



TOWN OF PALM BEACH

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

CALL TO ORDER AND ROLL CALL

The meeting was called to order at 09:51 AM in the Town Council Chambers.

Members Present: Bridget Moran, Ted Cooney, Lewis Crampton, Bobbie Lindsay, Julie Araskog, and Danielle Moore (arrived at 10:35 a.m.)

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

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 Cooney and seconded by Council Member Moran to approve the consent agenda as presented. The motion was carried unanimously, 5-0.

1. ZON-25-0059 (ARC-25-0062) 222 CHERRY LN (COMBO) - SITE PLAN REVIEW The applicant, Nancy Clifford, has filed an application requesting Town Council review and approval for Site Plan Review as it relates to the redevelopment of an existing nonconforming platted parcel of land which is deficient in lot depth. The Architectural Commission shall perform design review of the application. ***This project shall be deferred to the January 14, 2026, Town Council meeting, pending architectural design review.***
2. **159-2025** A Resolution Of The Town Council Of The Town Of Palm Beach, Palm Beach County, Florida, Authorizing Ad Valorem Tax Exemptions For The Property Hereinafter Described And Stating That The Subject Property Meets The Criteria Set Forth In Chapter 54, Article V Of The Code Of Ordinances Of The Town Of Palm Beach, Relating To Landmarks Preservation And Titled "Tax Exemptions."

APPROVAL OF AGENDA

Planning, Zoning, and Building Director Wayne Bergman announced the following changes to the agenda: Under General Business Item 9, ZON-24-0043, The Four Arts Plaza was moved and addressed at the December 9th Town Council meeting; Under Unfinished Business Item 15, there will be a discussion on the Declaration of Use for the Paramount Church Special Exception, in addition to the agenda and to be heard before Item 16; Under New Business Item 22, ZON-25-0076, 1768 South Ocean Blvd has been deferred until January 14, 2026; Under Any Other Matters, discussion regarding a potential lawsuit about air traffic and the FAA will be added; and finally, there is a pending Declaration of Use Agreement for the new build Synagogue which will be deferred until January 26, 2026.

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

Later, it was noted that the agenda needed to be further amended to hear ZON-25-0009, 303 Pendleton Lane, following Resolution 162-2025.

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

ADMINISTRATION OF THE OATH

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

COMMENTS

3. MAYOR AND TOWN COUNCIL MEMBERS

Council Member Araskog apologized for getting upset during yesterday's heated discussion with the Mayor. She wished everyone Happy Holidays.

Council President Lindsay wished everyone Happy Holidays.

4. PUBLIC - 3 MINUTE LIMIT

Catherine Bauman, 339 Australian Avenue, spoke regarding the FAA's recent decision to impose year-round flight restrictions near Mar-a-Lago, stating that the resulting aircraft rerouting has caused increased noise, sleep disruption, safety concerns, and potential impacts to property values and quality of life. She noted that Palm Beach County has voted to file a petition for review of the FAA order and urged the Town to either file its own petition or formally join the County's action. She emphasized that the deadline to file is imminent and that failure to do so would permanently forfeit the Town's right to challenge the order. Ms. Bauman stated that the Town has legal authority under federal law to file, that the impacts to Palm Beach are significant and unique, and that filing would preserve the Town's legal options without obligating it to pursue litigation. She urged the Council to act promptly to protect residents and stated that she was speaking on behalf of herself and other residents affected by the changes.

PUBLIC HEARINGS

GENERAL BUSINESS

5. **162-2025** A Resolution Of The Town Council Of The Town Of Palm Beach, Palm Beach County, Florida, Ratifying And Confirming The Determination Of The Landmarks Preservation Commission That The Property Known As 303 Pendleton Lane Meets The Criteria Set Forth In Ordinance No. 2-84, Also Known As Chapter 54, Article IV Of The Code Of Ordinances Of The Town Of Palm Beach; And Designating Said Property As A Town Of Palm Beach Landmark Pursuant To Ordinance No. 2-84, Also Known As Chapter 54, Article IV Of The Code Of Ordinances Of The Town Of Palm Beach.

Council Members Cooney and Moran disclosed ex parte communications.

Mr. Bergman provided staff comments.

Janet Murphy of MurphyStillings presented background information on the project and historical details about the property. She outlined how the property met the criteria for Landmark Designation, specifically Criteria 1, 3, and 4.

Council President Lindsay asked for proof of publication, which Friederike Mittner provided.

A motion was made by Council Member Araskog and seconded by Council Member Cooney to make the designation report part of the record. The motion was carried unanimously, 5-0.

Council President Lindsay called for public comment.

M. Timothy Hanlon, 340 Royal Poinciana Plaza, representing Mr. and Mrs. Hunt, stated that they were surprised by the designation notice and were initially opposed to the landmark designation. However, after working with the Preservation Foundation and Friederike Mittner, they have decided to support the designation, provided they are allowed to construct a proposed carport, which is an integral part of their home.

Aimee Sunny, The Preservation Foundation of Palm Beach, spoke in favor of the designation.

A motion was made by Council Member Araskog and seconded by Council Member Cooney to approve Resolution No. 162-2025, designating the property at 303 Pendleton Lane as a landmark of the Town of Palm Beach on the basis that it meets criteria Numbers 1, 3, and 4 of Section 54-161 of the Town of Palm Beach Code and in the Landmarks Preservation Ordinance No. 2-84. The motion was carried unanimously, 5-0.

6. **163-2025** A Resolution Of The Town Council Of The Town Of Palm Beach, Palm Beach County, Florida, Ratifying And Confirming The Determination Of The Landmarks Preservation Commission That The Property Known As 201 Worth Avenue Meets The Criteria Set Forth In Ordinance No. 2-84, Also Known As Chapter 54, Article IV Of The Code Of Ordinances Of The Town Of Palm Beach; And Designating Said Property As A Town Of Palm Beach Landmark Pursuant To Ordinance No. 2-84, Also Known As Chapter 54, Article IV Of The Code Of Ordinances Of The Town Of Palm Beach.

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

Janet Murphy of MurphyStillings provided background information on the project and historical details about the property. She outlined how the property met the criteria for Landmark Designation, specifically Criteria 3 and 4. She noted that the Landmarks Preservation Commission also voted that they believed the building met criterion 1.

Council President Lindsay asked for proof of publication, which Friederike Mittner provided.

A motion was made by Council Member Araskog and seconded by Council Member Moran to make the designation report part of the record. The motion was carried unanimously, 5-0.

Council President Lindsay called for public comment.

Aimee Sunny of the Preservation Foundation of Palm Beach spoke in support of the request.

Council Member Cooney was troubled about the possible designation of this building. He was uncomfortable disagreeing with the Landmarks Preservation Commission, but he did not feel that the building warranted the designation and stated that he could not support it.

Council Member Moran appreciated that the building stood out from its surroundings. Looking at the original photographs, she thought it was important to have a diversified collection of buildings and added that she supported the designation.

Council Member Araskog agreed with Council Member Cooney and did not believe the building fit in on the street. She did not support the designation.

Council President Lindsay agreed that the building was different and supported the designation.

Council President Pro Tem Crampton agreed with Council Member Cooney. He thought there could be a better iteration of the building.

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 President Pro Tem Crampton to deny Resolution No. 163-2025, designating the property at 201 Worth Avenue as a landmark of the Town of Palm Beach. The motion was carried 3-2, with Council Member Moran and Council President Lindsay dissenting.

7. **164-2025** A Resolution Of The Town Council Of The Town Of Palm Beach, Palm Beach County, Florida, Ratifying And Confirming The Determination Of The Landmarks Preservation Commission That The Property Known As 220 Eden Road Meets The Criteria Set Forth In Ordinance No. 2-84, Also Known As Chapter 54, Article IV Of The Code Of Ordinances Of The Town Of Palm Beach; And Designating Said Property As A Town Of Palm Beach Landmark Pursuant To Ordinance No. 2-84, Also Known As Chapter 54, Article IV Of The Code Of Ordinances Of The Town Of Palm Beach.

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

Council President Lindsay asked for proof of publication, which Wayne Bergman, Director of Planning, Zoning, and Building, provided.

Emily Stillings, of MurphyStillings, presented background information on the project and historical information on the property. She outlined how the property met the criteria for Landmark Designation, specifically Criteria 1, 3, and 4.

A motion was made by Council Member Cooney and seconded by Council President Pro Tem Crampton to accept the designation report as part of the record. The motion was carried unanimously, 5-0.

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

Council Member Cooney thought this was a valuable contribution to landmarks and a nice example of Mizner's work.

Council Member Araskog thanked the homeowner for their support of the designation.

A motion was made by Council Member Cooney and seconded by Council Member Araskog to approve Resolution No. 164-2025, designating the property at 220 Eden Road as a landmark of the Town of Palm Beach on the basis that it meets criteria Numbers 1, 3, and 4 of Section 54-161 of the Town of Palm Beach Code and in the Landmarks Preservation Ordinance No. 2-84. The motion was carried unanimously, 5-0.

8. **165-2025** A Resolution Of The Town Council Of The Town Of Palm Beach, Palm Beach County, Florida, Ratifying And Confirming The Determination Of The Landmarks Preservation Commission That The Property Known As 246 Tangier Avenue Meets The Criteria Set Forth In Ordinance No. 2-84, Also Known As Chapter 54, Article IV Of The Code Of Ordinances Of The Town Of Palm Beach; And Designating Said Property As A Town Of Palm Beach Landmark Pursuant To Ordinance No. 2-84, Also Known As Chapter 54, Article IV Of The Code Of Ordinances Of The Town Of Palm Beach.

Please note: Mayor Moore arrived at 10:35 a.m.

Council Members Cooney, Moran, Council President Pro Tem Crampton, and Mayor Moore disclosed ex parte communications.

Council President Lindsay asked for proof of publication, which Friederike Mittner, Design and Preservation Manager, provided.

Emily Stillings, of MurphyStillings, presented background information on the project and historical information on the property. She outlined how the property met the criteria for Landmark Designation, specifically Criteria 1, 3, and 4.

A motion was made by Council Member Cooney and was seconded by Council Member Moran to make the designation report part of the record. The motion was carried unanimously, 5-0.

Council President Lindsay called for public comment.

Attorney M. Timothy Hanlon, representing the homeowners, wanted to ensure that his letter of objection would be submitted as part of the record. He noted that he disagreed with the staff assessment regarding this property.

Aimee Sunny of the Preservation Foundation of Palm Beach spoke in support of this request.

Council Member Moran pointed out that Attorney Hanlon had provided a letter of objection in case the owner's future desire was to demolish the home. She thought it would be important for staff to track this for the future.

A motion was made by Council Member Cooney and seconded by Council Member Moran to approve Resolution No. 165-2025, designating the property at 246 Tangier Avenue as a landmark of the Town of Palm Beach on the basis that it meets criteria Numbers 1, 3, and 4 of Section 54-161 of the Town of Palm Beach Code and in the Landmarks Preservation Ordinance No. 2-84. The motion was carried unanimously, 5-0.

9. MATTERS PULLED FROM CONSENT AGENDA

None

UNFINISHED BUSINESS

- 10. ZON-25-0046 120-132 N COUNTY RD. – PALM BEACH SYNAGOGUE—SPECIAL EXCEPTION WITH SITE PLAN REVIEW** The applicant, Palm Beach Orthodox Synagogue INC (Rabbi Moshe Scheiner), has filed an application requesting Town Council review and approval for a modification to the previously approved Special Exception for an existing synagogue located at 120 N County Road into an abutting existing building previously occupied by the Chez Jean Pierre restaurant at 132 N County Road. The application also consists of a modification to the existing Declaration of Use Agreement dated May 12, 2008.

TIME CERTAIN 11:00 AM

**Note: A short break was taken at 10:54 a.m., and the meeting resumed at 11:04 a.m.*

Several members disclosed ex parte communications.

Attorney Harvey Oyer, representing the applicant, discussed the details of the request and the modifications made to the Declaration of Use Agreement.

In reference to Mr. Oyer's presentation, Council Member Araskog asked if Mr. Oyer's explanation with regard to public parking was correct. Mr. Murphy said that while there is public parking available for the Synagogue, retail, or any existing use, the regulating agents for that would be the attendant of the Synagogue. Any proposed increase would necessitate an analysis of the required parking, which would subsequently require a variance request. He then discussed fire occupancy. Council Member Araskog asked about a variance that had been granted for parking. Mr. Murphy clarified what that variance referred to and stated that this was a different application.

Mayor Moore asked for clarification that the Synagogue, technically, has no real parking because the parking lot belongs to Chez Jean Pierre. She said this would improve the existing condition of the Synagogue. Mr. Murphy affirmed. Mayor Moore noted that the Synagogue could still use the

road right-of-way so long as it is not on a Friday night, in the same way as Saint Edwards and Bethesda. Mr. Oyer clarified that parking is not unlimited, but the Synagogue will be capped by the fire code occupancy before parking due to the availability of on-street spaces and public right-of-way. He noted this discussion is about special events more than religious services.

Council Member Moran requested an explanation for why the vested parking does not run with the vested use. Mr. Murphy provided an explanation of parking calculations used in specific contexts.

Council President Pro Tem Crampton clarified the concept of "by right" parking.

Attorney O'Connor noted that the Declaration of User proposed has a maximum of 158 in the sanctuary, and Mr. Oyer said the request was for an increase. Attorney O'Connor stated that the previous testimony indicated that religious services are typically followed by dining in the social hall, effectively creating a cap, as the capacity would have to accommodate the number of people attending the service. Mr. Oyer further explained the social hall capacity, the social hall and lobby capacity, and the addition of the Chez Jean Pierre space.

Mr. Murphy was surprised by the increase. He stated that the staff understood the application to be for the existing congregation to use the Chez Jean Pierre space. With that, the staff analyzed the parking credit for the Chez Jean Pierre site, what the parking requirement was for the ancillary use to the sanctuary, and related information. He stated that the presentation was creating confusion.

Mayor Moore thought the application needed to be withdrawn and resubmitted.

Council President Lindsay called for public comment.

Anne Pepper, 333 Seaspray Avenue, was confused about the presentation and urged the Town Council not to approve a special exception. She thought the applicant should be required to resubmit a complete application of their requests.

Carlos Colos, 130 Sunrise Avenue, was surprised by the request and found it very confusing.

Attorney John Eubanks was confused by the presentation and thought the item needed to return to the Town Council with a complete application.

Anita Seltzer, 44 Cocoanut Row, shared her thoughts regarding the application. She discussed unintended consequences that could occur due to event overflow. She was not supportive of the request.

Council Member Araskog stated that the Town Council was promised that there would be no visible monitors from the Synagogue. She felt that everything was expanding and that a new application should be submitted. She suggested deferring the item.

Following an extensive discussion, Attorney Harvey Oyer withdrew the application on the floor, confirming there would be no adverse consequences associated with the withdrawal.

11. ZON-25-0054 (ARC-25-0058) 1960 S OCEAN BLVD. (COMBO) – SPECIAL EXCEPTION & VARIANCE(S) The application, Stephen A. Wynn Florida Revocable Trust (Stephen A. Wynn, Trustee), has filed an application requesting Town Council review and approval for a special exception and two (2) setback variances as they relate to the construction of a new beach cabana structure on the oceanside parcel of an existing residential estate. The Architectural Commission shall perform design review of the application. *This project shall be deferred to the January 14, 2026, Town Council meeting, pending architectural design review.*

****Note: This item was deferred to January 14, 2026, at the approval of the agenda.***

12. ZON-25-0061 (ARC-25-0067) 410 N LAKE WAY (COMBO) - VARIANCE The applicant, North Lake Trust (Val Hawkins Architect, LLC), has filed an application requesting Town Council review and approval for a side yard setback variance for the installation of an exterior staircase and second-story deck. The Architectural Commission shall perform design review of the application. *[The Architectural Review Commission Recommendation: Implementation of the proposed variances will not cause a negative impact on the subject property. Carried 7-0.] [The Architectural Review Commission approved this project. Carried 7-0.]*

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

James Murphy, Assistant Director of Planning, Zoning, and Building, provided staff comments on the project.

Council Member Araskog wondered if the new deck was visible from other neighbors or if the homeowners could see any neighboring properties; Mr. Murphy stated that it was not.

Council Member Moran confirmed no awnings would be added to the new deck.

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

Attorney M. Timothy Hanlon stated that the pergola was initially a fixed roof that was converted into a pergola, and the owners are returning that structure to its original fixed roof configuration. He discussed the hardship and stated there would be no new encroachment into the setback. The proposed architecture will match the existing architecture.

A motion was made by Council Member Cooney and seconded by Council Member Moran that Variance No. ZON-25-0061, 410 N. Lake Way 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.

13. ZON-25-0044 (ARC-25-0041) 337 BRAZILIAN AVE (COMBO) – VARIANCES The applicant, FRIESE FAMILY TRUST (Paul Friese, Trustee), has filed an application requesting Town Council review and approval of three (3) variances related to redevelopment of an existing nonconforming residential parcel including (1) a variance

for existing nonconforming lot width, (2) a variance for existing nonconforming lot area, and (3) a variance to exceed the maximum amount of grade fill permitted within setback areas. The Architectural Commission shall perform design review of the application. *[The Architectural Review Commission Recommendation: Implementation of the proposed variances will not cause a negative impact on the subject property. Carried 7-0.] [The Architectural Review Commission approved this project. Carried 7-0.]*

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

Mr. Murphy provided staff comments on the project.

Council Member Moran wondered what the eastern yard would look like if the variance for fill was not supported. She asked if it would make sense to say one side yard is fine, and the other could be done.

Raul Lima of Portuondo Perotti Architects presented the architectural plans for the proposed residence. He explained the hardship.

Council Member Cooney thought the plan was very good. Mr. Murphy stated that the property was challenged and that the applicant was choosing to build setback to setback. Mr. Murphy further discussed that the Planning and Zoning Commission wanted to discuss the fill ordinance further. Council Member Cooney offered a suggestion to reduce the fill and increase the green space.

Council Member Moran agreed with Council Member Cooney. She thought this would continue to be a problem.

A motion was made by Council Member Cooney and seconded by Council Member Araskog that Variance No. ZON-25-0044, 337 Brazilian Avenue (Variances 1 and 2) 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 5-0.

A motion was made by Council Member Cooney and seconded by Council Member Moran that Variance No. ZON-25-0044, 337 Brazilian Avenue (Variance 3), be deferred to January 14, 2026, to allow the applicant an opportunity to see how they can best minimize the amount of fill along the western property line. The motion was carried 5-0.

14. ZON-25-0009 (COA-25-0003) 303 PENDLETON LN COMBO – VARIANCE The applicant, M. Timothy Hanlon, has filed an application requesting Town Council review and approval of one (1) variance to reduce the side yard (west) setback for a new carport addition for the property under consideration to be Landmarked. The Landmarks Preservation Commission shall perform design review of the application impacting the property under consideration to be Landmarked. This project shall be deferred to the December 10, 2025, Town Council meeting, pending Landmarks Preservation Commission design review. *[The Landmarks Preservation Commission Recommendation: Implementation of the proposed variances will not cause a negative impact on the subject*

property. Carried 6-1.] [The Landmarks Preservation Commission approved this project with conditions. Carried 6-1.]

Council Members Cooney and Araskog disclosed ex parte communications.

Friederike Mittner introduced the item and provided staff comments. She said the hardship is due to an existing constraint caused by the existing garage and driveway.

M. Timothy Hanlon, attorney for the homeowners, presented the architectural plans for the proposed project and discussed the variance request.

Council Member Araskog asked about the hardship of the request. Mr. Hanlon responded.

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 Araskog that Variance No. ZON-25-0009, 3030 Pendleton Lane 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 5-0.

15. Discussion on Declaration of Use for Paramount (Church) Special Exception

A motion was made by Council Member Araskog and seconded by Council President Pro Tem Crampton to defer the declaration of use agreement until January 14, 2026. The motion was carried unanimously, 5-0.

- 16. ZON-23-020 (COA-23-003) 139 N COUNTY RD. - THE PARAMOUNT THEATER (COMBO) – SPECIAL EXCEPTIONS WITH SITE PLAN REVIEW AND VARIANCES** The applicant, WEG Paramount LLC, has revised its previously filed application requesting Town Council review and approval for a Special Exception with Site Plan Review for the renovation and adaptive re-use of an existing Landmarked theater structure, now including Special Exception requests (1) to permit Private Club use in the C-TS district, (2) for a café use in the C-TS district, (3) for Outdoor café seating use associated with a café and a private club in the C-TS district, (4) for on-site shared parking between a private social club use and church use in the C-TS district, and (5) for a modification/ratification to a previously approved Special Exception for Churches, synagogues, or houses of worship. The applicant is also seeking Site Plan Review for site plan changes on properties not zoned single-family residential. Additionally, the applicant is seeking the review and approval for Variances to: (1) allow a generator on a roof, and (2) exceed the maximum height of a screening wall for mechanical equipment on a roof. The application also consists of a proposed Declaration of Use Agreement. The Landmarks Preservation Commission will perform the design review. This matter is being heard in connection with the petition filed by the applicant under Florida's Land Use and Environmental Dispute Resolution Act (Fla. Stat. 70.51). The Council shall hear and consider the Special Magistrate's Report and Recommendation. In addition, the first of two public hearings shall be held on the Settlement and Development Agreement, pursuant to the Florida Local Government Development

Agreement Act, for resolution of all pending litigation.
TIME CERTAIN 2:00 PM

Several members disclosed ex parte communications.

Attorney Seth Behn, Lewis, Longman & Walker, serving as special counsel to the Town, explained that the meeting was a continuation of Florida's Land Use and Environmental Dispute Resolution Act (FLUEDRA) hearing that was initiated the prior month and part of the statutory mediation process to resolve litigation stemming from the prior denial of the development application. He stated that the proposed settlement and development agreement would resolve all pending FLUEDRA and circuit court litigation by incorporating a revised development proposal, including a special exception, variances, site plan approval, and a declaration of use, all subject to Town Council approval.

Mr. Behn noted that the current meeting concluded the first of two required public hearings on the settlement and development agreement, with a second hearing to be scheduled. He outlined the hearing procedure, including continuation of public comment, a brief response by the applicant's attorney, and followed by Council questions and deliberations.

He addressed a renewed request for party or intervenor status, explaining that while the FLUEDRA statute allows public participation, it does not permit granting party or intervenor status, as the matter involves settlement negotiations between the Town and the applicant. He further explained that FLUEDRA is intended to expedite resolution and avoid prolonged litigation. He concluded by stating that the Council may approve, modify, or deny the magistrate's recommendation.

Council Member Araskog asked about what could be asked if new information were submitted. Mr. Behn responded, and a brief discussion ensued about the decorum for the hearing.

Council President Pro Tem Crampton acknowledged the moving parts associated with this request. Mr. Behn said the Settlement and Development Agreement, which memorializes the Settlement Agreement, are the two items associated with the request. He further clarified what was before the Town Council.

Council President Lindsay called for public comment.

The following people spoke in support of the project:

Alfred Aldridge, 2295 S. Ocean Blvd.
Denise Sandell, 3440 S. Ocean Blvd.
Charles Krusen, 173 Sunset Avenue
Aimee Sunny, Preservation Foundation of Palm Beach, with high-quality materials
Pauline Pitt, 320 Tangier Avenue
Marilyn Krone, 235 Sunrise Avenue
Angie McNamara, 127 Kings Road
Luis Garcia, 2219 Ibis Isle Road

The following people spoke in opposition to the project:

Jack Scarola, Attorney for Tony Stepanski
James Green, Attorney for Tony Stepanski

Bill Diamond, 150 Bradley Place
James Spinks, Volkert
John Eubanks, Attorney on behalf of adjacent condominium owners
Dan Hurling, 130 Sunrise Avenue
Alan Green, 120 Sunset Avenue
Mark Moller, 100 Sunrise Avenue
Anne Pepper, 333 Seaspray Avenue
Jerry Zaro, representing the Sun and Surf, 100 Sunrise Avenue
Benjamin Winter, 110 Sunset Avenue
Beryl Simonsen, 130 Sunset Avenue
Joshua Saslove, 100 Sunset Avenue
Rob Spatt, 150 N. Ocean Blvd.
Rick Smith, 130 Sunrise Avenue
Carlos Colos, 130 Sunrise Avenue
Judy Cooper, 100 Sunrise Avenue
Anita Seltzer, 44 Cocoanut Row
Wendy Silverman, 100 Sunrise Avenue
Elanie Bidell, 130 Sunrise Avenue
Amy Miller, 100 Sunrise Avenue

Attorney Jamie Crowley, on behalf of the applicant, spoke in support of the project. He stated that the applicant has tried to accommodate the needs and concerns expressed by residents. He discussed the traffic studies and stated that the traffic consultant was present or answer questions. He also discussed the town-serving aspect associated with this project.

**Note: A short break was taken at 3:58 p.m., and the meeting resumed at 4:14 p.m.*

Mr. Behn recommended allowing the traffic expert to answer questions.

Eric Czerniejewski of the Corradino Group introduced himself and stated that he had completed his traffic review and issued items dated October 21st and November 6th, and as of December 9th, his information had been submitted back to the town staff.

Mr. Crowley asked Mr. Czerniejewski the following question: whether the project, as modified, met concurrency under the definition in the comprehensive plan. Mr. Czerniejewski confirmed. Mr. Crowley asked if the project met the comprehensive plan requirements for parking, and Mr. Czerniejewski confirmed. Mr. Crowley asked if service was being reduced during the times the requirements were being measured. Mr. Czerniejewski responded that the site would generate less traffic than the previously vested site. Mr. Crowley stated that no additional traffic was being generated.

Mr. Eubanks expressed objections that Mr. Spinks was not present to counter what was said. Mr. Behn stated that they were not party to the proceeding.

Council President Pro Tem Crampton asked about the reason for a reduction in traffic. Mr. Czerniejewski responded that no increase in traffic was directly related to the existing uses and proposed uses.

Mayor Moore asked what the next steps would be if the Town Council chose not to accept the magistrate's recommendation. Mr. Bain responded.

Council Member Moran inquired about pass-by trips accounted for in the traffic study. Mr. Czerniejewski explained that this was included in the November letter, and the pass-by trips are factored into the review of traffic performance standards. He also noted that maximum club occupancy was based on the number of seats.

Council Member Araskog asked how the town could assess parking and traffic flow without a valet plan. She thought the original application included a valet plan. Mr. Czerniejewski answered that the Declaration of Use would address issues such as vehicle maneuverability.

Brian Kelly of Simmons and White provided clarity regarding parking and valet.

Council President Lindsay asked if the studies took into account the trips for the Palm Beach Synagogue. Mr. Czerniejewski said the trips generated for the Palm Beach Synagogue were included in the background trips. The number of special events, when they occur, will fluctuate.

Council President Pro Tem Crampton inquired about the 200 cars for the church and how this would impact traffic and parking, given that the Greens parking lot is closed. Mr. Crowley responded that there were 200 seats, not 200 cars, and the objective was to have shared parking. Council President Pro Tem Crampton inquired about the Simmons & White report, which referenced the intersections and the issues at those locations. He noted the increase in traffic through intersections in 2028. He did not blame the club, but he noted that it was a source of frustration. Mr. Crowley responded that one way to address that is to promote uses that complement one another and allow people to walk from one place to another.

Mayor Moore asked if the traffic counts took into account the fact that Sunset Avenue would be converted into a two-way street. Mr. Czerniejewski responded that it had been reviewed, and both the background and future conditions were examined. Mayor Moore said that allowing half of the amount of traffic would improve the situation. Mr. Kelly added that it would also offer some relief on Royal Poinciana Way.

Ms. Moran asked if their proposal further degraded the level of service compared to the current traffic. Mr. Czerniejewski did not believe it would.

Council Member Araskog asked if it would be a de-intensification of use if it was open at night. Mr. Czerniejewski stated that the decrease would be applied to the overall program, as previously approved. Council Member Araskog asked why there was no plan for service vehicles. Mr. Czerniejewski responded. She asked how the Town Council could approve it without a plan available. Mr. Czerniejewski said he was informed that the current loading occurs along Sunrise Avenue, where there was already extra signage.

Mr. Kelly stated that there was a loading plan, and he reviewed the plan.

Council Member Araskog asked if there was a 32-space deficiency. Mr. Kelly stated that they were legally vested for the principle of equivalency. Council Member Araskog thought that Carriage House was required to have extra parking even though it had vested spaces. Mr. Crowley

explained they needed a variance because they had zero parking on-site. Council Member Araskog suggested that Mr. Crowley reach out to the attorney for St. Edwards.

Council Member Cooney asked Mr. Czerniejewski to review traffic conditions. Mr. Czerniejewski reviewed the conditions and provided information about site circulation and loading.

Council Member Araskog asked, in reference to Section 2.6 of the comprehensive plan. Mr. Behn stated it could not be denied on that basis, and if there were a concurrency issue, the Town Council would have to allow the applicant to address it via the comprehensive plan.

Council Member Araskog asked if there was a staircase from the club to the private residence. Rick Gonzalez of REG Architect showed the floor plan of the club.

Council President Lindsay asked about the lobby courtyard spaces. Mr. Gonzalez responded and stated that everything would be accessible from the street and the courtyard. Mr. Crowley noted that he thought it relevant to state that there is a residential use above the Carriage House.

Council President Pro Tem Crampton asked if the owner would be willing to consider a membership that is 85% Town residents. Mr. Crowley responded, stating that the code is 50% and he felt this project was being singled out as compared to other uses in the town.

Council Member Cooney asked about the second-floor floor plan. Mr. Cooney touched on the distrust of the second floor. He noted that the floor plan was not really a floor plan. He asked about the functionality. Mr. Gonzalez reviewed the plan and functionality.

Council President Lindsay stated she would like to see the large apartment floor plan.

Mr. Gonzalez stated that the designers were in town last week, touring the space.

Council Member Moran thought that the size of the apartment needed to be a proper square footage. However, she was not bothered by the square footage.

Council President Pro Tem Crampton thought the important language would limit the use of the second floor, and it needed to be strong language. He thought a restrictive covenant should be incorporated to prevent the upstairs from being used as part of the club in the future. He said there should be no expansion of club activities into the upstairs space. Mr. Crowley stated that the recorded document was complete and could be modified through a collaborative effort with Town Attorney O'Connor. Council President Pro Tem Crampton discussed what was acceptable to him, and that did not include expanding the club activity to the second floor.

Council Member Araskog stated that Mr. Crowley came in with a starting point for a Declaration of Use Agreement. She was concerned about the guest suites and thought the large unit should be split in half.

Town Attorney Joanne O'Connor stated that the Declaration of Use Agreement had recently been revised. She stated it would be recorded and available as part of the title history. She stated any violation thereof could be addressed through the official process.

Mr. Crowley acknowledged that the language needed to be revised.

Council President Lindsay stated that she did not want to see any additional clubs in town. She said that if a club is kept at 75% of Town residents, she thought it would be helpful to reduce the size of the residence. She suggested two tenants on the side, a smaller upstairs home, a smaller cafe, two non-profits, and the hours be modified. Mr. Crowley noted that the applicant would agree to a new number of seats.

Council Member Araskog expressed concern about the second-floor resident hosting large parties. She asked if the whole area would be made into a mall and if additional parking would be required. Mr. Crowley stated that the requested use is suitable for the property.

Mr. Behn said the appropriate thing to do would be to have a consensus vote on whether the proposal, as proposed, is acceptable to the Town Council, subject to a second reading of the public agreement. Once the Declaration language is agreed upon and a consensus is reached, it can be approved, and subsequently, the settlement agreement can be approved.

A motion was made by Council Member Araskog and seconded by Council President Pro Tem Crampton that the first reading of the development and settlement agreement has been concluded, to defer the item to January 14, 2026, with the direction that the project may proceed to the Landmarks Preservation Commission for review. The motion was carried unanimously, 5-0.

NEW BUSINESS

17. ZON-25-0067 (COA-25-0030) 801 S COUNTY RD (COMBO) - VARIANCE The applicant, LaBerge & Menard Inc., has filed an application requesting Town Council review and approval for one (1) variance to permit an additional guest house containing bedrooms with bath facilities on the landmarked property. The Landmarks Preservation Commission shall perform design review of the application. *This project shall be deferred to the January 14th Town Council meeting, pending architectural review.*

****Note: This item was deferred to January 14, 2026, at the approval of the agenda.***

18. ZON-25-0068 (ARC-25-0075) 160 BARTON AVE (COMBO) - VARIANCE. The applicant, Madeleine Parker (HCA Architecture, Representative), has filed an application requesting Town Council review and approval for one (1) variance to construction a second-floor addition within the two-story west side-yard setback. The Architectural Commission shall perform design review of the application. *This project shall be deferred to the February 11, 2026, Town Council meeting, pending architectural design review.*

****Note: This item was deferred to February 11, 2026, at the approval of the agenda.***

19. ZON-25-0071 (ARC-25-0080) 760 N OCEAN BLVD (COMBO)—SPECIAL EXCEPTION WITH SITE PLAN REVIEW AND VARIANCE. The applicant, Palm Beach Country Club Inc (WRP DESIGN & Maura Ziska Representatives), has filed an application requesting Town Council review and approval for a Special Exception and Site Plan Review for a

640 SF addition to an existing golf cart storage building in the R-A Zoning district requiring a variance for a reduced side yard setback. The Architectural Commission will perform design review of the application.

No one disclosed any ex parte communications.

Mr. Murphy provided staff comments on the project.

Council Member Araskog asked if anyone would be able to see the encroachment. Mr. Murphy responded that it was very internal to the site and if someone tried they would be able to see the encroachment although it would not have a visual impact surrounding property.

Council Member Moran asked if any road cut would be made for access from the street. Mr. Murphy stated there were currently no such plans.

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

Council Member Araskog asked about the hardship of the request. Attorney Maura Ziska responded.

A motion was made by Council Member Cooney and seconded by Council Member Araskog that Special Exception and Site Plan Review No. ZON-25-0071, 760 N. Ocean Blvd. 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 5-0.

A motion was made by Council Member Cooney and seconded by Council President Pro Tem Crampton that Variance No. ZON-25-0071, 760 N. Ocean Blvd. 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.

20. ZON-25-0073 105 CLARENDON AVE – VARIANCE. The property owners, 105 CLARENDON ROAD REVOCABLE TRUST and 874 SOUTH COUNTY LLC (Maura Ziska, Representative), have filed an application requesting Town Council review and approval for a variance to construct a new seawall, 2'-10" east of the existing seawall, which is east of the Town of Palm Beach bulkhead line, in lieu of the seawall being placed directly on or within 12" to the bulkhead line.

Mr. Murphy provided staff comments on the project.

No one disclosed any ex parte communications.

Council Member Cooney acknowledged that the wall would not only provide protection for the property but also for the town. He thought the sea walls needed to be examined for their resiliency.

Mayor Moore noted time restraints due to turtle season.

A motion was made by Council Member Cooney and seconded by Council Member Araskog that Variance No. ZON-25-0073, 105 Clarendon Avenue 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 5-0.

21. ZON-25-0075 (COA-25-0031) 340 S COUNTY RD (COMBO) – SPECIAL EXCEPTION WITH SITE PLAN REVIEW AND VARIANCE. The property owner, 340 S COUNTY LLC (James Crowley, Representative), has filed an application requesting Town Council review and approval for a Special Exception with Site Plan Review to renovate and construct an addition to an existing Special Exception use (service station) and expand the accessory convenience store portion of the building in the C-TS zoning district and a variance to reduce the minimum on-site parking requirement, within the Town Hall Square Historic District. The Landmarks Preservation Commission shall perform design review of the application.

Several members disclosed ex parte communications.

Mr. Murphy provided staff comments on the project.

Attorney Jamie Crowley, on behalf of the owner, provided an overview of the project and explained the zoning requests. Caroline Forrest of MHK Architecture reviewed the architectural plans for the proposed site improvements.

Council Member Araskog said previously that the structure had more of a Mediterranean look. Ms. Forrest stated that the applicant had referred to the historically accurate 1954 Gulf Oil plans and was using that reference for this project.

Mayor Moore thought the plans were beautiful.

Council President Pro Tem Crampton stated he could support the project. He did not believe the program overwhelmed the site.

Council Member Cooney thought the project was exciting and acknowledged that the program was town-serving. He requested that, on the northeast and southeast landscape plans, a Royal Palm Tree be utilized.

Council Member Moran loved the project and thought it looked wonderful. She supported the project.

Council Member Araskog did not believe the building looked like Palm Beach. She acknowledged the program was town-serving.

Council President Lindsay was fond of the plans.

Council Member Cooney said the Town Council was only considering the use, and the Landmarks Preservation Commission would examine the building's appearance.

Council President Lindsay called for public comment.

Alexander Griswold, 161 Main Street, expressed his excitement for the project.

Council Member Araskog asked what the hardship was for the variance request. Mr. Crowley responded.

A motion was made by Council Member Cooney and seconded by Council President Pro Tem Crampton that Special Exception and Site Plan Review No. ZON-25-0075, 340 S. County Road 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 5-0.

A motion was made by Council Member Cooney and seconded by Council Member Moran that Variance No. ZON-25-0075, 340 S. County Road 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.

Town Clerk Churney noted that Aimee Sunny was available to speak about the project online.

Aimee Sunny of the Preservation Foundation of Palm Beach spoke in support of the request. She was pleased that the lost architectural style was being revived.

The motion was carried 5-0.

22. ZON-25-0076 1768 S OCEAN BLVD—SITE PLAN REVIEW AND VARIANCES. The property owners, Four Winds Estates LLC (Maura Ziska, Representative), have filed an application requesting Town Council review and approval to replace an existing 125KW generator with a new 125KW generator requiring Site Plan Review and three (3) Variances to 1) reduce the minimum side (north) yard setback, 2) allow the generator to not be housed in an enclosed building, and 3) allow the generator to not be fully screened from the neighboring property by a concrete block wall for the landmarked property. *This project shall be deferred to the January 14, 2026, Town Council meeting, at the request of the applicant.*

****Note: This item was deferred to January 14, 2026, at the approval of the agenda.***

23. ZON-25-0077 235 SUNRISE AVE (251 SUNRISE SUITE CM 15) PB CATCH—SPECIAL EXCEPTION. The applicant, Rava LLC and 251 Partners LLC DbA The Polo Room Palm Beach, has filed an application requesting Town Council review and approval for a Special Exception request for an existing restaurant formerly known as PB CATCH to rebrand as a new-named restaurant in the C-TS zoning district with no change of increase in the approved seating count. *This project has been withdrawn by the applicant.*

****Note: This item was withdrawn at the approval of the agenda.***

24. ZON-25-0078 (ARC-25-0064) 230 BARTON AVE (COMBO)-VARIANCES. The applicant, RPI Corporation (Environment Design Group), has filed an application requesting Town Council review and approval for one (1) variance to exceed the maximum wall height to completely screen a generator. The Architectural Commission will perform design review of the application. *[The Architectural Review Commission Recommendation: Implementation of the proposed variances will not cause a negative impact on the subject property. Carried 7-0.] [The Architectural Review Commission approved this project. Carried 7-0.]*

There were no disclosures of ex parte communications.

James Murphy provided staff comments on the project.

Sean Twomey of Environment Design Group presented the landscape and hardscape plans for the site.

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

Council Member Araskog inquired about the hardship associated with the variance request. Mr. Twomey responded.

A motion was made by Council Member Cooney and seconded by Council Member Moran that Variance No. ZON-25-0078 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 5-0.

25. ZON-25-0081 (ARC-25-0084) 150 WORTH AVE (COMBO) - VARIANCE The applicant, Wilson 150 Worth LLC (Tim Hanlon Representative), has filed an application requesting Town Council review and approval for a variance for a greater overall height than permitted in the C-WA zoning district for the architectural modifications of the former Saks building. The Architectural Commission shall perform design review of the application.

Several members disclosed ex parte communications.

James Murphy provided staff comments on the project.

Jaime Torres Cruz of Fairfax and Sammons + Partners presented the architectural plans proposed for the site modifications.

Council President Lindsay called for public comment.

Jaime Gavigan, Attorney representing The Colony Hotel, requested that the Colony Hotel's use of the service alley not be interrupted. He asked that language be included in the agreement. He also suggested that a service alley management plan be developed and adopted. In addition, Mr. Gavigan stated that his client would like to have a construction management plan approved as part of the project.

M. Timothy Hanlon stated that no work was proposed for the service alley, so he did not believe

it was appropriate to address this issue.

Council Member Cooney asked if the owner would be amenable to installing a solid gate at the entrance to the alley. Mr. Hanlon did not think there would be any objection, although a redesign of that area would be proposed.

A motion was made by Council Member Cooney and seconded by Council Member Moran that Variance No. ZON-25-0081, 150 Worth Avenue, 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, and with the condition that a solid gate that is acceptable to the Architectural Commission be added to the service alley, and the applicant will work with the PZB Director on a Construction Management Agreement. The motion was carried 5-0.

ORDINANCES

26. FIRST READING

26.1 33-2025 An Ordinance of the Town Council of the Town of Palm Beach, Palm Beach County, Florida, Amending Chapter 134, Zoning By Amending Article VIII, Division 6. – Structures, Subdivision II. – Accessory Buildings And Other Structures At Sections 134-1728.-Air Conditioning And Swimming Pool, And Fountain Equipment And 134-1729.-Generators To Update The Town's Mechanical Equipment Regulations; Providing For Severability; Providing For The Repeal of Ordinances In Conflict; Providing For Codification; And Providing An Effective Date.

Director Bergman read Ordinance No. 33-2025 by title only.

Council Member Moran asked if the staff would clean up the language in the code, and they confirmed that they would.

A motion was made by Council President Pro Tem Crampton and seconded by Council Member Cooney to approve Ordinance No. 33-2025. The motion was carried unanimously, 5-0.

27. SECOND READING

27.1 29-2025 An Ordinance of the Town Council of the Town of Palm Beach, Palm Beach County, Florida, Amending Chapter 54, Historical Preservation, Article I, In General, At Section 54-2, Definitions, To Remove The Definition Of Minor Exterior Change And Add A Definition For The LPC Approval Guide; Article III, Certificate Of Appropriateness, Division 1, Generally, At Section 54-71, To Remove The Expenditure Limit For Exterior Changes And Refer To The LPC Approval Guide; Article III, Certificate Of Appropriateness, Division 2, Procedures And Effect, At Section 54-93 To Reference The LPC Approval Guide; And Article III, Certificate Of Appropriateness, Division 3, Criteria For Issuance, At Section 54-121 To Reference The LPC Approval Guide; Providing For Severability; Providing For The Repeal Of Ordinances In Conflict; Providing For Codification; And Providing An Effective Date.

Director Bergman provided a brief overview of Ordinances 29-2025 and 30-2025.

Director Bergman read Ordinance No. 29-2025 by title only.

A motion was made by Council President Pro Tem Crampton and seconded by Council Member Moran to adopt Ordinance No. 029-2025 on second reading. The motion was carried unanimously, 5-0.

27.2 30-2025 An Ordinance of the Town Council of the Town of Palm Beach, Palm Beach County, Florida, Amending Chapter 134, Zoning, Article I, In General, At Section 134-2, Definitions And Rules Of Construction Related To Building Height Point Of Measurement For Additions To Landmarked Structures; Article II, Administration, Division 4, Special Exceptions, Variances, And Dimensional Waivers, Subdivision IV, Dimensional Waivers, By Renaming Section 134-234, Dimensional Waiver And Landmark Adjustment Described And Amending To Describe Adjustments Available For Landmarked Properties And Structures; By Renaming Section 134-235, General Conditions Applicable To All Dimensional Waivers And Landmark Adjustments And Amending The General Conditions; By Renaming Section 134-237, Dimensional Adjustments For Single-Family Landmarked Properties And Amending And Adding Relief For Landmarked Properties And Structures; Providing For Severability; Providing For The Repeal of Ordinances In Conflict; Providing For Codification; And Providing An Effective Date.

Director Bergman read Ordinance No. 30-2025 by title only.

Council Member Araskog asked about setbacks. Mr. Murphy responded that all adjustments would be included in the notice.

A motion was made by Council Member Cooney and seconded by Council Member Araskog to adopt Ordinance No. 30-2025 on second reading. The motion was carried unanimously, 5-0.

27.3 31-2025 An Ordinance of the Town Council of the Town of Palm Beach, Palm Beach County, Florida, Amending Chapter 134, Zoning Article VIII.- Supplementary District Regulations, Division 2. - Lot, Yard And Area Requirements, Subdivision III. Lot Fill By Modifying The Equation of How Fill Is Calculated And Specifying That The Maximum Amount of Fill Pertains Only To The Required Yard Elevations; Providing For Severability; Providing For The Repeal of Ordinances In Conflict; Providing For Codification; And Providing An Effective Date.

Director Bergman read Ordinance No. 31-2025 by title only.

A motion was made by Council Member Cooney and seconded by Council Member Araskog to adopt Ordinance No. 31-2025 on second reading. The motion was carried unanimously, 5-0.

27.4 32-2025 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

– Building And Building Regulations, Article Iv – Florida Building Code, By Amending Section 18-237, Agreed Maximum Time Schedule For Completion of Major Construction, Table 1, To Extend The Administrative Permit Extension Time To 90 Days; Providing For Severability; Providing For Repeal Of Ordinances In Conflict; Providing For Codification; Providing An Effective Date.

Director Bergman read Ordinance No. 32-2025 by title only.

A motion was made by Council Member Araskog and seconded by Council Member Cooney to adopt Ordinance No. 32-2025 on second reading. The motion was carried unanimously, 5-0.

ANY OTHER BUSINESS

28. Federal Aviation Administration (FAA) Lawsuit

The Town Council's consensus was to join in the lawsuit.

Attorney O'Connor stated that she had corresponded with David Ottey, Palm Beach County's Attorney, presuming the Town Council desired to join. She said he indicated that he would inquire, as legal representation had already been secured. Ms. O'Connor did not think it would be overly complicated to file a petition. She noted it would be an administrative review procedure.

A motion was made by Council Member Cooney and seconded by Ms. Araskog to join the Palm Beach County lawsuit, or if that is not acceptable to them, to direct the Town Attorney to file a petition for review of the FAA rule change with the temporary flight restrictions that impact the Town residents of Palm Beach.

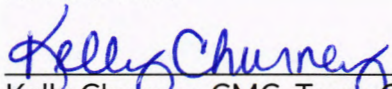
Discussion ensued about the potential lawsuit.

The motion was carried unanimously, 5-0.

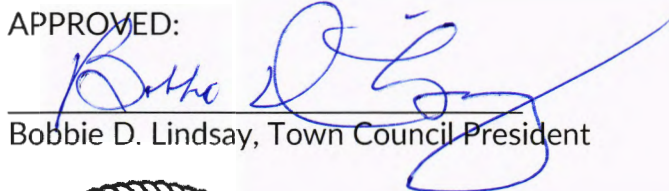
ADJOURNMENT

A motion was made by Council Member Moran and seconded by Council President Pro Tem Crampton to adjourn the meeting at 7:09 PM. The motion was carried unanimously, 5-0.

APPROVED:


Kelly Churney, CMC, Town Clerk
Date: 1-13-26

APPROVED:


Bobbie D. Lindsay, Town Council President

