
Palm Beach, FL 33480
561-838-5416
www.townofpalmbeach.com

-----Original Message-----

From: James Baker <jcbaker11937@gmail.com>
Sent: Sunday, May 7, 2023 12:04 PM
To: Kelly Churney <KChurney@TownofPalmBeach.com>
Cc: Veronica Baker <vcbaker1172@gmail.com>
Subject: Proposed Construction Moratorium

*****Note: 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.*****

We are the property owners of 177 Clarke Avenue in Palm Beach. We are writing to express our opposition to the proposed construction moratorium in the low density residential zone.

Sincerely,

James C. Baker and Veronica Chen Baker
Sent from my iPhone

From: [Kelly Churney](#)
To: [Public Comment](#)
Subject: FW: To Whom It May Concern on Town Council
Date: Monday, May 8, 2023 6:51:31 AM
Attachments: [Memorandum Dated May 03, 2023, From Wayne Bergman, Director of Planning, Zoning & Building with Res. No. 063-2023.pdf](#)

Kelly Churney
Acting Town Clerk

Town of Palm Beach
360 S. County Rd.
Palm Beach, FL 33480
561-838-5416
www.townofpalmbeach.com

From: Melanie Charlton Fowler <melanie@clos-ette.com>
Sent: Saturday, May 6, 2023 1:12 PM
To: Wayne Bergman <wbergman@TownOfPalmBeach.com>; Kelly Churney <KChurney@TownofPalmBeach.com>
Cc: Sabrina J Runnion <Srunnion@psnaffiliates.com>; Jordan Fowler <jfowler@psnaffiliates.com>; Tim Hanlon <tim.hanlon@amrl.com>
Subject: To Whom It May Concern on Town Council

*****Note: 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.*****

Town Council:

This letter was brought to my attention by our builder and fellow neighbors and realtor!
As residents of the North End, my husband Jordan and I find the fact that we were not sent this letter directly, both sneaky and quite a bold way of conducting town business.
The contents of this memorandum and the consequences of this vote on Tuesday May 9th take away many rights of single family home owners outside the estate section of the town of Palm Beach. It will affect our property values as well as our future endeavors for property improvements. There is no way this helps anyone but a select few. Our town is small and trying to file the sections of town back into rank will upset more people I think than you could ever anticipate.
This change came about organically over time, Covid and the evolution of what is perceived as desirable in town.
Many people in the "other" sections of town other than the estate section have the need to rebuild a better home on their land as well as do so in a reasonable time frame.
Trying to micromanage people's ability to improve their properties as well as cut off this process at the knees for many now will be a grave mistake.
That is what ArCom is for..
I suggest staying in your lane.

Sincerely,

Melanie Charlton Fowler
9175202635
Sent from my iPhone

From: [Kelly Churney](#)
To: [Public Comment](#)
Subject: FW: Town Council/Concerned Resident with Proposed Law on May 9th
Date: Friday, May 5, 2023 4:52:25 PM

Kelly Churney
Acting Town Clerk

Town of Palm Beach
360 S. County Rd.
Palm Beach, FL 33480
561-838-5416
www.townofpalmbeach.com

From: Kimberly Goodwin <kimberlygoodwin12@gmail.com>
Sent: Friday, May 5, 2023 4:45 PM
To: Kelly Churney <KChurney@TownofPalmBeach.com>
Cc: Scott Goodwin  <skgoodwin@gmail.com>
Subject: Town Council/Concerned Resident with Proposed Law on May 9th

*****Note: 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 Members of the Town Council:

Our names are Kimberly and Scott Goodwin. We moved here with our 2 kids Reese (13) and Jack Goodwin (11) in March 2020. I am originally from Miami (3rd generation) and Scott from Darien, CT whose family has had a home in North Palm Beach for over 50 years in Lost Tree Village. We purchased one home on Bahama Lane in Oct 2020, and have fallen in love with all that Palm Beach has to offer.

We decided to purchase another home at 201 Ocean Terrace in January 2021 to enjoy the beach access on a "cabana" street, and we spent a year renovating the house to better suit the needs of our family. Rather than tearing down this home, we carefully renovated it to keep the charm of the house while adjusting it to meet the needs of our family. We had multiple neighbors tell us how much they loved what we did with the house as they see it from the street. We moved into this home a year ago and have loved living on Ocean Terrace. However, when the owner of 1330 North Ocean Blvd passed away last year, we saw an opportunity to build our "forever" family home that our kids and grandkids would be able to enjoy.

We went under contract for our future home at 1330 North Ocean Boulevard. We paid 23,000,000 for the property after checking into what we would be allowed to build if we tore down the dilapidated house that currently exists there. We had looped in our architects (Christian Thomas and John Melhorn) from Thomas Melhorn prior to purchasing the property. We did a walk through at our newly constructed neighbors house on April 6th, 2023 to discuss design ideas based off current code and what was allowed.

On Monday, April 17, Thomas Melhorn and Keith Williams walked the property to discuss landscape design to be present to ARCOM in September. On Tuesday, April 18, we began the process to get the demolition permit through the town. In order to officially get the permit, we had to close the accounts and put them under our name and then have FPL, FPU and Water shut off. I placed all those calls on Wednesday April 19. FPL removed the meter, FPU came out and we are waiting for them to remove the gas line. Process has been started. We currently have a permit from the Town to cap the sewer line for demolition. We are waiting on gas line.

On Thursday, April 20, we had a meeting with next door neighbor to discuss easement usage and exterior planning, and on Tuesday, May 2nd, we received first architecture bill from Thomas Melhorn. On Wednesday, May 3rd, we had our 2nd design meeting at Thomas Melhorn offices 3-430pm. Landscape Architect Keith Williams was also at the meeting to present ideas. Landscape design almost complete. We currently have a follow up meeting with both Thomas Melhorn and Keith Williams scheduled for next Friday, May 12 at 230pm.

As you can see, we have spent considerable time and resources planning for our future home in Palm Beach, and we are extremely concerned with the effect the zoning in progress would have on our lives and property values. Since moving to Palm Beach we have really tried to be supportive of the town and community. My husband moved his business here, and I am currently on the Town of Palm Beach Recreation Center Board, The United Way of Palm Beach Allocations Committee— and was just nominated to the trustee board and we currently support Palm Beach Day Academy, the local police force (we were one of 10 donors to help build their new kitchen), the Palm Beach Zoo along with other local charities.

We have made Palm Beach our home and this proposed law would really impact us as residents and our ability to build our family home in a timely manner. We are not developers and we only want the ability to do what is best for our family and the neighborhood as we have done during our previous renovations.

We ask that you vote no on the proposed zoning in progress so that we can continue pursuing the construction of our dream house in the Town we love.

Sincerely,

Kimberly and Scott Goodwin

From: [Deborah Jones](#) on behalf of [Town Council](#)
To: [Public Comment](#)
Subject: FW: Zoning in Progress - 292 Orange Grove Road
Date: Friday, May 5, 2023 1:37:17 PM
Attachments: [Memorandum Dated May 03, 2023, From Wayne Bergman, Director of Planning, Zoning & Building with Res. No. 063-2023.pdf](#)
Importance: High

From: Stephen Myers Jr. <smyersjr@myersag.com>
Sent: Friday, May 05, 2023 11:42 AM
To: Danielle Hickox Moore <DMoore@TownofPalmBeach.com>; Town Council
<TCouncil@TownofPalmBeach.com>
Subject: Zoning in Progress - 292 Orange Grove Road
Importance: High

*****Note: 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 Mayor and Town Council members:

I recently received a copy of the attached memorandum regarding a Zoning In Progress ("ZIP") resolution, which has been added as an agenda item for the May 9th Town Council meeting. I am writing this correspondence to you to express my concerns and reservations with regard to the ZIP.

I have lived full-time in Palm Beach for the past ten years, with my wife, Kerri and our three children at our property located at 292 Orange Grove Road. We have spent substantial time, energy and expense working with our architect Roger Janssen to design a new 6,000 sq ft home on our property. We submitted our plans on April 24, 2023, designed per the current zoning guidelines to ARCOM and have received an ARCOM number. I am deeply concerned that if the ZIP is enacted, it will materially, adversely affect our current home construction project and the value of our property. A potential one-year moratorium at this stage in our construction and planning process will create uncertainty and hardship for us. If the ZIP is enacted and the zoning code substantially revised, our current construction plans will be worthless. It is conceivable (and extremely likely) that a construction moratorium will create a backlog of projects, such that even once the moratorium is lifted, we will experience further delay and expense. If the zoning code is substantially revised such that our current plans will no longer be conforming, any future construction project on our property may not be economically feasible. In view of the foregoing, we request that the Town Council reject or delay the enactment of the ZIP so as to further analyze its potential impact on the homeowners and the Palm Beach community. We appreciate all your efforts and thank you in advance for your consideration.

Thank You,

Stephen E. Myers, Jr.
292 Orange Grove Road
Palm Beach, FL 33480

From: [Kelly Churney](#)
To: [Public Comment](#)
Subject: FW: Zoning In Progress - Res. No. 063-2023 - 206 Caribbean Road
Date: Friday, May 5, 2023 4:05:25 PM
Attachments: [Res. No. 063-2023 - 206 Caribbean Road - Ltr Town Council Members 05.05.23.pdf](#)

Kelly Churney
Acting Town Clerk

Town of Palm Beach
360 S. County Rd.
Palm Beach, FL 33480
561-838-5416
www.townofpalmbeach.com

From: David Klein <dklein@rabideauklein.com>
Sent: Friday, May 5, 2023 4:04 PM
To: Kelly Churney <KChurney@TownofPalmBeach.com>
Subject: Zoning In Progress - Res. No. 063-2023 - 206 Caribbean Road

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Hello Kelly:

Can you please deliver this letter to the Mayor and Town council Members? Thank you and have a great weekend!

Sincerely,

David E. Klein, Esq.
Florida Bar Board Certified in Real Estate Law
Rabideau Klein
440 Royal Palm Way, Suite 101
Palm Beach, Florida 33480
Main: 561.655.6221 | Direct: 561.402.7412 | Fax: 561.655.3221
[Email](#) | [Biography](#) | [V-Card](#) | [Website](#)



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.

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From: [Kelly Churney](#)
To: [Public Comment](#)
Subject: FW: Zoning in Progress 5-9-23 Agenda
Date: Monday, May 8, 2023 6:52:32 AM

Kelly Churney
Acting Town Clerk

Town of Palm Beach
360 S. County Rd.
Palm Beach, FL 33480
561-838-5416
www.townofpalmbeach.com

From: Anne Pepper <annepepper@mac.com>
Sent: Sunday, May 7, 2023 5:32 PM
To: Danielle Hickox Moore <DMoore@TownofPalmBeach.com>; Town Council <TCouncil@TownofPalmBeach.com>; Kirk Blouin <KBlouin@TownofPalmBeach.com>; Wayne Bergman <wbergman@TownOfPalmBeach.com>
Cc: Kelly Churney <KChurney@TownofPalmBeach.com>
Subject: Zoning in Progress 5-9-23 Agenda

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Dear Mayor, Council and Town Staff,

I am fully in support of Zoning In Progress for the R-B residential district. It is essential that the R-B be broken into sections which support the individual character of the varied neighborhoods which make Palm Beach unique. If Zoning in Progress is not instituted immediately, the destruction of the historic fabric of our Town will accelerate at mach speed. We will have the cheap homogenization of overly large and undistinguished architecture that we associate with Boca-ization and which you have seen on your North End tours. However, it is not limited to that area. Out-of-scale, massive blocky houses are popping up on every street in every district.

The entire Town ought to be put in Zoning in Progress because code review is covering every district not just R-B. It is not to be finished until March of 2024 so why shouldn't the 'pause that refreshes' cover every part of Palm Beach? What happens in our Commercial-Town Serving districts is as important to residents as their own properties. Why has Z-I-P not been done throughout?

I am pretty stunned by the continuing costs of ZoneCo and Corradino? Are these really justified? Resolution 7-Zoneco \$30,000.00 more.

Under Old Business: #6 Corradino 86,633 new total 417,428.00,

#7. ZoneCo change order \$750,000... for total \$1,170,000.00.. Please explain why.

#8. Corradino \$305,000.00 for a Code Reform purchase order total \$450,000.00. Why are the cost ballooning like this? How are these justified?

Under NEW BUSINESS: Approval for Large Commercial Projects SHOULD NOT be permitted in Summer. Large Commercial projects affect us all and residents need to be able to attend these Council or Commission meetings which should not be held in the dark of summer. Applications approved in the summer are perceived to lack transparency and to greatly disadvantage the affected residents.

Thank you for your hard work. The code review is quite daunting and requires a lot of energy and attention to the

details, the inter-relationships of the code, the vision and the comprehensive plan. Please put your concern for the residents' quality of life first .

Thank you,

Anne C. Pepper

333 Seaspray Ave

From: [Judy Goodman](#)
To: [Public Comment](#)
Subject: Opposition to the Zoning in Progress Resolution # 063-2023 for 5/9/23 at 2:00 pm
Date: Friday, May 5, 2023 1:32:40 PM

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Town Council of Palm Beach
360 South County Road
Palm Beach, Florida 33480

Subject: Opposition to the Zoning in Progress Resolution for R-B Low
Density Residential Zoning District: RESOLUTION NO. 063-2023
5/9/23 at 2:00 pm

Dear Town Council Members,

I have lived in Palm Beach for more than 50 years, first with my late parents at their home in the north end in the late 1960s, and then, with my late husband.

We built our home in 1981 in mid-town, where I still live, currently zoned in the R-B Low Density Residential Zoning District which impacts 70% of the Town-- which some apparently want to change from R-B zoning to a Sea Streets Zoning designation to incent one-story bungalows rather than family homes like ours.

In response to comments published in the Palm Beach Daily News on May 5, 2023, it appears that some individuals may not fully appreciate the remarkable transformation of our local properties over the past 50 years.

This transformation, which has significantly contributed to the unique character of our streets, occurred without direct intervention from the Town Council. Instead, it was achieved through a more organic process, driven by property owners who took the initiative to enhance and improve their homes and neighborhoods.

My home, where I have lived for 42 years, is currently listed for sale, since as a recent widow, I want to downsize now-- and sell my property where we raised our two sons, so that I can relocate to my other smaller Palm Beach property.

I strongly oppose the proposed “zoning in progress” resolution to be considered on May 9, 2023 which would in effect be a blanket ban on home alterations for as long as up to a year.

This blanket ban-- as written-- raises serious concerns of lack of due process, lack of adequate public notice, and a potential violation of relevant state and local laws.

For example, the proposed resolution invokes Sec. 134-89(b) as authority for declaring "zoning in progress," but that ordinance states that "When zoning is in progress, no building permit shall be issued by the building official that is in contravention of proposed amendments to this chapter."

Yet the proposed resolution fails to identify what the "proposed amendments" here are with any intelligible degree of specificity. On the contrary, the proposed resolution itself makes clear that there currently are no well-defined proposed amendments at all because "concrete ideas regarding proposed changes to Chapter 134 are [only] beginning to take shape."

Under these circumstances I am concerned the ZIP resolution violates the town ordinance as well as the property rights and due process rights protected under Florida law.

Further, while Sec. 134-89(b) allows for denial of building permits that contravene proposed amendments, the proposed resolution here purports to go much further, creating several additional "criteria" for denying permits beyond what Sec. 134-89(b) authorizes in a ZIP situation. Again, this approach raises serious questions of legality.

Please vote "no" on this rushed resolution; do not move forward with any ZIP declaration until the proposed amendments are adequately specified, and, consistent with the requirements of town ordinance. Do not try to prevent homeowners from using their property in a way that is otherwise consistent with any properly developed proposed zoning amendments.

While I look forward to preserving the unique character of our neighborhood, I believe that a more balanced approach can be taken to protect our community's charm --without imposing on the rights of homeowners to sell their properties without being negatively impacted by restricting zoning policies.

I urge the Town Council to reconsider the Zoning in Progress Resolution and explore alternative solutions that take into account the concerns of homeowners like me.

Thank you for your attention to this matter and I hope to see a fair resolution that benefits all parties involved.

Sincerely,

Judith Goodman

From: [Kelly Churney](#)
To: [Public Comment](#)
Subject: FW: Objection to Resolution No. 063-2023
Date: Monday, May 8, 2023 4:45:35 PM

Kelly Churney
Acting Town Clerk

Town of Palm Beach
360 S. County Rd.
Palm Beach, FL 33480
561-838-5416
www.townofpalmbeach.com

From: Maura Ziska <MZiska@floridawills.com>
Sent: Monday, May 8, 2023 4:35 PM
To: Danielle Hickox Moore <DMoore@TownofPalmBeach.com>; Town Council
<TCouncil@TownofPalmBeach.com>; Kelly Churney <KChurney@TownofPalmBeach.com>
Subject: Objection to Resolution No. 063-2023

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Dear Mayor and Town Council:

On behalf of many of my Palm Beach property owner clients and neighbors, I urge you to withdraw (not defer) consideration of Resolution 063-2023 for the following reasons:

- 1) Until there has been a final determination of Senate Bill 250 (pending in Tallahassee), any attempt to implement zoning in progress for Palm Beach would be in contravention of Senate Bill 250 and the Resolution would be null and void ab initio.
- 2) The language of Resolution 063-2023 is confusing and contradictory. In Section 3 the Resolution sets out 3 criteria to define a project that would be “accepted” and exempt from Zoning in Progress. However, of the 3 criteria, they each specify different dates. There would need to be ONE definable date if the Council is attempting to grandfather certain projects. The Notice to Proceed date can be found of the calendar; however, an “application is scheduled for a public hearing” is ambiguous and the “application fees have been paid” is not tied to a date certain. In fact, checks are accepted by the Town Staff at many different times before a project is heard by either of the commissions or Council. There are no clear rules to follow in the proposed Resolution and it creates confusion for applicants and Town Staff.
- 3) Additionally, Section 4 of the Resolution is poorly worded. It states waivers may be granted if not contrary to the purpose and intent of the “Code Amendments”. How can you assess purpose and intent when there are no codified “Code Amendments”? And the 3 criteria for granting a “waiver” is senseless. It does not account for only demolition; interior renovations that don’t add any SF and are not related to hurricane preparedness. Further, the 10% of the value of the structure is useless. Is that using the PAPA appraisal or an

independent appraisal? An independent appraisal would most likely be required at an additional cost to homeowners. The 10% value of the average R-B home according to the County would not cover the cost of a single appliance, let alone an entire kitchen. The waiver process is not clear. Would a property owner need to hire an attorney? How long does it take? There continues to be a delay in building materials and costs continue to rise. This is an additional burden on a property owner.

4) Lastly, Sections 5 and 6 are misleading. It is highly unlikely, almost impossible, that a new Zoning Code for the R-B Zoning District will be enacted in 6 months. And when the Zoning in Progress ends...all of the projects that were put on hold get started at the same time? That would be a new level of construction traffic and noise.

The unintended consequences of delaying projects for years will create hardships for the property owners, contractors, sub-contractors and construction professionals. Construction will take twice as long and will be twice as expensive. The Town has protections in place. ARCOM has been following Chapter 18 by making sure new homes in the R-B Zoning District fit into the neighborhood. I haven't seen a project with a 22 foot tie beam height granted in at least 15 years, maybe longer. A frequent comment at ARCOM is to "put the house on a diet" "shrink it" "take a foot or two out of the height". With protections in place, there is no need to enact Resolution No. 063-2023 – a drastic and unnecessary measure.

I respectfully request you throw this baby out with the bathwater.

Sincerely,

Maura Ziska, Esq.
Kochman & Ziska PLC
222 Lakeview Avenue, Suite 1500
West Palm Beach, FL 33401
561-802-8960 (telephone)
561-802-8995 (fax)

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From: [Kelly Churney](#)
To: [Public Comment](#)
Subject: FW: Letter of Opposition - Resolution No. 063-2023
Date: Monday, May 8, 2023 11:24:59 AM
Attachments: [Letter of Opposition to Resolution No. 063-2023-4.pdf](#)

Kelly Churney
Acting Town Clerk

Town of Palm Beach
360 S. County Rd.
Palm Beach, FL 33480
561-838-5416
www.townofpalmbeach.com

From: Blair Brandt <blair@brandtgroupllc.com>
Sent: Monday, May 8, 2023 10:58 AM
To: Kelly Churney <KChurney@TownofPalmBeach.com>
Subject: Re: Letter of Opposition - Resolution No. 063-2023

*****Note: 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.*****

Just confirming receipt of this email and also attaching an updated Letter of Opposition, for the record, to the Resolution No. 063-2023 being considered at tomorrow's meeting. Thank you.

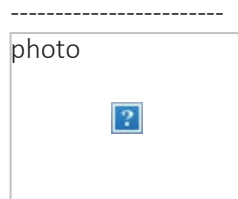
On Fri, May 5, 2023 at 3:25 PM Blair Brandt <blair@brandtgroupllc.com> wrote:

To whom it may concern at the Town Council and Mayor's Office of Palm Beach,

Thank you for your consideration of the attached opposition letter to a recent proposal. Please enter this into the record for Tuesday's Town Council meeting. Let me know if you have any questions.

Best,

Blair & Margit Brandt



Blair Brandt
President & CEO, The Brandt Group
[561-309-6353](tel:561-309-6353) | blair@brandtgroupllc.com
www.brandtgroupllc.com
250 Royal Palm Way
Palm Beach, FL 33480

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photo



Blair Brandt

President & CEO, The Brandt Group

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250 Royal Palm Way

Palm Beach, FL 33480

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From: [Deborah Jones](#) on behalf of [Town Council](#)
To: [Public Comment](#)
Subject: FW: Zoning in Progress 5-9-23 Agenda
Date: Monday, May 8, 2023 9:42:24 AM

From: Anne Pepper <annepepper@mac.com>
Sent: Sunday, May 07, 2023 5:32 PM
To: Danielle Hickox Moore <DMoore@TownofPalmBeach.com>; Town Council <TCouncil@TownofPalmBeach.com>; Kirk Blouin <KBlouin@TownofPalmBeach.com>; Wayne Bergman <wbergman@TownOfPalmBeach.com>
Cc: Kelly Churney <KChurney@TownofPalmBeach.com>
Subject: Zoning in Progress 5-9-23 Agenda

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Dear Mayor, Council and Town Staff,

I am fully in support of Zoning In Progress for the R-B residential district. It is essential that the R-B be broken into sections which support the individual character of the varied neighborhoods which make Palm Beach unique. If Zoning in Progress is not instituted immediately, the destruction of the historic fabric of our Town will accelerate at mach speed. We will have the cheap homogenization of overly large and undistinguished architecture that we associate with Boca-ization and which you have seen on your North End tours. However, it is not limited to that area. Out-of-scale, massive blocky houses are popping up on every street in every district.

The entire Town ought to be put in Zoning in Progress because code review is covering every district not just R-B. It is not to be finished until March of 2024 so why shouldn't the 'pause that refreshes' cover every part of Palm Beach? What happens in our Commercial-Town Serving districts is as important to residents as their own properties. Why has Z-I-P not been done throughout?

I am pretty stunned by the continuing costs of ZoneCo and Corradino? Are these really justified? Resolution 7-Zoneco \$30,000.00 more.

Under Old Business: #6 Corradino 86,633 new total 417,428.00,

#7. ZoneCo change order \$750,000... for total \$1,170,000.00.. Please explain why.

#8. Corradino \$305,000.00 for a Code Reform purchase order total \$450,000.00. Why are the cost ballooning like this? How are these justified?

Under NEW BUSINESS: Approval for Large Commercial Projects SHOULD NOT be permitted in Summer. Large Commercial projects affect us all and residents need to be able to attend these Council or Commission meetings which should not be held in the dark of summer. Applications approved in the summer are perceived to lack transparency and to greatly disadvantage the affected residents.

Thank you for your hard work. The code review is quite daunting and requires a lot of energy and attention to the details, the inter-relationships of the code, the vision and the comprehensive plan. Please put your concern for the residents' quality of life first .

Thank you,

Anne C. Pepper
333 Seaspray Ave