

TOWN OF PALM BEACH

Information for Town Council Meeting on:

May 15, 2024

To: Mayor and Town Council

Via: Kirk Blouin, Town Manager

WB

From: Wayne Bergman, MCP, LEED® AP, Director of Planning, Zoning and Building

Re: ZON-22-132 (ARC-22-200) 165 Bradley Place Condition of Declaration of Use Agreement

Date: April 16, 2024

STAFF RECOMMENDATION

Pursuant to the Declaration of Use Agreement (DOUA) between the Town of Palm Beach and the Alef Preschool, dated July 2023 and recorded on August 7, 2023 in the Palm Beach County Clerk of the Court, the applicant was instructed to return to Town Council on May 15, 2024 to review operations. Staff recommends that the Town Council consider the findings of staff following approximately six months of operations.

GENERAL INFORMATION

On December 14, 2022, the Town Council approved exterior changes to the one-story building located at 165 Bradley Place and the conversion of a portion of the associated surface parking lot to a child play area. The applicant was granted a parking variance as the site modifications resulted in the elimination of five parking spaces.

In association with the project approval, a DOUA was required that specified sixteen conditions of approval. As previously stated, one of the requirements was to return to the Town Council on May 15, 2024 to review operations. As part of the staff review for compliance, possible public works, police and code issues were researched, inspections of the property were made, and an in-person meeting was held with the applicant to verify school logistics and activities. As noted in the attached emails, there have been no reported incidents at the school and the operations comply with the conditions of approval in the DOUA.

Attachment: Recorded Declaration of Use Agreement July 2023
Emails from the Police Department, Code Enforcement, and Public Works

cc: James Murphy, Assistant Planning Director
Jennifer Hofmeister-Drew, Planner III, AICP

CFN 20230269358
OR BK 34478 PG 954
RECORDED 8/7/2023 2:18 PM
Palm Beach County, Florida
Joseph Abruzzo, Clerk
Pgs: 954 - 964; (11pgs)

DECLARATION OF USE AGREEMENT

by

THE TOWN OF PALM BEACH

and

ALEF PRESCHOOL

JULY 2023

Prepared by and return to:
Harvey E. Oyer, III, Esquire
Shutts & Bowen LLP
525 Okeechobee Boulevard, Suite 1100
West Palm Beach, FL 33401
(561) 650-8517

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DECLARATION OF USE AGREEMENT

This Declaration of Use Agreement ("Agreement") is made and entered into this 4th day of AUGUST, 2023 by and between the Town of Palm Beach, a Florida municipality, with an address of 360 South County Road, Palm Beach, Florida 33480 (hereinafter called the "Town") and Alef Preschool of Palm Beach Inc, with an address of 165 Bradley Place, Palm Beach, Florida 33480 (hereinafter called "Alef Preschool"), which terms "the Town" and "Alef Preschool" will include and bind the successors and assigns of the parties.

RECITALS:

WHEREAS, the land described in Exhibit "A" attached hereto and made a part hereof (hereinafter referred to as the "Land") is located within the municipal limits of the Town; and

WHEREAS, The Alef Preschool is a private academic preschool which is a Special Exception use in the C-TS Zoning District; and

WHEREAS, the Town Council conditionally approved Application Number ZON-22-132 for a Special Exception with Site Plan Review and Variance ("Application") on November 15, 2022 which approved the Special Exception with Site Plan Review to open the Alef Preschool at the above referenced location, together with a Variance to reduce the parking requirement from 80 off-street parking spaces to 76 off-street parking spaces; and

WHEREAS, all of the representations made herein are true and accurate and the approval of the Application is conditioned upon the representations made herein and all the conditions herein imposed.

NOW, THEREFORE, in consideration of the mutual promises set forth herein, it is agreed as follows:

AGREEMENT

ARTICLE I

RECITALS

The recitals set forth above are true and correct and are incorporated herein and made a part hereof.

ARTICLE II

AUTHORITY

The Alef Preschool has full right to enter into this Agreement and the terms hereof. There are no covenants, restrictions or reservations of record that will prevent the use of the Land in accordance with the terms and conditions of this Agreement. No consent to execution, delivery and performance hereunder is required from any person, partner, limited partner, creditor, investor, judicial or administrative body, governmental authority or other party other than any such consent

which already has been unconditionally given or referenced herein. Neither the execution of this Agreement nor the consummation of the transactions contemplated herein will violate any restriction, court order or agreement to which the Alef Preschool or the Land are subject.

ARTICLE III

PRESCHOOL USE

The private academic preschool use that is the subject of this Agreement shall be as set forth in the Application submitted to the Town for Special Exception with Site Plan Review and Variance, and approved by Town Council on November 15, 2022, as the same may be amended from time to time (hereinafter referred to as the “Approval”). The set of plans which are part of the Application, and as identified on sheet drawings A001.1, A002.1, A100.1, LP1, EL1, and A200 prepared by MP Design & Architecture, Inc., dated September 2, 2022, may not be deviated from unless prior Special Exception approval is granted by the Town Council.

ARTICLE IV

CONDITIONS

The approval to allow the Alef Preschool to operate is based upon the following conditions:

1. The maximum number of students shall not exceed 68 students.
2. The drop-off and pick-up times shall be staggered as follows:
 - a. Drop-off occurs over a 90 min. period from 7:45AM to 9:15AM, evenly divided over three separate 30-minute periods.
 - b. Pick-up occurs over two separate periods: a 30 min. period from 12:15PM to 12:45PM and a 45 min. period from 2:45 PM to 3:30PM.
3. A minimum of 40% of the students shall be picked up no later than 12:45PM.
4. If the Alef Preschool vacates the Land or there is a rescission of the Approval by the Town Council, the Alef Preschool shall be responsible for the following:
 - a. Obtaining any required permits for the reconstruction of the parking spaces removed for the playground and the one-way drive aisle accessed from Park Avenue connecting to the Land; and
 - b. The reconstruction of the parking spaces removed for the playground and the one-way drive aisle accessed from Park Avenue connecting to the Land.
5. A satisfactory site management plan related to the flow of traffic, parking, and pedestrians shall be submitted to the Town Public Safety staff for their review and approval.
6. Vehicular traffic related to the Alef Preschool operation shall be prohibited on Park Avenue.
7. The Alef Preschool shall install two (2) shade trees on the proposed playground.
8. The proposed artificial turf on the playground is not approved. The asphalt on the east parking lot where the playground will be located shall be removed and replaced with grass.

9. The Alef Preschool is required to meet the Town serving requirements of the Town code. Commencing at the start of the second year of operations of the Alef Preschool and at the beginning of each school year thereafter, the Alef Preschool shall submit evidence to the Town demonstrating that not less than 50% of the students of the Alef Preschool are town persons.

10. The Alef Preschool shall appear before Town Council on May 15, 2024, following the completion of a full school year and during peak season, to review operation.

11. Alef Preschool shall not have a vehicular drop-off line, pick-up line, or vehicular queuing. All vehicles must park for drop-off and pick-up on-site and faculty shall not park in the designated parent drop-off parking spaces.

12. The new hedge to be installed on Park Avenue shall be planted and maintained at no less than nine (9) feet in height.

13. Alef Preschool shall not have more than eight (8) special events per year and notification of all such special events shall be provided, in advance, to the neighboring property owners.

14. Alef Preschool shall not sell or assign its school to another party, the provisions of this Agreement being specific to Alef Preschool.

15. Alef Preschool shall ensure that its student contracts, parent handbooks, website, and other similar written material clearly state that parents shall not use Park Avenue during student drop-off or pick-up. Alef Preschool shall require all parents to sign an acknowledgement that they will not use Park Avenue during student drop-off or pick-up.

16. Alef Preschool shall plant a clusia hedge along the east property line planted at nine (9) feet in height and ultimately maintained at no less than fifteen (15) feet in height, while leaving the existing areca palms on the east property line in place.

ARTICLE V

VOLUNTARY AGREEMENT AND HOLD HARMLESS

The Alef Preschool agrees to be bound by the terms and conditions in this Agreement, and waives any legal objection it might otherwise have to said terms and conditions or parts thereof.

ARTICLE VI

REMEDIES FOR VIOLATION

1. Upon determination by the Director of Planning, Zoning and Building Department of a violation of any of the terms or conditions of this Agreement or any other provision in the Town Code of Ordinances, and upon notice in writing from the Town to the Alef Preschool of said violation(s) and the date upon which said violation(s) shall be corrected, Alef Preschool or Alef Preschool's successor or assigns shall pay to the Town a liquidated amount of \$2,000.00 per violation. Said liquidated amount shall accrue on a per day basis for each day a violation of this Agreement exists. In addition, in the event a violation remains uncorrected beyond the date noticed for correction by the Director of the Planning, Zoning and Building Department, this Agreement

may be reconsidered by the Town Council at a future meeting upon thirty days notification to the Alef Preschool. The Town Council may, upon a finding of violation, alter this Agreement or rescind the Approval of the use.

In the event Alef Preschool disputes the determination of the Director of Planning, Zoning and Building Department of the violation of the conditions of this Agreement, or in the event the Alef Preschool disputes any code violation, Alef Preschool may appeal the determination of the Director of the Planning, Zoning and Building Department to the Town Council, said appeal to be filed no later than fifteen (15) days following the written notice of violation.

2. The Town shall have all remedies available at law and equity in order to enforce the terms of this Agreement including but not limited to (a) the Town's code enforcement procedures; (b) all remedies otherwise offered in the Town's Code of Ordinances; and (c) injunction, specific performance, and any and all other equitable relief through the civil courts in and for Palm Beach County for the State of Florida. In the event the Town is required to seek injunctive relief, it shall not be required to post bond and it shall not be required to demonstrate irreparable harm or injury to secure an injunction to enforce the terms of this Agreement. Additionally, in the event of any breach, default or non-performance of this Agreement, or any of its covenants, agreements, terms or conditions, the Town shall be entitled to recover its costs, expenses and reasonable attorney's fees insofar as the Town prevails, either before or as a result of litigation, including appeals.

ARTICLE VII

PROVISIONS TO RUN WITH THE ALEF PRESCHOOL

This Agreement shall NOT run with the Land and shall be binding upon the Alef Preschool only and shall terminate upon the termination of the Alef Preschool's lease and/or business tax receipt, or rescission of the Approval by the Town Council. This Agreement shall be recorded by the Alef Preschool in the Official Records of Palm Beach County, Florida upon full execution by the parties hereto. This Agreement shall be superior to any mortgages on the Land and shall be recorded prior to the recording of any such mortgages.

ARTICLE VIII

ENTIRE AGREEMENT

This Agreement represents the entire agreement between the parties as to its subject matter and it may not be amended except by written agreement executed by both parties.

ARTICLE IX

EFFECTIVE DATE

The Effective Date of this Agreement shall be the day upon which this Agreement is executed by the last party to sign the Agreement.

ARTICLE X

MISCELLANEOUS

Wherever the word "laws" appears in this Agreement, it shall be deemed to include all ordinances, rules and regulations as well as laws of the appropriate governmental authorities.

This Agreement may not be amended except by written instrument signed by all parties hereto.

Paragraph headings are inserted for convenience only and shall not be read to enlarge, construe, restrict or modify the provisions hereof. All references to numbered or lettered paragraphs, subparagraphs and exhibits refer (unless the context indicates otherwise) to paragraph and subparagraphs of this Agreement and to exhibits attached hereto, which exhibits are by this reference made a part hereof.


In the event of the invalidity of any provision of this Agreement, same shall be deemed stricken herefrom and this Agreement shall continue in full force and effect as if such invalid provision were never a part hereof.


This Agreement shall be governed by and construed in accordance with the laws of the State of Florida.

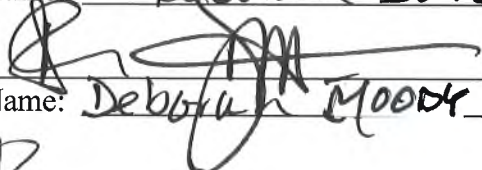
IN WITNESS WHEREOF the parties have hereunto set their hands and seals the day and year first above.

Signed, sealed and delivered
In the presence of:


THE TOWN OF PALM BEACH

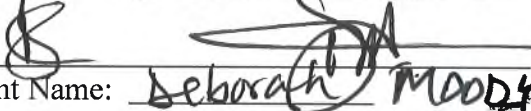

Print Name: Deborah Jones

By: 
Danielle H. Moore, Mayor



Print Name: Deborah Moody

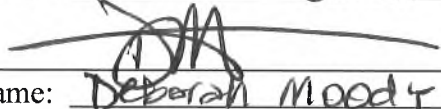
By: 
Margaret Zeidman, Council President


Print Name: Deborah Jones

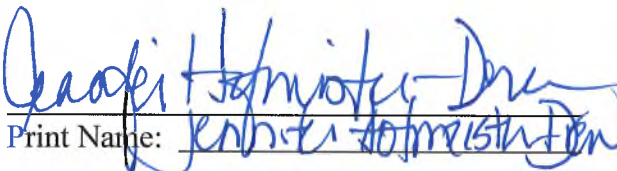

Print Name: Deborah Moody


By: 
Kirk Blouin, Town Manager

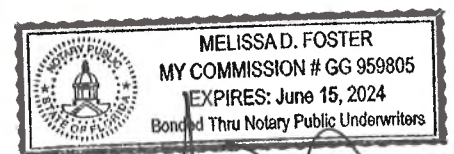

Print Name: Deborah Jones


Print Name: Deborah Moody

ALEF PRESCHOOL OF PALM BEACH INC


Print Name: Zalman Levitin

By: 
Name: Zalman Levitin
Title: President



STATE OF FLORIDA

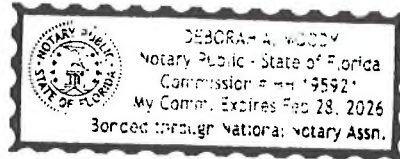
COUNTY OF PALM BEACH

The foregoing instrument was acknowledged before me this 4th day of AUGUST, 2023, by Danielle H. Moore, the Mayor of the Town of Palm Beach, a Florida municipality, on behalf of the municipality. She is personally known to me and she did not take an oath.

Deborah A. Moody
Signature of Notary Public

Deborah A. Moody
Printed Name of Notary Public

Commission Expires: 2/28/2026



STATE OF FLORIDA

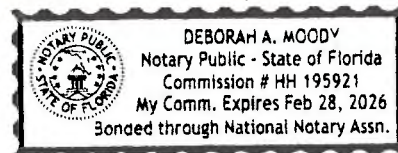
COUNTY OF PALM BEACH

The foregoing instrument was acknowledged before me this 4th day of AUGUST, 2023, by Margaret Zeidman, the Council President of the Town of Palm Beach, a Florida municipality, on behalf of the municipality. He is personally known to me and he did not take an oath.

Deborah A. Moody
Signature of Notary Public

Deborah A. Moody
Printed Name of Notary Public

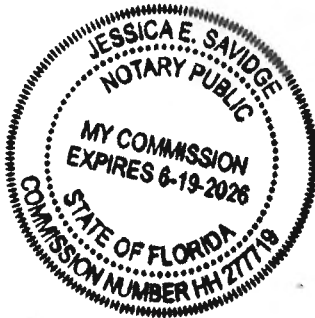
Commission Expires: 2/28/2026



STATE OF FLORIDA

COUNTY OF PALM BEACH

The foregoing instrument was acknowledged before me this 24th day of July, 2023, by Kirk Blouin, the Town Manager of the Town of Palm Beach, a Florida municipality, on behalf of the municipality. He is personally known to me and he did not take an oath.



Jess Savidge
Signature of Notary Public

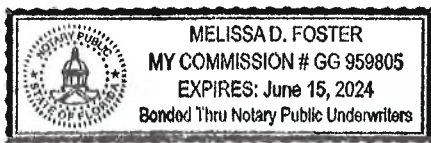
Jessica Savidge
Printed Name of Notary Public

Commission Expires: June 19, 2026

STATE OF FLORIDA

COUNTY OF PALM BEACH

The foregoing instrument was acknowledged before me this 21st day of July, 2023, by Shneur Z. Levitin, on behalf of Alef Preschool of Palm Beach Inc. He is personally known to me and he did not take an oath.



[Signature]
Signature of Notary Public

Melissa D. Foster
Printed Name of Notary Public

Commission Expires: June 15, 2024

APPROVED AS TO FORM AND
LEGAL SUFFICIENCY FOR THE
TOWN OF PALM BEACH

RECOMMENDED APPROVAL:

By: [Signature]
John C. Randolph, Esquire

EXHIBIT "A"

LEGAL DESCRIPTION

Lots 35, 36 and 37, BUNGALOW PARK ADDITION, according to the Plat thereof on file in the Office of the Clerk of the Circuit Court in and for Palm Beach County, Florida. recorded in Plat Book 7, Page 26.

From: Jennifer Hofmeister-Drew <jhofmeister@TownOfPalmBeach.com>
Sent: Tuesday, April 16, 2024 10:57 AM
To: Nicholas Caristo <NCaristo@PalmBeachPolice.com>; Paul Brazil
<PBrazil@TownofPalmBeach.com>; Benjamin Alma <BAAlma@PalmBeachPolice.com>
Cc: Wayne Bergman <wbergman@TownOfPalmBeach.com>
Subject: Alef Preschool operations

Good morning all,

Pursuant to the attached Declaration of Use Agreement (DOUA) between the Town of Palm Beach and the Alef Preschool, dated July 2023 and recorded on August 7, 2023 in the Palm Beach County Clerk of the Court, the applicant was instructed to return to Town Council on May 15, 2024 to review operations. In preparation for that meeting, can you all check your records to see if they have any complaints or issues prior to the Town Council meeting?

Thank you!

The Town of Palm Beach PZB Department is excited to launch its new permitting and licensing software! EPL (Enterprise Permitting & Licensing) allows applicants to apply for permits, submit plans, request licenses, make payments, and track application progress on an online portal customized for the Town. This includes applications for any of the development review boards. [Click here for a link to register for access to this system via the online portal.](#)

Jennifer Hofmeister-Drew, AICP, LCAM
Planner III
Town of Palm Beach
Planning, Zoning, & Building
360 S. County Road
Palm Beach, FL 33480
Office Phone: 561-227-6406 Cell Phone: 561-573-7907
www.townofpalmbeach.com

From: [Benjamin Alma](#)
To: [Jennifer Hofmeister-Drew](#)
Subject: FW: Alef Preschool operations
Date: Tuesday, April 16, 2024 11:25:16 AM
Attachments: [image001.png](#)

FYI

From: Carla Marcote <CMarcote@PalmBeachPolice.com>
Sent: Tuesday, April 16, 2024 11:21 AM
To: Benjamin Alma <BALma@PalmBeachPolice.com>
Subject: RE: Alef Preschool operations

No code enforcement violations after school opened.

Respectfully,

Carla Marcote

Carla Marcote
Code Enforcement Specialist
Palm Beach Police Department
561-227-6388



From: Benjamin Alma <[BALma@PalmBeachPolice.com](#)>
Sent: Tuesday, April 16, 2024 11:17 AM
To: Carla Marcote <[CMarcote@PalmBeachPolice.com](#)>
Subject: FW: Alef Preschool operations

FYI

From: Jennifer Hofmeister-Drew <[jhofmeister@TownOfPalmBeach.com](#)>
Sent: Tuesday, April 16, 2024 10:58 AM
To: Nicholas Caristo <[NCaristo@PalmBeachPolice.com](#)>; Paul Brazil <[PBrazil@TownofPalmBeach.com](#)>; Benjamin Alma <[BALma@PalmBeachPolice.com](#)>
Cc: Wayne Bergman <[wbergman@TownOfPalmBeach.com](#)>
Subject: Alef Preschool operations

Good morning all,

Pursuant to the attached Declaration of Use Agreement (DOUA) between the Town of Palm Beach and the Alef Preschool, dated July 2023 and recorded on August 7, 2023 in the Palm Beach County Clerk of the Court, the applicant was instructed to return to Town Council on

From: [Nicholas Caristo](#)
To: [Jennifer Hofmeister-Drew](#); [Paul Brazil](#); [Benjamin Alma](#)
Cc: [Wayne Bergman](#)
Subject: RE: Alef Preschool operations
Date: Tuesday, April 16, 2024 12:07:44 PM

Good afternoon Jennifer,

Since its opening in 2023, the PD has not received any complaints or concerns regarding Alef Preschool. Let me know if you need anything else.

Nicholas Caristo
Chief of Police

Palm Beach Police Department
345 South County Road
Palm Beach, FL 33480
561-838-5454

From: Jennifer Hofmeister-Drew <jhofmeister@TownOfPalmBeach.com>
Sent: Tuesday, April 16, 2024 10:58 AM
To: Nicholas Caristo <NCaristo@PalmBeachPolice.com>; Paul Brazil <PBrazil@TownofPalmBeach.com>; Benjamin Alma <BAlma@PalmBeachPolice.com>
Cc: Wayne Bergman <wbergman@TownOfPalmBeach.com>
Subject: Alef Preschool operations

Good morning all,

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Jennifer Hofmeister-Drew, AICP, LCAM
Planner III

From: [Jennifer Bell](#)
To: [Paul Brazil](#); [Jennifer Hofmeister-Drew](#)
Cc: [Wayne Bergman](#)
Subject: RE: Alef Preschool operations
Date: Tuesday, April 16, 2024 2:51:24 PM

Paul and Jennifer,

My team does not recall receiving any complaints regarding the Alef Preschool. I also searched our Lucity workorder system and found no record of any complaints regarding the Alef Preschool (165 Bradley Place).

Jennifer – if you haven't already, you may want to double check with our PB Police Communications Unit at ext. #5454 or code enforcement at ext. #7080 to have them check their records for possible noise complaints, etc.

Jennifer Bell
Office Manager

Town of Palm Beach
Public Works Department
951 Okeechobee Road, Suite A
West Palm Beach, FL 33401
Main Office: 561-838-5440
Direct: 561-227-7012
Fax: 561-835-4691

From: Paul Brazil <PBrazil@TownofPalmBeach.com>
Sent: Tuesday, April 16, 2024 2:23 PM
To: Jennifer Bell <jbell@TownofPalmBeach.com>
Cc: Wayne Bergman <wbergman@TownOfPalmBeach.com>; Jennifer Hofmeister-Drew <jhofmeister@TownOfPalmBeach.com>
Subject: Re: Alef Preschool operations

Jennifer,

Has your staff received any complaints about the operation of the preschool referenced below.

Paul

H. Paul Brazil, PE
Director of Public Works
Town of Palm Beach