

BEACH PROJECTS START IN SOUTH END

By: Ronald Matzner

BEACH PROJECTS START IN SOUTH END This season's South End beach renourishment projects have begun. Final details were unveiled at the recent Citizens Association of Palm Beach seminar on November 21 at the South Fire Station by Town of Palm Beach Coastal Management Consultant Mike Jenkins of Applied Technologies and Management. By the time work is completed in February, approximately 750,000 cubic yards of sand will have been added to South End beaches.

Phase one is the Phipps Park Beach Renourishment Project in Reach 7. Project limits are from the Ambassador Hotel in the south to the boundary between Phipps Park and the Sloan's Curve 2100 Condominium in the north. A dredging barge will remove sand 24x7 from the sand borrow area located just south of the Lake Worth pier about 1500 feet from shore at a depth of 38 feet. Dredged sand will be transported to shore via 4000 feet of pipe and deposited directly onto the wet sand at the southern border of the project at the Ambassador Hotel. From there, the sand will be placed northward below the mean high water line along the beach at the rate of about 200 linear feet per day until it reaches the project's northern limit. Dredging began December 8. At the time of this publication, the deposit of sand has reached about 200 feet south of the Par 3.

Phase two is the Dune Restoration Project on the beaches of Sloan's Curve, Reach 8 (south of the Lake Worth pier) and Reach 9 (South Palm Beach). As sand is deposited on the wet beach during the Phipps Project, it also will be stockpiled above the mean high water line in Phipps Park to be used later in Phase Two. Dune restoration will begin in January. Trucks will transport the stockpiled sand from Phipps Park to its various locations. Land assets are already being assembled in the Phipps Park north parking lot which has been closed to the public for the duration of the project. Access for trucks, bulldozers and other equipment to Reach 8 and Reach 9 beaches will be via a 20 foot wide corridor near the south border between Lake Worth Beach and the Bellaria condominium. Trucks will deposit sand and dune restoration will occur above the mean high water line as far south as the border between South Palm Beach and Lantana.

Sarah Gutekunst, the Town's newly appointed beach management official, is in the process of meeting with individual condominiums to ensure maximum deposit and coverage of sand at each property while minimizing the likelihood of escarpment development. As the projects proceed, progress updates may be accessed on the Citizens Association app and website, as well as at <https://www.thecitizensassociationofpalmbeach.org/project>.



Mike Jenkins
Applied Technologies and Management



CAPB Seminar at the Fire Station #3

House Bill 1021

First there was SB 4, enacted by the Florida legislature in 2022. It has garnered deserved attention from and imposed significant burdens upon condominiums throughout the State.

Flying under the radar is SB 1021, enacted by the legislature in 2024. Effective July 1, 2024, it applies to all Florida condominiums and cooperatives. It is 154 pages long, amends multiple sections of the Florida condominium statutes and adds many new sections.

It addresses condominium safety, transparency and Board accountability, imposing new hurricane protection and operational requirements. It also imposes potential criminal penalties upon Board of Directors for various actions or inactions. Following is a simple and brief summary of some of the most significant provisions enacted by SB 1021.

HB 1021 addresses condominium safety, transparency, and accountability in Florida, including criminal penalties, hurricane protection measures, and operational requirements. Below is a simplified breakdown:

Criminal Penalties

HB 1021 establishes criminal penalties for unlawful actions by condominium officers, directors, or managers:

- Third-degree felonies:
 - Accepting or offering kickbacks.
 - Refusing to release records to avoid legal consequences.
- First-degree misdemeanors:
 - Committing fraud during voting or deterring voting through bribery or corruption.
 - Destroying or failing to maintain accounting records with intent to harm the association.
- Second-degree misdemeanor:
 - Repeatedly violating association record access requirements with intent to harm.



Hurricane Protection

The law standardizes hurricane protection measures, including shutters, impact glass, and other code-compliant products. Key provisions:

- Condominium associations can require unit owners to install hurricane protection at their own expense after a majority vote.
- Costs for installation are enforceable as assessments.
- Associations may operate hurricane protection systems without owner approval if needed for property safety.
- Owners are not responsible for removal or reinstallation costs if such work is needed for property maintenance.

Meeting and Transparency Requirements

New rules aim to improve board transparency and member engagement:

Continued on Page 3

Continued from Page 2

- Boards must meet quarterly if the condominium has over 10 units, with agendas including opportunities for member questions•
- Notices for meetings about special assessments must include details of related contracts.
- These requirements apply retroactively, overriding existing bylaws if necessary.

Impact HB 1021 seeks to increase accountability and address past issues, such as mismanagement and safety failures. However, heightened scrutiny may deter volunteers from serving on association boards.



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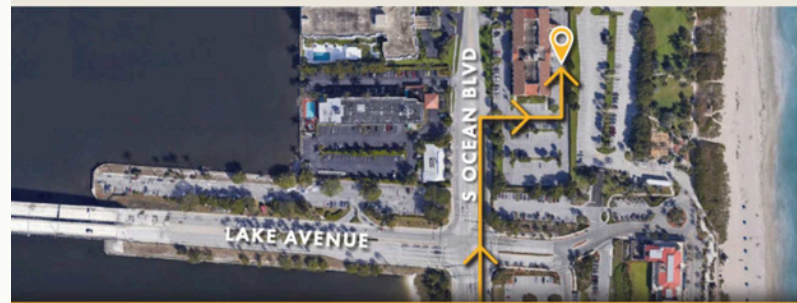
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Lake Shore Flood Risk a Focus of CAPB Seminar

By: Ronald Matzner

The Citizens Association of Palm Beach (CAPB) continued its exploration of the status of South End beaches and the vulnerability of South End condominiums to flooding from the lake side in a seminar held on November 21 at the South Fire House. The well-attended seminar featured a presentation by Bob Hamilton of the Woods Hole Group on the vulnerability and risk from the Lake side due to sea level rise and storm surge events. A long-time consultant to the Town of Palm Beach with respect to flooding issues, Woods Hole authored both the vulnerability assessment of Town risks from the lake side and the implementation strategy in response thereto under which the Town is operating. Woods Hole is in the process of updating its vulnerability assessment as required by the State of Florida. In a series of slides, Mr. Hamilton gave seminar attendees a preview of some of the changes to its vulnerability assessment resulting from revised topographical and climate data. Most welcome appears to be reduced risk to flooding in some midtown areas such as the Sea Streets. Unfortunately, Mr. Hamilton's presentation did not appear to offer any positive change in the risks faced by South End condominiums. If anything, one might come to the opposite conclusion after hearing a presentation from Town staff regarding recent changes to FEMA Flood Maps. The updated maps take effect on December 20, 2024, replacing maps which have been in place since 2017. Whereas in 2017 nearly all South End condominiums were completely in the X zone in which there are no Base Flood Elevations (BFE), portions of many condominiums are now in an AE zone with BFEs of 7 to 9 feet.

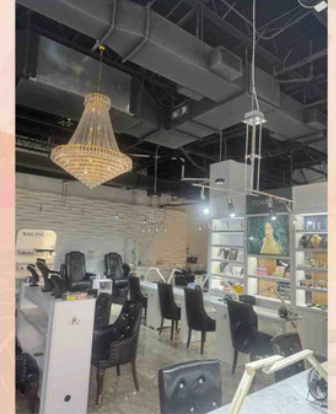
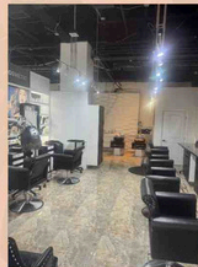
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Although there may be little or no practical consequences to individual condominiums from such designation (except perhaps for insurance costs), the conclusion may reasonably be drawn that topographical and sea level changes may be increasing the risk of flooding from the lake side. Flooding from the Lake side is obviously one of the major threats that the Town, including South End condominiums, will have to face in coming years. CAPB and the Town will continue to monitor and explore solutions. The Town Shore Protection Board has announced that it will focus its March 27, 2025 meeting on Lake Shore vulnerability including potential actions to be taken to address it. CAPB intends to hold another seminar on the subject in spring 2025 after the Woods Hole vulnerability update is expected to have been presented to the Town Council.

BEACH MYTHS DISPELLED

By: Ronald Matzner

Several longstanding myths about South End beaches were dispelled by Town of Palm Beach staff and expert consultants during the recent beach management seminar held by the Citizens Association of Palm Beach at the South End Firehouse on November 21. Persistent Myth 1: The rock and concrete-like structures in the water just offshore from South End beaches are the remains of the old A1A, Fact. Those structures in the near shore, sometimes exposed at low tide, are in fact near shore reefs known as hardpan. Important habitat for turtle hatchlings, small fish and other sea creatures, the reefs are protected by State and Federal law. They are the principal reason why the Town cannot conduct beach renourishment projects in the wet sand on Reach 8 beaches and certain Reach 7 beaches such as at Sloan's Curve. Persistent Myth 2: The sand placed on South End beaches during dune refurbishment projects appears to disappear over time because the wrong size sand is used, as small as 0.1 mm grain size. Fact. All sand placed on beaches during beach renourishment and dune restoration projects meets or exceeds the standard basic specifications of 0.25 mm grain sand. Natural wave and storm action accounts for the movement of sand from its initial placement despite the grain size. Persistent Myth 3: Ongoing sand replenishment projects mean the beach management program has not accomplished its purpose. Fact. The principal purpose of the beach management program is to protect upland properties. It began in the 1990s at a time when there was little or no beach in Palm Beach. Mid-Town beach, for example, had little sand and waves crashed over the sea wall at high tide onto South Ocean Blvd. Since then, 5.4 million cubic yards of sand have been added to our beaches which have advanced eastward an average of 38 feet. The additional sand in the system, on the beaches and in the near shore ocean sand bars, has resulted in healthy beaches for people (and turtles) that have thus far effectively protected upland properties, including South End condominiums, from wave and storm action.

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Scenic Vista Ordinance

By: Richard Kleid

One of the most scenic rides in the United States is driving on Ocean Boulevard (A1A) parallel to the ocean. This beautiful drive is made possible by a scenic vista ordinance by the Town of Palm Beach which provides as follows: "No walls, fences, hedges, or other structures shall be erected or grown east of Ocean Boulevard to a height greater than 4 feet above the surface of the Ocean Boulevard pavement along which such wall, fence or growth is maintained. Beach houses in excess of 200 ft.² permitted and constructed subsequent to February 8, 1993 shall provide an ocean Vista equal to 50% of the lot within the vista area. No structure or vegetation shall exceed 30 inches in height measured above Ocean Boulevard. The enforcement of this ordinance lies with the code enforcement unit of the police department. If you notice any violation of this ordinance, you can report it to Carla Marcote at 561-227-6388



Coastal Management 2024-25

Town of Palm Beach

Protecting our Homes and our Beaches Today and for the Future

Coastal Management plays a vital role in protecting property and infrastructure, maintaining our quality of life, providing habitat for sea turtles and other marine life, and sustaining our island for the future.

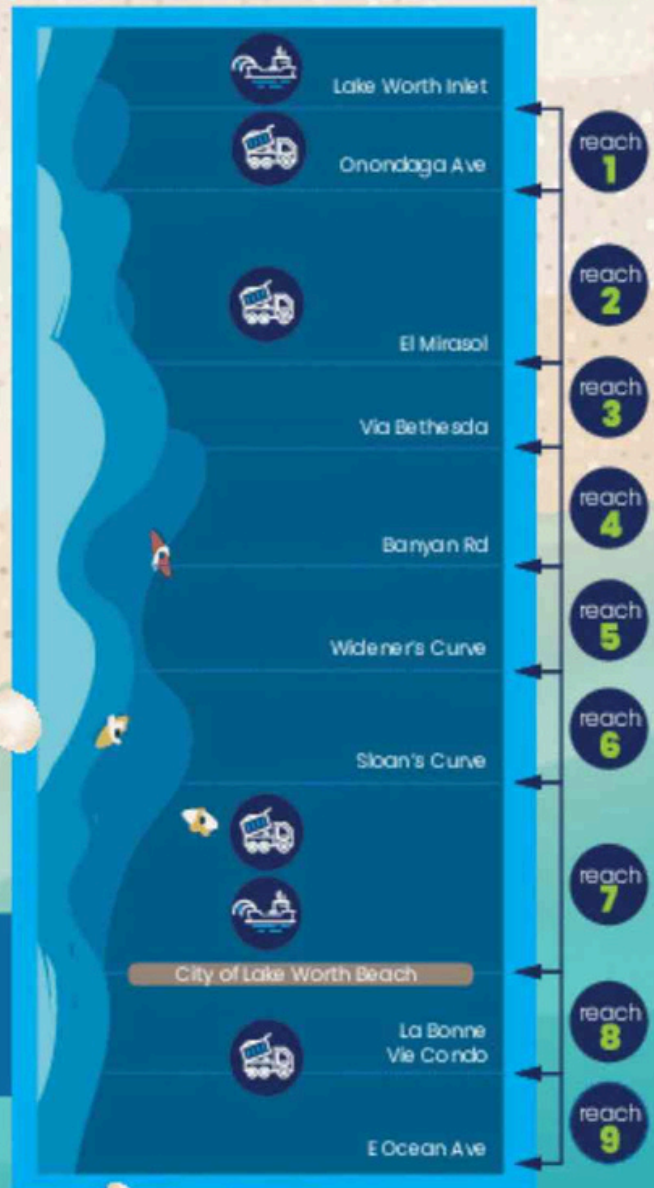
Over the next few months, the Town will be implementing these projects:

- Maintenance dredging of the Lake Worth Inlet/Palm Beach Harbor with sand placement in **reach 1** by U.S. Army Corps of Engineers.
- Transportation of sand via truck haul from **reach 1** to **reach 2** for beach renourishment.
- Beach and Dune Renourishment at Phipps Ocean Park and **reach 7** to repair damages from Hurricanes Ian and Nicole.
- Placement of sand on **reach 8** and **reach 9** dunes to repair storm damages.

**Construction Window
November 2024 - April 2025**

For project updates visit
townofpalmbeach.com/133/Coastal-Protection

All work is taking place at a time of year when it has the least impact on sea turtles. Beach access closures will be minimized to the greatest extent possible. Weather conditions, technical and equipment challenges, and funding time lines can all contribute to changes in starting dates and estimated completion dates.



Learn more about the Town's Coastal Beach Management Plan, beach closures and progress updates



Questions or concerns? Visit townofpalmbeach.com or Call 561-838-5440

Community Updates

Palm Beach Fire-Rescue Overview

Serving since 1921

All-hazard Fire Rescue Department

2024 Responses:

2,482 medical and fire responses as of 11/15/2024

Normal Average is just under 3,000 annually

5 Fire Rescue Divisions:

1. Fire Suppression
2. Emergency Medical Services
3. Ocean Rescue
4. Fire Prevention
5. Emergency Management

Traffic Mitigation Plans:

Multiple layers of traffic navigation strategies

1. Traffic light preemption
 - a. Lights change for approaching Fire Trucks
2. Vehicle alerting
 - a. New system alerts vehicles that an Emergency Vehicle is approaching
3. Law enforcement coordination
 - a. PB Communications communicates directly with bridges and advises of approaching emergency vehicles
 - b. Direct communication with South Ocean Blvd. Checkpoint to allow units to navigate through the barricade expeditiously.
4. Pre-determined transport routes to hospitals
 - a. Allows for quicker transports to area hospitals (avoiding Royal Palm Way)
5. Five helicopter landing zones
 - a. Strategically located throughout the town as a last resort to hospitals.

Heart Safe Palm Beach AED Program:

Four focus areas:

1. Home AED Program
2. Multifamily (Condo) AED Program
3. Public Assembly AED Program
4. Outdoor Gathering Spaces AED Program

293 AEDs currently registered and linked directly to the dispatched CAD system

Awards & Recognition

EMS Awards:

Mission Lifeline Silver Award for stroke and cardiac response

Recognized as a Heart Safe Community

(Palm Beach County EMS Provider Awards:

The Crew of the Year (Station 1 B Shift)

Community Service Provider of the Year (Lt. Kristen Ruest)

Program targets:

Placement of 500 AEDs within two years

Comprehensive training for involved individuals and organizations

Extensive community outreach and CAD integration using Pulse Point

2024 Department Updates

Leadership:

Chief Donatto retired after 20 years, and Chief Baker installed as new Fire Chief in January 2024

Promotions and departmental growth

Personnel:

New hires include a new Fire Inspector and five new firefighters out of 322 applicants

Innovations:

- Mobile Training Tower with expected delivery on November 15th
- Ultrasound AI units onboard all Ambulances
- PulsePoint AED registry implemented in dispatch
- Sepsis Care Advancements:
 - Incorporation of "Life Flow" device for rapid fluid infusion in sepsis patients
 - Running 25-30 sepsis alerts annually
- Neuroprotective CPR Equipment for Cardiac Arrest
- Expanded use of Rapid SOS to incorporate wearable technology emergency response in the field (ie, Apple Health and Google Health)



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