

TOWN OF PALM BEACH

Information for Town Council Meeting on:

September 13, 2023

To: Mayor and Town Council

Via: Kirk Blouin, Town Manager

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



Re: Waiver of Town Code Section 18-237, For Building Permit Extension at
2320 S Old Ocean Blvd.

Date: August 31, 2023

STAFF RECOMMENDATION

Staff recommends that the Town Council consider the request from contractor Joshua Berkoff regarding a time extension in which to complete the renovations of the existing building located at 2320 S Old Ocean Blvd. and to extend the permit by one year – until August 4, 2024.

GENERAL INFORMATION

The property is owned by Lawrence A. Moens. Work on the project began in March of 2020. The residential alteration permit was valid for 30 months, and technically expired on September 11, 2022. Mr. Berkoff indicates in his letter of August 4, 2023, that the delays have been due to scheduling issues.

Staff supports the request to close out this project and permit.

Attachments: Letter from Joshua Berkoff
Letter to Neighbors for Lawrence A. Moens
Permit Summary for the Property
Property Appraiser Details for the Property

August 4, 2023

Antonette Fabrizi
Administrative Specialist
Planning, Zoning & Building Department
Town of Palm Beach
360 South County Road
Palm Beach, Florida 33480

Re: Lawrence Moens at 2320 South Ocean Blvd, Palm Beach FL 33480

Dear Ms. Fabrizi,

Here is a letter requesting additional construction time, including schedule and lead times as requested per your email.

I am in the final phases of the interior construction, here is where we currently are at:

Main House

- Floors have been installed, sanded and finished.
- Interior doors, casing, baseboard installed.
- Cabinets have been installed throughout main house.
- Prepping and sanding for paint and finishes is 8-10 weeks
- Counter tops have been templated and fabrication time is 8-10 weeks.

Main House with above items, I am looking at 12-16 weeks.

There is additional time needed for:

- To complete pool deck and exterior patio and railings is 16-20 weeks.
- Wine cellar installation including A/C cabinets, electric, and finishes is 12-16 weeks

Exterior Grounds

- Drainage is 10-12 weeks
- Hardscape is 16-20 weeks
- Exterior lighting is 12-16 weeks
- Landscape is 24-26 weeks
- Railings is 16-20 weeks
- Driveway is 28-32 weeks

This is our tentative construction schedule which shows approximately 32 weeks with all vendors and suppliers staying on schedule. We are looking for the town to give us a one year extension as to properly complete project and all listed items as you know construction scheduling changes. We are looking at with this above requested time frame we can meet all criteria and complete project.

Sincerely,
Joshua Berkoff
Superintendent



LAWRENCE A. MOENS ASSOCIATES, INC.

"SPECIALIZING IN PALM BEACH'S FINEST RESIDENCES"

245 SUNRISE AVENUE, PALM BEACH, FLORIDA 33480 • (561) 655-5510/FAX (561) 655-6744

August 16, 2023

Re: 2320 South Ocean Boulevard, Palm Beach FL 33480

Dear Neighbors,

I am requesting an extension from the Town of Palm Beach in order to complete the project at 2320 South Ocean Boulevard, Palm Beach. The request will be put forward to the town council on September 13, 2023. If you have any questions, please contact me at 561-655-5510. Thank you.

Sincerely,



Lawrence A. Moens

Permit number	Permit type	Master permit ID	Permit type name	Permit description	Permit Suite	Permit Address	Customer Nu	Customer	Customer Last Name	Application #	Issue date	Expiration date	Approval state
A-23-02914	a-a01	452024	A-ARCOM STAFF APPROVAL	ARCOM- ALUMINUM PORCH SCREENED WALLS AND ELECTRIC ROLL DOWN SCREENS - BRONZE/SCREEN CHARCOAL		2320 S OLD OCEAN BLVD	600555		R & S ASSEMBLY INC	4/10/2023		4/4/2024	pending
B-23-98686	b-b02		B-RESIDENTIAL ALTERATION	ALUMINUM PORCH SCREEN WALLS AND ELECTRIC ROLL DOWN SCREENS		2320 S OLD OCEAN BLVD	600555		R & S ASSEMBLY INC	4/10/2023		10/7/2023	pending
B-22-93286	b-r01	420182	R-REVISION	*****PRIVATE PROVIDER***** REVISION SITE PLAN - POOL PLAN S NO CHANGE IN VALUE		2320 S OLD OCEAN BLVD	605255		LAWRENCE MOENS OWNER BUILDER	2/14/2022		2/14/2022	pending
U-21-07081	u-p02	420182	U-USE OF/WORK IN ROW	*****PRIVATE PROVIDER***** OWNER LISTED AS LAWRENCE A MOENS		2320 S OLD OCEAN BLVD	605255		LAWRENCE MOENS OWNER BUILDER	3/25/2021	4/23/2021	7/21/2021	final
A-20-01267	a-a01	420182	A-ARCOM STAFF APPROVAL	*****PRIVATE PROVIDER*****ARCOM- PROPOSED MODIFICATIONS/ADDITIONS: AFTER STAFF APPROVAL ON OCT 4, 2019. ADDITION OF 16 SF BUILD OUT BATH 3 (WEST). ADDITION OF 12 SF-FIREPLACE/CHIMNEY AT PORCH (SOUTH). RELOCATION OF DOORS AT PORCH (EAST & WEST). MODIFICATION TO WINDOW GLASS LITES-LAUNDR		2320 S OLD OCEAN BLVD	605255		LAWRENCE MOENS OWNER BUILDER	10/22/2020		10/17/2021	canceled
B-20-83454	b-b01		B-RESIDENTIAL NEW CONSTRUCTION/ADDITION	*****PRIVATE PROVIDER*****ADDITION - INTERIOR / EXTERIOR RENOVATION INCLUDING SITE WORK		2320 S OLD OCEAN BLVD	605255		LAWRENCE MOENS OWNER BUILDER	3/4/2020	3/11/2020	2/21/2024	issued
B-20-83255	b-b02		B-RESIDENTIAL ALTERATION	*****PRIVATE PROVIDER***** INTERIOR / EXTERIOR RENOVATION INCLUDING SITE WORK		2320 S OLD OCEAN BLVD	605255		LAWRENCE MOENS OWNER BUILDER	2/18/2020		8/16/2020	canceled
B-19-82677	b-r03		FEE CHARGE	DEP LETTER		2320 S OLD OCEAN BLVD	601066		ISIMINGER & STUBBS ENGINEERING	12/19/2019	12/19/2019	12/19/2019	final
A-19-00694	a-a01		A-ARCOM STAFF APPROVAL	RENOVATION OF EXISTING PROPERTY. ADDITION OF APPROXIMATELY 850 SQ FT ADDITION OF ENCLOSED AREA AND 130 SQ FT COVER		2320 S OLD OCEAN BLVD	604514		SKA ARCHITECT & PLANNER INC	10/4/2019		9/28/2020	final
B-19-81719	b-d02	420182	D-DEMOLITION	*****PRIVATE PROVIDER***** SUB- DEMO: POOL, DECK, BASEMENT OF POOL, TEMP ELECTRIC		2320 S OLD OCEAN BLVD	605255		LAWRENCE MOENS OWNER BUILDER	10/4/2019	10/11/2019	4/22/2020	issued
U-19-04135	u-p01	416751	U-DEWATERING	DEWATERING		2320 S OLD OCEAN BLVD	605255		LAWRENCE MOENS OWNER BUILDER	10/4/2019	10/9/2019	12/8/2019	final
B-19-80282	b-d01	420182	D-INTERIOR DEMOLITION	*****PRIVATE PROVIDER*****INTERIOR DEMOLITION: ALL DRYWALL, CABINETS, TRIM, TILE, FLOORING, AC EQUIPMENT, PLUMBING		2320 S OLD OCEAN BLVD	605255		LAWRENCE MOENS OWNER BUILDER	7/8/2019	7/16/2019	1/11/2020	issued
Count: 12													
Filter by Range													

Property Detail

Parcel Control Number:	50-43-44-14-03-000-0060	Location Address:	2320 S OCEAN BLVD
Owners:	MOENS LAWRENCE A		
Mailing Address:	2320 S OCEAN BLVD, PALM BEACH FL 33480 5304		
Last Sale:	DEC-2018	Book/Page#:	30336 / 980
Property Use Code:	0100 - SINGLE FAMILY	Zoning:	PUD-C - PLANNED UNIT DEV (50-PALM BEACH)
Legal Description:	TRES VIDAS OF PALM BEACH UNIT F A/K/A TH PT OF LTS 130 & 131 IN OR3267P420 IN THE PALM BEACH ESTATES	Total SF:	7378
		Acres	0.8121

2023 Values (Preliminary)

Improvement Value	\$1,814,555
Land Value	\$4,906,300
Total Market Value	\$6,720,855
Assessed Value	\$2,720,101
Exemption Amount	\$50,000
Taxable Value	\$2,670,101

All values are as of January 1st each year.

2023 Taxes (Preliminary)

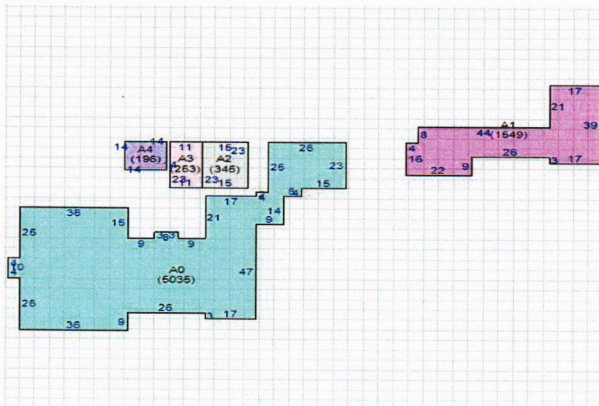
Ad Valorem	\$40,510
Non Ad Valorem	\$2,004
Total Tax	\$42,514

2023 Qualified Exemptions

Homestead	
Additional Homestead	

Applicants

MOENS LAWRENCE A

Building Footprint (Building 1)**Subarea and Square Footage (Building 1)**

Description	Area Sq. Footage
BAS Base Area	5035
BSM Basement	196
SFB Semi Finished Base Area	345
FUS Finished Upper Story	1549
FGR Finished Garage	253
Total Square Footage :	7378
Total Area Under Air :	6929

Extra Features

Description	Year Built	Unit
Pool - In-Ground	1982	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	
7. Full Baths	
8. Half Baths	
9. Exterior Wall 2	NONE
10. Roof Structure	WOOD TRUSS
11. Roof Cover	CONCRETE TILE
12. Interior Wall 1	DRYWALL
13. Interior Wall 2	N/A
14. Floor Type 1	CERAMIC/QUARRY TILE
15. Floor Type 2	N/A
16. Stories	2

MAP