

Regular Commission Meeting Agenda  
Monday, June 23, 2025  
5:00 p.m.



Town Hall Commission Chambers  
247 Edwards Lane  
Palm Beach Shores, FL 33404

**Mayor Alan Fiers**  
**Vice Mayor -Tracy Larcher**

Commissioner Steven Smith  
Commissioner Roby DeReuil  
Commissioner Kathleen McGahran

Town Treasurer Darlene Hopper  
Town Attorney Keith Davis  
Town Clerk Karen Hancsak

**PLEASE NOTE: THIS MEETING IS ALSO CONDUCTED USING COMMUNICATION MEDIA TECHNOLOGY**

Meeting link:

<https://townofpalmbeachshores.my.webex.com/townofpalmbeachshores.my/j.php?MTID=m80be220e4c7e693b383b81d55ac76361> **Meeting number:** 2632 605 2816 **Password:** 0623

**Join by phone** +1-408-418-9388 United States Toll **Access Code:** 2632 605 2816

**AGENDA**

(click Icon  to view backup material)



**1) CALL TO ORDER**

- Pledge of Allegiance
- Roll Call


**2) APPROVAL OF MEETING AGENDA**

(Additions, substitutions, deletions)

**3) APPROVAL OF CONSENT AGENDA**

- Regular Town Commission Meeting Minutes May 27, 2025. 
- Special Town Commission Meeting Minutes June 9, 2025 

**4) PRESENTATIONS**

- Audited Financial Statements for the year ending September 2024- Terry Morton, CPA, Nowlen, Holt & Miner, PA
- Presentation by Arquitectonica Int. Corp., 2900 Oak Ave., Miami, FL 33133, Agent for the Town of Palm Beach Shores through Lionbright Development, LLC, 123 S Ocean Ave., Palm Beach Shores, on Enhancements and Parking Lot Beautification to Include but not limited to a Drainage/Exfiltration System, Landscaping, New Bathroom/Storage Facility, Pavers, Revisions to Access Private Road #1 

**5) DISCUSSION ITEMS:**

- Announcement --- Town Registered Voters Interested in Serving the Community as a Planning & Zoning Alternate Member (1) should submit a brief resume to the Town Clerk

## 6) **RESOLUTIONS**

### ○ **RESOLUTION NO. R-4-25 BUDGET AMENDMENT NO 2**

A RESOLUTION OF THE TOWN COMMISSION OF THE TOWN OF PALM BEACH SHORES, PALM BEACH COUNTY, FLORIDA, AMENDING ITS OPERATING BUDGET FOR FISCAL YEAR 2024/2025 IN ACCORDANCE WITH THE TERMS AND CONDITIONS OF BUDGET RESOLUTION NO. R-16-24; PROVIDING AN EFFECTIVE DATE, AND FOR OTHER PURPOSES

## 7) **ORDINANCES**

### ○ **ORDINANCE NO. 0-3-25 - SECOND READING AND ADOPTION**

AN ORDINANCE OF THE TOWN COMMISSION OF THE TOWN OF PALM BEACH SHORES, FLORIDA, AMENDING ITS COMPREHENSIVE DEVELOPMENT PLAN TO ADOPT EVALUATION AND APPRAISAL (“EAR”) BASED AMENDMENTS PURSUANT TO SECTION 163.3191, FLORIDA STATUTES, WHICH PROVIDES FOR AN EVALUATION AND FOR PLAN AMENDMENTS DETERMINED TO BE NECESSARY PURSUANT TO THE REQUIREMENTS OF SECTION 163.191, FLORIDA STATUTES; BY ADOPTING A PRIVATE PROPERTY RIGHTS ELEMENT AND BY AMENDING THE COASTAL MANAGEMENT ELEMENT TO ADDRESS PERILS OF FLOOD, ALL PURSUANT TO THE REQUIREMENTS OF SECTION 163.3184 FLORIDA STATUTES; PROVIDING FOR TRANSMITTAL TO THE STATE LAND PLANNING AGENCY; PROVIDING A CONFLICTS CLAUSE AND A SEVERABILITY CLAUSE; PROVIDING AN EFFECTIVE DATE; AND FOR OTHER PURPOSES

### ○ **ORDINANCE NO. 0-4-25 – FIRST READING**





AN ORDINANCE OF THE TOWN COMMISSION OF THE TOWN OF PALM BEACH SHORES, FLORIDA, AMENDING THE CODE OF ORDINANCES AT APPENDIX A. ZONING ORDINANCE. AT SECTION II- DEFINITIONS ESTABLISHING REVISED DEFINITIONS FOR DESIGN FLOOD ELEVATIONS; AT SECTION IV – BASIC RESTRICTIONS FOR ALL DISTRICTS IN ORDER TO ACCOMMODATE BUILDING DEVELOPMENT IN DISTRICTS AFFECTED BY THE DECEMBER 20<sup>TH</sup>, 2024 UPDATED FEMA FLOOD ZONE MAPS FOR PALM BEACH COUNTY.; AT SECTION V. – DISTRICT A REGULATIONS REFERENCING NEW DESIGN FLOOD ELEVATIONS; AT SECTION VII. – DISTRICT C REGULATIONS REFERENCING NEW DESIGN FLOOD ELEVATIONS; AT SECTION XII. GENERAL PROVISIONS UPDATING REQUIRED MECHANICALS PLACEMENT; PROVIDING THAT EACH AND EVERY OTHER SECTION AND SUBSECTION OF APPENDIX A SHALL REMAIN IN FULL FORCE AND EFFECT AS PREVIOUSLY ADOPTED; PROVIDING A CONFLICTS CLAUSE, A SEVERABILITY CLAUSE AND AUTHORITY TO CODIFY; PROVIDING AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

## 8) **DEPARTMENT AND BOARD REPORTS:**

### **Financial Reports:**

- Vote: May 2025 Fiscal Reports – Darlene Hopper 

### **Staff Reports:**

- Sheriff’s Department- Sgt. Langevin 
- Fire Department-Chief Steedman 
- Public Works-Director Alan Welch 
- Town Clerk- Karen Hancsak 
- Planning and Zoning Chairman Janet Kortenhaus
- Town Attorney- Attorney Keith Davis

9) **COMMISSION REPORTS:**

**Mayor Fiers Updates:**

- FPL Pole Removal
- Dredging Project Progress Report
- Update on Short Term Rentals

10) **PUBLIC COMMENTS:**

**You must state your name for the record. Limit, 3 minutes per speaker, one time per topic.**

11) **ADJOURNMENT**

PLEASE TAKE NOTICE AND BE ADVISED, that if any interested person desires to appeal any decision made by the Town Commission with respect to any matter considered at this meeting or hearing, such interested person will need a record of the proceedings, and for such purpose may need to insure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is based. The meeting/hearing will be continued from day to day, time to time, place to place, as may be found necessary during the aforesaid meeting. IN ACCORDANCE WITH THE PROVISIONS OF THE AMERICANS WITH DISABILITIES ACT (ADA), THIS DOCUMENT CAN BE MADE AVAILABLE IN AN ALTERNATE FORMAT (LARGE PRINT) UPON REQUEST AND SPECIAL ACCOMODATIONS CAN BE PROVIDED UPON REQUEST WITH THREE (3) DAYS ADVANCE NOTICE. FOR HEARING ASSISTANCE: If any person wishes to use a hearing device, please contact the Town Clerk.