



NEWS AND VIEWS

April 2022

# Mayor Highlights Issues Important to South End Residents During Citizens' Association Address

by: Jodie Wagner - Palm Beach Daily News

In her first in-person remarks to the Citizens' Association of Palm Beach since becoming mayor last year, Danielle Moore highlighted several issues important to residents in the town's South End.

As part of her State of the Town address at the association's 2022 annual meeting Thursday at the Tideline Ocean Resort & Spa, Moore discussed construction, resiliency and other matters that were relevant to residents living south of Sloan's Curve. The Citizens' Association represents the interests of those residents.

Topping Moore's list was a proposed improvement plan from the Palm Beach Transportation Planning Agency for A1A, which the town opposes.

Recommendations include the widening of traffic lanes, paved shoulder and bike path along a stretch of A1A between Lake Avenue and Ibis Way. The town, however, is asking for the project to be limited to milling and resurfacing of the present roadway at the existing dimensions, and that the bike path be rebuilt.

"Why on earth would the town support a plan that brings vehicular traffic closer to pedestrian traffic in an area that's already congested?," Moore said. "It sounds like a recipe for disaster."

Other issues highlighted by Moore include:

- **Phipps Ocean Park revitalization:** Last June, the Town Council voted unanimously to move forward with a proposed master plan for the revitalization of Phipps Ocean Park.

Miami-based landscape architect Raymond Jungles will handle design development for the project, which will include a new entrance, walking paths, a dune playground and a native plant propagation area. Work is expected to get underway in the summer of 2023, and will take about six months to complete.

"It sounds very exciting," Moore said of the project. "The final plan has not yet come to the [Town] Council, but it should in the very near future. I'm confident the Citizens' Association will keep all of its members in the loop on its progress."

- **Southern Boulevard Bridge:** Moore said the long-delayed Southern Boulevard Bridge construction project is expected to be complete by the end of September.

The project, in which a drawbridge that connects Palm Beach to West Palm Beach and a tide relief bridge next to Mar-a-Lago will be replaced, was set to be completed in summer 2021, and then last fall. Work began in April 2017.

"This has been the longest bridge project in the Town of Palm Beach's history," Moore said. "I know everyone here will be glad to have it over with."

- **Building inspections:** The town paused its building safety inspections and recertification program while the Florida Legislature debated a pair of condominium bills. But with those bills failing to pass, the town will restart the process of creating its own program, Moore said.

The state bills — SB 1702 and HB 1391 — came in response to the collapse of the Champlain Towers South condominium complex in Surfside last June. Ninety-eight people died in the tragedy.

Engineers examining the wreckage found the 12-story building had developed major structural damage.

SB 1702 sought to establish mandatory structural inspections for all apartment and condo buildings taller than three stories and larger than 3,500 square feet. Milestone inspections would be required once a building reaches 30 years old and every 10 years thereafter. The standard is stricter for buildings within three miles of a coastline; they'd require inspections at age 20 and every seven years after that.

# HIGHLIGHTS OF ANNUAL MEETING OF CITIZENS' ASSOCIATION OF PALM BEACH - March 31, 2022

On March 31st at 8:30 AM, the Citizens' Association of Palm Beach held their Annual Meeting at the Tideline Hotel. Mayor Moore was in attendance and her "State of the Town" can be read in the article by Jodie Wagner of the Palm Beach Daily News. Some additional highlights of the meeting were remarks made by Co-Chairs Donald Singer and Skip Aldridge as they reviewed the accomplishments of the organization in 2021:

Donald began by noting, we improved and enhanced the role of being liaison with Town and Citizens, primarily south of Sloan's Curve, including COVID, to Sea-level rise, Bicycle Safety, Beach restoration, Undergrounding, Construction schedules, Employee scholarships, Hurricane Preparation, Strategic Planning, among others issues.

We also continued and improved communication with other civic and community groups, from Civic Association, Chamber of Commerce, Preservation Society, SHINY SHEET, among others, and with an updated News and Views monthly publication, (Chaired by Linda Sullivan), state-of-the art outreach systems, and seminars and workshops.

Co- Chair Skip Aldridge then introduced and congratulated Council President Maggie Zeidman, Councilmembers Bobbie Lindsey and Lew Crampton on their respective reelections. He recognized the backgrounds and skills of our Board of Directors, and the those Board members who are serving on Town Boards and Commissions.

He then proceeded to identified the Town staff and their respective contributions to our members' quality of life, from Police, Fire, Recreation, Town Management, Coastal Protection, Public Works, Human Resources, etc. and introduced respective Town Directors and staff present at breakfast.

The Citizens' Association breakfast committee was then thanked, from Bram Majtlis (Chair), to Nominating Committee Chair Stephen Jacobs, and Office Manager Jennifer (JJ) Butler.

Treasurer Gardner reported that our organization was in fine financial shape.

Steve introducing slate of officers and Directors for Mayor Moore's swearing-in ceremony

Board Members Roberta Mambrino (Emeritus), and Rita Taca (Town Scholarships) were recognized.

Fond Farewells were said to Laurel Baker (Chamber of Commerce Executive Director) and Jay Boodheshwar (Deputy Town Manager)





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HB 1391 was a companion bill.

"Luckily for our town, Wayne Bergman and his team at Planning, Zoning & Building have a town-specific building inspection program ready to present to the council for consideration, probably in May," Moore said.

• **Strategic Planning Board:** The council voted unanimously last fall to establish an ad hoc advisory strategic planning board tasked with writing a new long-range plan for the town.

Moore is chairing the board, and she said Thursday that she is excited to work with the nine-member panel.

Members include Citizens' Association Co-Chair Skip Aldridge and association member and former police chief Michael Reiter.

"I think we have a terrific group of residents," Moore said. "They are going to help us create a vision for our future."

The new plan would replace the one completed in 2003 and updated in 2012.

• **Coastal resiliency:** Since receiving the Woods Hole Group's Level-Up Palm Beach Coastal Resilience Implementation Plan last summer, the town has accelerated efforts to strengthen the community's resilience to coastal flooding, Moore said.

The plan, which builds on the findings of the 2019 Town of Palm Beach Coastal Flood Vulnerability Assessment, recommends a variety of steps for the town to take, including: mandates for new seawalls to be 2 feet taller and first-floor building elevations up to 3 feet higher than current standards; higher bulkheads on the Lake Worth shoreline; upgrades to pump stations; deployable and permanent flood walls; and dune enhancements, among others.

"The town has taken several actions to address concerns in the short term and prepare for the long term," Moore said.

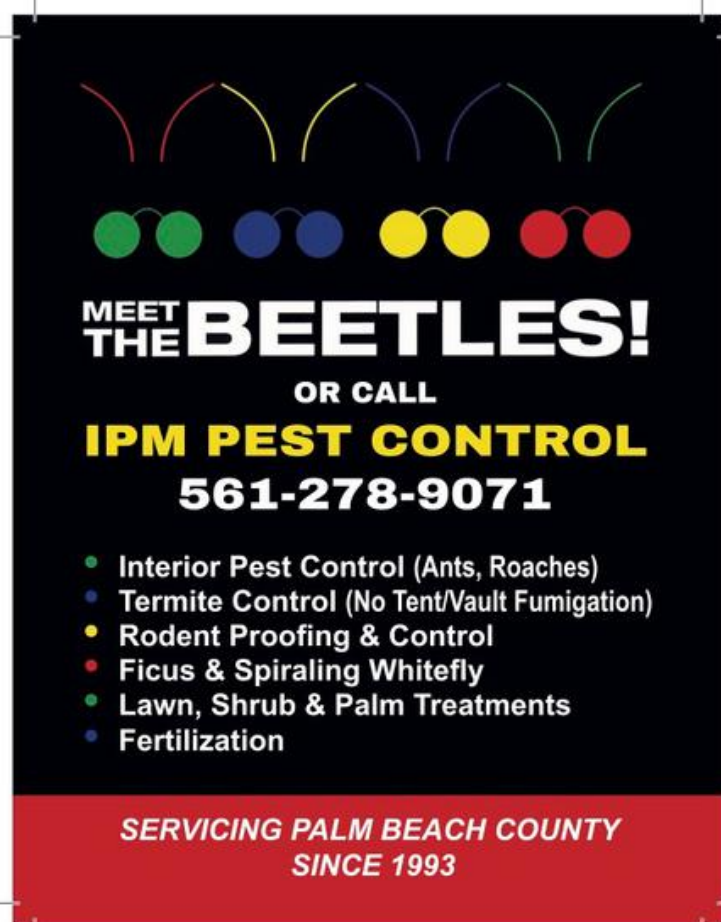
During Thursday's meeting, the Association named its Executive Board and directors for 2022. They include:

**Co-Chairs:** Aldridge, Donald Singer; **Vice Chairs:**

Stephen Jacobs, Abram Majtlis, Linda Sullivan, Richard Kleid; **Secretary:** Ronald Matzner; **Treasurers:**

Gardiner Hempel; **General Counsel:** Stephen Jacobs;

**Director Emeritus:** Roberta Mambrino; **Directors:** Guy Clark, Dr. Deborah Day, Fred Kamel, Karen List, Dan McDonnell, Erick Reickert, Pamela Saba, Rick Salvadore, Dena Seigel, Rita Taca, Steve Tannenbaum, Jane Waldman, Peter Wilson and Harry Wolin.



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# Landmarking

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In January, the Town of Palm Beach designated Tower Vallencay, located on Ibis Isle, as a landmarked building on the recommendation of the Landmarks Preservation Commission.

There are seven condominiums that have this distinction, of which only two are in the South End: The Reef (landmarked in 2019) and now Tower Vallencay. Why they pursued this special status, how they achieved it, and the benefits derived from the process is an inspiring story.

Landmarking involves a rigorous review by the Landmarks Preservation Commission to establish that a building meets one or more of these established criteria:

- Exemplifies or reflects broad cultural, political, economic or social history of the nation, state, count or town;
- Is identified with historic personages or with important events in national, state or local history;
- Embodies distinguishing characteristics of an architectural type or is a specimen inherently valuable for the study of a period, style, method of construction or use of indigenous materials or craftsmanship;
- Is representative of the notable work of a master builder, designer or architect whose individual ability has been recognized or has influenced his age

"It was an opportunity for our building to coalesce around a true-north for exterior renovation decisions that preserve our mid-century origin," said Bram Majtlis, Immediate Past President of The Reef. "Landmarking distinguishes our building and fosters pride among the owners. I recommend that a building involves all the owners when it seeks landmark designation. We had the Commission make presentations to us so that we fully understood what landmark designation entailed. We had to debunk the myths."

"It was for us a learning journey with full transparency," Gardiner Hempel, President of Tower Vallencay, said. "We allowed the owners ample time to process the implications and benefits." He observed how some owners became supportive after learning that landmarking only affects the exterior of a building, not the interior. "Landmarking brings a certain cachet and makes our building more attractive to buyers who seek a home unique among its peers – a jewel," he added.

Landmarking indeed has tangible benefits. Besides safeguarding design integrity in any exterior renovations, a recent study sponsored by the Preservation Foundation of Palm Beach shows that landmarked buildings command a premium in the market of 6.2%-13.7%.

Both Bram and Gardiner emphasized the unique architecture and history of the Town of Palm Beach and the importance of owners nurturing a strong sense of stewardship to preserve this heritage: "We hope other worthy buildings will be inspired to pursue the landmark designation."

Bram Majtlis  
Vice Chair – Citizens' Association of Palm Beach  
Immediate Past President – The Reef

Gardiner Hempel  
Treasurer – Citizens' Association of Palm Beach  
President – Tower Vallencay





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# New Citizens' Association

## Directors

### Karen List



Kay joined the board of directors of The Citizens Association in 2022 and has been integral in the launch of the logo design contest t announced March 31st, 2022. Kay is an innovative media and marketing executive with extensive global business and strategic partnership experience with proven success

driving new streams of revenue resulting in high- profile agency, brand and sports marketing partnerships. Known in the media industry as a strategic collaborator, she is recognized for her award winning brand and global partnership development for The New York Times. She is an innovative change agent with proven analytical, communication, budget and implementation successes. Karen's career at The New York Times includes global business development, go-to-market positioning, industry outreach, revenue-building partnerships, brand reputation management, PR/social media counsel, brand purpose and reputation/crisis management.

Kay has been an active leader on not for profit boards including: President of The Financial Communication Society, ( FCS ) Serving as Board chair, Treasurer, founder of the FCS Mentoring Program and Marketer of the Year Awards. Additionally she served as President of Advertising Women of New York, She Runs it, leading their 100 th Anniversary fundraising and membership celebration. Her work on these boards has led to measurable results including increased sustainability through transparent, evidence-based measurement, increased diversity and stakeholder engagement resulting in expanded membership growth, balanced budget and exceeding the strategic three year planning in record time.

Kay loves Palm Beach and is an active golfer, tennis and peloton enthusiast.

She loves her south ocean home, swimming, and entertaining with friends and family.

### Fred Kamel



Fred Kamel is entrepreneur at heart and is involved in various organizations and partnerships in Real Estate, Hotel Development, Technology and is constantly in search for businesses that truly add value to society as a whole and to the people involved. He is Vice Chair of API (Accommodations Plus International)

(www.apiglobalsolutions.com)which is a Global Travel Management company handling the needs of Aviation and Transportation Crews. He is on the Board of the Red Cross for South Florida. He is also the President of The Atriums of Palm Beach located at 3400 South Ocean Blvd. Fred and his wife Rosa have been married since 1993 and reside in Palm Beach, Florida. They have two children, Christina, and Alexander.



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# **Citizens' Association**

# **Hurricane Preparedness**

## **Seminar**



The Citizens' Association of Palm Beach held a hurricane seminar in Palm Beach on Monday, April 11. Co-Chair, Donald Singer, began by introducing Stephen Montoya, Emergency Management Coordinator for the Town of Palm Beach.

Office Stephen Montoya reviewed how the Town is prepared for this event, noting that the Hurricane season is almost upon us. He expressed the urgency of preparing now as these storms have a reputation of occurring earlier than predicted.

He reviewed the procedures for being alerted to the evacuations and how to receive this important information at these critical times and reviewed the procedure and phases of safe return to the island.

He introduced Fire Rescue Chief, Darrel Donatto and Division Chief, Sean Baker who gave additional tips for preparedness for the upcoming season. Sean Baker reviewed the new system that Palm Beach has that will enable them to assess the damage after the storm by sending information to FEMA in a more expeditious manner.

Co-Chair Skip Aldridge thanked all participants and noted that the seminar is now available to watch on the Citizens Associations website:

<https://www.thecitizensassociationofpalmbeach.org/submit-an-article>



Fire Chief - Darrel Donatto



Division Chief - Sean Baker



Emergency Management  
Stephen Montoya



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