



TOWN COUNCIL MEETING

TOWN OF PALM BEACH

JUNE 9, 2026

9:30 AM

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

Danielle H. Moore, Mayor
Ted Cooney, President
Lew Crampton, President Pro Tem
Julie Araskog
Nicki McDonald
Bridget Moran

AGENDA

CALL TO ORDER AND ROLL CALL

INVOCATION AND PLEDGE OF ALLEGIANCE

APPROVAL OF CONSENT AGENDA

1. Minutes of the May 12, 2026, Town Council Meeting
2. Minutes of the May 13, 2026, Town Council Development Review Meeting
3. Approval of the Major Matters from the May 27, 2026, Architectural Commission Meeting
4. Approval of the Landmarks Preservation Commission Action Regarding a Landmark Adjustment for 4 Golfview Road
5. **67-2026** A Resolution of the Town Council of the Town of Palm Beach, Palm Beach County, Florida, Approving the Acceptance of a Donation of \$265,000 for the Construction of Wells Park.
6. **64-2026** A Resolution Of The Town Council Of The Town Of Palm Beach, Palm Beach County, Florida, Authorizing The Town Of Palm Beach, Ex Post Facto, To Submit The FY2025 Presidential Residence Protection Assistance (PRPA) Grant Application For Reimbursement Of Qualifying Law Enforcement Personnel Overtime Costs Incurred For Presidential Protective Activities.
7. **66-2026** A Resolution of the Town Council of the Town Of Palm Beach, Palm Beach County, Florida, awarding RFP No. 2026-035, Financial Audit Services to CBIZ CPAS P.C. in the amount of \$518,000 for a five-year contract period based on satisfactory performance and annual budget authorization.
8. **69-2026** A Resolution of the Town Council of the Town Of Palm Beach, Palm Beach County, Florida, awarding RFQ No. 2026-008, Marine Resource Assessment and Monitoring Services to

Coastal Eco-Group Inc. and Coastal Protection Protection Engineering LLC for a five-year period based on satisfactory performance and budget authorization.

9. Request to Hear Proposed Ordinance No. 017-2026, prior to 5:00 p.m. on the Wednesday, June 10, 2026, Town Council Development Review Meeting agenda.

10. FDOT Updates

APPROVAL OF AGENDA

ADMINISTRATION OF THE OATH

COMMENTS

11. MAYOR AND TOWN COUNCIL MEMBERS
12. PUBLIC - 3 MINUTE LIMIT

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

PUBLIC HEARINGS

GENERAL BUSINESS

13. Presentation of The Donald Singer Memorial Scholarship (Citizens' Association)
14. Presentation of the Palm Beach Civic Association Scholarship
15. Presentation of the Thomas Mettler Memorial Scholarship Fund
16. **MATTERS PULLED FROM CONSENT AGENDA**

UNFINISHED BUSINESS

17. Signalization of South County and Via Bethesda Intersection
18. Boards/Commissions Tranche 1 – Code of Conduct and Minutes

NEW BUSINESS

19. US Polo Assn. Palm Beaches Marathon Request for FDOT Letter of No Objection
TIME CERTAIN 11:00 AM
20. Discussion on Mar-a-Lago Club Helipad
TIME CERTAIN 11:15 AM
21. Palm Beach Chamber of Commerce Request to Use Mar-a-Lago
22. Traffic Signals along Cocoanut Row at Pendleton Avenue and Seabreeze Avenue
23. Preservation Foundation Dinner Dance
24. **70-2026** A Resolution of the Town Council of the Town Of Palm Beach, Palm Beach County,

Florida, approving the award of RFQ No. 2026-020, Progressive Design-Build Services for Town of Palm Beach Mid-Town Seawall Replacement Project to Murray Logan Construction, LLC and authorize the Town to begin negotiations

25. Master Fee Schedule Proposed Changes Regarding Building Permit Fees as Related to New Legislation

25.1 63-2026 A Resolution Of The Town Council Of The Town Of Palm Beach, Palm Beach County, Florida, Adopting Revised Fees Related To The Planning, Zoning & Building Department

26. Discussion of Potential West Palm Beach Projects (Flagler Drive)
[This item will be deferred to the July 14, 2026, Town Council meeting]

27. Update on Property Tax Amendment

ORDINANCES

28. FIRST READING

28.1 18-2026 An Ordinance Of The Town Council Of The Town Of Palm Beach, Palm Beach County, Florida, Amending The Town Code Of Ordinances At Chapter 42 – Environment, Article V – Noise By Amending Section 42-197 To Remove The Prohibition On Gasoline Powered Leaf Blowers; By Amending Section 42-198 To Conform The Title To The Substance Of The Code Provision; By Amending Section 42-199 To More Clearly Outline Permitted Hours Of Construction, And To Further Define Construction Work, And To Prohibit Construction Work From December 24 Through January 1 Of Each Year; And By Repealing And Replacing Section 42-230 To Provide A Standalone Regulation Governing Hours Of Lawn Maintenance Work, To Define Lawn Maintenance Work And Quiet Lawn Maintenance Work, To Permit Lawn Maintenance Work On Town-Observed Holidays That Are Not Federal Holidays Subject To Certain Restrictions, To Modify The Hours And Work Permitted On Saturdays In Summer, And To Identify Tree Trimming And Lawn Maintenance Work In Or Along Public Rights-Of-Way As Essential Services Of The Town.
TIME CERTAIN: 12:15 PM

28.2 19-2026 An Ordinance Of The Town Council Of The Town Of Palm Beach, Palm Beach County, Florida, Amending Chapter 18, Buildings And Building Regulations, Article Iv, Florida Building Code, Division 1, Generally, By Amending Sections 18-237, Agreed Maximum Time Schedule For Completion Of Major Construction, Table 1, Construction Schedule, And 18-238(A), Agreed Maximum Time Schedule For Completion Of Minor Construction; Providing For Severability; Providing For The Repeal Of Ordinances In Conflict; Providing For Codification; And Providing An Effective Date.

ANY OTHER BUSINESS

ADJOURNMENT

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

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

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



TOWN OF PALM BEACH

Minutes of the Town Council Meeting
Held on May 12, 2026

CALL TO ORDER AND ROLL CALL

The meeting was called to order at 09:33 AM in the Town Council Chambers.

Members Present: Council Member Moran, Ted Cooney, Council President Pro Tem Crampton, Mayor Moore, Council Member Araskog, and Council Member McDonald

Staff Present: Kirk Blouin, Carolyn Stone, Bob Miracle, Paul Brazil, and Kelly Churney

INVOCATION AND PLEDGE OF ALLEGIANCE

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

APPROVAL OF CONSENT AGENDA

The following items were removed from the consent agenda and placed under Items Pulled From Consent Agenda for discussion: Resolutions 11-2026, 57-2026, and 58-2026.

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

1. Minutes of the April 14, 2026, Town Council Meeting
2. Minutes of the April 15, 2026, Local Planning Agency Meeting
3. Minutes of the April 15, 2026, Town Council Development Review Meeting
4. Approval of the Major Matters from the April 29, 2026, Architectural Commission Meeting

6. **56-2026** A Resolution of the Town Council of the Town of Palm Beach, Palm Beach County, Florida, awarding a purchase order to Techcrane International LLC as a single source provider in the amount of \$424,415.
8. **61-2026** A Resolution of the Town Council of the Town of Palm Beach, Palm Beach County, Florida, awarding ITB No. 2026-024 for A39, A42 and A43 Pump Station Ventilation Improvements to East Coast Construction Group in the amount of \$319,703, approving a contingency in the amount of \$47,850 and establishing a project budget in the amount of \$367,553.
9. Donation from the Palm Beach Police and Fire Foundation

APPROVAL OF AGENDA

The following modifications were made to the agenda: the Annual Report of the Retirement Board of Trustees was given a 1:30 PM time certain; Resolution No. 053-2026 was moved from the consent agenda to new business; and the addition of a Request from T-Mobile for a Temporary Cell Tower was placed under New Business.

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

COMMENTS

11. MAYOR AND TOWN COUNCIL MEMBERS

Mayor Moore congratulated the Town of Palm Beach women's tennis team for winning the Palm Beach County Women's Tennis Association Open Division title for the third consecutive year. She announced the following May milestones: 5 years of service for Ryan Canterbury (PROC), Melissa Foster (PZB), Patrick O'Dea (PD), Michael Ostrander (PD), Sarah Pardue (PZB), and 30 years of service for Dawn Helton (REC). Mayor Moore announced two retirements: Edward Sabol, who served 9 years with Fire Rescue, and Mark Loree, who served 20 years with Public Works. She extended condolences to the family of Lloyd McAdams, recognizing his service on the Investment Advisory Committee from 2021 to 2026 and thanking him for his contributions to the stewardship of public resources. Mayor Moore stated that the Town was also recognized as a Silver Recipient of the Bell Seal for Workplace Mental Health for the second consecutive year, reflecting its commitment to employee mental health and workplace best practices. Palm Beach Fire Rescue was congratulated for earning the American Heart Association's Mission Lifeline Gold designation for excellence in STEMI heart attack response. Additionally, the Palm Beach Fire Rescue Rapid Intervention Team was recognized for earning third place at the State Invitational firefighting competition, highlighting the team's skill, training, and performance under pressure. Additional condolences were extended to the families of Rick McIntosh and Robert Garrison.

Council Member Araskog thanked Mayor Moore for organizing the employee appreciation event and expressed regret that she was unable to attend. She offered condolences on the passing of Bob Garrison, Rick McIntosh, and Lloyd McAdams, recognizing their contributions to the community. She also congratulated Fire-Rescue and Gillian Barth on their wellness-related awards and thanked the Police and Fire Foundation for its continued financial support of public safety initiatives.

Council President Pro Tem Crampton thanked Mayor Moore for organizing the employee appreciation party and praised the Town staff. He also noted a recent flight pattern adjustment that may help reduce aircraft impacts on the Town and suggested that the Council consider sending another formal request to the FAA and Secret Service seeking restoration of the previous temporary flight restriction boundaries while the President is away and South Ocean Boulevard remains open.

Council Member Moran expressed support for sending an additional request regarding the temporary flight restrictions. She congratulated Fire-Rescue, the People and Culture team, and Bob Miracle and his team on their recent awards and accomplishments. She also encouraged residents to call 911 whenever they are unsure about an emergency, emphasizing the importance of a timely response.

12. PUBLIC - 3 MINUTE LIMIT

John Hirsekorn of Lake Clarke Shores, and a longtime dog walker in the Town, spoke regarding parking enforcement issues affecting dog walkers on the North End. He stated that several dog walkers recently received parking citations and expressed concern about what he described as inconsistent enforcement compared to other service providers, such as landscapers and contractors. He requested that the Town consider allowing dog walkers to park for short periods near residences when driveway access is unavailable, noting that citations create a financial hardship for those providing in-home pet services.

Rick Smith, 130 Sunrise Avenue, spoke regarding the WEG/Paramount private club application and argued that the applicant failed to satisfy the mandatory zoning and comprehensive plan requirements necessary for approval of the special exception. He stated that discussions had focused on operational matters rather than the underlying zoning criteria and asserted that the required findings under the Town Code and Comprehensive Plan remained unsupported. Mr. Smith contended that, without compliance with the applicable zoning requirements, the special exception approval, declaration of use, and related settlement structure could not lawfully proceed.

GENERAL BUSINESS

13. Presentation by Laura Beebe, PBC Director of Airports

Laura Beebe, Director of Palm Beach County Airports, provided an update on airport operations and ongoing projects at Palm Beach International Airport. She reported record passenger activity, recent and upcoming air service expansions, and progress on the Concourse B expansion and future terminal connector improvements. Ms. Beebe also discussed several major capital improvement projects, including runway rehabilitation work to increase Runway 14/32 use during construction, new airport support facilities, concession renovations, and plans for a consolidated rental car facility. She further addressed the legislatively mandated airport name change and noted that the County continues to monitor matters related to the temporary flight restrictions while litigation remains pending.

Council President Pro Tem Crampton thanked Ms. Beebe for her professionalism in responding to community and Town inquiries regarding airport noise concerns. He expressed appreciation

for the cooperation, including the addition of a noise monitor, while acknowledging the challenges surrounding the ongoing noise issue.

Council Member Moran thanked Ms. Beebe for attending. She commented on the significant economic impact of Palm Beach International Airport, complimented the improvements, and inquired about changing the airport's call sign from PBI to another designation. Ms. Beebe noted that the FAA is moving forward with changing the airport code. She advised that the process would take longer because it requires several additional steps, including adjustments to the navigational charts and procedures. The FAA name change approval is expected in early July. Council Member Moran encouraged Ms. Beebe to continue advocating for the restoration of the previous temporary flight restriction boundaries.

Council Member Araskog echoed Council President Pro Tem Crampton's comment. She wondered if residents should continue to write and express their concerns. Ms. Beebe responded.

Mayor Moore thanked Ms. Beebe for attending and thanked her for the leadership she provides.

Council President Cooney wondered, with passenger counts continuing to grow, where does this leave pending runway extensions? Ms. Beebe said those expansions are still being considered, noting that it will be a long process.

Mayor Moore thought that the north field would be expanded. Ms. Beebe acknowledged, noting that grant funding would be necessary for that project. Timing will be directly connected to the availability of grant funds.

Council Member Moran pointed out where on the Town's website residents can report issues.

Council Member Araskog wondered whether there was any way to change the early-morning and late-evening flights.

Council President Pro Tem Crampton stated that the airport is like a parking lot. Once the planes take off, the FAA takes control.

Mr. Blouin asked what operational measures, while remaining compliant with FAA regulations, Palm Beach County Airports could implement to address noise concerns, including potential adjustments to flight paths, aircraft elevation, and other mitigation efforts currently under exploration. Ms. Beebe responded that those matters fall under the FAA's jurisdiction. She added that recommendations could be made and concerns could be expressed, but it is the FAA's job to implement requests by the Secret Service.

14. Annual Report of the Retirement Board of Trustees (RBT) **TIME CERTAIN: 1:30 PM**

Chair Dan Stanton provided an overview of the Town's pension fund performance, investment strategy, and actuarial status, highlighting efforts to adopt more conservative assumptions, reduce investment management fees through increased index investing, and maintain a defensive portfolio posture amid market uncertainty. He reported that the pension fund has grown to approximately \$356 million and improved from roughly 60% funded to approximately 81%

funded on a market basis over the past decade. Mr. Stanton also emphasized the importance of maintaining the Town's annual discretionary pension contribution to continue reducing the unfunded liability and improving the plan's long-term stability. He urged the Town Council to continue its \$5.42 million contribution to the plan and stated that, with that contribution, the plan would be fully funded in approximately 7 years.

Council President Pro Tem Crampton commended Mr. Stanton and the Retirement Board of Trustees on a job well done. He stated he would continue to support the \$5.42 million contribution, as he believes it is too soon to discontinue. He noted that, when the plan is 90% funded, there should be a discussion about discontinuing contributions, as that \$5.42 million could be used in other areas. Council President Pro Tem Crampton asked for clarification regarding the increase in the funded ratio from 74.8% to 76.5%. Mr. Stanton responded.

Mayor Moore asked for clarification regarding private credit. Mr. Stanton explained that private credit expanded following the Great Financial Crisis, when increased banking regulations reduced commercial banks' willingness to lend to many middle-market companies. As a result, private lenders began filling that gap by providing financing to companies that are often too large for traditional bank lending but do not issue debt in the public markets.

Council Member Araskog commended Mr. Stanton and his board for a job well done.

Council Member McDonald asked for clarification about when the plan would be fully funded and when the Town would be able to stop its contribution. Mr. Blouin stated that, assuming things continue on the projected path, the Town should be able to reduce its contribution over time, and by 2033, it would drop to approximately half the current contribution.

A motion was made by Council President Pro Tem Crampton and seconded by Council Member Moran to accept the Annual Report of the Retirement Board of Trustees as presented. The motion was carried unanimously, 5-0.

15. Annual Report of the Planning and Zoning Commission

Gail Coniglio, Chair of the Planning and Zoning Commission, presented the Commission's annual report and discussed its ongoing code revision efforts. She noted that the Commission had worked through several Town Council-directed "quick fix" tranches and recommended a more comprehensive, holistic approach moving forward to ensure consistency throughout the Code and alignment with the Comprehensive Plan. Ms. Coniglio stated that the Commission is considering holding two meetings per month, beginning in September, to advance work more efficiently. She also emphasized prioritizing initiatives to preserve the Town's history and character, including protections for small businesses, further review of chain businesses, and additional safeguards for conditional uses.

Mayor Moore stated that she had heard from small businesses about rent increases. She thanked Chair Coniglio for supporting the Mayor's fund to benefit town employees.

Council President Cooney was also hearing concerns about the small businesses in town.

Council Member Moran thought it was a good idea for the PZC to meet twice a month. She asked how the commissioners responded, and Ms. Coniglio said they were all on board.

Council Member Araskog thought meeting twice a month was a good idea for the Planning and Zoning Commission. She expressed concern about the challenges facing small businesses.

Council President Pro Tem Crampton thought that the decision to redefine the zoning code in-house was a smart decision. Results are being shown. He complimented the staff on an excellent job and stated that the meetings are worth attending. He also supported considering a Zoning Board of Adjustment and Appeals.

Council Member McDonald expressed appreciation for the Commission's willingness to consider meeting twice a month. She wondered if the staff were supportive. She thought residents should know how much work the staff put into preparing for the meetings.

Council Member Araskog wondered whether they were considering the size of the spaces when evaluating small businesses. Ms. Coniglio said yes, but moving from FAR. Ms. Coniglio spoke about everything that goes into the review.

A motion was made by Council President Pro Tem Crampton and seconded by Council Member Araskog to accept the Annual Report of the Planning and Zoning Commission as presented. The motion was carried unanimously, 5-0.

16. Presentation of the Palm Beach Country Club Scholarship Awards

Mayor Moore provided the background on the Palm Beach Country Club Scholarship and thanked them for their support of the Town employees' children. She acknowledged the 24 recipients of the scholarship: Lucas Andreon, Mark Bonfante, Santos Bonfante, Kendall Churney, Chase Colby, Evan Correll, Celeste Davies, Mason Farmer, Michael Farmer, Kylee Farrar, Gavin Gordon, Michael Horn, Riley Keehan, Kassidy Krivos-Duane, Andrew Loihle, Zachary Loihle, Mia Mavigliano, Grady Messner, Brianna Molyneaux, Azrielle Perez, Thomas Perez, Liam Rothrock, Alexandra Scanlan, and Michaela Watson.

17. Presentation of the Goldsmith Scholar Award

Mayor Moore provided background on Gerry Goldsmith and his scholarship. She presented the Goldsmith Scholar Award to Grady Thomas Messner, son of Lt. Paramedic Michael Messner.

18. Appointments to the Investment Advisory Committee

The following residents presented their application and qualifications for the Investment Advisory Committee openings and answered all questions: Kathleen Anderson, Jacqueline deSanctis, Andrew Rodman, Kenneth Weiss, and Matt Womble.

The Town Council voted, and the results were announced.

A motion was made by Council Member Moran and seconded by Council Member Araskog to appoint Kathleen Anderson, Jacqueline deSanctis, and Kenneth Weiss as regular members to the

Investment Advisory Committee. The motion was carried unanimously, 5-0.

19. Appointments to the Recreation Advisory Commission

The following residents presented their application and qualifications for the Recreation Advisory Commission openings and answered all questions: Geraldine Emmett, Tom Hochfelder, and Devon Roush.

The Town Council voted, and the results were announced.

A motion was made by Council President Pro Tem Crampton and seconded by Council Member Moran to appoint Devon Roush and Geraldine Emmett as regular members to the Recreation Advisory Commission. The motion was carried unanimously, 5-0.

**Note: A short break was taken at 11:17 a.m., and the meeting resumed at 11:24 a.m.*

20. Annual Comprehensive Financial Report (ACFR) for Fiscal Year Ended September 30, 2025

TIME CERTAIN: 11:00 AM

Moises Ariza, Managing Director of CBIZ, CPAs, presented the Town's Annual Comprehensive Financial Report for Fiscal Year 2025 and reported that the Town received an unmodified, or "clean," audit opinion. He reviewed key sections of the report, including the management discussion and analysis, statements of net position and activities, governmental and enterprise funds, fiduciary funds, and financial statement footnotes. Mr. Ariza noted positive financial results, including a year-end net position increase of approximately \$32 million, and highlighted that the Town's enterprise funds operated without losses. He also reported that no deficiencies in internal controls, compliance findings, or noncompliance issues were identified during the audit, and confirmed that the Town complied with applicable Florida statutes and its investment policy requirements.

Council Member McDonald asked about the \$11 million decrease in the governmental fund due to the townwide undergrounding and the coastal fund. She sought clarification that the \$11 million was unexpected. Mr. Ariza explained that the combined ending fund balance is reported using a modified accrual basis, which includes expenditures such as capital outlay and debt service payments that must be budgeted. They clarified that, under full accrual accounting, those expenditures instead reduce liabilities or increase capital assets and emphasized that the increase in total expenditures was anticipated and budgeted by the Town. Mr. Miracle further explained that the undergrounding fund decrease was expected due to the planned spend-down of proceeds from the Town's approximately \$90 million bond issuance several years earlier. They noted the funds were received in advance to finance the phased construction program, and the declining fund balance reflects the ongoing use of those funds for project construction costs.

Council President Pro Tem Crampton commented on the Town's strong financial position, noting the operational surpluses, a healthy reserves fund, continued capital improvements, and the successful management of major projects, including undergrounding efforts despite supply chain and construction cost challenges. He complimented staff and department heads for their fiscal management. Council President Pro Tem Crampton highlighted the Town's reduced millage rate

and strong bond rating and expressed hope that an option to further lower the millage rate would be considered during the upcoming budget process.

Mayor Moore shared Daniel Perez's remarks on potential legislation to eliminate property taxes for homesteaded properties. She expressed concern about the possible financial impact on municipalities across Florida. Mayor Moore acknowledged the Town of Palm Beach's strong financial position but was concerned about how local governments would replace lost revenue and the potential effect on smaller municipalities if the legislation moves forward.

Council Member Araskog agreed with Mayor Moore's sentiments. She stated that, philosophically, she would love to lower the millage rate, but there are many issues that could significantly impact the town.

Council Member Moran expressed appreciation for the report and noted that it was easy to read. She expressed hesitancy about reducing the millage rate, noting that there are still needs in the Town, such as roadway improvements and road reconstruction projects. She emphasized the importance of remaining fiscally conservative given future uncertainties.

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

Mr. Blouin complemented the financial information that was presented. He felt it was very clear and much improved over previous years. Mr. Miracle also expressed his appreciation for the relationship between the Town and Mr. Ariza.

A motion was made by Council President Pro Tem Crampton and seconded by Council Member Moran to accept the Annual Comprehensive Financial Report as presented. The motion was carried unanimously, 5-0.

21. MATTERS PULLED FROM CONSENT AGENDA

5. **11-2026** A Resolution of the Town Council of the Town of Palm Beach, Palm Beach County, Florida, approving a purchase order to Moffatt & Nichol in the amount of \$135,820, approving a contingency in the amount of \$13,582 and approving a project budget in the amount of \$149,402 for Coastal Engineering Services related to Mooring Field Feasibility.

Director of Public Works Paul Brazil discussed the situation with illegally moored vessels within the Town jurisdiction. He stated that staff were recommending a feasibility study for a potential municipal mooring field to provide greater local control in addition to environmental benefits. He spoke about Moffatt & Nichol, a continuing services consultant for the Town who had completed a similar study for Miami Beach. He noted that their study would evaluate potential mooring field configurations, regulatory considerations, conceptual layout, estimated costs, operational impacts, and possible grant opportunities. He emphasized that the effort is a feasibility study, not a permitting request.

Mayor Moore asked about the feasibility study timeline. Mr. Brazil estimated 6 months, or a little longer. Mayor Moore noted that she did not always support spending money on a consultant, but that she thought this was a necessary step.

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

A motion was made by Council Member Araskog and seconded by Council President Pro Tem Crampton to approve Resolution 11-2026. The motion was carried unanimously, 5-0.

A motion was made by Council Member Araskog and seconded by Council President Pro Tem Crampton to reorder the agenda and to take public hearings 54-2026 and 55-2026 before the last two consent items that were pulled. The motion was carried unanimously, 5-0.

7. **57-2026** A Resolution of the Town Council of the Town of Palm Beach, Palm Beach County, Florida, approving the award of RFP No. 2026-003, Impact and Mobility Fee to NUE Urban Concepts, LLC in the amount of \$349,750.

Director of Planning, Zoning, and Building Wayne Bergman explained that the Town is seeking to retain a company to conduct a study evaluating whether impact fees would benefit the Town. The study would assess how impact fees could be applied to future development projects to help fund infrastructure needs such as roads, mobility, drainage, and other public improvements. Mr. Miracle added that the study must be conducted before identifying potential projects to be funded through this mechanism. The timeline for such a study would be approximately 15 months from start to finish. A fee schedule can then be created based on the study.

Mr. Blouin followed up by stating that this is highly technical and that the consultants who would be used for this have done this for other cities. They design these types of programs and develop a methodology to be applied when an impact fee program is implemented. They also ensure the program complies with legal requirements.

Council Member Moran thought this was needed.

Council Member Araskog thought this was critical, especially with what is going on in the Florida Legislature. She supported the request.

Mr. Blouin stated that, conceptually, this is a fair fee and that the revenue will be important for maintaining the infrastructure while mitigating some expenses.

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

A motion was made by Council Member Araskog and seconded by Council Member Moran to approve Resolution 57-2026. The motion was carried unanimously, 5-0.

10. **58-2026** A Resolution of the Town Council of the Town of Palm Beach, Palm Beach County, Florida, awarding a contract to Axon Enterprises, Inc. for a five-year contract period in the amount of \$2,137,303.26 for replacement of the TASER platform, expanding Real Time Crime Center Capabilities, enhancement of the Drone and Counter Drone Technology and advancing the Department's artificial intelligence capabilities.

Chief Nicholas Caristo presented a request for new tasers and surveillance cameras with enhanced Artificial Intelligence. Mr. Blouin spoke about tasers and the reason they are used when deployed. Chief Caristo added some of the benefits of the real-time crime center capabilities. He

spoke about the package deal and the additional features they would receive if they purchased it. Council President Pro Tem Crampton asked about drone use in the town and whether the Police Department can survey that. Chief Caristo explained that state law preempts local regulation of cameras in public areas and that law enforcement can only intervene when their use involves criminal activity, such as voyeurism.

Council Member Moran thought the package would help the community be at the forefront of technology. Chief Caristo stated that the package would also come with unlimited storage.

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

A motion was made by Council Member Araskog and seconded by Council Member Moran to approve Resolution 58-2026. The motion was carried unanimously, 5-0.

PUBLIC HEARINGS

- 22. 54-2026** A Resolution of the Town Council of the Town of Palm Beach, Palm Beach County, Florida, vacating and abandoning existing public utility easements within Phase 3 South Utility Undergrounding Project limits, in the Town of Palm Beach, Florida.

Patricia Strayer explained the resolution, which would vacate and abandon existing public utility easements within the Phase 3 South undergrounding project limits. She noted that the eleven legal descriptions had been provided, and that informational packages had been sent to eleven impacted properties and 263 neighboring properties. There have been no inquiries regarding this project.

Council President Cooney called for public comment.

Leo Amore, 149 Chilean Avenue, expressed concerns about removing a tree located within an easement due to possible impacts from roots intertwined with the sewer system. Ms. Strayer clarified that the property is located within Phase 4 South and that the referenced easement was not proposed for abandonment.

Ms. Strayer clarified that Leo Amore's property is located in Phase 4 South and is not part of the easement abandonment request under consideration. She explained that the utility easement referenced by Mr. Amore contains a sanitary sewer line that is not being abandoned and stated that staff were not aware of any sewer issue at that location. Ms. Strayer noted the confusion stemmed from nearby rear-yard easement abandonments within 300 feet of the property and stated staff would coordinate with Water Resources and PZB staff regarding the sewer line and potential concerns about tree removal.

A motion was made by Council Member Araskog and seconded by Council Member Moran to approve Resolution 54-2026. The motion was carried unanimously, 5-0.

- 23. 55-2026** A Resolution of the Town Council of the Town of Palm Beach, Palm Beach County, Florida, vacating and abandoning existing public utility easements within Phase 4 South Utility Undergrounding Project limits, in the Town of Palm Beach, Florida.

Patricia Strayer explained the resolution, which would vacate and abandon existing public utility easements within the Phase 4 A utility undergrounding project limits.

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

A motion was made by Council President Pro Tem Crampton and seconded by Council Member McDonald to approve Resolution 55-2026. The motion was carried unanimously, 5-0.

NEW BUSINESS

24. Tree Initiative Presentation TIME CERTAIN: 1:00 PM

Deputy Town Engineer Parham introduced the item. She introduced M. Mark Marsh of Bridges and Marsh, the project's architect.

Mr. Marsh provided a brief overview and then introduced Landscape Architect Dustin Mizell. Dustin Mizell of Environment Design Group presented the landscape and plans for the site. Mr. Brazil stated that they would show a template that could be used anywhere in town.

Mr. Blouin acknowledged the potential improvement to the town but also noted potential controversy with the selection of trees, project costs, the capital cost of tree maintenance, storm resilience, town hardscape, and traffic challenges.

Mr. Brazil stated that the proposal was not in the budget. While there were many opportunities in town, this was not about implementation. He noted that there would be long-term impacts on the maintenance budget.

Mayor Moore suggested that the residents at the end of Wells Road might agree to pay for that area. She suggested reaching out to the homeowners adjacent to Lake Trail to see if they would help mitigate construction costs.

Council Member McDonald thought that, in a perfect world, the proposal would look beautiful. However, she would be inclined to select streets with the most residents, since taxpayer dollars were to be used. She thought the South Ocean should include an overall concept that should be part of a much bigger discussion. She also felt that the Town Council should wait to see where the Town is during the budget process.

Council President Pro Tem Crampton was pleased with the follow-up on the presentation. He thought it was an opportunity for community engagement and planning. He thought the plan was to create a target that would allow for phased implementation and the potential for donations.

Council Member Araskog thought it was a great project, but only if the Town had sufficient financial resources. However, she recognized several changes coming through town with A1A. She said there are many streets in the north end where residents would like to have speed bumps installed. She felt that those residents would see this project and want the same projects done in their neighborhood. Mr. Brazil said these projects have been done before and that he did not recommend choosing an area and having taxpayers pay the cost. Council Member Araskog thought this should be a longer-term project.

Council Member Moran felt it was a good idea to create a template and continue working to make improvements in the future. She would like to see a townwide plan.

Council President Cooney was glad the Town was starting a conversation and shared the financial concerns, but he thought it would be important to keep the conversation going.

Council Member McDonald felt that the south end should be addressed sooner rather than later. She said it would be important for this topic to be part of the discussion from the beginning.

Council President Pro Tem Crampton agreed with Council Member McDonald and noted that beautification of the town never ends. He acknowledged that cost is a concern but reiterated that Mr. Brazil is simply seeking advice and direction.

Council Member Araskog thought that before money is spent, there needs to be a plan. Mr. Brazil said the planning that is already done is appropriate for a conceptual conversation. He said choices have already been made regarding the species and noted that residents would be considered if they come forward and request assistance. He noted that funding and maintenance are the issues.

Mayor Moore wondered if the changes would have to be approved by FDOT. Mr. Brazil responded yes, this would be added to the existing maintenance agreement between FDOT and the Town.

Council President Pro Tem Crampton agreed with Mayor Moore.

Council President Cooney called for public comment.

Bruce Payne, 261 Seminole Avenue, thought now was an ideal time to combine infrastructure with the undergrounding project.

Frannie Criddle, 245 Seminole Avenue, submitted a casual petition in support of the beautification effort.

Cindy Ahmuty, 255 Seminole Avenue, also spoke in support of the beautification project.

25. Update/Discussion on Building Permit Fees as Related to New Legislation

Director of Planning, Zoning, and Building Wayne Bergman discussed HB 399 and HB 927, new bills that he believed would strip local governments of their ability to regulate growth while providing many incentives and powers to the private development community. Mr. Bergman stated he looks forward to meeting with Matt Fore to discuss the adverse effects of these bills. He expressed concern that HB 803 would have significant impacts on local building operations. He discussed the changes to the Town Code required to comply with HB 803. He detailed the many impacts this bill would have on the Town when doing business with the development and construction community. Mr. Bergman stated that this bill would eliminate the ability to charge for building permits based on construction values, as has been the case for decades. He discussed research he conducted to confirm that most municipalities calculate building permit fees based on construction values. He noted the many imposed deadlines in HB 803, including that,

beginning July 1, 2026, an employee will be designated to monitor every step of the operation with respect to permitting.

Mr. Bergman explained that Town staff have been discussing with the Town Attorney the development of a new method for calculating building permit fees by separating the actual permit fee from the various compliance review costs associated with the permitting process. He noted that these compliance reviews may include disciplines such as design review, ARCOM, landmarks, landscaping, drainage, engineering, floodplain, fire protection, and zoning. He also stated that compliance fees would vary depending on the type of permit submitted and would be determined during the permit intake process. Mr. Bergman proposed using square footage for the majority of building permits being issued. He explained how the permit calculations would be done. Mr. Bergman presented five examples and stated that he had discussed the scenarios thoroughly with Mr. Blouin and Mr. Miracle. He further stated that he was seeking consensus to move forward with changing how building permit fees are calculated.

Mr. Blouin shared his sentiments about the unanimously passed House Bills that will require municipalities to change how building permit fees are calculated and prohibit fees based on project value. He commended the Planning, Zoning, and Building staff for working with other departments and the Town Attorney to develop a new standardized fee methodology intended to recover operational and compliance costs while remaining compliant with state law. He said the system may be refined as it is implemented and that modifications to the Town's permitting software will be necessary.

Town Attorney Joanne O'Connor added that what the process showed was that what has been done does, in fact, reflect the Town's actual costs.

Council Member Moran asked about the changes to timelines and deadlines. Mr. Bergman and Mr. Blouin responded based on the content of the house bills and in-house discussions. Mr. Blouin said he is still trying to define the problem and identify the solution. Discussions are continuing as to what the solution will look like.

Council Member Araskog asked about private providers, and Mr. Bergman responded. She also stated that she supports the plan as long as Town Attorney O'Connor finds it legal.

Council President Pro Tem Crampton asked how much work in the town is done by a private provider. Mr. Bergman said about 20-25%, but he thought it would go up.

Mayor Moore said her concern was the deadlines and asked what the penalty would be if the town did not comply. Mr. Bergman stated that the biggest penalty is the fact that the permit is deemed approved if a deadline is missed. If a permit application is rejected for the wrong reason under state law, it will also be deemed approved. The other penalty is that a portion or the full amount of the actual permit fee is refunded to the applicant.

Council Member McDonald asked a similar question to Mayor Moore. She wondered what the deadlines would mean for the staff's workload. Mr. Blouin said the staff is debating how many will be needed to resolve the issue.

There was a consensus of the Town Council to provide direction to Director Bergman to move forward.

26. Discussion on Boards/Commissions, Public Meeting Engagement and Meeting Minutes

Council Member McDonald thanked the staff for working to get the item on the agenda. She stated that she had brought up the idea of reviewing the effectiveness of the Town's boards and commissions, including whether existing ordinances align with their intended responsibilities and whether structural changes, such as creating a zoning board of adjustment, should be considered. Additional topics included board procedures, alternate voting, civility standards, staff workload, commission efficiency, appointment timing, and opportunities to streamline meetings and improve overall operations.

Deputy Town Manager Carolyn Stone presented an overview of the Town's boards and commissions and stated that no recommendations were being made at this time. Instead, staff sought Council direction regarding the scope of a future evaluation of board effectiveness, structure, operations, and governance. Topics for consideration included board relevance, membership structure, qualifications, term limits, codes of conduct, meeting expectations, and possible consolidation of board-related provisions within the Town Code. Staff also highlighted the growing number of public meetings and the significant administrative workload associated with supporting the boards and commissions.

Mr. Blouin suggested discussing each staff member's talking point and reaching a consensus on whether to proceed with further evaluation of the processes.

Mayor Moore noted consistency in the design board reviews from month to month. She thought there needed to be more consistency in the information provided to applicants. Mr. Blouin has heard that there are concerns that the process is unfair and has asked for a blessing to move forward with the policy change.

The Town Council discussed the points Ms. Stone provided. Following the discussion, a consensus was reached. There was support for exploring ways to streamline the staff effort required to support the meetings. Mr. Blouin suggested examining each board on its own merits, given the differences in mission and goals among the boards.

Mr. Brazil asked whether the Town Council would like staff to clarify the Shore Board's role, as the Shore Board had requested clarification from the Town Council. Direction was given to bring this item back before October.

There was consensus among the Town Council to direct staff to continue evaluating the Town's boards and commissions, including board structure, operational efficiencies, meeting procedures, codes of conduct, qualifications, term limits, and related policies, and to return with additional analysis and recommendations at future meetings.

27. 53-2026 A Resolution of the Town Council of the Town of Palm Beach, Palm Beach County, Florida, approving new Town Manager Award Authority for goods, services, construction and declared emergencies.

Town Manager Blouin explained the resolution, stating the request was to increase spending limits.

Director of Procurement Dean Mealy stated that he was requesting that the limits be raised based on market studies.

Mayor Moore supported the change but stated that if the Town Manager changed, she would like to revisit the issue. She requested that Mr. Mealy return periodically to provide an update on what had been approved.

Council President Pro Tem Crampon supported this and stated it is important to trust but verify.

Council Member Moran thought the thresholds were low and supported the requested increase.

Council Member Araskog stated that she prefers to see such items considered on the consent agenda.

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

A motion was made by Council Member Moran and seconded by Council Member McDonald to approve Resolution 53-2026, modified with the addition that the issue is revisited upon the retirement of Town Manager Blouin and/or Director Dean Mealy, and a list of the approved items is provided to the Town Council on a quarterly basis. The motion was carried unanimously, 4-1.

28. Request from T-Mobile for a Temporary Cell Tower

Town Manager Blouin presented T-Mobile's request to place a temporary cell tower. He said that the Planning, Building, and Zoning staff had informed them that the tower was not permitted under the Town Code.

A T-Mobile representative, Bart Simon, explained the hardship posed by the fact that their tower is currently on the rooftop of the Ambassador, which is scheduled to be demolished. He discussed cell phone coverage and the need to temporarily relocate the cell tower. He said the benefits of relocating the tower would be avoiding coverage loss in the area.

Council Member Araskog wondered if it could be removed if there were any issues. Mr. Blouin stated he would recommend the same condition.

Mr. Bergman stated that it is a prohibited use.

Council Member Moran asked about the decibels being used. Mr. Simon said the generator runs at approximately 65 decibels.

A motion was made by Council Member Araskog and was seconded by Council President Pro Tem Crampton to approve the temporary T-Mobile Cell Tower with the following conditions: finding that evidence had been submitted pursuant to §134-2064 demonstrating that no existing tower, structure, or alternative technology could accommodate the proposed antenna, and with the following conditions: the approval can be revoked at any time, for any reason, by the Town Manager, Deputy Town Managers, or Town Council, a T-Mobile representative shall return to

the Town Council within four months to provide an update on a long-term solution, the waiver shall expire in March 2027, and the applicant will make every effort to locate the tower on the northwest corner of the property as far away from neighboring residences.

Jason Kaye, on behalf of OKO Group, stated that the developer had worked closely with neighboring properties throughout the approval process and had voluntarily ceased operations at the Ambassador site due to concerns about the building's condition. He explained that T-Mobile was notified of the planned demolition and rooftop equipment removal, acknowledged that mobile towers are not permitted at the site under the Town Code, and stated the developer would abide by the Town Council's decision regarding any temporary tower related to emergency communication needs while T-Mobile pursues an alternative long-term coverage solution.

The motion was carried unanimously, 5-0.

ORDINANCES

29. FIRST READING

29.1 18-2026 An Ordinance Of The Town Council Of The Town Of Palm Beach, Palm Beach County, Florida, Amending The Town Code Of Ordinances At Chapter 42 – Environment, Article V – Noise By Amending Section 42-198 To Conform The Title To The Substance Of The Code Provision; By Amending Section 42-199 To More Clearly Outline Permitted Hours Of Construction, To Further Define Construction Work, And To Prohibit Construction Work From December 24 Through January 1 Of Each Year; And By Repealing And Replacing Section 42-230 To Provide A Standalone Regulation Governing Hours Of Lawn Maintenance Work, To Define Lawn Maintenance Work And Quiet Lawn Maintenance Work, And To Identify Tree Trimming And Lawn Maintenance Work In Or Along Public Rights-Of-Way As Essential Services Of The Town

Attorney Joanne O'Connor introduced the Ordinance that further defines construction work under the noise ordinance.

Ms. O'Connor read the Ordinance by title only.

A motion was made by Council Member Moran and seconded by Council Member Araskog to defer the item to June 9, 2026, to be modified as discussed. The motion was carried unanimously, 5-0.

30. SECOND READING

30.1 16-2026 An Ordinance of the Town Council of the Town Of Palm Beach, Palm Beach County, Florida, Amending The Town Code Of Ordinances At Chapter 2 – Administration, Article IV – Boards And Commissions, Division 2 – Planning And Zoning Commission By Amending Section 2-328; Article V – Code Enforcement, Division 2.- Code Enforcement Board, By Amending Section 2-402; At Chapter 2 – Administration, Article VI.-- Finance, Division 6 – Investment Advisory Committee By Amending Section 2-567; At Chapter 2 – Administration, Article X

- Shore Protection Board By Amending Section 2-636; At Chapter 18- Buildings And Building Regulation, Article III - Architectural Review, Division 2. - Architectural Commission By Amending Section 18-169; At Chapter 54 - Historical Preservation, Article II - Landmarks Preservation By Amending Section 54 - 38; At Chapter 74 - Parks And Recreation, Article I - In General By Amending Section 74-1; And At Chapter 82 - Personnel, Article II - Employee Benefits, Division 2 - Retirement System By Amending Section 82-57 To Make A Family Emergency An Excused Absence For Meetings Of The Planning And Zoning Commission, Code Enforcement Board, Investment Advisory Committee, Shore Protection Board, Architectural Commission, Landmarks Preservation Commission, Recreation Advisory Commission And The Board Of Trustees Of The Retirement System; Providing For Severability; Providing For Repeal Of Ordinances In Conflict; Providing For Codification; Providing An Effective Date.

Attorney Joanne O'Connor read Ordinance 16-2026 by title only.

A motion was made by Council Member Araskog and seconded by Council Member Moran to adopt Ordinance 16-2026. The motion was carried unanimously, 5-0.

ANY OTHER BUSINESS

No other business was discussed at this time.

ADJOURNMENT

A motion was made by Council Member Araskog and seconded by Council Member Moran to adjourn the meeting at 05:01 PM. The motion was carried unanimously, 5-0.

APPROVED:

Edward A. Cooney, Town Council President

APPROVED:

Kelly Churney, CMC, Town Clerk

Date: _____



TOWN OF PALM BEACH

Minutes of the Town Council Meeting
Held on May 13, 2026

CALL TO ORDER AND ROLL CALL

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

Members Present: Bridget Moran, Ted Cooney, Lewis Crampton, Danielle Moore, Nicki McDonald

Members Absent: Julie Araskog (participated remotely but did not vote)

Staff Present: Wayne Bergman, Bradley Falco, Abraham Fogel, and Kelly Churney

INVOCATION AND PLEDGE OF ALLEGIANCE

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

APPROVAL OF AGENDA

A motion was made by Council President Pro Tem Crampton and seconded by Council Member McDonald to approve the agenda as presented. The motion was carried unanimously, 4-0.

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

1. MAYOR AND TOWN COUNCIL MEMBERS

Council Member Moran thanked the Mayor for a wonderful party she held for the staff.

Council President Pro Tem Crampton reiterated his request that the Town communicate with the FAA and the Secret Service regarding the current Temporary Flight Restrictions (TFRs), stating

that, since the roadway has reopened, the existing restrictions are no longer necessary and should revert to the prior arrangement. He requested that the Mayor prepare a letter on behalf of the Town Council expressing the Town's concerns to the FAA and Secret Service. Mayor Moore agreed to write a letter, noting that the FAA was not engaging with the town because it was a party to litigation against the FAA.

Council Member McDonald also thanked the mayor for hosting the party for staff. She also thanked the Police and Fire Foundation for their generous donation and for keeping the town at the forefront of safety.

2. PUBLIC - 3 MINUTE LIMIT

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

PUBLIC HEARINGS

GENERAL BUSINESS

3. Presentation by Rhonda Giger, General Counsel, Palm Beach County Commission on Ethics

Attorney Rhonda Giger provided an overview of the Ethics Commission's role and jurisdiction, noting that the Commission has served the county for more than 15 years and oversees governmental employees and county employees throughout Palm Beach County. She advised that the Town's ethics training cycle is approaching and encouraged participation in live training sessions because they allow for interactive questions and discussion. Ms. Giger stated that the Commission has increasingly focused on proactive guidance and education rather than solely investigating complaints and emphasized that both public officials and members of the public are encouraged to contact the Commission with questions or concerns. She also explained that a code of ethics violation generally requires three elements: involvement of a prohibited entity, a financial benefit, and a special benefit applying to a limited class, noting that, in the absence of one of those elements, an action is generally not a violation of the code. Finally, she reminded the Council that the Commission is available to provide verbal guidance and written advisory opinions.

At this time, Mayor Moore presented a Proclamation for Historic Preservation Month to Landmarks Preservation Commission Chair Brittain Damgard.

4. 59-2026 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 141 Chilean 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 Moran, McDonald, Council President Pro Tem Crampton, and Council President Cooney disclosed ex parte communications.

Council President Cooney asked for proof of publication, which Abraham Fogel provided.

Emily Stillings of MurphyStillings presented background information on the project and provided some historical details about the property. She outlined how the property met the criteria for Landmark Designation, specifically Criteria 1 and 3. Ms. Stillings addressed the previous concerns about the home's lack of a notable architect. She discussed modifications to landmarked structures and how this structure had been modified, but she still believed it met the criteria.

A motion was made by Council President Pro Tem Crampton and seconded by Council Member Moran to make the designation report part of the record. The motion was carried unanimously, 4-0.

Council President Cooney called for public comment.

Attorney Maura Ziska, representing the property owner of 141 Chilean Avenue, stated that the family has owned the property for 34 years and strongly opposes the proposed landmark designation. She argued that the property did not satisfy the applicable landmark criteria, lacked association with a notable architect, builder, or historical figure, and had undergone numerous alterations that diminished its historical integrity. Ms. Ziska compared the property to other landmarked bungalow-style homes in Town, asserting that those properties were stronger examples of the architectural style. She also noted that the Landmarks Preservation Commission recommendation was approved by a narrow 4-3 vote and argued that the designation would create a financial hardship and negatively impact the owner's long-term plans for the property. Ms. Ziska further advised that the owner intended to challenge the designation in court if the Town Council approved it.

Aimee Sunny, Director of Preservation Planning for the Preservation Foundation of Palm Beach, stated that based on her review of the designation report and materials submitted by the property owner's representative, she concurred that the property met Criteria 1 and 3 for landmark designation. She explained that the home represented a rare and early example of Palm Beach architecture from the period around the Town's incorporation, prior to the prominence of major architects and builders in the area. Ms. Sunny further stated that the structure reflected bungalow architecture with Prairie-style influences, citing features such as the massing, wood shingles, roof pitches, deep overhangs, and exposed rafter tails. Although acknowledging that modifications had been made over time, she stated that the changes did not diminish the building's ability to convey its historical significance or architectural character. She concluded that, in her professional opinion, the property satisfied the landmark designation criteria.

Council President Pro Tem Crampton stated that when a property owner opposes landmark designation, he believes the property should be a particularly strong example of the architectural style. He noted the divided recommendation from the Landmarks Preservation Commission and stated that, in his opinion, the property was not a sufficiently strong example of the bungalow style to warrant designation.

Mayor Moore stated that she viewed the property as a charming and worthy example of the bungalow style and supported landmark designation to help preserve one of the few remaining examples in Town. She noted that alterations to landmarked properties can often be more easily addressed through the Landmarks process and observed that another recently designated bungalow property had undergone more substantial alterations than the subject property.

Council Member McDonald stated that while she respected the recommendations of the Landmarks Preservation Commission and staff, she believed a contested landmark designation should require a particularly strong and compelling case. She stated that she was not persuaded that the property was a strong enough example of the bungalow style to warrant designation and noted the closely divided vote of the Landmarks Preservation Commission.

Council Member Moran supported landmark designation, stating that the property remained a charming and historically significant example of the bungalow style despite alterations over time. She emphasized the importance of preserving the Town's historic character and believed the home's loss would negatively impact the neighborhood and Town.

Council President Cooney supported landmark designation, stating that the property was an important example of the Town's early history and that the alterations to the home did not diminish its historical significance. He emphasized the importance of preserving the remaining cottages and bungalows that reflect the Town's historic character.

A motion was made by Council Member Moran and seconded by Council President Cooney to approve Resolution No. 59-2026, designating the property at 141 Chilean Avenue as a landmark of the Town of Palm Beach on the basis that it meets criteria Numbers 1 and 3 of Section 54-161 of the Town of Palm Beach Code and in the Landmarks Preservation Ordinance No. 2-84. The motion was carried 3-2, with Mayor Moore voting as the tie breaker.

5. **60-2026** 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 333 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. *[This item shall be deferred to the December 9, 2026, Town Council meeting]*

****Note: This item was deferred to December 9, 2026, upon the approval of the agenda.***

UNFINISHED BUSINESS

6. ZON-24-0055 (COA-24-0022) 120-132 N County Road - Palm Beach Synagogue - Review of Draft Declaration of Use Agreement
[Applicant to verbally request a deferral to a certain date in the Fall.]

Council President Cooney stated that Attorney Harvey Oyer had intended to attend the meeting in person but was unable to do so. He explained that Mr. Oyer wanted to first address and clarify the existing onsite uses and update the existing Declaration of Use to account for an additional space and the former restaurant. Council President Cooney noted that they felt it would be premature to move forward with the new Declaration of Use before resolving the issues related to the current one.

Council Member McDonald requested clarification on the Declaration of Use (DOU) Agreement being used. Mr. Bergman said that last month, on April 15, 2026, a staff memo was issued, and

there is a pending application to legitimize the expansion into the restaurant to the north and to provide an opportunity for the Town Council to modify the 2008 DOU, which is not being closely followed today.

Mayor Moore thought it needed to be tightened up to address the neighbors' concerns and memorialize the approvals. She stated she was reluctant to review the DOU in June, July, or August.

Council President Cooney agreed and heard concerns that the item was to be heard in the summer months.

A motion was made by Council Member Moran and seconded by Council President Pro Tem Crampton to defer the item to October 14, 2026. The motion was carried unanimously, 4-0.

7. ZON-25-0091 (ARC-25-0102) 151 WORTH AVE - Clarification Hearing - Use of Vacant Lot on Peruvian Avenue

Director Wayne Bergman stated that 151 Worth Ave was reviewed for redevelopment and approved by both ARCOM and the Town Council. At the February 11, 2026, Town Council meeting, the redevelopment plan, which included new retail spaces on the first and second floors and a second-floor restaurant with outdoor seating, was approved with the condition that the vacant lot located behind the old Neiman Marcus building and accessed by Peruvian Avenue would remain green space. He stated that a permit for interior demolition was issued last year. Work stopped for the winter season and recommenced on May 1st of this year. The vacant lot on Peruvian Avenue was cleared of sod, plantings, and lined with gravel. A construction gate was installed, and a dumpster and portable toilets were placed on the lot. On Saturday, May 2, 2026, work resumed with activities on the vacant lot. There were calls from neighbors to the Police Department and to some of the elected officials. Staff were tasked with finding out how this work was happening and stopping it. On Monday, May 4, 2026, staff spoke with the contractor Batten Construction and with Jamie Crowley. It seems that this active construction staging yard was shown on a landscape planning page as part of the approved set of plans viewed by ARCOM, Town Council, and staff. Staff did not identify or notice the use of this vacant lot during reviews. The contractor was asked to cease using the lot until the owner could present the need for its use in conjunction with their large redevelopment project. They agreed to stop all activities on the lot until the outcome of this clarification hearing is rendered, and the applicant will remove the gravel and restore the lot to its original condition if required. Staff scheduled this clarification hearing under 134.173(5). It is worth noting that since the applicant did not disclose its intent to use this vacant lot during earlier public hearings, and the fact that the intended use was only shown on a couple of pages of an extensive set of plans, there was no expected use of this lot. If staff had noticed this intent, the use of the lot would have been highlighted for discussion at ARCOM and Town Council.

Attorney Jamie Crowley presented the case on behalf of his client. He stated that his client went through the process, obtained the permits, and submitted the construction staging and logistics plan. All work was permitted, and the town's notice procedures were followed. He stated that when he received a call from Mayor Moore, he immediately stopped the work to try to reach an understanding with the neighboring property owners. He stated that his client offered to stop working on Saturdays and to increase the screening to benefit the neighbors. He said this is

essential to keep the project on schedule, with the alternative being to put all of the equipment on Worth Avenue, which would require a lane closure.

Gage Batten of Batten Construction explained why it was necessary to use the lot during the proposed time.

Mr. Crowley was asked to discuss what the Town Council approval consisted of and the future plans for the lot. Mr. Crowley responded, explaining that there are no future development or construction plans for that lot. However, a total refurbishment of that landscape would be part of the project. He noted that all green space requirements do not have to be met during construction; this would be a temporary condition.

Mayor Moore expressed her appreciation to the applicant for stopping work, and she was glad that a clarification hearing was taking place.

Council President Cooney called for public comment.

Emily Clifford, 156 Peruvian Avenue, a neighboring property owner, questioned the legal standing of the permits, as she did not feel residents were notified and given a proper opportunity to comment. She discussed her concerns with two aspects of the proposal.

Tom Leclare, 134 Peruvian Avenue, expressed his concerns about the project. He supported development but shared his concerns about the use of that lot and would like to see the area protected to keep children and animals off the lot.

Council President Cooney noted receipt of a letter from Mr. Lefkowitz regarding the project.

Attorney Crowley noted that the condition would be temporary and the lot would be restored to grass. He was requesting accommodation through November 1, 2026.

Mayor Moore wondered if they could change the date to October 1, 2026, and Mr. Batten said that would be sufficient.

Council Member McDonald wanted assurance that after October 1, 2026, there would be no cranes on Worth Avenue. Mr. Battan said he would come back next month with an answer. He did not know whether he would be able to restore the lot to green space by October 1, 2026. Mr. Crowley stated that he would return each month with a construction update. He agreed to no more work on Saturdays.

Council President Pro Tem Crampton asked how the additional CNA would be handled. Mr. Bergman responded that this has been frustrating. The use of this lot was not disclosed at ARCOM or the Town Council. He said the active permit is for interior demolition, but no pre-construction meetings were scheduled, and consequently, they are taking place after the fact.

Council Member Moran supported the October 1, 2026, date, but wanted to ensure the contractors would be good neighbors.

Council Member Araskog mentioned that Mr. Bergman stated the permit is interior only. She

asked the applicant why some items could not be placed elsewhere on the site. Mr. Batten responded. She thought it was important to make things clearer going forward.

A motion was made by Council Member Moran and seconded by Council President Pro Tem Crampton to approve the vacant lot for staging until October 1, 2026, with the following conditions: no exterior work shall be allowed on Saturdays, the screening shall be increased, the construction manager shall provide his phone number to the neighbors, and Construction Manager Gage Batten shall return in June to clarify the construction schedule moving forward. The motion was carried unanimously, 4-0.

8. ZON-25-0091 (ARC-25-0102) 151 WORTH AVE - Review of Draft Declaration of Use Agreement
[Applicant to verbally request a deferral to a certain date in the Fall.]

A motion was made by Council President Pro Tem Crampton and seconded by Council Member Moran to defer the review of the Declaration of Use agreement for 151 Worth Avenue to November 10, 2026. The motion was carried unanimously, 4-0.

9. ZON-26-0010 331 S COUNTY RD CAFE L'EUROPE - Review of Draft Declaration of Use Agreement

Council Member Moran and Council President Cooney disclosed ex parte communications.

Attorney Maura Ziska stated she was representing the owner, who requested to speak. Jennifer Marcello, owner, spoke about the history of Cafe L'Europe. Ms. Ziska provided comments on the declaration of use and spoke on two points to clarify. One is for no lunch on Friday, although traffic is no different on Fridays than on any other weekday. She referenced a letter from the valet parking company, On Point, stating that they could park 24 vehicles.

Attorney Joanne O'Connor referred to the fifth whereas clause in the DOU, which should be removed from the agreement, and Ms. Ziska agreed.

Council Member McDonald thought that employees were to park off-island. She also questioned the maximum seating, including outdoor seating. She also asked about taking over the lot for parking, but was not clear whether the lot was owned by separate entities and required approvals. Ms. Ziska said the entire building is owned by the Morrisons.

Council Member Moran preferred parking off-island. She also preferred limiting outdoor seating to 12. In addition, she thought they needed a better parking plan.

Council President Pro Tem Crampton loved the restaurant but felt they had a parking problem. He requested a clear understanding of the parking situation before approval.

Mayor Moore said most restaurants on the island use off-site parking. She said enforceability is the question. She asked for a letter from the adjacent lot owner stating that they have permission to use the lot. She agreed with Council President Pro Tem Crampton.

Council Member Araskog (participating remotely) shared concerns about the parking. She said there are only exceptions to off-site parking when they were grandfathered. She also stated that

when the application was filed, there was no allowance for tandem parking. Ms. Ziska said they don't have to provide additional parking; this is a grandfathered use, and the applicant is trying to make the best situation possible. Mr. Bergman clarified the ordinance on tandem parking.

Council Member McDonald was still concerned about lunch on Friday. Ms. Marcello stated she would remove her request for lunch except on Saturdays and Sundays only.

Council President Cooney called for public comment.

Attorney John Eubanks, representing Thomas McCarthy, expressed his client's opposition to the requested plan.

Council President Pro Tem Crampton felt this represented an intensification and reiterated the need to see a parking plan.

Council Member Moran asked if they are required to provide parking. Mr. Bergman said they are not increasing the number of seats. He said he would like to refer to the staff memo.

A motion was made by Council President Pro Tem Crampton and seconded by Council Member McDonald to approve the Declaration of Use Agreement, as amended, to permit lunch service on Saturdays and Sundays only, with revised operating hours from 11:30 a.m. through dinner service, with modifications to Article 4 to limit maximum seating to 62 seats, including 12 outdoor seats consistent with the approved seating plan; removal of conditions #5 and #9 under Article 4, and an amendment to allow employees to park on site. The motion was carried unanimously, 4-0.

10. 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. *[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.]*

Several members disclosed ex parte communications.

Mr. Falco provided staff comments on the project.

Attorney Maura Ziska provided comments on the project, stating that Mr. Falco did a good overview. She displayed an elevation drawing with the full linear frontage of the property along the ocean.

Council Member Moran inquired about the hardship of the application. Ms. Ziska responded.

Council President Cooney 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 that Variance No. ZON-25-0054, 1960 S. 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 4-0.

A motion was made by Council Member Moran and seconded by Council President Pro Tem Crampton that Special Exception No. ZON-25-0054, 1960 S. Ocean Blvd. shall be granted based upon the finding that such grant will not adversely affect the public interest and that the applicable criteria set forth in Section 134-229 of the Town Code have been met. The motion was carried 4-0.

11. ZON-26-0001 (ARC-25-0098) 1519 N OCEAN WAY (COMBO) – VARIANCE The applicant, The Duane and Kelly Roberts Community Property Trust U/A/D May 11, 2012 (Kelly Roberts, Trustee), has filed an application requesting town council review and approval of a variance to permit four pieces of A/C equipment in a side-yard setback where a maximum of two pieces of equipment are permitted, as part of renovation and additions including hardscape and landscape changes at an existing residence. 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.]*

No one disclosed ex parte communications.

Mr. Falco provided staff comments on the project.

Attorney David Klein, representing the homeowner of 1519 N. Ocean Way, presented an overview of the variance being requested. He explained the reason for the requested variance.

Council President Cooney asked about the lot shown and if they were combining properties. It was noted that the property appraiser indicated there is an existing configuration, and staff is working with the application to get a Unity of Title for the properties. The document has already been signed by the owners and the lenders and should be completed shortly.

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

A motion was made by Council Member McDonald and seconded by Council Member Moran that Variance No. ZON-26-0001, 1519 N. Ocean 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 4-0.

12. ZON-26-0005 (ARC-25-0094) 1300 N OCEAN BLVD. (COMBO) – VARIANCE The applicants, Laurence & Molly Austin, have filed an application requesting Town Council review and approval for a variance to revest the existing landscape open space deficit on a parcel over 20K square feet in the R-B zoning district. The Architectural Commission shall perform design review of the application. *[This item shall be deferred to the June 10, 2026, Town Council meeting, pending architectural design review.]*

****Note: This item was deferred to June 10, 2026, upon the approval of the agenda.***

NEW BUSINESS

13. ZON-26-0018 320 TANGIER AVE. - VARIANCE The applicant, Trust U/A I.I.E of the William Pitt 1993 Living Trust u/a/d 8/19/93 (Pauline B. Pitt, Trustee), has filed an application requesting Town Council review and approval for a variance to exceed the maximum gangway width of a marine dock at a single-family residence. *[This item shall be deferred to the June 10, 2026, Town Council meeting]*

****Note: This item was deferred to June 10, 2026, upon the approval of the agenda.***

14. ZON-26-0019 (ARC-26-0016) 401 BRAZILIAN AVE. (COMBO) – VARIANCE The applicant, Marlene Perlmutter (Nievera Williams Design), has filed an application requesting Town Council review and approval of one (1) variance exceeding the allowable height of a site wall in the street side-yard setback. 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.]*

Mayor Moore and Council President Cooney disclosed ex parte communications.

Mr. Falco provided staff comments on the project.

Cory Meyer of Nievera Williams Design was present to answer questions, but did not have any additions to Mr. Falco's comments.

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

A motion was made by Council Member McDonald and seconded by Council Member Moran that Variance No. ZON-26-0019, 401 Brazilian 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 4-0.

15. ZON-26-0020 (COA-26-0010) 241 SEAVIEW AVE. (COMBO)—VARIANCE The applicant, Palm Beach Day School (Michael Murphy, Representative), has filed an application requesting Town Council review and approval of one (1) variance to exceed the maximum permitted height for rooftop air conditioning units and screening for the landmarked property. The Landmarks Preservation Commission shall perform design review of the application.

Council President Cooney disclosed ex parte communications.

Mr. Falco provided staff comments on the project. He noted that a recently adopted ordinance amended regulations pertaining to rooftop screening and equipment. He said the 4' height requirement applies because the day school is in the RB zoning district.

Council Member Moran asked about the equipment's location on the roof. Mr. Falco stated that

the code requires the equipment to be centrally located on the roof, but the Landmarks Commission would opine that the location is sufficiently central on the roof.

Attorney Maura Ziska, representing Palm Beach Day School, stated that representatives from the school are present. She stated that essentially, Mr. Falco did a good job presenting the project. She noted that because of the equipment's size, it needs to be on stands and will be screened. This is a replacement project.

Jason Zubatkin of Palm Beach Day School spoke about the change and confirmed, when asked, that it will be an improvement for the neighbors.

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

A motion was made by Council Member McDonald and seconded by Council Member Moran that Variance No. ZON-26-0020, 241 Seaview 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 4-0.

16. ZON-26-0015 (COA-26-0004) 151 ROOT TRAIL (COMBO)-VARIANCES The applicant, Julie Phillips (Brian Brady with Brady Design, Representative), has filed an application requesting Town Council review and approval of two (2) variances to reduce the east side yard and west side yard setbacks for a new second-story addition to the existing one-story residence for 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 will be deferred to the June 10th, Town Council meeting, at the applicant's request.]*

****Note: This item was deferred to June 10, 2026, upon the approval of the agenda.***

17. ZON-26-0008 (ARC-26-0004) 108 EL MIRASOL (COMBO) – SPECIAL EXCEPTION, SITE PLAN REVIEW, AND VARIANCES The applicant, 108 El Mirasol LLC (Tara B. Mulrooney, Authorized Representative), has filed an application requesting Town Council review and approval for (4) variances to exceed maximum permitted lot fill permitted within front, north side-yard, south side-yard, and east rear-yard setback areas, a special exception request for a reduced vehicle queueing space between driveway gate and edge of cul-de-sac, and site plan review for a generator over 100kW; as part of an application for construction of a new residence over 10,000 square feet. The Architectural Commission shall perform design review of the application. *[This item shall be deferred to the August 12, 2026, Town Council meeting, pending architectural design review.]*

****Note: This item was deferred to August 12, 2026, upon the approval of the agenda.***

ORDINANCES

18. SECOND READING

18.16-2026 An Ordinance Of The Town Council Of The Town Of Palm Beach, Palm Beach County, Florida, Amending Chapter 134, Zoning, Article XI, Signs, Division 1, Generally, At Section 134-2373, General Regulations And Definitions Applicable To Permitted Signs, Related To The Prohibition Of Signage On Awnings To Allow Signage On The Valance Of Awnings Subject To Certain Conditions; Division 3, Commercial Districts, Adding Section 134-2451, Signs On The Valance Of An Awning, Creating Standards For Signage On Awnings; Providing For Severability; Providing For The Repeal Of Ordinances In Conflict; Providing For Codification; And Providing An Effective Date.

Mr. Bergman read Ordinance 006-2026 by title only.

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

A motion was made by Council President Pro Tem Crampton and seconded by Council Member McDonald to adopt Ordinance 006-2026. The motion was carried unanimously, 4-0.

18.28-2026 An Ordinance Of The Town Council Of The Town Of Palm Beach, Palm Beach County, Florida, Amending Chapter 134, Zoning, By Amending Article IX, -- Off-Street Parking And Loading, Division 2, -- Off-Street Parking, By Creating A New Section To Provide Regulations For Tandem (Stacked) Parking In A Valet Operated And Maintained Parking Lot Or Parking Garage; Providing For Severability; Providing For The Repeal Of Ordinances In Conflict; Providing For Codification; And Providing An Effective Date.

Mr. Bergman read Ordinance 008-2026 by title only.

Council Member Moran mentioned correspondence received from Ms. LeCates, suggesting a sunset clause for this item in case there are unintended consequences.

Jennifer Hofmeister, Planner III, pointed out that the Town can allow tandem parking under the code, but this ordinance will require a special exception use.

Council President Cooney called for public comment.

Anita Seltzer, 44 Cocoanut Row, stated that crucial pieces are missing from the ordinance that should be considered. She believed the tandem parking was council-driven and, in the interim, had gotten to the Town Council in a vacuum. She said there are instances in the ordinance that have not been considered because they have not yet been reviewed. She suggested that the Town Council put this item on hold and explained her reasoning.

Ms. Hofmeister stated that the staff was not introducing or changing variances to special exceptions for lots. She said this ordinance applies only to valet-operated and maintained parking garages. Attorney O'Connor advised that the substance of the ordinance is limited to the parking garage.

Council President Pro Tem Crampton noted this had been discussed as part of the quick fixes and

was discussed at the last Town Council meeting.

Council Member Araskog thought that Ms. LeCates and Ms. Seltzer brought up good points. She supported a sunset clause in the ordinance. She asked if there was specific information about who may use the tandem parking. Ms. Hofmeister responded that it would go through the special exception process.

Council Member McDonald thought this originated from the Neiman Marcus project. She asked if this would have to be approved with each project. Ms. Hofmeister said yes, these are site-specific.

A motion was made by Council Member Moran and seconded by Council President Pro Tem Crampton to adopt Ordinance 008-2026. The motion was carried unanimously, 4-0.

18.3 12-2026 An Ordinance Of The Town Council Of The Town Of Palm Beach, Palm Beach County, Florida, Amending The Adopted 2024 Town Of Palm Beach Comprehensive Plan, Pursuant To Chapter 163, Florida Statutes; Amending The Data & Analysis And The Goals, Objectives And Policies Of The Future Land Use Element To Create A New Policy 1.1 To Acknowledge The Comprehensive Plan As The Blueprint To Guide Growth, Development, Resource Protection And Public Services And Facilities; To Create Policies 1.3 And 1.4 To Replace Policy 1.12 With A New Definition Of Town Resident; To Delete Policies 1.7 And 1.8 As They Are Duplicates Of Policies 2.1 And 2.2; To Amend Policy 1.13 To Change The Designation Names For Residential Categories And To Adjust The Density To Whole Numbers Based Upon An Acre; To Amend Policy 1.14 To Incorporate The Definitions Of Town Serving Commercial Establishments, To Adjust The Density To Whole Numbers Based Upon An Acre, To Update The Uses Permitted In Non-residential Uses, And To Create A New Beach Area Future Land Use Category; To Amend Policy 1.15 To Establish Floor Area Ratio (Far) As The Intensity Standard For Non-residential Uses; To Delete Policy 6.4, 6.5 And 6.6 As The Policies Are Directives That Have Now Been Addressed With The Proposed Amendment; To Amend Policy 8.1 To Replace Standards For New Planned Unit Developments (PUDs) With A List Of The Three Approved Puds; To Amend Policy 2.3 To Change The Language To Read From Zoning Ordinances To Zoning Code; Amending The Data & Analysis And The Goals, Objectives And Policies Of The Historic Preservation Element To Amend Policy 1.4 To Reflect The Continuous Monitoring Of Archaeologically Sensitive Sites And Zones In Coordination With Appropriate State And County Agencies Needed In Their Protection; Amending The Data & Analysis And The Goals, Objectives And Policies Of The Infrastructure Element To Amend Policy 3.1 To Update The Potable Water Level Of Service Standard In Accordance With The City Of West Palm Beach As The Town's Potable Water Provider; To Amend Policy 5.2 To Address The Updated 20-year Water Supply Facilities Work Plan That Is Adopted By Reference; To Amend The Adopted 2024 Comprehensive Plan Map Series To Replace The Future Land Use Map To Identify The Beach Area, To Include The Lake Worth Lagoon In The Conservation Future Land Use Designation, To Amend The Designations Of Public Buildings To Have A Public Future Land Use Designation, To Amend The Future Land Use Designations Of Park Sites Owned By Local Governmental Agencies And The Preservation

Foundation Of Palm Beach To The Recreation Future Land Use Designation, To Amend The Future Land Use Of The Former U.S. Post Office Located At 95 North County Road That Is Now Privately Owned To The Commercial Future Land Use Designation, And To Establish Associated Acronyms For Each Future Land Use Designation And To Update The Archaeological Sites Map; Providing For Incorporation Of Recitals; Providing For Severability; Providing For Repeal Of Ordinances In Conflict Here Within; Providing For Codification; Providing An Effective Date. *[This item shall be deferred to the June 10, 2026, Town Council meeting, pending responses from the state review agencies.]*

***Note: This item was deferred to June 10, 2026, upon the approval of the agenda.**

18.4 13-2026 An Ordinance Of The Town Council Of The Town Of Palm Beach, Palm Beach County, Florida, Amending The Official Zoning Map By Replacing The Existing 1974 Official Zoning Map Of The Town Of Palm Beach Last Updated September 2024 With A New 2026 Official Zoning Map; Providing For Incorporation Of Recitals; Providing For Severability; Providing For Repeal Of Ordinances In Conflict Here Within; Providing For Codification; Providing An Effective Date. *[This item shall be deferred to the June 10, 2026, Town Council meeting, pending responses from the state review agencies.]*

***Note: This item was deferred to June 10, 2026, upon the approval of the agenda.**

18.5 14-2026 An Ordinance Of The Town Council Of The Town Of Palm Beach, Palm Beach County, Florida, Amending Chapter 134, Zoning, Article Vi, District Regulations, Division 2, R-Aa Large Estate Residential District, At Section 134-791, Accessory Structures, To Allow An Additional Accessory Structure Containing Bedrooms With Bath Facilities, Division 3, R-A Estate Residential District, At Section 134-841, Accessory Structures, To Allow An Additional Accessory Structure Containing Bedrooms With Bath Facilities, Division 4, R-B Low Density Residential District, At Section 134-891, Accessory Structures, To Allow An Additional Accessory Structure Containing Bedrooms With Bath Facilities; Providing For Severability; Providing For The Repeal Of Ordinances In Conflict; Providing For Codification; And Providing An Effective Date.

Mr. Bergman read Ordinance 014-2026 by title only.

Council Member Araskog recommends that the use be designated as a special exception.

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

A motion was made by Council President Pro Tem Crampton and seconded by Council Member Moran to adopt Ordinance 014-2026. The motion was carried 3-1, with Council President Cooney dissenting.

18.6 15-2026 An Ordinance Of The Town Council Of The Town Of Palm Beach, Palm Beach County, Florida, Amending Chapter 18, Buildings And Building Regulations, Article II, Administration Of Planning, Zoning & Building, Division 5, Demolition, To

Amend Section 18-112, Prohibition On Demolition By Changing The Start And Stop Dates Of The Demolition Season; Providing For Severability; Providing For The Repeal Of Ordinances In Conflict; Providing For Codification; And Providing An Effective Date.

Mr. Bergman read Ordinance 015-2026 by title only.

Mayor Moore stated she would like to prohibit demolition from starting on a Saturday. Mr. Bergman said that type of work is strictly prohibited everywhere except for Worth Avenue.

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

A motion was made by Council President Pro Tem Crampton and seconded by Council Member Moran to adopt Ordinance 015-2026. The motion was carried unanimously, 4-0.

ANY OTHER BUSINESS

No other business was discussed at this time.

ADJOURNMENT

A motion was made by Council Member Moran and seconded by Council President Pro Tem Crampton to adjourn the meeting at 12:41 PM. The motion was carried unanimously, 4-0.

APPROVED:

Edward A. Cooney, Town Council President

APPROVED:

Kelly Churney, CMC, Town Clerk

Date: _____

TOWN OF PALM BEACH

Information for Town Council Meeting on: June 9, 2026

To: Town Council

Via: Kirk W. Blouin, Town Manager

From: Wayne Bergman, MCP, LEED® AP, Director of Planning, Zoning & Building

Re: Approval of the Major Matters from the May 27, 2026, Architectural
Commission Meeting

Date: 6/1/2026

STAFF RECOMMENDATION

Staff recommends that the Town Council approve the major items approved by the Architectural Commission at the regularly scheduled meeting on May 27, 2026.

BOARD OR COMMISSION RECOMMENDATION

The Architectural Commission recommends that the Town Council approve major items considered at the regularly scheduled meeting on May 27, 2026.

GENERAL INFORMATION

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

STRATEGIC PLAN

Strategic Priorities:

Governmental Leadership and Innovation

Strategic Focus Areas:

Collaborative Town Government

FUNDING

No Fiscal Impact



TOWN OF PALM BEACH

Minutes of the Architectural Commission Meeting Held on May 27, 2026

CALL TO ORDER AND ROLL CALL

The meeting was called to order at 09:01 AM in the Town Council Chambers.

Members Present: Elizabeth Connaughton, Jeffery Smith, Claudia Visconti, Kenn Karakul, Kathy Georgas, Sue Patterson, David Phoenix, Richard Sammons, KT Catlin, Greg Tankersley

Staff Present: Friederike Mittner, Bradley Falco, Sarah Pardue, Kelly Churney, and Town Attorney Lainey Francisco.

PLEDGE OF ALLEGIANCE

Mr. Smith led the Pledge of Allegiance.

MINUTES

1. Minutes of the April 29, 2026, Architectural Commission Meeting

A motion was made by Ms. Catlin and seconded by Ms. Visconti to approve the minutes of the April 29, 2026, meeting as presented. The motion was carried unanimously, 7-0.

APPROVAL OF CONSENT AGENDA

A motion was made by Ms. Catlin and seconded by Ms. Patterson to approve the consent agenda as presented. The motion was carried unanimously, 7-0.

2. ARC-26-0018 261 NIGHTINGALE TRL. The applicant, Natalie Emerson (Albright Construction), has filed an application requesting Architectural Commission review and approval for a front door replacement on an existing single-family residence.
3. ARC-26-0026 100 WORTH AVE. The applicant, Winthrop House (Environment Design Group), has filed an application requesting Architectural Commission review and approval for landscape modifications.

4. ARC-26-0032 1265 N LAKE WAY The applicant, 1265 NORTH LAKE WAY LLC (Laberge & Menard Inc. Design Representative), has filed an application requesting Architectural Commission approval for modifications to several glass door openings on a newly constructed single-family residence.

APPROVAL OF AGENDA

A motion was made by Ms. Visconti and seconded by Mr. Sammons to approve the agenda as presented. The motion was carried unanimously, 7-0.

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

5. OFFICIALS

No comments were made at this time.

6. STAFF

No comments were made at this time.

7. PUBLIC - 3 MINUTE LIMIT

Constance Holmes, of Jupiter, FL, spoke about a historic monument dedicated to the "Cowboys of the Sea," an organization founded by Gus Jordans that recognized individuals who saved lives in the ocean. She noted that the monument was formerly located at the eastern end of Worth Avenue and encouraged consideration of incorporating its recognition into future oceanfront improvements.

GENERAL BUSINESS

UNFINISHED BUSINESS

8. ARC-25-0094 (ZON-26-0005) 1300 N OCEAN BLVD. (COMBO) The applicants, Laurence & Molly Austin, have filed an application requesting ARCOM review and approval for renovations to an existing single-family residence including replacement of windows and doors with modification and relocation of some fenestration, modification to architectural details. Site-wide landscape and hardscape renovations are proposed with landscape open space variance required. Town Council shall review the application as it pertains to zoning relief/ approval.

Mr. Falco provided staff comments on the project.

Ms. Connaughton and Messrs. Sammons and Phoenix disclosed ex parte communications.

Greg Bonner of B1 Architect presented the architectural modifications for the proposed residence, and Dustin Mizell of Environment Design Group presented the landscape and

hardscape modifications for the site.

Mr. Sammons provided design suggestions regarding the cornice proportions, recommending slight adjustments to its height and the addition of a band beneath it to create better visual balance and architectural weight above the doorway.

Mr. Karakul stated that the proposal is a significant improvement over the previous house and described the design as tasteful and visually appealing. He complimented the materials and colors and noted that refining the corner detail would further strengthen the project.

Ms. Visconti questioned why the gate design had returned to a centered location after previously being shifted off-center in response to prior Commission comments. Mr. Bonner explained that the gate was moved back to the center following additional feedback regarding the wall opening and noted the need to account for the adjacent beach cabana.

Mr. Tankersley agreed that the proportions of the cornice and parapet need further refinement, expressing concern that the parapet appears too large in relation to the doors and transoms. He suggested adjusting the proportions to create a more balanced appearance and avoid a heavy, oversized look above the openings.

Ms. Connaughton commented that the revised ocean façade is an improvement but expressed concern that the doors and entablature still appear somewhat undersized and out of proportion. She suggested further refinement to the center portion and overall proportions to create a stronger architectural relationship.

Ms. Catlin commented that the revised façade appears improved, but suggested there may be a better balance between the previous and current window configurations. She noted that slightly taller and narrower window proportions may relate better to the parapet and improve the overall fenestration composition.

Mr. Sammons suggested returning to single doors on the sides, noting that the earlier proportions appeared more successful before the door heights were lowered. Mr. Sammons suggested that the primary issue may be the continuous horizontal parapet line and recommended emphasizing the center section with greater height and prominence to restore a stronger sense of verticality in the design.

Mr. Smith observed that the center section now appears wider, likely due to the lowered and widened doors and the addition of the cornice.

Mr. Smith called for public comment. No one indicated a desire to speak.

A motion was made by Ms. Visconti and seconded by Mr. Karakul to approve the project with the following changes to return to the staff for approval in coordination with the chair: the center portion of the cornice on the front elevation will be raised, the window head heights shall be raised, the cornice detailing shall be modified, and the masonry openings will be changed to the previously proposed openings.

Mr. Phoenix expressed strong concern with the overall design, stating that the façade, windows,

parapet, colors, and architectural style appear inconsistent and unresolved. He commented that the house lacks a clear architectural identity and suggested the design requires substantial reconsideration.

The motion was carried 6-1, with Ms. Catlin dissenting.

A motion was made by Ms. Visconti and seconded by Ms. Patterson that the implementation of the proposed variances will not cause a negative architectural impact on the subject property. The motion was carried unanimously, 7-0.

9. ARC-26-0005 142 CASA BENDITA The applicant, Robert Sheft Revocable Trust Dated February 21, 2025 (Robert Sheft, Trustee), has filed an application requesting Architectural Commission review and approval for construction of new, two-story, single-family residence with final hardscape, landscape and swimming pool improvements.

Several members disclosed ex parte communications.

Mr. Falco provided staff comments on the project.

Michael Perry of MP Design and Architecture presented the architectural plans proposed for the new residence. Brian Vertesch of Vertesch Landscape Architecture presented the landscape and hardscape plans for the site.

Mr. Phoenix asked questions regarding the dimensions and materials of the proposed front door, seeking clarification on the revised design, including the reduced height and the use of bronze and glass doors with a coquina surround.

Mr. Karakul asked questions about the proposed landscaping and whether it would be substantial enough to complement and soften the house's appearance, particularly along the front elevation. Mr. Vertesch explained the planned use of mature Seagrape trees, palms, and hedging to maintain consistency and enhance the property's overall presentation.

Ms. Connaughton questioned the scale of the proposed front entry, expressing concern that the large front door and double-height entry space may feel oversized and less welcoming for visitors.

Mr. Sammons asked questions regarding the proportions and detailing of the front façade, including the size of the front door, upper windows, and trim elements. He suggested reducing the door height, widening the upper windows, and refining certain details to improve the façade's proportions and overall appearance, while noting that the revised design was an improvement.

Mr. Tankersley suggested slightly reducing the scale of the front door, refining the upper window composition, and simplifying certain parapet details. He noted that the proposal is significantly improved from the original submission and that the revised proportions are much stronger.

Ms. Georgas stated that the house has been greatly improved and described it as a beautiful design, while noting that the front door proportions still appear somewhat oversized.

Ms. Patterson stated that the design is much improved overall and agreed with comments that the front door should be smaller. She also suggested that the coquina surround may project too far outward and appear overly heavy.

Ms. Catlin thanked the applicant for incorporating the Commission's prior comments and stated that the house has improved significantly. She specifically noted that the glass front door greatly enhances the design and commented that, with a few additional refinements, the project is on the right track.

Mr. Phoenix stated that the house has improved significantly and complimented the landscaping. He suggested enlarging and repositioning the lanterns and explored whether additional architectural detailing around the upper window could help better connect the façade elements.

Ms. Connaughton suggested exploring a more playful Mediterranean architectural element to soften the house's otherwise austere appearance, particularly in relation to the double-height entry space.

Mr. Sammons stated that the design is very close to completion and suggested a few minor refinements, including simplifying the front door surround, adjusting the proportions of the upper windows, and adding subtle detailing around the center window to improve balance and cohesion. He commented that the proposed changes are minor and that the design is nearly a "knockout."

Mr. Smith called for public comment. No one indicated a desire to speak.

A motion was made by Mr. Sammons and seconded by Ms. Patterson to approve the project with the following conditions to return for approval by staff in coordination with the chair: the overall size of the front door and surround shall be reduced, the upper windows should be widened in proportion to the front door, and the lanterns shall be increased in size. The motion was carried unanimously, 7-0.

10. ARC-26-0011 217 W INDIES DR. The applicant, 217 Capri LLC (David Canepari, Manager), has filed an application requesting Architectural Commission review and approval for construction of a new, one-story, single-family residence with final hardscape, landscape, and swimming pool improvements.

Several members disclosed ex parte communications.

Mr. Falco provided staff comments on the project.

Roger Janssen of Dailey Janssen Architects presented the architectural modifications to the proposed residence.

Mr. Sammons asked questions regarding the proposed oval windows adjacent to the front entry and discussed potential alternatives to the window treatment. He also provided design suggestions regarding the proportions and detailing of the corbel gable ends, recommending a more vertical appearance and reduced projection. Mr. Sammons concluded by stating that he found the design attractive and commented favorably on the chimney's scale.

Ms. Georgas asked about the chimney cap and stated she preferred the previously proposed cap.

Ms. Visconti asked about the two columns at the front of the site; she recommended removing them. Ms. Visconti suggested modifying the front entry color scheme by using a door color that matches the shutter color more closely to create a more subtle, cohesive appearance. Mr. Janssen indicated a willingness to adjust the color saturation and incorporate the Commission's feedback.

Mr. Karakul wondered whether the roof color had been studied; he also wondered whether it would be too dark. He recommended a lighter roof color.

Ms. Catlin expressed a preference for retaining the previously proposed Bahama shutters and suggested reconsidering the fan transom windows in favor of a more rectangular design. She also questioned the proposed blue color palette and encouraged consideration of alternative color options.

Mr. Phoenix commented on the proposed material and color selections, supporting a lighter color palette and noting concerns about the long-term appearance of a dark front door. He also discussed the proposed window treatments and roof design and expressed overall support for the project.

Ms. Connaughton expressed a preference for the previously proposed Bahama shutters and suggested refinements to several architectural details, including the entry finial, loggia columns, and pergola roof design. She also commented on the proposed color palette, questioning whether the blue front door was consistent with the home's character, while expressing support for the roof color and the overall design.

Mr. Smith called for public comment. No one indicated a desire to speak.

A motion was made by Ms. Visconti and seconded by Ms. Patterson to approve the project with the following conditions: the oval windows at the front shall revert to the Bahama shuttered windows as shown previously, the front door color shall be changed to the same blue as the shutters, sconces shall be raised, the chimney cap is to be changed to the previously proposed, and the columns in the front of the property shall be removed. The motion was carried unanimously, 7-0.

11. ARC-25-0060 259 WORTH AVE. The applicant, 259 Worth Avenue LLC (Riccardo Grazia), has filed an application requesting Architectural Commission review and approval for exterior modifications to an existing storefront including new signage, entry door and awnings. *This item has been deferred to the June 24, 2026, meeting.*

****Note: This item was deferred to the meeting on June 24, 2026, upon the Approval of the Agenda.***

NEW BUSINESS

12. ARC-26-0012 (ZON-26-0023) 150 DUNBAR RD & 151 ATLANTIC AVE. (COMBO)
The applicants, Heavenly Partners LLC & Happy Isles Dreams LLC (Maura Ziska, Authorized Representative), have filed an application requesting Architectural

Commission review and approval for renovations and modifications, including change to architectural style, at two (2) existing structures with a second floor addition at the existing two-story residence at 150 Dunbar Road and exterior renovations to the existing one-story residence at 151 Atlantic Avenue with new hardscape and landscape design across the to-be unified parcel with lot coverage and Cubic Content variances required to achieve the scope of work. The Town Council shall review the application as it pertains to zoning relief/approval.

Several members disclosed ex parte communications.

Mr. Falco provided staff comments on the project.

Attorney Maura Ziska, on behalf of the applicant, outlined the variance requests and advocated for a positive recommendation to the Town Council. Lauren Geller, owner, introduced herself and discussed her intent to build a new home. Michael Perry of MP Design and Architecture presented the architectural plans proposed for the new residence. Keith Williams of Nievera Williams Design presented the landscape and hardscape plans for the site.

Mr. Sammons asked questions regarding the proposed enclosure of the existing courtyard and the use of a skylight over the space. He expressed concerns about potential heat gain and energy efficiency associated with the skylight and suggested considering alternative design approaches when discussing the proposed curved wall elements.

Mr. Phoenix expressed support for the project's unique architectural character and landscape design. He asked questions regarding the proportions and scale of the front elevation, particularly the relationship of the arches and circular architectural elements, and referenced precedent examples for comparison. He also noted the relationship of the design to the adjacent property and acknowledged prior discussions regarding the balconies.

Ms. Georgas asked about the proposed color for the home.

Ms. Catlin asked whether the design had been explored to avoid the second floor feeling as heavy as the first. Mr. Perry responded. Ms. Catlin thought some of the details could be studied further.

Ms. Connaughton asked questions regarding the proposed fountain niches on the front façade and guest house, the architectural influences referenced in the design, and the detailing and materials of the front balcony railings and brackets.

Ms. Georgas asked about the details of the front door, the fountain, and the niches.

Mr. Phoenix asked questions regarding the proposed fountain tile, railing design, window materials, and exterior color palette. Designer Jean Louis Denoit explained the relationship between the tile and railing details and discussed the proposed bronze-toned metal windows and trim treatments.

Ms. Visconti commented on the proposed tile design, suggesting that the tile pattern be differentiated from the railing design to avoid competing visual elements. She expressed support for the proposed color palette and encouraged the use of darker tones that would blend more

naturally with the surrounding landscape.

Mr. Karakul asked questions regarding the alignment and symmetry of architectural elements on the front façade. He expressed disappointment that a fully symmetrical design could not be achieved but acknowledged the applicant's explanation regarding site constraints and the use of landscaping to minimize the visual impact.

Mr. Tankersley expressed support for the overall design concept, site planning, and landscape integration, but recommended further refinement of the architectural composition. He commented that the façade contained too many competing design elements and lacked a clear hierarchy, suggesting that simplifying and editing certain features could strengthen the design. He also encouraged greater variation in architectural detailing and noted that the Atlantic Avenue elevation was more successful than the primary façade.

Mr. Sammons expressed concern that the architectural composition lacked refinement and that the façade's proportions, symmetry, and detailing needed further study. He stated that while the proposed direction was an improvement and the landscape and pool area design were strong, the architectural elements required greater sophistication, subtlety, and proportional refinement to successfully achieve the intended style.

Ms. Connaughton agreed with prior comments that the design felt over-designed and required significant editing. She expressed concern with the façade proportions, symmetry, number of punched openings, oversized round windows, and overall fit with the streetscape. She also questioned the use of the skylight in Florida's climate and suggested the design be reconsidered more holistically rather than as separate vignettes.

Mr. Karakul expressed support for the overall design direction and stated that the project had the potential to be highly successful. He agreed with prior comments regarding the need for additional editing and refinement of the architectural composition and encouraged further study of the relationships among the design elements.

Mr. Phoenix stated that the project contained many strong design elements but would benefit from additional editing and refinement. He suggested further study of the color palette and certain façade features, noting that simplifying some design elements would strengthen the overall composition. He expressed support for the project and stated that, with modest revisions, it would be a positive addition to the Town.

Ms. Georgas expressed support for the overall design, landscape plan, and architectural concept. She suggested reducing the scale of the upper cornice and considering greater variation in the building massing to lessen the visual bulk of the structure, while noting that she believed the project would be a beautiful home.

Mr. Tankersley encouraged the applicant to approach the architectural detailing with greater delicacy and refinement, noting that the design's success would depend on the careful execution of the French-inspired elements.

Ms. Patterson stated that she appreciated the overall design direction and referenced one of the architectural precedent images as a strong example. She agreed with prior comments that the

design appeared overly symmetrical and contained too many applied elements, but believed the project could be significantly improved through the refinements suggested by the Commission.

Mr. Smith stated that he did not believe the proposed design was compatible with Palm Beach's character. He expressed concern that the design appeared overly closed off from the street, overly heavy, and lacking the openness and architectural qualities associated with the referenced style. While complimenting the landscape design, he encouraged the applicant to reconsider the overall architectural approach and incorporate the refinements suggested by the Commission.

Mr. Smith called for public comment. No one indicated a desire to speak.

A motion was made by Ms. Catlin and seconded by Ms. Patterson to defer the project to the July 29, 2026, meeting. The motion was carried unanimously, 7-0.

13. ARC-26-0020 1066 N OCEAN BLVD. The applicant, Creekshore LLC (Jamie Solem, Authorized Representative), has filed an application requesting Architectural Commission review and approval for complete renovation and modifications to the existing two-story single-family residence with complete hardscape and landscape redesign.

Several members disclosed ex parte communications.

Mr. Falco provided staff comments on the project.

Roger Janssen of Dailey Janssen Architects presented the proposed architectural modifications to the residence. Dustin Mizell of Environment Design Group presented the landscape and hardscape plans for the site.

Mr. Sammons asked whether the applicant intended to use a glazed roof tile. Patrick Mayfield of Dailey Janssen Architects discussed the tile choice.

Mr. Karakul asked about the lack of verticality and scale in the landscaping. Mr. Mizell stated he could replace the Adenia palms and replace them with Coconut palms.

Mr. Phoenix asked questions regarding the proposed front façade, tile selection, roof color, and landscape design. He expressed support for the proposed tile color, discussed the simplicity and linearity of the fenestration pattern, and asked whether additional vertical landscape elements could be incorporated to enhance the streetscape.

Ms. Connaughton asked questions regarding the scale of the proposed landscaping, the design and intended use of the garage spaces, the garage door configuration, and the relationship between the garage and the home's elevated finished floor. She suggested that larger, more mature trees could enhance the landscape design and discussed converting garage space to accessory living and fitness uses.

Ms. Visconti asked questions regarding the proposed landscape materials and planting layout, including the placement of hibiscus trees, Clusia hedges, and pigeon plum trees. She suggested revising the landscape plan to incorporate additional vertical elements, such as coconut palms, and reducing vegetation that could obscure the architectural façade.

Ms. Georgas asked questions regarding the proposed finish and color of the garage doors and windows. She expressed concern that the mahogany stain appeared overly red in the renderings and suggested further review of the finish color.

Mr. Smith called for public comment. No one indicated a desire to speak.

Ms. Catlin stated that she was not persuaded by the proposed redesign and believed the resulting structure appeared too heavy and boxy for the surrounding neighborhood. She expressed concern that the proposed architectural style was not compatible with the area's character, noting that the existing home had greater depth and character despite needing updates. She further commented that the landscaping appeared to compensate for deficiencies in the architectural design and encouraged the applicant to reconsider the overall design direction.

Mr. Sammons expressed support for the overall design direction and stated that the proposal was a significant improvement over the existing structure. He recommended additional refinements to the façade detailing, architectural proportions, and roof treatment to soften the building's appearance and provide greater visual interest. He noted that the loss of the originally proposed glazed roof tile diminished the design's character and suggested that other architectural details be enhanced to compensate.

Mr. Tankersley stated that the design appeared overly severe and would benefit from additional warmth and visual interest. He recommended refinements to the entry feature, window arrangement, and façade composition to create a stronger hierarchy and better balance between symmetry and asymmetry. He also suggested a further review of the garage door design to ensure consistency with the home's architectural character.

Ms. Connaughton expressed support for the overall design, stating that it was a significant improvement over the existing structure and that the box-like architectural form was successfully executed. She agreed with several of the Commission's suggestions for refinement, particularly regarding the garage doors, which she felt appeared oversized and inconsistent with the character of the home. She also supported retaining the proposed green roof color and recommended enhancing the landscape plan with additional mature trees and plantings to better integrate the property into the neighborhood.

Ms. Patterson stated that the originally proposed blue roof was a defining design element and expressed support for retaining it, noting that it enhanced the overall character and appeal of the project.

Ms. Visconti agreed with the prior comments regarding the need to further study the garage door design. She commended the applicant for successfully reimagining and renovating existing homes rather than demolishing and rebuilding. Ms. Visconti also suggested simplifying the front landscape plan by reducing some of the proposed trees, noting that the home's strong architectural character may benefit from greater visibility while still being anchored by appropriate shade trees.

Mr. Sammons expressed support for the garage design, stating that it was one of the project's

strongest architectural elements and that its scale and proportions were successful. He suggested incorporating aspects of the garage design into the main house to improve overall cohesion and recommended further refinement of the upper window detailing, entry feature, and landscape plan to enhance the composition and provide additional vertical emphasis.

Mr. Smith supported a glazed roof tile.

A motion was made by Ms. Visconti and seconded by Ms. Patterson to defer the project to the June 24, 2026, meeting to restudy the roof color, window patterns, front door, and landscaping. The motion was carried unanimously, 7-0.

14. ARC-26-0021 222 CHERRY LN. The applicant, 222 Cherry Lane PB LLC (Kevin Asbacher, Architect), has filed an application requesting Architectural Commission review and approval for construction of a new, two-story, single-family residence with final hardscape, landscape and swimming pool improvements.

Several members disclosed ex parte communications.

Mr. Falco provided staff comments on the project.

Kevin Asbacher, Architect, presented the architectural plans for the newly proposed residence. Dustin Mizell of Environment Design Group presented the landscape and hardscape plans for the site.

Mr. Sammons asked whether the windows on the side elevation were the same size as those on the front elevation. Mr. Asbacher confirmed that the windows were the same width.

Mr. Phoenix asked questions regarding the proposed pool design and driveway materials. Mr. Mizell indicated that the pool could be simplified to a rectangular shape and confirmed that the driveway material consisted of natural grass.

Ms. Connaughton asked questions regarding the building's floor-to-floor dimensions and the ceiling height within the loggia. Mr. Asbacher confirmed the proposed floor heights and indicated that the loggia ceiling height would be slightly greater than nine feet.

Ms. Georgas asked questions about the height and length of the proposed railing surrounding the pool area and expressed concern about visibility into the pool from the driveway. She suggested additional screening or landscaping to enhance privacy, and Mr. Mizell indicated a willingness to revise the wall and railing design accordingly.

Mr. Smith questioned the scale and prominence of the front entry, stating that it appeared disproportionately small when compared to the surrounding windows and architectural elements. He suggested that the entry feature should be given greater visual emphasis within the overall composition of the façade.

Mr. Smith called for public comment. No one indicated a desire to speak.

Mr. Tankersley expressed support for the overall massing and character of the home, describing it as casual, friendly, and well-composed. He praised the consistency of the window design but

suggested that the front entry be given greater prominence. He also recommended incorporating additional shutters, revisiting the design of certain doors that differed from the established window pattern, and refining the pool wall design to create a more cohesive appearance.

Ms. Visconti expressed support for removing the proposed railing and suggested using the existing pigeon plum trees as a vertical landscape element rather than increasing the height of the wall. She also commented that the driveway design appeared inconsistent with the architectural character of the home and recommended simplifying the paving pattern to better relate to the overall design.

Ms. Catlin expressed support for the design and stated that she found the home to be charming. However, she also expressed concern that, because the structure extends nearly from setback to setback on a narrow street, it could appear to loom over Cherry Lane despite its overall size. She noted that while the design appeared compatible with the larger homes on West Indies Drive, she remained concerned about its relationship to the scale and character of Cherry Lane.

Ms. Patterson suggested that the front entry could benefit from additional architectural emphasis or ornamentation to make it more prominent. She also expressed concern regarding the scale of the chimney, agreed with comments about simplifying the driveway and pool enclosure design, and noted that landscaping could be used to soften or break up the fence treatment. She stated that she liked the proposed pool design.

Ms. Connaughton stated that she found the home charming but expressed concern that the proposed floor-to-floor heights could result in a structure that appears larger and taller than intended. She suggested reducing the overall height to improve compatibility with neighboring homes and recommended further study of the roof design, chimney cap, front door, and loggia doors to strengthen the architectural character and cohesion of the project.

Mr. Sammons expressed concern about the home's overall scale and proportions, noting that several architectural elements appeared oversized relative to the structure. He suggested that reducing the overall height and scale of the design would improve its appearance and compatibility. He also recommended further study of the window and shutter proportions, front entry composition, loggia, garage relationship, and pool enclosure detailing, while noting that he generally supported the overall composition and direction of the project.

Ms. Georgas expressed concern that the front entry lacked sufficient prominence and could be difficult to identify from the driveway. She also commented that the home's vertical proportions, particularly the chimney, appeared overly dominant and suggested that landscaping elements such as vines or bougainvillea could help soften the appearance. She further recommended simplifying the driveway design while expressing overall support for the project.

Mr. Phoenix agreed with the comments regarding simplifying the driveway design and suggested that material changes or modifications to the driveway layout could better direct visitors to the front entry. He also recommended providing additional visual cues, such as lighting or architectural elements, to emphasize the front door. Mr. Phoenix expressed support for the shutters and noted that landscaping would likely soften the pool enclosure's appearance over time. He also raised questions about sun exposure at the pool and commented favorably on the home's overall character.

A motion was made by Ms. Catlin and seconded by Mr. Sammons to defer the project to the June 24, 2026, meeting. The motion was carried unanimously, 7-0.

15. ARC-26-0023 (ZON-26-0021) 141 SEAVIEW AVE. (COMBO) The applicant, Gozlan Property Partnership (Bartholemew & Partners – Design Representative), has filed an application requesting Architectural Commission review and approval for a one-story addition to an existing single-story residence, including variances to retain all existing nonconforming setbacks and deficient landscape open space area. The Town Council shall review the application as it pertains to zoning relief/approval.

Several members disclosed ex parte communications.

Ms. Mittner provided staff comments on the project.

Kyle Fant of Bartholemew + Partners presented the proposed architectural modifications to the residence. Dustin Mizell of Environment Design Group presented the landscape and hardscape plans for the site.

Mr. Smith called for public comment. No one indicated a desire to speak.

Mr. Sammons asked questions about the proposed replacement of the existing gravel front yard with grass, noting concerns about the turf's viability in that location and expressing support for retaining the gravel if permitted. He also asked about the pool's shape and discussed site constraints affecting its design. Mr. Sammons concluded by stating that he found the home to be charming and expressed strong support for the overall project.

Mr. Phoenix asked whether a round pool design had been considered and expressed a preference for a more curved pool configuration. The applicant explained that the proposed design was influenced by the existing pool layout, site constraints, and the owners' preference for the current concept.

Ms. Connaughton expressed support for retaining the gravel front yard, noting that grass is not always the most appropriate solution and questioning the preference for artificial turf over gravel. The applicant noted that retaining the gravel could require additional variance considerations, but stated that the overall open space on the site would still increase.

A motion was made by Ms. Visconti and seconded by Ms. Patterson to approve the project as presented, with the allowance that the applicant retain the gravel in the front yard. The motion was carried unanimously, 7-0.

A motion was made by Ms. Catlin and seconded by Ms. Connaughton that the implementation of the proposed variances will not cause a negative architectural impact on the subject property. The motion was carried unanimously, 7-0.

16. ARC-26-0024 230 PLANTATION RD. The applicants, G. Kent Kahle & Cynthia V. Kahle, have filed an application requesting Architectural Commission review and approval for construction of a new, two-story, single-family residence with final hardscape, landscape and swimming pool improvements.

Several members disclosed ex parte communications.

Mr. Falco provided staff comments on the project.

Greg Bonner of B1 Architect presented the architectural plans for the newly proposed residence. Dustin Mizell of Environment Design Group presented the landscape and hardscape plans for the site.

Ms. Visconti asked about the balcony railing.

Mr. Phoenix asked questions regarding the proposed railing color, exterior light fixtures, shutter design, and door materials and finishes. He suggested consideration of alternative lighting fixtures and a bronze-colored railing while discussing the use of cypress for the garage and front doors.

Ms. Connaughton asked questions about site planning, the placement of the garage, and the design of a small flat-roofed section. She discussed the rationale for stepping the home's massing and suggested further study of the roof and floor plan configuration to determine whether the flat-roof area could be more effectively incorporated into the overall design.

Mr. Tankersley asked about the ceiling height. Mr. Bonner responded.

Ms. Catlin questioned whether the site plan could be adjusted to better balance the front and rear yard areas, noting that the proposed home appears to occupy a significant portion of the front of the lot, leaving a limited rear yard. In response to her inquiry, Mr. Falco advised that the home could potentially be moved up to five feet into the front setback if the rear setback were increased by the same amount and ARCOM made the required findings. Mr. Bonner indicated that moving the home forward would be desirable if permitted. Ms. Catlin also requested that future streetscape exhibits include the proposed design in relation to neighboring homes to better evaluate the building's scale and height within the street's context.

Ms. Georgas requested a streetscape view of the proposed home.

Mr. Smith called for public comment. No one indicated a desire to speak.

Mr. Sammons expressed concern that the front façade appeared crowded and that several architectural elements were competing visually. He recommended further study of the front entry composition, column placement, and rear loggia design, suggesting that adjustments to the massing and proportions could enhance the home's overall cohesion and functionality. He stated that, while the concept had potential, additional refinement was needed to resolve several awkward relationships within the design.

Mr. Tankersley stated that, when viewed within the streetscape, the home appeared somewhat too tall and suggested reducing the scale of certain portions of the structure to better fit the surrounding neighborhood. He recommended further study of the massing, particularly in the garage and den wings, and suggested that lowering portions of the building could improve its overall proportions. He also commented that the proposed front door appeared stylistically too formal for the character of the home and encouraged consideration of a simpler design.

Ms. Catlin stated that she found the home to be attractive but would like to see a streetscape exhibit showing the proposed design in context with neighboring homes. She expressed concern that the home may be taller than appropriate for the street and that portions of the design, particularly along the east side, appeared overly busy. She also suggested exploring options to improve the backyard area, including repositioning the house on the lot or modifying the garage configuration to create additional rear yard space.

Ms. Connaughton stated that the design included several attractive architectural elements but expressed concern with the overall site planning, particularly the placement of the side-loading garage at the front of the property, which she believed reduced the usable backyard area. She suggested that a more creative site plan could better conceal the garage and improve the relationship between the home and the lot. She also recommended further refinement of the massing, roof plan, window proportions, and overall architectural composition to create a stronger and more cohesive design.

A motion was made by Ms. Catlin and seconded by Ms. Visconti to defer the project to the June 24, 2026, meeting.

Mr. Falco explained that moving the home forward into the front setback would require a waiver and additional public notice, which could necessitate a deferral to a future meeting. Following discussion among the Commission, it was determined that the application would proceed as presented, with the option for the applicant to request a deferral in the future should they choose to pursue a setback waiver.

The motion was carried unanimously, 7-0.

17. ARC-26-0029 (ZON-26-0025) 418 SEASPRAY AVE. (COMBO) The applicants, Mark Finerman & Anne Elizabeth Torell, have filed an application requesting Architectural Commission review and approval for construction of a new, two-story, single-family residence with final hardscape, landscape and swimming pool improvements; with a variance requested for increased equipment screening wall height. Town Council shall review the application as it pertains to zoning relief/approval.

Several members disclosed ex parte communications.

Mr. Falco provided staff comments on the project.

Tom Kirchhoff of Kirchhoff & Associates Architects presented the architectural plans for the newly proposed residence. Peter Coyle of SMI Landscape Architecture presented the landscape and hardscape plans for the site.

Mr. Sammons questioned several aspects of the building massing and roof design, including the differing widths of the primary building wings and the visual impact of a prominent flat-roofed element. He suggested that adjustments to the proportions and roof configuration could improve the overall composition and reduce the visual prominence of certain architectural features. Mr. Kirchhoff explained the rationale for the proposed room dimensions and roof configuration, noted that the flat-roofed element could be lowered, and stated that the home was already positioned near the front setback line.

Mr. Smith questioned the building height measurements shown on the plans and requested clarification regarding the methodology used to calculate the building height. Mr. Kirchhoff explained that the building height was measured in accordance with staff-directed methodology and noted that the project remained below the allowable cubic content limits. Mr. Falco explained that, under the current code, building height is measured at the eave line, and because the proposed design lacks a horizontal eave, staff used the bottom of the rafter to calculate building height.

Mr. Smith called for public comment. No one indicated a desire to speak.

Mr. Kirchhoff presented two changes to the window and roof colors.

Ms. Connaughton stated that she found the home to be charming but suggested that the proportions of the primary and secondary building wings be reconsidered to improve the overall massing, roof composition, and architectural clarity of the design. She also encouraged further study of the stair expression and front façade, including the possibility of revising the arrangement of openings on the living room elevation to strengthen the overall composition.

Ms. Georgas expressed strong support for the design, stating that she believed the home would be a beautiful addition to the neighborhood. She specifically complimented the revised double-window treatment above the front entry and indicated that she was very supportive of the overall proposal.

Mr. Karakul expressed support for the proposed design, stating that he believed the home fit well within the character of the neighborhood. He noted that the suggestions regarding the proportions of the building wings were worthy of consideration but stated that, overall, he found the project to be appropriate and well-designed.

Ms. Patterson expressed support for the proposed design, complimenting the window color selection, the revisions made above the front entry, and the landscape design. She stated that the changes were successful and enhanced the overall appearance of the home.

Mr. Tankersley expressed strong support for the Mediterranean-style design, complimenting the overall appearance, roof tile selection, and roof color. He suggested eliminating the small roof projection and recommended minor refinements to the entry detailing, including enhancements to the front door recess and surrounding materials to create a more distinctive arrival experience. He also noted a personal preference for the previous single-window arrangement above the entry but stated that his comments were minor and that he found the project to be very attractive overall.

Mr. Phoenix expressed support for the design, stating that he found the home to be charming, thoughtful, and a positive addition to the neighborhood. He supported the revised double-window treatment above the front entry and suggested enhancing the entry alcove with decorative materials such as tile. He also asked whether decorative wrought iron elements had been considered for the rear staircase area, but indicated that he was generally pleased with the overall design and architectural direction.

Ms. Catlin stated that the revised double-window treatment above the front entry significantly

improved the façade's character. She also expressed support for further enhancing the entryway with decorative elements, such as tile or color accents, to create a more distinctive and inviting entrance.

Ms. Connaughton raised additional questions regarding the second-floor massing and roof configuration, noting that a portion of the upper floor appeared to project beyond the lower-level wall to accommodate a balcony. She suggested reducing the size of that area and simplifying the adjacent bedroom and hallway to improve the roof composition and create a cleaner, more cohesive design.

Mr. Smith expressed strong support for the design and offered minor suggestions regarding the arch detailing and decorative tile treatment.

Mr. Smith called for public comment. No one indicated a desire to speak.

A motion was made by Mr. Sammons and seconded by Mr. Phoenix to approve the project, with the condition that the front living room bay be widened and that the fenestration and intercolumniation on the arcade be restudied. The motion was carried unanimously, 7-0.

A motion was made by Ms. Catlin and seconded by Mr. Sammons that the implementation of the proposed variances will not cause a negative architectural impact on the subject property. The motion was carried unanimously, 7-0.

18. ARC-26-0015 121 WOODBRIDGE RD. The applicant, Elizabeth Grau (Roofing Royale Representative), has filed an application requesting Architectural Commission review and approval for the replacement of existing barrel roof tiles with a Spanish "S" product on a single-family residence.

No ex parte communications were disclosed.

Ms. Mittner provided staff comments on the project.

Jose Costa of Roofing Royale presented the proposed roof tiles for the existing residence and discussed why he believes they are appropriate for the home.

Ms. Georgas asked about the original tile. It was stated that the original tile was a barrel tile.

Mr. Smith asked about the roof's age. Mr. Costa responded that the roof was not older than 23 years. He also stated that over 40 iguanas were found in the roof.

Mr. Tankersley asked about the proposed roof color blend. Mr. Costa responded.

Mr. Smith asked whether the proposed roof tiles had already been purchased, as it seemed they were sitting on the roof. Mr. Costa confirmed that the tiles had been purchased.

Ms. Catlin explained that the discussion regarding the S-tile roof related to evaluating the quality and appearance of the installed product and requested input from the architect members of the Commission regarding its suitability.

Mr. Smith commented that, although S-style roof tiles are not typically his preference, the proposed tile appeared to be of higher quality and better proportioned than similar products commonly used on commercial buildings.

Mr. Sammons stated that S-style roof tiles vary in quality and appearance and suggested that each product should be evaluated individually rather than subject to a blanket prohibition.

Ms. Patterson did not like the precedent of approving the tile.

Ms. Mittner stated that she believed the applicant's mistake was genuine.

Attorney Francisco reminded the Commission that material selections are evaluated on a case-by-case basis and are considered in the context of each individual property rather than under blanket standards.

A motion was made by Ms. Visconti and seconded by Ms. Catlin to approve the project as presented. The motion was carried 4-3, with Ms. Connaughton, Ms. Patterson, and Mr. Karakul dissenting.

19. ARC-26-0022 (ZON-26-0022) 329 SEABREEZE AVE. (COMBO) The applicant, 5Q Seabreeze LLC (Paul Queally, Manager), has filed an application requesting Architectural Commission review and approval to enclose an existing detached carport to create an enclosed garage, requiring variances for side and rear yard setbacks. The Town Council shall review the application as it pertains to zoning relief/approval.

Several members disclosed ex parte communications.

Ms. Mittner provided staff comments on the project.

Michael Perry of MP Design and Architecture presented the proposed architectural modifications to the residence.

Mr. Smith called for public comment. No one indicated a desire to speak.

Mr. Karakul supported the project.

Mr. Tankersley suggested reducing the number of lanterns on the building. Mr. Perry stated he would find an alternate solution.

A motion was made by Ms. Catlin and seconded by Ms. Patterson to approve the project as presented. The motion was carried unanimously, 7-0.

A motion was made by Ms. Catlin and seconded by Ms. Patterson that the implementation of the proposed variances will not cause a negative architectural impact on the subject property. The motion was carried unanimously, 7-0.

20. ARC-26-0025 320 CHILEAN AVE. The applicant, Yazmet & Valentin

Hernandez (Environment Design Group), has filed an application requesting Architectural Commission review and approval for landscape and hardscape modifications to an existing multi-family residence.

Several members disclosed ex parte communications.

Ms. Pardue provided staff comments on the project.

Dustin Mizell of Environment Design Group presented the landscape and hardscape plans for the site.

Mr. Smith called for public comment. No one indicated a desire to speak.

Ms. Georgas asked about the product's proposed functionality. Mr. Mizell described the system, explaining that it can support regular vehicle traffic, including emergency vehicles, while providing a durable grass-covered surface.

Ms. Connaughton asked how the soil and roots would interact with the product. Mr. Mizell explained that the system minimizes soil compaction and promotes turf health, but noted that it is not counted as landscape open space under the Town's regulations.

A motion was made by Ms. Catlin and seconded by Ms. Patterson to approve the project as presented.

Ms. Connaughton questioned the gray color proposed for the limestone. Mr. Mizell stated they felt it was light and appropriate for tire marks.

The motion was carried 6-1, with Ms. Connaughton dissenting.

21. ARC-26-0028 165 SEMINOLE AVE. The applicant, Seminole Avenue Luxury Properties LLC (Environment Design Group), has filed an application requesting Architectural Commission review and approval for landscape and hardscape modifications with installation of perimeter site walls.

Several members disclosed ex parte communications.

Ms. Pardue provided staff comments on the project.

Dustin Mizell of Environment Design Group presented the landscape and hardscape plans for the site.

Ms. Visconti asked about the changes around the pool. Mr. Mizell described revisions to increase landscape open space, including additional landscaping, reduced pool decking, new planter areas, and modifications to the driveway configuration.

Mr. Sammons wondered if a shade tree could be added in the corner grass area. Mr. Mizell stated he would be happy to add a shade tree.

Mr. Smith called for public comment. No one indicated a desire to speak.

A motion was made by Mr. Sammons and seconded by Ms. Catlin to approve the project with the addition of 3 shade trees and 2 vertical elements added to frame the front door. The motion was carried unanimously, 7-0.

22. ARC-26-0030 751 ISLAND DR. The applicant, Kim B Bepler Trust (Kirchhoff & Associates), has filed an application requesting Architectural Commission review and approval for modifications to an existing single-family residence including landscape and hardscape changes.

Several members disclosed ex parte communications.

Ms. Pardue provided staff comments on the project.

Tom Kirchhoff of Kirchhoff & Associates presented the proposed architectural modifications to the residence. Mario Nievera of Nievera Williams Design presented the landscape and hardscape plans for the site.

Mr. Sammons asked questions regarding the proposed column design and glass railing. Mr. Kirchhoff explained that the columns were inspired by a historic architectural precedent within the Town and that the glass railing was proposed to preserve waterfront views while providing a barrier between the pool terrace and dock area. Mr. Sammons expressed concern about the glass railing's visibility and suggested considering alternative design solutions.

Ms. Patterson questioned whether the proposed pool was appropriately scaled for the residence, while Mr. Nievera explained that it was intended to function as a reflecting pool integrated with the overall architectural and landscape design.

Mr. Tankersley asked questions regarding the entry façade materials, lighting placement, and front door configuration. Mr. Kirchhoff explained that the proposed detailing would be stucco rather than stone veneer, that the lanterns would be mounted on the wall adjacent to the entry, and that the front door design was intended to create a wider and more inviting entrance while maintaining a single-door configuration. He also noted that the homeowner envisioned the property as a long-term residence and that the pool was intended primarily as a visual feature rather than for recreation.

Mr. Karakul questioned the proportions and appearance of the three-bay entry composition. Mr. Kirchhoff explained the design intent and proportional relationships of the openings and adjacent architectural elements.

Ms. Visconti suggested adding scallops in the corner of the water feature, making it a little more ornamental. Mr. Nievera agreed to the suggestion.

Ms. Patterson reiterated concerns regarding the three-bay entry composition, noting that the design appeared to read as three doors and could benefit from further refinement.

Mr. Smith called for public comment. No one indicated a desire to speak.

Mr. Sammons expressed concern that the revised portico was not an improvement to the design,

citing proportional issues with the columns and roof structure, and suggested reconsidering or simplifying the entry treatment.

Mr. Karakul questioned the revised front entry composition, noting that the varying widths of the openings appeared less cohesive than the previous design.

There was a discussion about the three front doors and a possible design solution.

A motion was made by Ms. Visconti and seconded by Mr. Karakul to approve the project with the condition that the front is restudied and submitted for staff approval in coordination with the chair. The motion was carried unanimously, 7-0.

23. ARC-26-0017 160 REEF RD. The applicant, Joshua & Victoria Harlan (SKA Architect + Planner), has filed an application requesting Architectural Commission review and approval for a new front door on an existing single-family residence. *This item has been withdrawn.*

****Note: This item was withdrawn upon the Approval of the Agenda.***

ANY OTHER BUSINESS

Ms. Churney announced that Jeffrey Smith declared a conflict of interest for ARC-25-0058, 1960 S. Ocean Blvd., at the April 28, 2026, meeting and had correctly completed the 8B form in accordance with State Law.

Ms. Churney announced that Jeffrey Smith declared a conflict of interest for ARC-26-0008, 2315 Ibis Isle Road S., at the April 28, 2026, meeting and had correctly completed the 8B form in accordance with State Law.

Ms. Churney announced that Claudia Visconti declared a conflict of interest for ARC-25-0088, 201 Onondaga Ave., at the April 28, 2026, meeting and had correctly completed the 8B form in accordance with State Law.

MEETING SCHEDULE

24. The next meeting is scheduled for June 24, 2026

ADJOURNMENT

A motion was made by Ms. Catlin and seconded by Ms. Visconti to adjourn the meeting at 02:24 PM. The motion was carried unanimously, 7-0.

Respectfully Submitted,

Jeffery W. Smith, Chair

TOWN OF PALM BEACH

Information for Town Council Meeting on: June 9, 2026

To: Town Council

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

From: Friederike H. Mittner, FAICP, Architectural Review & Historic Preservation Manager
Abraham Fogel, AICP, GGEP, Design & Preservation Planner

Re: Approval of the Landmarks Preservation Commission Action Regarding a Landmark Adjustment for 4 Golfview Road

Date: 5/20/2026

STAFF RECOMMENDATION

Staff recommends that the Town Council approve the Landmark Adjustment for 4 Golfview Rd. (COA-26-0009), which was granted at the May 20th, 2026, Landmarks Preservation Commission meeting.

COMMISSION RECOMMENDATION

The Landmarks Preservation Commission granted (7-0) a Landmark Adjustment for 4 Golfview Road (COA-26-0009). The adjustment increased lot coverage for a one-story addition to the Landmarked building to 27.34% (2,871.08 SF), whereas the existing is 24.45% (2,567.30 SF), in lieu of the 25.00% (2,625 SF) maximum permitted.

GENERAL INFORMATION

This item is submitted to the Town Council for approval pursuant to Chapter 54 of the Town of Palm Beach Code of Ordinances.

STRATEGIC PLAN

Strategic Priorities:

Community Culture and Character

Strategic Focus Areas:

Quality of Life

Community Preservation

FUNDING

No Fiscal Impact

TOWN OF PALM BEACH

Information for Town Council Meeting on: June 9, 2026

To: Town Council

Via: Kirk W. Blouin, Town Manager

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

Re: A Resolution of the Town Council of the Town of Palm Beach, Palm Beach County, Florida, Approving the Acceptance of a Donation of \$265,000 for the Construction of Wells Park.
67-2026

Date: 5/19/2026

STAFF RECOMMENDATION

Town staff recommends that the Town Council approve Resolution No. 67-2026 to accept a donation for construction of the park at Wells Road, Crescent Drive and North County Road.

GENERAL INFORMATION

At the February 11, 2025 meeting Town Council approved Resolution No. 016-2025 approving the design and acceptance of a private donation for construction of a park, Wells Park. Staff committed to bring the donation acceptance back to Town Council once the total donation cost was determined.

The Wells Park project is combined with the intersection improvements that we planned as a part of the North Fire Station civil design for the intersection at North County and Wells Road. The approved plans include landscape elements, sidewalk, benches, and a water fountain. The plans were also approved at Landmarks in March of 2025.

Because this project is within the Phase 7 South undergrounding project area which is still under construction, the work will be managed by Burkhardt Construction similar to other capital projects being completed within undergrounding phases. This will allow coordination with undergrounding and the North County Road Drainage project also under construction in this area. The funding for the North Fire Station intersection work is budgeted and available (\$440,800). The donation amount to complete the Wells Park is \$265,000.

FUNDING/FISCAL IMPACT

The Wells Park is funded by a private donor.

Attachments

cc: Jason Debrincat, P.E., Assistant Director
Patricia Strayer, P.E., Town Engineer
Wayne Bergman, MCP, LEED-AP Director of Planning, Zoning & Building
Dean Mealy, Procurement and Contracts Manager

STRATEGIC PLAN

Strategic Priorities:

Community Culture and Character

Strategic Focus Areas:

Quality of Life

Community Preservation

FUNDING

Donations

RESOLUTION NO. 67-2026

A RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF PALM BEACH, PALM BEACH COUNTY, FLORIDA, APPROVING THE ACCEPTANCE OF A DONATION OF \$265,000 FOR THE CONSTRUCTION OF WELLS PARK.

WHEREAS, the Town Council of the Town of Palm Beach provide approval of the proposed design plans for the Town-owned park at Wells Road and Crescent Drive at North County Road at the February 11, 2025 Town Council Meeting; and

WHEREAS, the Town Council shall accept the donation for the construction of the park;

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

Section 1: The Town Council of the Town of Palm Beach accepts the donation for the construction of the park project in the amount of \$265,000.

Section 2: The Resolution shall take effect upon execution. A copy of this Resolution shall be filed in the office of the Town Clerk.

PASSED AND ADOPTED in a regular, adjourned session of the Town Council of the Town of Palm Beach assembled on June 9, 2026.

Danielle H. Moore, Mayor

Edward A. Cooney, Town Council President

Lewis S.W. Crampton, Council President
Pro Tem

Julie Araskog, Town Council Member

ATTEST:

Nicki McDonald, Town Council Member

Kelly Churney, CMC, Town Clerk

Bridget Moran, Town Council Member

TOWN OF PALM BEACH

Information for Town Council Meeting on: June 9, 2026

To: Town Council

Via: Kirk W. Blouin, Town Manager

From: Nicholas Caristo, Chief of Police

Re: A Resolution Of The Town Council Of The Town Of Palm Beach, Palm Beach County, Florida, Authorizing The Town Of Palm Beach, Ex Post Facto, To Submit The FY2025 Presidential Residence Protection Assistance (PRPA) Grant Application For Reimbursement Of Qualifying Law Enforcement Personnel Overtime Costs Incurred For Presidential Protective Activities.
64-2026

Date: 5/22/2026

STAFF RECOMMENDATION

Staff recommends the Town Council approve Resolution No. 64-2026 authorizing the Town of Palm Beach, ex post facto, to submit FY2025 Presidential Residence Protection Assistance (PRPA) grant application for reimbursement of qualifying law enforcement personnel overtime for the protection of the President and family while in residence in the Town Palm Beach.

GENERAL INFORMATION

This grant program is administered by the Federal Emergency Management Agency (FEMA) pursuant to Section 90006 of the "One Big Beautiful Bill Act," (Pub. L. No. 119-21) and provides for the reimbursement of overtime activities associated with the protection of any non-governmental residence of the President designated or identified to be secured by the United States Secret Service (USSS). Awards are made on a first come first serve rolling basis to qualifying agencies, therefore, so as to not jeopardize this grant reimbursement opportunity, the application was submitted on May 22, 2026, prior to the May 29, 2026, deadline.

FUNDING/FISCAL IMPACT

FEMA anticipates that all awards will be decided by no later than August 28, 2026, and will receive funding by September 30, 2026. The Town anticipates a minimum reimbursement of \$166,292.10 for overtime expenses incurred for Presidential-related protective activities during the application period of July 1, 2024 – September 30, 2025.

PURCHASING REVIEW

This item is not applicable to the Purchasing Division.

TOWN ATTORNEY REVIEW

The resolution has been approved by the Town Attorney as to form and legal sufficiency.

NC/DW

cc: Bob Miracle, Deputy Town Manager
Carolyn Stone, Deputy Town Manager
Joanne O'Conner, Town Attorney

STRATEGIC PLAN

Strategic Priorities:

Safe and Resilient Community

Strategic Focus Areas:

Sound Fiscal Management

FUNDING

No Funding

RESOLUTION NO. 64-2026

A RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF PALM BEACH, PALM BEACH COUNTY, FLORIDA, AUTHORIZING THE TOWN OF PALM BEACH, EX POST FACTO, TO SUBMIT THE FY2025 PRESIDENTIAL RESIDENCE PROTECTION ASSISTANCE (PRPA) GRANT APPLICATION FOR REIMBURSEMENT OF QUALIFYING LAW ENFORCEMENT PERSONNEL OVERTIME COSTS INCURRED FOR PRESIDENTIAL PROTECTIVE ACTIVITIES.

WHEREAS, the FY2025 Presidential Residence Protection Assistance (PRPA) Grant Program is administered by the Federal Emergency Management Agency (FEMA) pursuant to Section 90006 of the “One Big Beautiful Bill Act” (Pub. L. No. 119-21);

WHEREAS, this grant provides reimbursement for overtime activities associated with protecting any non-governmental residence of the President, as designated or identified to be secured by the United States Secret Service (USSS);

WHEREAS, the Town of Palm Beach incurs qualifying overtime expenses related to Presidential-related protective activities during the application period of July 1, 2024 through September 30, 2025;

WHEREAS, FEMA requires application submissions on a first-come, first-served rolling basis, and to avoid jeopardizing eligibility, the Town submitted the FY2025 PRPA grant application on May 19, 2026, prior to the May 29, 2026 deadline;

WHEREAS, the Town anticipates a minimum reimbursement of \$166,292.10 for qualifying overtime expenses;

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

Section 1:

The Town Council of the Town of Palm Beach hereby approves Resolution No. 64-2026, authorizing the Town, *ex post facto*, to submit the FY2025 Presidential Residence Protection Assistance (PRPA) Grant application for reimbursement of qualifying overtime expenses incurred for Presidential-related protective activities.

PASSED AND ADOPTED in a regular, adjourned session of the Town Council of the Town of Palm Beach assembled on June 9, 2026.

Danielle H. Moore, Mayor

Edward A. Cooney, Town Council President

Lewis S.W. Crampton, Council President
Pro Tem

Julie Araskog, Town Council Member

ATTEST:

Nicki McDonald, Town Council Member

Kelly Churney, CMC, Town Clerk

Bridget Moran, Town Council Member

TOWN OF PALM BEACH

Information for Town Council Meeting on: June 9, 2026

To: Town Council

Via: Robert Miracle, CPA Deputy Town Manager, Finance and Administration
Kirk W. Blouin, Town Manager

From: Dean Mealy, II NIGP-CPP, CPPO, FCCM Town Procurement and Contract
Division Director

Re: A Resolution of the Town Council of the Town Of Palm Beach, Palm Beach
County, Florida, awarding RFP No. 2026-035, Financial Audit Services to CBIZ
CPAS P.C. in the amount of \$518,000 for a five-year contract period based on
satisfactory performance and annual budget authorization.
66-2026

Date: 5/29/2026

STAFF RECOMMENDATION

Staff recommends the Town Council approve Resolution No. 066-2026, awarding RFP No. 2026-035, Financial Audit Services to CBIZ CPAS P.C. in the amount of \$518,000 for a five-year contract period based on satisfactory performance and annual budget authorization.

SUMMARY EXPLANATION/BACKGROUND

Town Contracts for services have a five-year award period. The existing contract for Financial Audit Services had come to the end of the award period and was solicited for a new five-year period. The advertised RFP stated that the Town was seeking proposals for a qualified independent Certified Public Accountant firm licensed to practice in the State of Florida for the purpose of providing the following services:

- Town of Palm Beach Audit Services – Annual examination of the Financial Statement records.
- Town of Palm Beach Agreed Upon Procedures – Department of Environmental Protection (DEP Form 701.900(5)(e) State of Florida Solid Waste Management Facility Letter from Chief Financial Officer to Demonstrate Financial Assurance.

Per State Statute, the composition of the selection committee must be one elected

official and other Chief Financial Officers from other municipalities. The selection committee for this RFP consisted of the following voting members:

- Bridget Moran, Town of Palm Beach Council Member
- Scott Reynolds, Finance Director, Town of Jupiter
- Yannick Ngendahayo, Finance Director, City of Lake Worth Beach

Bob Miracle served as a non-voting member and provided insight during the development of the RFP and assisted with addressing all questions from prospective firms. In his role, he provided insight to the voting members on the services required to support the Town's needs for a new contract.

The Town received three proposals. The firms that submitted proposals were:

- CBIZ CPAs P.C
- Citrin Cooperman
- Carr, Riggs & Ingram, LLC

The selection committee voted to recommend an award to CBIZ CPAs P.C who happens to be the Town's incumbent provider.

FUNDING/FISCAL IMPACT

This program will be funded with operating funds from the Finance Department Budget.

TOWN ATTORNEY REVIEW

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

STRATEGIC PLAN

Strategic Priorities:

Governmental Leadership and Innovation

Strategic Focus Areas:

Sound Fiscal Management

FUNDING

Operating

RESOLUTION NO. 66-2026

A RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF PALM BEACH, PALM BEACH COUNTY, FLORIDA, AWARDED RFP NO. 2026-035, FINANCIAL AUDIT SERVICES TO CBIZ CPAS P.C. IN THE AMOUNT OF \$518,000 FOR A FIVE-YEAR CONTRACT PERIOD BASED ON SATISFACTORY PERFORMANCE AND ANNUAL BUDGET AUTHORIZATION.

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

Section 1: The Town Council of the Town of Palm Beach hereby approves Resolution No. 066-2026, awarding RFP No. 2026-035, Financial Audit Services to CBIZ CPAS P.C. in the amount of \$518,000 for a five-year contract period based on satisfactory performance and annual budget authorization.

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

PASSED AND ADOPTED in a regular, adjourned session of the Town Council of the Town of Palm Beach assembled on 9th of June 2026

Danielle H. Moore, Mayor

Edward A. Cooney, Town Council President

Lewis S.W. Crampton, Council President
Pro Tem

Julie Araskog, Town Council Member

ATTEST:

Nicki McDonald, Town Council Member

Kelly Churney, CMC, Town Clerk

Bridget Moran, Town Council Member

TOWN OF PALM BEACH

Information for Town Council Meeting on: June 9, 2026

To: Town Council

Via: Robert Miracle, CPA Deputy Town Manager, Finance and Administration
Kirk W. Blouin, Town Manager

From: Dean Mealy, II NIGP-CPP, CPPO, FCCM Town Procurement and Contract
Division Director

Re: A Resolution of the Town Council of the Town Of Palm Beach, Palm Beach
County, Florida, awarding RFQ No. 2026-008, Marine Resource Assessment and
Monitoring Services to Coastal Eco-Group Inc. and Coastal Protection Protection
Engineering LLC for a five-year period based on satisfactory performance and
budget authorization.
69-2026

Date: 5/29/2026

STAFF RECOMMENDATION

Staff recommends the Town Council approve Resolution No. 069-2026, awarding RFQ No. 2026-008, Marine Resource Assessment and Monitoring Services to Coastal Eco-Group Inc. and Coastal Protection Engineering LLC for a five-year period based on satisfactory performance and budget authorization.

SUMMARY EXPLANATION/BACKGROUND

Marine Resource Assessment & Monitoring Services are necessary for regulatory approvals of in-water projects either along the oceanfront or within the Lake Worth Lagoon. These projects, ranging from beach nourishment to coastal resiliency to dredging and marina construction, have required habitat assessment and environmental monitoring of the biological resources. The Town's marine resource monitoring program has assisted the Town in maintaining a partnership with the Florida Department of Environmental Protection (FDEP). This partnership has streamlined the regulatory approval process for our in-water capital projects to allow the Town to be responsive to the community and be efficient with both our staff time and financial resources. FDEP has recognized the Town's commitment to our partnership and often cost-shares with the Town on these essential assessment and monitoring services.

The Request for Qualifications (RFQ) was solicited due to the fact that the existing contract has come to the end of the five-year award period. This solicitation will replace

the award of RFQ No. 2020-24 which was awarded to two firms, Coastal Eco-Group Inc. and Coastal Protection Protection Engineering LLC. Both firms have provided excellent service over the years.

The Scope of Work associated to the RFQ is as follows:

- 1) Perform biological, and environmental monitoring of along-shore, near-shore, and off-shore reefs/hard-bottom, consistent and pursuant to the requirements identified within the FDEP Beach Management Agreement (BMA) and other regulatory authorizations.
- 2) Attend monthly BMA meetings, attend the annual public BMA meeting and compile, prepare and present annual data.
- 3) Development and implementation of project-specific biological and environmental surveys, monitoring and mitigation plans.
- 4) Conduct various marine species and habitat assessments, including State and Federally listed endangered and threatened species.
- 5) Administer underwater investigations for undocumented and unauthorized actions by others within the jurisdictional waters of the Town of Palm Beach and adjacent Atlantic Ocean.
- 6) Preparation of National Environmental Policy Act (NEPA) compliance documentation, including Environmental Impact Statements (EISs) and Environmental Assessments (EAs).
- 7) Coordination with Local, State, and Federal regulatory and advisory agencies.
- 8) Perform desktop and field mapping analysis, including consistency with Federal Geographic Data Committee (FGDC) standards.
- 9) Permitting assistance for both State and Federal approval/authorization of coastal protection projects.
- 10) Assist with implementing responsibilities to best protect the environment. Developing strategies to assist advocacy groups with measures to take that can balance coastal protection projects with nearby environmental resources.
- 11) Prepare construction cost estimates for artificial reef construction and other mitigation strategies and assist in bidding processes, including pre-construction conferences.
- 12) Participation in Shore Protection Board public meetings as deemed necessary by staff or board members. Meetings are typically held once a month, 4-5 times a year. Attendance of the meetings will be coordinated through staff.
- 13) Conduct technical peer reviews.

14) Assist in developing public education materials and participating in educating the public regarding the coastal environment.

15) Other related marine resource assessment and monitoring activities as requested by the Town.

The Town received four submissions for the RFQ.

The selection committee consisted of the following members:

Bob Miracle, CPA

Jake Hurley, P.E.

Paul Colby

Sara Gutekunst

Ryan Canterbury - facilitator

FUNDING/FISCAL IMPACT

This project will be funded by the Coastal Program.

TOWN ATTORNEY REVIEW

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

STRATEGIC PLAN

Strategic Priorities:

Safe and Resilient Community, Environmental Stewardship

Strategic Focus Areas:

Quality of Life

Management of Environmental Threats

FUNDING

Coastal

RESOLUTION NO. 69-2026

A RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF PALM BEACH, PALM BEACH COUNTY, FLORIDA, AWARDED RFQ NO. 2026-008, MARINE RESOURCE ASSESSMENT AND MONITORING SERVICES TO COASTAL ECO-GROUP INC. AND COASTAL PROTECTION PROTECTION ENGINEERING LLC FOR A FIVE-YEAR PERIOD BASED ON SATISFACTORY PERFORMANCE AND BUDGET AUTHORIZATION.

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

Section 1: The Town Council of the Town of Palm Beach hereby approves Resolution No. 069-2026, awarding RFQ No. 2026-008, Marine Resource Assessment and Monitoring Services to Coastal Eco-Group Inc. and Coastal Protection Engineering LLC for a five-year period based on satisfactory performance and budget authorization.

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

PASSED AND ADOPTED in a regular, adjourned session of the Town Council of the Town of Palm Beach assembled on 9th day of June 2026.

Danielle H. Moore, Mayor

Edward A. Cooney, Town Council President

Lewis S.W. Crampton, Council President
Pro Tem

Julie Araskog, Town Council Member

ATTEST:

Nicki McDonald, Town Council Member

Kelly Churney, CMC, Town Clerk

Bridget Moran, Town Council Member

TOWN OF PALM BEACH

Information for Town Council Meeting on: June 9, 2026

To: Town Council

Via: Kirk Blouin, Town Manager

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

Re: Request to Hear Proposed Ordinance No. 017-2026, prior to 5:00 p.m. on the Wednesday, June 10, 2026, Town Council Development Review Meeting agenda.

Date: 5/29/2026

STAFF RECOMMENDATION

Staff recommends that the Town Council, acting as the Local Planning Agency, conduct the public hearing on proposed Ordinance No. 017-2026, prior to 5:00 p.m.

Ordinance No. 017-2026, will be heard at first reading on Wednesday, June 10, 2026, with a possible adoption hearing on Wednesday, July 15, 2026.

GENERAL INFORMATION

Pursuant to Chapter 166.041, F.S., the local governing body is required to hold two (2) advertised public hearings on a proposed ordinance. At least one hearing is held after 5:00 p.m. on a weekday, unless the local governing body, by a majority plus one vote, elects to conduct that hearing at another time of day. The first public hearing shall be held at least seven (7) days after the day that the first advertisement is published. The second hearing shall be held at least 10 days after the first hearing and shall be advertised at least five (5) days prior to the public hearing.

TOWN ATTORNEY REVIEW

The subject code amendments have been reviewed and approved for legal form and sufficiency.

ATTACHMENT

N/A

STRATEGIC PLAN

Strategic Priorities:

Governmental Leadership and Innovation

Strategic Focus Areas:

Cooperative Relationships

FUNDING

No Fiscal Impact

TOWN OF PALM BEACH

Information for Town Council Meeting on: June 9, 2026

To: Town Council

Via: Kirk W. Blouin, Town Manager

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

Re: FDOT Updates

Date: 5/28/2026

STAFF RECOMMENDATION

Town staff will provide updates on Florida Department of Transportation (FDOT) sharrows and landscape beautification grant opportunity.

GENERAL INFORMATION

SHARROW UPDATE:

Florida Department of Transportation currently has two projects under construction in the Town along State Road A1A, one from Lake Avenue to Ibis Isle and one from Emerald Beach Way to Royal Palm Way. FDOT previously conducted public outreach meetings before construction where Town staff and residents raised objections and concerns to the proposed bike lanes and sharrows (shared lane markings that have a bicycle and arrows) shown on the plans.



Most of the concerns were related to the safety of bikers and the number of current bikers, some of whom do not follow the rules of the road and ride several wide causing additional traffic backups, on top of the Town's existing traffic issues. The project from Lake Avenue to Ibis Isle is nearing completion and the bike lanes were installed. The project from Emerald Beach Way to Royal Palm Way is still under construction and is proposed to have sharrow markings every 250-ft and signage of a bicycle with "Allowed

use of full lane” along the roadway on both northbound and southbound lanes. Town staff had a meeting with representatives from FDOT on May 20th to review the options in lieu of sharrows on this project. FDOT advised that the Town will need to file a request for variance to not use the sharrows with engineering-based justification.

The purpose of this memorandum is to provide Town Council with a summary of staff’s proposed engineering justification to request a waiver from FDOT regarding the installation of sharrows along the current construction project and future ones. Based on engineering review, operational analysis, and safety considerations, staff recommends that sharrows not be installed along this corridor and that existing bicycle signage and alternate bicycle routing strategies continue to be utilized in lieu of pavement markings. The below is an excerpt from the Town’s consultant, Kimley-Horn, who completed a review of the corridor and concerns:

“The intent of sharrows and bike signage is to raise awareness to drivers of the potential presence of bicyclists using the roadways. The markings are not intended to promote a designated route for bicyclists. However, some bicyclists may feel safer using roadway facilities that have evident signage, versus roadways that are absent of such notifications.

Although counts of bicyclists were not performed for this evaluation, based on observation, bicyclists currently use both South Ocean Boulevard and South County Road south of the midtown area. South County Road has narrow paved shoulders with adjacent sidewalk for much of the distance, and South Ocean Boulevard has neither shoulders nor sidewalks for most of the subject section. However, both roads serve to distribute bicycle traffic from the midtown area (and points north and west) to the south. South County Road is a more direct route to the midtown area, but South Ocean Boulevard serves the beach areas of midtown.

Although not quantified, the traffic using South County Road is more likely to be local or regular traffic, and traffic using South Ocean Boulevard is more likely to be tourist in nature. Vehicular traffic counts are similar for each roadway. The posted speed limit is 30 miles per hour on each roadway.

The purpose of signage and striping is to alert drivers to the possible presence of bicyclists. Throughout the Town, sharrows, or pavement markings that indicate that bicyclists may use the full travel lane, are not present. However, signage indicating the presence of bicyclists, and that they may use the travel lane, do exist. For example, at South County Road and El Bravo Way, a sign alerting motorists to bicyclists sharing the travel lane exists (see Figure 1).



Figure 1: Existing Bicyclist Signage along South County Road

The Manual on Uniform Traffic Control Standards (MUTCD), which regulates signage and marking on public roadways, allows for signage on roadways where the lanes are not wide enough to accommodate vehicles and bicycles comfortably side-by-side, defined as a “lane that is too narrow for a bicycle and a vehicle to travel safely side by side within the same lane.” This definition applies to both South County Road and South Ocean Boulevard. The manual also allows the option for sharrows that can be used in place of or in addition to the signage. Since sharrows are not present within the Town, and since the signage is already present at other locations, it is recommended to utilize signage to denote locations where bicyclists may be present throughout the Town. Staff believes the current signage approach is more appropriate for the character and operational conditions of the corridor.

As alternative to providing sharrows on South County Road, which as mentioned above currently has signage in several locations to warn motorists of bicyclists sharing the travel lanes, providing additional bicycle signage is recommended on South Ocean Boulevard. South Ocean Boulevard does not have paved shoulders and therefore provides less overall width for motorists and bicyclists in the travel lanes. Furthermore, much of South Ocean Boulevard has a small curb along the edge, making maneuverability of bicyclists off of the paved surface dangerous. Although traffic volumes are similar on both South Ocean Boulevard and South County Road, it is likely that more motorists along South Ocean Boulevard are non-local and may be distracted. For these reasons, providing additional awareness to motorists of the presence of bicyclists is important. By providing signage on South Ocean Boulevard, motorists will be made aware of bicycle activity on both major bicycle routes south of midtown, and the application of the warnings will be consistent.”

Staff intends to submit the attached engineering-based justification memo to FDOT requesting approval to omit sharrows along South County Road while continuing to support bicycle awareness through signage and alternative corridor improvements along South Ocean Boulevard. This memorandum is being provided to Town Council for

review and comment prior to final submission. If Town Council has any recommended revisions, additions, or policy direction regarding this request, staff requests that such comments be provided for incorporation into the final correspondence to FDOT.

LANDSCAPE BEAUTIFICATION GRANT:

Several residents that reside along South Ocean Boulevard and the nearly completed FDOT project have expressed interest in beautification of the roadway now that the paving is nearly complete. FDOT has a grant opportunity for landscape beautification on state roadways. The grant has been \$100,000 in past years towards a landscape beautification project, so long as the Town provides a match in funding. FDOT evaluates grant applications based on the following attributes: aesthetic value, cost effectiveness, feasibility of installation and maintenance, compliance with state and federal regulations, litter prevention, level of local support, context appropriateness, low maintenance, level of impact, and plant palette. Staff is seeking direction on spending staff time putting the grant application together with or without residents who have offered their time, as well as if the Town will provide the matching funding for the project.

FUNDING/FISCAL IMPACT

Funding has not been identified at this time.

Attachments

cc: Jason Debrincat, P.E., Deputy Director
Patricia Strayer, P.E., Town Engineer
Julie Parham, P.E., Deputy Town Engineer

STRATEGIC PLAN

Strategic Priorities:

Mobility and Transportation

Strategic Focus Areas:

Cooperative Relationships

On-island Mobility

FUNDING

No Funding



TOWN OF PALM BEACH

May 28, 2026

Mr. John Olson, P.E.
District Design Engineer
Florida Department of Transportation
3400 West Commercial Boulevard
Fort Lauderdale, FL 33309

SUBJECT: Request for Variance on project 446175-1-52-01

Dear Mr. Olson,

The Town of Palm Beach is requesting your consideration of a variance from the Manual of Uniform Minimum Standards for Design, Construction and Maintenance for Streets and Highways standards for bicycle facilities, specifically the use of shared lane markings (“sharrows”), within the Town of Palm Beach. The Town requests approval to omit sharrows on project 446175-1-52-01 along South County Road while continuing to support bicycle awareness through signage and alternative corridor improvements of potential bike lanes along South Ocean Boulevard.

The engineering basis for the variance includes the following:

- **Safety Concerns for Cyclists and Motorists:**
The portion of A1A along South County Road is a constrained corridor with narrow travel lanes and narrow paved shoulders with adjacent sidewalk, limited recovery area, frequent turning movements, on-street parking activity, landscaping constraints, and substantial seasonal traffic fluctuations. The placement of sharrows within the vehicular travel lane will create ambiguity regarding cyclist positioning and vehicle operations, potentially increasing conflicts between motorists and bicyclists rather than improving safety.
- **Existing Bicycle Accommodation and Corridor Consistency:**
The Town currently utilizes “Bike” and “Share the Road” signage throughout the community to alert motorists to the presence of bicyclists. Maintaining this signage-based approach along South County Road and the alternative route of South Ocean Boulevard provides consistency with existing Town-wide bicycle accommodations and avoids introducing differing treatments within similar roadway environments.
- **Alternative Bicycle Route Availability:**
South County Road has narrow paved shoulders with adjacent sidewalk for much of the distance, and South Ocean Boulevard has neither shoulders nor sidewalks for most of the subject section. However, both roads serve to distribute bicycle traffic from the midtown area (and points north and west) to the south. As alternative to providing sharrows on

South County Road, which as mentioned above currently has signage in several locations to warn motorists of bicyclists sharing the travel lanes, providing additional bicycle signage is recommended on South Ocean Boulevard. South Ocean Boulevard does not have paved shoulders and therefore provides less overall width for motorists and bicyclists in the travel lanes. Furthermore, much of South Ocean Boulevard has a small curb along the edge, making maneuverability of bicyclists off of the paved surface dangerous. Although traffic volumes are similar on both South Ocean Boulevard and South County Road, it is likely that more motorists along South Ocean Boulevard are non-local and may be distracted. For these reasons, providing additional awareness to motorists of the presence of bicyclists is important. Staff is also evaluating additional bicycle accommodations, including potential bicycle lane opportunities along the Midtown Beach area and supplemental sharrows at approximately 500-foot spacing south of Gulfstream Road where roadway conditions may be more suitable.

- **Traffic Operations and Projections:**

Existing and projected traffic volumes along South County Road indicate a heavily utilized roadway serving residential, commercial, and regional traffic functions that frequently fails at Level of Service F, especially given the road closures along South Ocean Boulevard. The constrained roadway width and operational demands reduce the effectiveness of shared lane pavement markings and may contribute to driver confusion in peak conditions.

- **MUTCD Guidance and Engineering Judgment:**

The *Manual on Uniform Traffic Control Standards (MUTCD)*, which regulates signage and marking on public roadways, allows for signage on roadways where the lanes are not wide enough to accommodate vehicles and bicycles comfortably side-by side, defined as a “lane that is too narrow for a bicycle and a vehicle to travel safely side by side within the same lane.” This definition applies to both South County Road and South Ocean Boulevard. The manual also allows the option for sharrows that can be used in place of or in addition to the signage. Since sharrows are not present within the Town, and since the signage is already present at other locations, it is recommended to utilize signage to denote locations where bicyclists may be present throughout the Town.

- **Comparable Conditions on South Ocean Boulevard:**

Staff notes that along South Ocean Boulevard, from South County Road to Mar-a-Lago, portions of the current FDOT project have already been completed with striping installed, but without sharrows. To date, staff is unaware of operational or safety concerns resulting from the absence of shared lane markings in that corridor.

In summary, the Town is requesting a variance to the proposed sharrows at 250-ft spacing along the SRA1A project 446175-1-52-01 and to instead use signage and bicycle lanes where spacing is available, with a last resort of sharrows spaced at 500-ft. The request is for the aforementioned project but also for any future FDOT projects in the Town of Palm Beach.

Please contact me at (561) 838-5410 to set up a meeting to further discuss this request.

Sincerely,

Kirk Blouin
Town Manager

May 28, 2026

Julie Parham, P.E.
Deputy Town Engineer
Town of Palm Beach
951 Old Okeechobee Road, Suite A
West Palm Beach, Florida 33401

RE: *South County Road Bicycle Signage*

Dear Ms. Parham:

Kimley-Horn has reviewed potential bicycle signing and marking for portions of South County Road and South Ocean Boulevard within the Town. The purpose of this memorandum is to explain potential alternatives to providing shared lane markings (sharrows) and bike signage along South County Road between South Ocean Boulevard and Royal Palm Way.

The intent of sharrows and bike signage is to raise awareness of drivers to the potential presence of bicyclists using the roadways. The markings are not intended to promote a designated route for bicyclists. However, some bicyclists may feel safer using roadway facilities that have evident signage, versus roadways that are absent of such notifications.

Although counts of bicyclists were not performed for this evaluation, based on observation, bicyclists currently use both South Ocean Boulevard and South County Road south of the midtown area. South County Road has narrow paved shoulders with adjacent sidewalk for much of the distance, and South Ocean Boulevard has neither shoulders nor sidewalks for most of the subject section. However, both roads serve to distribute bicycle traffic from the midtown area (and points north and west) to the south. South County Road is a more direct route to the midtown area, but South Ocean Boulevard serves the beach areas of midtown.

Although not quantified, the traffic using South County Road is more likely to be local or regular traffic, and traffic using South Ocean Boulevard is more likely to be tourist in nature. Vehicular traffic counts are similar for each roadway. The posted speed limit is 30 miles per hour on each roadway.

The purpose of signage and striping is to alert drivers to the possible presence of bicyclists. Throughout the Town, sharrows, or pavement markings that indicate that bicyclists may use the full travel lane, are not present. However, signage indicating the presence of bicyclists, and that they may use the travel lane, do exist. For example, at South County Road and El Bravo Way, a sign alerting motorists to bicyclists sharing the travel lane exists (see Figure 1).



Figure 1: Existing Bicyclist Signage along South County Road

The *Manual on Uniform Traffic Control Standards (MUTCD)*, which regulates signage and marking on public roadways, allows for signage on roadways where the lanes are not wide enough to accommodate vehicles and bicycles comfortably side-by-side, defined as a “lane that is too narrow for a bicycle and a vehicle to travel safely side by side within the same lane.” This definition applies to both South County Road and South Ocean Boulevard. The manual also allows the option for sharrows that can be used in place of or in addition to the signage. Since sharrows are not present within the Town, and since the signage is already present at other locations, it is recommended to utilize signage to denote locations where bicyclists may be present throughout the Town.

As alternative to providing sharrows on South County Road, which as mentioned above currently has signage in several locations to warn motorists of bicyclists sharing the travel lanes, providing additional bicycle signage is recommended on South Ocean Boulevard. South Ocean Boulevard does not have paved shoulders and therefore provides less overall width for motorists and bicyclists in the travel lanes. Furthermore, much of South Ocean Boulevard has a small curb along the edge, making maneuverability of bicyclists off of the paved surface dangerous. Although traffic volumes are similar on both South Ocean Boulevard and South County Road, it is likely that more motorists along South Ocean Boulevard are non-local and may be distracted. For these reasons, providing additional awareness to motorists of the presence of bicyclists is important.

By providing signage on South Ocean Boulevard, motorists will be made aware of bicycle activity on both major bicycle routes south of midtown, and the application of the warnings will be consistent.

We appreciate this opportunity to work with you on this project. Please contact me at 561-840-0874 if you have any questions.

Sincerely,

Adam B. Kerr, P.E.

Transportation Engineer

Florida Registration Number 64773

ABK

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TOWN OF PALM BEACH

Information for Town Council Meeting on: June 9, 2026

To: Town Council

Via: Kirk W. Blouin, Town Manager

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

Re: Signalization of South County and Via Bethesda Intersection

Date: 5/21/2026

STAFF RECOMMENDATION

Town staff recommends that the Town Council approve the modification of the existing crossing signal at Via Bethesda and South County to a standard traffic signal.

GENERAL INFORMATION

At the May 10, 2022 Town Council Meeting staff presented a request from The Breakers for the installation of a Pedestrian High-Density (PHD) signal at the intersection of Via Bethesda and South County Road. This PHD was to replace the existing on demand crossing signal at the same location. Town Council supported this recommendation and directed staff to work with The Breakers to seek approval from Florida Department of Transportation (FDOT). On March 23, 2023, FDOT approved the request for the new signal but did not provide funding. Subsequently during the FY 2024 budget process, Town Council did not approve the funding for the new signal due to budgetary constraints. The following years the Town has seen significant increase in traffic throughout the Town and has taken no action to move forward with this new signal.

At a meeting on February 19, 2026, The Breakers renewed their request for the installation of the PHD signal. Due to the past 2 years of increased Town staff have voiced a concern that such a signal would cause additional traffic disruptions. An addition traffic analysis was carried out to determine what the potential impacts to traffic on South County would be if a PHD was installed. While the study showed there would not be significant impacts, staff are recommending an alternative solution to the PHD. Staff recommend a standard signal at this location that can be synchronized with the other traffic signals on South County. This signal would include a pedestrian call button similar to all other signalized crosswalks within Town. Attached is a cost estimate for both the PHD and a tradition signal. While the signal is estimated to be \$70,000 more than the requested signal, staff believes the ability to synchronized the signal will

provide less impacts to traffic while achieving the requested safety aspects The Breakers is seeking.

If Town Council supports this recommendation staff will work with the Breakers on funding. The signal could be installed the summer of 2027.

FUNDING/FISCAL IMPACT

Funding has not been identified at this time.

Attachments

cc: Jason Debrincat, P.E., Assistant Director
Patricia Strayer, P.E., Town Engineer
Julie Parham

STRATEGIC PLAN

Strategic Priorities:

Mobility and Transportation

Strategic Focus Areas:

Cooperative Relationships

On-island Mobility

FUNDING

No Funding

2026 Opinion of Probable Cost for Signalization of S County Road Crossing (HAWK Signal)

Item No.	Description	Unit	Quantity	Unit Cost	Cost
700-3-201	SIGN PANEL, FURNISH & INSTALL OVERHEAD MOUNT, UP TO 12 SF	EA	4	\$ 1,000.00	\$ 4,000.00
700-3-101	SIGN PANEL, FURNISH & INSTALL GROUND MOUNT, UP TO 12 SF	EA	2	\$ 330.00	\$ 660.00
711-11-123	THERMOPLASTIC, STANDARD, WHITE, SOLID, 12" FOR CROSSWALK AND ROUNDABOUT	LF	200	\$ 8.00	\$ 1,600.00
630-2-12	CONDUIT, FURNISH & INSTALL, DIRECTIONAL BORE	LF	300	\$ 50.00	\$ 15,000.00
635-2-11	PULL & SPLICE BOX, F&I, 13" x 24" COVER SIZE	EA	8	\$ 2,000.00	\$ 16,000.00
649-21-10	STEEL MAST ARM ASSEMBLY, FURNISH AND INSTALL, SINGLE ARM 60'	EA	1	\$ 88,817.16	\$ 88,817.16
665-1-11	PEDESTRIAN DETECTOR, FURNISH & INSTALL, STANDARD	EA	2	\$ 2,500.00	\$ 5,000.00
646-1-11	ALUMINUM SIGNALS POLE, PEDESTAL	EA	2	\$ 5,500.00	\$ 11,000.00
650-1-14	VEHICULAR TRAFFIC SIGNAL, FURNISH & INSTALL ALUMINUM, 3 SECTION, 1 WAY	AS	4	\$ 2,000.00	\$ 8,000.00
653-1-11	PEDESTRIAN SIGNAL, FURNISH & INSTALL LED COUNTDOWN, 1 WAY	AS	2	\$ 1,800.00	\$ 3,600.00
670-5-160	TRAFFIC CONTROLLER ASSEMBLY, F&I, NEMA W/STANDARD LOCK	AS	1	\$ 49,000.00	\$ 49,000.00
522-1	CONCRETE SIDEWALK AND DRIVEWAYS, 4" THICK	SY	30	\$ 110.00	\$ 3,300.00
527-2	DETECTABLE WARNINGS	SF	40	\$ 50.00	\$ 2,000.00
520-1-10	CONCRETE CURB & GUTTER, TYPE F	LF	100	\$ 45.00	\$ 4,500.00
Subtotal					\$ 212,477.16
102-1	MAINTENANCE OF TRAFFIC (10%)	LS	1	10.00%	\$21,247.72
101-1	MOBILIZATION (10%)	LS	1	10.00%	\$23,372.49
2026 Total					\$257,097.36
2026 Estimate:					\$260,000.00

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Notes:

- (1) The Engineer has no control over the cost of labor, materials, or equipment, or over the Contractor's methods of determining prices or over the competitive bidding or market conditions. Opinion of Probable Costs, as provided here, are made on the basis of the Engineer's experience and qualifications and represent the Engineer's judgment as a design professional familiar with the construction industry. The Engineer cannot and does not guarantee that proposals, bids, or actual construction costs will not vary from its opinions of probable costs.
- (2) Opinion of Probable Costs, as provided here, are NOT based on final plans. Quantities and items are based on the Engineer's judgment and could change significantly when a design is completed.
- (3) Cost obtained from 2026 12-month statewide average cost.

2026 Opinion of Probable Cost for Signalization of S County Road Crossing (Dual Arm Signal)

Item No.	Description	Unit	Quantity	Unit Cost	Cost
700-3-201	SIGN PANEL, FURNISH & INSTALL OVERHEAD MOUNT, UP TO 12 SF	EA	4	\$ 1,000.00	\$ 4,000.00
700-3-101	SIGN PANEL, FURNISH & INSTALL GROUND MOUNT, UP TO 12 SF	EA	4	\$ 330.00	\$ 1,320.00
711-11-123	THERMOPLASTIC, STANDARD, WHITE, SOLID, 12" FOR CROSSWALK AND ROUNDABOUT	LF	300	\$ 8.00	\$ 2,400.00
630-2-12	CONDUIT, FURNISH & INSTALL, DIRECTIONAL BORE	LF	400	\$ 50.00	\$ 20,000.00
635-2-11	PULL & SPLICE BOX, F&I, 13" x 24" COVER SIZE	EA	8	\$ 2,000.00	\$ 16,000.00
649-21-13	STEEL MAST ARM ASSEMBLY, FURNISH AND INSTALL, DOUBLE ARM 60'-50'	EA	1	\$ 117,480.37	\$ 117,480.37
665-1-11	PEDESTRIAN DETECTOR, FURNISH & INSTALL, STANDARD	EA	4	\$ 2,500.00	\$ 10,000.00
646-1-11	ALUMINUM SIGNALS POLE, PEDESTAL	EA	4	\$ 5,500.00	\$ 22,000.00
650-1-14	VEHICULAR TRAFFIC SIGNAL, FURNISH & INSTALL ALUMINUM, 3 SECTION, 1 WAY	AS	6	\$ 2,000.00	\$ 12,000.00
653-1-11	PEDESTRIAN SIGNAL, FURNISH & INSTALL LED COUNTDOWN, 1 WAY	AS	4	\$ 1,800.00	\$ 7,200.00
670-5-160	TRAFFIC CONTROLLER ASSEMBLY, F&I, NEMA W/STANDARD LOCK	AS	1	\$ 49,000.00	\$ 49,000.00
522-1	CONCRETE SIDEWALK AND DRIVEWAYS, 4" THICK	SY	40	\$ 110.00	\$ 4,400.00
527-2	DETECTABLE WARNINGS	SF	40	\$ 50.00	\$ 2,000.00
520-1-10	CONCRETE CURB & GUTTER, TYPE F	LF	100	\$ 45.00	\$ 4,500.00
Subtotal					\$ 272,300.37
102-1	MAINTENANCE OF TRAFFIC (10%)	LS	1	10.00%	\$27,230.04
101-1	MOBILIZATION (10%)	LS	1	10.00%	\$29,953.04
2026 Total					\$329,483.45
2026 Estimate:					\$330,000.00

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5/1/2026 10:12



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Notes:

- (1) The Engineer has no control over the cost of labor, materials, or equipment, or over the Contractor's methods of determining prices or over the competitive bidding or market conditions. Opinion of Probable Costs, as provided here, are made on the basis of the Engineer's experience and qualifications and represent the Engineer's judgment as a design professional familiar with the construction industry. The Engineer cannot and does not guarantee that proposals, bids, or actual construction costs will not vary from its opinions of probable costs.
- (2) Opinion of Probable Costs, as provided here, are NOT based on final plans. Quantities and items are based on the Engineer's judgment and could change significantly when a design is completed.
- (3) Cost obtained from 2026 12-month statewide average cost.

TOWN OF PALM BEACH

Information for Town Council Meeting on: June 9, 2026

To: Town Council

Via: Kirk W. Blouin, Town Manager

From: Carolyn Stone, Deputy Town Manager, Business Enterprise and Culture

Re: Boards/Commissions Tranche 1 – Code of Conduct and Minutes

Date: 5/29/2026

General Information / Background

At the May Town Council meeting, Council directed staff to evaluate boards and commissions incrementally and identify opportunities to improve effectiveness, operational efficiency, and alignment with current Town needs. Rather than undertaking a comprehensive restructuring effort at one time, Council expressed a preference for reviewing specific topics in manageable phases and providing policy direction as staff brings forward analysis and options.

As an initial tranche, staff focused on two topics that broadly affect all boards and commissions: meeting documentation practices and commissioner conduct expectations. These topics were selected because they relate to operational consistency, administrative support, and the overall experience of board and commission service.

Meeting Minutes Review

During the May discussion, Council and staff discussed opportunities to improve administrative efficiency associated with public meeting support functions, including agenda preparation, records retention, and minute preparation. Meeting minutes are a critical component of the public record and provide transparency regarding board and commission actions and deliberations. At the same time, preparation of detailed minutes across numerous public meetings each year requires substantial staff time and resources.

Florida law requires minutes to serve as an official record of actions taken during public meetings. While meeting bodies may elect to include additional detail beyond statutory requirements, practices can evolve over time based on individual preferences regarding format and the level of discussion summarized in the record. As additional details are incorporated, preparation and review become increasingly time-intensive and can create inconsistencies in the purpose and intended use of meeting minutes.

The Town Clerk's Office reviewed current practices and developed examples of

alternative approaches for Council consideration, including action-oriented minutes and refined general meeting minutes. The examples are intended to provide Council with a side-by-side comparison and obtain feedback regarding whether modifications to current practices could continue to maintain transparency and a clear public record while improving administrative efficiency and allowing staff resources to remain focused on higher-value operational priorities.

No recommendation is being presented at this stage. Staff is seeking Council direction regarding preferred approaches and whether additional evaluation or implementation options should be pursued.

Commissioner Code of Conduct

Several Council Members raised questions during the May discussion regarding whether applicants and commissioners fully understand expectations associated with board service, including interactions with residents, consultants, staff, and fellow board members.

Currently, newly appointed board and commission members receive resources intended to familiarize them with legal requirements, ethics obligations, meeting procedures, and expectations associated with public service. Prior to participating in meetings, members acknowledge their receipt of this information, complete an oath of office, and meet with staff as part of their onboarding process.

Town employees operate under organizational values and principles reflected throughout the Town's strategic planning framework, emphasizing service, professionalism, collaboration, and respectful engagement. The Town's strategic priorities recognize that successful governance depends upon positive and productive interactions among elected officials, staff, volunteers, residents, and community stakeholders.

Staff reviewed current onboarding practices and developed a draft Board and Commission Code of Conduct for Council consideration. The draft is intended to supplement existing orientation materials by providing a concise summary of service expectations and reinforcing principles related to professionalism, civility, preparation, and interactions with residents, consultants, staff, and fellow commissioners.

The proposed draft is not intended to create new legal obligations, but rather to reinforce shared expectations and align board and commission service with the Town's broader organizational values and culture.

No recommendation is being presented at this stage. Staff is seeking Council direction regarding preferred approaches.

Future Tranches / Council Direction

Consistent with Council's direction to evaluate boards and commissions incrementally, staff seeks feedback regarding future topics for evaluation. During the May discussion,

several Council Members expressed interest in reviewing individual boards and commissions to determine whether their structure, purpose, and responsibilities continue to align with current Town needs.

As potential future topics, staff discussed the possibility of reviewing advisory boards and is seeking Council feedback regarding which boards should be brought forward or if there are other topics that should be prioritized for future discussion.

STRATEGIC PLAN

Strategic Priorities:

Governmental Leadership and Innovation, Community Culture and Character

Strategic Focus Areas:

Cooperative Relationships

Community Preservation

Quality of Life

FUNDING

No Fiscal Impact



BOARD AND COMMISSION MEMBER CODE OF CONDUCT AND CIVILITY ACKNOWLEDGMENT

As an appointed member of a Town board or commission, I understand that my role carries a public trust and that my conduct should reflect the highest standards of professionalism, integrity, civility, and respect.

I acknowledge that open and respectful public discourse is essential to the democratic process and effective local government. I further understand that my actions and communications, both during and outside of meetings, impact the public's confidence in the Town and its boards and commissions.

Accordingly, I agree to conduct myself in a manner consistent with the following principles:

(Initials) Civility and Respect

I will treat fellow board and commission members, Town Council members, Town staff, applicants, residents, and members of the public with courtesy, dignity, patience, and respect, even when disagreements arise.

I will refrain from personal attacks, ridicule, hostility, abusive language, disruptive behavior, or conduct that undermines the fair and respectful exchange of ideas.

(Initials) Professional Conduct

I understand that my role is to consider matters respectfully, fairly, and objectively, in accordance with applicable laws, ordinances, policies, and procedures.

I will strive to maintain professionalism during meetings, public discussions, electronic communications, and all interactions related to Town business.

(Initials) Compliance with Applicable Laws

I acknowledge that I am subject to applicable provisions of Florida law, including but not limited to:

- Chapter 286, Florida Statutes (Government in the Sunshine Law);
- Chapter 119, Florida Statutes (Public Records Law);
- Chapter 112, Florida Statutes (Code of Ethics for Public Officers and Employees); and

- Applicable provisions of the Town Code and adopted policies governing board and commission conduct.

_____ **(Initials) Sunshine Law**

I understand that matters which may foreseeably come before my board or commission should not be discussed with other members of the same board or commission outside of a duly noticed public meeting, whether in person, by telephone, email, text message, social media, intermediaries, or other forms of communication.

_____ **(Initials) Public Records**

I understand that communications and materials relating to official Town business may constitute public records subject to preservation and disclosure under Florida law, regardless of whether such records are created or stored on personal or Town-issued devices or accounts.

_____ **(Initials) Ethics and Conflicts**

I acknowledge my obligations under Florida ethics laws, including requirements regarding voting conflicts, misuse of public position, ex parte communications, where applicable, and disclosure obligations.

_____ **(Initials) Commitment to Public Service**

I recognize that civility promotes productive public discourse, encourages public participation, and supports effective decision-making. I commit to serving the Town and the public in a respectful, ethical, and constructive manner throughout my term.

I understand that adherence to these principles is a continuing obligation throughout my appointment.

ACKNOWLEDGMENT

Board/Commission: _____

Printed Name: _____

Signature: _____

Date: _____



TOWN OF PALM BEACH

Actions of the Town Council Meeting
Held on May 12, 2026

CALL TO ORDER AND ROLL CALL

The meeting was called to order at 09:33 AM in the Town Council Chambers. Present were Bridget Moran, Ted Cooney, Lew Crampton, Danielle Moore, Julie Araskog, and Nicki McDonald. The staff present were Kirk Blouin, Carolyn Stone, Bob Miracle, Paul Brazil, and Kelly Churney

INVOCATION AND PLEDGE OF ALLEGIANCE

APPROVAL OF CONSENT AGENDA

ACTION: A motion was made by Council Member Araskog and seconded by Council President Pro Tem Crampton to approve the consent agenda as amended, with Resolution Nos. 11-2026, 57-2026, and 58-2026 were removed for discussion. The motion was carried unanimously, 5-0.

1. Minutes of the April 14, 2026, Town Council Meeting
2. Minutes of the April 15, 2026, Local Planning Agency Meeting
3. Minutes of the April 15, 2026, Town Council Development Review Meeting
4. Approval of the Major Matters from the April 29, 2026, Architectural Commission Meeting
6. **56-2026** A Resolution of the Town Council of the Town of Palm Beach, Palm Beach County, Florida, awarding a purchase order to Techcrane International LLC as a single source provider in the amount of \$424,415.
8. **61-2026** A Resolution of the Town Council of the Town of Palm Beach, Palm Beach County, Florida, awarding ITB No. 2026-024 for A39, A42 and A43 Pump Station Ventilation Improvements to East Coast Construction Group in the amount of \$319,703, approving a contingency in the amount of \$47,850 and establishing a project budget in the amount of \$367,553.
9. Donation from the Palm Beach Police and Fire Foundation

APPROVAL OF AGENDA

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

COMMENTS

11. MAYOR AND TOWN COUNCIL MEMBERS

12. PUBLIC - 3 MINUTE LIMIT

GENERAL BUSINESS

13. Presentation by Laura Beebe, PBC Director of Airports

14. Annual Report of the Retirement Board of Trustees (RBT)
TIME CERTAIN: 1:30 PM

ACTION: A motion was made by Council President Pro Tem Crampton and seconded by Council Member Moran to accept the Annual Report of the Retirement Board of Trustees as presented. The motion was carried unanimously, 5-0.

15. Annual Report of the Planning and Zoning Commission

ACTION: A motion was made by Council President Pro Tem Crampton and seconded by Council Member Araskog to accept the Annual Report of the Planning and Zoning Commission as presented. The motion was carried unanimously, 5-0.

16. Presentation of the Palm Beach Country Club Scholarship Awards

17. Presentation of the Goldsmith Scholar Award

18. Appointments to the Investment Advisory Committee

ACTION: A motion was made by Council Member Moran and seconded by Council Member Araskog to appoint Kathleen Anderson, Jacqueline deSanctis, and Kenneth Weiss as regular members to the Investment Advisory Committee. The motion was carried unanimously, 5-0.

19. Appointments to the Recreation Advisory Commission

ACTION: A motion was made by Council President Pro Tem Crampton and seconded by Council Member Moran to appoint Devon Roush and Geraldine Emmett as regular members to the Recreation Advisory Commission. The motion was carried unanimously, 5-0.

20. Annual Comprehensive Financial Report (ACFR) for Fiscal Year Ended September 30, 2025

TIME CERTAIN: 11:00 AM

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

Council Member Moran to accept the Annual Comprehensive Financial Report as presented. The motion was carried unanimously, 5-0.

21. MATTERS PULLED FROM CONSENT AGENDA

5. **11-2026** A Resolution of the Town Council of the Town Of Palm Beach, Palm Beach County, Florida, approving a purchase order to Moffatt & Nichol in the amount of \$135,820, approving a contingency in the amount of \$13,582 and approving a project budget in the amount of \$149,402 for Coastal Engineering Services related to Mooring Field Feasibility.

ACTION: A motion was made by Council Member Araskog and seconded by Council President Pro Tem Crampton to approve Resolution 11-2026. The motion was carried unanimously, 5-0.

7. **57-2026** A Resolution of the Town Council of the Town Of Palm Beach, Palm Beach County, Florida, approving the award of RFP No. 2026-003, Impact and Mobility Fee to NUE Urban Concepts, LLC in the amount of \$349,750.

ACTION: A motion was made by Council Member Araskog and seconded by Council Member Moran to approve Resolution 57-2026. The motion was carried unanimously, 5-0.

10. **58-2026** A Resolution of the Town Council of the Town Of Palm Beach, Palm Beach County, Florida, awarding a contract to Axon Enterprises, Inc. for a five-year contract period in the amount of \$2,137,303.26 for replacement of the TASER platform, expanding Real Time Crime Center Capabilities, enhancement of the Drone and Counter Drone Technology and advancing the Department's artificial intelligence capabilities.

ACTION: A motion was made by Council Member Araskog and seconded by Council Member Moran to approve Resolution 58-2026. The motion was carried unanimously, 5-0.

PUBLIC HEARINGS

22. **54-2026** A Resolution of the Town Council of the Town of Palm Beach, Palm Beach County, Florida, vacating and abandoning existing public utility easements within Phase 3 South Utility Undergrounding Project limits, in the Town of Palm Beach, Florida.

ACTION: A motion was made by Council Member Araskog and seconded by Council Member Moran to approve Resolution 54-2026. The motion was carried unanimously, 5-0.

23. **55-2026** A Resolution of the Town Council of the Town of Palm Beach, Palm Beach County, Florida, vacating and abandoning existing public utility easements within Phase 4 South Utility Undergrounding Project limits, in the Town of Palm Beach, Florida.

ACTION: A motion was made by Council President Pro Tem Crampton and seconded by Council Member McDonald to approve Resolution 55-2026. The motion was carried unanimously, 5-0.

NEW BUSINESS

24. Tree Initiative Presentation
TIME CERTAIN: 1:00 PM

ACTION: There was consensus among the Town Council to direct staff to continue conceptual planning for the tree initiative, coordinate with interested residents and neighborhood groups, and return with additional information on potential future projects, costs, funding, and maintenance considerations.

25. Update/Discussion on Building Permit Fees as Related to New Legislation

ACTION: There was consensus among the Town Council to direct Director Bergman to proceed with the proposal as presented.

26. Discussion on Boards/Commissions, Public Meeting Engagement and Meeting Minutes

ACTION: There was consensus among the Town Council to direct staff to continue evaluating the Town's boards and commissions, including board structure, operational efficiencies, meeting procedures, codes of conduct, qualifications, term limits, and related policies, and to return with additional analysis and recommendations at future meetings.

27. 53-2026 A Resolution of the Town Council of the Town of Palm Beach, Palm Beach County, Florida, approving new Town Manager Award Authority for goods, services, construction and declared emergencies.

ACTION: A motion was made by Council Member Moran and seconded by Council Member McDonald to approve Resolution 53-2026, modified with the addition that the issue is revisited upon the retirement of Town Manager Blouin and/or Director Dean Mealy, and a list of the approved items is provided to the Town Council on a quarterly basis. The motion was carried, 4-1, with Council Member Araskog dissenting.

28. Request from T-Mobile for a Temporary Cell Tower

ACTION: A motion was made by Council Member Araskog and was seconded by Council President Pro Tem Crampton to approve the temporary T-Mobile Cell Tower with the following conditions: finding that evidence had been submitted pursuant to §134-2064 demonstrating that no existing tower, structure, or alternative technology could accommodate the proposed antenna, and with the following conditions: the approval can be revoked at any time, for any reason, by the Town Manager, Deputy Town Managers, or Town Council, a T-Mobile representative shall return to the Town Council within four months to provide an update on a long-term solution, the waiver shall expire in March 2027, and the applicant will make every effort to locate the tower on the northwest corner of the property as far away from neighboring residences. The motion was carried unanimously, 5-0.

ORDINANCES

29. FIRST READING

29.1 18-2026 An Ordinance Of The Town Council Of The Town Of Palm Beach, Palm Beach County, Florida, Amending The Town Code Of Ordinances At Chapter 42 – Environment, Article V – Noise By Amending Section 42-198 To Conform The Title To The Substance Of The Code Provision; By Amending Section 42-199 To More Clearly Outline Permitted Hours Of Construction, To Further Define Construction Work, And To Prohibit Construction Work From December 24 Through January 1 Of Each Year; And By Repealing And Replacing Section 42-230 To Provide A Standalone Regulation Governing Hours Of Lawn Maintenance Work, To Define Lawn Maintenance Work And Quiet Lawn Maintenance Work, And To Identify Tree Trimming And Lawn Maintenance Work In Or Along Public Rights-Of-Way As Essential Services Of The Town

ACTION: A motion was made by Council Member Moran and seconded by Council Member Araskog to defer the item to June 9, 2026, to be modified as discussed. The motion was carried unanimously, 5-0.

30. SECOND READING

30.1 16-2026 An Ordinance of the Town Council of the Town Of Palm Beach, Palm Beach County, Florida, Amending The Town Code Of Ordinances At Chapter 2 – Administration, Article IV – Boards And Commissions, Division 2 – Planning And Zoning Commission By Amending Section 2-328; Article V – Code Enforcement, Division 2.- Code Enforcement Board, By Amending Section 2-402; At Chapter 2 – Administration, Article VI.-- Finance, Division 6 – Investment Advisory Committee By Amending Section 2-567; At Chapter 2 – Administration, Article X – Shore Protection Board By Amending Section 2-636; At Chapter 18- Buildings And Building Regulation, Article III – Architectural Review, Division 2. – Architectural Commission By Amending Section 18-169; At Chapter 54 – Historical Preservation, Article II – Landmarks Preservation By Amending Section 54 - 38; At Chapter 74 – Parks And Recreation, Article I – In General By Amending Section 74-1; And At Chapter 82 – Personnel, Article II – Employee Benefits, Division 2 – Retirement System By Amending Section 82-57 To Make A Family Emergency An Excused Absence For Meetings Of The Planning And Zoning Commission, Code Enforcement Board, Investment Advisory Committee, Shore Protection Board, Architectural Commission, Landmarks Preservation Commission, Recreation Advisory Commission And The Board Of Trustees Of The Retirement System; Providing For Severability; Providing For Repeal Of Ordinances In Conflict; Providing For Codification; Providing An Effective Date.

ACTION: A motion was made by Council Member Araskog and seconded by Council Member Moran to adopt Ordinance 16-2026. The motion was carried unanimously, 5-0.

ANY OTHER BUSINESS

ADJOURNMENT

ACTION: A motion was made by Council Member Araskog and seconded by Council Member Moran to adjourn the meeting at 05:01 PM. The motion was carried unanimously, 5-0.

APPROVED:

Edward A. Cooney, Town Council President

APPROVED:

Kelly Churney, CMC, Town Clerk

Date: _____

EXAMPLE



TOWN OF PALM BEACH

Minutes of the Town Council Meeting
Held on May 12, 2026

CALL TO ORDER AND ROLL CALL

The meeting was called to order at 09:33 AM in the Town Council Chambers. Present were Bridget Moran, Ted Cooney, Lew Crampton, Danielle Moore, Julie Araskog, and Nicki McDonald. The staff present were Kirk Blouin, Carolyn Stone, Bob Miracle, Paul Brazil, and Kelly Churney

INVOCATION AND PLEDGE OF ALLEGIANCE

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

APPROVAL OF CONSENT AGENDA

The following items were removed from the consent agenda and placed under Items Pulled From Consent Agenda for discussion: Resolutions 11-2026, 57-2026, and 58-2026.

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

1. Minutes of the April 14, 2026, Town Council Meeting
2. Minutes of the April 15, 2026, Local Planning Agency Meeting
3. Minutes of the April 15, 2026, Town Council Development Review Meeting
4. Approval of the Major Matters from the April 29, 2026, Architectural Commission Meeting
6. **56-2026** A Resolution of the Town Council of the Town of Palm Beach, Palm Beach County, Florida, awarding a purchase order to Techcrane International LLC as a single source provider in the amount of \$424,415.
8. **61-2026** A Resolution of the Town Council of the Town of Palm Beach, Palm Beach

County, Florida, awarding ITB No. 2026-024 for A39, A42 and A43 Pump Station Ventilation Improvements to East Coast Construction Group in the amount of \$319,703, approving a contingency in the amount of \$47,850 and establishing a project budget in the amount of \$367,553.

9. Donation from the Palm Beach Police and Fire Foundation

APPROVAL OF AGENDA

The agenda was amended to provide a 1:30 p.m. time certain for the Annual Report of the Retirement Board of Trustees, move Resolution 53-2026 from the consent agenda to New Business, and add a request from T-Mobile for a temporary cell tower under New Business.

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

COMMENTS

11. MAYOR AND TOWN COUNCIL MEMBERS

Mayor Moore

- Congratulated the Town of Palm Beach women's tennis team for winning the Palm Beach County Women's Tennis Association Open Division title for the third consecutive year
- Recognized employee service milestones and retirements
- Extended condolences to the families of Lloyd McAdams, Rick McIntosh, and Robert Garrison
- Announced that the Town received the Silver Bell Seal for Workplace Mental Health for the second consecutive year
- Congratulated Palm Beach Fire Rescue for earning the American Heart Association's Mission Lifeline Gold designation
- Congratulated the Palm Beach Fire Rescue Rapid Intervention Team for placing third at the State Invitational firefighting competition

Council Member Araskog

- Thanked Mayor Moore for organizing the employee appreciation event
- Extended condolences to the families of Bob Garrison, Rick McIntosh, and Lloyd McAdams
- Congratulated Fire-Rescue and Gillian Barth on receiving wellness-related awards
- Thanked the Police and Fire Foundation for its continued support of public safety initiatives

Council President Pro Tem Crampton

- Thanked Mayor Moore for organizing the employee appreciation event
- Commended Town staff for their work
- Discussed recent aircraft flight pattern adjustments
- Suggested that the Council consider submitting another request to the FAA and Secret Service regarding restoration of the prior temporary flight restriction boundaries while South Ocean Boulevard remains open

Council Member Moran

- Expressed support for sending an additional request regarding the temporary flight restrictions
- Congratulated Fire-Rescue, the People and Culture team, and Bob Miracle and his team on recent awards and accomplishments
- Encouraged residents to call 911 whenever they are unsure about an emergency and emphasized the importance of timely response

12. PUBLIC - 3 MINUTE LIMIT

John Hirsekorn of Lake Clarke Shores spoke regarding parking citations issued to dog walkers.

Rick Smith, 130 Sunrise Avenue, spoke in opposition to the WEG/Paramount.

GENERAL BUSINESS

13. Presentation by Laura Beebe, PBC Director of Airports

Laura Beebe, Director of the Palm Beach County Department of Airports, provided an update regarding airport operations, capital projects, Temporary Flight Restrictions (TFRs), aircraft noise concerns, and future airport initiatives. Council Members asked questions regarding airport operations, runway projects, TFRs, and FAA authority.

14. Annual Report of the Retirement Board of Trustees (RBT)

TIME CERTAIN: 1:30 PM

Dan Stanton, Chair of the Retirement Board of Trustees, presented the annual report regarding the Town's retirement system performance, investments, actuarial assumptions, and funding outlook. Council Members discussed investment performance, funding ratios, and future contribution obligations.

A motion was made by Council President Pro Tem Crampton and seconded by Council Member Moran to accept the Annual Report of the Retirement Board of Trustees as presented. The motion was carried unanimously, 5-0.

15. Annual Report of the Planning and Zoning Commission

Gail Coniglio, Chair of the Planning and Zoning Commission, presented the Commission's annual report and discussed ongoing code reform efforts, zoning issues, and preservation of the Town's character. Council Members discussed commercial intensity, small businesses, and future zoning initiatives.

A motion was made by Council President Pro Tem Crampton and seconded by Council Member Araskog to accept the Annual Report of the Planning and Zoning Commission as presented. The motion was carried unanimously, 5-0.

16. Presentation of the Palm Beach Country Club Scholarship Awards

Mayor Moore recognized the recipients of the Palm Beach Country Club Scholarship Awards and thanked the Palm Beach Country Club for supporting Town employees' children.

17. Presentation of the Goldsmith Scholar Award

Mayor Moore presented the Goldsmith Scholar Award to Grady Thomas Messner.

18. Appointments to the Investment Advisory Committee

The applicants for the Investment Advisory Committee presented their qualifications and answered questions from the Town Council.

A motion was made by Council Member Moran and seconded by Council Member Araskog to appoint Kathleen Anderson, Jacqueline deSanctis, and Kenneth Weiss as regular members to the Investment Advisory Committee. The motion was carried unanimously, 5-0.

19. Appointments to the Recreation Advisory Commission

The applicants for the Recreation Advisory Commission presented their qualifications and answered questions from the Town Council.

A motion was made by Council President Pro Tem Crampton and seconded by Council Member Moran to appoint Devon Roush and Geraldine Emmett as regular members to the Recreation Advisory Commission. The motion was carried unanimously, 5-0.

**Note: A short break was taken at 11:17 a.m., and the meeting resumed at 11:24 a.m.*

20. Annual Comprehensive Financial Report (ACFR) for Fiscal Year Ended September 30, 2025

TIME CERTAIN: 11:00 AM

Moises Ariza of CBIZ presented the Town's Annual Comprehensive Financial Report and summarized the fiscal year 2025 audit results, including the Town's clean audit opinion, financial position, reserves, pension obligations, and compliance testing. Council Members discussed financial reserves, undergrounding funds, capital projects, and possible future impacts of state property tax changes.

A motion was made by Council President Pro Tem Crampton and seconded by Council Member Moran to accept the Annual Comprehensive Financial Report as presented. The motion was carried unanimously, 5-0.

21. MATTERS PULLED FROM CONSENT AGENDA

- 5. 11-2026** A Resolution of the Town Council of the Town Of Palm Beach, Palm Beach County, Florida, approving a purchase order to Moffatt & Nichol in the amount of \$135,820, approving a contingency in the amount of \$13,582 and approving a project budget in the amount of \$149,402 for Coastal Engineering Services related to Mooring Field Feasibility.

Director of Public Works Paul Brazil presented a proposal to undertake a feasibility study regarding a potential municipal mooring field in response to concerns regarding illegally moored vessels and prior efforts by the City of Riviera Beach to establish a mooring field within the Town's jurisdiction. Council Members discussed protection of the Town's waterways and future mooring control.

A motion was made by Council Member Araskog and seconded by Council President Pro Tem Crampton to approve Resolution 11-2026. The motion was carried unanimously, 5-0.

7. **57-2026** A Resolution of the Town Council of the Town of Palm Beach, Palm Beach County, Florida, approving the award of RFP No. 2026-003, Impact and Mobility Fee to NUE Urban Concepts, LLC in the amount of \$349,750.

Director of Planning, Zoning, and Building Wayne Bergman presented a proposal to retain a consultant to conduct an impact fee study related to future development and infrastructure needs. Council Members discussed future revenue sources, infrastructure impacts, and state property tax concerns.

A motion was made by Council Member Araskog and seconded by Council Member Moran to approve Resolution 57-2026. The motion was carried unanimously, 5-0.

10. **58-2026** A Resolution of the Town Council of the Town Of Palm Beach, Palm Beach County, Florida, awarding a contract to Axon Enterprises, Inc. for a five-year contract period in the amount of \$2,137,303.26 for replacement of the TASER platform, expanding Real Time Crime Center Capabilities, enhancement of the Drone and Counter Drone Technology and advancing the Department's artificial intelligence capabilities.

Police Chief Nicholas Caristo presented a proposed donation from the Palm Beach Police and Fire Foundation to fund upgraded public safety technology and equipment, including Tasers, body cameras, drones, artificial intelligence software, and real-time crime center enhancements. Council Members discussed the benefits of the technology upgrades and expressed appreciation to the Foundation.

A motion was made by Council Member Araskog and seconded by Council Member Moran to approve Resolution 58-2026. The motion was carried unanimously, 5-0.

PUBLIC HEARINGS

22. **54-2026** A Resolution of the Town Council of the Town of Palm Beach, Palm Beach County, Florida, vacating and abandoning existing public utility easements within Phase 3 South Utility Undergrounding Project limits, in the Town of Palm Beach, Florida.

Patricia Strayer of Public Works presented a resolution to vacate and abandon certain public utility easements associated with the Phase 3 South utility undergrounding project. During public comment, Leo Amore raised concerns regarding a tree and sewer infrastructure located on his property. Staff advised that the sanitary sewer easement would remain in place and that staff would work with Mr. Amore regarding his concerns.

A motion was made by Council Member Araskog and seconded by Council Member Moran to approve Resolution 54-2026. The motion was carried unanimously, 5-0.

- 23. 55-2026** A Resolution of the Town Council of the Town of Palm Beach, Palm Beach County, Florida, vacating and abandoning existing public utility easements within Phase 4 South Utility Undergrounding Project limits, in the Town of Palm Beach, Florida.

Patricia Strayer of Public Works presented a resolution to vacate and abandon certain public utility easements associated with the Phase 4 South utility undergrounding project. Staff advised that all required notices had been provided and no objections had been received.

A motion was made by Council President Pro Tem Crampton and seconded by Council Member McDonald to approve Resolution 55-2026. The motion was carried unanimously, 5-0.

NEW BUSINESS

- 24. Tree Initiative Presentation**
TIME CERTAIN: 1:00 PM

Deputy Town Engineer Julie Parham and consultants presented a conceptual Town-wide tree initiative focused on shade, walkability, aesthetics, and traffic calming improvements in several areas of Town. Council Members discussed project costs, maintenance, traffic impacts, and future planning considerations. Several residents spoke in support of the proposed improvements.

- 25. Update/Discussion on Building Permit Fees as Related to New Legislation**

Director of Planning, Zoning, and Building Wayne Bergman presented an overview of House Bill 803 and its impacts on the Town's building permit operations and fee structure. Council Members discussed implementation timelines, staffing impacts, software modifications, and future ordinance revisions.

There was a consensus of the Town Council to provide direction to Director Bergman to move forward.

- 26. Discussion on Boards/Commissions, Public Meeting Engagement and Meeting Minutes**

Deputy Town Manager Carolyn Stone presented an overview of the Town's boards and commissions structure and facilitated a discussion regarding board operations, meeting procedures, qualifications, term limits, and operational efficiencies.

There was consensus among the Town Council to direct staff to continue evaluating the Town's boards and commissions, including board structure, operational efficiencies, meeting procedures, codes of conduct, qualifications, term limits, and related policies, and to return with additional analysis and recommendations at future meetings.

- 27. 53-2026** A Resolution of the Town Council of the Town Of Palm Beach, Palm Beach County, Florida, approving new Town Manager Award Authority for goods, services, construction and declared emergencies.

Town Manager Blouin presented a proposal to increase the Town Manager's procurement approval authority thresholds for goods, services, construction, and emergency purchases. Council Members discussed balancing operational efficiency with transparency and oversight.

A motion was made by Council Member Moran and seconded by Council Member McDonald to approve Resolution 53-2026, modified with the addition that the issue is revisited upon the retirement of Town Manager Blouin and/or Director Dean Mealy, and a list of the approved items is provided to the Town Council on a quarterly basis. The motion was carried 4-1, with Council Member Araskog dissenting.

- 28.** Request from T-Mobile for a Temporary Cell Tower

Town Manager Kirk Blouin and representatives from T-Mobile presented a request for a temporary mobile cellular tower at the former Ambassador Hotel property to maintain cellular coverage and 911 reliability in the South End during redevelopment of the site. Council Members discussed the temporary nature of the installation, impacts on neighboring properties, generator noise, and future permanent infrastructure plans.

A motion was made by Council Member Araskog and was seconded by Council President Pro Tem Crampton to approve the temporary T-Mobile Cell Tower with the following conditions: finding that evidence had been submitted pursuant to §134-2064 demonstrating that no existing tower, structure, or alternative technology could accommodate the proposed antenna, and with the following conditions: the approval can be revoked at any time, for any reason, by the Town Manager, Deputy Town Managers, or Town Council, a T-Mobile representative shall return to the Town Council within four months to provide an update on a long-term solution, the waiver shall expire in March 2027, and the applicant will make every effort to locate the tower on the northwest corner of the property as far away from neighboring residences. The motion was carried unanimously, 5-0.

ORDINANCES

29. FIRST READING

- 29.1 18-2026** An Ordinance Of The Town Council Of The Town Of Palm Beach, Palm Beach County, Florida, Amending The Town Code Of Ordinances At Chapter 42 – Environment, Article V – Noise By Amending Section 42-198 To Conform The Title To The Substance Of The Code Provision; By Amending Section 42-199 To More Clearly Outline Permitted Hours Of Construction, To Further Define Construction Work, And To Prohibit Construction Work From December 24 Through January 1 Of Each Year; And By Repealing And Replacing Section 42-230 To Provide A Standalone Regulation Governing Hours Of Lawn Maintenance Work, To Define Lawn Maintenance Work And Quiet Lawn Maintenance Work, And To Identify Tree Trimming And Lawn Maintenance Work In Or Along Public Rights-Of-Way As Essential Services Of The Town

Town Attorney Joanne O'Connor presented a proposed ordinance revising and reorganizing the Town's lawn maintenance and construction hour regulations. Council Members discussed holiday restrictions, work hours, landscaping operations, and quality-of-life concerns.

A motion was made by Council Member Moran and seconded by Council Member Araskog to defer the item to June 9, 2026, to be modified as discussed. The motion was carried unanimously, 5-0.

30. SECOND READING

30.1 16-2026 An Ordinance of the Town Council of the Town Of Palm Beach, Palm Beach County, Florida, Amending The Town Code Of Ordinances At Chapter 2 – Administration, Article IV – Boards And Commissions, Division 2 – Planning And Zoning Commission By Amending Section 2-328; Article V – Code Enforcement, Division 2.- Code Enforcement Board, By Amending Section 2-402; At Chapter 2 – Administration, Article VI.-- Finance, Division 6 – Investment Advisory Committee By Amending Section 2-567; At Chapter 2 – Administration, Article X – Shore Protection Board By Amending Section 2-636; At Chapter 18- Buildings And Building Regulation, Article III – Architectural Review, Division 2. – Architectural Commission By Amending Section 18-169; At Chapter 54 – Historical Preservation, Article II – Landmarks Preservation By Amending Section 54 - 38; At Chapter 74 – Parks And Recreation, Article I – In General By Amending Section 74-1; And At Chapter 82 – Personnel, Article II – Employee Benefits, Division 2 – Retirement System By Amending Section 82-57 To Make A Family Emergency An Excused Absence For Meetings Of The Planning And Zoning Commission, Code Enforcement Board, Investment Advisory Committee, Shore Protection Board, Architectural Commission, Landmarks Preservation Commission, Recreation Advisory Commission And The Board Of Trustees Of The Retirement System; Providing For Severability; Providing For Repeal Of Ordinances In Conflict; Providing For Codification; Providing An Effective Date.

Attorney Joanne O'Connor read Ordinance 16-2026 by title only.

A motion was made by Council Member Araskog and seconded by Council Member Moran to adopt Ordinance 16-2026. The motion was carried unanimously, 5-0.

ANY OTHER BUSINESS

No other business was discussed at this time.

ADJOURNMENT

A motion was made by Council Member Araskog and seconded by Council Member Moran to adjourn the meeting at 05:01 PM. The motion was carried unanimously, 5-0.

APPROVED:

Edward A. Cooney, Town Council President

APPROVED:

Kelly Churney, CMC, Town Clerk

Date: _____

EXAMPLE

TOWN OF PALM BEACH

Information for Town Council Meeting on: June 9, 2026

To: Town Council

Via: Kirk W. Blouin, Town Manager

From: Carolyn Stone, Deputy Town Manager, Business Enterprise and Culture

Re: US Polo Assn. Palm Beaches Marathon Request for FDOT Letter of No
Objection
TIME CERTAIN 11:00 AM

Date: 5/27/2026

STAFF RECOMMENDATION

Staff recommends approval of the request from the US Polo Assn Palm Beaches Marathon for issuance of a Letter of No Objection to the Florida Department of Transportation (FDOT).

GENERAL INFORMATION

The US Polo Assn Palm Beaches Marathon is scheduled for Sunday, December 13, 2026, in downtown West Palm Beach. Participants will be on the race course from 6:00 a.m. to 12:00 p.m.

Race operations will impact only the Flagler Bridge, which will experience intermittent soft closures during this time. Emergency vehicle access across the Flagler Bridge will be maintained at all times.

The Royal Park Bridge will remain fully open throughout the event and will not be subject to any soft closures. Participants will run beneath the bridge along a designated pathway. During race operations, turns onto Flagler Drive will not be permitted.

STRATEGIC PLAN

Strategic Priorities:

Governmental Leadership and Innovation

Strategic Focus Areas:

Cooperative Relationships

FUNDING

No Fiscal Impact

COURSE PROPOSAL | BRIDGE IMPACT
SUNDAY, DECEMBER 13

Race start: 6am

Roads reopen: noon

FLAGLER DRIVE AT FLAGLER MEMORIAL BRIDGE

Soft road closure in effect. Emergency vehicle access will be maintained at all times.

Runners on course from 6:00 a.m. to 12:00 p.m.

FLAGLER DRIVE AT ROYAL PARK BRIDGE

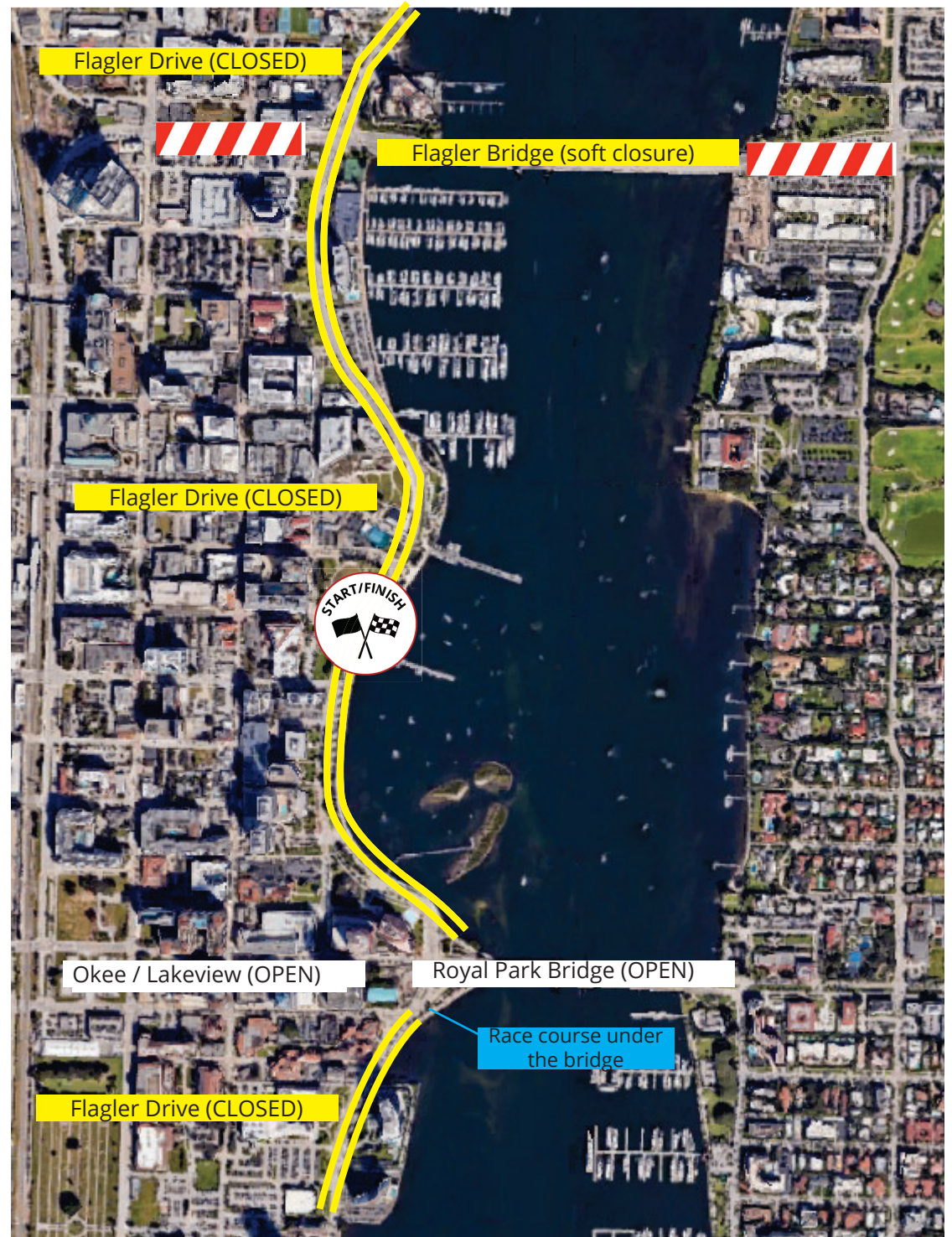
Race course passes underneath the bridge.
Okeechobee Boulevard and Lakeview Avenue will remain open at all times.

FLAGLER DRIVE

No turns onto Flagler Drive permitted during race operations.

Meyer Amphitheater:
approx at mile 8, 13, 21, 26

==== Race course =====



Roads open - yellow

Okee NB

TIME ESTIMATES

Mile	Location	Wheelchair	Last Walker
		3:00 min/mile	20:00 min/mile
0	START: Flagler Drive & S. Clematis/Datura	5:55 AM	6:05 AM
1	South Olive & Hibiscus Street	5:58 AM	6:25 AM
1.15	South Olive & Lakeview Ave		6:30 AM
1.35	Lakeview Ave & Quadrille Blvd		6:36AM
2	N Quadrille Blvd & 3rd Street	6:01 AM	6:45 AM
2.3	N Quadrille Blvd & South Olive		6:48 AM
3	N Flagler Drive & 14th Street	6:04 AM	7:05 AM
4	N Flagler Drive & 29th Street	6:07 AM	7:25 AM
5	N Flagler Drive & 44th/45th Street	6:10 AM	7:45 AM
6	N Flagler Drive & 57th/58th Street	6:13 AM	8:05 AM
7	N Flagler Drive & north of Metcalf Ct	6:16 AM	8:25 AM
7.15	36th Street & N Flagler Drive		8:30AM
8	N Flagler Drive & Bethesda Terrace	6:19 AM	8:45 AM
8.75	N Flagler Drive & Palm Beach Lakes Blvd		9:00AM
9	N Flagler Drive & 9th Street	6:22 AM	9:05 AM
9.25	N Flagler Drive & N Quadrille Blvd		9:10AM
9.5	Banyan Blvd & Narcissus Ave		9:15AM
10	N Flagler Drive & Trinity Place	6:25 AM	9:25 AM
11	S Flager Drive & between Barcelona and Cordova Dr	6:28 AM	9:45 AM
12	S Olive Avenue & Greymon Drive	6:31 AM	10:05 AM
13	Federal Hwy & between Worth Ct & Edmore Rd	6:34 AM	10:25 AM
14	Federal Hwy & Hunter Street	6:37 AM	10:45 AM
15	N Federal Hway & Maryland Drive	6:40 AM	11:05 AM
16	N Federal Hway & 11th Avenue	6:43 AM	11:25 AM

17	N Lakeside Dr & 7th Avenue	6:46 AM	11:45 AM
18	N Lakeside Dr & south of 18th Street	6:49 AM	12:05 PM
19	Gregory Road & west of Gregory Pl	6:52 AM	12:25 PM
20	Federal Hwy & DeSoto Rd	6:55 AM	12:45 PM
21	Washington Road & Forest Hill Blvd	6:58 AM	1:05 PM
22	S Flagler Dr & Cortez Rd	7:01 AM	1:25 PM
23	S Flagler Drive & Edmore Rd	7:04 AM	1:45 PM
24	Washington Rd & Roosevelt Pl	7:07 AM	2:05 PM
25	S Flagler Drive & entrance to Rapallo South	7:10 AM	2:25 PM
26	N Flagler Drive & Evernia Street	7:13 AM	2:45 PM
26.2	FINISH: Flagler Drive & S. Clematis/Datura		

TIME ESTIMATES MARATHON

Mile	Location	Wheelchair	Last Walker
		3:00 min/mile	20:00 min/mile
0	START: S Clematis/Flagler Drive	5:55 AM	6:05 AM
1		5:58 AM	6:25 AM
2		6:01 AM	6:45 AM
3		6:04 AM	7:05 AM
4		6:07 AM	7:25 AM
5		6:10 AM	7:45 AM
6		6:13 AM	8:05 AM
7		6:16 AM	8:25 AM
8		6:19 AM	8:45 AM
9		6:22 AM	9:05 AM
10		6:25 AM	9:25 AM
11		6:28 AM	9:45 AM
12		6:31 AM	10:05 AM
13		6:34 AM	10:25 AM
14		6:37 AM	10:45 AM
15		6:40 AM	11:05 AM
16		6:43 AM	11:25 AM
17		6:46 AM	11:45 AM
18		6:49 AM	12:05 PM
19		6:52 AM	12:25 PM
20		6:55 AM	12:45 PM
21		6:58 AM	1:05 PM
22		7:01 AM	1:25 PM

23	7:04 AM	1:45 PM
24	7:07 AM	2:05 PM
25	7:10 AM	2:25 PM
26	7:13 AM	2:45 PM

TIME ESTIMATES HALF MARATHON

Mile	Location	Wheelchair	Last Walker
		3:00 min/mile	20:00 min/mile
0	START: S Clematis/Flagler Drive	5:55 AM	6:05 AM
1		5:58 AM	6:25 AM
2		6:01 AM	6:45 AM
3		6:04 AM	7:05 AM
4		6:07 AM	7:25 AM
5		6:10 AM	7:45 AM
6		6:13 AM	8:05 AM
7		6:16 AM	8:25 AM
8		6:19 AM	8:45 AM
9		6:22 AM	9:05 AM
10		6:25 AM	9:25 AM
11		6:28 AM	9:45 AM
12		6:31 AM	10:05 AM
13		6:34 AM	10:25 AM

Mile	Location	Wheelchair	Last Walker
		3:00 min/mile	20:00 min/mile
0	START: S Clematis/Flagler Drive	6:30 AM	6:30 AM
1		6:33 AM	6:50 AM
2		6:36 AM	7:10 AM
3		6:39 AM	7:30 AM
4		6:42 AM	7:50 AM
5		6:45 AM	8:10 AM
6		6:48 AM	8:30 AM

Comment

One lane of Lakeview Ave will remain open.

COURSE MAP MARATHON, HALF MARATHON, MARATHON RELAY

Mile 0-13
Mile 13-26.2
Runner Direction



Portalets at each Aid Station and at the Relay Exchange Zone



Created 5/25/2026. Subject to change



U. S. POLO ASSN.

PALM BEACHES MARATHON

SUNDAY DECEMBER 13, 2026 | 6AM START
TURN-BY-TURN

Start: On Flagler Dr. between Datura and Evernia St. Go north in southbound lane on N. Flagler Dr. Enter Manatee Lagoon via north entrance, exit via south entrance.

South turn onto N Flagler Dr. Stay in northbound lane on N. Flagler Dr.

Merge onto sidewalk by Phillips Point, then run south under bridge at Okeechobee Blvd.

Merge onto S. Flagler Dr. using cut for crosswalk south of traffic lights, north of Bristol Condo.

Stay in northbound lane on South Flagler Drive.

South Flagler becomes Washington Road

West turn onto Roosevelt Place.

South turn onto Vincent Rd.

East turn onto Greenwood Dr.

South turn onto Washington Road

U-turn on Washington Rd. north of Southern Blvd

Run north in southbound Washington Road

West turn onto Greenwood Dr.

North turn onto Vincent Rd.

East turn onto Roosevelt Place

North turn onto S. Flagler Drive. Stay in southbound lane on S. Flagler Dr. Merge onto sidewalk by Bristol Condo and run under the bridge at Okeechobee Boulevard.

Merge onto N. Flagler Drive by Phillips Point.

Half Marathoners: Continue straight to finish line between Evernia and Datura Street southbound lane of Flagler Drive (same start/finish line)

Marathoners:

West turn onto Evernia Street for second loop.

North turn onto Narcissus Avenue

East turn onto Banyan Blvd

North turn onto southbound N. Flagler Drive.

Follow same route as first loop.

Finish line between Evernia and Datura Street southbound lane of Flagler Dr. (same start/finish line)

RELAY (FOLLOW MARATHON COURSE) Relay Exchange Zone between Fern Street and Tanglewood Court on Flagler Drive.

Relay Leg 1: 7.9 miles Start > North loop > Exchange Zone

Relay Leg 2: 4.9 miles Exchange Zone > South loop > Exchange Zone

Relay Leg 3: 8.3 miles. Exchange Zone > North loop > Exchange Zone.

Relay Leg 4: 5.1 miles Exchange Zone > South loop > Finish Line.

NORTH LOOP: RELAY LEG 1 & 3

SOUTH LOOP: RELAY LEG 2 & 4

USATF CERTIFIED COURSE



TOWN OF PALM BEACH

Town Manager's Office

June 9, 2026

Johnny Blakeney, Permits Manager
FDOT, Palm Beach Operations
7900 Forest Hill Blvd
West Palm Beach, FL 33413

Dear Mr. Blakeney,

A request was received from Brian Huether, a representative for the U.S. Polo Assn. Palm Beaches Marathon, regarding a Statement of No Objection for marathon activity impacting the Flagler Bridge on Sunday, December 13, 2026, from 5:30 – 12:00 p.m.

The Town of Palm Beach does not have a procedure to provide a resolution granting permission for bridge impacts. Therefore, please accept this letter as a Statement of No Objection regarding the impacted bridge for that morning.

Sincerely,

Kirk Blouin

Town Manager

THIS INSTRUMENT PREPARED BY:
Harvey E. Oyer, III, Esq.

PLEASE RECORD AND RETURN TO:
Harvey E. Oyer, III, Esq.
Shutts & Bowen LLP
525 Okeechobee Blvd., Suite 1100
West Palm Beach, FL 33401

FIFTH AMENDMENT OF DECLARATION OF USE AGREEMENT

BY

THE TOWN OF PALM BEACH

AND

THE MAR-A-LAGO CLUB, L.L.C.

Dated: _____, JUNE 9, 2026

FIFTH AMENDMENT OF DECLARATION OF USE AGREEMENT

THIS ~~FIFTH~~^{FOURTH} AMENDMENT OF DECLARATION OF USE AGREEMENT (“~~Fifth~~^{Fourth} Amendment”) is made and entered into this 9th day of June, 2026,⁴ by and between THE TOWN OF PALM BEACH, a Florida municipal corporation, 360 South County Road, Palm Beach, Florida 33480 (the “Town”) and ~~THE~~ MAR-A-LAGO CLUB, ~~L.L.C. INC.~~, a Delaware limited liability company, ~~organized under the laws of the State of Delaware~~, c/o Harvey E. Oyer, III, Esquire, Shutts & Bowen LLP, 525 Okeechobee Boulevard, Suite 1100, West Palm Beach, Florida 33401 (the “Club”).

WITNESSETH:

WHEREAS, the Town, the Club, and Donald J. Trump heretofore entered into a Declaration of Use Agreement recorded in Official Records Book 7933, Page 22, and Official Records Book 8691, Page 802, of the Public Records of Palm Beach County, Florida (the “Declaration”); and

WHEREAS, the Town, the Club, and Donald J. Trump thereafter entered into an Amendment of Declaration of Use Agreement, recorded in Official Records Book 11492, Page 1762, of the Public Records of Palm Beach County, Florida (“First Amendment”); and

WHEREAS, the Town and the Club thereafter entered into a Second Amendment of Declaration of Use Agreement recorded in Official Records Book 14327, Page 0233 of the Public Records of Palm Beach County, Florida (“Second Amendment”); and

WHEREAS, the Town and the Club thereafter entered into a Third Amendment of Declaration of Use Agreement recorded in Official Records Book 17886, Page 1415 of the Public Records of Palm Beach County, Florida (“Third Amendment”); and

WHEREAS, the Town and the Club thereafter entered into a Fourth Amendment of Declaration of Use Agreement recorded in Official Records Book 35225, Page 644 of the Public Records of Palm Beach County, Florida (“Fourth Amendment”); and

WHEREAS, on January 10, 2017, the Town Council held a public hearing and voted to approve the construction of a concrete helipad (“Helipad”) on the property located at 1100 South Ocean Boulevard in the Town of Palm Beach (“Property”) to be used by President Donald J. Trump during his terms of office; and

WHEREAS, on February 16, 2017, the Landmarks Preservation Commission held a public hearing and voted to approve the construction of a 50-foot Helipad on the Property; and

WHEREAS, on October 22, 2025, the Landmarks Preservation Commission held a public hearing and voted to approve the construction of a 60-foot Helipad on the Property; and

WHEREAS, on ~~June 9, 2026~~May 14, 2024, the Town Council held a public hearing and voted to ~~adopt–extend the use period of the Helipad together with adopting Helipad Use Restrictionsan updated Traffic Management Plan prepared by Simmons and White dated May 10, 2024 (Exhibit D) as part of this Fourth Amendment, and simultaneously delete the prior Traffic Management Plan prepared by C. Wesley Blackman, AICP, Joseph B. Pollock, P.E., Yvonne Ziel, P.E., dated June, 1999 (Exhibit D) from the First Amendment.~~

NOW, THEREFORE, in consideration of the mutual promises set forth herein and in consideration of other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, it is agreed that the Declaration of Use Agreement, Amendment of Declaration of Use Agreement, Second Amendment of Declaration of Use Agreement, Third Amendment of Declaration of Use Agreement, and FourthThird Amendgreement of Declaration

of Use Agreement are hereby amended and modified to include Helipad Use Restrictions as follows:

Proposed Helipad Use Restrictions

Section 1. Purpose and Intent

The purpose of these restrictions are to ensure that the Helipad is used solely for legitimate governmental and emergency purposes, to support lawful operations of the United States Secret Service (“USSS”), and to protect the health, safety, and welfare of President Donald J. Trump, his wife, and the Town of Palm Beach and its residents.

It is the intent of the Town to:

- (a) prevent any private, commercial, recreational, or otherwise unauthorized use of the Helipad;
 - (b) establish clear operational parameters for use during and after the terms of office of President Trump;
 - (c) provide consistent, enforceable penalties for violations; and
 - (d) maintain effective coordination with all federal, state, and local agencies responsible for USSS protectee security.
-

Section 2. Defined Terms

For purposes of these restrictions, the following terms shall have the meanings set forth below:

- a. “**Property**” means the property located at 1100 South Ocean Blvd. in the Town of Palm Beach.
- b. “**Helipad**” means the designated helicopter landing area located on the Property within the Town of Palm Beach authorized by the Town for limited aviation use.

- c. “Government Aircraft” means aircraft owned, operated, or chartered by a federal government agency or President Donald J. Trump for official government business.
 - d. “Protectee” means any individual designated as a protectee of the United States Secret Service pursuant to 18 U.S.C. § 3056 or other applicable federal authority. For clarity, this includes former President Donald J. Trump and former First Lady Melania Trump.
 - e. “USSS” means the United States Secret Service.
 - f. The “Club” means the Mar-A-Lago Club, L.L.C.
 - g. “Emergency Use” means a bona fide, time sensitive event requiring response by USSS law enforcement, fire rescue, emergency medical services, or other first responder agencies where use of the Helipad is necessary for lifesaving, public safety, or law enforcement purposes.
 - h. “Person or Entity” includes individuals, corporations, partnerships, associations, clubs, organizations, or any other legal or commercial bodies.
 - i. “Violation” means any landing, takeoff, or attempted use of the Helipad that does not comply with the authorized uses set forth herein.
-

Section 3. Take-off and Landing Designation and Helipad Use

The Property shall be designated for take-off and landing of helicopters pursuant to Section 14-34 of the Town Code during the second term and post-term of President Donald J. Trump subject to the application submitted to the Town as COA-25-0029 ZON-25-0083 as approved by the Landmarks Preservation Commission on October 22, 2025, the approval of the Town Council on June 9, 2026, and as further set forth herein.

Section 4. Conditions of Approval

1. Use During Presidential Term

During President Trump's second term of office, the Helipad shall be used exclusively for the sole purpose of transporting President Trump for business related to the Presidency only.

2. Post Term- Use for USSS Protectees

Upon conclusion of President Trump's second term, the Helipad shall be used exclusively by Government Aircraft for the sole purpose of transporting former President Donald J. Trump or former First Lady Melania Trump for Emergency Use, as determined by the USSS, and provided that USSS personnel are onboard the aircraft with the Protectee.

3. Emergency Use

In the event of an Emergency Use, the Helipad may be used by any federal, state, or local law enforcement, fire-rescue, emergency medical service, or other first responder agency including to transport persons other than a Protectee.

4. FAA Restricted Access Designation

The Club shall request that the USSS coordinate with the Federal Aviation Administration ("FAA") to request and pursue designation of the Helipad as "Restricted Access" on all applicable FAA navigational charts.

5. USSS Point of Contact

The Club shall provide the Town with a designated point of contact for operational coordination, compliance questions, and emergency communication.

6. **Revocation.** These uses and conditions of use may be revoked in whole or in part at any time by the Mayor and Town Council at a public hearing upon thirty (30) days' notice.

[No. Need criteria and due process for revocation].

Section 4. Prohibited Uses and Penalties

1. Prohibited Uses

All other use of the Helipad is strictly prohibited, including but not limited to any private, commercial, recreational, or club-related use, and any use by individuals who are not President Donald J. Trump and First Lady Melania Trump. This includes any use by members or guests of the Mar-A-Lago Club, private parties, other Protectees, or other Trump family members who are not Protectees.

2. Penalties

a. A Violation shall result in a civil fine of fifteen thousand dollars (\$15,000), payable to the Town of Palm Beach within ten (10) days of issuance of the notice of violation.

b. For each subsequent Violation, the fine shall increase by ten thousand dollars (\$10,000).

c. The penalty applies per landing or takeoff.

d. The Town Manager or designee, after consultation with and confirmation from USSS, shall be responsible for determining whether a Violation has occurred and issuing the notice of violation.

e. An appeal may be filed within ten (10) days to the Mayor and Town Council.

Section 5. Termination.

The Helipad shall be removed from the Property within three (3) months after the Property ceases to be the designated non-government residence of a Protectee as defined in Public Law 94-524 and 18 USC 3056.

Section 6. Severability

If any section, subsection, sentence, clause, phrase, or portion of these restrictions is for any reason held invalid or unconstitutional by a court of competent jurisdiction, such portion shall be deemed a separate, distinct, and independent provision. The invalidity of any provision shall not affect the validity of the remaining portions.

Section 7. Conflicts

In the event of any conflict between these restrictions and any previously adopted resolution, agreement, or authorization relating to the Helipad, the provisions of these restrictions shall control to the extent permitted by law.

Section 8. Effective Date

These restrictions shall take effect immediately upon approval by the Mayor and Town Council and shall remain in effect unless amended or revoked.

All of the recitals set forth above are true and correct and are incorporated herein and made a part hereof.

1. ——— Exhibit D of the First Amendment is hereby amended as follows:

~~The Traffic Management Plan prepared by C. Wesley Blackman, AICP, Joseph B. Pollock, P.E., and Yvonne Ziel, P.E., dated June, 1999 is deleted and replaced with the Traffic Management Plan prepared by Simmons and White dated May 10, 2024 (Exhibit D).~~

IN WITNESS WHEREOF, the parties have hereunto set their hands and seals the day and year above written.

[Signatures, Notary, and Exhibits to follow]

Signed, sealed, executed, and acknowledged on this _____ day of _____, 2026. In Palm Beach County, Florida.

IN WITNESS WHEREOF _____ OWNER

Witness # 1 Signature _____ MAR-A-LAGO CLUB, L.L.C.

By: _____

Witness # 1 Printed Name _____

Its: _____

Witness # 2 Signature _____

Witness # 2 Printed Name _____

STATE OF _____
COUNTY OF _____

The foregoing instrument was acknowledged before me by means of ☐ physical presence or ☐ online notarization, this _____ day of _____, 2026, by _____ who ☐ is personally known to me or who ☐ has produced _____ as identification.

Notary Public: _____

Notary Seal:

My Commission Expires: _____

Signed, sealed and delivered
In the presence of:

THE TOWN OF PALM BEACH:

By: _____
Print Name: _____ Danielle Hickox Moore, Mayor

Print Name: _____

By: _____
Print Name: _____ Edward Cooney, President

Print Name: _____

By: _____
Print Name: _____ Kirk Blouin, Town Manager

Print Name: _____

STATE OF FLORIDA
COUNTY OF PALM BEACH

The foregoing instrument was acknowledged before me this _____ day of _____ 2026, by Danielle Hickox Moore, the Mayor of the Town of Palm Beach, a Florida municipal corporation, on behalf of the corporation. She is personally known to me, and she did not take an oath.

Signature of Notary Public

Printed Name of Notary Public
Commission Expires: _____

STATE OF FLORIDA
COUNTY OF PALM BEACH

The foregoing instrument was acknowledged before me this _____ day of _____ 2026, by Edward Cooney, the President of the Town Council of the Town of Palm Beach, a Florida municipal corporation, on behalf of the corporation. He is personally known to me and he did not take an oath.

Signature of Notary Public

Printed Name of Notary Public
Commission Expires: _____

STATE OF FLORIDA
COUNTY OF PALM BEACH

The foregoing instrument was acknowledged before me this _____ day of _____ 2026, by Kirk Blouin, the Town Manager of the Town of Palm Beach, a Florida municipal corporation, on behalf of the corporation. He is personally known to me and he did not take an oath.

Signature of Notary Public

Printed Name of Notary Public
Commission Expires: _____

APPROVED AS TO FORM AND LEGAL
SUFFICIENCY FOR THE TOWN OF
PALM BEACH

By: _____
Joanne O'Connor, Esquire

DRAFT

~~IN WITNESS WHEREOF~~ the parties have hereunto set their hands and seals the day and year first above.

Signed, sealed and delivered
In the presence of:

~~THE TOWN OF PALM BEACH~~

Print Name: _____

By: _____
Danielle H. Moore, Mayor

Print Name: _____

Print Name: _____

By: _____
Bobbie Lindsay, Council President

Print Name: _____

Print Name: _____

By: _____
Kirk Blouin, Town Manager

Print Name: _____

~~MAR-A-LAGO, LLC, a Delaware limited liability company for, MAR-A-LAGO CLUB, INC., a Florida Corporation, AS SUCCESSOR BY MERGER~~

Print Name: _____

By: _____
Name: _____
Title: _____

STATE OF FLORIDA

COUNTY OF PALM BEACH

The foregoing instrument was acknowledged before me this ____ day of _____, 2024, by Danielle H. Moore, the Mayor of the Town of Palm Beach, a Florida municipality, on behalf of the municipality. She is personally known to me and she did not take an oath.

Signature of Notary Public

Printed Name of Notary Public

Commission Expires: _____

STATE OF FLORIDA

COUNTY OF PALM BEACH

The foregoing instrument was acknowledged before me this ____ day of _____, 2024, by Bobbie Lindsay, the Council President of the Town of Palm Beach, a Florida municipality, on behalf of the municipality. She is personally known to me and he did not take an oath.

Signature of Notary Public

Printed Name of Notary Public

Commission Expires: _____

STATE OF FLORIDA

COUNTY OF PALM BEACH

The foregoing instrument was acknowledged before me this ____ day of _____, 2024, by Kirk Blouin, the Town Manager of the Town of Palm Beach, a Florida municipality, on behalf of the municipality. He is personally known to me and he did not take an oath.

Signature of Notary Public

Printed Name of Notary Public

Commission Expires: _____

STATE OF FLORIDA

COUNTY OF PALM BEACH

The foregoing instrument was acknowledged before me this ____ day of _____, 2024, by _____, on behalf of Mar-a-Lago Club, Inc. He / She is personally known to me and he did not take an oath.

Signature of Notary Public

Printed Name of Notary Public

Commission Expires: _____

~~APPROVED AS TO FORM AND
LEGAL SUFFICIENCY FOR THE
TOWN OF PALM BEACH~~

~~RECOMMENDED APPROVAL:~~

By: _____

Joanne M. O'Connor, Esquire

EXHIBIT "D"

TRAFFIC MANAGEMENT PLAN

~~(prepared by Simmons and White dated May 10, 2024)~~

DRAFT

THIS INSTRUMENT PREPARED BY:
Harvey E. Oyer, III, Esq.

PLEASE RECORD AND RETURN TO:
Harvey E. Oyer, III, Esq.
Shutts & Bowen LLP
525 Okeechobee Blvd., Suite 1100
West Palm Beach, FL 33401

FIFTH AMENDMENT OF DECLARATION OF USE AGREEMENT

BY

THE TOWN OF PALM BEACH

AND

THE MAR-A-LAGO CLUB, L.L.C.

Dated: JUNE 9, 2026

FIFTH AMENDMENT OF DECLARATION OF USE AGREEMENT

THIS FIFTH AMENDMENT OF DECLARATION OF USE AGREEMENT (“Fifth Amendment”) is made and entered into this 9th day of June, 2026, by and between THE TOWN OF PALM BEACH, a Florida municipal corporation, 360 South County Road, Palm Beach, Florida 33480 (the “Town”) and MAR-A-LAGO CLUB, L.L.C., a Delaware limited liability company, c/o Harvey E. Oyer, III, Esquire, Shutts & Bowen LLP, 525 Okeechobee Boulevard, Suite 1100, West Palm Beach, Florida 33401 (the “Club”).

WITNESSETH:

WHEREAS, the Town, the Club, and Donald J. Trump heretofore entered into a Declaration of Use Agreement recorded in Official Records Book 7933, Page 22, and Official Records Book 8691, Page 802, of the Public Records of Palm Beach County, Florida (the “Declaration”); and

WHEREAS, the Town, the Club, and Donald J. Trump thereafter entered into an Amendment of Declaration of Use Agreement, recorded in Official Records Book 11492, Page 1762, of the Public Records of Palm Beach County, Florida (“First Amendment”); and

WHEREAS, the Town and the Club thereafter entered into a Second Amendment of Declaration of Use Agreement recorded in Official Records Book 14327, Page 0233 of the Public Records of Palm Beach County, Florida (“Second Amendment”); and

WHEREAS, the Town and the Club thereafter entered into a Third Amendment of Declaration of Use Agreement recorded in Official Records Book 17886, Page 1415 of the Public Records of Palm Beach County, Florida (“Third Amendment”); and

WHEREAS, the Town and the Club thereafter entered into a Fourth Amendment of Declaration of Use Agreement recorded in Official Records Book 35225, Page 644 of the Public Records of Palm Beach County, Florida (“Fourth Amendment”); and

WHEREAS, on January 10, 2017, the Town Council held a public hearing and voted to approve the construction of a concrete helipad (“Helipad”) on the property located at 1100 South Ocean Boulevard in the Town of Palm Beach (“Property”) to be used by President Donald J. Trump during his terms of office; and

WHEREAS, on February 16, 2017, the Landmarks Preservation Commission held a public hearing and voted to approve the construction of a 50-foot Helipad on the Property; and

WHEREAS, on October 22, 2025, the Landmarks Preservation Commission held a public hearing and voted to approve the construction of a 60-foot Helipad on the Property; and

WHEREAS, on June 9, 2026, the Town Council held a public hearing and voted to extend the use period of the Helipad together with adopting Helipad Use Restrictions.

NOW, THEREFORE, in consideration of the mutual promises set forth herein and in consideration of other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, it is agreed that the Declaration of Use Agreement, Amendment of Declaration of Use Agreement, Second Amendment of Declaration of Use Agreement, Third Amendment of Declaration of Use Agreement, and Fourth Amendment of Declaration of Use Agreement are hereby amended and modified to include Helipad Use Restrictions as follows:

Proposed Helipad Use Restrictions

Section 1. Purpose and Intent

The purpose of these restrictions are to ensure that the Helipad is used solely for legitimate governmental and emergency purposes, to support lawful operations of the United States Secret Service (“USSS”), and to protect the health, safety, and welfare of President Donald J. Trump, his wife, and the Town of Palm Beach and its residents.

It is the intent of the Town to:

- (a) prevent any private, commercial, recreational, or otherwise unauthorized use of the Helipad;
 - (b) establish clear operational parameters for use during and after the terms of office of President Trump;
 - (c) provide consistent, enforceable penalties for violations; and
 - (d) maintain effective coordination with all federal, state, and local agencies responsible for USSS protectee security.
-

Section 2. Defined Terms

For purposes of these restrictions, the following terms shall have the meanings set forth below:

- a. **“Property”** means the property located at 1100 South Ocean Blvd. in the Town of Palm Beach.
- b. **“Helipad”** means the designated helicopter landing area located on the Property within the Town of Palm Beach authorized by the Town for limited aviation use.
- c. **“Government Aircraft”** means aircraft owned, operated, or chartered by a federal government agency or President Donald J. Trump for official government business.
- d. **“Protectee”** means any individual designated as a protectee of the United States Secret Service pursuant to 18 U.S.C. § 3056 or other applicable federal authority. For clarity, this includes former President Donald J. Trump and former First Lady Melania Trump.
- e. **“USSS”** means the United States Secret Service.
- f. The **“Club”** means the Mar-A-Lago Club, L.L.C.
- g. **“Emergency Use”** means a bona fide, time sensitive event requiring response by USSS law enforcement, fire rescue, emergency medical services, or other first responder agencies

where use of the Helipad is necessary for lifesaving, public safety, or law enforcement purposes.

- h. **“Person or Entity”** includes individuals, corporations, partnerships, associations, clubs, organizations, or any other legal or commercial bodies.
- i. **“Violation”** means any landing, takeoff, or attempted use of the Helipad that does not comply with the authorized uses set forth herein.

Section 3. Take-off and Landing Designation and Helipad Use

The Property shall be designated for take-off and landing of helicopters pursuant to Section 14-34 of the Town Code during the second term and post-term of President Donald J. Trump subject to the application submitted to the Town as COA-25-0029 ZON-25-0083 as approved by the Landmarks Preservation Commission on October 22, 2025, the approval of the Town Council on June 9, 2026, and as further set forth herein.

Section 4. Conditions of Approval

1. Use During Presidential Term

During President Trump’s second term of office, the Helipad shall be used exclusively for the sole purpose of transporting President Trump for business related to the Presidency only.

2. Post Term- Use for USSS Protectees

Upon conclusion of President Trump’s second term, the Helipad shall be used exclusively by Government Aircraft for the sole purpose of transporting former President Donald J. Trump or former First Lady Melania Trump for Emergency Use, as determined

by the USSS, and provided that USSS personnel are onboard the aircraft with the Protectee.

3. **Emergency Use**

In the event of an Emergency Use, the Helipad may be used by any federal, state, or local law enforcement, fire-rescue, emergency medical service, or other first responder agency including to transport persons other than a Protectee.

4. **FAA Restricted Access Designation**

The Club shall request that the USSS coordinate with the Federal Aviation Administration (“FAA”) to request and pursue designation of the Helipad as “Restricted Access” on all applicable FAA navigational charts.

5. **USSS Point of Contact**

The Club shall provide the Town with a designated point of contact for operational coordination, compliance questions, and emergency communication.

6. ~~**Revocation.** These uses and conditions of use may be revoked in whole or in part at any time by the Mayor and Town Council at a public hearing upon thirty (30) days’ notice.~~

[Oyer - No. Need criteria and due process for revocation].

Section 4. Prohibited Uses and Penalties

1. **Prohibited Uses**

All other use of the Helipad is strictly prohibited, including but not limited to any private, commercial, recreational, or club-related use, and any use by individuals who are not President Donald J. Trump and First Lady Melania Trump. This includes any use by

members or guests of the Mar-A-Lago Club, private parties, other Protectees, or other Trump family members who are not Protectees.

2. Penalties

- a. A Violation shall result in a civil fine of ~~fifty thousand (\$50,000)~~ fifteen thousand dollars (\$15,000), payable to the Town of Palm Beach within ten (10) days of issuance of the notice of violation.
- b. For each subsequent Violation, the fine shall increase by ten thousand dollars (\$10,000).
- c. The penalty applies per landing or takeoff.
- d. The Town Manager or designee, after consultation with and confirmation from USSS, shall be responsible for determining whether a Violation has occurred and issuing the notice of violation.
- e. An appeal may be filed within ten (10) days to the Mayor and Town Council.

Section 5. Termination.

The Helipad shall be removed from the Property within three (3) months after the Property ceases to be the designated non-government residence of a Protectee as defined in Public Law 94-524 and 18 USC 3056.

Section 6. Severability

If any section, subsection, sentence, clause, phrase, or portion of these restrictions is for any reason held invalid or unconstitutional by a court of competent jurisdiction, such portion shall be

deemed a separate, distinct, and independent provision. The invalidity of any provision shall not affect the validity of the remaining portions.

Section 7. Conflicts

In the event of any conflict between these restrictions and any previously adopted resolution, agreement, or authorization relating to the Helipad, the provisions of these restrictions shall control to the extent permitted by law.

Section 8. Effective Date

These restrictions shall take effect immediately upon approval by the Mayor and Town Council and shall remain in effect unless amended or revoked.

All of the recitals set forth above are true and correct and are incorporated herein and made a part hereof.

IN WITNESS WHEREOF, the parties have hereunto set their hands and seals the day and year above written.

[Signatures, Notary, and Exhibits to follow]

Signed, sealed, executed, and acknowledged on this _____ day of _____, 2026. In Palm Beach County, Florida.

IN WITNESS WHEREOF

OWNER

Witness # 1 Signature

MAR-A-LAGO CLUB, L.L.C.

Witness # 1 Printed Name

By: _____

Witness # 2 Signature

Its: _____

Witness # 2 Printed Name

STATE OF _____
COUNTY OF _____

The foregoing instrument was acknowledged before me by means of ☐ physical presence or ☐ online notarization, this _____ day of _____, 2026, by _____ who ☐ is personally known to me or who ☐ has produced _____ as identification.

Notary Public: _____

My Commission Expires: _____

Notary Seal:

Signed, sealed and delivered
In the presence of:

THE TOWN OF PALM BEACH:

Print Name: _____

By: _____
Danielle Hickox Moore, Mayor

Print Name: _____

By: _____
Edward Cooney, President

Print Name: _____

Print Name: _____

By: _____
Kirk Blouin, Town Manager

Print Name: _____

Print Name: _____

STATE OF FLORIDA
COUNTY OF PALM BEACH

The foregoing instrument was acknowledged before me this ____ day of _____ 2026, by Danielle Hickox Moore, the Mayor of the Town of Palm Beach, a Florida municipal corporation, on behalf of the corporation. She is personally known to me, and she did not take an oath.

Signature of Notary Public

Printed Name of Notary Public
Commission Expires: _____

STATE OF FLORIDA
COUNTY OF PALM BEACH

The foregoing instrument was acknowledged before me this ____ day of _____ 2026, by Edward Cooney, the President of the Town Council of the Town of Palm Beach, a Florida municipal corporation, on behalf of the corporation. He is personally known to me and he did not take an oath.

Signature of Notary Public

Printed Name of Notary Public
Commission Expires: _____

STATE OF FLORIDA
COUNTY OF PALM BEACH

The foregoing instrument was acknowledged before me this ____ day of _____ 2026, by Kirk Blouin, the Town Manager of the Town of Palm Beach, a Florida municipal corporation, on behalf of the corporation. He is personally known to me and he did not take an oath.

Signature of Notary Public

Printed Name of Notary Public
Commission Expires: _____

APPROVED AS TO FORM AND LEGAL
SUFFICIENCY FOR THE TOWN OF
PALM BEACH

By: _____
Joanne O'Connor, Esquire

DRAFT



HARVEY E. OYER, III
PARTNER
Shutts & Bowen LLP
1100 CityPlace Tower
525 Okeechobee Boulevard
West Palm Beach, Florida 33401
DIRECT (561) 650-8517
FAX (561) 822-5522
EMAIL hoyer@shutts.com

April 1, 2026

Via Email

kblouin@townofpalmbeach.com

Town of Palm Beach
ATTN: Kirk Blouin, Town Manager
360 South County Road
Palm Beach, Florida 33480

ncaristo@palmbeachpolice.com

Town of Palm Beach
ATTN: Nicholas P. Caristo, Chief of Police
360 South County Road
Palm Beach, Florida 33480

Re: Mar-a-Lago Club Helipad

Dear Kirk and Chief Caristo:

As you know, our firm represents the Mar-a-Lago Club. On January 10, 2017, the Town Council designated "Mar-a-Lago as a take-off and landing spot during the term(s) of office" of President Trump to allow a helicopter landing pad to be constructed at Mar-a-Lago. That helicopter landing pad was subsequently approved by the Landmarks Preservation Commission ("LPC"), constructed, and removed after President Trump's first term in office.

At the October 22, 2025 LPC meeting, the helicopter landing pad for President Trump's second term in office was approved by the LPC. It will be constructed this summer while the club is closed.

Due to the now significant threat assessment against President Donald J. Trump and his family, the United States Secret Service ("USSS") has requested that the helipad landing zone remain at the Mar-a-Lago Club property after President Trump's current term as President expires and remain in place for so long as a USSS protectee resides at Mar-a-Lago. Maintaining the helipad at the property provides the USSS and other agencies a full portfolio of evacuation options for any contingency encountered. Additionally, the helipad landing zone allows for response to a mass casualty incident at the property. This is primarily for the protection of the President and his family but also for the protection of the club members, guests, staff, and resident law enforcement at Mar-a-Lago.

April 1, 2026

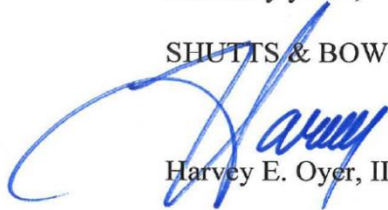
Page 2

Please consider this letter a formal request for the already approved and soon-to-be constructed helipad to remain in place for so long as a USSS protectee resides at Mar-a-Lago.

Should you have any questions, please do not hesitate to contact me.

Sincerely yours,

SHUTTS & BOWEN LLP

A handwritten signature in blue ink, appearing to read "Harvey", is written over the printed name and firm name.

Harvey E. Oyer, III, Esq.

HEO/ias

cc: Joanne M. O'Connor, Esq., Town Attorney (via email)



TOWN OF PALM BEACH

Minutes of the Landmarks Preservation Commission Meeting Held on October 22, 2025

CALL TO ORDER AND ROLL CALL

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

Members Present: Alexander Griswold, Anne Fairfax, Julie Herzig Desnick, Jacqueline Albarran, Brittain Damgard, Kim Coleman, Alexander Ives, Cathy Brooker, Jane Lindsay-Scott, and Henry Ittleson

Staff Present: Friederike Mittner, Abraham Fogel, Kelly Churney, and Town Attorney Lainey Francisco

PLEDGE OF ALLEGIANCE

Chair Damgard led the Pledge of Allegiance.

MINUTES

1. Minutes from the September 17, 2025, Landmarks Preservation Commission Meeting

A motion was made by Mr. Ives and seconded by Ms. Coleman to approve the minutes of the September 17, 2025, meeting. The motion was carried unanimously, 7-0.

APPROVAL OF AGENDA

A motion was made by Mr. Ives and seconded by Ms. Coleman to approve the agenda as presented. The motion was carried unanimously, 7-0.

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

2. OFFICIALS

Ms. Coleman thought the southern entrance to the town resembled a construction zone and was unappealing. She hoped that the barricades would be removed and that people would adjust to the new lighting and arm that had been installed.

3. STAFF

Ms. Mittner reported that over the past month, there had been 31 administrative approvals in coordination with Chair Damgard.

4. PUBLIC - 3 MINUTE LIMIT

Chair Damgard called for public comment. No one indicated a desire to speak.

CONSENT AGENDA

A motion was made by Mr. Segraves and seconded by Mr. Griswold to approve the consent agenda as presented. The motion was carried unanimously, 7-0.

5. ZON-25-0069 335 COCOANUT ROW The applicant, 335 Cocoanut Row Trust, has filed an application requesting a variance from the floodplain requirement from Chapter 50, Floods, to maintain the existing primary structure and accessory structure at a finished floor elevation below the current FEMA requirement for the property containing two (2) Historically Significant Buildings.
6. ZON-25-0062 222 SEASPRAY AVE. The property owners, Robin Esterson and Pamela Hickory, have filed an application requesting a variance from the floodplain requirement from Chapter 50, Floods, to maintain the existing primary structure and accessory structure at a finished floor elevation below the current FEMA requirement.

UNFINISHED BUSINESS

7. HSB-25-0009 10 TARPON ISLE The applicant, Christian Bolliger with Cooper Robertson, has filed an application requesting review and approval of demolition of the existing bridge and reconstruction, and exterior alterations including roof replacement, partial door replacement, and the installation of a new pergola for the property containing a Historically Significant Building. *[This item has been deferred to the November 19, 2025, Landmark Preservation Commission meeting.]*

****Note: This item was deferred to November 19, 2025, at the approval of the agenda.***

8. HSB-24-0009 (ZON-25-0004) 335 COCOANUT ROW (COMBO) The applicant, 335 Cocoanut Row Trust, has filed an application requesting the review and approval of window and door replacement, roof replacement, and landscaping and hardscape modifications including a new pool which requires a variance to allow landscape open space to increase from existing but still not meet the minimum requirement for the

property containing two (2) Historically Significant Buildings. ***[Per the Development Order condition of approval, the applicant will present window shop drawings.]***

Several members disclosed ex parte communications.

Michael Perry of MP Design & Architecture presented the shop drawings, plans, and a material sample for the proposed fenestration.

Mr. Segraves wondered if the glass would be insulated. Mr. Perry stated that it would not. Mr. Segraves thought that the non-insulated was preferred.

Ms. Albarran was familiar with the product and provided support for the project.

Ms. Damgard called for public comment. No one indicated a desire to speak.

A motion was made by Mr. Segraves and seconded by Mr. Ives to approve the project as presented with the 9/16 inch impact glass. The motion was carried unanimously, 7-0.

NEW BUSINESS

9. COA-25-0028 159 AUSTRALIAN AVE. The property owners, Cornelia and Richard Thornburgh (SKA Architect + Planner, Design Professional), have filed an application requesting Landmarks Preservation Commission review and approval of a Certificate of Appropriateness for a new 26KW generator for the landmarked property.

Several members disclosed ex parte communications. *Ms. Albarran disclosed a conflict of interest and left the dais.*

Mr. Fogel provided staff comments on the project.

Jackie Albarran of SKA Architect + Planner presented the plans for the proposed generator.

Mr. Segraves thought the location was the ideal space for the generator.

Ms. Damgard called for public comment. No one indicated a desire to speak.

A motion was made by Mr. Segraves and seconded by Ms. Coleman to approve the project as presented. The motion was carried unanimously, 7-0.

10. COA-25-0029 1100 SOUTH OCEAN BLVD – MAR-A-LAGO The applicant, Mar-a-Lago Club, Inc. (Harvey E. Oyer, III, Authorized Representative), has filed an application requesting a Certificate of Appropriateness review and approval for a helicopter pad and associated site work within the western lawn of the landmarked property.

Several members disclosed ex parte communications.

Ms. Mittner provided staff comments on the project.

Attorney Harvey Oyer, on behalf of the applicant, presented the request for the helipad. He

presented the modifications to the helipad, which differed from the one installed in 2017.

Ms. Coleman wondered if the approval was optional or merely a formality. Mr. Oyer described the request from the White House and stated the Secret Service and the Mar-a-Lago Club endorsed it. Ms. Coleman wondered if the town should anticipate any noise complaints. Mr. Oyer discussed its use and the intentions for the helipad.

Ms. Herzig-Desnick requested confirmation that the helipad would be removed upon the President's term ending. Mr. Oyer confirmed that it would be removed.

Ms. Damgard called for public comment. No one indicated a desire to speak.

Mr. Ives stated that Mar-a-Lago, not the White House, is the applicant and should be held to the same standards as any private property. He voiced concern over the growing trend of "temporary" structures that remain for long periods and harm the Town's historic and architectural character. Citing Mar-a-Lago's history of numerous alterations, prior misuse of its helipad, and preservation issues, he said the property, described as the most extraordinary house ever built in Palm Beach, deserved exceptional care. Noting that the Town has denied requests from other prominent individuals, he concluded that the proposal is not visually compatible under Section 54-122(a) and suggested a denial to uphold the Town's dignity and integrity.

Mr. Ittleson agreed with Mr. Ives's statement. However, since the home belonged to the President of the United States, he thought the motion should include a statement that any future owners of Mar-a-Lago would not be allowed to use the helipad.

Ms. Brooker agreed with Mr. Ives's concerns about temporary structures but emphasized that this case is unique because it involves the President and national security considerations. She noted that the helipad had previously been removed and the property restored after the President left office, demonstrating good faith. Therefore, she said she would support a motion recognizing that this application differs from other temporary structure requests.

Mr. Oyer stated that the town's codes did not permit take-offs and landings within the town without special authorization. He confirmed that this would not set a precedent in the town.

Mr. Ives inquired about the feasibility of landing helicopters at the White House without a helipad. Mr. Oyer indicated that he had the same question and learned about the different soil there. He also stated that there was not as much rainfall there. The issue was related to the helicopter's weight.

Ms. Damgard called for public comment. No one indicated a desire to speak.

A motion was made by Ms. Albarran and seconded by Ms. Coleman to approve the project as presented. The motion was carried 6-1, with Mr. Ives dissenting.

11. HSB-25-0011 128 SEABREEZE AVE. The applicant, LaBerge & Menard Inc., has filed an application requesting Landmarks Preservation Commission review and approval for partial door replacement for the main structure within the historically significant property.

Several members disclosed ex parte communications.

Ms. Mittner provided staff comments on the project.

Chris Kidle of LaBerge & Menard presented the plans for the side and rear doors.

Mr. Segraves asked where the steel doors were installed. Mr. Kidle responded and showed the photographs to the Commission. Mr. Segraves stated that he preferred the steel windows and doors; he did not believe aluminum windows were more historic and wished the entire home had steel windows.

Mr. Ives asked about the mistake with the doors. Mr. Kidle explained the owner's choice of the steel door.

Mr. Griswold inquired about the approval process for the doors and what documentation was provided when the home received its initial approval. He asked about the staff's concern and whether it related to the material or the proportions of the doors. Ms. Mittner stated that the proportions were more of a concern, and the fact that the doors that were installed at the locations shown were not what was approved by the Commission. Mr. Griswold expressed concern about setting a precedent and added that unapproved changes by the owner had to stop.

Ms. Coleman was concerned that the doors were not approved and wondered if they were too contemporary for the home.

Mr. Segraves agreed on the need for consistency in enforcing rules but noted that window replacements at this property may have been intended as an upgrade. He said the thinner frames and muntins differ from what was approved, but since the proportions match and the materials might be of higher quality, he suggested giving the applicant the benefit of the doubt.

Mr. Ittleson thought it would set a terrible precedent to approve a product that the Commission did not initially approve.

Ms. Damgard thought that while the doors were nice-looking, she did not believe they were appropriate for the home. She also thought it would be setting a bad precedent if they approved the doors. She wondered if the Commission would consider a compromise on the back doors if the professional redesigned the front door to resemble its original approved design, since it would be visible.

Mr. Kidle further explained the replacement of the doors.

Mr. Griswold thought that if the Commission approved the project, they needed to shut the door on similar approvals in the future, so no precedents would be set.

Ms. Brooker said it was difficult to separate design issues from process violations, since denial is currently the only way to address unapproved changes. She suggested adding a financial penalty in the code to deter applicants from making substantial unapproved alterations. While she felt the windows looked somewhat modern, she might have approved them if they had been

properly submitted, but emphasized the need to avoid setting a precedent for bypassing the Commission's approval process.

Mr. Ives agreed with Commissioners Brooker and Griswold, emphasizing that the issue was not the design itself but the applicant's disregard for the approval process. He said the Commission's authority must be respected and suggested adding penalties or a "strike" system for owners, not just contractors, who make unapproved changes. He noted that if the applicant had followed the approved plan and properly sought changes, the Commission's response would have been very different.

Ms. Coleman thought that an approval would set a terrible precedent and believed the only penalty to impose would be a denial. She was willing to offer the compromise offered by Ms. Damgard.

Ms. Damgard called for public comment.

Thomas Keller of Wildes Builders explained that there was no intent to deceive or bypass the approval process. He stated that he believed the work was completed within the approved parameters, based on prior discussions with the Historic Preservation staff and his architect. The only deviation involved the width of the door styles and rails, which he thought met the requirements, and he emphasized that any changes were made at the owner's request, not to avoid oversight.

Mr. Ives asked the staff if the applicant could remove the historically significant building title and obtain project approval from the Architectural Commission. Ms. Mittner stated that they would need to finish the project, and then they could make that change. She further stated that she did not believe there was any malicious intent and agreed that the revised light pattern is now accurate. She noted the only remaining issue is the differing width and profile of certain door openings compared to the original architecture.

Aimee Sunny of The Preservation Foundation of Palm Beach said the Foundation consistently advocates for maintaining historic divided-light patterns, muntin designs, and proportions that reflect a property's original character. While acknowledging the Commission's tendency to allow more flexibility at the rear of properties, she noted that the front door's thinner styles and rails create a more contemporary look inconsistent with the home's historic style and visibility from the street.

A motion was made by Ms. Coleman and seconded by Mr. Segraves to approve the rear doors, with the condition that the front door be changed to the approved door. The motion was carried 6-1, with Ms. Herzig-Desnick dissenting.

ANY OTHER BUSINESS

12. Overview of Past Projects: Royal Poinciana Playhouse

Mr. Fogel presented the history and changes to the Royal Poinciana Playhouse.

The Commissioners agreed that the changes looked very nice.

13. Historic Resources Map Overview

Mr. Fogel stated that the staff now has an interactive map of the landmarked homes in the Town. Mr. Fogel reviewed the map with the Commissioners, answered questions, and stated that he would send out an email with the link to the map and instructions on how to use it.

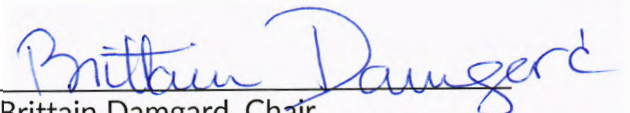
MEETING SCHEDULE

14. The next meeting is scheduled for November 19, 2025.

ADJOURNMENT

A motion was made by Mr. Ives and seconded by Mr. Segraves to adjourn the meeting at 10:44 AM. The motion was carried unanimously, 7-0.

Respectfully Submitted,



Brittain Damgard, Chair

FORM 8B MEMORANDUM OF VOTING CONFLICT FOR COUNTY, MUNICIPAL, AND OTHER LOCAL PUBLIC OFFICERS

LAST NAME—FIRST NAME—MIDDLE NAME Albarran Jacqueline	NAME OF BOARD, COUNCIL, COMMISSION, AUTHORITY, OR COMMITTEE Landmarks Preservation Commission
MAILING ADDRESS 324 Royal Palm Way #227	THE BOARD, COUNCIL, COMMISSION, AUTHORITY OR COMMITTEE ON WHICH I SERVE IS A UNIT OF: ☐ CITY ☐ COUNTY ☒ OTHER LOCAL AGENCY
CITY Palm Beach	NAME OF POLITICAL SUBDIVISION: Town of Palm Beach
DATE ON WHICH VOTE OCCURRED October 22, 2025	MY POSITION IS: ☐ ELECTIVE ☒ APPOINTIVE

WHO MUST FILE FORM 8B

This form is for use by any person serving at the county, city, or other local level of government on an appointed or elected board, council, commission, authority, or committee. It applies to members of advisory and non-advisory bodies who are presented with a voting conflict of interest under Section 112.3143, Florida Statutes.

Your responsibilities under the law when faced with voting on a measure in which you have a conflict of interest will vary greatly depending on whether you hold an elective or appointive position. For this reason, please pay close attention to the instructions on this form before completing and filing the form.

INSTRUCTIONS FOR COMPLIANCE WITH SECTION 112.3143, FLORIDA STATUTES

A person holding elective or appointive county, municipal, or other local public office **MUST ABSTAIN** from voting on a measure which would inure to his or her special private gain or loss. Each elected or appointed local officer also **MUST ABSTAIN** from knowingly voting on a measure which would inure to the special gain or loss of a principal (other than a government agency) by whom he or she is retained (including the parent, subsidiary, or sibling organization of a principal by which he or she is retained); to the special private gain or loss of a relative; or to the special private gain or loss of a business associate. Commissioners of community redevelopment agencies (CRAs) under Sec. 163.356 or 163.357, F.S., and officers of independent special tax districts elected on a one-acre, one-vote basis are not prohibited from voting in that capacity.

For purposes of this law, a "relative" includes only the officer's father, mother, son, daughter, husband, wife, brother, sister, father-in-law, mother-in-law, son-in-law, and daughter-in-law. A "business associate" means any person or entity engaged in or carrying on a business enterprise with the officer as a partner, joint venturer, coowner of property, or corporate shareholder (where the shares of the corporation are not listed on any national or regional stock exchange).

* * * * *

ELECTED OFFICERS:

In addition to abstaining from voting in the situations described above, you must disclose the conflict:

PRIOR TO THE VOTE BEING TAKEN by publicly stating to the assembly the nature of your interest in the measure on which you are abstaining from voting; *and*

WITHIN 15 DAYS AFTER THE VOTE OCCURS by completing and filing this form with the person responsible for recording the minutes of the meeting, who should incorporate the form in the minutes.

* * * * *

APPOINTED OFFICERS:

Although you must abstain from voting in the situations described above, you are not prohibited by Section 112.3143 from otherwise participating in these matters. However, you must disclose the nature of the conflict before making any attempt to influence the decision, whether orally or in writing and whether made by you or at your direction.

IF YOU INTEND TO MAKE ANY ATTEMPT TO INFLUENCE THE DECISION PRIOR TO THE MEETING AT WHICH THE VOTE WILL BE TAKEN:

- You must complete and file this form (before making any attempt to influence the decision) with the person responsible for recording the minutes of the meeting, who will incorporate the form in the minutes. (Continued on page 2)

APPOINTED OFFICERS (continued)

- A copy of the form must be provided immediately to the other members of the agency.
- The form must be read publicly at the next meeting after the form is filed.

IF YOU MAKE NO ATTEMPT TO INFLUENCE THE DECISION EXCEPT BY DISCUSSION AT THE MEETING:

- You must disclose orally the nature of your conflict in the measure before participating.
- You must complete the form and file it within 15 days after the vote occurs with the person responsible for recording the minutes of the meeting, who must incorporate the form in the minutes. A copy of the form must be provided immediately to the other members of the agency, and the form must be read publicly at the next meeting after the form is filed.

DISCLOSURE OF LOCAL OFFICER'S INTEREST

I, Jacqueline Albarran, hereby disclose that on October 22, 20 25:

(a) A measure came or will come before my agency which (check one or more)

- ☒ inured to my special private gain or loss;
- ☐ inured to the special gain or loss of my business associate, _____;
- ☐ inured to the special gain or loss of my relative, _____;
- ☐ inured to the special gain or loss of _____, by whom I am retained; or
- ☐ inured to the special gain or loss of _____, which is the parent subsidiary, or sibling organization or subsidiary of a principal which has retained me.

(b) The measure before my agency and the nature of my conflicting interest in the measure is as follows:

CoA-25-0028

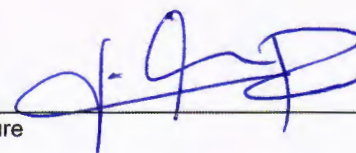
159 Australian Avenue

If disclosure of specific information would violate confidentiality or privilege pursuant to law or rules governing attorneys, a public officer, who is also an attorney, may comply with the disclosure requirements of this section by disclosing the nature of the interest in such a way as to provide the public with notice of the conflict.

Date Filed

10/22/25

Signature



NOTICE: UNDER PROVISIONS OF FLORIDA STATUTES §112.317, A FAILURE TO MAKE ANY REQUIRED DISCLOSURE CONSTITUTES GROUNDS FOR AND MAY BE PUNISHED BY ONE OR MORE OF THE FOLLOWING: IMPEACHMENT, REMOVAL OR SUSPENSION FROM OFFICE OR EMPLOYMENT, DEMOTION, REDUCTION IN SALARY, REPRIMAND, OR A CIVIL PENALTY NOT TO EXCEED \$10,000.

From: [Kirk Blouin](#)
To: [Doug Evans](#); [O'Connor, Joanne M.](#)
Cc: [Carolyn Stone](#); [Wayne Bergman](#); [Kelly Churney](#)
Subject: RE: Palm Beach Chamber/Mar a Lago
Date: Monday, May 18, 2026 11:52:55 AM
Attachments: [image001.png](#)

Good morning, Doug,

We understand your concerns and request. Due to contractual agreements between Mar-a-Lago and the Town, this will need to be reviewed and brought to the Mayor and Town Council for consideration. The next Town Council meeting is on June 9th.

Best,
Kirk

From: Doug Evans <doug@palmbeachchamber.com>
Sent: Monday, May 18, 2026 11:34 AM
To: Kirk Blouin <KBlouin@TownofPalmBeach.com>
Cc: Doug Evans <doug@palmbeachchamber.com>;
rhjandassoc@gmail.com
Subject: Palm Beach Chamber/Mar a Lago

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

Dear Kirk,

Good Morning. I trust you had a great weekend.

I'm touching base with you as the Chamber of Commerce monthly Breakfast starting in the fall of 2026, will not be able to be held at The Breakers due to construction of their new garage. As such, we have been looking for alternative venues in Palm Beach to accommodate our members and the only space large enough is the ballroom at Mar a Lago. Our monthly Breakfast is not only a benefit for membership at the Chamber, but also critical revenue for us to continue our programs and services. Without the Breakfast, the Chamber will suffer financially and force us to change dramatically.

It is our understanding that events that exceed 250 people at Mar a Lago must use the shuttle system to bring attendees to Mar a Lago. Our typical breakfast averages 450 people which starts at 7am and ends promptly at 9am. Given the nature of our event and the early hour, the shuttle system will

not work for us logistically or financially.

As you know from attending previous Chamber breakfasts, the Breakers has efficiently handled our members with their valet service for years minimizing traffic disruptions in Town and Mar a Lago is prepared to do the same. All our dates that we have held for the fall of 2026 and spring of 2027 are mid-week and will not take place while the President is in Town further lessening the impact on traffic. We anticipate that we will be at Mar a Lago for two years until we can return to the Breakers.

Kirk, we are formally requesting that Mar a Lago be allowed an exemption on parking to accommodate our Breakfasts starting in October of 2026 continuing until such time we are allowed to return to the Breakers. We will have eight (8) monthly Breakfasts from October 2026 to May of 2027 and then resume again in the fall of 2027 through the spring of 2028. Please advise as to next steps for this potential change.

Thank you for all you do for our Town!

Best,

Doug

Douglas C. Evans

President and Chief Executive Officer

Palm Beach Chamber of Commerce | 561-655-3282 | 400 Royal Palm Way, Suite 106 | Palm Beach
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TOWN OF PALM BEACH

Information for Town Council Meeting on: June 9, 2026

To: Town Council

Via: Kirk W. Blouin, Town Manager

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

Re: Traffic Signals along Cocoanut Row at Pendleton Avenue and Seabreeze Avenue

Date: 5/27/2026

STAFF RECOMMENDATION

Town staff seeks direction from the Town Council to conduct a traffic signal warrant analysis or proceed with replacements of the signals along Cocoanut Row at Pendleton and Seabreeze.

GENERAL INFORMATION

The Town currently maintains traffic signals along Cocoanut Row at the intersection with Pendleton Avenue and Lane, as well as intersection with Seabreeze Avenue. The other traffic signals along Cocoanut Row exist at Clarke Avenue, between these two previously mentioned signals, and at Royal Palm Way and Royal Poinciana Way. The Town has proposed to replace these two signals with a pole and mast arm that runs northeast to southwest across the intersection, to match with the Cocoanut Row and Clarke Ave signal, but was waiting for the undergrounding project to complete the work in the area. Upon a cursory review, the Town's consultant suggested that the signals may not be necessary. The Town could choose to complete a warrant analysis to determine if the signals are beneficial, or the Town could choose not to replace the signals.

The estimated opinion of cost for replacing each signal is approximately \$500,000, while the cost to remove the signal is approximately \$70,000. The cost to do a traffic signal warrant analysis is approximately \$10,000.

Staff is seeking direction from Town Council to either conduct a traffic signal warrant analysis first and determine if the signals are still needed, or to proceed with design and replacement of the signals without doing the warrant analysis.

FUNDING/FISCAL IMPACT

Funding will be from the capital fund.

Attachments

cc: Jason Debrincat, P.E., Assistant Director
Patricia Strayer, P.E., Town Engineer
Julie Parham

STRATEGIC PLAN

Strategic Priorities:

Mobility and Transportation

Strategic Focus Areas:

On-island Mobility

FUNDING

Capital

TOWN OF PALM BEACH

Information for Town Council Meeting on: June 9, 2026

To: Town Council

Via: Kirk W. Blouin, Town Manager

From: Carolyn Stone, Deputy Town Manager, Business Enterprise and Culture

Re: Preservation Foundation Dinner Dance

Date: 5/18/2026

STAFF RECOMMENDATION

Staff recommends approval of an exception to the Town's Special Event requirements to allow additional setup and breakdown time associated with the Preservation Foundation of Palm Beach Annual Dinner Dance to be held at Phipps Ocean Park on Friday, February 26, 2027.

GENERAL INFORMATION

The Preservation Foundation of Palm Beach has requested use of Phipps Ocean Park for its annual Dinner Dance on Friday, February 26, 2027. The Foundation's request is consistent with the Capital Grant and Operating Agreement for Phipps Ocean Park, which acknowledges the Foundation's ongoing fundraising activities and specifically contemplates annual fundraising events at the Park, including the Foundation's February Dinner Dance. The agreement further reserves the month of February for the Foundation's annual fundraising event and limits competing events during that period.

The Foundation follows the Town's established Special Event application and permitting process. This item is before the Town Council because the proposed event setup requires additional time beyond what is permitted under the Town's standard special event requirements. Specifically, the Foundation is requesting authorization for an extended setup and breakdown period associated with the installation and removal of the event tent and related infrastructure.

As outlined in its request letter, the Foundation intends to utilize a tent configuration similar to prior years and has committed to covering the cost of any necessary repairs resulting from event activities or breakdown. The Foundation also intends to coordinate parking and operational logistics with Town staff.

STRATEGIC PLAN

Strategic Priorities:

Community Culture and Character

Strategic Focus Areas:
Cooperative Relationships

FUNDING

No Fiscal Impact



Executive Committee

Mrs. Elizabeth Shiverick, *Chairman*
Mr. Daniel E. Ponton, *Vice-Chairman*
Mr. Thomas C. Quick, *Secretary*
Mr. Erik T. Waldin, *Treasurer*
Mr. William J. Gilbane III
Mr. Jeffrey A. Marcus
Mrs. Pauline B. Pitt, *Chairman Emeritus*
Mr. Charles M. Royce
Mrs. Electra Toub
Mrs. Lynne M. Wheat
Mrs. Margaret Zeidman

President & CEO

Danielle Del Sol

Board of Trustees

Mrs. Mahvash Azmudeh
Mrs. Walter F. Ballinger
Mrs. Alan D. Bleznak
Mr. Martin Brand
Mr. Edward A. Cooney
Mrs. Brittain Damgard
Mr. Philippe Dauman
Dr. Jane S. Day
Mr. Thompson Dean
Mrs. John J. Dowdle
Mrs. E. Lwyd Ecclestone
Mrs. Jennifer Fischer
Ms. Kristen Kelly Fisher
Mrs. Cherie Flores
Mrs. Anne Flowers
Mr. John R. Grace
Mrs. Martin D. Gruss
Mrs. Kate Gubelmann
Mrs. Jessica Guff
Mrs. Laetitia Han
Dr. Peter N. Heydon
Mrs. Callie Baker Holt
Mrs. Suzanne Johnson
Mrs. Darlene Jordan
Mr. Kenn Karakul
Mrs. Laura Landro
Mrs. Howard H. Leach
Mr. Samuel Lehrman
Mrs. Joseph W. Luter III
Mrs. Hildegard Mahoney
Mrs. Liza Mauck
Mrs. Talbott B. Maxey
Mrs. Leigh A. McMakin
Mrs. Audrey McNiff
Mrs. Susan Meyer
Mrs. Donald K. Miller
The Honorable Danielle Hickox Moore
Mrs. Dudley L. Moore, Jr.
Mrs. William G. Pannill
Mr. Gary Patsley
Mr. John Paulson
Mrs. Amy Phelan
Mrs. Sallie B. Phillips
Mrs. Hilary Ross
Mrs. Jeannie Rutherford
Mr. Jorge A. Sanchez
Mrs. Helen Schwab
Mrs. Julie Simmons
Mr. Jeffery W. Smith
The Honorable Lesly S. Smith
Mr. Thomas S. Smith, Jr.
Mr. Mish Tworkowski
Mrs. Kathryn C. Vecellio

April 30, 2026

Town Council
Town of Palm Beach
Post Office Box 2029
Palm Beach, Florida 33480

Dear President Cooney, Mayor Moore, and Town Council Members:

On behalf of our Chairman and the Executive Committee of the Preservation Foundation of Palm Beach, I wish to express our sincere gratitude for the Town's past approvals of our requests to hold our Annual Dinner Dance at Bradley Park. Your continued support of this cherished tradition has meant a great deal to our organization and to the broader Palm Beach community.

I am writing now with great excitement to request the Town's approval to hold the Dinner Dance on Friday, February 26, 2027, in the newly reopened Phipps Ocean Park. This moment represents a remarkable milestone for all involved. We hope to celebrate the newly restored public treasure, as we are deeply honored by the opportunity to be among the first to bring the community together within its grounds.

The Foundation deeply values the partnership between our organization and the Town of Palm Beach, and we expect to work closely with Town Staff to develop a detailed plan that ensures the successful execution of this event. In alignment with years past, we will be requesting use of the same tent structure and anticipate beginning set-up on Thursday, February 18, 2027. We will accommodate all requests for approval and remain committed to a collaborative and transparent process throughout.

The Foundation will exercise the utmost due diligence in preserving the integrity of Phipps Ocean Park and will maintain close and ongoing communication with Town Staff to address any concerns as they arise. In the event that any repairs or damages are incurred, the Foundation will make prompt arrangements with the Town for full reimbursement of all associated expenses.

Thank you in advance for your thoughtful consideration of this request. We are grateful for the Town's ongoing partnership and look forward to another memorable evening that honors the architectural and cultural heritage of Palm Beach.

Sincerely,

Danielle Del Sol
President & CEO

TOWN OF PALM BEACH

Information for Town Council Meeting on: June 9, 2026

To: Town Council

Via: Robert Miracle, CPA Deputy Town Manager, Finance and Administration
Kirk W. Blouin, Town Manager

From: Dean Mealy, II NIGP-CPP, CPPO, FCCM Town Procurement and Contract
Division Director

Re: A Resolution of the Town Council of the Town Of Palm Beach, Palm Beach
County, Florida, approving the award of RFQ No. 2026-020, Progressive Design-
Build Services for Town of Palm Beach Mid-Town Seawall Replacement Project
to Murray Logan Construction, LLC and authorize the Town to begin
negotiations
70-2026

Date: 6/2/2026

STAFF RECOMMENDATION

Staff recommends the Town Council approve Resolution No. 070-2026, approving the award of RFQ No. 2026-020, Progressive Design-Build Services for the Town of Palm Beach Mid-Town Seawall Replacement Project to Murray Logan Construction, LLC, and authorize the Town to begin negotiations.

SUMMARY EXPLANATION/BACKGROUND

The Town of Palm Beach ("Town") invited qualified Firms to submit statements of qualifications to provide Design-Build ("DB") services at a Guaranteed Maximum Price ("GMP") for the Mid-Town Seawall Replacement ("Project"). The selected firm will be responsible for the design and construction of the scope items listed below, as well as any additional work necessary to complete the Project. The existing Mid-Town Seawall is nearing the end of its useful life. Much of the wall was constructed in the early 1900s and has undergone multiple repairs and reconfigurations. The Town desires to construct a new seawall, east (seaward) of the existing seawall, approximately 2,700 linear feet along South Ocean Blvd, between Gulfstream Rd. and Royal Palm Way. The project site encompasses the Town of Palm Beach right-of-way, Town of Palm Beach-owned property, as well as work seaward of the coastal construction control line.

Price is not an initial factor for a Request for Qualifications (RFQ). Under State Statute 287, a RFQ is issued to determine qualifications. After the award is made to the most

qualified firm, then negotiations are initiated for pricing. We anticipate several revisions to the GMP as design progresses for this project.

The Town received twelve proposals for this project. The selection committee consisted of the following members:

Voting

Jason Debrincat, P.E.

Jake Hurley, P.E.

Casey Long, P.E. (KHA)

Bob Miracle, CPA (financials)

Non-Voting

Paul Brazil, P.E.

Patricia Strayer, P.E.

Paul Colby

Dennis Polski, P.E.

Duke Basha and Ryan Canterbury as facilitators

The selection committee ranked the twelve firms and invited the top six ranked firms to come in and present to the selection committee responses to specific questions that were compiled after the initial rankings. Only five firms accepted the invitation to present. After all oral presentations were completed, the selection committee ranked Murray Logan Construction, LLC as the top ranked proposer.

FUNDING/FISCAL IMPACT

Funding for this project will be from the Coastal Capital Program.

TOWN ATTORNEY REVIEW

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

STRATEGIC PLAN

Strategic Priorities:

Safe and Resilient Community, Community Culture and Character, Environmental Stewardship

Strategic Focus Areas:

Community Preservation

Management of Environmental Threats

FUNDING

Coastal

RESOLUTION NO. 70-2026

A RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF PALM BEACH, PALM BEACH COUNTY, FLORIDA, APPROVING THE AWARD OF RFQ NO. 2026-020, PROGRESSIVE DESIGN-BUILD SERVICES FOR TOWN OF PALM BEACH MID-TOWN SEAWALL REPLACEMENT PROJECT TO MURRAY LOGAN CONSTRUCTION, LLC AND AUTHORIZE THE TOWN TO BEGIN NEGOTIATIONS

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

Section 1: The Town Council of the Town of Palm Beach hereby approves Resolution No. 070-2026, approving the award of RFQ No. 2026-020, Progressive Design-Build Services for Town of Palm Beach Mid-Town Seawall Replacement Project to Murray Logan Construction, LLC and authorize the Town to begin negotiations

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

PASSED AND ADOPTED in a regular, adjourned session of the Town Council of the Town of Palm Beach assembled on 9th of June 2026

Danielle H. Moore, Mayor

Edward A. Cooney, Town Council President

Lewis S.W. Crampton, Council President
Pro Tem

Julie Araskog, Town Council Member

ATTEST:

Nicki McDonald, Town Council Member

Kelly Churney, CMC, Town Clerk

Bridget Moran, Town Council Member

INTERVIEW Q&A

MID-TOWN SEAWALL REPLACEMENT

MAY 28, 2026





Mid-Town Seawall Replacement RFQ No. 2026-20

Agenda

1. Our Team
2. Relevant Local Experience
3. Progressive Design-Build Collaboration
4. Risk Management, Permitting, Schedule, & Contingencies
5. Community Impacts, Public Concerns, and Stakeholder Communication
6. Project Plan
7. Why The Murray Logan Construction Team

The background of the entire image is an aerial photograph of ocean waves. The water is a deep, dark blue, and the white foam of the waves creates a complex, organic pattern across the surface. In the center of the image, there is a horizontal rectangular box with a white border. Inside this box is a lighter, semi-transparent rectangular area where the text is located.

Our Team

Our Team

Organizational Chart



Mid-Town Seawall Replacement



CONSTRUCTION MANAGER

DESIGN TEAM

CIVIL

Mock-Roos

SURVEY

Dennis J. Leavy
& Associates

SEAWALL

Isiminger
& Stubbs
Engineering

SOILS

Ardaman &
Associates

ARCHITECT

Bridges Marsh
& Associates

CONSTRUCTION TEAM

Murray Logan Construction

SUBS/VENDORS

Ardaman and Associates, Inc.

Dennis J. Leavy & Associates

Blue Iron Foundations and
Shoring

MOCK • ROOS
CONSULTING ENGINEERS



Ardaman
& Associates, Inc.

ISIMINGER & STUBBS ENGINEERING, INC.
COASTAL • ENVIRONMENTAL • MARINE



BLUE IRON
FOUNDATIONS & SHORING, LLC

Our Team

Seasoned Leaders



David Logan
Murray Logan Construction
50 Years Experience



Kurt Kapsos
Murray Logan Construction
39 Years Experience



Marc Kleisley
Burkhardt Construction
32 Years Experience



Tony Sabatino
Burkhardt Construction
43 Years Experience



Mark Powell, PE
Isiminger & Stubbs
20 Years Experience



Chris Tornello, PE
Ardaman & Associates, Inc.
6 Years Experience



Garry Gruber, PE
Mock-Roos Consulting
16 Years Experience



Mark Marsh, AIA
Bridges, Marsh & Associates
40+ Years Experience



Dave Bower
Dennis J. Leavy
41 Years Experience



Michael Carter
Blue Iron
25 Years Experience

Our Synergetic Team Brings Unrivalled Experience...

Successful delivery of large-scale seawall systems in coastal environments

Long-standing collaboration between design team and builder

Strong construction management and coordination in active municipal settings

Extensive experience within the Town of Palm Beach and similar municipalities

Demonstrated ability to minimize disruption while maintaining public access and safety

Engineering-driven solutions that ensure long-term durability and performance

Our Team

Teamed For Success!

Together We Bring



300+
Years

Combined Experience as
**Palm Beach County Designers,
Engineers & Contractors**

200+
Projects

Completed **within the
Town of Palm Beach**

Depth of Resources

Ability to Self-Perform

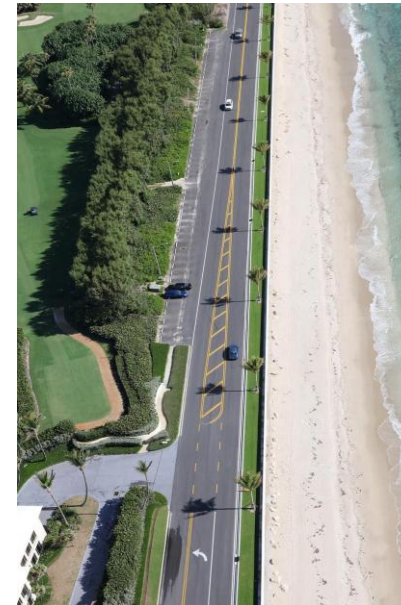
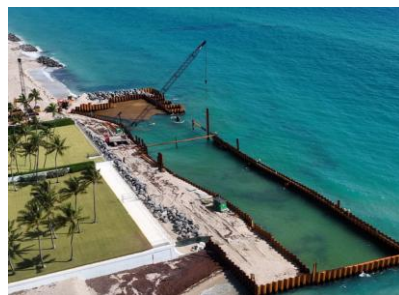
- **Capacity** to construct **over 90%** of the work in-house
- Benefits to the Town of Palm Beach
 - ✓ **Quality** Control
 - ✓ **Time** Savings
 - ✓ **Budget** Control
 - ✓ **Safety** Assurance

Our self-perform work will include but not be limited to:

- Seawall Demolition
- Walkover Demolition
- Earthwork
- Seawall Construction
- Walkover Installation
- Utility Penetration
- Jetty/Seawall Connection
- Site Work



Relevant Local Experience

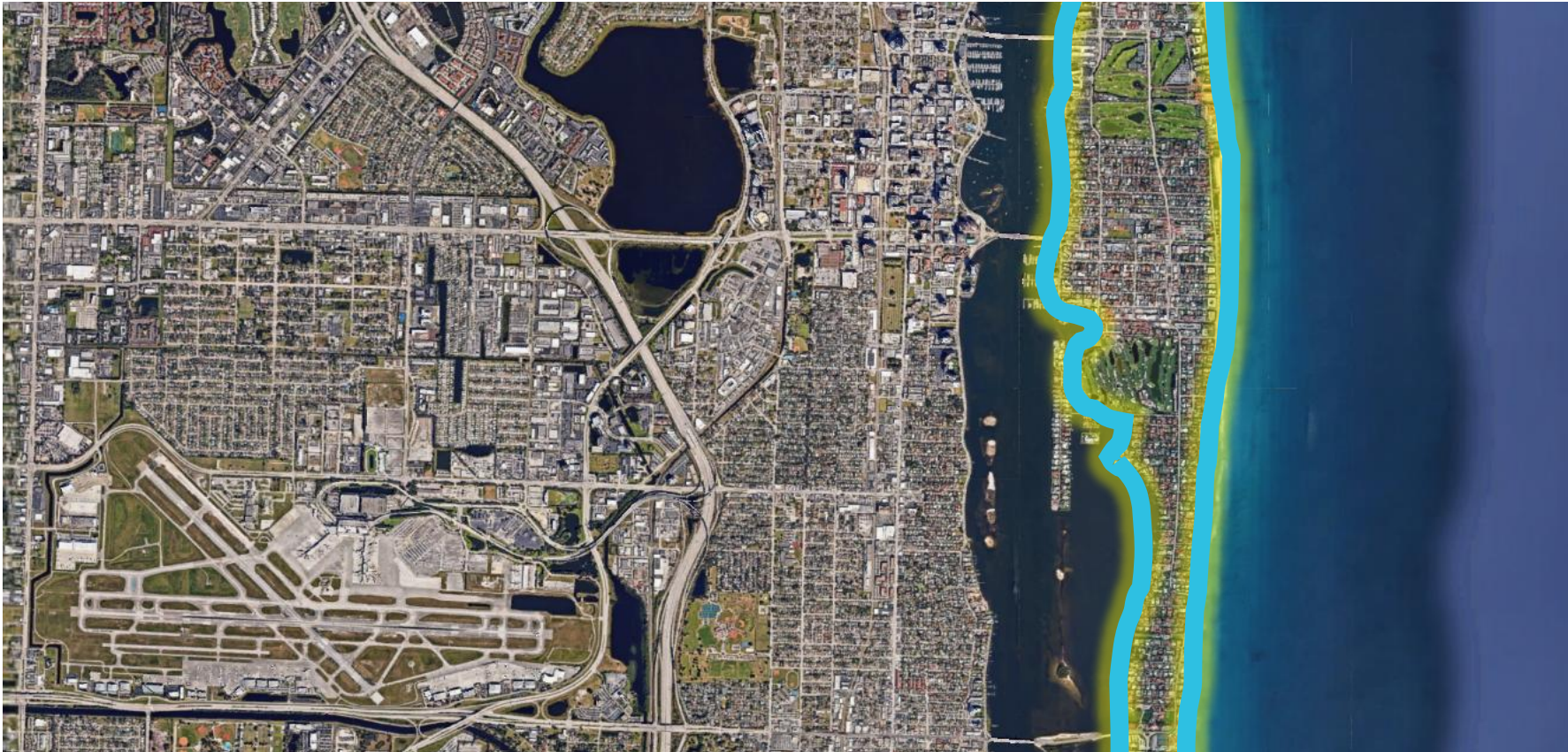


Intimate Understanding of Town Operations and Expectations

Our Team has worked successfully alongside the Town of Palm Beach for over 50 years

Relevant Local Experience

Unmatched Knowledge of Local Conditions



200+

Substantial
Projects

900+

Total Projects

MLC Team
completed
projects **Palm
Beach & Nearby
Communities**

Relevant Local Experience

We've Successfully Completed Multiple Projects on **This Exact Site**



Murray Logan Construction,
Burkhardt Construction, Bridges
Marsh & Associates and Isiminger
& Stubbs Engineering **have ALL
worked on YOUR project site**



Relevant Experience

Town of Palm Beach –
North Ocean Seawall

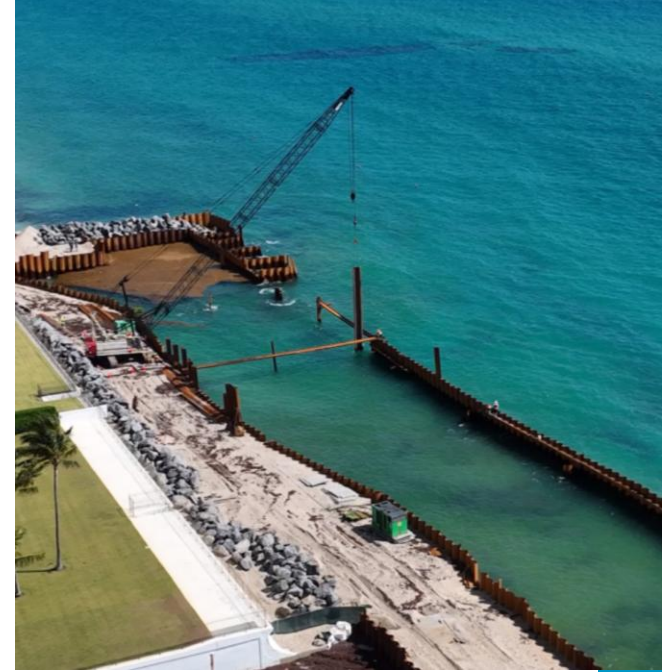
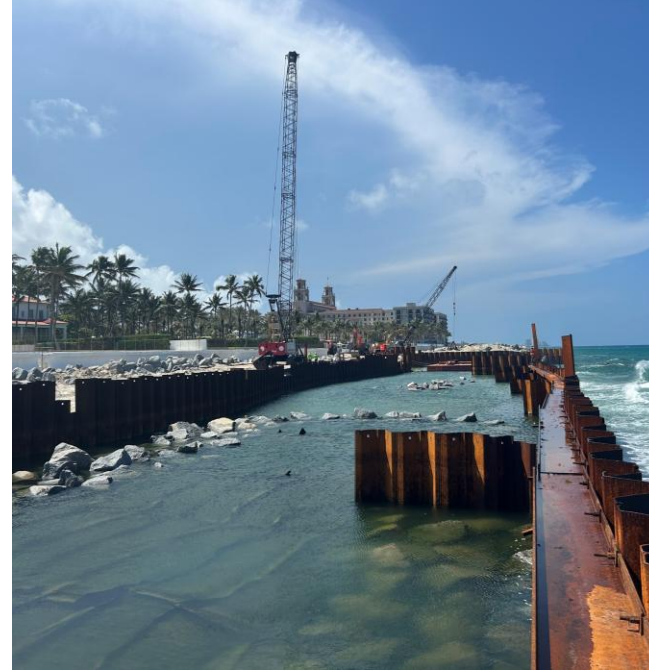
- Permitting
- Seawall Construction & Value Engineering
- Removal and Reinstallation of 1,680' Shoreline Boulders
- Demolition of 1,680' Existing Steel Sheet Pile Seawall
- Installation of 1,740' of Steel Sheet Pile Seawall
- Installation of Seawall Anchor System
- Adjacent Public Beach
- Utilities
- Direct Owner Purchase Savings



Relevant Experience

Town of Palm Beach –
Town Marina

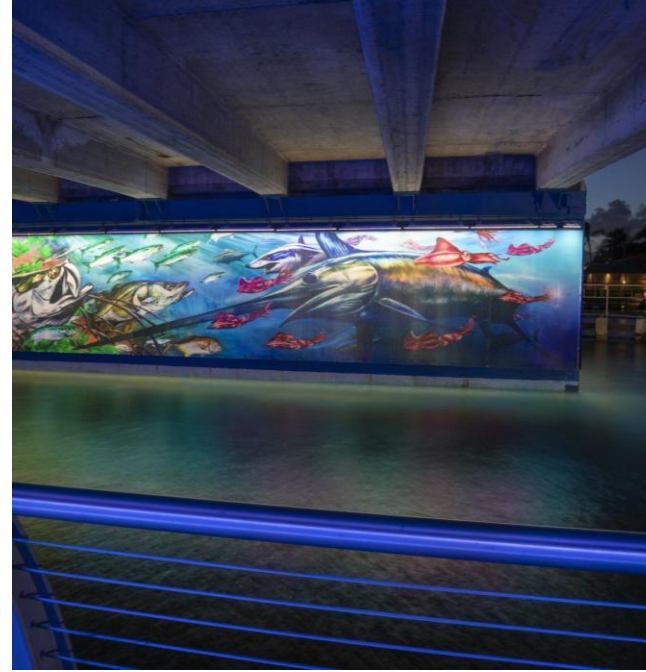
- Permitting
- Seawall Construction & Value Engineering
- Direct Owner Purchase Savings
- Dredging Operations
- Seawall Steel Sheet Piling
- Seawall Anchoring and Concrete Cap Systems
- Adjacent Private Residences & Public Roadways
- Roadway Reconstruction / Streetscape
- Linear Park & Bathroom Construction



Relevant Experience

Mid-Town Breakwater

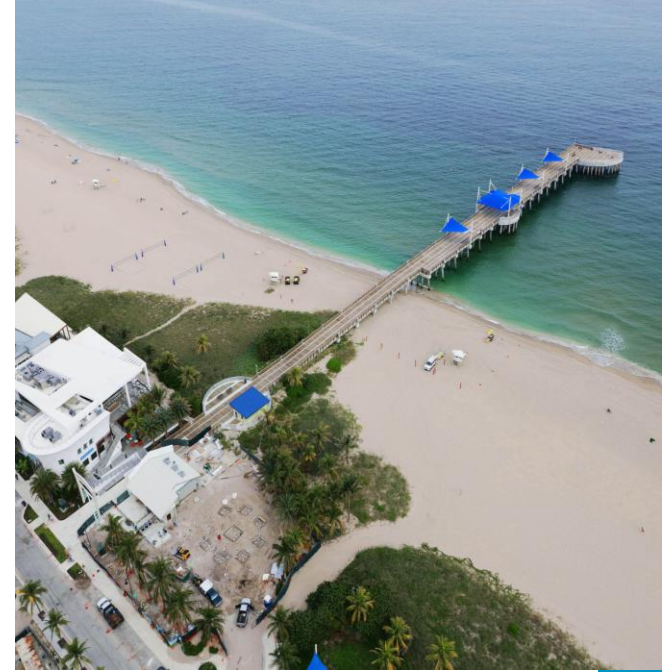
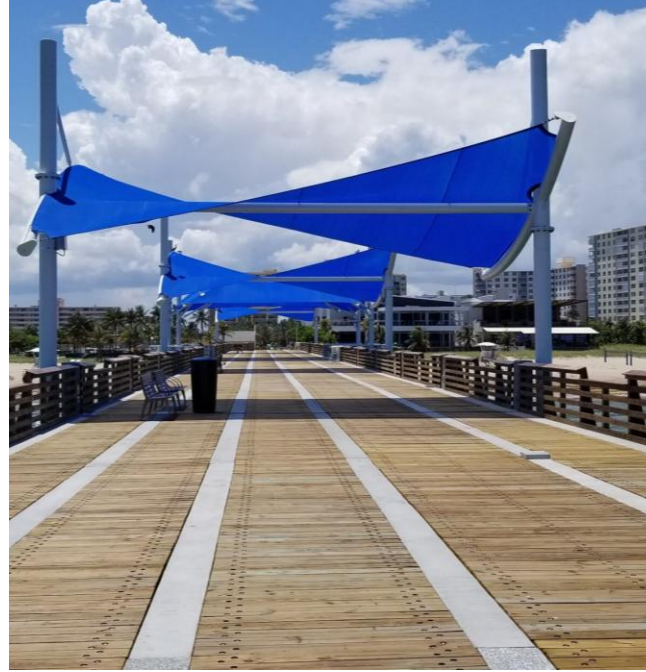
- Permitting
- Ocean Shoreline Project
- 2,400 LF Sheet Pile Cofferdam
- 12,000 Tons of Granite Boulders on Stone Mattress
- Logistics Constraints
- Adjacent Private Residences & Hotel
- Adjacent Public Beach
- Community Outreach & Project Execution
- Environmental Monitoring



Relevant Experience

Atlantic Boulevard Bridge
Pompano Beach

- Design-Build
- Permitting
- Seawall Construction & Value Engineering
- Seawall Repair & Pedestrian Walkway
- Decorative Design on Deep Foundations
- Maintenance of Vehicular & Pedestrian Traffic
- Roadway Reconstruction / Streetscape
- Irrigation and Landscaping
- Coordination of multiple utilities
- Linear Park & Tender House Remodel



Relevant Experience

Pompano Pier

Pompano Beach

- Permitting
- Existing Pier Demo
- New Pier Piling / Caps / Beams / Deck
- Roadway Reconstruction
- Coordination of multiple utilities
- Shade Structures
- Protection of existing hard bottom
- Reef enhancement
- Environmental Monitoring

Relevant Local Experience

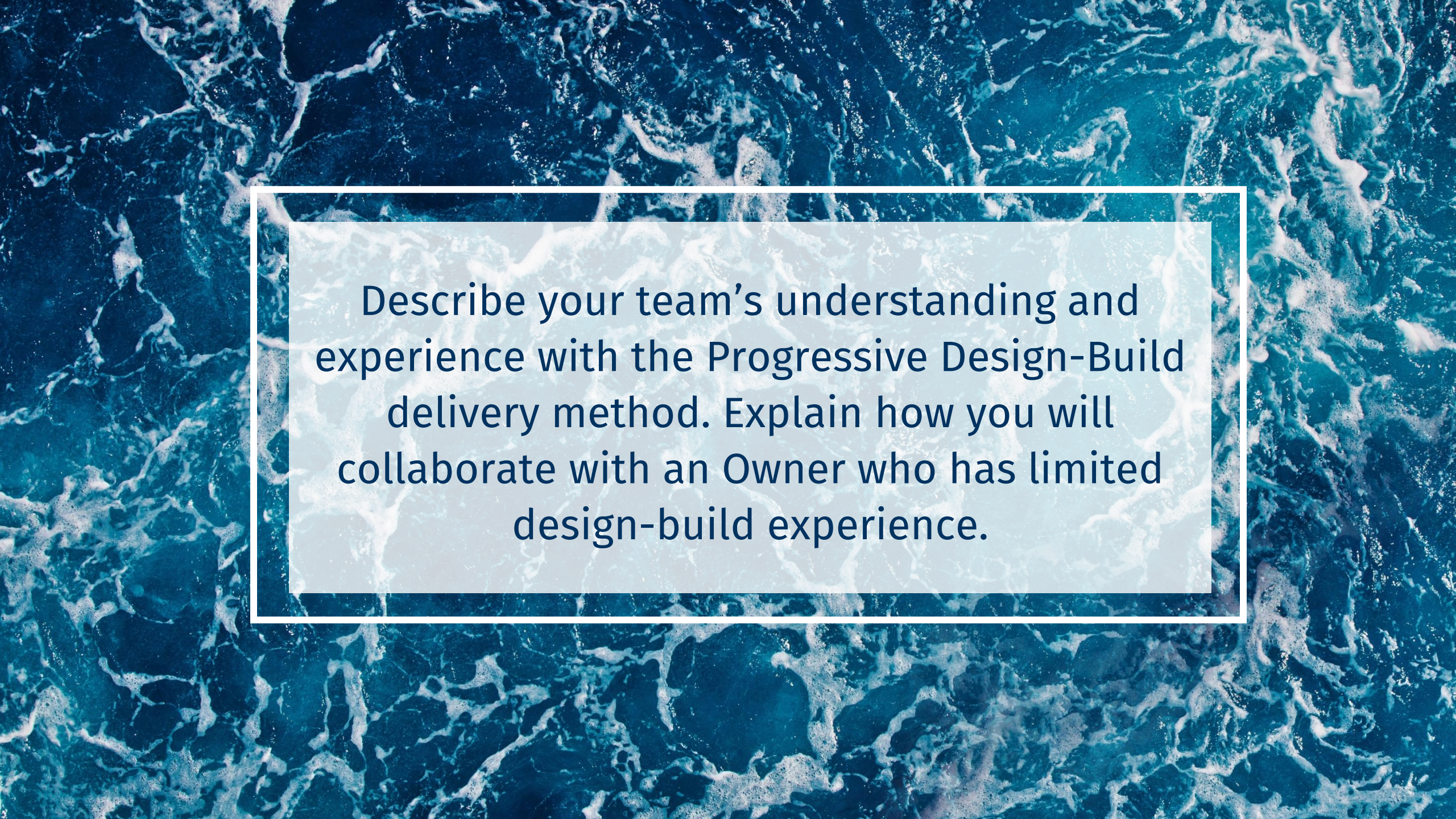
What does this **EXPERTISE** Mean to You?

- Proven **Value Engineering Solutions**
- Proven **Permitting Success**
- Proven **Means & Methods**
- Proven **Strategies** for Logistics and Execution
- Proven **Solutions** to Mitigate Disruptions
- Proven **Subcontractors & Suppliers**
- Proven **Results**



The background of the image is an aerial photograph of the ocean, showing a dense pattern of white, frothy waves crashing against a deep blue sea. The texture is highly detailed and dynamic. In the center, there is a semi-transparent rectangular box with a thin white border. Inside this box, the text "Progressive Design-Build Collaboration" is written in a bold, dark blue, sans-serif font. The text is arranged in two lines, with "Progressive" on the top line and "Design-Build Collaboration" on the bottom line.

Progressive Design-Build Collaboration

The background of the slide is an aerial photograph of a rugged coastline. Dark, jagged rock formations are scattered across the frame, with white, frothy waves crashing against them, creating a high-contrast, textured scene. The overall color palette is dominated by deep blues and greys of the rocks, punctuated by the bright whites of the sea foam.

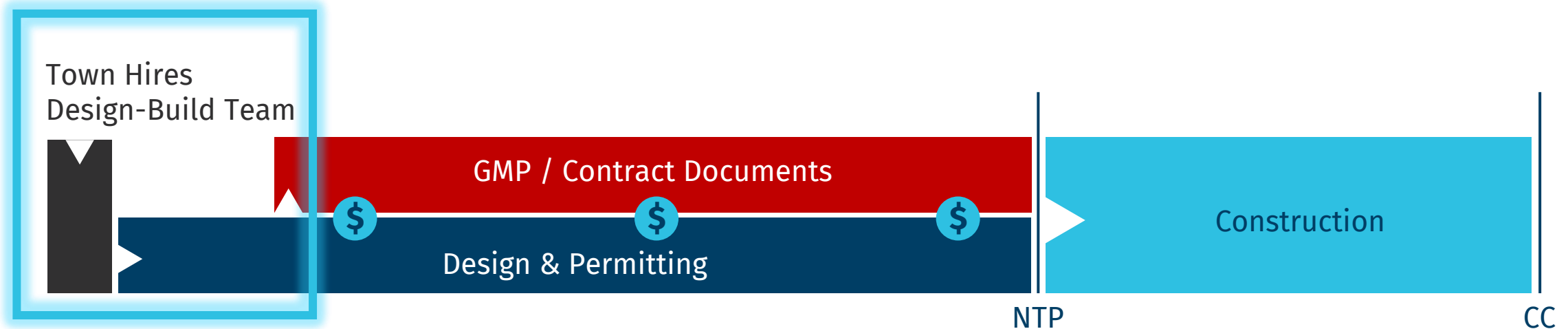
Describe your team's understanding and experience with the Progressive Design-Build delivery method. Explain how you will collaborate with an Owner who has limited design-build experience.

Progressive Design-Build Collaboration

A Familiar Collaborative Process with Faster Delivery

This approach combines the strengths of CMAR and Design Assist with the speed and accountability of a single integrated team.

- ✓ Design Team, Construction Manager, General Contractor and the Town collaborating from the beginning



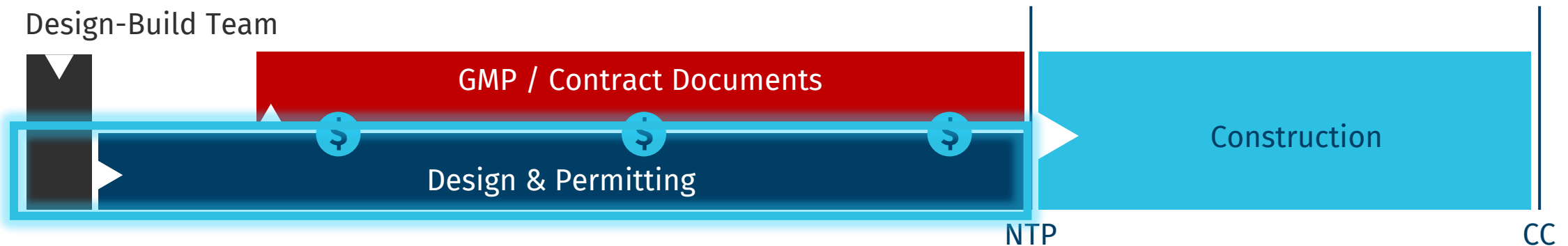
Progressive Design-Build Collaboration

A Familiar Collaborative Process with Faster Delivery

Early contractor involvement & continuous coordination helps identify and resolve issues before construction begins

- ✓ Design development
- ✓ Scheduling
- ✓ Constructability review
- ✓ Permitting
- ✓ Cost estimating

Town Hires
Design-Build Team



Progressive Design-Build Collaboration

A Familiar Collaborative Process with Faster Delivery

- ✓ **Open-book GMP** development with real-time pricing **updates throughout design**
- ✓ **Accelerated design and permitting** activities support **earlier procurement and mobilization**
- ✓ Direct Owner Purchase Program **for cost savings to the Town**

Town Hires
Design-Build Team



Benefits to the Town of Palm Beach

The Progressive Design-Build process allows the Town to remain actively involved while accelerating project delivery, reducing risk and maintaining budget transparency.

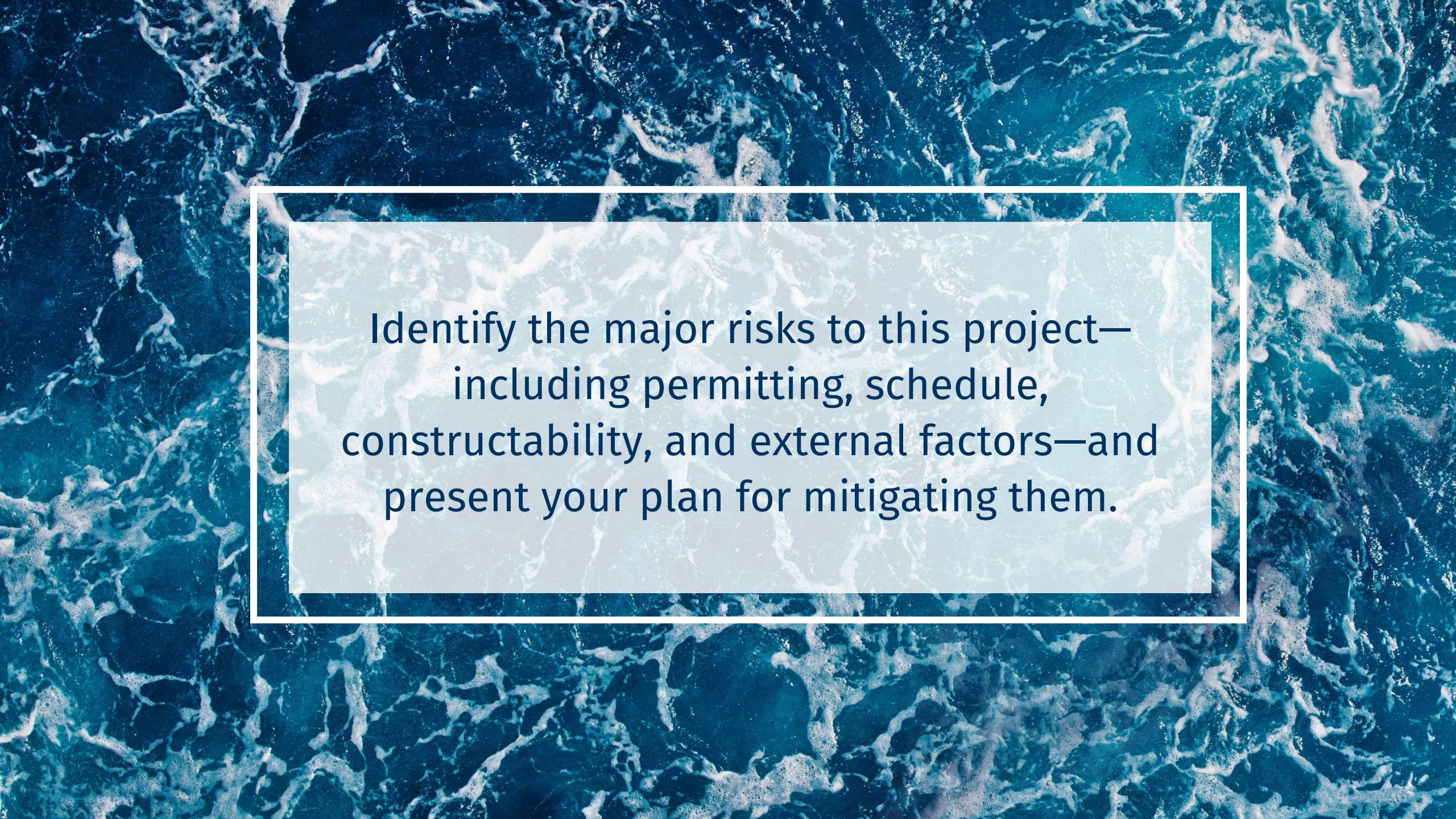
- ✓ **Reduces redesign, change orders, and schedule impacts** through early coordination
- ✓ Allows **decisions to be made collaboratively** before issues impact construction
- ✓ **Continuous Town input**, transparent budgeting and real-time cost validation during GMP development
- ✓ **Early identification** of permitting, constructability, and material procurement risks
- ✓ **Single point of accountability** for communication, coordination, and execution

How we will collaborate with an Owner who has limited design-build experience

- ✓ Our team is **local and well positioned** to deliver your Mid-Town Seawall
- ✓ Proven **Track Record working in and for the Town of Palm Beach**
- ✓ Unmatched **Local Expertise**
- ✓ **Commitment** to quality, responsiveness, and **long-term performance**
- ✓ **Deep marine and seawall expertise**
- ✓ **Hit the Ground** Running

The background of the slide is an aerial photograph of a body of water, likely a river or a coastal area, showing intense turbulence. The water is a deep blue color, and the surface is covered with a complex pattern of white foam and swirling eddies, suggesting strong currents or rapids. The overall texture is highly detailed and dynamic.

Risk Management, Permitting, Schedule, & Contingencies

An aerial photograph of a rugged coastline. Dark, jagged rocks are scattered across the frame, with white, frothy waves crashing against them. The water is a deep blue, and the foam is bright white, creating a high-contrast scene. The overall texture is very busy and dynamic.

Identify the major risks to this project—
including permitting, schedule,
constructability, and external factors—and
present your plan for mitigating them.

Risk Management

Risks have already been identified based on the current information and mitigation strategies are built directly into our project approach.

- ✓ Preliminary project-specific risk register already developed
- ✓ **Major identified risks include:**
 - Permitting delays
 - Sea turtle restrictions
 - Utility conflicts
 - Weather impacts
 - Access constraints
 - Schedule compression
- ✓ Risks assigned to specific team members for accountability
- ✓ Continuous monitoring and updates throughout the project lifecycle
- ✓ **Focus on minimizing impacts to:**
 - First Responders
 - Schedule
 - Budget
 - Residents & Visitors
 - Adjacent properties

Risk Management

Risk Description	Category	Probability	Impact	Overall Risk	Primary Owner	Mitigation / Control Measures
Unknown subsurface conditions (rock layers, soft soils, voids, debris, buried obstructions)	Geotechnical	M	H	Significant	DB Team	Early soil borings/CPTs; geotechnical baseline; DSC clause; contingency
Regulatory permit delays (FDEP, USACE, local shoreline approvals, Palm Beach Building Permit, Approvals)	Regulatory	H	H	Critical	Owner / DB Team	Early agency coordination; permit matrix; phased permitting strategy
Sea turtle nesting activity, lighting restrictions, or seasonal work limits affecting shoreline or near-shore construction	Environmental	M	H	Significant	DB Team	Sea turtle protection plan; nesting surveys; turtle-friendly lighting; seasonal construction planning; FWC coordination
Hurricane or tropical storm impacts during construction	Force Majeure	M	H	Critical	Shared	Hurricane preparedness plan; seasonal scheduling; recovery protocols

Risk Management, Permitting, Schedule, & Contingencies

Environmental Constraints & Schedule Strategy

Construction sequencing and permitting are aligned to minimize environmental impacts and maintain schedule certainty.

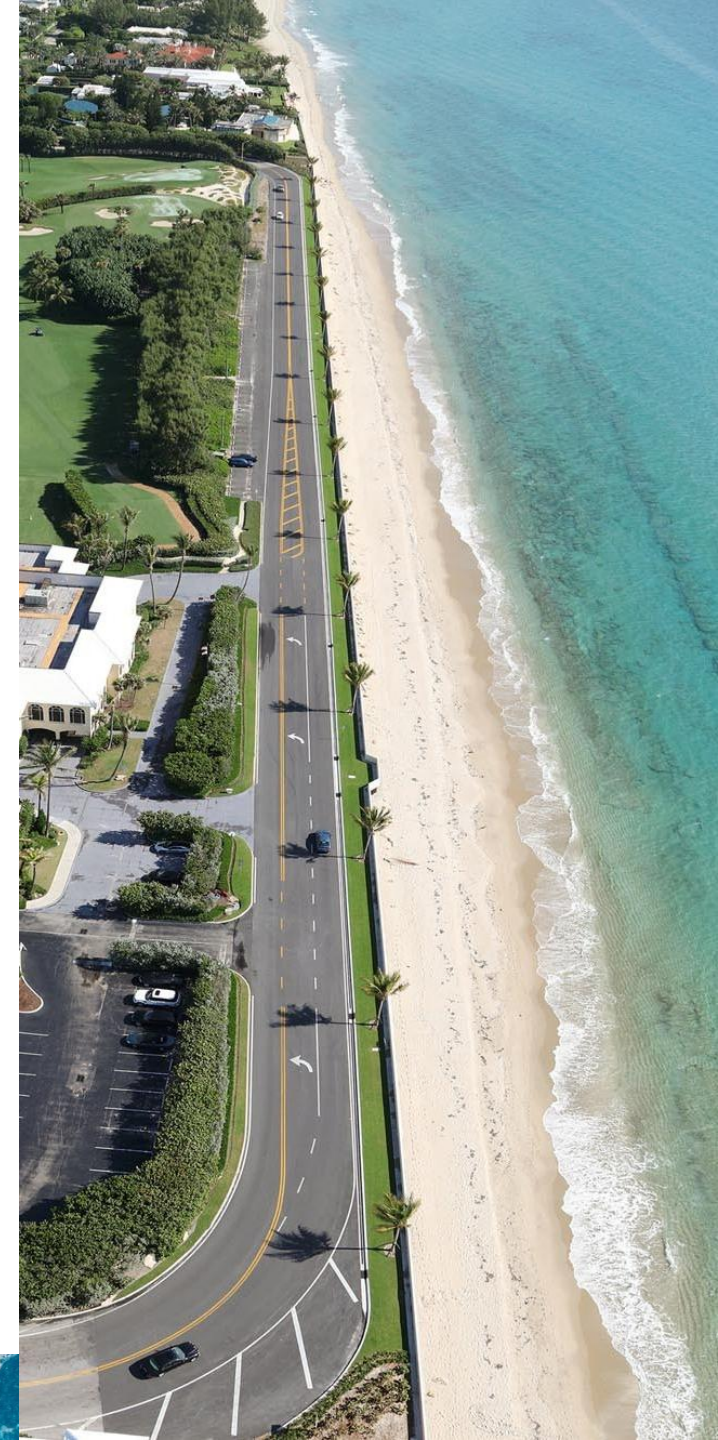
- ✓ Targeting shoreline construction **start in November 2026**
- ✓ Goal of **completing** critical beachside **work prior to sea turtle nesting season in 2028**
- ✓ **Seasonal work windows** integrated into project schedule
- ✓ Environmental **coordination** initiated during **early design phase**
- ✓ **Hurricane preparedness** and recovery protocols incorporated into planning
- ✓ **Flexible sequencing strategy** to maintain productivity during coastal conditions
- ✓ Non-Vibratory Sheet Pile Press in Method **to Minimize Noise/Construction Vibrations**

Risk Management, Permitting, Schedule, & Contingencies

Permitting Integrated into the Project Schedule

Our permitting strategy begins immediately and progresses concurrently with design development.

- ✓ Early engagement with:
 - Town staff
 - FDEP
 - Regulatory agencies
- ✓ Concurrent permitting approach reduces overall project duration
- ✓ Team familiarity with Town review processes supports efficient approvals
- ✓ Bridges Marsh leading architectural review coordination
- ✓ Anticipating and addressing review comments early
- ✓ Permit activities integrated into preconstruction phase



Risk Management, Permitting, Schedule, & Contingencies

Anticipated Schedule

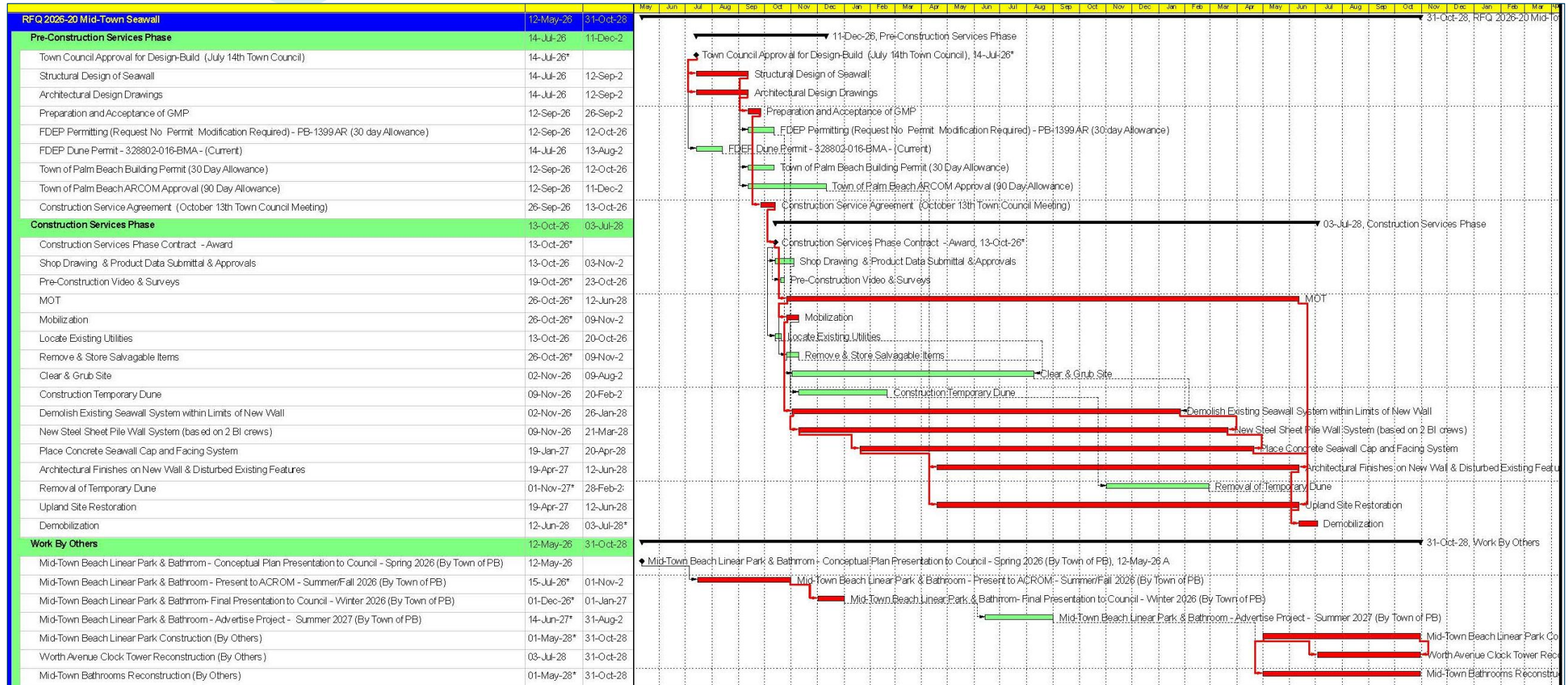
Notice to Proceed: July 14, 2026

Final Completion: July 3, 2028

We know how important the schedule is for the Town of Palm Beach – in fact, **we have already begun to align qualified resources to fast-track design, permitting and construction**



Preliminary Design-Build Schedule



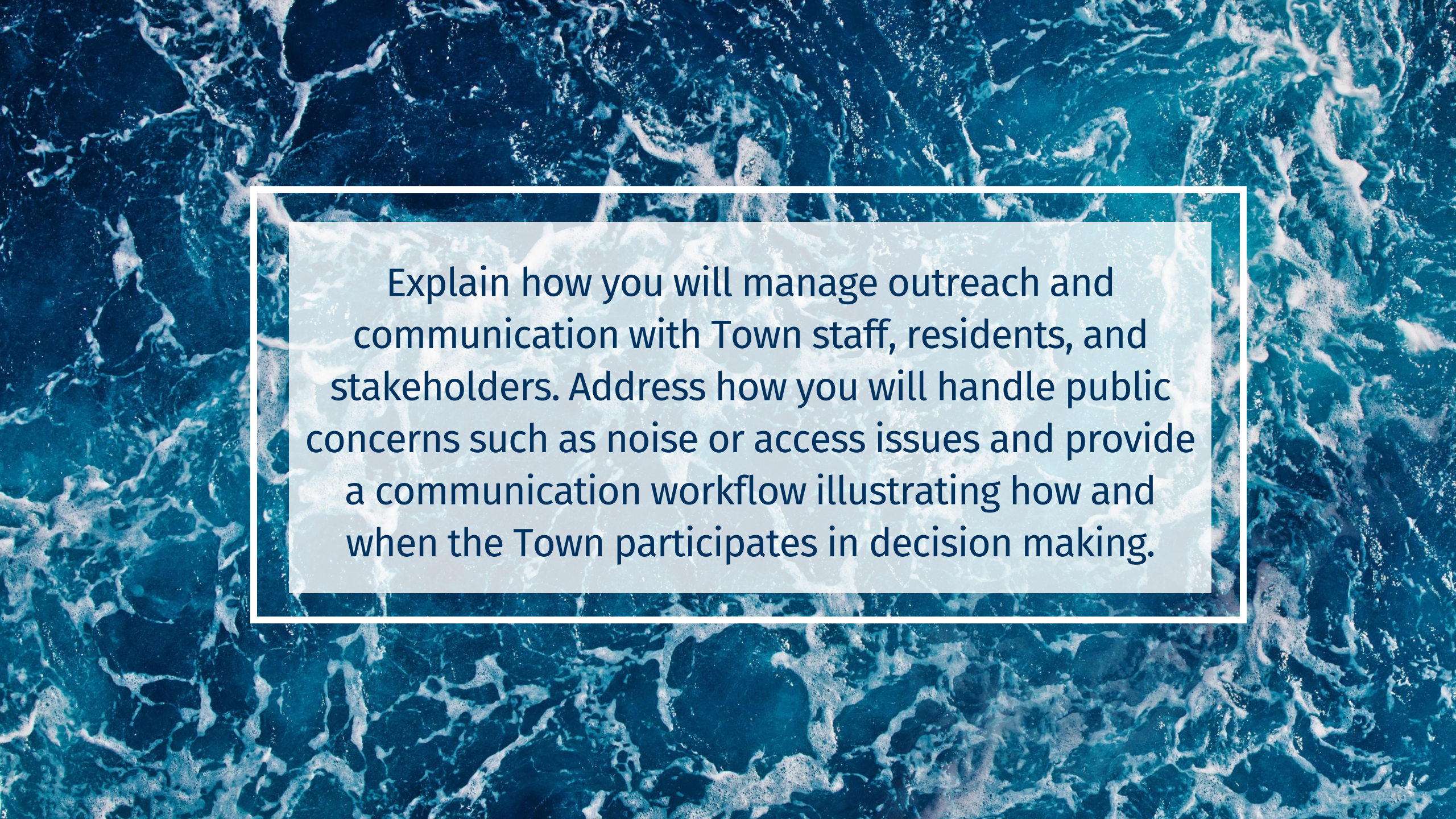
Risk Management, Permitting, Schedule, & Contingencies

Contingencies

- ✓ Unforeseen Conflicts
- ✓ Weather/Major Storm Impacts



Community Impact, Public Concern, & Stakeholder Communication

The background of the slide is an aerial photograph of a rugged coastline. Dark, jagged rocks are scattered across the frame, with white, frothy waves crashing against them, creating a high-contrast, textured scene. The overall color palette is dominated by deep blues and teals, with the white foam of the waves providing a stark contrast.

Explain how you will manage outreach and communication with Town staff, residents, and stakeholders. Address how you will handle public concerns such as noise or access issues and provide a communication workflow illustrating how and when the Town participates in decision making.

Community Impact, Public Concern, & Stakeholder Communication

Stakeholder Communication Workflow

Our team implements a multi-layered approach to public outreach and stakeholder communication



1

**Weekly
Progress Meetings**



2

**Public
Presentations**



3

**Merchant /
Community Liaison**



4

**Coffee with
the Crew**



Information / Access

Monthly Project Updates

Monthly Project Update and Photos available to be posted to the Town of Palm Beach website

Community Distribution

Team will go door-to-door with an informational “door hanger” for neighboring businesses & residents explaining work

Contact Email

General contact email will be provided for the residents to obtain project information with a prompt response

Community Impact, Public Concern, & Stakeholder Communication

Community Impact & Public Concern: Maintaining Access and Minimizing Disruption

Our work plan is to start two areas working south to north with restoration of those areas as work progresses north, expanding public access as areas are completed.

Clear construction
signage and dune
safety messaging

Manage public beach
access for the duration
of construction

Gated vehicular
access points for
municipal and
emergency response
vehicles

Off Site Storage with
On-Time Delivery

Non-Vibratory Sheet
Pile Press in Method
to Minimize
Noise/Construction
Vibrations

Work-hour
management and
site safety controls

Continuous
coordination with
adjacent property
stakeholders

Diane will serve
as liaison.

The background of the slide is a high-contrast, aerial photograph of ocean waves. The water is a deep, dark blue, while the white foam of the breaking waves creates a complex, organic pattern of light and dark shapes. In the center of the image, there is a horizontal rectangular box with a light blue background and a thin white border. Inside this box, the words "Project Plan" are written in a bold, dark blue, sans-serif font.

Project Plan

The background of the slide is an aerial photograph of a rugged coastline. Dark, jagged rock formations are scattered across the frame, with white, frothy foam from breaking waves filling the spaces between them. The overall color palette is dominated by deep blues and teals, with the white foam providing a stark contrast.

Provide a detailed project plan. Include
how the different phases impact
different stakeholders.

Preconstruction (Phase 1)

Consistent with the Design Criteria Package, the team will lead a comprehensive and iterative preconstruction phase to include:

- ✓ Conceptual and schematic design development incorporating Town standards, aesthetics, and integration with existing features
- ✓ Continuous cost modeling and GMP development at each design milestone
- ✓ Value engineering and constructability reviews leveraging real-world marine expertise
- ✓ Risk identification and management through an active risk register
- ✓ Permitting coordination and strategy development with early agency engagement



Design Approach

Technical Design & Effectiveness

- Resistance to soil, hydrostatic, wave, and surcharge forces under design storm and erosion scenarios
- Compatibility with existing shoreline infrastructure and phasing constraints
- Detailing that supports efficient construction without compromising performance

Constructability and Risk Reduction

- Efficient installation sequencing
- Robust and realistic embedment and tolerance requirements
- Reduced potential for unforeseen subsurface or structural conflicts

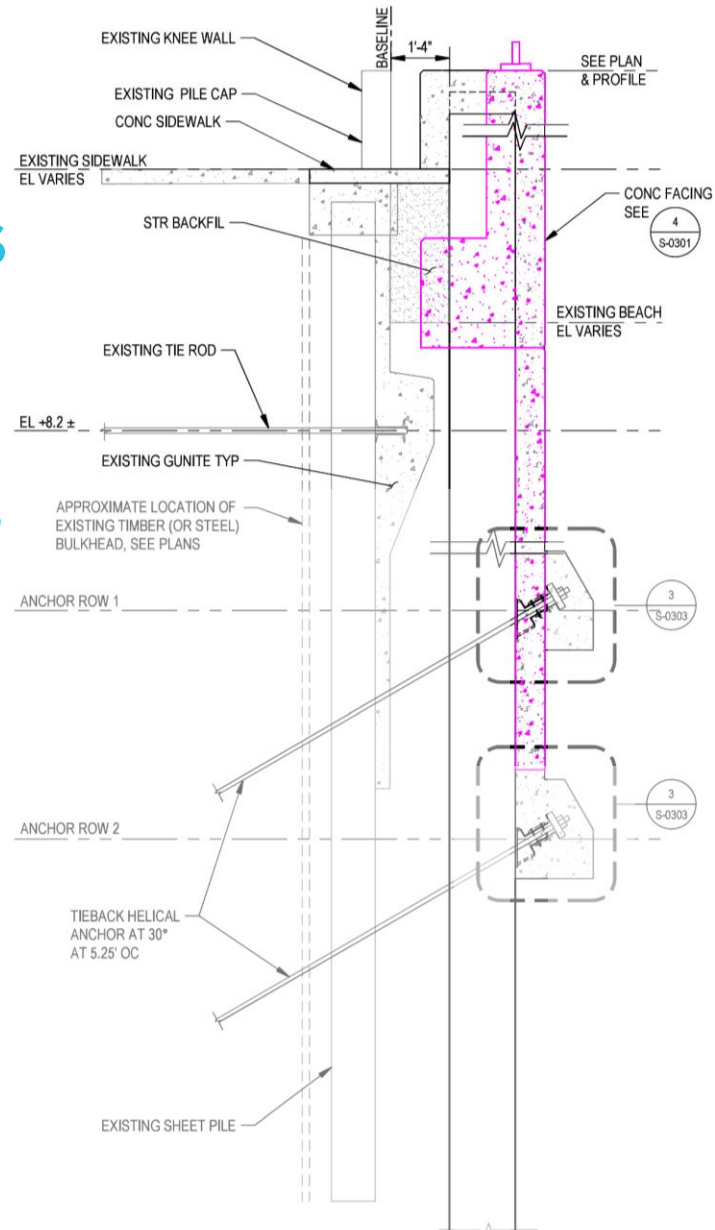
Serviceability and Long-Term Performance

- Earth pressures and hydrostatic forces
- Design storm surge and wave loading
- Anticipated erosion and scour conditions

Durability and Sustainability

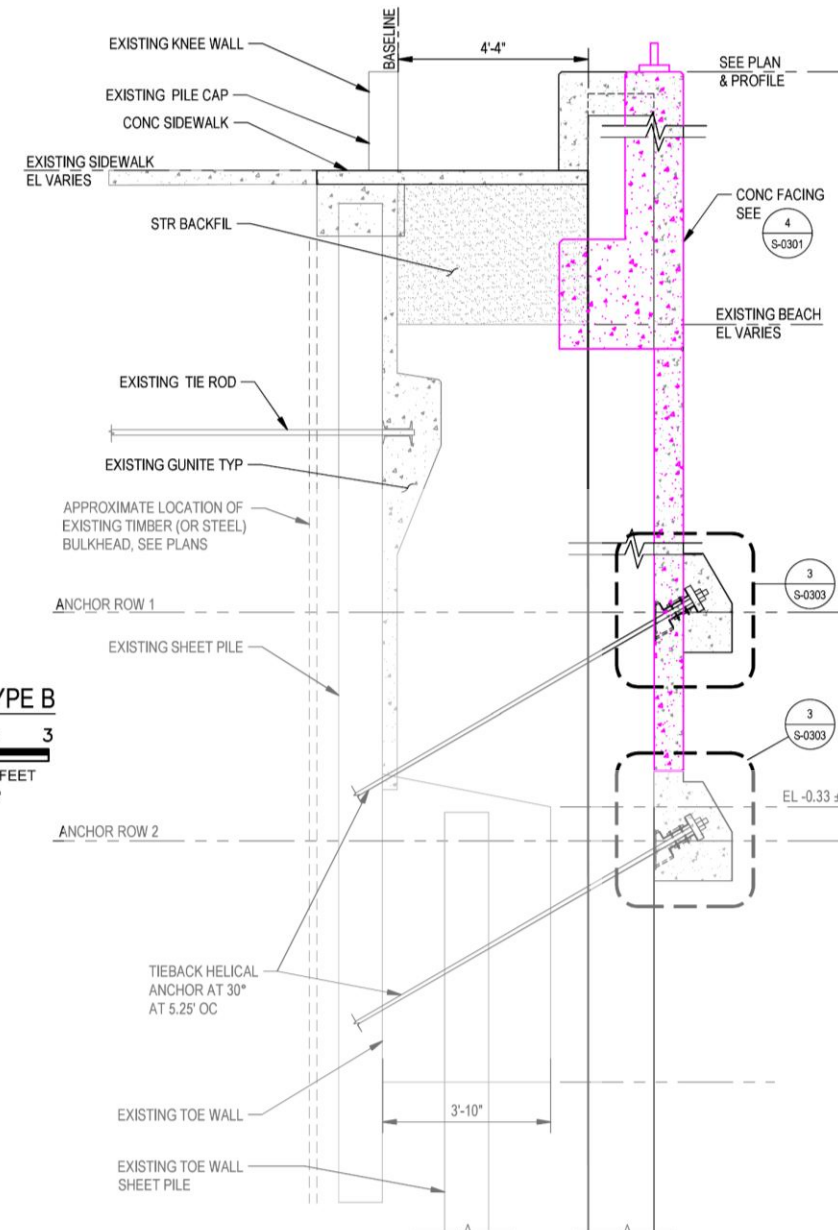
- ½ inch thick steel sheet piles with protective coatings on both sides
- Reinforced concrete facing on the seaward side of the sheet piles to provide additional corrosion protection and structural redundancy
- Galvanized reinforcing steel, detailed with adequate concrete cover and proper end treatments
- Low permeability concrete mix designs to minimize chloride intrusion

Proposed Conceptual Plan Sections Overlaid on Permitted Plan Sections



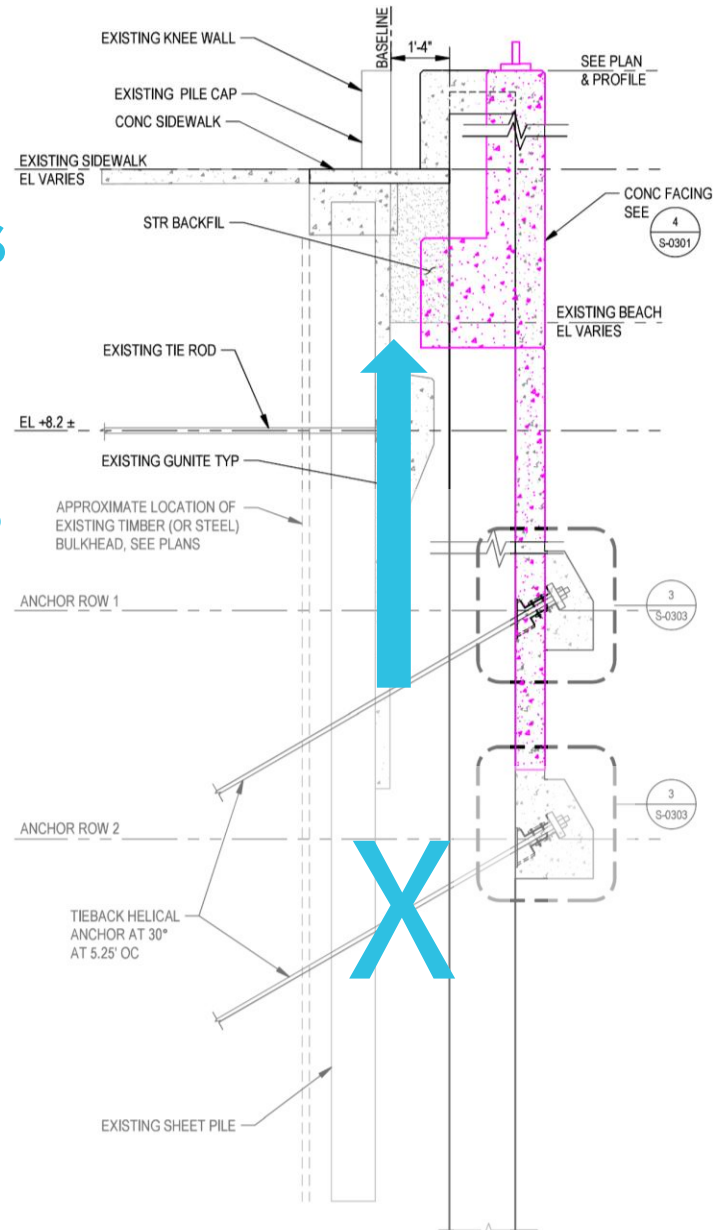
WALL TYPE A
0 1.5 3
SCALE IN FEET
1"=3'

FOR REFERENCE ONLY



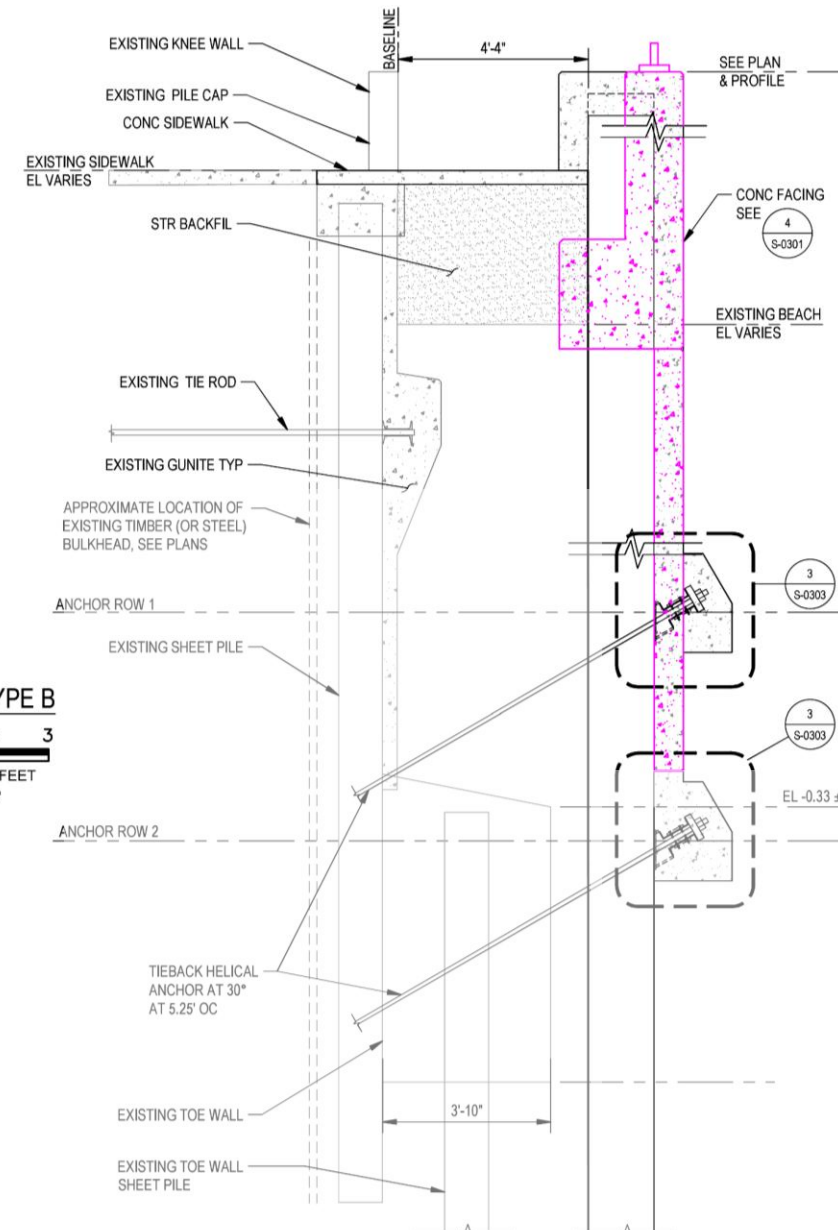
WALL TYPE B
0 1.5 3
SCALE IN FEET
1"=3'

Proposed Conceptual Plan Sections Overlaid on Permitted Plan Sections



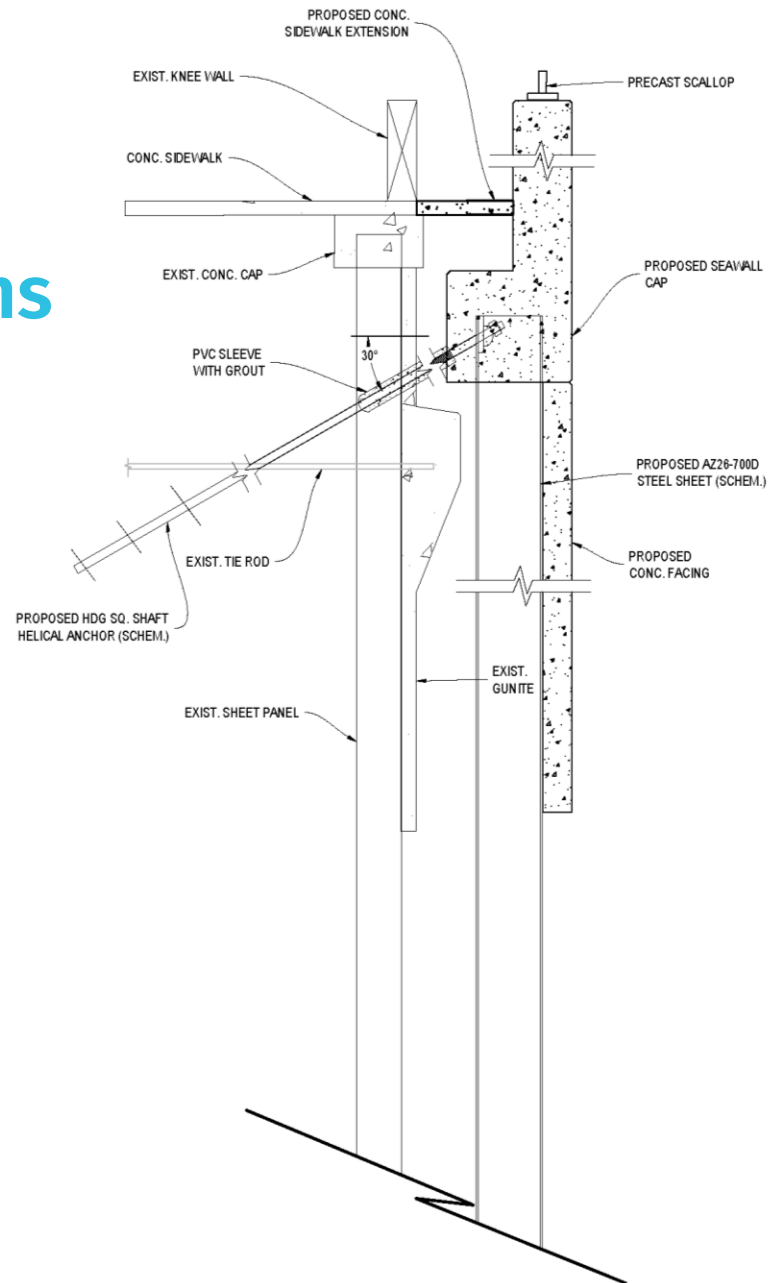
WALL TYPE A
0 1.5 3
SCALE IN FEET
1"=3'

FOR REFERENCE ONLY



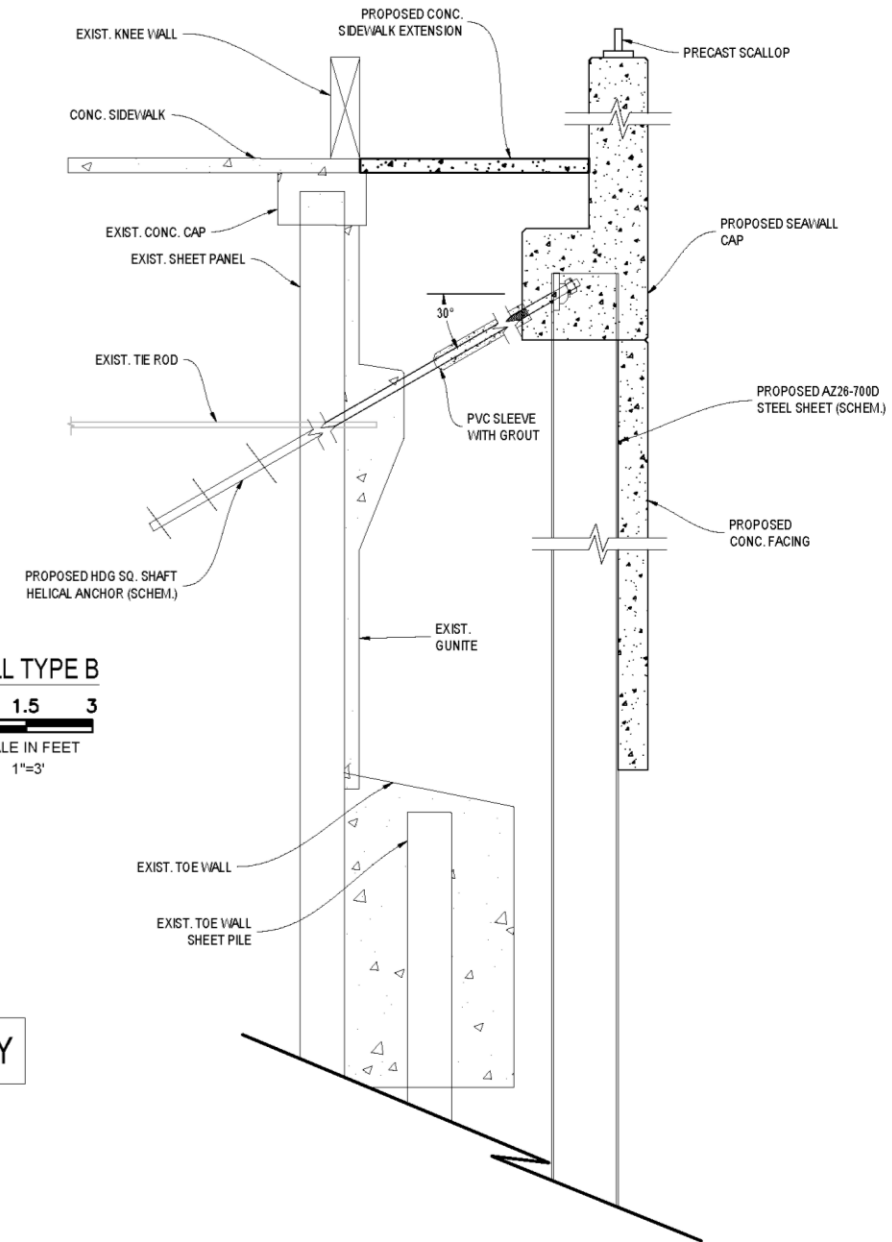
WALL TYPE B
0 1.5 3
SCALE IN FEET
1"=3'

Proposed Conceptual Plan Sections



WALL TYPE A
0 1.5 3
SCALE IN FEET
1"=3'

FOR REFERENCE ONLY



WALL TYPE B
0 1.5 3
SCALE IN FEET
1"=3'

Construction (Phase 2)

Following GMP acceptance, the team will implement a disciplined construction approach based on proven sequencing and field operations developed through decades of marine work in Palm Beach. Key elements include:

- ✓ Phased construction sequencing, generally progressing in a logical direction to maintain organization and minimize impacts
- ✓ Concurrent operations with multiple crews to accelerate schedule while maintaining safety and quality
- ✓ Integration of marine and upland work, including seawall installation, utilities, and restoration
- ✓ Maintaining two-way traffic and manage beach access in accordance with Town requirements
- ✓ Use of low-impact installation methods, including press-in sheet pile systems to minimize vibration and noise

Minimization of Community Impacts

- ✓ Proposed use of the **Blue Iron Giken Silent Piler™ press-in system** for steel sheet pile installation
- ✓ Significantly **reduces noise and vibration** compared to conventional vibratory hammer methods
- ✓ **Minimizes potential impacts** to adjacent structures, residents, and public areas
- ✓ **Allows augering into bedrock** for accurate embedment and plumb installation in **challenging coastal conditions**
- ✓ **Well suited for** constrained construction environments within **the Town of Palm Beach**
- ✓ **Two machines dedicated to this project**



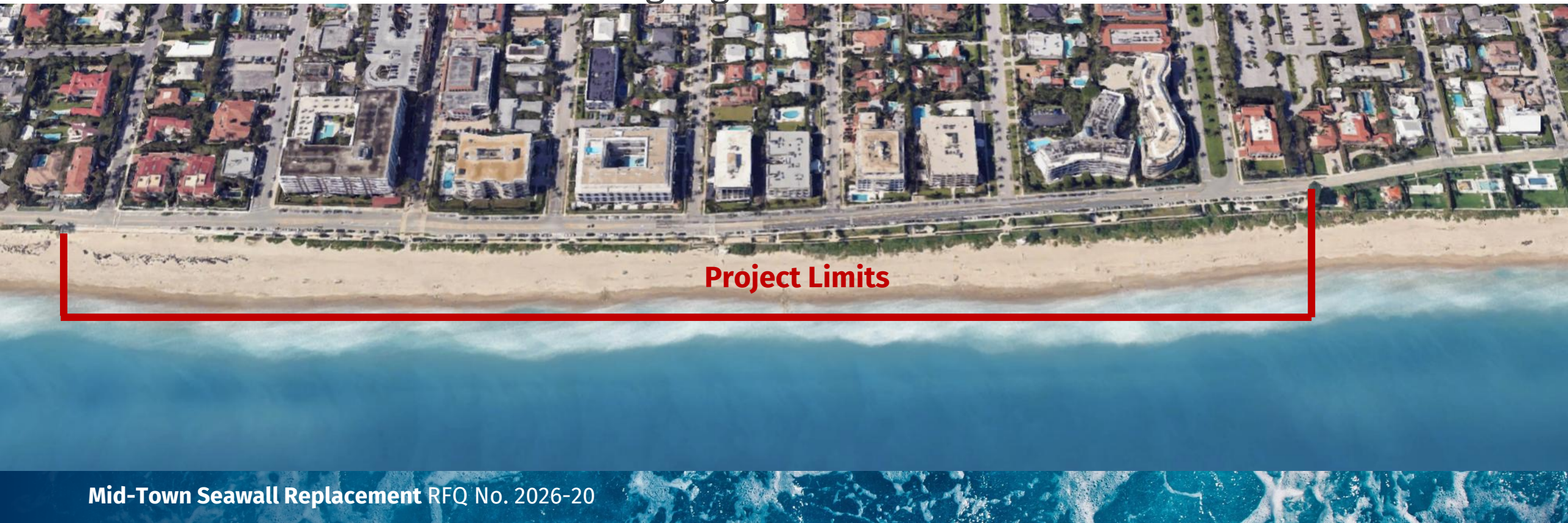
Auger Crush



Project Approach

Mobilization

- ✓ Utility Locates
- ✓ Protection of Existing Utilities, Vegetation & Other Features
- ✓ Informational & Safety Signage
- ✓ Offsite Staging Area for on time delivery to site
- ✓ Environmental Protection Silt Screens/Turbidity Screens



Project Limits

Vehicular & Pedestrian Traffic

- **Two 11' travel lanes** maintained through phased lane shifts and shoulder closures
- **Advance warning signage**, variable message boards, and FDOT-approved traffic control devices utilized throughout the corridor
- **ADA-compliant pedestrian routing** with trained flaggers and controlled work zones as required





Project Approach

Concurrent Work Plan



Construction Team 1



Construction Team 2



Project Limits



Why Murray Logan Construction

Why Murray Logan Construction

The Right Solution.

- Our team is **local and well positioned** to deliver your Mid-Town Seawall
- Proven **Track Record** working in and for the **Town of Palm Beach**
- Unmatched **Local Expertise**
- **Commitment** to quality, responsiveness, and **long-term performance**
- **Deep marine and seawall expertise**
- **Hit the Ground** Running





Questions & Answers

The background of the image is an aerial photograph of the ocean, showing a dense pattern of white-capped waves and deep blue water. The texture is highly detailed and dynamic. In the center, there is a light blue rectangular box with a thin white border. Inside this box, the text "Additional Exhibits" is written in a bold, dark blue, sans-serif font.

Additional Exhibits

Mid-Seawall Replacement Project Risk Register

ID	Risk Description	Category	Probability	Impact	Overall Risk	Primary Owner	Mitigation / Control Measures
R-01	Unknown subsurface conditions (rock layers, soft soils, voids, debris, buried obstructions)	Geotechnical	M	H	Significant	DB Team	Early soil borings/CPTs; geotechnical baseline; DSC clause; contingency
R-02	Inaccurate or incomplete existing seawall as-builts	Technical	M	M	Moderate	DB Team	Condition surveys; soft dig inspections; sonar; verification of tie-backs
R-03	Regulatory permit delays (FDEP, USACE, local shoreline approvals, Palm Beach Building Permit, Approvals)	Regulatory	H	H	Critical	Owner / DB Team	Early agency coordination; permit matrix; phased permitting strategy
R-04	Sea turtle nesting activity, lighting restrictions, or seasonal work limits affecting shoreline or near-shore construction	Environmental	M	H	Significant	DB Team	Sea turtle protection plan; nesting surveys; turtle-friendly lighting; seasonal construction planning; FWC coordination
R-05	Hurricane or tropical storm impacts during construction	Force Majeure	M	H	Critical	Shared	Hurricane preparedness plan; seasonal scheduling; recovery protocols
R-06	Reduced productivity or access due to tidal fluctuations	Construction	H	M	Significant	DB Team	Tidal modeling; weather monitoring; work window planning
R-07	Unknown or undocumented utility conflicts (public or private)	Utilities	M	M	Moderate	Owner / DB Team	Subsurface utility engineering; utility locates; potholing; coordination with property owners
R-08	Restricted access from adjacent private properties	Stakeholder	M	M	Moderate	Owner	Early right-of-entry agreements; stakeholder outreach
R-09	Resident complaints due to noise, vibration, or visual impacts	Community	M	M	Moderate	Owner / DB Team	Public information plan; vibration monitoring; work-hour enforcement, non-vibratory press-in method
R-10	Changes in design criteria due to sea level rise standards or code updates	Design	M	M	Moderate	Owner	Freeze basis-of-design early; Town standards confirmation
R-11	Long-lead material procurement delays (sheet pile, anchors, precast caps)	Supply Chain	M	H	Moderate	DB Team	Early procurement; alternate suppliers; approved substitutions
R-12	Long-term corrosion or durability failures in marine environment	Quality	M	H	Moderate	DB Team	Marine-grade materials; coatings; concrete facing; lifecycle analysis
R-13	Construction sequencing causing instability of adjacent seawalls	Construction	L	H	Low	DB Team	Sequencing plan; monitoring; temporary support
R-14	Design errors or omissions due to compressed DB schedule	Design	M	M	Moderate	DB Team	Independent design QA/QC; staged IFC releases; team experience
R-15	Survey or alignment errors affecting wall location	Technical	L	M	Low	DB Team	Survey control verification; QA checks
R-16	Regulatory scope changes or new conditions during construction	Regulatory	L	M	Moderate	Shared	Change management provisions; continuous agency monitoring
R-17	Cost growth exceeding GMP allowances	Cost	M	M	Moderate	DB Team	Open-book GMP; allowance tracking; escalation analysis
R-18	Ambiguity in DB performance criteria or owner expectations	Contractual	M	M	Moderate	Owner	Clear bridging documents; performance-based specs
R-19	Delays caused by third-party utility owners or neighboring entities	Stakeholder	M	M	Moderate	Owner	Advance coordination agreements
R-20	Construction safety incidents	Safety	L	H	Moderate	DB Team	Construction safety plan; training; daily safety briefings

RFQ No.2026-020 – Progressive Design-Build Services for Town of Palm Beach Mid-Town Seawall Replacement Project

Selection Committee	Companies				
	Murray Logan Construction, LLC	Kiewit Infrastructure South Co.	GLF Construction Corporation	Michels Construction, Inc.	Superior Construction Company Southeast, LLC
Jake Hurley, P.E	1	4	3	5	2
Jason Debrincat, P.E.	1	3	2	4	5
J. Casey Long, P.E.	1	4	3	5	2
TOTAL	3	11	8	14	9

Date: 5/28/2026

Witness: 



Note: The lowest score is the highest ranked company etc.

TOWN OF PALM BEACH

Information for Town Council Meeting on: June 9, 2026

To: Town Council

Via: Kirk Blouin, Town Manager
Bob Miracle, Deputy Town Manager
Carolyn Stone, Deputy Town Manager

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

Re: Master Fee Schedule Proposed Changes Regarding Building Permit Fees as
Related to New Legislation

Date: 5/26/2026

STAFF REQUEST & RECOMMENDATION

Staff requests that the Town Council review the proposed ordinance regarding the duration of single-family dwelling permits and the proposed resolution with changes to the Master Fee Schedule involving changes to building permit fees. Staff further recommend that the Town Council approve Ordinance No. 019-2026, on First Reading, and Resolution No. 063-2026 to implement the revised permit duration and permit and compliance fees.

GENERAL INFORMATION

HB 803 revises the duration of building permit length for single-family dwellings. The new State Law will set the permit duration depending upon the date when the single-family dwelling building permit is issued, which now will vary from one year to the end of the three-year FBC version.

In addition, the PZB Department is recommending several changes to the Master Fee Schedule to fully comply with HB 803 and HB 399. The changes to the Fee Schedule involve a new method to calculate building permit fees and compliance fees, based upon the enactment of HB 803, and various changes to planning & zoning fees to comply with HB 399. Fees highlighted in green reflect changes due to HB 803. The fees highlighted in yellow are triggered by HB 399 or are fees normally subject to minor changes every year or so.

FUNDING/FISCAL IMPACT

Every effort has been made to maintain existing departmental revenue while complying with the new laws, but the requirements of HB 803 include the reduction of building permit fees for certain private provider projects. HB 803 also removes the ability to use "project value" as a method to calculate building permit fees.

REQUESTED ACTION

Ordinance 019-2026 and Resolution No. 063-2026 (with revised Master Fee Schedule) are ready for your consideration and approval.

SUB ITEMS

Draft Resolution No. 063-2026 w/ Revised Master Fee Schedule and Draft Ordinance No. 019-2026 on first reading.

STRATEGIC PLAN

Strategic Priorities:

Governmental Leadership and Innovation

Strategic Focus Areas:

Sound Fiscal Management

FUNDING

Operating

TOWN OF PALM BEACH

Information for Town Council Meeting on: June 9, 2026

To: Town Council

Via: Kirk Blouin, Town Manager

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

Re: A Resolution Of The Town Council Of The Town Of Palm Beach, Palm Beach
County, Florida, Adopting Revised Fees Related To The Planning, Zoning &
Building Department
63-2026

Date: 5/15/2026

ATTACHMENTS

Draft Resolution No. 063-2026 w/ Revised Master Fee Schedule

Draft Ordinance No. 019-2026 to be heard at the First Reading portion of the agenda.

STRATEGIC PLAN

Strategic Priorities:

Governmental Leadership and Innovation

Strategic Focus Areas:

Sound Fiscal Management

FUNDING

Operating

RESOLUTION NO. 63-2026

**A RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF PALM BEACH, PALM
BEACH COUNTY, FLORIDA, ADOPTING REVISED FEES RELATED TO THE
PLANNING, ZONING & BUILDING DEPARTMENT**

WHEREAS, the Town Council has adopted the Town of Palm Beach Master Fee Schedule, and

WHEREAS, Town staff has proposed revisions to several of the Fees contained within the Master Fee Schedule to comply with the requirements of 2026 HB 803.

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

Section 1: The Master Fee Schedule is revised with the changes to pages 4 through 9, found in Exhibit "A" (attached).

Section 2: This Resolution shall become effective immediately.

PASSED AND ADOPTED in a regular, adjourned session of the Town Council of the Town of Palm Beach assembled on the 9th of June 2026.

Danielle H. Moore, Mayor

Edward A. Cooney, Town Council President

Lewis S.W. Crampton, Council President
Pro Tem

Julie Araskog, Town Council Member

ATTEST:

Nicki McDonald, Town Council Member

Kelly Churney, CMC, Town Clerk

Bridget Moran, Town Council Member

Town of Palm Beach Master Fee Schedule

Fee Categories

Business Tax Receipts
Data Processing Services (Labels)
Development Review Fees (Includes Architectural and Landmark Reviews)
Environmental & Sanitation Fees
Liens & Open Permit Searches
Notarization Services
Parking Meter Fees
Permits, Construction (Includes Dune Construction)
Permits, Parking & Transportation (Includes Parking Placards)
Permits, Other
Public Safety Services, Alarms (Fire and Burglar)
Public Safety Services, Fire-Rescue
Public Safety Services, Police
Records Request Fees
Recreation Fees
Returned Check Fees
Rights-of-Way Fees
Violations, Fines, Penalties, & Late Fees (All)

Department Codes & Contact Information

Code Enforcement Department (CE)	(561) 227-7080
Finance Department (FIN)	(561) 838-5444
Fire-Rescue Department (FR)	(561) 838-5420
Police Department (PD)	(561) 838-5454
Public Works Department (PW)	(561) 838-5440
Planning, Zoning, & Building Department (PZB)	(561) 838-5431
Town Clerk's Office (TCO)	(561) 838-5416

Fee Category	Fee	Dept.
BUSINESS TAX RECEIPTS		
BUSINESS TYPE:		
Abstractors of Title	\$489.00	PZB
Accountant/Auditor/C.P.A., Firm (includes one professional)	\$489.00	PZB
Accountant/Auditor/C.P.A.	\$489.00	PZB
Adult Entertainment	\$1,413.00	PZB
Administrative Office	\$396.00	PZB
Answer Phone (support business services)	\$489.00	PZB
Apartments (see Rental Dwellings)		
Architect	\$489.00	PZB
Art Gallery, up to 400 sq ft	\$208.00	PZB
Art Gallery, 401 - 2,000 sq ft	\$489.00	PZB
Art Gallery, 2,001 - 4,000 sq ft	\$564.00	PZB
Art Gallery, 4,001 - 8,000 sq ft	\$1,129.00	PZB
Art Gallery, over 8,000 sq ft	\$1,697.00	PZB
Artist	\$376.00	PZB
Astrologer, Phrenologist, Crystal Reading, Palm Reader, Soothsayer, Fortune Teller and Clairvoyant	\$512.00	PZB
Bakery	\$245.00	PZB
Bank, Trust Company	\$1,415.00	PZB
Barber	\$187.00	PZB
Barber, Shop (includes one Barber)	\$187.00	PZB
Beauty, Shop (see Cosmetology Salon)		
Bicycle Shop Rentals	\$187.00	PZB
Bicycle Shop, Sales (see Merchants)		
Boat Dealer (Yacht Broker)	\$376.00	PZB
Broadcasting Station (Radio or TV)	\$543.00	PZB
Broker	\$489.00	PZB
Brokerage/Investment Company (includes one Broker)	\$1,415.00	PZB
Business Office Only (two people maximum)	\$245.00	PZB
Car Rental Agency	\$753.00	PZB
Catering	\$245.00	PZB
Chiropractor	\$489.00	PZB
Coin-Operated Machines (inside, exclusive of news racks)	\$130.00	PZB
Consultant	\$489.00	PZB
Contractor Office (Construction)	\$543.00	PZB
Cosmetologist	\$187.00	PZB
Cosmetology Salon (includes one Cosmetologist)	\$187.00	PZB
Dance Instructor	\$245.00	PZB
Dance Studio/School	\$489.00	PZB
Dentist	\$489.00	PZB
Dining Room, 40 chairs or less (hotel, business, etc.)	\$245.00	PZB
<i>Plus, for each chair up to 40</i>	\$3.83	PZB
Dining Room, over 40 chairs (hotel, business, etc.)	\$489.00	PZB
<i>Plus, for every chair</i>	\$3.83	PZB
Dining, Club (see Dining Room)		
Electric Light Company	\$424.00	PZB
Employment Agency	\$489.00	PZB
Engineer	\$489.00	PZB
Facialist, Registered (FA) or Specialist (FB)	\$55.25	PZB
Full Specialist	\$55.25	PZB
Full Registration	\$55.25	PZB
Gas Company	\$424.00	PZB
Golf Course	\$543.00	PZB
Health Studio	\$489.00	PZB
Hotel, 10 rooms or less	\$74.00	PZB
Hotel, more than 10 rooms	\$74.00	PZB
<i>Plus, each additional room</i>	\$9.00	PZB
Insurance Broker, Company/Agency	\$489.00	PZB
Insurance Salesperson	\$245.00	PZB

Fee Category	Fee	Dept.
Interior Decorator	\$489.00	PZB
Interior Designer	\$489.00	PZB
Jeweler	\$850.00	PZB
Law Firm (includes one Lawyer)	\$489.00	PZB
Lawyer	\$489.00	PZB
Massage Therapist	\$489.00	PZB
Massage Establishment (includes one Massage Therapist)	\$489.00	PZB
Merchant, up to 400 sq ft	\$208.00	PZB
Merchant, 401 - 2,000 sq ft	\$489.00	PZB
Merchant, 2,001 - 4,000 sq ft	\$564.00	PZB
Merchant, 4,001 - 8,000 sq ft	\$1,129.00	PZB
Merchant, over 8,000 sq ft	\$1,697.00	PZB
Mortgage Broker	\$489.00	PZB
Mortgage Company	\$489.00	PZB
Motor Scooter and Motorcycle Rental	\$1,530.00	PZB
Music Service	\$489.00	PZB
Nail Registration (FV) or Nail Specialist (FT)	\$55.25	PZB
Newspaper (see Publisher)		
Nightclub, with Dance Floor	\$1,412.00	PZB
Nightclub, without Dance Floor	\$925.00	PZB
Nurse	\$489.00	PZB
Nursing Agency (includes one Nurse)	\$489.00	PZB
Optician	\$489.00	PZB
Optometrist	\$489.00	PZB
Parking Garage	\$489.00	PZB
Parking Lot (see Chapter 22, Article VI, Parking Lots for further provisions)	\$245.00	PZB
Pharmacist (Individual)	\$489.00	PZB
Pharmacy (includes one Pharmacist)	\$489.00	PZB
Photographer	\$245.00	PZB
Physician	\$489.00	PZB
Printing Company	\$489.00	PZB
Profession, Not Listed	\$489.00	PZB
Property Management	\$245.00	PZB
Public Relations	\$489.00	PZB
Publisher	\$489.00	PZB
Real Estate Broker	\$489.00	PZB
Rental Dwellings, per unit (minimum two units)	\$48.00	PZB
Repair Shop (other than Auto Repair)	\$489.00	PZB
Restaurant, 40 chairs or less	\$245.00	PZB
<i>Plus, for each chair up to 40</i>	\$4.00	PZB
Restaurant, more than 40 chairs	\$489.00	PZB
<i>Plus, for each chair</i>	\$4.00	PZB
Savings and Loan Association	\$1,415.00	PZB
School, Private	\$489.00	PZB
Security Agency, Private (includes one Security Officer)	\$245.00	PZB
Security Officer, Private	\$36.00	PZB
Service Station (includes Auto Repair)	\$543.00	PZB
Services, Not Listed	\$245.00	PZB
Swimming Pools, Public	\$489.00	PZB
Talent Agency	\$489.00	PZB
Taxicabs, each Company or Stand	\$376.00	PZB
Telecommunications Company (formerly Telegraph)	\$424.00	PZB
Telephone Company	\$424.00	PZB
(nothing in this chapter will be construed as requiring a license tax for coin-operated telephones)		
Theater	\$1,697.00	PZB
<i>Plus, for each seat</i>	\$2.60	PZB
Travel Bureau/Agency	\$489.00	PZB
Trust Agency	\$1,415.00	PZB
Unclassified, Business Not Listed	\$397.00	PZB

Fee Category	Fee	Dept.
Veterinarian	\$489.00	PZB
Veterinary Establishment	\$489.00	PZB
TRANSFER FEE:		
Technology Fee (a 2 -4% technology fee is added to all transactions) <i>(Make change globally throughout)</i>	2 4% of Permit Fee	PZB
Transfer BTR to New Owner or Location	10% of Fee, Max. \$25.00	PZB
DATA PROCESSING SERVICES (LABELS)		
Data Processing/Address Labels Services	\$50.00	PZB
Labels	\$5.00/sheet	PZB
eRecording Fee (up to 6 pages)	\$100 + \$10/pg thereafter	PZB
DEVELOPMENT REVIEW FEES		
Address Assignment; New or Change	\$500.00	PZB
Agreement, Declaration of Use	\$2,500 plus actual Town attorney fees	PZB
Agreement, Kitchen	\$500.00	PZB
Agreement, Other (Restrictive Covenant, Deed Restriction, etc)	\$750.00	PZB
Agreement or Agreement Termination: Unity of Control, Unity of Title Agreement—	750 \$1,000.00	PZB
Appeal, Administrative Decision	\$2,000.00	PZB
ARCOM After-the-Fact Approval for work that deviates from previously approved plan; Administrative or Commission	200% of total fees	PZB
ARCOM Appeal of Administrative Review	\$2,000.00	PZB
ARCOM Appeal of Board Determination	\$2,000.00	PZB
ARCOM Application, Administrative Review	350 \$450.00	PZB
ARCOM Application, Major	2750 \$3000.00	PZB
ARCOM Application, Minor	1750 \$2,000.00	PZB
ARCOM Extension of Time	\$500.00	PZB
ARCOM Resubmittal Fee, Major	\$1,000.00	PZB
ARCOM Resubmittal Fee, Minor	\$500.00	PZB
ARCOM Square Footage Fee - Commercial/Other, New Construction	.50 per sq ft - Max. \$75k	PZB
ARCOM Square Footage Fee - Residential Single Family over 10,000 sq.ft., New Construction	.15 per sq ft - Max. \$75k	PZB
Clarification Hearing Request, by Applicant	\$1,000.00	PZB
Comp Plan, FLUM Amendment, Large-Scale	\$6,000.00	PZB
Comp Plan, FLUM Amendment, Small-Scale	\$5,000.00	PZB
Comp Plan, Text Amendment	\$5,000.00	PZB
DEP Permit Zoning Determination Letter Request	\$500.00	PZB
Development Review Consultant Reports & Escrow (remove)	As Quoted	PZB
Historically Significant Building After-the-Fact Approval for work that deviates from previously approved plan; Administrative or Commission	200% of total fees	PZB
Historically Significant Building Application	\$750.00	PZB
Historically Significant Building Determination Letter	\$250.00	PZB
Historically Significant Building Extension of Time	\$500.00	PZB
Historically Significant Building Resubmittal	\$250.00	PZB
Historically Significant Building Square Footage Fee - Commercial/Other, New Construction	.50 per sq ft - Max. \$75k	PZB
Historically Significant Building Square Footage Fee - Residential Single Family over 10,000 sq.ft., New Construction	.15 per sq ft - Max. \$75k	PZB
Historically Significant Building, Administrative Review	\$150.00	PZB
Historically Significant Building, Administrative Review Appeal	\$2,000.00	PZB
Landmark Adjustment	\$1,500.00	PZB
Landmark COA After-the-Fact Approval for work that deviates from previously approved plan; Administrative or Commission	200% of total fees	PZB
Landmark COA Amendment	\$750.00	PZB
Landmark COA Appeal of Board Determination	\$2,000.00	PZB
Landmark COA Application	\$1,000.00	PZB
Landmark COA Application, Administrative Review	\$150.00	PZB
Landmark COA Extension of Time	\$500.00	PZB
Landmark COA Resubmittal Fee	\$250.00	PZB
Landmarks Commission Appeal of Administrative Review	\$2,000.00	PZB
Landmark Commission Square Footage Fee - Commercial/Other, New Construction	.50 per sq ft - Max. \$75k	PZB

Fee Category	Fee	Dept.
Landmark Commission Square Footage Fee - Residential Single Family over 10,000 sq.ft., New Construction	.15 per sq ft - Max. \$75k	PZB
Landmark Manual, Non-Owners	Actual Cost	PZB
Landmark Manual, Owner, all subsequent ones	Actual Cost	PZB
Landmark Manual, Owner, first one	No Charge	PZB
Landmark Plaque, Owner, all subsequent ones	Actual Cost	PZB
Landmark Plaque, Owner, first one	No Charge	PZB
Landmark Tax Abatement Fee	\$1,500.00	PZB
Lot Split Application	\$3,000.00	PZB
Outdoor Café Permit, Annual, Plus Per Seat Below	\$1,000.00	PZB
Outdoor Café - Per Seat	\$50.00	PZB
Planning Verification Letter (per parcel or address)- (remove)	\$500.00	PZB
Plat	\$5,000.00	PZB
Planned Unit Development Amendment	\$6,000.00	PZB
Replat	\$5,000.00	PZB
Site Plan Review, Administrative	\$1,500.00	PZB
Site Plan Review, All SFD; and PUD/MFD/Commercial, 200 sq ft or less	\$2,250.00	PZB
Site Plan Review, PUD, MFD/Commercial, over 200 sq ft	\$5,000.00	PZB
Site Plan Review, Resubmittal	\$1,000.00	PZB
Special Exception	\$3,000.00	PZB
Special Exception, MFD/Commercial	\$3,500.00	PZB
Special Exception, Resubmittal	\$1,000.00	PZB
Special Exception, Use, Modification, and/or Expansion	\$2,000.00	PZB
Subdivision, Final	\$5,000.00	PZB
Subdivision, Impact Study	Minimum 2% of Estimate of Sub-Division Improvements Plus Either \$300/Platted Lot or \$10/FF/Lot, Whichever is Greater	PZB
Subdivision, Preliminary	\$5,000.00	PZB
Technology Fee (a 2-4 % technology fee is added to all transactions) (Make change globally throughout)	2-4 % of Permit Fee	PZB
Town Council After-the-Fact Approval for work that deviates from previously approved plan; Administrative or Commission	200% of total fees	PZB
Town Council Extension of Time	\$500.00	PZB
Traffic Concurrency Determinations and Escrow		
Parking Review Statement	\$1,000.00	
Parking Study Review	\$9,000.00	PZB
Traffic Impact Assessment Review (less than 20 peak hour trips)	\$5,500.00	PZB
Traffic Impact Study Review (more than 20 peak hour trips)	\$9,000.00	PZB
Valet Parking Analysis Review	\$6,000.00	PZB
Variance, Flood	\$2,500.00	PZB
Variance, MFD/Commercial	\$3,000.00	PZB
Variance, Resubmittal	\$1,000.00	PZB
Variance, SFD	\$2,000.00	PZB
Variance, Uses or Structures	\$3,000.00	PZB
Waiver, Dimensional	\$2,000.00	PZB
Zoning Code, Text Amendment-Proposed	\$1,500.00	PZB
Zoning Code, Text Amendment-Studied	\$5,000.00	PZB
Zoning Code, Zoning District Change	\$5,000.00	PZB
Zoning Verification Letter (per parcel or address)	500-\$1000.00	PZB
ENVIRONMENTAL & SANITATION FEES		
Technology Fee (a 2-4 % technology fee is added to all transactions) (Make change globally throughout)	2-4 % of Permit Fee	PZB
LIENS & OPEN PERMIT SEARCHES		
Open Permit Searches (within 7 days)	\$100.00	PZB
Open Permit Searches, expedited (within 2 days)	\$200.00	PZB

Fee Category	Fee	Dept.
PERMITS, CONSTRUCTION		
Technology Fee (a 2-4 4% technology fee is added to all transactions) <i>(Make change globally throughout)</i>	2 4% of Permit Fee	PZB
Agreement, Construction Management (Commercial/Multi-Family)	500-\$1500.00	PZB
Agreement, Construction Management (Single Family)	\$500.00	PZB
Agreement, Electrical Release	150-\$300.00	PZB
Agreement, Hold-Harmless	500-\$1000.00	PZB
Agreement, Mechanical Equipment Screening	250-\$500.00	PZB
Annual License/Registration Fee - Private Providers, Contract Plan Reviewers/Inspectors for EPL Access	\$2,500.00	PZB
(BCAIF) Building Code Administrators & Inspectors Fund Surcharge (F.S. 468.631)	1.5% of Permit Fee, Minimum \$2.01	PZB
Bond, Demolition or Work Completion-Bond	135% of Construction Value	PZB
Bond Processing Fee, Demolition or Work Completion Bond Processing Fee	\$200.00	PZB
Building Board of Adjustments, Appeal of Building Official Determination	\$1,000.00	PZB
Certificate of Completion	\$200.00	PZB
Compliance Fee, Design Review - (Based on Percentage of Permit Fee)	15%	PZB
Compliance Fee, Drainage - (Based on Percentage of Permit Fee)	15%	PZB
Compliance Fee, Engineering - (Based on Percentage of Permit Fee)	20%	PZB
Compliance Fee, Fire Protection - (Based on Percentage of Permit Fee)	10%	PZB
Compliance Fee, Floodplain - (Based on Percentage of Permit Fee)	8%	PZB
Compliance Fee, Landscape - (Based on Percentage of Permit Fee)	8%	PZB
Compliance Fee, Submittal - (Based on Percentage of Permit Fee)	8%	PZB
Compliance Fee, Zoning - (Based on Percentage of Permit Fee)	10%	PZB
Construction Permit, Minimum Permit Fee (Plus Applicable Compliance Fees, Technology Fee, Surcharges). Separate Fees for Electric, Plumbing, Mechanical, and Fire May Apply	\$100.00 Minimum	PZB
Construction Permit, New Building or Building Addition (Plus Applicable Compliance Fees, Technology Fee, Surcharges) Separate Fees for Electric, Plumbing, Mechanical, and Fire May Apply	Sq Ft of Bldg per ICC Table - Applicable Use Group	PZB
Construction Permit, Renovation of Existing Building or Portion Thereof (Plus Applicable Compliance Fees, Technology Fee, Surcharges) Separate Fees for Electric, Plumbing, Mechanical, and Fire May Apply	Sq Ft of Bldg per ICC Table - Applicable Use Group	PZB
A/C Units (each, split system), Includes Electric (Plus Applicable Compliance Fees, Technology Fee, Surcharges)	\$200.00 each	PZB
A/C Cooling Tower & Chiller, Includes Electric and Plumbing (Plus Applicable Compliance Fees, Technology Fee, Surcharges)	\$2000.00 each	PZB
Antenna (Plus Applicable Compliance Fees, Technology Fee, Surcharges)	\$200.00 each	PZB
Awning, Residential (Plus Applicable Compliance Fees, Technology Fee, Surcharges)	\$200.00 each	PZB
Awning, Multi-Family & Commercial (Plus Applicable Compliance Fees, Technology Fee, Surcharges)	\$400.00 each	PZB
Backflow Preventer (Plus Applicable Compliance Fees, Technology Fee, Surcharges)	\$100.00 each	PZB
Boatlift, Includes Electric (Plus Applicable Compliance Fees, Technology Fee, Surcharges)	\$300.00 each	PZB
Demolition - ALL, Interior or Exterior. Does Not Include Utility Cap-Offs. (Plus Applicable Compliance Fees, Technology Fee, Surcharges)	Sq Ft of Bldg per ICC Table - Applicable Use Group	PZB
Dock, Residential & Commercial (Plus Applicable Compliance Fees, Technology Fee, Surcharges)	Sq Ft of Bldg per ICC Table - "U" Use Group	PZB
Door Replacement - Exterior (Plus Applicable Compliance Fees, Technology Fee, Surcharges)	\$300.00 each	PZB
Door, Garage (Plus Applicable Compliance Fees, Technology Fee, Surcharges)	\$400.00 each	PZB
Driveway / Hardscape (Plus Applicable Compliance Fees, Technology Fee, Surcharges)	Sq Ft of Area per ICC Table - "U" Use Group	PZB
Ductwork (Plus Applicable Compliance Fees, Technology Fee, Surcharges)	\$3.00 per linear foot	PZB
Electric EV Charging Station (Plus Applicable Compliance Fees, Technology Fee, Surcharges)	\$200.00 each	PZB
Electric Power Wall - Battery Storage (Plus Applicable Compliance Fees, Technology Fee, Surcharges)	\$500.00 each	PZB
Electric Service - Single Phase/Residential (Plus Applicable Compliance Fees, Technology Fee, Surcharges)	\$400.00 per service	PZB
Electric Service - Three Phase/Commercial (Plus Applicable Compliance Fees, Technology Fee, Surcharges)	\$700.00 per service	PZB
Electric Misc - Residential (Plus Applicable Compliance Fees, Technology Fee, Surcharges)	\$5.00 per device/circuit	PZB
Electric Misc - Multi-Family & Commercial (Plus Applicable Compliance Fees, Technology Fee, Surcharges)	\$7.00 per device/circuit	PZB
Elevator (Plus Applicable Compliance Fees, Technology Fee, Surcharges)	\$2500.00 per elevator car	PZB
Fence (Plus, Each Gate) (Plus Applicable Compliance Fees, Technology Fee, Surcharges)	\$7.00 per linear foot	PZB
Gas Line (Plus Applicable Compliance Fees, Technology Fee, Surcharges)	\$3.00 per linear foot	PZB
Gate - Driveway (Plus Applicable Compliance Fees, Technology Fee, Surcharges)	\$700.00 each	PZB
Gate - Pedestrian (Plus Applicable Compliance Fees, Technology Fee, Surcharges)	\$300.00 each	PZB

Fee Category	Fee	Dept.
<u>Generator - up to 30KW, Includes Gas, Electric & Structure (Plus Applicable Compliance Fees, Technology Fee, Surcharges)</u>	\$300.00 each	PZB
<u>Generator - 31KW to 75KW, Includes Gas, Electric & Structure (Plus Applicable Compliance Fees, Technology Fee, Surcharges)</u>	\$600.00 each	PZB
<u>Generator - 76KW to 150KW, Includes Gas, Electric & Structure (Plus Applicable Compliance Fees, Technology Fee, Surcharges)</u>	\$1,000.00 each	PZB
<u>Generator - Over 150KW, Includes Gas, Electric & Structure (Plus Applicable Compliance Fees, Technology Fee, Surcharges)</u>	\$3,000.00 each	PZB
<u>Fire Alarm (Plus Applicable Compliance Fees, Technology Fee, Surcharges)</u>	\$7.00 per device	PZB
<u>Fire Alarm Panel (Plus Applicable Compliance Fees, Technology Fee, Surcharges)</u>	\$150.00 each	PZB
<u>Fire Sprinkler (Plus Applicable Compliance Fees, Technology Fee, Surcharges)</u>	\$7.00 per sprinkler head	PZB
<u>Flow Hydrant (Plus Applicable Compliance Fees, Technology Fee, Surcharges)</u>	\$100.00 each	PZB
<u>Irrigation (Plus Applicable Compliance Fees, Technology Fee, Surcharges)</u>	\$5.00 per sprinkler device	PZB
<u>Mechanical - Misc. (Plus Applicable Compliance Fees, Technology Fee, Surcharges)</u>	\$20.00 per supply & return vent	PZB
<u>Pipelining (Plus Applicable Compliance Fees, Technology Fee, Surcharges)</u>	\$3.00 per linear foot	PZB
<u>Plumbing - Misc. (Plus Applicable Compliance Fees, Technology Fee, Surcharges)</u>	\$20.00 per fixture	PZB
<u>Reroof (Plus Applicable Compliance Fees, Technology Fee, Surcharges)</u>	Sq Ft per ICC Table - "U" Use Group	PZB
<u>Screen Enclosure (Plus Applicable Compliance Fees, Technology Fee, Surcharges)</u>	Sq Ft per ICC Table - "U" Use Group	PZB
<u>Sewer Connection (Plus Applicable Compliance Fees, Technology Fee, Surcharges)</u>	\$200.00 each	PZB
<u>Shutter (Plus Applicable Compliance Fees, Technology Fee, Surcharges)</u>	\$50.00 each	PZB
<u>Sign - Wall (Plus Applicable Compliance Fees, Technology Fee, Surcharges)</u>	\$200.00 each	PZB
<u>Sign - Window (Plus Applicable Compliance Fees, Technology Fee, Surcharges)</u>	\$100.00 per window	PZB
<u>Sign - Freestanding (Plus Applicable Compliance Fees, Technology Fee, Surcharges)</u>	\$400.00 each	PZB
<u>Sign - Illuminated, Includes Electric (Plus Applicable Compliance Fees, Technology Fee, Surcharges)</u>	\$600.00 each	PZB
<u>Site & Retaining Walls up to 7' in Height (Plus Applicable Compliance Fees, Technology Fee, Surcharges)</u>	\$15.00 per linear foot	PZB
<u>Site Walls over 7' in Height (Plus Applicable Compliance Fees, Technology Fee, Surcharges)</u>	\$25.00 per linear foot	PZB
<u>Solar Panels / Photovoltaic (Plus Applicable Compliance Fees, Technology Fee, Surcharges)</u>	\$25.00 per panel or per Sq Ft per ICC Table - "U" Use Group	PZB
<u>Spa / Fountain, Includes Electric & Plumbing (Plus Applicable Compliance Fees, Technology Fee, Surcharges)</u>	\$500.00 each	PZB
<u>Swimming Pool, Includes Electric, Plumbing, Gas (Plus Applicable Compliance Fees, Technology Fee, Surcharges)</u>	\$3,000.00 each	PZB
<u>Temp Power - Single Phase / Residential (Plus Applicable Compliance Fees, Technology Fee, Surcharges)</u>	\$300.00 each	PZB
<u>Temp Power - Three Phase / Commercial (Plus Applicable Compliance Fees, Technology Fee, Surcharges)</u>	\$600.00 each	PZB
<u>Temporary Structure / Pods / Tents / Portable Bathroom (Plus Applicable Compliance Fees, Technology Fee, Surcharges)</u>	\$100.00 each	PZB
<u>Water Heater Replacement (Plus Applicable Compliance Fees, Technology Fee, Surcharges)</u>	\$150.00 each	PZB
<u>Window Replacement (Plus Applicable Compliance Fees, Technology Fee, Surcharges)</u>	\$200.00 per window	PZB
Construction Permit Fee, including Conservation, Tent and Landscape Permits	Town plan review and Town inspections – 2.8% of Construction Value, Minimum \$100.00;	PZB
Construction Permit Fee, including Conservation, Tent and Landscape Permits	Private Provider plan review and Town inspections – 2.5% of Construction Value, Minimum \$100.00;	PZB
Construction Permit Fee, including Conservation, Tent and Landscape Permits	Town plan review and Private Provider inspections – 2.1% of Construction Value, Minimum \$100.00;	PZB
Construction Permit Fee, including Conservation, Tent and Landscape Permits	Private Provider plan review and Private Provider inspections – 1.89% of Construction Value, Minimum \$100.00	PZB

Fee Category	Fee	Dept.
Private Provider Discount - Residential / Multi-Family / Commercial - Town Plan Review and Private Provider Inspections OR Private Provider Plan Review and Town Inspections (No Discount on Compliance Fees)	25% Reduction, Minimum \$100.00; PLUS Compliance Fees, Technology Fee & Surcharges	PZB
Private Provider Discount - Residential / Multi-Family - Private Provider Plan Review AND Private Provider Inspections (No Discount on Compliance Fees)	37.5% Reduction, Minimum \$100.00; PLUS Compliance Fees, Technology Fee & Surcharges	
Private Provider Discount - Commercial - Private Provider Plan Review AND Private Provider Inspections (No Discount on Compliance Fees)	50% Reduction, Minimum \$100.00; PLUS Compliance Fees, Technology Fee & Surcharges	PZB
Project/Permit Time Extension	1% of remaining value of work to complete project	PZB
Construction Permit, Reactivation Fee, Processing Fee, Re-inspection Fee, Re-issuance Fee, and Renewal Fee	200 -\$300.00	PZB
Construction Permit, Issuance Fee (<i>remove</i>)	70% of Permit Fee Calculation	PZB
Construction Permit, Plan Review Fee, each permit (<i>remove</i>)	30% of Permit Fee Calculation, Min. \$75.00	PZB
Construction Permit, Refund Processing Fee	200	PZB
Construction Permit, Revision Fee (includes one page)	\$150 + \$50/pg. thereafter	PZB
Construction Permit, Transfer Fee	\$200.00	PZB
Construction Product Approval Review	\$2,000.00	PZB
Flood Plain Management Fee	450-\$500.00	PZB
Flood Zone Certification (FIRM) Letter	400-\$250.00	PZB
(HMWR) Department of Business and Professional Regulation Surcharge (F.S. 553.721)	1.0% of Permit Fee, Minimum \$2.00	PZB
Milestone Inspection Report Review Fee, Phase I or Phase II	\$500.00	PZB
Phased Occupancy (at each phase)	\$1,000.00	PZB
Preliminary Plan Review Fee (separate from Plans Examination Fee)	\$1,500.00	PZB
Special Inspector Overtime (up to 4 hours)	300-\$400.00	PZB
Stocking/Training Permit (Prior to CO Issuance, Commercial Only)	\$1,000.00	PZB
Temporary Certificate of Completion or Temporary Certificate of Occupancy (TCC/TCO)	\$1,000.00	PZB
Tent Permit, Extension Fee (Use over 15 days)	\$1,500/month, or portion thereof	PZB
Tent Permit, Re-inspection Fee for Multiple Events, Per Event	\$100.00	PZB
Waiver of Construction Hours	1% of remaining value of work to complete project TBD or \$10,000.00	PZB
PERMITS, OTHER		
SPECIAL EVENTS PERMITS		
Technology Fee (a 2-4 % technology fee is added to all transactions) (<i>Make change globally throughout</i>)	2-4 % of Permit Fee	PZB
RIGHTS-OF-WAY FEES		
ABANDONMENTS & EASEMENTS:		
Technology Fee (a 2-4 % technology fee is added to all transactions) (<i>Make change globally throughout</i>)	2-4 % of Permit Fee	PZB
VIOLATIONS, FINES, PENALTIES, & LATE FEES (ALL)		
BUSINESS TAX RECEIPT, ANNUAL CAFE SEATING PERMIT and FIRE PREVENTION & LIFE SAFETY LATE FEES:		
1 - 31 Days Late	10% of Annual Fee	PZB
32 - 61 Days Late	15% of Annual Fee	PZB
62 - 92 Days Late	20% of Annual Fee	PZB

Fee Category	Fee	Dept.
93 Days Or More Late	25% of Annual Fee	PZB
Failure to Pay Within 150 Days of Initial Notice of Tax Due (Owner may also be subject to code enforcement board actions relating to violation of this section and may also be subject to civil actions and penalties, including court costs, reasonable attorney's fees, and additional administrative costs incurred as a result of collection efforts).	\$250.00 in Addition to any other Penalty	PZB
CHARITABLE SOLICITATION PERMIT LATE FEES:		
Technology Fee (a 2 4% technology fee is added to all transactions) <i>(Make change globally throughout)</i>	2 4% of Permit Fee	PZB
CODE VIOLATION FINES:		
Class I Violations:		
Class II Violations:		
Class III Violations:		
Class IV Violations:		
CONSTRUCTION PERMIT (AFTER THE FACT) CONSTRUCTION:		
Construction Without a Permit	300% of Permit Fee PZB	PZB
CONSTRUCTION WORK IN RIGHTS-OF-WAY EXCEEDING TIME PERMITTED PENALTY FEE:		
Work Performed After the Time Allowed in the Applicable Permit	\$1,000.00/per day PZB	PZB
DEMOLITION PERMIT VIOLATIONS:		
Violations of Conditions Placed Upon Granting of Demolition Permit, per violation	\$250.00/per day PZB	PZB

TOWN OF PALM BEACH

Information for Town Council Meeting on: June 9, 2026

To: Town Council

Via: Kirk W. Blouin, Town Manager

From: Robert Miracle, CPA Deputy Town Manager, Finance and Administration

Re: Update on Property Tax Amendment

Date: 6/3/2026

The Florida Legislature held a special session, initiated by Governor DeSantis, on June 1–2. During this session, lawmakers approved a bill placing proposed local property tax reductions on the ballot for the November 2026 general election.

Town staff will brief the Town Council on:

- What the bill includes and what voters will see on the November ballot
- Projected impacts on the Town and other local governments
- How we will communicate potential impacts to the community

Two attachments from the Palm Beach County Property Appraiser's Office are included. The first outlines estimated impacts of the proposed additional \$150,000 and \$250,000 homestead exemptions. The second summarizes projected changes in taxable values for non-homestead properties if the current 10% assessment cap is reduced to 5%.

STRATEGIC PLAN

Strategic Priorities:

Governmental Leadership and Innovation

Strategic Focus Areas:

Sound Fiscal Management

FUNDING

No Fiscal Impact



Palm Beach County Property Appraiser's Office
June 1st, 2026
Estimates of Impacts Related to Senate Joint Resolution 2F- 2026
Assumptions are based on the 2025 Tax Roll

NAME	MILLAGE RATE	2025 EXEMPTION VALUE	2025 EXEMPTION REVENUE LOSS	POTENTIAL 150K EXEMPTION VALUE	POTENTIAL 150K TOTAL EXEMPTION REVENUE LOSS	POTENTIAL 250K EXEMPTION VALUE	POTENTIAL 250K TOTAL EXEMPTION REVENUE LOSS	TOTAL NUMBER OF HOMESTEADS
Atlantis	6.150	\$45,407,303	(\$279,255)	\$126,921,500	(\$780,567)	\$210,521,500	(\$1,294,707)	840
Belle Glade	6.542	\$71,188,518	(\$465,708)	\$195,869,545	(\$1,281,359)	\$324,669,545	(\$2,123,956)	1,557
Boca Raton	3.648	\$1,326,050,921	(\$4,836,903)	\$3,558,724,472	(\$12,980,803)	\$5,912,424,472	(\$21,566,160)	23,812
Boynton Beach	7.750	\$957,431,251	(\$7,420,092)	\$2,486,596,343	(\$19,271,122)	\$4,098,296,343	(\$31,761,797)	17,781
Briny Breezes	3.750	\$7,915,106	(\$29,682)	\$22,609,383	(\$84,785)	\$37,309,383	(\$139,910)	150
Delray Beach	6.161	\$878,431,776	(\$5,412,018)	\$2,339,235,401	(\$14,412,029)	\$3,851,935,401	(\$23,731,774)	15,907
Greenacres	6.300	\$459,093,947	(\$2,892,292)	\$1,223,177,508	(\$7,706,018)	\$2,025,877,508	(\$12,763,028)	8,824
Gulf Stream	3.672	\$19,447,701	(\$71,420)	\$56,185,000	(\$206,334)	\$93,485,000	(\$343,314)	373
Haverhill	3.900	\$28,860,943	(\$112,558)	\$76,062,728	(\$296,645)	\$125,562,728	(\$489,695)	504
Highland Beach	3.416	\$94,955,806	(\$324,360)	\$266,724,735	(\$911,105)	\$442,324,735	(\$1,510,937)	1,763
Hypoluxo	3.200	\$45,050,173	(\$144,161)	\$124,399,647	(\$398,079)	\$206,499,647	(\$660,799)	842
Juno Beach	1.820	\$72,130,188	(\$131,241)	\$190,378,727	(\$346,394)	\$314,378,727	(\$572,012)	1,255
Jupiter	2.389	\$1,007,992,419	(\$2,408,497)	\$2,634,223,772	(\$6,294,214)	\$4,356,423,772	(\$10,409,239)	17,427
Jupiter Inlet Colony	5.560	\$8,568,408	(\$47,640)	\$24,850,000	(\$138,166)	\$41,250,000	(\$229,350)	164
Lake Clarke Shores	5.900	\$64,327,202	(\$379,530)	\$179,961,631	(\$1,061,774)	\$299,161,631	(\$1,765,054)	1,204
Lake Park	5.100	\$74,827,722	(\$381,621)	\$200,255,000	(\$1,021,301)	\$332,055,000	(\$1,693,481)	1,359
Lake Worth Beach	5.495	\$290,006,427	(\$1,593,440)	\$754,321,793	(\$4,144,621)	\$1,248,221,793	(\$6,858,355)	5,673
Lantana	3.750	\$119,056,066	(\$446,460)	\$313,416,769	(\$1,175,313)	\$519,116,769	(\$1,946,688)	2,168
Loxahatchee Groves	3.256	\$45,659,633	(\$148,686)	\$114,255,382	(\$372,061)	\$188,555,382	(\$614,012)	764
Manalapan	3.000	\$8,028,354	(\$24,085)	\$23,615,000	(\$70,845)	\$39,315,000	(\$117,945)	157
Mangonia Park	9.900	\$13,496,149	(\$133,612)	\$30,240,000	(\$299,376)	\$50,240,000	(\$497,376)	248
Ocean Ridge	5.400	\$37,917,145	(\$204,753)	\$100,753,550	(\$544,069)	\$166,753,550	(\$900,469)	668
Pahokee	6.542	\$27,126,203	(\$177,457)	\$72,525,000	(\$474,451)	\$120,325,000	(\$787,154)	676
Palm Beach	2.611	\$225,072,141	(\$587,663)	\$534,051,125	(\$1,394,407)	\$879,351,125	(\$2,295,986)	3,461
Palm Beach Gardens	5.054	\$1,042,845,693	(\$5,270,229)	\$2,811,352,350	(\$14,207,731)	\$4,661,852,350	(\$23,559,603)	18,704
Palm Beach Shores	6.350	\$24,036,966	(\$152,635)	\$57,786,044	(\$366,941)	\$95,386,044	(\$605,701)	377
Riviera Beach	8.350	\$368,331,009	(\$3,075,564)	\$924,109,964	(\$7,716,318)	\$1,528,709,964	(\$12,764,728)	7,169
South Bay	6.309	\$16,542,760	(\$104,367)	\$49,310,000	(\$311,092)	\$81,610,000	(\$514,869)	356
Tequesta	6.460	\$112,547,941	(\$727,003)	\$306,748,622	(\$1,981,443)	\$507,948,622	(\$3,281,094)	2,034
South Palm Beach	3.400	\$36,674,652	(\$124,694)	\$99,721,526	(\$339,053)	\$164,721,526	(\$560,053)	663
Village of Golf	6.545	\$5,765,864	(\$37,739)	\$16,885,000	(\$110,516)	\$28,085,000	(\$183,822)	112
North Palm Beach	7.400	\$242,458,362	(\$1,794,192)	\$654,516,173	(\$4,843,420)	\$1,083,516,173	(\$8,018,020)	4,372
Palm Springs	3.500	\$196,674,680	(\$688,361)	\$520,610,324	(\$1,822,136)	\$862,110,324	(\$3,017,386)	3,987
Royal Palm Beach	1.920	\$570,151,315	(\$1,094,691)	\$1,501,672,125	(\$2,883,210)	\$2,491,372,125	(\$4,783,434)	10,228
Wellington	2.470	\$849,262,614	(\$2,097,679)	\$2,156,547,984	(\$5,326,674)	\$3,571,147,984	(\$8,820,736)	14,423
West Palm Beach	8.131	\$1,156,341,152	(\$9,401,979)	\$3,057,382,365	(\$24,858,965)	\$5,049,082,365	(\$41,053,079)	20,787
Westlake	4.600	\$170,249,463	(\$783,148)	\$355,913,926	(\$1,637,204)	\$591,113,926	(\$2,719,124)	2,453
West Palm Beach - D.D.A.	0.970	\$56,281,723	(\$54,593)	\$155,525,448	(\$150,860)	\$257,925,448	(\$250,188)	1,033
Delray Beach - D.D.A.	1.000	\$18,864,526	(\$18,865)	\$48,470,000	(\$48,470)	\$80,470,000	(\$80,470)	326
Greater Boca Beach and Park	1.080	\$1,790,668,901	(\$1,933,922)	\$4,854,649,114	(\$5,243,021)	\$8,062,749,114	(\$8,707,769)	32,703
Jupiter Inlet District	0.072	\$2,123,698,580	(\$153,331)	\$5,574,654,429	(\$402,490)	\$9,234,954,429	(\$666,784)	37,069
Library	0.549	\$14,252,634,423	(\$7,826,122)	\$37,545,198,325	(\$20,616,068)	\$62,218,898,325	(\$34,164,397)	260,502
Fire/Rescue	3.458	\$12,128,328,068	(\$41,940,971)	\$31,870,739,835	(\$110,212,205)	\$52,820,339,835	(\$182,658,017)	223,411
Health Care District	0.656	\$20,215,513,655	(\$13,263,399)	\$53,251,827,789	(\$34,938,524)	\$88,186,927,789	(\$57,859,443)	369,383
Children's Services	0.491	\$20,215,513,655	(\$9,921,774)	\$53,251,827,789	(\$26,135,997)	\$88,186,927,789	(\$43,282,144)	369,383
F.I.N.D	0.027	\$20,215,513,655	(\$545,819)	\$53,251,827,789	(\$1,437,799)	\$88,186,927,789	(\$2,381,047)	369,383
South FLA Water Management Dist.	0.230	\$20,215,513,655	(\$4,651,590)	\$53,251,827,789	(\$12,253,246)	\$88,186,927,789	(\$20,291,812)	369,383
PBC School Board	6.321	\$20,215,513,655	(\$127,782,262)	\$53,251,827,789	(\$336,604,803)	\$0	\$0	
Palm Beach County	4.500	\$20,215,513,655	(\$90,969,811)	\$53,251,827,789	(\$239,633,225)	\$88,186,927,789	(\$396,841,175)	369,383

**These numbers are for information and analysis only. They do not represent an official stance, recommendation, or endorsement of the proposed changes by the Palm Beach County Property Appraiser's Office.



Palm Beach County Property Appraiser's Office
June 1st, 2026
Impact of 10% to 5% on non-homesteaded properties
Estimates of Impacts Related to Senate Joint Resolution 2F - 2026
Assumptions are based on the 2025 Tax Roll

NAME	10% CAP TAX REVENUE REDUCTION	5% CAP TAX REVENUE REDUCTION
Atlantis	(\$466,522,801)	(\$459,523,118)
Belle Glade	(\$673,993,873)	(\$663,224,013)
Boca Raton	(\$26,521,170,811)	(\$26,034,922,072)
Boynton Beach	(\$8,109,057,087)	(\$7,950,379,127)
Briny Breezes	(\$84,535,718)	(\$82,006,233)
Delray Beach	(\$13,750,889,690)	(\$13,436,885,835)
Greenacres	(\$2,459,632,840)	(\$2,408,838,939)
Gulf Stream	(\$876,904,575)	(\$851,943,111)
Haverhill	(\$100,647,947)	(\$98,718,425)
Highland Beach	(\$2,460,882,963)	(\$2,395,508,771)
Hypoluxo	(\$393,651,759)	(\$382,230,345)
Juno Beach	(\$1,592,204,758)	(\$1,558,076,221)
Jupiter	(\$10,763,516,945)	(\$10,517,695,225)
Jupiter Inlet Colony	(\$311,526,245)	(\$301,043,008)
Lake Clarke Shores	(\$150,671,753)	(\$147,581,405)
Lake Park	(\$1,119,994,928)	(\$1,095,350,122)
Lake Worth Beach	(\$3,088,392,028)	(\$3,010,487,814)
Lantana	(\$1,537,319,519)	(\$1,508,905,552)
Loxahatchee Groves	(\$446,639,409)	(\$437,716,975)
Manalapan	(\$1,525,770,332)	(\$1,493,841,701)
Mangonia Park	(\$370,667,416)	(\$357,925,830)
Ocean Ridge	(\$1,047,918,311)	(\$1,019,140,098)
Pahokee	(\$186,479,832)	(\$183,810,507)
Palm Beach	(\$20,378,128,170)	(\$19,746,313,444)
Palm Beach Gardens	(\$12,383,576,898)	(\$12,153,398,043)
Palm Beach Shores	(\$709,137,304)	(\$688,824,997)
Riviera Beach	(\$6,825,802,772)	(\$6,653,420,780)
South Bay	(\$189,552,380)	(\$186,290,656)
Tequesta	(\$1,228,851,361)	(\$1,203,948,423)
South Palm Beach	(\$471,232,975)	(\$460,314,700)
Village of Golf	(\$228,892,419)	(\$224,537,210)
North Palm Beach	(\$2,039,893,857)	(\$2,006,785,862)
Palm Springs	(\$1,952,786,881)	(\$1,912,752,810)
Royal Palm Beach	(\$2,943,185,146)	(\$2,887,967,818)
Wellington	(\$7,979,490,420)	(\$7,822,527,165)
West Palm Beach	(\$20,929,225,212)	(\$20,489,145,224)
Westlake	(\$557,581,752)	(\$548,177,784)
Children's Services	(\$210,800,327,394)	(\$206,211,314,322)
F.I.N.D	(\$210,800,327,394)	(\$206,211,314,322)
Health Care District	(\$210,800,327,394)	(\$206,211,314,322)
West Palm Beach - D.D.A.	(\$4,725,205,098)	(\$4,627,660,444)
Delray Beach - D.D.A.	(\$2,201,177,749)	(\$2,149,479,136)
Fire/Rescue	(\$76,934,171,908)	(\$75,353,056,926)
Library	(\$99,455,216,150)	(\$97,400,134,887)
Greater Boca Beach and Park	(\$30,091,694,147)	(\$29,543,208,367)
Jupiter Inlet District	(\$21,403,472,662)	(\$20,928,862,577)
South FLA Water Management Dist.	(\$210,800,327,394)	(\$206,211,314,322)
PBC School Board	(\$210,800,327,394)	(\$206,211,314,322)
Palm Beach County	(\$210,800,327,394)	(\$206,211,314,322)

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TOWN OF PALM BEACH

Information for Town Council Meeting on: June 9, 2026

To: Town Council

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

From: Joanne O'Connor, Town Attorney

Re: An Ordinance Of The Town Council Of The Town Of Palm Beach, Palm Beach County, Florida, Amending The Town Code Of Ordinances At Chapter 42 – Environment, Article V – Noise By Amending Section 42-197 To Remove The Prohibition On Gasoline Powered Leaf Blowers; By Amending Section 42-198 To Conform The Title To The Substance Of The Code Provision; By Amending Section 42-199 To More Clearly Outline Permitted Hours Of Construction, And To Further Define Construction Work, And To Prohibit Construction Work From December 24 Through January 1 Of Each Year; And By Repealing And Replacing Section 42-230 To Provide A Standalone Regulation Governing Hours Of Lawn Maintenance Work, To Define Lawn Maintenance Work And Quiet Lawn Maintenance Work, To Permit Lawn Maintenance Work On Town-Observed Holidays That Are Not Federal Holidays Subject To Certain Restrictions, To Modify The Hours And Work Permitted On Saturdays In Summer, And To Identify Tree Trimming And Lawn Maintenance Work In Or Along Public Rights-Of-Way As Essential Services Of The Town.

TIME CERTAIN: 12:15 PM

18-2026

Date: 5/28/2026

ATTACHMENTS

Jones Foster Memo
Construction and Landscaping Working Hours
Ordinance No. 018-2026
Business Impact Statement

STRATEGIC PLAN

Strategic Priorities:

Mobility and Transportation, Community Culture and Character

Strategic Focus Areas:

Quality of Life

Community Preservation

On-island Mobility

FUNDING

No Fiscal Impact

ORDINANCE NO. 18-2026

AN ORDINANCE OF THE TOWN COUNCIL OF THE TOWN OF PALM BEACH, PALM BEACH COUNTY, FLORIDA, AMENDING THE TOWN CODE OF ORDINANCES AT CHAPTER 42 – ENVIRONMENT, ARTICLE V – NOISE BY AMENDING SECTION 42-197 TO REMOVE THE PROHIBITION ON GASOLINE POWERED LEAF BLOWERS; BY AMENDING SECTION 42-198 TO CONFORM THE TITLE TO THE SUBSTANCE OF THE CODE PROVISION; BY AMENDING SECTION 42-199 TO MORE CLEARLY OUTLINE PERMITTED HOURS OF CONSTRUCTION, AND TO FURTHER DEFINE CONSTRUCTION WORK, AND TO PROHIBIT CONSTRUCTION WORK FROM DECEMBER 24 THROUGH JANUARY 1 OF EACH YEAR; AND BY REPEALING AND REPLACING SECTION 42-230 TO PROVIDE A STANDALONE REGULATION GOVERNING HOURS OF LAWN MAINTENANCE WORK, TO DEFINE LAWN MAINTENANCE WORK AND QUIET LAWN MAINTENANCE WORK, TO PERMIT LAWN MAINTENANCE WORK ON TOWN-OBSERVED HOLIDAYS THAT ARE NOT FEDERAL HOLIDAYS SUBJECT TO CERTAIN RESTRICTIONS, TO MODIFY THE HOURS AND WORK PERMITTED ON SATURDAYS IN SUMMER, AND TO IDENTIFY TREE TRIMMING AND LAWN MAINTENANCE WORK IN OR ALONG PUBLIC RIGHTS-OF-WAY AS ESSENTIAL SERVICES OF THE TOWN.

TIME CERTAIN: 12:15 PM

WHEREAS, the Town of Palm Beach, Florida (“Town”) is a duly constituted municipality having such power and authority conferred upon it by the Florida Constitution and Chapter 166, Florida Statutes; and

WHEREAS, the Town has the authority, pursuant to Article VIII, Section 2(b) of the Florida Constitution, and Chapter 166, Florida Statutes, to adopt such regulations as it deems appropriate to further the health, safety, and welfare of its residents; and

WHEREAS, the Town’s Noise Ordinance, Article V, Chapter 42 of the Town Code of Ordinances (“Code”) includes restrictions on the hours and days when construction work and lawn maintenance work is permitted; and

WHEREAS, the regulations on lawn maintenance work in section 42-230 of the Code are tied to the hours for construction work at section 42-199 of the Code; and

WHEREAS, the Town Council has determined that it will promote clarity of enforcement to have standalone regulations for lawn maintenance work in the Town; and

WHEREAS, in reviewing sections 42-198, 42-199, and 42-230 of the Code, Town Staff have recommended changes that will further clarify and organize those regulations and modify the days and hours when construction and lawn maintenance work is permitted; and

WHEREAS, Section 42-197 currently prohibits the use of gasoline-powered leaf blowers on any property in the Town less than one acre in size; and

WHEREAS, effective July 1, 2026, Section 125.489, Florida Statutes, preempts local governments from prohibiting gasoline-powered landscape equipment or creating different standards for such equipment from electric or similar equipment.

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

Section 1. The aforementioned recitals are incorporated herein.

Section 2. The Code of Ordinances of the Town of Palm Beach is hereby amended at Chapter 42 – Environment, Article V-Noise, by amending Section 42-197 as follows:

Sec. 42-197. – Specific acts prohibited.

The following acts shall be unlawful whether or not such acts constitute a violation of section 42-196:

~~(12) Gasoline powered leaf blowers.~~

~~(a) Definition. Leaf blowers shall mean any air blowing machine that uses a concentrated stream of air to push, propel or blow dirt, dust, leaves, grass clippings, trimmings, cuttings, refuse or debris.~~

~~(b) The use of gasoline powered leaf blowers is prohibited on any property within the town, which is less than one acre in size. Effective May 1, 2022, gasoline powered leaf blowers shall be prohibited on any size property within the town.~~

Section 3. The Code of Ordinances of the Town of Palm Beach is hereby amended at Chapter 42 – Environment, Article V-Noise, by amending Section 42-198 as follows:

Sec. 42-198. - Operation of certain machinery during winter, Saturdays, Sundays and legal holidays.

(a.) Prohibited. During the period of the year commencing on November 1 and ending April 30, no person shall operate or cause to be operated the following machinery or equipment within the town:

- (1) Dredges, whether used in making hydraulic fills, dry fills, piledriving or any other purpose.
- (2) Hammer-driven piledrivers, whether operated from water or land, or from motor truck or tractor, and whether stationary or moveable.

- (3) Gasoline, diesel and/or steam engines, operated in such a manner as to emit odors or noises offensive or disagreeable to the inhabitants of the town.
- (4) Dry sandblasting machines and jackhammers.
- (5) Any other class of machinery or appliance that in its operation would render the enjoyment of property within the town less agreeable than if such appliances or machinery were not operated.

(b) *Exceptions.*

- (1) It shall be within the discretion of the town council when, in its opinion, the operation of any of the prohibited machinery or appliances mentioned in subsection (a) of this section shall not be overly offensive to the residents or inhabitants of the town, in the vicinity of the equipment's operation, to grant an exception to this section.
- (2) The operation of equipment relating to essential services of the town and equipment operation during emergency conditions shall be exempt from subsection (a) of this section.

Section 4. The Code of Ordinances of the Town of Palm Beach is hereby amended at Chapter 42 – Environment, Article V-Noise, by amending Section 42-199 as follows:

Sec. 42-199. - Construction work.

(a.) Definitions. The following words, terms and phrases, when used in this section, shall have the meanings ascribed to them in this subsection, except where the context clearly indicates a different meaning:

Construction work means work of a physical nature requiring a permit in accordance with the provisions Chapter 18 of this Code and/or operating or permitting the operation of any tools or equipment used in construction, drilling or demolition work including, but not limited to, the machinery or equipment identified in section 42-198(a) violates the conditions of section 42-198 and/or violates the conditions of this section, and/or causes excessive noise as defined by section 42-228.

Quiet interior work means construction work that is quiet in nature and limited to indoor activity.

(b.) Limited Winter hours. Beginning on November 1, and during the months of December, January, February, March and until April 30 of each year, construction work shall be subject to the following hours and conditions: not otherwise prohibited by section 42-198 or other work resulting in noise tending to disturb the people in the vicinity thereof shall not begin until the hour of 8:00 a.m., and shall cease at the hour of 5:00 p.m., except Saturday, Sunday and observed town holidays, and the days

before and after Thanksgiving, when all construction and lawn maintenance work, other than as excepted in section 42-230, is prohibited. In no event shall heavy equipment or other outdoor construction-related and lawn maintenance noise be permitted before 9:00 a.m.

Winter Construction Hours			
	Monday – Friday	Saturdays	Sundays and holidays*
Work allowed	8:00 a.m. – 5:00 p.m.	No Work	No Work
Arrival on site no earlier than:	7:30 a.m.	No Work	No Work
Quiet interior work only	8:00 a.m. – 9:00 a.m.	No Work	No Work
No site noise earlier than	9:00 a.m.		

*During the winter season, all construction work is prohibited on Saturdays, Sundays, town-observed holidays, the days before and after Thanksgiving, and from December 24 through January 1.

(c) *Summer hours.* Beginning on May 1 until October 31 of each year, construction work shall be subject to the following hours and conditions: work may commence at 8:00 a.m. and cease at the hour of 6:00 p.m., except Saturdays, Sundays and town-observed holidays, when all construction and lawn maintenance work is restricted or prohibited. In no event shall heavy equipment or other outdoor construction-related and lawn maintenance noise be permitted before 9:00 a.m.

Summer Construction Hours			
	Monday – Friday	Saturdays	Sundays, Town-observed holidays,
Work allowed	8:00 a.m. – 6:00 p.m.	9:00 a.m. – 5:00 p.m.	No Work
Arrival on site no earlier than:	7:30 a.m.	8:30 a.m.	No Work
Quiet interior work only	8:00 a.m. – 9:00 a.m.	9:00 a.m. – 5:00 p.m.	No Work
No site noise before	9:00 a.m.	Noisy work not permitted	No Work

Construction work is permissible on Saturdays from May 1 through October 31, but is subject to the following additional restrictions: work shall not begin until the hour of 9:00 a.m. and shall cease at the hour of 5:00 p.m.; all work must be quiet in nature and limited to indoor activity, with the exception of quiet lawn maintenance work and tree trimming; material deliveries are prohibited in all cases unless the building official waives such restriction due to compelling circumstances; concrete pours and concrete sawing is prohibited unless the building official waives

such restrictions due to compelling circumstances; and the razing of buildings is prohibited, with the exception of non-mechanized debris clean-up.

(d.) C-WA zoning district. Construction work is permitted in the C-WA zoning district only from May 1 until October 31 of each year and subject to the following hours and conditions: The permitted hours for construction work in the C-WA zoning district shall be from 8:00 a.m. until 8:00 p.m. during the months commencing May 1 and ending October 31, except Sundays and legal holidays, when all construction work is prohibited. Workers are prohibited from arriving at construction and lawn maintenance sites prior to 7:30 a.m. and are restricted from conducting any kind of site activity prior to 8:00 a.m. during the weekdays. Workers are prohibited from arriving at construction and lawn maintenance sites prior to 8:30 a.m. and are restricted from conducting any kind of site activity prior to 9:00 a.m. on Saturdays, when limited work is permitted from May 1 through October 31.

C-WA Zoning District Construction Hours May 1 – October 31			
	Monday – Friday	Saturdays	Sundays and holidays*
Work Allowed	8:00 a.m. – 6:00 p.m.		No work
Arrival on site no earlier than:	7:30 a.m.	8:30 a.m.	No work
Quiet interior work only	8:00 a.m. – 9:00 a.m.	9:00 a.m. – 5:00 p.m.	No work
No site noise before	9:00 a.m.	Noisy work not permitted	No work

(e) Exceptions.

(1) It shall be within the discretion of the town council when in its opinion the operation of any of the prohibited machinery or appliances mentioned in subsection 42-198(a) shall not be overly offensive to the residents or inhabitants of the town in the vicinity of the equipment's operation to grant an exception to this section.

(2) The operation of equipment relating to essential services of the town and equipment operating to protect the public health, safety and welfare during emergency conditions shall be exempted from subsection (a).

(3) At the discretion of the director of planning, zoning and building, or his representative, emergency work for non-town related essential services may be authorized at any time during the year.

(4) Interior work not resulting in noise tending to disturb people in the vicinity thereof, shall be allowed during the hours of 9:00 a.m. and 5:00 p.m. on

Saturdays during the period commencing on November 1 and ending on April 30, for multi-family properties, south of Sloan's Curve which are not located on Ibis Isle, that have an association board that approves of Saturday work hours, and a copy of a letter indicating the Saturday work hours have been approved by the association board is on record with the town.

(5) The town council, in its discretion, for the benefit of the health, safety of the residents of the town may, by resolution, temporarily amend the hours for construction work referenced herein.

Section 5. The Code of Ordinances of the Town of Palm Beach is hereby amended at Chapter 42 – Environment, Article V-Noise, by repealing Section 42-230 and replacing it with a new Section 42-230 as follows:

Sec. 42-230. - Lawn maintenance.

(a.) Definitions. The following words, terms and phrases, when used in this section, shall have the meanings ascribed to them in this subsection, except where the context clearly indicates a different meaning:

Lawn maintenance work means routine, recurring work of a physical nature required to keep lawn and outdoor areas clean, safe, and visually appealing. This includes but is not limited to mowing, trimming, removal of yard waste, irrigation, pest control, and other activities necessary to maintain lawns, hedges, trees, and other landscape areas.

Quiet lawn maintenance work means lawn maintenance work that does not use motorized equipment, whether gasoline- or electric-powered.

(b.) Winter hours. Beginning on November 1 until April 30 of each year, lawn maintenance work shall be subject to the following hours and conditions:

Winter Lawn Maintenance Hours				
	Monday – Friday	Saturdays	Sundays and Federal Holidays	Friday after Thanksgiving, Christmas Eve, New Year's Eve
Work allowed	8:00 a.m. – 5:00 p.m.	No work	No work	9:00 a.m. – 2:00 p.m.
Arrival on site no earlier than:	7:30 a.m.	No work	No work	8:30 a.m.
Quiet lawn maintenance work only	8:00 a.m. – 9:00 a.m.	No work	No work	8:30 a.m. – 9:00 a.m.
No site noise	9:00 a.m.	No work	No work	9:00 a.m.

before:				
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(a.) *Summer hours.* Beginning on May 1 until October 30 of each year, lawn maintenance work shall be subject to the following hours and conditions:

Summer Lawn Maintenance Hours			
	Monday – Friday	Saturdays	Sundays and Federal Holidays
Work allowed	8:00 a.m. – 6:00 p.m.	9:00 a.m. – 3:00 p.m.*	No work
Arrival on site no earlier than:	7:30 a.m.	8:30 a.m.	No work
Quiet lawn maintenance work only	8:00 a.m. – 9:00 a.m.		No work
No site noise before	9:00 a.m.		No work

*On Saturdays during the summer, tree and hedge trimming using electric or gas-powered equipment is the only lawn maintenance work permitted.

(d.) *Exceptions*

- (1) *Work by residents.* Nothing in this section shall preclude residents from conducting lawn maintenance work on their own residential property after 9:00 a.m. on Saturdays, Sundays or Federal Holidays.
- (2) *Golf course maintenance.* The use of golf course maintenance equipment within the town is not restricted during the hours outlined herein; however, such golf course maintenance equipment shall not be used before 8:00 a.m. or after 5:30 p.m. on any day at locations within 300 feet of residential properties, except in the event of valid emergencies and once per month for purposes of chemical spraying or fertilizing. The sound level meter measurement shall be no greater than 75 dBA measured 50 feet from the point of operation of the golf course maintenance equipment. The sound level meter measurement shall not be applicable to lawn maintenance equipment used on golf courses.
- (3) *Essential services of the town.* The operation of equipment relating to essential services of the town and equipment operating to protect the public health, safety and welfare during emergency conditions shall be exempted from the definition of lawn maintenance work in subsection (a). This includes but is not limited to tree trimming and lawn maintenance work in or along public rights-of-way.
- (4) The town council, in its discretion, for the benefit of the health, safety and welfare of the residents of the town may, by resolution, temporarily amend the hours for lawn maintenance work referenced herein.

(e.) It shall be unlawful to blow, sweep or rake yard trash or clippings into the public street or storm drains.

(f.) There shall be no commencement of large-scale landscape installation at any time on Saturdays.

Section 6: Severability.

If any provision of this Ordinance or the application thereof is held invalid, such invalidity shall not affect the other provisions or applications of this Ordinance which can be given effect without the invalid provisions or applications, and to this end the provisions of this Ordinance are hereby declared severable.

Section 7. Repeal of Ordinances in Conflict.

All other ordinances of the Town of Palm Beach, Florida, or parts thereof which conflict with this or any part of this Ordinance are hereby repealed.

Section 8. Codification.

This Ordinance shall be codified and made a part of the official Code of Ordinances of the Town of Palm Beach.

Section 9. Effective Date.

This Ordinance shall take effect immediately upon its passage and approval, as provided by law.

PASSED AND ADOPTED in a regular, adjourned session of the Town Council of the Town of Palm Beach on first reading this 9th day of June 2026, and for second and final reading this 14th day of July 2026.

Danielle H. Moore, Mayor

Edward A. Cooney, Town Council President

Lewis S.W. Crampton, Council President
Pro Tem

Julie Araskog, Town Council Member

ATTEST:

Nicki McDonald, Town Council Member

Kelly Churney, CMC, Town Clerk

Bridget Moran, Town Council Member

TOWN OF PALM BEACH

Business Impact Estimate

TITLE OF ORDINANCE:

AN ORDINANCE OF THE TOWN COUNCIL OF THE TOWN OF PALM BEACH, PALM BEACH COUNTY, FLORIDA, AMENDING THE TOWN CODE OF ORDINANCES AT CHAPTER 42 – ENVIRONMENT, ARTICLE V – NOISE BY AMENDING SECTION 42-197 TO REMOVE THE PROHIBITION ON GASOLINE POWERED LEAF BLOWERS; BY AMENDING SECTION 42-198 TO CONFORM THE TITLE TO THE SUBSTANCE OF THE CODE PROVISION; BY AMENDING SECTION 42-199 TO MORE CLEARLY OUTLINE PERMITTED HOURS OF CONSTRUCTION, AND TO FURTHER DEFINE CONSTRUCTION WORK, AND TO PROHIBIT CONSTRUCTION WORK FROM DECEMBER 24 THROUGH JANUARY 1 OF EACH YEAR; AND BY REPEALING AND REPLACING SECTION 42-230 TO PROVIDE A STANDALONE REGULATION GOVERNING HOURS OF LAWN MAINTENANCE WORK, TO DEFINE LAWN MAINTENANCE WORK AND QUIET LAWN MAINTENANCE WORK, TO PERMIT LAWN MAINTENANCE WORK ON TOWN-OBSERVED HOLIDAYS THAT ARE NOT FEDERAL HOLIDAYS SUBJECT TO CERTAIN RESTRICTIONS, TO MODIFY THE HOURS AND WORK PERMITTED ON SATURDAYS IN SUMMER, AND TO IDENTIFY TREE TRIMMING AND LAWN MAINTENANCE WORK IN OR ALONG PUBLIC RIGHTS-OF-WAY AS ESSENTIAL SERVICES OF THE TOWN.

TIME CERTAIN: 12:15 PM

BUSINESS IMPACT ESTIMATE:

This is provided in accordance with section 166.041(4), Florida Statutes. According to Section 166.041(4)(c) of the Florida Statutes, if one or more of the statements below apply, state law does not require a business impact estimate for the proposed ordinance. This Business Impact Estimate may be revised following its initial posting.

1. The proposed ordinance is required for compliance with Federal or State law or regulation.
2. The proposed ordinance relates to the issuance or refinancing of debt.
3. The proposed ordinance relates to the adoption of budgets or budget amendments, including revenue sources necessary to fund the budget.
4. The proposed ordinance is required to implement a contract or an agreement,

including, but not limited to, any Federal, State, local, or private grant or other financial assistance accepted by the municipal government.

5. The proposed ordinance is an emergency ordinance.
6. The ordinance relates to procurement.
7. The proposed ordinance is enacted to implement the following:
 - a. Development orders and development permits, as those terms are defined in s. 163.3164, and development agreements, as authorized by the Florida Local Government Development Agreement Act under ss. 163.3220 - 163.3243.
 - b. Comprehensive plan amendments and land development regulation amendments initiated by an application by a private party other than the municipality.
 - c. Sections 190.005 and 190.046, Florida Statutes, regarding community development districts.
 - d. Section 553.73, Florida Statutes, relating to the Florida Building Code; or
 - e. Section 633.202, Florida Statutes, relating to the Florida Fire Prevention

Is this ordinance exempt from the Business Impact Estimate requirement according to one of the aforementioned reasons?

Yes

Provide the relevant exemption reason number if applicable:

[This ordinance is exempt due to statement 1 - it is required for compliance with State law.](#)

In accordance with the provisions of controlling law, the Town hereby publishes the following information:

Summary of the proposed ordinance (must include a statement of the public purpose, such as serving the public health, safety, morals, and welfare):

An estimate of the direct economic impact of the proposed ordinance on private, for-profit businesses in the Town, if any:

Good faith estimate of the number of businesses likely to be impacted by the proposed

ordinance:

Additional information the governing body deems useful (if any):

Memo

To: Mayor and Town Council Members
Cc: Kirk Blouin, Town Manager
 Wayne Bergman, Director of Planning, Zoning & Building
From Joanne M. O'Connor
Date: May 27, 2026
Re: Ordinance 018-2026

CURRENT REGULATIONS

This simple table will generally show the current regulations and the temporary regulations for both construction and landscape work. Worth Avenue projects have a separate set of regulations.

	Winter 11/1 thru 4/30	Summer 5/1 thru 10/31	Current Resolution Temporarily Changing the Hours – Expires 10/31/2026
Mon. – Fri.	8 – 5 Arrive 7:30; no noise before 9	8 – 6 Arrive 7:30, no noise before 9	7:30 – 5:30 Arrive at 7; Quiet Work from 7:30 – 8:30
Saturday	No Work	9 – 5 Quiet Work (and tree trimming) Arrive 8:30	No Work
Holidays	No Work on Town-Observed Holidays (list attached) and days before and after Thanksgiving (Friday after Thanksgiving already is a town-observed holiday); lawn maintenance Friday after Thanksgiving 9- 5pm except quiet only 1-5pm;		Construction work was not allowed Dec. 24 through Jan. 1 last year; quiet lawn maintenance only until Noon on Dec. 24 and 31 per Res. 155- 2025

PROPOSED CHANGES TO CHAPTER 42, NOISE

Attached please find an Ordinance that amends Sections 42-198 and 42-199 and repeals and replaces 42-230 in Article V (Noise), Chapter 42 of the Town Code. These changes will provide standalone regulations governing construction hours and lawn maintenance hours in the Town to promote clarity and ease of enforcement, including the request of members of the landscape industry. Please note the following:

The proposed Ordinance does not reflect the temporary changes made by the Council to construction or lawn maintenance hours except as to the prohibition on construction work from December 24 through January 1. ***The industry would still like to begin work at 8:30am rather than 9:00 a.m. on weekdays.***

The Ordinance makes the following principal changes:

- 1. Town-observed holidays/Federal Holidays:** Currently the Town prohibits construction and lawn maintenance on all Town-observed holidays.

Town-observed holidays include the following non-Federal holidays: Friday after Thanksgiving, Christmas Eve, and New Year's Eve. In addition, Town-observed holidays include additional days depending on when Christmas Eve and New Year's Eve fall. For instance, if the Eve and Holiday fall on a Friday and Saturday, the Thursday before is also a holiday. If the Eve and Holiday fall on a Saturday and Sunday, the Friday before and Monday after are also holidays. If the Eve and Holiday fall on a Sunday and Monday, the Tuesday after is a holiday. As a result, during certain years, the ability for residents to have lawn maintenance services provided during the two-week winter holidays can be significantly curtailed.

The Ordinance would prohibit **lawn maintenance work** on Federal Holidays, not the broader category of Town-observed Holidays. However, work on the **Friday after Thanksgiving, Christmas Eve and New Year's Eve would be limited to 9:00 a.m. – 2:00 p.m.**

Construction work would continue to not be allowed on Town-observed holidays and would also be prohibited from December 24 to January 1.

- 2. Summer Saturday Tree and Hedge Trimming: 9:00 – 3:00 pm**

The Ordinance would confirm that tree and hedge trimming are permitted on summer Saturdays from 9:00 a.m. to 3:00 pm. in preparation for hurricane season and to accommodate for the high heat index of the summer season. No other noisy lawn maintenance work is permitted.

- 3. State Preemption of Gas-Powered Landscape Equipment Restrictions**

Effective **July 1, 2026**, Section 125.489, Fla. Stat. preempts local governments from creating prohibiting "gasoline-powered landscape equipment" or creating different standards for such equipment from electric or similar equipment. Local governments can still encourage the use of alternative energy sources, such as battery power, for landscape equipment.

In accordance with the new law, the Ordinance strikes the Town's prohibition on gas-powered leaf blowers used on properties less than one acre in size in Section 42-197(12) of the Code. It also strikes Section 42-230(e), which limits leaf blowers to a decibel level of 65dBA measured at 50 feet from the point of operation.

4. Define Lawn Maintenance and Quiet Lawn Maintenance

The Ordinance defines lawn maintenance and quiet lawn maintenance work.

5. Essential Services of the Town

The Ordinance identifies tree trimming and lawn maintenance work in or along public rights-of-way as essential services of the Town not subject to date and time restrictions on lawn maintenance work.

PENDING LITIGATION

There is pending, but stayed, litigation against the Town brought by Scott Lewis Gardening & Trimming, Inc.: an appeal from a Code Enforcement Board finding of violation for lawn maintenance work outside of permitted hours and a declaratory relief action asserting that the Town has selectively enforced its lawn maintenance hour (and holiday) restrictions against private gardeners while the Town conducts essential tree trimming in rights-of-way outside of the restricted hours. The trial court denied Plaintiff's request for temporary injunctive relief after an evidentiary hearing. Both cases have been stayed pending an attempt to resolve the dispute by passage of a new ordinance.



Code Enforcement Department & Planning, Zoning & Building Department

Town of Palm Beach
345 South County Road
Palm Beach, FL 33480
(561) 227-7080

Town of Palm Beach
360 South County Road
Palm Beach, FL 33480
(561) 838-5431

WORKING HOURS for CONSTRUCTION and LAWN MAINTENANCE

WORTH AVENUE HOURS - May 1 thru October 31 ONLY

	Mon	Tue	Wed	Thu	Fri	Sat	Sunday	Holidays
Work Allowed	8am-8pm	8am-8pm	8am-8pm	8am-8pm	8am-8pm	8am-8pm	NO WORK	NO WORK
Arrival no earlier than:	7:30am	7:30am	7:30am	7:30am	7:30am	7:30am	NO WORK	NO WORK
No Site Activity earlier than:	8:00am	8:00am	8:00am	8:00am	8:00am	8:00am	NO WORK	NO WORK
NOV 1 thru APR 30	NO WORK	NO WORK	NO WORK	NO WORK	NO WORK	NO WORK	NO WORK	NO WORK

SUMMER HOURS (for areas other than Worth Ave) - May 1 thru October 31 ONLY

*Limited Saturday work May 1 thru October 31

	Mon	Tue	Wed	Thu	Fri	Sat*	Sunday	Holidays
Work Allowed			7:30am - 5:30pm			9am-5pm*	NO WORK	NO WORK
Arrival no earlier than:			7:00am			8:30am*	NO WORK	NO WORK
Quiet Interior work only	-	-	-	-	-	9am-5pm*	NO WORK	NO WORK
No Site NOISE* earlier than:			8:30am			INTERIOR ONLY	NO WORK	NO WORK
PERMITTED on Saturday's*	-	-	-	-	-	QUIET ONLY*	NO WORK	NO WORK
QUIET ONLY: Interior work, quiet lawn maintenance & tree trimming			-	-	-	QUIET ONLY	NO WORK	NO WORK
PROHIBITED ON SATURDAYS*	-	-	-	-	-	Material Deliveries*		

Concrete Pours/Concrete Sawing*
Demo/Razing of Bldgs(except non-mechanical cleanup)*
Operation of any heavy equipment or machinery*

WINTER HOURS – November 1 thru April 30 each year:

	Mon	Tue	Wed	Thu	Fri	Sat	Sunday	Holidays	^FROM 12/24 TO 1/1
Work Allowed	8am-5pm	8am-5pm	8am-5pm	8am-5pm	8am-5pm	NO WORK	NO WORK	NO WORK	NO WORK
Arrival no earlier than:	7:30am	7:30am	7:30am	7:30am	7:30am	NO WORK	NO WORK	NO WORK	NO WORK
Quiet Interior work only	8am-9am	8am-9am	8am-9am	8am-9am	8am-9am	NO WORK	NO WORK	NO WORK	NO WORK
No Site NOISE* earlier than:	9:00am	9:00am	9:00am	9:00am	9:00am	NO WORK	NO WORK	NO WORK	NO WORK
*No heavy equipment or other construction related and lawn maintenance noise before 9am M-F						NO WORK	NO WORK	NO WORK	NO WORK
For multi-family properties, south of Sloan's Curve which are not located on Ibis Isle that have an association board that approves of Saturday work hours, and a copy of the letter indicating the Saturday work hours have been approved by the association board is on record with the Town. Saturdays - QUIET INTERIOR WORK between 9:00AM to 5:00PM						QUIET INTERIOR WORK ONLY WITH LETTER	NO WORK	NO WORK	NO WORK

^December 24 through January 1, CONSTRUCTION WORK NOT PERMITTED! ALL construction work is prohibited per Ordinance No 7-2025.

*December 24 and December 31, QUIET LAWN MAINTENANCE work is permitted only until NOON. Per Resolution No 155-2025

LAWN MAINTENANCE Section 2. 42-230 Lawn Maintenance

a) Lawn maintenance in the town shall be limited to the hours outlined for construction work at section 42-199 (as stated above) and all gas and electric powered lawn maintenance equipment, including leaf blowers, shall be subject to the same restrictions as heavy equipment as described in said section. However, lawn maintenance equipment may be used on the Wednesday immediately preceding Thanksgiving and on the Friday immediately following Thanksgiving from 9:00 AM to 5:00 PM with quiet work only (no gas or electric powered lawn maintenance equipment or leaf blowers) from 1:00 PM to 5:00 PM on the Friday immediately following Thanksgiving. *December 24 and December 31, QUIET LAWN MAINTENANCE work is permitted only until noon. Per Resolution No 155-2025

Holiday Dates that Impact Construction and Landscaping

NO CONSTRUCTION or LANDSCAPING work will be permitted on any of the Federal, Observed, or Town-observed holiday dates as listed below.

LANDSCAPING ONLY may be done as noted with the double asterisk ().**

Please refer to specific times on the attached table.

2025 Calendar Year	
Wednesday, January 1, 2025	New Year's Day (<i>Town Observed</i>)
Monday, January 20, 2025	Martin Luther King, Jr. Day
Monday, February 17, 2025	Presidents' Day
Monday, May 26, 2025	Memorial Day
Thursday, June 19, 2025	Juneteenth
Friday, July 4, 2025	Independence Day
Monday, September 1, 2025	Labor Day
Tuesday, November 11, 2025	Veterans' Day
Wednesday, November 26, 2025	**Day before Thanksgiving **
Thursday, November 27, 2025	Thanksgiving Day
Friday, November 28, 2025	**Day after Thanksgiving ** (<i>Town Observed</i>)
Wednesday, December 24, 2025	**Christmas Eve (<i>Town Observed</i>) **
Thursday, December 25, 2025	Christmas Day
Friday, December 26, 2025	No Construction Work Permitted per Ord. No 7-2025
Saturday, December 27, 2025	No Construction Work Permitted per Ord. No 7-2025
Sunday, December 28, 2025	No Construction Work Permitted per Ord. No 7-2025
Monday, December 29, 2025	No Construction Work Permitted per Ord. No 7-2025
Tuesday, December 30, 2025	No Construction Work Permitted per Ord. No 7-2025
Wednesday, December 31, 2025	**New Year's Eve (<i>Town Observed</i>) **
2026 Calendar Year	
Thursday, January 1, 2026	New Year's Day (<i>Town Observed</i>)
Monday, January 19, 2026	Martin Luther King, Jr. Day
Monday, February 16, 2026	Presidents' Day
Monday, May 25, 2026	Memorial Day
Friday, June 19, 2026	Juneteenth
Friday, July 3, 2026,	Independence Day (<i>Town Observed</i>)
Saturday, July 4, 2026	Independence Day
Monday, September 7, 2026	Labor Day
Wednesday, November 11, 2026	Veterans' Day
Wednesday, November 25, 2026	**Day before Thanksgiving **
Thursday, November 26, 2026	Thanksgiving Day
Friday, November 27, 2026	**Day after Thanksgiving ** (<i>Town Observed</i>)
Thursday, December 24, 2026	**Christmas Eve (<i>Town Observed</i>) **
Friday, December 25, 2026	Christmas Day
Saturday, December 26, 2026	No Construction Work Permitted per Ord. No 7-2025
Sunday, December 27, 2026	No Construction Work Permitted per Ord. No 7-2025
Monday, December 28, 2026	No Construction Work Permitted per Ord. No 7-2025
Tuesday, December 29, 2026	No Construction Work Permitted per Ord. No 7-2025
Wednesday, December 30, 2026	No Construction Work Permitted per Ord. No 7-2025
Thursday, December 31, 2026	**New Year's Eve (<i>Town Observed</i>) **

TOWN OF PALM BEACH

Information for Town Council Meeting on: June 9, 2026

To: Town Council

Via: Kirk Blouin, Town Manager

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

Re: An Ordinance Of The Town Council Of The Town Of Palm Beach, Palm Beach County, Florida, Amending Chapter 18, Buildings And Building Regulations, Article Iv, Florida Building Code, Division 1, Generally, By Amending Sections 18-237, Agreed Maximum Time Schedule For Completion Of Major Construction, Table 1, Construction Schedule, And 18-238(A), Agreed Maximum Time Schedule For Completion Of Minor Construction; Providing For Severability; Providing For The Repeal Of Ordinances In Conflict; Providing For Codification; And Providing An Effective Date.
19-2026

Date: 5/28/2026

STAFF REQUEST & RECOMMENDATION

Staff requests that the Town Council review the proposed ordinance regarding the duration of single-family dwelling permits and the proposed resolution amending the Master Fee Schedule to change building permit fees. Staff further recommends that the Town Council approve Ordinance No. 019-2026, on First Reading, and Resolution No. 063-2026, heard earlier in the agenda, to implement the revised permit duration and permit and compliance fees.

STRATEGIC PLAN

Strategic Priorities:

Governmental Leadership and Innovation

Strategic Focus Areas:

Sound Fiscal Management

FUNDING

Operating

ORDINANCE NO. 19-2026

AN ORDINANCE OF THE TOWN COUNCIL OF THE TOWN OF PALM BEACH, PALM BEACH COUNTY, FLORIDA, AMENDING CHAPTER 18, BUILDINGS AND BUILDING REGULATIONS, ARTICLE IV, FLORIDA BUILDING CODE, DIVISION 1, GENERALLY, BY AMENDING SECTIONS 18-237, AGREED MAXIMUM TIME SCHEDULE FOR COMPLETION OF MAJOR CONSTRUCTION, TABLE 1, CONSTRUCTION SCHEDULE, AND 18-238(A), AGREED MAXIMUM TIME SCHEDULE FOR COMPLETION OF MINOR CONSTRUCTION; PROVIDING FOR SEVERABILITY; PROVIDING FOR THE REPEAL OF ORDINANCES IN CONFLICT; PROVIDING FOR CODIFICATION; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Town of Palm Beach, Florida ("Town") is a duly constituted municipality having such power and authority conferred upon it by the Florida Constitution and Chapter 166, Florida Statutes; and

WHEREAS, the Town is required by the enactment of 2026 H.B. 803, which amends F.S. 553.79, to revise its Code of Ordinances to set the duration of building permits for single-family dwelling projects to align with the new State Law; and

WHEREAS, the Town desires to align the Code of Ordinances to reflect the new State Law.

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

Section 1. The recitations set forth above are true and correct and incorporated herein as legislative findings of the Town Council.

Section 2:Chapter 18, Buildings and Building Regulations, Article IV, Florida Building Code, Division 1, Generally, Section 18-237, Agreed Maximum Time Schedule for Completion of Major Construction, Table 1, Construction Schedule, is amended as shown:



"TABLE 1. CONSTRUCTION SCHEDULE

	Square Footage Under Roof	<u>Any Building Permit for a Single-Family Dwelling</u>	<u>New Construction* - Other Than a Single-Family Dwelling -</u> Maximum Time Period	<u>Remodel/Accessory Construction - Other Than a Single-Family Dwelling -</u> Maximum Time Permitted
<i>I.</i>	Projects 3,999 sq. ft. or less	<u>12 months or until the effective date of the next edition of the Florida Building Code, whichever is later</u>	16 months	16 months
<i>II.</i>	Projects 4,000 sq. ft. to 5,999 sq. ft.		20 months	24 months
<i>III.</i>	Projects 6,000 sq. ft. to 9,999 sq. ft.		24 months	30 months
<i>IV.</i>	Projects 10,000 sq. ft. to 19,999 sq. ft.		30 months	36 months
<i>V.</i>	Projects 20,000 to 39,999 sq. ft.		36 months	42 months
<i>VI.</i>	Projects 40,000 sq. ft. or more		To be determined by the town council prior to permit issuance	To be determined by the town council prior to permit issuance

**Principal structure"*

Section 3. Chapter 18, Buildings and Building Regulations, Article IV, Florida Building Code, Division 1, Generally, Section 18-238(a), Construction Schedule, is amended as follows:

"Sec. 18-238. - Agreed maximum time schedule for completion of minor construction.

(a.) A maximum time is established for the completion of all building permits for construction work not subject to the provisions of section 18-237. Such work shall be considered minor construction and must be completed and receive a passed final inspection no later than 12 months from date of issuance, or for work involving single-family dwellings, 12 months or until the effective date of the next edition of the Florida Building Code, whichever is later. Said maximum time is a condition of all applicable permits and applicant and owner accept such condition upon acceptance of a permit."

Section 4: Severability.

If any provision of this Ordinance or the application thereof is held invalid, such invalidity shall not affect the other provisions or applications of this Ordinance which can be given effect without the invalid provisions or applications, and to this end the provisions of this Ordinance are hereby declared severable.

Section 5. Repeal of Ordinances in Conflict.

All other ordinances of the Town of Palm Beach, Florida, or parts thereof which conflict with this or any part of this Ordinance are hereby repealed.

Section 6. Codification.

This Ordinance shall be codified and made a part of the official Code of Ordinances of the Town of Palm Beach.

Section 7 . Effective Date.

This Ordinance shall take effect immediately upon its passage and approval, as provided

by law.

PASSED AND ADOPTED in a regular, adjourned session of the Town Council of the Town of Palm Beach on first reading this 9th day of June 2026, and for second and final reading this 7th day of July 2026.

Danielle H. Moore, Mayor

Edward A. Cooney, Town Council President

Lewis S.W. Crampton, Council President
Pro Tem

Julie Araskog, Town Council Member

ATTEST:

Nicki McDonald, Town Council Member

Kelly Churney, CMC, Town Clerk

Bridget Moran, Town Council Member

TOWN OF PALM BEACH

Business Impact Estimate

TITLE OF ORDINANCE:

AN ORDINANCE OF THE TOWN COUNCIL OF THE TOWN OF PALM BEACH, PALM BEACH COUNTY, FLORIDA, AMENDING CHAPTER 18, BUILDINGS AND BUILDING REGULATIONS, ARTICLE IV, FLORIDA BUILDING CODE, DIVISION 1, GENERALLY, BY AMENDING SECTIONS 18-237, AGREED MAXIMUM TIME SCHEDULE FOR COMPLETION OF MAJOR CONSTRUCTION, TABLE 1, CONSTRUCTION SCHEDULE, AND 18-238(A), AGREED MAXIMUM TIME SCHEDULE FOR COMPLETION OF MINOR CONSTRUCTION; PROVIDING FOR SEVERABILITY; PROVIDING FOR THE REPEAL OF ORDINANCES IN CONFLICT; PROVIDING FOR CODIFICATION; AND PROVIDING AN EFFECTIVE DATE.

BUSINESS IMPACT ESTIMATE:

This is provided in accordance with section 166.041(4), Florida Statutes. According to Section 166.041(4)(c) of the Florida Statutes, if one or more of the statements below apply, state law does not require a business impact estimate for the proposed ordinance. This Business Impact Estimate may be revised following its initial posting.

1. The proposed ordinance is required for compliance with Federal or State law or regulation.
2. The proposed ordinance relates to the issuance or refinancing of debt.
3. The proposed ordinance relates to the adoption of budgets or budget amendments, including revenue sources necessary to fund the budget.
4. The proposed ordinance is required to implement a contract or an agreement, including, but not limited to, any Federal, State, local, or private grant or other financial assistance accepted by the municipal government.
5. The proposed ordinance is an emergency ordinance.
6. The ordinance relates to procurement.
7. The proposed ordinance is enacted to implement the following:
 - a. Development orders and development permits, as those terms are defined in s. 163.3164, and development agreements, as authorized by the Florida Local

Government Development Agreement Act under ss. 163.3220 - 163.3243.

- b. Comprehensive plan amendments and land development regulation amendments initiated by an application by a private party other than the municipality.
- c. Sections 190.005 and 190.046, Florida Statutes, regarding community development districts.
- d. Section 553.73, Florida Statutes, relating to the Florida Building Code; or
- e. Section 633.202, Florida Statutes, relating to the Florida Fire Prevention

Is this ordinance exempt from the Business Impact Estimate requirement according to one of the aforementioned reasons?

Yes

Provide the relevant exemption reason number if applicable:

[This ordinance is exempt due to statement 1 - it is required for compliance with State law.](#)

In accordance with the provisions of controlling law, the Town hereby publishes the following information:

Summary of the proposed ordinance (must include a statement of the public purpose, such as serving the public health, safety, morals, and welfare):

[N/A](#)

An estimate of the direct economic impact of the proposed ordinance on private, for-profit businesses in the Town, if any:

[N/A](#)

Good faith estimate of the number of businesses likely to be impacted by the proposed ordinance:

[N/A](#)

Additional information the governing body deems useful (if any):

[N/A](#)

