

TOWN OF PALM BEACH

Information for Town Council Meeting on:

December 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 2000 S. Ocean Blvd. – Two Buildings

Date: December 1, 2023

STAFF RECOMMENDATION

Staff recommends that the Town Council consider the request from contractor Scott Haubert with C.A. Lindman of South Florida, LLC regarding a time extension in which to complete the exterior concrete restoration project at the two buildings located at 2000 S. Ocean Blvd. and to extend the permit by four months – until April 1, 2024.

GENERAL INFORMATION

These are the two five-story condominium buildings at Sloane's Curve. The exterior concrete restoration permits were issued on May 31, 2022, and expired on October 1, 2023 (16-month duration). The contractor explains in his letter of 11/30/23 that the project has been delayed with the discovery of unforeseen structural repairs that were mandated by the engineer of record, Botkin Parssi. The request is to extend the two permits (one for each building) until April 1, 2024.

Staff has requested that the contractor notify the abutting neighbors and staff has received copies of letters mailed to the abutting neighbors.

Attachments: Letter from Scott Haubert, with Construction Schedule
Copy of Two Permits
Aerial Photograph of the Two Buildings from the PBC Property Appraiser

11/30/2023

1411 SW 31ST AVENUE ♦ POMPANO BEACH, FLORIDA 33069
(954) 971-3220 ♦ FAX (954) 971-3221

To:

The Town of Palm Beach Council Development Review Meeting.

C/O: Wayne Bergman and Deb Moody

RE: Permits B-22-94771 and B-22-94772

2000 S Ocean Blvd.

Palm Beach Fl. 33480

Permit extension request to April 1st 2024.

To whom it may concern.

C.A. Lindman of South Florida LLC. is currently engaged in a structural repair and restoration project to the two buildings at Sloans Curve at 2000 S. Ocean Blvd. This project was begun in June of 2022 under permits B-22-94771 and B-22-94772 with an anticipated completion date of October 2023. Due to an unforeseen quantity of additional necessary structural repairs revealed during the project including an unforeseen condition requiring structural reinforcing of atrium walls at the direction of Botkin Parssi, the EOR for the project, we intend on petitioning the Town Council Development Review meeting on December 13th at 9:45am for an extension to the permitted completion date to April 1st 2024. This is a notification of our intention to request a deadline extension from the Town of Palm Beach Town Council and Building Department.

Sincerely,




















Scott Haubert

Project Manager- C.A. Lindman

941-232-8086















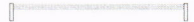




ID	Duration	Task Name	Start	Finish	Oct
1	83 days?	Sloan's Curve Concrete Restoration Project North Tower	Thu 11/30/23	Mon 4/1/24	
2		Revision Date 11/30/2023			
3	83 days	01 Unit (Corner Unit)	Thu 11/30/23	Mon 4/1/24	
4	42 days	Concrete Repairs	Thu 11/30/23	Fri 2/2/24	
5	2 days	Turbo Tip Pressure Wash	Mon 2/5/24	Tue 2/6/24	
6	5 days	Stucco Edge Repairs	Wed 2/7/24	Tue 2/13/24	
7	7 days	Install Waterproofing	Wed 2/14/24	Thu 2/22/24	
8	6 days	Install Knockdown Finish	Fri 2/23/24	Fri 3/1/24	
9	15 days	Paint the Building and rails	Mon 3/4/24	Fri 3/22/24	
10	2 days	Paint the floors	Mon 3/25/24	Tue 3/26/24	
11	4 days	Punchlist and Demobilize Stage	Wed 3/27/24	Mon 4/1/24	
12	17 days	04 Unit (Corner Unit)	Thu 11/30/23	Fri 12/22/23	
13	10 days	Paint the Building and rails	Thu 11/30/23	Wed 12/13/23	
14	3 days	Paint the floors	Thu 12/14/23	Mon 12/18/23	
15	4 days	Punchlist and Demobilize Stage	Tue 12/19/23	Fri 12/22/23	
16	12 days	03 Unit (Painters from 05)	Thu 11/30/23	Fri 12/15/23	
17	4 days	Paint the Building and rails	Thu 11/30/23	Tue 12/5/23	
18	3 days	Paint the floors	Wed 12/6/23	Fri 12/8/23	
19	5 days	Punchlist and Demobilize Stage	Mon 12/11/23	Fri 12/15/23	
20	17 days	02 Unit (Painters from 04)	Thu 11/30/23	Fri 12/22/23	
21	6 days	Paint the Building and rails	Thu 11/30/23	Thu 12/7/23	
22	3 days	Paint the floors	Fri 12/8/23	Tue 12/12/23	
23	8 days	Punchlist and Demobilize Stage	Wed 12/13/23	Fri 12/22/23	
24	47 days?	Interior Atrium Walk Ways	Thu 11/30/23	Fri 2/9/24	
25	17 days	Install of Walkway Tile	Thu 11/30/23	Fri 12/22/23	
26	42 days	Painting of the Atrium	Thu 11/30/23	Fri 2/2/24	
27	27 days	Edge Waterproofing and Stucco	Thu 11/30/23	Fri 1/12/24	
28	42 days	Atrium wall finish coating	Thu 11/30/23	Fri 2/2/24	
29	5 days	Punch List and Final Clean up (Atriums only)	Mon 2/5/24	Fri 2/9/24	
30					
31	47 days?	Sloan's Curve Concrete Restoration Project South Tower	Thu 11/30/23	Fri 2/9/24	

Project: North Tower Schedule
Date: Thu 11/30/23

Task		Manual Summary Rollup	
Split		Manual Summary	
Milestone		Start-only	
Summary		Finish-only	
Project Summary		External Tasks	
Inactive Task		External Milestone	
Inactive Milestone		Deadline	
Inactive Summary		Progress	
Manual Task		Manual Progress	
Duration-only			

ID	Duration	Task Name	Start	Finish	Octo
32	13 days	06 Unit (Corner Unit)	Thu 11/30/23	Mon 12/18/23	
33	3 days	Paint the floors	Thu 11/30/23	Mon 12/4/23	
34	3 days	Punchlist and Demob Stage	Tue 12/5/23	Thu 12/7/23	
35		09 Unit (Corner Unit)	Thu 11/30/23		
36	1 day?	Stage In Place For Railing Repair	Thu 11/30/23	Thu 11/30/23	
37	3 days	08 Unit (From 09)	Thu 11/30/23	Mon 12/4/23	
38	3 days	Remobilize, touchup edge, demobilize	Thu 11/30/23	Mon 12/4/23	
39	3 days	07 Unit (From 08)	Thu 11/30/23	Mon 12/4/23	
40	3 days	Remobilize, touchup edge, demobilize	Thu 11/30/23	Mon 12/4/23	
41	47 days	Interior Atrium Walk Ways	Thu 11/30/23	Fri 2/9/24	
42	12 days	Install of Walkway Tile	Thu 11/30/23	Fri 12/15/23	
43	42 days	Painting of the Atrium	Thu 11/30/23	Fri 2/2/24	
44	7 days	Edge Waterproofing and Stucco	Thu 11/30/23	Fri 12/8/23	
45	42 days	Atrium wall finish coating	Thu 11/30/23	Fri 2/2/24	
46	5 days	Punch List and Final Clean up (Atriums only)	Mon 2/5/24	Fri 2/9/24	

Project: North Tower Schedule
Date: Thu 11/30/23

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Milestone		Start-only	
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Manual Task		Manual Progress	
Duration-only			



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

Permit No.: **B-22-94771**

Permit ID: **443755**

Issue Date: **05/31/2022**

Expiration Date: **10/01/2023**

Inspection Scheduling: (561) 227-7090

Web: townofpalmbeach.com/permits

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Contractor: **CA LINDMAN OF SOUTH FLORIDA LLC**
Address: 2100 N ANDREWS AVE
Suite: POMPAÑO BEACH FL 33069

Phone: (954) 971-3220
Fax: (954) 971-3221

Qualifier: ROBERT PUSHECK
Certification No.: CGC1517124

Project Address: 2000 S OCEAN BLVD
BLDG 2 (SOUTH)
PALM BEACH FL 33480

PCN: 50-43-44-11-05-000-0000-00

Owner's Name: BOARD OF DIRECTORS TWO THOUSAN
Owner's Address: 2000 S OCEAN BLVD
PALM BEACH FL 33480

Construction Valuation: 2203183

Sq Footage:

Permit Type: **B-COMMERCIAL ALTERATION**

Description: ***** PRIVATE PROVIDER ***** CONCRETE RESTORATION OF SOUTH BUILDING EXTERIOR
WATERPROOFING TO BALCONIES, ATRIUM WALKWAY WATERPROOFING

PERMIT FEES:

OPT BAIF FUND STATE ISSUE UPD	582.96
OPT BAIF FUND TOWN ISSUE	64.77
OPT HMWNR RECOV TOWN PL REV	18.51
OPT BAIF FUND TOWN PL REV	27.76
OPT CONST PLAN REVIEW BLDG	18,506.74

PERMIT FEES:

OPT HMWNR RECOV TOWN ISSUE	43.18
OPT HMWNR RECOV STATE PL REV	166.56
OPT BAIF FUND STATE PL REV	249.84
OPT CONST PERMIT FEE BLDG	43,182.38
OPT HMWNR RECOV STATE ISSUE	388.64
Total Fees:	63,231.34

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.



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

Permit No.: **B-22-94772**

Permit ID: **443757**

Issue Date: **05/31/2022**

Expiration Date: **10/01/2023**

Inspection Scheduling: (561) 227-7090

Web: townofpalmbeach.com/permits

**P
E
R
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T**

Contractor: **CA LINDMAN OF SOUTH FLORIDA LLC**

Address: 2100 N ANDREWS AVE

Suite: POMPANO BEACH FL 33069

Phone: (954) 971-3220

Fax: (954) 971-3221

Qualifier: ROBERT PUSHECK

Certification No.: CGC1517124

Project Address: 2000 S OCEAN BLVD

BLDG 1 (NORTH)

PALM BEACH FL 33480

PCN: 50-43-44-11-05-000-0000-00

Owner's Name: BOARD OF DIRECTORS TWO THOUSAN

Owner's Address: 2000 S OCEAN BLVD

PALM BEACH FL 33480

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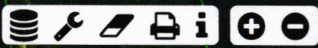


DOROTHY JACKS

CFA, AAS
Palm Beach County Property Appraiser
We Value What You Value

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[Record](#)

Owners

ADELAIDE ASSOCIATES
LLC

Property Details

Location 2000 S OCEAN BLVD
101 N

Municipality PALM BEACH

Parcel No. 5043441105

Subdivision TWO THOUSAND
COND AT SLOANS
CURVE DECL
12-21-81

Book 31192

Sale Date JAN-2020

Mailing Address CONNOR ST
& BUCKLEY
231 MAIN ST
TOMS RIVER
08753 7437

Use Type 0400 -
CONDOMINIUM

Total Square Feet 3262

Sales Information

Sales Date	Price
JAN-2020	3400000
JUN-2009	1320000
JUN-1994	900000

