

TOWN OF PALM BEACH

Information for Town Council Meeting on: June 14, 2022

To: Mayor and Town Council

Via: Kirk Blouin, Town Manager

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



Re: Waiver of Town Code Section 42-199, For Building Permit Extension at 991 N. Lake Way

Date: May 31, 2023

STAFF RECOMMENDATION

Staff recommends that the Town Council consider the request from Ross Schnitzer of Sciame Homes, regarding a time extension in which to complete the renovations of an existing two-story house, with a new detached accessory building and site modifications; and extend the permit duration until March 15, 2024.

GENERAL INFORMATION

Work on the house began in December 2017, with interior demolition, and then became a full interior and exterior remodel project in May of 2018. The original contractor was The Protinus Corporation. The original permit was valid for 30 months and expired on May 14, 2020. Work continued until stopped by the Town. The property was sold in April of 2021. 991 N Lake Way Trust, Krasker Paul A TR is the current owner. This owner changed the primary contractor to Seabreeze Building, LLC in June of 2021, then to Sciame Homes in May of 2022.

The owner made a request for a permit extension last year, which was approved by the Town Council. That request was made and approved on May 12, 2022, and extended the permit until June 13, 2023.

Mr. Schnitzer is requesting additional time (about ten months) to complete the project. The primary reasons for the time delay and required extension relate to the change in ownership, major design changes, supply chain issues, and budget changes.

Staff supports the request, based upon the details provided by the applicant. Please note that this total project will run six years and four months in duration.

Attachments: Letter from Ross Schnitzer, received May 31, 2022
Permit Summary for the Property
Property Appraiser Details
April 11, 2022 Staff Memo

Sciame
H O M E S

CGC 1521888

RECEIVED

MAY 31 2023

TOWN OF PALM BEACH
PZB DEPARTMENT

The Town of Palm Beach
Att: Mr. Wayne Bergman, Director
360 South County Road
Palm Beach, FL 33480
Master Permit Number:

Dear Mr. Bergman,

I am writing to request an extension of our permit for the project located at 991 N. Lake Way Palm Beach- Master Permit Number B-17-69153.

Our request for extension is due to numerous factors. Sciame Homes took this project over from another contractor in May 2022 and there was nearly no work completed. Supply chain issues, change in ownership, major design revision, and budget changes have all contributed to project delays. We are, however, committed to completing this project in a timely manner and anticipate having the Temporary CO by 3/15/2024. The previous extension to June 13th, 2023 was made prior to Sciame Homes' involvement on this project.

Please contact me with any questions or further information you require to accompany this request at 561-318-5048 (office) / 914-274-0245 (mobile) or via email rschnitzer@sciame.com.

Sincerely,



Ross Schnitzer
Project Manager

Sciame Homes
CGC152188

Permit number	Permit type	Master permit ID	Permit type name	Permit description	Permit Address	Customer Nu	Customer	Customer Last Name	Application	Issue date	Expiration date	Approval state
B-23-99007	b-e01		E-ELECTRICAL	TEMPORARY POWER POLE	991 N LAKE WAY	602401		FRESHWATER & SON'S ELECTRIC LL	4/28/2023		10/25/2023	pending
B-23-98602	b-r03		FEE CHARGE	CHANGE OF PROEPRTY ADDRESS	991 N LAKE WAY	606835		MICHAEL D RAPOPORT	4/3/2023	4/25/2023	4/25/2023	final
U-23-12626	u-p05	449933	U-CONSTRUCTION PARKING	CONSTRUCTION PARKING Parking Attendant: Jeffrey Pereira - (646) 509-6498	991 N LAKE WAY	603023		SCIAME HOMES LLC	3/31/2023	4/3/2023	4/3/2023	issued
U-23-12627	u-p05	449933	U-CONSTRUCTION PARKING	CONSTRUCTION PARKING Parking Attendant: Jeffrey Pereira - (646) 509-6498	991 N LAKE WAY	603023		SCIAME HOMES LLC	3/31/2023	4/3/2023	4/3/2023	issued
U-23-12628	u-p05	449933	U-CONSTRUCTION PARKING	CONSTRUCTION PARKING Parking Attendant: Jeffrey Pereira - (646) 509-6498	991 N LAKE WAY	603023		SCIAME HOMES LLC	3/31/2023	4/3/2023	4/3/2023	issued
A-23-02853	a-a01		A-ARCOM STAFF APPROVAL	ARCOM STAFF APPROVAL LANDSCAPE AND HARDSCAPE REVISIONS . INCLUSION OF GENERATOR AND ENCLOSURE.	991 N LAKE WAY	603092		NIEVERA WILLIAMS DESIGN INC	3/9/2023	3/31/2023	3/3/2024	final
U-22-12162	u-p05	396105	U-CONSTRUCTION PARKING	CONSTRUCTION PARKING	991 N LAKE WAY	603023		SCIAME HOMES LLC	12/29/2022	1/9/2023	1/9/2023	final
U-22-12163	u-p05	396105	U-CONSTRUCTION PARKING	CONSTRUCTION PARKING	991 N LAKE WAY	603023		SCIAME HOMES LLC	12/29/2022	1/9/2023	1/9/2023	final
U-22-12164	u-p05	396105	U-CONSTRUCTION PARKING	CONSTRUCTION PARKING	991 N LAKE WAY	603023		SCIAME HOMES LLC	12/29/2022	1/9/2023	1/9/2023	final
U-22-11448	u-p02	396105	U-USE OF/WORK IN ROW	CONSTRUCTION DELIVERIES IN FRONT AND BACK OF HOUSE [10/17, 10/28, 11/9, 11/16]	991 N LAKE WAY	603023		SCIAME HOMES LLC	10/5/2022	11/7/2022	2/5/2023	final
U-22-10988	u-p02	396105	U-USE OF/WORK IN ROW	USE OF- CONSTRUCTION DELIVERIES IN FRONT AND BACK OF HOU	991 N LAKE WAY	603023		SCIAME HOMES LLC	8/19/2022	9/14/2022	12/13/2022	final
U-22-10989	u-p05	396105	U-CONSTRUCTION PARKING	CONSTRUCTION PARKING	991 N LAKE WAY	603023		SCIAME HOMES LLC	8/19/2022	8/24/2022	8/24/2022	final
U-22-10990	u-p05	396105	U-CONSTRUCTION PARKING	CONSTRUCTION PARKING	991 N LAKE WAY	603023		SCIAME HOMES LLC	8/19/2022	8/24/2022	8/24/2022	final
U-22-10991	u-p05	396105	U-CONSTRUCTION PARKING	CONSTRUCTION PARKING	991 N LAKE WAY	603023		SCIAME HOMES LLC	8/19/2022	8/24/2022	8/24/2022	final
U-22-10563	u-p02	396105	U-USE OF/WORK IN ROW	USE OF ROW FOR CONSTRUCTION DELIVERIES IN FRONT AND BAC K OF HOUSE	991 N LAKE WAY	603023		SCIAME HOMES LLC	7/18/2022	8/8/2022	11/6/2022	final
U-22-10059	u-p05	396105	U-CONSTRUCTION PARKING	CONSTRUCTION PARKING	991 N LAKE WAY	603023		SCIAME HOMES LLC	5/23/2022	6/1/2022	6/1/2022	final
U-22-10060	u-p05	396105	U-CONSTRUCTION PARKING	CONSTRUCTION PARKING	991 N LAKE WAY	603023		SCIAME HOMES LLC	5/23/2022	6/1/2022	6/1/2022	final
U-22-10061	u-p05	396105	U-CONSTRUCTION PARKING	CONSTRUCTION PARKING	991 N LAKE WAY	603023		SCIAME HOMES LLC	5/23/2022	6/1/2022	6/1/2022	final
U-22-10043	u-p02	396105	U-USE OF/WORK IN ROW	USE OF- CONSTRUCTION DELIVERIES	991 N LAKE WAY	603023		SCIAME HOMES LLC	5/20/2022	5/31/2022	8/29/2022	final
B-22-94598	b-r02	396105	R-CHANGE OF CONTRACTOR/QUALIFIER	CHANGE OF CONTRACTOR FROM SEABREEZE BUILDING TO SCIAME E HOMES LLC	991 N LAKE WAY	603023		SCIAME HOMES LLC	5/12/2022	5/12/2022	5/12/2022	final
B-22-94599	b-r02	399749	R-CHANGE OF CONTRACTOR/QUALIFIER	*****PRIVATE PROVIDER *****CHANGE OF CONTRACTOR FROM S EABREEZE BUILDING TO SCIAME HOMES	991 N LAKE WAY	603023		SCIAME HOMES LLC	5/12/2022	5/12/2022	5/12/2022	final
B-21-91419	b-p05		P-SITE WORK	INSTALL 1" BACKFLOW	991 N LAKE WAY	601161		KCL HOLDINGS INC	10/1/2021	10/8/2021	4/6/2022	issued
U-21-07668	u-p01		U-DEWATERING	DRAIN POOL	991 N LAKE WAY	600105		BROSSEITS POOL PLUMBING IN	6/29/2021	7/7/2021	9/5/2021	final
B-21-89709	b-r02	411505	R-CHANGE OF CONTRACTOR/QUALIFIER	CHANGE OF CONTRACTOR FROM ELECTRICAL AND LIGHTING TO E LECTRICAL SPECIALTY	991 N LAKE WAY	534530		ELECTRICAL SPECIALTY SERVICE S	6/17/2021	6/17/2021	6/17/2021	final
B-21-89710	b-r02	400918	R-CHANGE OF CONTRACTOR/QUALIFIER	CHANGE OF CONTRACTOR FROM ELECTRICAL AND LIGHTING TO E LECTRICAL SPECIALTY	991 N LAKE WAY	534530		ELECTRICAL SPECIALTY SERVICE S	6/17/2021	6/17/2021	6/17/2021	final
B-21-89671	b-r02	396105	R-CHANGE OF CONTRACTOR/QUALIFIER	*****PRIVATE PROVIDER *****CHANGE OF CONTRACTOR- THE PR OTINUS CORPORATION TO SEABREEZE BUILDING LLC	991 N LAKE WAY	603439		SEABREEZE BUILDING LLC	6/15/2021	6/15/2021	6/15/2021	final
B-21-89672	b-r02	399749	R-CHANGE OF CONTRACTOR/QUALIFIER	*****PRIVATE PROVIDER *****CHANGE OF CONTRACTOR CHRIST OPHER J FURLO PER SEABREEZE BUILDING	991 N LAKE WAY	603439		SEABREEZE BUILDING LLC	6/15/2021	6/15/2021	6/15/2021	final
B-20-82836	b-r04	400918	R-PERMIT UPDATE-CHG OF PLANS & VALUE/CORRECTION	UPDATE - CHANGE OF PLANS/VALUE - ELECTRICAL MAIN POWER T O RISER	991 N LAKE WAY	604562		ELECTRICAL AND LIGHTING DESI GN LLC	1/10/2020	1/24/2020	7/22/2020	final
B-19-82743	b-s11		S-SITE WORK/DRAINAGE	BUILD A SITE WALL, DEMO EXISTING SITE WALL, HARDSCAPE	991 N LAKE WAY	605465		GREENVIEW CONSTRUCTION LL	12/30/2019	3/4/2020	6/13/2023	issued
A-19-00596	a-a01	409536	A-ARCOM STAFF APPROVAL	MODIFICATION OF WINDOW FENESTRATION ON WEST AND SOUT H ELEVATION. NEW RETAINING WALL & GATE. UPDATED HARDSC	991 N LAKE WAY	604514		SKA ARCHITECT & PLANNER INC	8/5/2019		7/30/2020	canceled
B-19-78794	b-e01	396105	E-ELECTRICAL	TEMPORARY POWER	991 N LAKE WAY	604562		ELECTRICAL AND LIGHTING DESI GN LLC	4/18/2019	4/19/2019	6/13/2023	issued
B-19-78354	b-p05	396105	P-SITE WORK	SUB- PLUMBING SITEWORK- BACKFLOW INSTALL 1"	991 N LAKE WAY	602250		DIMARTINO PLUMBING INC	3/25/2019	3/26/2019	6/13/2023	issued
B-19-78355	b-g01	396105	G-GAS	SUB- GAS- NEW GAS LINES	991 N LAKE WAY	602250		DIMARTINO PLUMBING INC	3/25/2019	3/26/2019	6/13/2023	issued
B-19-77984	b-r04	400918	R-PERMIT UPDATE-CHG OF PLANS & VALUE/CORRECTION	PERMIT UPDATE- ADD LOW VOLTAGE- PER RED LINE PLANS.	991 N LAKE WAY	604562		ELECTRICAL AND LIGHTING DESI GN LLC	2/27/2019	3/5/2019	9/1/2019	final
A-19-00336	a-a01	396105	A-ARCOM STAFF APPROVAL	MODIFICATION OF WINDOW FENSTRATION ON WEST AND SOUTH ELEVATIONS. NEW RETAINING WALL AND GATE. UPDATED HARDSC	991 N LAKE WAY	604514		SKA ARCHITECT & PLANNER INC	2/7/2019		2/2/2020	final
B-18-75860	b-p01	396105	P-PLUMBING	SUB PLUMBING FOR HOUSE REMODEL	991 N LAKE WAY	602250		DIMARTINO PLUMBING INC	10/12/2018	10/15/2018	6/13/2023	issued
A-18-00082	a-a01	396105	A-ARCOM STAFF APPROVAL	***** STATUS IS "FINAL" ***** APPROVAL OF MINOR WINDOW & DOOR MODIFICATIONS	991 N LAKE WAY	604658		CHRISTOPHER J FURLO / OWNE R BUILDER	8/20/2018		8/15/2019	pending
B-18-74549	b-b10	396997	B-ROOF REPAIR/RE-ROOF	PER DISCHARGE LETTER ATTACHED. TAKING OVER PREVIOUS CON TRACTOR CODE RED ROOFERS INC. SEE PREVIOUS PERMIT B18-69 721 FOR INSPECTION HISTORY. REROOF-REMOVE EXISTING ROOF MATERIAL, RENAIL TO CODE INS	991 N LAKE WAY	604855		AMERICAN ONE ROOFING CON STRUCTION AND RESTORATION INC	8/17/2018	9/24/2018	6/11/2019	final
B-18-74258	b-r01	396105	R-REVISION	REVISION- BUILDING- MOVING INTERIOR WALLS EFFECTS ALL TRA DES. SWAPPING OUT DOOR AND WINDOW.	991 N LAKE WAY	604658		CHRISTOPHER J FURLO / OWNE R BUILDER	8/8/2018	10/10/2018	8/8/2018	final
U-18-01584	u-p05	396105	U-CONSTRUCTION PARKING	CONSTRUCTION PARKING	991 N LAKE WAY	604658		CHRISTOPHER J FURLO / OWNE R BUILDER	7/12/2018	11/5/2018	11/5/2018	final
U-18-01585	u-p05	396105	U-CONSTRUCTION PARKING	CONSTRUCTION PARKING	991 N LAKE WAY	604658		CHRISTOPHER J FURLO / OWNE R BUILDER	7/12/2018	11/5/2018	11/5/2018	final
U-18-01586	u-p05	396105	U-CONSTRUCTION PARKING	CONSTRUCTION PARKING	991 N LAKE WAY	604658		CHRISTOPHER J FURLO / OWNE R BUILDER	7/12/2018		7/12/2018	canceled

Count: 56

Filter is Empty

Permit Browse
Town of Palm Beach

Permit number	Permit type	Master permit ID	Permit type name	Permit description	Permit Address	Customer No	Customer	Customer Last Name	Application	Issue date	Expiration date	Approval state
B-18-72287	b-e01	396105	E-ELECTRICAL	SUB- ELECTRIC- REWIRE HOUSE AS PER ELECTRICAL PLANS	991 N LAKE WAY	604562		ELECTRICAL AND LIGHTING DESIGN LLC	5/31/2018	6/4/2018	6/13/2023	issued
B-18-71859	b-m01	396105	M-MECHANICAL	SUB MECHANICAL- INSTALLATION OF A/C EQUIPMENT AND DUCT WORK PER PLAN.	991 N LAKE WAY	505185		DEN AIR AIR CONDITIONING INC	5/14/2018	5/15/2018	6/13/2023	issued
F-18-02834	f-f01	400254	F-FIRE RESCUE STANDARD	HOT WORKS	991 N LAKE WAY	505185		DEN AIR AIR CONDITIONING INC	5/14/2018	5/15/2018	5/10/2019	final
B-18-71503	b-f01	396105	F-FLOOD PLAIN DEVELOPMENT	*****PRIVATE PROVIDER *****SUB- FLOOD PLAIN	991 N LAKE WAY	604658		CHRISTOPHER J FURLO / OWNER BUILDER	5/1/2018	5/28/2018	6/13/2023	issued
B-18-70948	b-r04	396105	R-PERMIT UPDATE-CHG OF PLANS & VALUE/CORRECTION	DEMOLITION (INTERIOR KITCHEN & BATHROOMS)	991 N LAKE WAY	603563		THE PROTINUS CORPORATION	4/9/2018		10/6/2018	canceled
B-18-70949	b-r02	396105	R-CHANGE OF CONTRACTOR/QUALIFIER	TAKING OVER PERMIT PER LETTER ATTACHED FOR DEMOLITION (INTERIOR KITCHEN & BATHROOMS)	991 N LAKE WAY	604658		CHRISTOPHER J FURLO / OWNER BUILDER	4/9/2018	4/19/2018	4/19/2018	final
B-18-70951	b-r02	398405	R-CHANGE OF CONTRACTOR/QUALIFIER	TAKING OVER PER ATTACHED TRANSFER LETTER FOR A PERMIT UPDATE- INTERIOR/EXTERIOR REMODEL	991 N LAKE WAY	604658		CHRISTOPHER J FURLO / OWNER BUILDER	4/9/2018	4/19/2018	4/19/2018	final
B-18-70608	b-r04	396105	R-PERMIT UPDATE-CHG OF PLANS & VALUE/CORRECTION	PERMIT UPDATE- INTERIOR/EXTERIOR REMODEL	991 N LAKE WAY	603563		THE PROTINUS CORPORATION	3/22/2018	5/3/2018	10/30/2018	final
B-18-70027	b-r01	396997	R-REVISION	REVISION BUILDING - CHANGE IN SCOPE NO VALUE - CHANGE IN SYSTEM 2PLY MODIFY TO T.P.O	991 N LAKE WAY	601879		CODE RED ROOFERS INC	2/13/2018	2/15/2018	2/13/2018	final
B-18-69721	b-b10		B-ROOF REPAIR/RE-ROOF	REROOF-REMOVE EXISTING ROOF MATERIAL, RENAIL TO CODE INS TALL NEW TILE ROOF WITH FOAM	991 N LAKE WAY	601879		CODE RED ROOFERS INC	1/24/2018	2/2/2018	9/4/2018	canceled
B-17-69153	b-b02		B-RESIDENTIAL ALTERATION	DEMOLITION (INTERIOR KITCHEN & BATHROOMS)	991 N LAKE WAY	603563		THE PROTINUS CORPORATION	12/12/2017	12/15/2017	6/13/2023	issued
B-14-42133	b-r01	358741	R-REVISION	REVISION BUILDING - CHANGE THE STYLE OF A FEW WINDOWS TO MEET EGRESS LOOK WINDOWS STAYS THE SAME.	991 N LAKE WAY	601694		STORM TIGHT WINDOWS INC	7/28/2014	8/15/2014	7/28/2014	final
B-14-39706	b-b11		B-WINDOWS/DOORS/SHUTTERS/GARAGE DOORS	REPLACE OF 32 WINDOWS SAME FOR SAME	991 N LAKE WAY	601694		STORM TIGHT WINDOWS INC	4/28/2014	5/6/2014	11/2/2014	final
B-11-16358	b-m04		M-REPLACEMENT	A/C CHANGEOUT (2) RUUD SYSTEM 16 SEER. RHLLHM2417JA; 14AJ M24A01. 5KW	991 N LAKE WAY	542340		KYZAR AIR CONDITIONING INC	4/18/2011	4/19/2011	10/16/2011	final

Count: 56

William S. English

Property Detail

Parcel Control Number: 50-43-43-03-20-000-0460 Location Address: 991 N LAKE WAY
 Owners: 991 N LAKE WAY TRUST ,KRASKER PAUL A TR
 Mailing Address: 991 N LAKE WAY,PALM BEACH FL 33480 3254
 Last Sale: APR-2021 Book/Page#: 32456 / 1456 Price: \$9,422,539
 Property Use Code: 0100 - SINGLE FAMILY Zoning: R-B - Low Density Residential (50-PALM BEACH)
 Legal Description: EDEN PROPERTIES LT 46 Total SF: 7396 Acres 0.3305

2022 Values (Current)

Improvement Value \$4,399,214
 Land Value \$4,810,500
 Total Market Value \$9,209,714
 Assessed Value \$9,209,714
 Exemption Amount \$0
 Taxable Value \$9,209,714

All values are as of January 1st each year.

2022 Taxes

Ad Valorem \$142,705
 Non Ad Valorem \$1,091
 Total Tax \$143,796

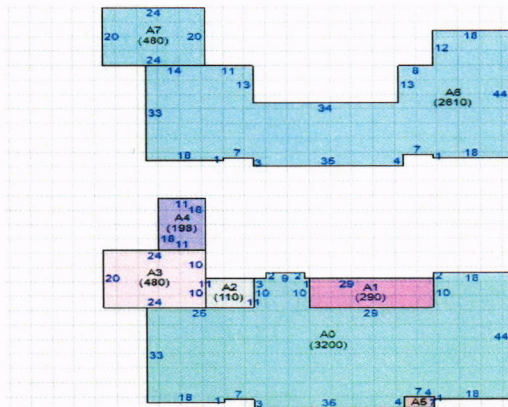
2023 Qualified Exemptions

No Details Found

Applicants

No Details Found

Building Footprint (Building 1)



Subarea and Square Footage (Building 1)

Description	Area Sq. Footage
BAS Base Area	3200
FGR Finished Garage	480
FOP Finished Open Porch	28
UOP Unfinished Open Porch	290
UOP Unfinished Open Porch	110
UST Unfinished Storage	198
SFB Semi Finished Base Area	480
FUS Finished Upper Story	2610
Total Square Footage :	7396
Total Area Under Air :	6290

Extra Features

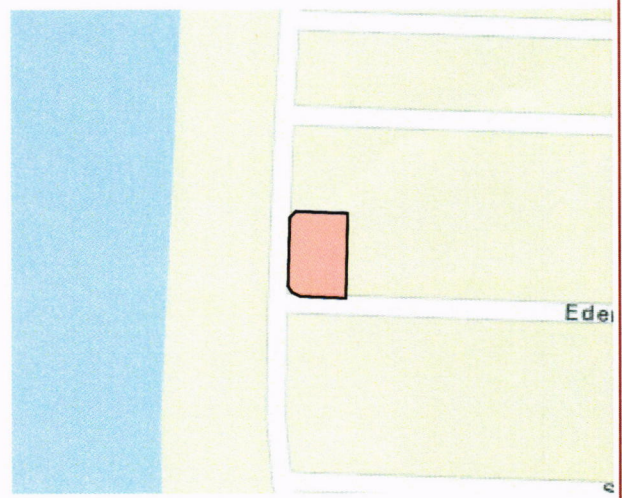
Description	Year Built	Unit
Wall	1945	1760
Pool - In-Ground	1945	1

Unit may represent the perimeter, square footage, linear footage, total number or other measurement.

Structural Details (Building 1)

Description	
1. Exterior Wall 1	MSY: CB STUCCO
2. Year Built	1945
3. Air Condition Desc.	HTG & AC
4. Heat Type	FORCED AIR DUCT
5. Heat Fuel	ELECTRIC
6. Bed Rooms	5
7. Full Baths	6
8. Half Baths	0
9. Exterior Wall 2	NONE
10. Roof Structure	GABLE/HIP
11. Roof Cover	ASPHALT/COMPOSITION
12. Interior Wall 1	PLYWOOD PNL.
13. Interior Wall 2	DRYWALL
14. Floor Type 1	CARPETING
15. Floor Type 2	CERAMIC/QUARRY TILE
16. Stories	2

MAP



TOWN OF PALM BEACH

Information for Town Council Meeting on: April 13, 2022

To: Mayor and Town Council

Via: Kirk Blouin, Town Manager

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

Re: Waiver of Town Code Section 42-199, For Building Permit Extension at 991 N. Lake Way

Date: April 11, 2022

STAFF RECOMMENDATION

Staff recommends that the Town Council consider the request from Attorney M. Timothy Hanlon, regarding a time extension in which to complete the renovations of an existing two-story house, with a new detached accessory building and site modifications; and extend the permit duration until April 12, 2023 (one additional year from the date of possible Town Council approval).

GENERAL INFORMATION

Work on the house began in December 2017, with interior demolition, and then became a full interior and exterior remodel project in May of 2018. The original contractor was The Protinus Corporation. The original permit was valid for 30 months and expired on May 14, 2020. Work continued until stopped by the Town. The property was sold in April of 2021. 991 N Lake Way Trust, Krasker Paul A TR is the current owner. This owner changed the primary contractor to Seabreeze Building, LLC.

Mr. Hanlon is requesting additional time (one year from the date of Town Council approval), to complete the project. The primary reasons for the time delay and required extension relate to the change in ownership, architectural changes that were approved last month by Arcom, and supply and labor delays due to the Pandemic. The attached construction schedule provided show that the project should be completed in June of 2023, which differs from Mr. Hanlon's one year request by about two months.

Staff supports the request, based upon the details provided by the applicant. The applicant should explain the two month difference.

Attachments: Letter from Tim Hanlon, dated April 5, 2022
Construction Schedule
Permit Summary for the Property
Partial Minutes of the March 2022 Arcom meeting
Property Appraiser Details