

TOWN OF PALM BEACH

Information for Town Council Meeting on: March 4, 2025

To: Mayor and Town Council

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



Cc: Kirk Blouin, Town Manager & James Murphy, Asst. Director of PZB

Re: Traffic Mitigation Strategies and Proposals – Update on Construction Work Hours, the CMA Ordinance, and Number of Permits Based Upon Area of Town

Date: February 26, 2025

At last month's Town Council Regular meeting, the Council reviewed three items provided by the Town Attorney and PZB. They were:

1. A draft resolution to temporarily change the construction hours. This was adopted the following day as Res. No. 022-2025. The Monday through Friday hours change to start at 7:30 am, with an hour of quiet time until 8:30 am, then conclude at 5:30 pm. Workers can arrive on the site at 7:00 am. The Resolution has been revised to clarify Saturday work hours and should be considered at the March 4, 2025 meeting.
2. A draft ordinance to mandate the use of Construction Management Agreements (CMA) for any new building, building addition, or alteration with a project value of more than a set amount of money. Last month staff proposed \$750,000 as the baseline project value, but most Council Members felt this value was too low. The CMA threshold has been increased to \$1,000,000 for project value or 5,000 sq ft for project size. Staff looked at possibly requiring the CMA option for only projects of a certain size lot but that does not appear to be an easy solution either, as small projects can occur on large lots and large projects (the most impactful) can occur on small lots. The goal of the CMA is that it will be executed by the contractor and owner before the building permit for the work is issued. Also, based upon legitimate concerns from the local building industry, tool trucks, subcontractors working limited hours, transportation modes, and projects with less than five total workers are exempted from the CMA. The CMA ordinance received multiple changes which will be detailed during staff's presentation. The draft updated ordinance and draft updated CMA are attached.
3. A draft ordinance to limit the number of building permits based upon the area of the Town. Also, this possible ordinance needs to be reviewed to make sure that it would be legally defensible. Joanne O'Connor is working on this legal review currently but has mentioned concerns with this approach.

Attachments