

TOWN OF PALM BEACH

Information for Town Council Meeting on:

May 15, 2024

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 1340 S. Ocean Blvd.

Date: March 25, 2024

STAFF RECOMMENDATION

Staff recommends that the Town Council consider the request from attorney Alexander D. Kochman, representing the property owner, regarding a time extension in which to complete construction of a new carriage house and tennis pavilion, renovations to the existing boathouse, and sitework at 1340 S. Ocean Blvd. and to extend the permit by three additional months – until July 31, 2024.

GENERAL INFORMATION

The current owner is the Green Family Trust, who purchased the property in July of 2018. The building permit for the new carriage house and tennis pavilion, renovations to the existing boathouse, and sitework was issued on June of 2021, had a duration of 34 months, and expires on April 14, 2024. Mr. Kochman explains in his letter, dated March 20, 2024, that the time extension is based on the retention of additional design consultants, changes to finish material selections throughout the project, and delivery delays. The attached construction schedule shows the new timeline has all work completed by the middle of July, 2024.

The contractor appears to have complied with all new requirements for neighbor notice. Staff has no issue with the request.

Attachments: Letter from Alexander D. Kochman, with Construction Schedule
Permit Summary for the Property
Property Appraiser Details for the Property

KOCHMAN & ZISKA PLC

Ronald S. Kochman*
Maura A. Ziska
Alexander D. Kochman

*Also admitted in New York

Esperanté
222 Lakeview Avenue, Suite 1500
West Palm Beach, Florida 33401

March 20, 2024

Telephone: (561) 802-8960
Facsimile: (561) 802-8995

VIA EMAIL

wbergman@townofpalmbeach.com

Mr. Wayne Bergman, Building Official
Town of Palm Beach
360 S County Road
Palm Beach, FL 33480

Re: Extension for construction timeframe /1340 South Ocean Boulevard, Palm Beach, FL

Dear Wayne,

This letter shall serve as formal notice of the request for a waiver of the time schedule for completion of construction by the owner of 1340 South Ocean Boulevard, Palm Beach, Florida. The request is to allow the contractor to continue on work on a single-family residence. Also enclosed is a construction schedule from Sloane Construction Company of Palm Beach County, Inc. for completion of the project. The reason for the delay and request for an extension is due to retaining additional design consultants, changes to finish material selections throughout the construction process thus far, delivery delays for materials. After relocating the boat house, the civil engineer, structural engineer and architect deemed the seawall inadequate and required it to be replaced. The owner retained a new lighting designer at the end of September 2022 who made numerous changes to the boathouse thereby requiring us to remove the already completed, painted dry wall. The changes in materials and additions caused a delay in receiving new fixtures; the delivery of the hardscape materials alone took eight (8) months to obtain. The new completion date would be the middle of July 2024. I have also included a copy of the letter that will be sent notifying the abutting property owners and the owners across the street from the project.

Please place this request on the May 15, 2024 Town Council agenda.

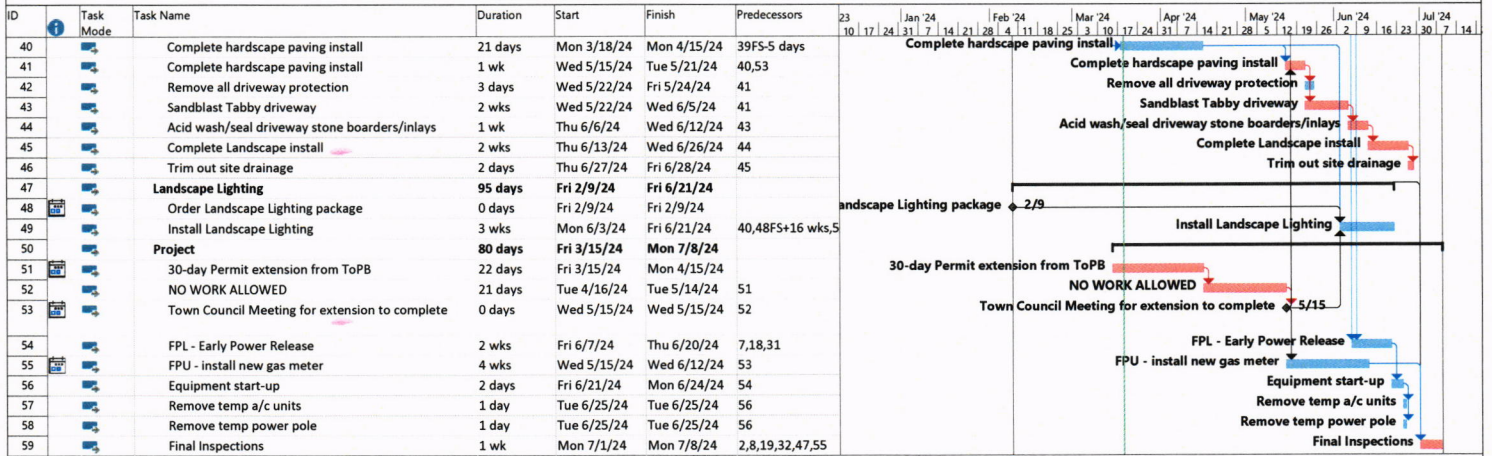
Respectfully,

Alexander D. Kochman

Alexander D. Kochman

ADK/jc
Enclosures
cc: Client

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TOWN OF PALM BEACH

Planning, Zoning and Building

BUILDING PERMIT TIME EXTENSION REQUEST

A request for a building permit time extension must be submitted to the Town no later than 30 days PRIOR to permit expiration. Please send the following items to Director Bergman and Deb Moody at dmoody@townofpalmbeach.com and wbergman@townofpalmbeach.com

1. Provide a detailed letter explaining the reasons why a time extension is being requested.
2. Provide a construction schedule to show completion timeline (CPM, Gantt Chart).
3. Provide nuisance mitigation measures.
4. Provide a statement that first class mailed notice to neighbors within 300 feet will be provided at least 25 days prior to the meeting at which the extension is to be considered.
5. Include a copy of the above notification sent to neighbors.
6. Provide a USPS Certificate of Mailing as proof of the mailed notice.
7. Payment – provide a copy of the receipt showing payment of applicable fees (1% of remaining, unfinished construction).

Deadlines: For meeting dates please visit our website at www.townofpalmbeach.com

- Town Council Development Review Date (Wednesday): 05/15/2024
- Deadline for submittal of request/backup must be received by: 05/01/2024
(Deadline is the Wednesday, two weeks prior to the Town Council Development Review Meeting)
- Deadline for Notice to Neighbors: 04/19/2024
(must be provided 25 days in advance of TC/DRC Meeting)

Permit #: B-21-89253 Exp. Date: 06/14/2023

Job Address: 1340 S Ocean Blvd

Length of time extension being requested: (in days) 59 days

Proposed completion date if requested time extension is granted: July 31, 2024
(Must attach completion schedule)

Contact: Jeremy Sloane Phone: 561-310-8167

Email: jsloane@sloaneconstruction.com

Post Office Box 2029 • 360 South County Road • Palm Beach, Florida 33480
Telephone: (561)838-5431 • Facsimile (561)835-4621
E-Mail: pzb@townofpalmbeach.com • Website: www.townofpalmbeach.com



VALUATION OF PERMITS TO DATE:

(Original permit value and any permit updates containing valuation to date)

Job Address: 1340 S Ocean Blvd

Permit# : B-21-89253 Job Value \$ 10,235,000

Permit# : B-21-91050 Job Value \$ 1,000,000

Permit# : B-24-02840 Job Value \$ 3,000,000

Permit# : _____ Job Value \$ _____

Valuation of work remaining to complete the project: \$ 853,146
(Include labor, materials and the value of any owner supplied items, etc.)

Permit fee due based upon 1% of this amount: \$ 8,531.46
(attach a copy of the receipt for payment)

OWNERS CERTIFICATION: I certify the information listed above to be true and correct.

[Signature] 3/20/24
OWNER SIGNATURE DATE

NOTARY TO OWNER

**STATE OF
COUNTY OF**

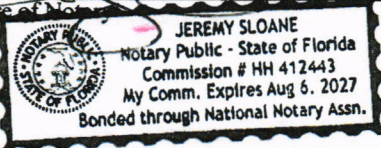
Sworn to (or affirmed) and subscribed before me

this 20th day of MARCH

20 24, By STEFAN KAWENY

Who are personally known ☒ OR produced
identification (Type of identification) _____
OR Online Notarization _____

JEREMY SLOANE
Printed Name of Notary

[Signature]
Signature of Notary
SEAL: 

CONTRACTOR CERTIFICATION: I certify the information listed above to be true and correct.

[Signature] 03/20/2024
CONTRACTOR SIGNATURE DATE

NOTARY TO CONTRACTOR

**STATE OF
COUNTY OF**

Sworn to (or affirmed) and subscribed before me

this 20th day of March

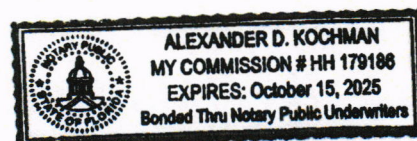
20 24, By Jeremy Sloane

Who are personally known ☒ OR produced
identification (Type of identification) _____
OR Online Notarization _____

Alexander D. Kochman
Printed Name of Notary

[Signature]
Signature of Notary

SEAL:



Permit number	Permit type	Master permit ID	Permit type name	Permit description	Permit Suite	Permit Address	Customer N	Customer First	Customer Last Name	Application date	Issue date	Expiration date	Approval state
B-24-02840	b-r04	433470	R-PERMIT UPDATE-CHG OF PLANS & VALUE/CORRECTION	*****PRIVATE PROVIDER ***** AS BUILT FOR MECHANICAL, ELECTRICAL, PLUMBING, LANDSCAPING, STRUCTURAL, AND CIVIL	CARRIAGE HOUSE	1340 S OCEAN BLVD	520603		SLOANE CONSTRUCTION CO OF PBCT	3/15/2024		9/11/2024	pending
U-23-14651	u-p02		U-USE OF/WORK IN ROW	DAYTIME SINGLE LANE CLOSURE - PARK CONCRETE TRUCK IN ROW WHILE CONCRETE IS POURED FOR NEW DRIVEWAY - FDOT APPROVAL #2022.A.496.00065		1340 S OCEAN BLVD	542582		S MACDONALD CONTRACTING LLC	11/1/2023		1/30/2024	canceled
U-23-14466	u-p01		U-DEWATERING	DEWATERING IS REQUIRED FOR THE CONSTRUCTION OF THE NEW UTILITY GAS SERVICE LINE		1340 S OCEAN BLVD	500056		FLORIDA PUBLIC UTILITIES COMPANY	10/13/2023		12/12/2023	pending
U-23-14332	u-p03		U-EXCAVATION IN ROW	INSTALLING A 2" PLASTIC GAS SERVICE LINE		1340 S OCEAN BLVD	540925		GAS SYSTEMS TECHNOLOGY INC	10/3/2023		3/31/2024	canceled
A-23-03083	a-a01	433470	A-ARCOM STAFF APPROVAL	*****PRIVATE PROVIDER ***** ARCOM- REVISION OF EXTERIOR BALCONY AT CARRIAGE HOUSE, REVISION OF RAILING DESIGN AT BOAT HOUSE.	CARRIAGE HOUSE	1340 S OCEAN BLVD	605464		AFFINITY ARCHITECTS HOLDING LLC	6/29/2023		6/23/2024	canceled
B-23-97691	b-r01	433470	R-REVISION	*****PRIVATE PROVIDER ***** REVISION - ARCOM APPROVED	CARRIAGE HOUSE	1340 S OCEAN BLVD	520603		SLOANE CONSTRUCTION CO OF PBCT	1/5/2023	2/28/2023	1/5/2023	final
B-22-96322	b-r01	433470	R-REVISION	*****PRIVATE PROVIDER ***** REVISION- SITE PLAN- UPDATED CIVIL PLANS PER ENGINEERING	CARRIAGE HOUSE	1340 S OCEAN BLVD	520603		SLOANE CONSTRUCTION CO OF PBCT	9/1/2022	4/26/2023	9/1/2022	final
U-22-10613	u-p02		U-USE OF/WORK IN ROW	DAYTIME SINGLE LANE CLOSURE-NEW DOT CURB ACROSS ADJOINED LOTS 1340 & 1350 S OCEAN BLVD. HEADER CURB.		1340 S OCEAN BLVD	542582		S MACDONALD CONTRACTING LLC	7/22/2022	8/11/2022	1/11/2023	final
U-22-10614	u-p03		U-EXCAVATION IN ROW	DAYTIME SINGLE LANE CLOSURE-NEW DOT CURB ACROSS ADJOINED LOTS 1340 & 1350 S OCEAN BLVD. HEADER CURB.		1340 S OCEAN BLVD	542582		S MACDONALD CONTRACTING LLC	7/22/2022	8/11/2022	4/11/2023	issued
U-22-10615	u-p03		U-EXCAVATION IN ROW	DAYTIME SINGLE LANE CLOSURE-ABANDON EXISTING SEWER LATERAL AT 1350 S OCEAN (1340/1350 IN NOW A COMBINED LOT SO THEY WILL UTILIZE THE LATERAL AT 1340 S OCEAN & USE AN ONSITE LIFT STATION FOR GUEST HOUSE.		1340 S OCEAN BLVD	542582		S MACDONALD CONTRACTING LLC	7/22/2022	8/12/2022	4/11/2023	issued
U-22-10616	u-p07		U-SEWER/DRAINAGE - CAP-OFF/CONNECTION	DAYTIME SINGLE LANE CLOSURE-ABANDON EXISTING SEWER LATERAL AT 1350 S OCEAN (1340/1350 IN NOW A COMBINED LOT SO THEY WILL UTILIZE THE LATERAL AT 1340 S OCEAN & USE AN ONSITE LIFT STATION FOR GUEST HOUSE.		1340 S OCEAN BLVD	542582		S MACDONALD CONTRACTING LLC	7/22/2022	8/12/2022	1/11/2023	issued
A-22-02462	a-a01		A-ARCOM STAFF APPROVAL	STAFF APPROVAL FOR REVISION OF MECHANICAL EQUIPMENT WALL CARRIAGE HOUSE. REVISION OF KITCHEN LAYOUT IN TENNIS PAVILION & ADDITION OF RETRACTABLE AWNING	BOATHOUSE FKA 1350 SOB	1340 S OCEAN BLVD	605464		AFFINITY ARCHITECTS HOLDING LLC	7/12/2022		7/7/2023	canceled
A-21-02088	a-a01	433470	A-ARCOM STAFF APPROVAL	*****PRIVATE PROVIDER ***** REPOSITIONING OF PILE & GRADE BEAMS & ALL NEW CONCRETE PILES, ADDITION OF TRANSOM WINDOWS AT WEST ELEVATION, REVISION OF WINDOWS AT SOUTH ELEVATION.	CARRIAGE HOUSE	1340 S OCEAN BLVD	605464		AFFINITY ARCHITECTS HOLDING LLC	12/2/2021	1/5/2022	11/27/2022	final
B-21-91050	b-r04	433470	R-PERMIT UPDATE-CHG OF PLANS & VALUE/CORRECTION	*****PRIVATE PROVIDER ***** (SEE PERMIT CONDITIONS) PERMIT UPDATE REPLACING EXISTING MAIN DRIVEWAY, INSTALL NEW SEAWALL AS PER	CARRIAGE HOUSE	1340 S OCEAN BLVD	520603		SLOANE CONSTRUCTION CO OF PBCT	9/3/2021	9/29/2021	3/28/2022	final
B-21-90383	b-r01	433470	R-REVISION	*****PRIVATE PROVIDER *****REVISION SITE PLAN (2) COPIES S/S EROSION CONTROL PLAN AND FL DEP NOTICE OF INTENT (NOI)	CARRIAGE HOUSE	1340 S OCEAN BLVD	520603		SLOANE CONSTRUCTION CO OF PBCT	7/26/2021	10/4/2021	7/26/2021	final
A-21-01862	a-a01		A-ARCOM STAFF APPROVAL	ARCOM- REVISE DRIVEWAY LAYOUT AND PLANTINGS AS NECESSARY TO ACCOMMODATE ADDITIONAL GARAGE BAY (ARCHITECTURAL CHANGE STAFF APPROVED ON APRIL 26, 2021) AND CHANGE DRIVEWAY PAVING MATERIAL.		1340 S OCEAN BLVD	604921		PARKER YANNETTE DESIGN GROUP	7/21/2021	8/4/2021	7/16/2022	final
B-21-90098	b-e01	433470	E-ELECTRICAL	*****PRIVATE PROVIDER *****SUB- TEMPORARY POWER POLE	CARRIAGE HOUSE	1340 S OCEAN BLVD	602401		FRESHWATER & SON'S ELECTRICAL	7/9/2021	7/19/2021	1/30/2022	issued
B-21-89493	b-f01	433470	F-FLOOD PLAIN DEVELOPMENT	*****PRIVATE PROVIDER ***** FLOOD PLAIN PERMIT	CARRIAGE HOUSE	1340 S OCEAN BLVD	520603		SLOANE CONSTRUCTION CO OF PBCT	6/7/2021	6/14/2021	12/11/2021	issued
B-21-89253	b-b01		B-RESIDENTIAL NEW CONSTRUCTION/ADDITION	*****PRIVATE PROVIDER *****NEW CONSTRUCTION OF CARRIAGE HOUSE AND TENNIS PAVILION, RENOVATION OF EXISTING BOATHOUSE AND ALL ASSOCIATED SITE WORK AS PER PLANS - (3/15/2024 ok per WB to grant 30-day extension prior to TC meet	CARRIAGE HOUSE	1340 S OCEAN BLVD	520603		SLOANE CONSTRUCTION CO OF PBCT	5/26/2021	6/14/2021	4/14/2024	issued
B-20-86290	b-s02		S-FENCE/WALL/GATE	INSTALL OF 2 NEW GATES PER PLANS ATTACHED		1340 S OCEAN BLVD	535132		TIM GIVENS BLDG & REMODELING	10/15/2020	10/23/2020	7/27/2021	final
B-20-83531	b-r03		FEE CHARGE	UNITY OF TITLE		1340 S OCEAN BLVD	605534		ITTER ZARETSKY LIEBER & JAMES LLP	3/11/2020	9/1/2020	9/1/2020	final
A-20-00847	a-a01		A-ARCOM STAFF APPROVAL	ARCOM- REPLACE EXISTING GATES @ DRIVEWAY WITH NEW GATES AS DRAWN		1340 S OCEAN BLVD	605464		AFFINITY ARCHITECTS HOLDING LLC	1/17/2020		1/11/2021	final
B-16-58594	b-r01	367570	R-REVISION	REVISION- SITE PLAN- FINAL DRAINAGE SURVEY		1340 S OCEAN BLVD	602216		MARK TIMOTHY INC	7/25/2016	8/10/2016	7/25/2016	final
B-16-58337	b-r01	367570	R-REVISION	REVISION BUILDING - ROOF UPLIFT TEST - REVISION OTHER - AS BUILT LANDSCAPE PLANS.		1340 S OCEAN BLVD	602216		MARK TIMOTHY INC	7/14/2016	8/1/2016	7/14/2016	final
B-16-55974	b-r01	367570	R-REVISION	REVISION OTHER - HOLLOW CORE DRAWINGS, TRUSS DRAWINGS 1ST & 2ND FLOOR - FORM BOARD SURVEY, SLAB & TIE BEAM SURVEY		1340 S OCEAN BLVD	602216		MARK TIMOTHY INC	4/14/2016	4/25/2016	4/14/2016	final
B-16-55207	b-r04	367577	R-PERMIT UPDATE-CHG OF PLANS & VALUE/CORRECTION	PERMIT UPDATE- ADDING LIFT STATION		1340 S OCEAN BLVD	602216		MARK TIMOTHY INC	3/7/2016	4/14/2016	10/11/2016	final
B-16-54053	b-r01	367570	R-REVISION	REVISION- OTHER LANDSCAPE		1340 S OCEAN BLVD	602216		MARK TIMOTHY INC	1/4/2016	1/11/2016	1/4/2016	final
B-15-53947	b-b03	367570	B-RESIDENTIAL OTHER (WITH PLANS)	SUB- INSTALL ELEVATOR		1340 S OCEAN BLVD	520153		PALM BEACH LIFTS INC	12/18/2015	12/30/2015	6/27/2016	final
B-15-53863	b-r01	369035	R-REVISION	REVISION- POOL AS BUILT		1340 S OCEAN BLVD	602216		MARK TIMOTHY INC	12/15/2015	12/22/2015	12/15/2015	final
B-15-52837	b-r01	367570	R-REVISION	REVISION: BUILDING; 1ST & 2ND FLOOR PLAN LAYOUT AS BUILT. PLUMBING/GAS; AS BUILT. MECHANICAL; AS BUILT. ELECTRICAL; AS BUILT.		1340 S OCEAN BLVD	602216		MARK TIMOTHY INC	10/26/2015	11/13/2015	11/13/2015	final
B-15-52242	b-g03	374289	G-GENERATOR	SUB- GAS- GENERATOR AS PER PLANS-VALUE ON B-15-46781		1340 S OCEAN BLVD	602216		MARK TIMOTHY INC	10/2/2015	3/24/2016	9/20/2016	final
B-15-52243	b-e04	367265	E-GENERATOR	SUB- ELECTRIC- WIRE AND INSTALL 60 KW NG GENERATOR.		1340 S OCEAN BLVD	602216		MARK TIMOTHY INC	10/2/2015	3/24/2016	1/7/2017	final
B-15-51564	b-r02	369035	R-CHANGE OF CONTRACTOR/QUALIFIER	CHANGE OF CONTRACTOR FROM A & G CONCRETE POOLS TO ROBERTS POOL DESIGN		1340 S OCEAN BLVD	602216		MARK TIMOTHY INC	9/8/2015	9/21/2015	9/21/2015	final

Count: 79

Filter is Empty

Property Detail

Location Address : 1340 S OCEAN BLVD
Municipality : PALM BEACH
Parcel Control Number : 50-43-44-02-11-000-0030
Subdivision : CASA APAVA
Official Records Book/Page : 31315 / 419
Sale Date : FEB-2020
Legal Description : CASA APAVA LTS 3 & 4

Owner Information**Owner(s)**

GREENE FAMILY TRUST
LIEBER OREN D ESQ TR

Mailing Address

1340 S OCEAN BLVD
PALM BEACH FL 33480 5021

Sales Information

Sales Date	Price	OR Book/Page	Sale Type	Owner
FEB-2020	\$10	31315 / 00419	WARRANTY DEED	GREENE FAMILY TRUST
JUL-2018	\$32,495,925	29987 / 00202	WARRANTY DEED	GREENE FAMILY TRUST
SEP-2014	\$13,440,000	27040 / 00090	WARRANTY DEED	CASA APAVA LOT 3 LLC
DEC-2005	\$10,900,000	19677 / 01231	WARRANTY DEED	1300 SOUTH OCEAN BOULEVARD REV TRUST
APR-1994	\$1,700,000	08209 / 01881	WARRANTY DEED	
MAY-1993	\$100	07756 / 01746	CERT OF TITLE	
MAY-1993	\$1,000,000	07730 / 00581	CERT OF TITLE	
SEP-1901	\$2,730,000	08421 / 01311	WARRANTY DEED	1001 INVEST INC

Exemption Information

Applicant/Owner(s)	Year	Detail
KALUZNY STEFAN	2024	HOMESTEAD
KALUZNY STEFAN	2024	ADDITIONAL HOMESTEAD

Property Information

Number of Units : 1
***Total Square Feet :** 20194
Acres : 4.2965
Property Use Code : 0100—SINGLE FAMILY
Zoning : R-AA—LARGE ESTATE RESIDENTIAL (50-PALM BEACH)

Appraisals

Tax Year	2023	2022	2021	2020	2019
Improvement Value	\$22,622,956	\$20,969,455	\$16,502,289	\$11,273,991	\$13,880,919
Land Value	\$63,964,707	\$57,545,550	\$45,541,755	\$13,560,000	\$13,080,000
Total Market Value	\$86,587,663	\$78,515,005	\$62,044,044	\$24,833,991	\$26,960,919

Assessed and Taxable Values

Tax Year	2023	2022	2021	2020	2019
Assessed Value	\$53,553,967	\$51,994,143	\$50,479,750	\$24,833,991	\$26,960,919
Exemption Amount	\$50,000	\$50,000	\$50,000	\$50,000	\$50,000
Taxable Value	\$53,503,967	\$51,944,143	\$50,429,750	\$24,783,991	\$26,910,919

Taxes

Tax Year	2023	2022	2021	2020	2019
AD VALOREM	\$803,395	\$805,043	\$818,400	\$408,960	\$451,674
NON AD VALOREM	\$2,870	\$2,862	\$3,118	\$2,899	\$2,897

TOTAL TAX

\$806,266

\$807,905

\$821,518

\$411,859

\$454,571

Dorothy Jacks, CFA, AAS PALM BEACH COUNTY PROPERTY APPRAISER www.pbcpa.gov