

Roderic M. Oneglia • PHA Kirkland House • 101 Worth Avenue • Palm Beach, FL 33480

TOWN OF PALM BEACH

MAR 06 2023

Town Manager's Office

March 1, 2023

Mayor Danielle Moore
Town of Palm Beach
360 South County Road
Palm Beach, FL 33480

REF: Proposed Renovations to **125 Worth Avenue** by Worth Avenue Partners LLC
(The Frisbie Group)

Zoning Application ZON-23-032
ARCOM Application ARC-23-022

Dear Mayor Moore,

We are writing to ask that the Town Council **reject** Zoning Application Zon-23-032 and ARCOM Application ARC-23-022 submitted by 125 Worth Avenue Partners, LLC (The Frisbie Group) for “revitalization, renovation and expansion of a 48 year old nonconforming commercial building at 125 Worth Avenue in Palm Beach” at its meeting on March 15, 2023.

As indicated in their Letter of Intent, in order to achieve this “revitalization, renovation and expansion”, the Frisbie Group is requesting, and requires, two (2) Special Exceptions and ten (10) Variances to various Palm Beach codes. The work itself intends a gross expansion of the building’s square footage and height.

Prior to discussing Special Exceptions and Variances, however, it is our opinion that these Applications should be **rejected out of hand, prior to consideration**, because the Letter of Intent and the Applications themselves are based on information and statements which are incorrect, if not false.

Examples: The Frisbie Group repeatedly states throughout their Applications that the existing building at 125 Worth Avenue is “an **existing four-story** retail/office building”, “this building **already contains four stories**”, “**the grandfathered fourth story**”, “**when this building was constructed in 1973, a fourth story was included**”.

Let's cut to the chase:

The 125 WORTH AVENUE BUILDING IS NOT AN EXISTING OR GRAND-FATHERED FOUR STOREY BUILDING NO MATTER HOW ONE TRIES TO STRETCH IT.

The Palm Beach County Property Record Card provided by the Appraisers Office at 301 North Olive Avenue in West Palm Beach (**Item 1, copy attached**) shows the building as having two (underground) parking level floors, one smaller parking level (several spaces at ground level) and **three** levels of office building. There is no mention of a fourth floor, not even the small structure which covers the mechanical equipment that sits on the **ROOF**.

Further proof that the existing building on 125 Worth Avenue is a three story building is as follows:

1. The Frisbies have been taxed since their purchase of 125 Worth Avenue on a **three story building (Item 2, copy attached)**
2. **SITE HISTORY** for 125 Worth Avenue presented on **page 37 of the Frisbies' own current Application (Item 3 copy attached)** additionally states:

"DATE: 1-JUN-72:

Building Permit issued to George Culverhouse for **3 level office building** with 2 levels of parking and mechanical penthouse."

3. The 125 Worth Avenue Appraisal Report dated December 21, 2022 (merely three months ago), prepared by Aucamp, Dellenback and Whitney and found on page 94 of the Frisbies' own current application (**Item 4, copy attached**) states:

"In 1974 the subject (office property 125 Worth Avenue) was improved with a **three-story** office/bank/retail building containing 53,612 SF gross over a two story underground parking garage containing 63,720 SF. ...The first floor consists of retail/bank uses and the upper floors consist of office uses. The property also has a **small** amount of enclosed space on the 4th floor (**rooftop***) **where the chiller is currently located** consisting of 3037 SF and is not rentable in "as is" condition."

*It is critical that the words "4th floor" (rooftop) above are specifically qualified as (**rooftop**) because this corroborates the Assessor's report noted above which does

not even mention the mechanical covering because it is **not** a fourth floor.

And, **in addition**, when Jaime of Fairfax, Sammons & Partners (Architects) presented the plans for 125 Worth Avenue to ARCOM on 2-22-23, he specifically referred to the “**rooftop**” and **not** the fourth floor several times. (**PLEASE LISTEN TO THE AUDIO OF THE ARCOM MEETING IN THE TOWN OF PALM BEACH RECORDS!**)

4. The **National Construction Code** defines a floor or storey of a building as “a space between one floor level and the floor level next above”.

next above the actual third floor of 125 Worth Avenue is the concrete roof deck. Above that there is only sky. Therefore that rooftop is **not** a forth floor. Now, it may be convenient for the Frisbies to attempt to claim the mechanical covering structure as a fourth floor in an attempt to hoodwink the Town Council, but the National Construction Code goes on to specifically state “**technical areas on the topmost stories of buildings which accommodate only service units or equipment (such as heating, ventilating , lift equipment, water tanks etc. are considered to have a low level of occupancy and fire load. Therefore, they are not included when calculating the rise in stories.**”

We would hope that the Town Council **NOT** fall prey to the Frisbies claim, because many buildings in Palm Beach have mechanical equipment and elevator shafts “enclosed” on their roofs and if these are deemed to be “floors”, every single building owner in Town with enclosed mechanical structures or elevator covers would be allowed to claim the right to add an additional floor or multiple floors to their buildings. If so, goodbye Palm Beach as we know it.

5. **Leasing Data at the time the building was built listed the building as a three-floor building.**

Example:

Showcase.com: “This unique **three-story** office and retail building property is located on the most prestigious street in the country. 125 Worth Avenue offers private, independent suites for lease as well as a premier Palm Beach address on the world famous Worth Avenue. ... Building Details: **Stories 3**; Total Building Size 50,017 SF; Type: Office. 1974.

6. A Palm Beach Daily News article (**Item 5, Copy Attached**) at the time of the Frisbie purchase is headlined:

EXCLUSIVE: Frisbie Group pays \$30.7 million for Worth Avenue building and goes on to state:

“The Frisbie family company bought the **three-story**, 50,017 square foot building from Boca Raton-based Crocker Partners...The purchase price means the Frisbie Group paid about \$614 per square foot...”

Let's do a quick calculation: Indeed, \$614 per square foot for a 50,000+/- square foot building is \$30.7 million for a **three-story** building.

But, so as not to make the Town Council go blind reading all this **three-story** data compiled from Town agencies and corroborated by independent sources, let's cut to the chase once again.

When asked at a meeting held at Kirkland House on January 30, 2023 when Rob Frisbie, Cody Crowell and Josh Martin of the Frisbie Group presented one of the Group's ever-changing plans to a room packed with Kirkland House and 400 Building owners, all three of the Frisbie members stated that though 125 Worth Avenue was built as a three story building, “it is now considered by the Town of Palm Beach to be a four story building.” (Ms. Zeidman of the Town Council attended that meeting.) When we asked for proof as to how this decision came about, there was no response.

A group of us from the Kirkland House subsequently met at the Frisbie headquarters on February 16, 2023 and again asked for proof as to how this supposed “change” came about. There was no clear response, though we were told that a Mr. Paul Castro made the decision when he served as Zoning Manager of the Town of Palm Beach. We decided to contact the Town records office to obtain official records of this supposed change in stories.

When Elaine Gunnoe, Kirkland House Manager, mentioned this to Mr. Wayne Bergman, Director of Planning and Zoning for the Town of Palm Beach at the ARCOM meeting on 2-22-23, his response was “Don't waste your time.” He later stated that Mr.

Castro's decision was "verbal".

Nonetheless, following TOWN protocol, the next day, 2-23-23, Ms. Gunnoe did request written documentation of this so-called decision to consider the building a four story building instead of three from Mr. David Donta, Records Clerk, Town of Palm Beach. **(Item 6, copy attached)** which states:

"The Kirkland House heard that Paul Castro, when employed in the Planning, Zoning & Building Department, rendered an opinion about the 125 Worth Avenue building being a four story building. Does a letter exist stating this and could we obtain a copy of the letter?"

Now, first and foremost, isn't it interesting that one man's "verbal" decision might possibly determine what the number of floors are in a Palm Beach building? On Worth Avenue? "The most prestigious street in the country"? But when no actual documentation was provided after a week, a representative from the 400 Building, Mr. Barry Kean, called personally on David Donta, at 360 South County Road to request the same records.

Mr. Kean said that Mr. Donta was "very gracious" but said it would take him some days to find the records requested. In fact, Mr. Donta told Mr. Kean that he would have to wait until Mr. Castro came into the building and that, though Mr. Castro was no longer in Town service, he expected him in the following week.

On March 2, 2023, Ms. Gunnoe finally received a response from Mr. Donta **(Item 7, Copy Attached)** stating:

"I spoke with Paul Castro about the letter. He doesn't recall anything."

Wow! **Our** opinion as taxpaying citizens of Palm Beach? If there are no actual Town documents showing proper legal protocol to change a building's height from three floors to four, there is **NO FOURTH FLOOR**. Period.

7. And one last thought. It is interesting, too, that a

Palm Beach Daily News article dated March 4, 2022 entitled "It's bittersweet: Zoning Manager Paul Castro set to retire from Palm Beach after 27 years (Item 8, Copy Attached)

states: "Castro said his main priority throughout his long tenure with the town was to ensure that redevelopment would remain in character with its goals, which include keeping Palm Beach **small and town-serving**."

By allowing The Frisbie Group to present Zoning and ARCOM applications requesting two (2) Special Exceptions and ten (10) variances to existing Palm Beach codes by calling the building requiring those exceptions and variances a four-story building when it is in fact a three-story building the Town Council might make Mr. Castro's words "town serving" mean "Frisbie serving". That would be a terrible precedent to set.

The redevelopment the Frisbies propose at 125 Worth requires a gross expansion of footprint and height and is based on the claim that the building is an existing four story building, which it is not.

If the Town Council allows this to proceed it would be an insult to all honest, taxpaying citizens of Palm Beach.

The Town Council must reject these applications without further dithering or face potential, serious legal challenge.

Thank you.



Roderic M. Oneglia

LOCATION & OWNER INFORMATION

PARCEL ID 50-43-43-23-05-016-0380

NBHD 333501CM

PARCEL ADDR 125 WORTH AVE

LEGAL ROYAL PARK ADD

LTS 38 TO 48 INC BLK 16

TAX DISTRICT 50411

OWNER 425 WORTH PARTNERS LLC

ADDRESS 439 WORTH AVE

PALM BEACH FL 33480-4519

See next page for photos



PALM BEACH COUNTY

ENTER INFORMATION

TYPE DATE E I AP

IMP 20-NOV-18 31 F 64

INCOME 11-APR-06 11

AG

TOTAL PARCEL

TYPE	VALUE
MASS	31,291,355
OVERIDE	
INCOME	0
PRIOR YR VAL	25,647,924
BUILDING	18,094,610
OBYS	12,564
LAND	13,184,181
MARKET	31,291,355
AG/NON AG LAND	
AG LAND & IMP	0
LAND MKT VAL	
TOTAL EBA	49,401
LB Ratio (value)	0.42
SOH%	

1700 PROPERTY USE / OFFICE 1 STORY

GIS ACRES: .7891

LIVING UNITS: 0

AUTOCAD: Y

GIS INFORMATION

LINE CAL# CROP LUC ACRES RATE CODE VALUE

SALES INFORMATION

BOOK	PAGE	DC	QC	S	PRICE	DATE
29440	149	WD	Q	I	30,700,000	26-OCT-17
OC #45 - 75% LEASED ATOS						
17699	1403	WD	QC	I	13,650,000	26-OCT-04
VER.P.B.REVIEW-BLDS UP FOR BID#22 11/04 VAL. BY DRIVE THRU BID TAK						
07897	0487	WD	QM	I	7,800,000	01-SEP-93

PERMIT INFORMATION

PERMIT #	PERMIT DT	TYPE	WHY STAT	TAXYR	AMOUNT
B-21-91719	13-JAN-22	P	05	C 2023	3,753
B-21-92013	19-NOV-21	P	05	C 2023	2,886
B-19-81913	21-OCT-19	IP	02	C 2021	32,000
B-19-81675	08-OCT-19	P	05	C 2021	2,400

OBY INFORMATION

CRD L#	CODE	YRBLT	EFFYB	YRRMD	WDTH	LGTH
1	3	PAV	1974	2002	0	0

NOTES

AUTOCAD (IN SEC 26) (BB + T BUILDING) (GRD 6: EYB 1995 + 2/14 #64) (REPORTEDLY SOLD WITH 023-0491 FOR \$40,000,000 (INRECORDED) PETN2015-1393 (FOR LEASE 572-9887) PETN2017-3810 PETN2017-3809 (NIC-19 PERMITS ON FILE)

AREA	UNITS	GD	MODCDE	RATE	PC	FC	DEP	FUNC	RSN	ECN	RSN	SOH	VALUE
1.276	1	C	4	15.39	A	A	64					0	12,564.00
													12,564.00
													OBY VALUE

LAND INFORMATION

L#	LUSE	ZONE	AG	AGLND	TP	CDE	AF	EFF	DEPTH	SQ.FT	ACRES	UNITS	RATE	SIZE	NBHD	INF	PCT	SOH	VALUE
1	1000	C-WA			S	SF			0	34,375	0.79	0	361.83	34,375	1.06	0	0		13,184,181.00
																			18-MAR-14
																			13,184,181.00

TOTAL ACRES

.7891

FUTURE LAND USE:

TOTAL LAND VALUE

REV: 34 A

125 WORTH AVE

TAX YEAR 2022

NOTES:						
BLDG 001 OFF BLDG-5STY CORP INVEST 3STY OFF						
L#	COD	LENGTH	WIDTH	EL ST	ID UT	VALUE
1	FINISHED OPEN PORCH	2092	X 1		1	56,900
1	UNFINISHED OPEN PORCH	588	X 1		1	14,670
1	ELEVATOR ELECTRIC PSNGR	2500	X 250	5	2	235,060
1	SPRINKLER SYS (OPEN) WET	120073	X 1		2	318,190
1	BANK DR IN WIN DOWN	1	X 1		2	40,200
1	BANK VAULT DR RECT \$	0	X 0		1	25,700
						22,066,590 RCN
						18,094,610 RCNLD
						18,094,610 ADJRCNLD
						1 TOTAL ID UNIT VALUE

Date Run: 21-FEB-23 09:38 AM

MAY 1968 2022

ADJUST FONT SIZE: + - RESET

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Website Search

**DOROTHY JACKS**

CFA, AAS

Palm Beach County Property Appraiser

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Classic PAPA



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Print Property Summary



2022 Proposed Notice

Property Detail

Owner Information

Sales Information

Exemption Information

Property Information

Appraisals

Assessed and Taxable Values

Taxes

Full Property Detail

Property Detail*See next pages for floors***Show Full Map**

Location Address

125 WORTH AVE

Municipality

PALM BEACH

Parcel Control Number

50-43-43-23-05-016-0380

Subdivision

ROYAL PARK ADD TO P B
IN

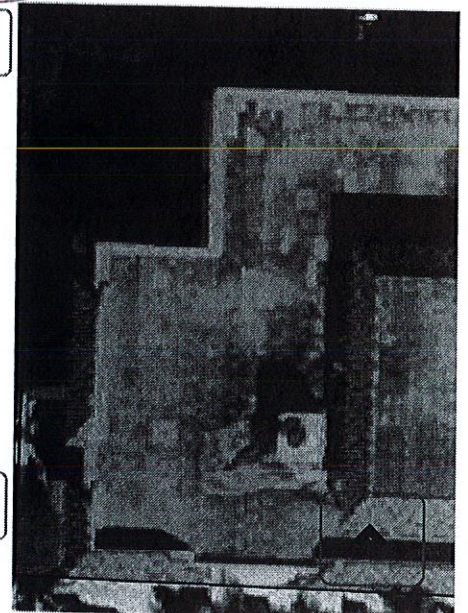
Official Records Book/Page

29440 / 149

Sale Date

OCT-2017

Legal Description

ROYAL PARK ADD LTS 38
TO 48 INC BLK 16**Nearby Sales Search**

Owner Information

[Change of Address](#)

Owner(s)



125 WORTH PARTNERS LLC

Mailing Address

439 WORTH AVE

PALM BEACH FL 33480 4519

Sales Information

Sales Date	Price	OR Book/Page	Sale Type 	Owner
OCT-2017	\$30,700,000	29440 / 00149 	WARRANTY DEED	125 WORTH PARTNERS LLC
OCT-2004	\$13,650,000	17699 / 01403 	WARRANTY DEED	WHALOU PROPERTIES III LLC
SEP-1993	\$7,800,000	07897 / 00487 	WARRANTY DEED	
JUL-1984	\$14,100,000	04299 / 00808 	WARRANTY DEED	
SEP-1982	\$9,000,000	03801 / 01072 	WARRANTY DEED	
JAN-1976	\$2,100,000	02529 / 00211 		

NOTE: Sales do not generally appear in the PAPA database until approximately 1 to 3 weeks after the closing date. If a recent sale does not show up in this list, please allow more time for the sale record to be processed.

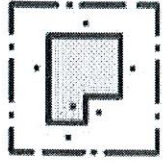
Exemption Information

[Portability Calculator](#)

No Exemption Information Available.

Property Information

[Tangible Account\(s\)](#)

Subarea and Sq. Footage for Building 1		Structural Element for Building 1		Sketch for Building 1
Code Description	Sq. Footage	1. Year Built	1974	 <p>Sorry, no sketch available for this record</p>
PARKING LEVEL FLOORS	0	2. OFFICE H-R	49401	
PARKING LEVEL FLOORS	0	5ST		
PARKING LEVEL FLOORS	0			
OFFICES	10221			
OFFICES	19590			
OFFICES	19590			
Total Square Footage : 49401				
Number of Units	0			
View Building Details				
Total Square Feet*	49401			
Acres	0.7891			
Property Use Code	1700 - OFFICE BLDG-NON MEDICAL 1 TO 3 STORIES			
Zoning	C-WA - COMMERCIAL WORTH AVE (50-PALM BEACH)			
* May indicate living area in residential properties.				
Request Structural Details Change				

Appraisals

Tax Year	Show 5 year Show 10 year				
	2022	2021	2020	2019	2018
Improvement Value	\$18,107,174	\$15,588,259	\$15,776,273	\$15,367,268	\$15,123,930
Land Value	\$13,184,181	\$10,059,665	\$9,490,250	\$9,038,219	\$8,774,906
Total Market Value	\$31,291,355	\$25,647,924	\$25,266,523	\$24,405,487	\$23,898,836

All values are as of January 1st each year

Assessed and Taxable Values

Tax Year	Show 5 year Show 10 year				
	2022	2021	2020	2019	2018
Assessed Value	\$28,212,716	\$25,647,924	\$25,266,523	\$24,405,487	\$23,898,836
Exemption Amount	\$0	\$0	\$0	\$0	\$0
Taxable Value	\$28,212,716	\$25,647,924	\$25,266,523	\$24,405,487	\$23,898,836



Taxes

Show 5 year | Show 10 year

Tax Year	2022	2021	2020	2019	2018
Ad Valorem	\$457,229	\$416,140	\$416,744	\$409,461	\$389,479
Non Ad Valorem	\$94,634	\$88,898	\$86,493	\$86,237	\$83,535
Total tax	\$551,863	\$505,038	\$503,237	\$495,698	\$473,014

***Buyers take note:** Taxes will change and often increase substantially when a property sells. The seller's exemption benefits will GO AWAY the year after they sell and this may result in higher taxes for a buyer. Please use the Property Tax Calculator to get a better annual tax estimate if you are purchasing this property.

[Property Tax Calculator](#)

[Property Tax Detail](#)

[Tax Collector](#)



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SITE HISTORY

The following provides a detailed history of all zoning-related requests applicable to this property processed on or after January 1, 1970, in chronological order, including but not limited to variances, special exceptions, site plan reviews, and existing agreements.

DATE	NATURE OF REQUEST / ACTIVITY	PROJECT IDENTIFIER OR NUMBER	COMMENT / NOTES
31-Jan-69	Application filed for building permit		Permit not issued by Town due to pending 'zoning in progress'. At issue was parking requirement of proposed new district (C-WA), which was more stringent than prior district (C-A).
6-Oct-69	Building permit issued to Mathews Corporation to construct a six story & basement parking and office structure; to meet old code parking requirement	Permit No. 74569	Permit indicates 107,800 SF, 65'8" height building
10-Apr-70	Building permit extension issued by Town		To June 1, 1970
19-Apr-72	ARCOM approved New building plans for office building	Application No. 35-72	49,500 SF of floor area and 166 parking spaces
1-Jun-72	Building permit issued to George Culverhouse for 3 level office building with 2 levels of parking and mechanical penthouse	Permit No. 51072	165 required parking spaces. C-A zoning district. Parking rate 1 / 300 square feet of space.
6-Jul-72	Building permit re-issued to Stan E. Hall & Associates	Permit No. 51072	
14-Mar-73	Building permit re-issued to Lawrence J. Kucera	Permit No. 51072	
29-Mar-74	Certificate of Occupancy issued for building, main building only		
14-Jan-75	Request for variance	Variance #37-74	Denied by Town Council
9-Dec-75	Request for variance for permission to add another dentist to existing dentist's practice, on second floor.	Variance # 43-75	Approved by Town Council based on provision of additional parking

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AUCAMP, DELLENBACK & WHITNEY

APPRAISERS & CONSULTANTS

December 23, 2022

Mr. Jake Leone
Frisbie Group, LLC
221 Royal Poinciana Way, Suite 1
Palm Beach, FL 33480

RE: **Appraisal of Real Property**
Office Property
125 Worth Ave
Palm Beach, Florida 33480
(Appraiser File: 22-2242)

Dear Mr. Leone:

As you requested, we made the necessary investigation and analysis to form an opinion of value for the above referenced real property. This report is an appraisal of the property.

To assist Frisbie Group, LLC in assistance related to business decisions regarding this property, this report provides an estimate of depreciated replacement cost for the subject real property building improvements. No other party may use or rely on this report for any purpose.

This assignment and report have been prepared in accordance with requirements of the relevant aspects of Uniform Standards of Professional Appraisal Practice (USPAP) developed by the Appraisal Standards Board of the Appraisal Foundation, with the Appraisal Institute's Code of Professional Ethics and Standards of Professional Appraisal Practice.

The subject is located along the north side of Worth Ave within the municipality in the Town of Palm Beach, Palm Beach County, Florida. The Worth Ave corridor is a well-established "high-street" luxury retail destination. The site consists of 34,375 square feet (SF), or 0.79 acres.

In 1974, the subject was improved with a **three-story office/bank/retail building containing 53,612 SF gross over a two-story underground parking garage containing 63,720 SF. The total size is 117,332 SF. The first floor of the building consists of retail/bank uses and the upper floors consist of office uses. The property also has a small amount of enclosed space on the 4th floor (rooftop) where the chiller is currently located. This space consists of 3,037 SF and is not rentable in "as is" condition, but is included in our size herein.**

The subject has been renovated in recent years and the **quality** of materials is rated as good, the improvements have been maintained in good condition. The subject is currently 95% occupied by multiple tenants. Notable tenants include BB&T Bank, Truist, and Ferretti Group.

We estimate the property has a remaining economic **life of 35 years**, and the system indicates the property is 31% depreciated.

Palm Beach Daily News

5

Business

EXCLUSIVE: Frisbie Group pays \$30.7 million for Worth Avenue building

By Darrell Hofheinz

Posted Feb 2, 2018 at 12:01 AM

Updated Feb 2, 2018 at 4:37 PM

Fresh from breaking ground on a major mixed-use project on Royal Poinciana Way, the Frisbie Group has expanded its Palm Beach real estate portfolio with a \$30.7 million purchase of an office-and-retail building at the east end of Worth Avenue, the company has announced.

The Frisbie family company bought the three-story, 50,017-square-foot building from Boca Raton-based Crocker Partners, which also managed the building. Crocker Partners sold the property through a Delaware limited liability company named CP 125 Worth Avenue LLC, courthouse records show.

The purchase price means Frisbie Group paid about \$614 per square foot, lower than in several recent real estate sales on the Avenue.

The deed recorded today shows the Frisbie Group bought the property using a Florida limited liability company named 125 Worth Partners LLC. The last sale recorded in property records for the building was for \$13.65 million in 2004.

RELATED: Read more Palm Beach real estate news

The building is 83 percent leased, according to the Frisbie Group. It is anchored on its northeast corner by a showroom for Ferretti Group America, which sells several different brands of yachts, including Italian speedboats manufactured by Ferretti.



Elaine Gunnoe <kirklandhousemanager@gmail.com>

6

records request

3 messages

Elaine Gunnoe <kirklandhousemanager@gmail.com>
To: David Donta <jdonta@townofpalmbeach.com>

Thu, Feb 23, 2023 at 4:03 PM

The Kirkland House heard that Paul Castro, when employed in the Planning, Zoning & Building department, rendered an opinion about the 125 Worth Ave building being a 4 story building. Does a letter exist stating this and could we obtain a copy of the letter?

--
Elaine Gunnoe, Manager
Kirkland House Condominium
101 Worth Ave.
Palm Beach, FL 33480
561-655-9538
Fax 561-833-0307

David Donta <jdonta@townofpalmbeach.com>
To: Elaine Gunnoe <kirklandhousemanager@gmail.com>

Thu, Feb 23, 2023 at 4:31 PM

Elaine,

I created your JustFOIA request.

You should have received an email notification that we have received your request.

When your request is complete, you will receive the final notification email, with a link to the responsive docs.

You can track the progress of your request from the email you received today, [View Request](#).

I do not provide an estimated time of completion for requests, but it will be several days before I complete your request.

Thank you for submitting a request for records.

Your security key is **416644**.

Your request reference number is **PZB-225-2023**.

Please have this security key and reference number available when communicating with our staff regarding your request. If you have supplied an email address, you will receive a confirmation of your submission that contains the above information.

Please note that if you chose not to provide contact information, this reference number should be used when communicating with staff and/or when picking up the records related to this request. Additionally, if no contact information was provided, you must contact the appropriate office to verify receipt of your request, to learn of any applicable fees, and authorize your request to move forward, prior to your request moving forward.

[VIEW REQUEST](#)

7

Best Regards,

- David Donta
Records/Development Geoprocessor Technician

Town of Palm Beach, PZ&B

360 S County Rd

Palm Beach, FL 33480

Phone: 561.227.6403

Fax: 561.835.4621

E-Mail: jdonta@townofpalmbeach.com

www.townofpalmbeach.com

PLEASE NOTE: Florida has a very broad public records law. Most written communications to or from the Town of Palm Beach officials and employees regarding public business are public records available to the public and media upon request. Under Florida law e-mail addresses are public records. If you do not want your e-mail address released in response to a public records request, do not send electronic mail to this entity. Instead, contact this office by phone: 561-838-5431 or in writing: 360 S. County Rd, Palm Beach, FL, 33480. If you have received this message in error, please notify us immediately by replying to this message, and please delete it from your computer. Thank you.

From: Elaine Gunnoe <kirklandhousemanager@gmail.com>

Sent: Thursday, February 23, 2023 4:03 PM

To: David Donta <jdonta@townofpalmbeach.com>

Subject: records request

*****Note: 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.*****

[Quoted text hidden]

Please be advised that under Florida law, e-mails and e-mail addresses are public records. If you do not want your e-mail address released in response to a public records request, do not send electronic mail to this entity. Instead, contact the Town of Palm Beach by phone at (561) 838-5400, or in writing: 360 S. County RD, Palm Beach, FL 33480.

David Donta <jdonta@townofpalmbeach.com>

To: Elaine Gunnoe <kirklandhousemanager@gmail.com>

Thu, Mar 2, 2023 at 10:14 AM

Good morning,

I spoke with Paul Castro about the letter.

He doesn't recall anything.

If you want to submit a Records request, you can follow the info below.

Also, it is possible that something was said in a Development Review meeting, Council meeting, which you would have to look at minutes online.

For all requests, please submit a request through JustFOIA.

Please be specific in your description of requested documents.

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LOCAL

'It's bittersweet': Zoning Manager Paul Castro set to retire from Palm Beach after 27 years



Jodie Wagner

Palm Beach Daily News

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Two days after undergoing knee surgery last month, Paul Castro was back in his office at Town Hall in Palm Beach.

Though the town's longtime zoning manager could have worked remotely while recuperating, he opted to return to the office, not wanting to miss the last few weeks of sharing a work space with his colleagues before his scheduled retirement on March 11.

"I love working here," said Castro, a Lake Park resident who has spent 27 years with the town. "The people have all been great. I've had great bosses over the years. It's been a really great place to work. The council has been very supportive, and we work well as a team."

More: 'Lasting impact': Town clerk retires after 40 years in public service

Castro, who turns 65 on March 12, has 33 years of experience in municipal government, having served on city staffs in Coral Springs and Greenacres before arriving in Palm Beach in 1995.

An Oklahoma native who holds bachelor's and master's degrees from the University of Oklahoma in Norman, he moved to Florida in the late 1980s to pursue a career in city planning.

"I wanted to go somewhere where planning was at the forefront, and at that time growth management in Florida was really good," said Castro, whose master's is in regional city planning. "Coral Springs was an up-and-coming city at that time, and it was also undeveloped. I really kind of sunk my teeth in there for four years before I came to Palm Beach County."

More: 'A strong leader': Kirk Blouin reappointed as Palm Beach town manager

Castro served a few years with the City of Greenacres before he was hired in Palm Beach.

The differences between the town and the two other municipalities he served were stark, he said, particularly with Coral Springs.

The Broward County city, he noted, was composed mostly of new development when he worked there.

Palm Beach, on the other hand, is all redevelopment, Castro said. During his time with the town, redeveloped properties have become much bigger and more extensive than the ones they were replacing.

"It's different than anywhere else," Castro said of Palm Beach. "You're not putting up fences and sheds. It's quite an experience. I love the challenge, and I love the work."

Castro said his main priority throughout his long tenure with the town was to ensure that redevelopment would remain in character with its goals, which include keeping Palm Beach small and town-serving.

Reviewing and reforming the town's zoning code will be key to achieving those goals in the future, he said.

Incoming manager

That process began under Castro and will continue under the town's incoming zoning manager, Jesse Anderson.

A former senior planner for the City of St. Cloud, Anderson will start with the town on Monday.

"The town's zoning code has been around since 1974, and it's been modified and tweaked every year since," Castro said. "It's kind of a hodgepodge code of ordinances. I think the goal of the department and the management is to streamline the code, make it more relevant, and make sure that whatever code we do come up with kind of emulates the character of the town and what we all love most about it. Residents don't want to lose the character and feel of the town."

During his career with the town, Castro has been involved with the development and redevelopment of numerous properties, among the Publix, the Town Marina, the Phipps