

# TOWN OF PALM BEACH

Information for Town Council Meeting on:

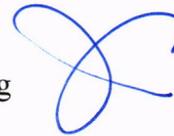
August 9, 2023

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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 Construction Work Hour Extension at 3475 S. Ocean Blvd.

Date: July 28, 2023

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## **STAFF RECOMMENDATION**

Staff recommends that the Town Council consider the request from Telisa Rivera, Project Manager from Best Roofing, and Robert Grassi, Manager at La Bonne Vie Condominium Apartments, regarding an exception to the construction hour regulations in which to complete a reroof project at the 3475 S. Ocean Blvd. The request is to work on Saturdays to make up for recent rain delays.

## **GENERAL INFORMATION**

The reroof permit was issued on June 16, 2023, and expires on January 15, 2024. The applicants are requesting the ability to work on Saturdays to complete the project on schedule, as rain delays have stopped work over the summer.

The Town Code restricts Saturday work to indoor-only, quiet work. Only the Town Council can approve an exception to the work restrictions.

*“Beginning on the Monday preceding Thanksgiving, and during the months of December, January, February, March and April of each year, construction work not otherwise prohibited by [section 42-198](#) or other work resulting in noise tending to disturb the people in the vicinity thereof shall not begin until the hour of 8:00 a.m., and shall cease at the hour of 5:00 p.m., except Saturday, Sunday and observed town holidays, and the days before and after Thanksgiving, when all construction and lawn maintenance work, other than as excepted in [section 42-230](#), is prohibited. In no event shall heavy equipment or other outdoor construction-related and lawn maintenance noise be permitted before 9:00 a.m. Beginning on May 1 until the Monday preceding Thanksgiving, work may commence at 8:00 a.m. and cease at the hour of 6:00 p.m., except Saturdays, Sundays and town observed holidays, when all construction and lawn maintenance work is restricted or prohibited. In no event shall heavy equipment or other outdoor construction-related and lawn maintenance noise be permitted before 9:00 a.m. Construction work is permissible on Saturdays from May 1 through the Monday preceding Thanksgiving, but subject to the following restrictions: work shall not begin until the hour of 9:00 a.m. and shall cease at the hour of 5:00 p.m.; all work must be quiet in*

*nature and limited to indoor activity, with the exception of quiet lawn maintenance work and tree trimming); material deliveries are prohibited in all cases unless the Building Official waives such restriction due to compelling circumstances; concrete pours and concrete sawing is prohibited unless the Building Official waives such restrictions due to compelling circumstances; and the razing of buildings is prohibited, with the exception of non-mechanized debris clean-up. The permitted hours for construction work in the C-WA zoning district shall be from 8:00 a.m. until 8:00 p.m. during the months commencing May 1 and ending October 31, except Sundays and legal holidays, when all construction work is prohibited. Workers are prohibited from arriving at construction and lawn maintenance sites prior to 7:30 a.m. and are restricted from conducting any kind of site activity prior to 8:00 a.m. during the weekdays. Workers are prohibited from arriving at construction and lawn maintenance sites prior to 8:30 a.m. and are restricted from conducting any kind of site activity prior to 9:00 a.m. on Saturdays, when limited work is permitted from May 1 through the Monday preceding Thanksgiving.”*

Staff has no objection to the request.

Attachment: Letters from Telisa Rivera, Best Roofing  
Letters from Robert Grassi, La Bonne Vie  
Copy of Permit



Roofing Contractor of the Year 

July 21, 2023

ATTN: Craig Hauschild and Antonette Fabrizi  
Town of Palm Beach  
360 South County Road  
Palm Beach, FL 33480

Dear Mr. Hauschild and Ms. Fabrizi,

Best Roofing and La Bonne Vie Condominium are requesting an exception to work on Saturdays for the duration of the reroof project. Assuming perfect weather conditions, Best Roofing was expecting to be completed with the overall roofing project by 9/29/2023. However, we are currently in the rainy season for South Florida which causes the schedule to be pushed back every day that the radar shows rain coming in.

To date, Best Roofing has already lost 2 working days due to weather conditions. We are requesting an exception to work on Saturdays to push production along despite weather conditions. With the additional days of work being approved we can maintain the current date, and possibly move the date up to get off of the roof.

Thank you for your time and consideration.

Sincerely,



Telisa Rivera, Project Manager  
Best Roofing  
1600 NE 12<sup>th</sup> Terrace  
Fort Lauderdale, FL 33305



Roofing Contractor of the Year 

July 21, 2023

To Whom It May Concern,

Best Roofing and La Bonne Vie Condominium are requesting an exception to work on Saturdays (weather permitting) for the duration of the reroof project at the upcoming Town Council Meeting on 8/9/2023.

If there any concerns, please do not hesitate to reach out for clarification.

Thank you for your time and consideration.

Sincerely,



Telisa Rivera, Project Manager  
Best Roofing  
1600 NE 12<sup>th</sup> Terrace  
Fort Lauderdale, FL 33305

# La Bonne Vie

Condominium Apartments Inc.

3475 South Ocean Boulevard, Palm Beach, Florida 33480

Telephone: 561-582-9017 Fax: 561-582-7204

July 21, 2023

Mr. Craig Hauschild and Ms. Antonette Fabrizi  
Town of Palm Beach  
360 South County Road  
Palm Beach, Florida 33480

Dear Mr. Hauschild and Ms. Fabrizi,

Re. La Bonne Vie Condominium Apartments Inc., roof project

We want to endorse a letter that Best Roofing has written to you dated July 21, 2023 requesting an exception for working on Saturdays for the La Bonne Vie roofing project. With such an exception it is anticipated that our roof project may be completed by the end of September 2023.

La Bonne Vie earnestly began preparation earlier in the year to begin the roof project however, unforeseen circumstances kept La Bonne Vie from commencing work until earlier this month. We are now in the hurricane season and time is of the essence to get work completed as early as possible.

A condominium directly across the street from La Bonne Vie, Ocean Cay, was presumably given permission to work on Saturdays and we are hopeful for the same consideration.

Thank you in advance for your assistance and we are hopeful that the Town of Palm Beach will grant our request.

Yours truly,



Robert Grassi  
Manager

# La Bonne Vie

Condominium Apartments Inc.

3475 South Ocean Boulevard, Palm Beach, Florida 33480  
Telephone: 561-582-9017 Fax: 561-582-7204

July 21, 2023

Telisa Rivera, Project Manager  
Best Roofing  
1600 NE 12<sup>th</sup> Terrace  
Fort Lauderdale, Fl. 33305

Dear Ms. Rivera,

La Bonne Condominium is respectfully requesting an exception be granted to Best Roofing to work on Saturdays for the duration of our reroofing project. With such an exception it is anticipated that our roof project may be completed by the end of September 2023.

La Bonne Vie earnestly began preparation earlier in the year to begin the roof project however, unforeseen circumstances kept La Bonne Vie from commencing work until earlier this month. We are now in the hurricane season and time is of the essence to get work completed as early as possible. Additionally, it has been raining almost daily in the afternoons which is putting us behind schedule.

A condominium directly across the street from La Bonne Vie, Ocean Cay, was presumably given permission to work on Saturdays and we are hopeful for the same consideration.

Thank you in advance for your assistance and we are hopeful that the Town of Palm Beach will grant our request.

Yours truly,



Robert Grassi  
Manager





TOWN OF PALM BEACH  
 Planning, Zoning & Building Department  
 360 S County Rd  
 Palm Beach, FL 33480-6735

Permit No.: **B-23-99438**  
 Permit ID: **453581**  
 Issue Date: **06/16/2023**  
 Expiration Date: **1/15/2024**  
**Inspection Scheduling: (561) 227-7090**  
**Web: [townofpalmbeach.com/permits](http://townofpalmbeach.com/permits)**

P E R M I T	Contractor: <b>BEST ROOFING</b>	Project Address: 3475 S OCEAN BLVD
	Address: 1600 NE 12TH TER	BLDG 1
	Suite: FORT LAUDERDALE FL 33305	PALM BEACH FL 33480
	Phone: (954) 941-9111	PCN: 50-43-44-35-02-000-0000-00
	Fax: (954) 941-7447	Owner's Name: BOARD OF DIRECTORS LA BONNE VIE C
	Qualifier: GREGG WALLICK	Owner's Address: 3475 S OCEAN BLVD
	Certification No.: CCC018297	PALM BEACH FL 33480
		Construction Valuation: 744150
		Sq Footage:
	Permit Type: <b>B-ROOF NEW/REROOF/REPAIR</b>	
Description: REMOVE AND REPLACE ROOF SYSTEM, FLAT ROOF		

PERMIT FEES:	
OPT CONST PLAN REVIEW BLDG	6,250.86
OPT BAIF FUND STATE PL REV	84.39
OPT HMWNR RECOV STATE PL REV	56.26
OPT HMWNR RECOV TOWN ISSUE	14.59
OPT BAIF FUND TOWN ISSUE	21.88

PERMIT FEES:	
OPT BAIF FUND TOWN PL REV	9.38
OPT HMWNR RECOV TOWN PL REV	6.25
OPT CONST PERMIT FEE BLDG	14,585.34
OPT HMWNR RECOV STATE ISSUE	131.27
OPT BAIF FUND STATE ISSUE UPD	196.90
<b>Total Fees:</b>	<b>21,357.12</b>

**WARNING TO OWNER: YOUR FAILURE TO RECORD A NOTICE OF COMMENCEMENT MAY RESULT IN YOUR PAYING TWICE FOR IMPROVEMENTS TO YOUR PROPERTY. A NOTICE OF COMMENCEMENT MUST BE RECORDED AND POSTED ON THE JOB SITE BEFORE THE FIRST INSPECTION. IF YOU INTEND TO OBTAIN FINANCING, CONSULT WITH YOUR LENDER OR AN ATTORNEY BEFORE RECORDING YOUR NOTICE OF COMMENCEMENT.**

The issuance of this permit is conditioned upon compliance with any approvals granted by the Town Council, Landmarks Preservation Commission, and/or Architectural Commission. Any misrepresentation of facts pertaining to required permit information and/or the required design professional's plans shall be considered prima-facie evidence and be cause for permit revocation.