

TOWN OF PALM BEACH

Information for Town Council Meeting on:

June 12, 2024

To: Mayor and Town Council

Via: Kirk Blouin, Town Manager / Wayne Bergman, Director of Planning, Zoning & Building

From: Michelle Sentmanat, Business Services Supervisor in PZB

Re: Waiver of Town Code Section 18-237, For Building Permit Extension at 2000 S Ocean Blvd., - Permits B-22-94771 and B-22-94772.

Date: May 21, 2024

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 second time extension in which to complete the exterior restoration project at the two buildings located at 2000 S. Ocean Blvd. The original extension was granted on December 13, 2023, for four months to expire on April 1, 2024. The new request is to extend the permit by an additional three months – until July 30, 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 dated May 17, 2024, that the project has been delayed again due to additional cosmetic work that has been requested by the building management in addition to punch-list items from the previous contract. The revised construction schedule shows the project should be completed by July 30, 2024.

The applicant appears to have complied with all new requirements for neighbor notice. Staff has no direct issue with this request.

Attachments: Letter from C.A. Lindman of South Florida, LLC with Construction Schedule,
Nuisance Mitigation Measures, and Neighbor Notice
Permit Summary for the Property
Property Appraiser Details for the Property

C.A. **LINDMAN**
of SOUTH FLORIDA, LLC

1411 SW 31ST AVENUE ♦ POMPANO BEACH, FLORIDA 33069
(954) 971-3220 ♦ FAX (954) 971-3221
5/17/2024

To: The Town of Palm Beach Town Council and Building Department.

RE: Town Council Development Review

Permit deadline extension request at 2000 S. Ocean Blvd.

To whom it may concern.

CA 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. The permit was extended by the town council in Dec of 2023 and work was substantially completed by the extended permit expiration date of 5/1/2024 however additional cosmetic work has been requested by the building management in addition to punch-list items from the previous contract. Due to the ongoing minor work, the building department has required C.A. Lindman to file for a permit extension from the town council before closing the permit. We would like to make this request at the Town Council Development Review meeting on Jun 12th 2024 to extend the permit 90 days to expire on 7/30/2024.

The ongoing work requested by the building management and board consists of smoothing old stucco repairs completed by previous contractors to have a similar appearance to new patches of stucco that C.A. Lindman completed during the restoration project. There is also remedial work on balconies 104N and 506N where other contractors removed windows or shutters after the C.A. Lindman's work was completed. These contractors damaged finishes installed by C.A. Lindman and the building has requested Lindman to re-finish the balcony where damaged to match work completed on other balconies. There are also a few minor concrete and stucco repairs discovered by the engineer after substantial completion which was not previously visible on the roof which also need to be addressed.

Sincerely,



Scott Haubert

Project Manager- C.A. Lindman of South Florida, LLC

1411 SW 31st Ave

Pompano Beach, FL 33069

Shaubert@calindman.com

941-232-8086

C.A. **LINDMAN**

of SOUTH FLORIDA, LLC

1411 SW 31ST AVENUE ♦ POMPANO BEACH, FLORIDA 33069

(954) 971-3220 ♦ FAX (954) 971-3221

5/17/2024

Re: Nuisance Mitigation

To Whom it may concern,

C.A. Lindman abides by Osha requirements to reduce noise and dust where possible and able. The work is not easily visible from outside of the property and the noise will not be excessive, small chipping guns and grinders will only be operated as needed between 9am and 4pm only on weekdays.

Sincerely,



Scott Haubert

Project Manager- C.A. Lindman of South Florida, LLC

1411 SW 31st Ave

Pompano Beach, FL 33069

Shaubert@calindman.com

941-232-8086

C.A. **LINDMAN**
of SOUTH FLORIDA, LLC

5/15/2024

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

To:

The Neighboring Properties of 2000 S. Ocean Blvd.

RE: Town Council Development Review

Permit deadline extension request at 2000 S. Ocean Blvd.

To whom it may concern.

CA 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. The permit was extended by the town council in Dec of 2023 and work was substantially completed by the extended permit expiration date of 5/1/2024 however additional cosmetic work has been requested by the building management in addition to punchlist items from the previous contract. Due to the ongoing minor work, the building department has required C.A. Lindman to file for a permit extension from the town council before closing the permit. We will be making this request at the Town Council Development Review meeting on Jun 12th 2024 to extend the permit 90 days to expire on 7/30/2024. The work requested by the building management includes resurfacing areas of rough stucco from previous restoration projects and paint touchup as well as cosmetic repairs to units damaged by other contractors after our work was completed on those balconies. Part of the new permit extension process is to mail the neighboring properties by certified mail by May 17th 2024 to give neighboring properties notice of the review meeting.

Sincerely,



Scott Haubert

Project Manager- C.A. Lindman of South Florida, LLC

1411 SW 31st Ave

Pompano Beach, FL 33069

Shaubert@calindman.com

941-232-8086

ext permit 24-00008
ext permit 24-00009



TOWN OF PALM BEACH

Planning, Zoning and Building

BUILDING PERMIT TIME EXTENSION REQUEST

RECEIVED
MAY 20 2024
Town of Palm Beach
PZB Dept

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 ybergman@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 to neighbors. Be sure to include the meeting date in the letter 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: See Permit Time Extension Schedule for submittal deadlines (page 3). For Town Council Meeting dates please visit our website at www.townofpalmbeach.com

- Town Council Development Review Date (Wednesday): 6/12/2024
- Deadline for submittal of request/backup must be received by: 5/20/2024
(Deadline is approximately two weeks prior to the Town Council Development Review Meeting).
- Deadline for Notice to Neighbors: 5/17/2024
(must be provided 25 days in advance of TC/DRC Meeting)

Permit #: B-22-94771, B-22-94772 Exp. Date: 5/1/2024

Job Address: 2000 S. Ocean Blvd, Palm Beach, FL. 33480

Length of time extension being requested: (in days) 90 Days

Proposed completion date if requested time extension is granted: 7/30/2024
(Must attach completion schedule)

Contact: Scott Haubert Phone: 941-232-8086

Email: Shaubert@calindman.com



VALUATION OF PERMITS TO DATE:

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

Job Address: 2000 S. Ocean Blvd, Palm Beach, FL. 33480

Permit#: B-22-94771 Job Value \$4,431,080.00

Permit#: B-22-94772 Job Value \$4,431,080.00

Permit#: _____ Job Value \$ _____

Permit#: _____ Job Value \$ _____

Valuation of work remaining to complete the project: \$ 40,000
(Include labor, materials and the value of any owner supplied items, etc.)

Permit fee due based upon 1% of this amount: \$ 400
(attach a copy of the receipt for payment)

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

Robert C. Patent ASST TREAS
OWNER SIGNATURE DATE

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

Robert Puscheck 5/16/24
CONTRACTOR SIGNATURE DATE

NOTARY TO OWNER

STATE OF Florida
COUNTY OF Palm Beach

Sworn to (or affirmed) and subscribed before me

this 16th day of May

20 24, By Robert C. Patent

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

Brie Hummel
Printed Name of Notary

Brie Hummel
Signature of Notary

SEAL:



NOTARY TO CONTRACTOR

STATE OF _____
COUNTY OF _____

Sworn to (or affirmed) and subscribed before me

this 16th day of May

20 24, By Robert Puscheck

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

Debbie De Leon
Printed Name of Notary

Debbie De Leon
Signature of Notary

SEAL:



ID	Duration	Task Name	Start	Finish	May 2024	June 2024	July 2024
1	30 days	Sloan's Curve Concrete Restoration Project	Mon 6/17/24	Fri 7/26/24			
2		Revision Date 5/1/2024					
3	30 days	Roof Concrete Repairs	Mon 6/17/24	Fri 7/26/24			
4	10 days	Demo Concrete Repairs	Mon 6/17/24	Fri 6/28/24			
5	5 days	Placeback Concrete	Mon 7/1/24	Fri 7/5/24			
6	5 days	Repair roof waterproofing	Mon 7/8/24	Fri 7/12/24			
7	5 days	Stucco repair and paint	Mon 7/15/24	Fri 7/19/24			



Project: North Tower Schedule

Date: Fri 5/17/24

Task

Split

Milestone

Summary

Project Summary

Inactive Task

Inactive Milestone

Inactive Summary

Manual Task

Duration-only

Manual Summary Rollup

Manual Summary

Start-only

Finish-only

External Tasks

External Milestone

Deadline

Progress

Manual Progress

Master Permit / Permit number	Permit type name	Permit description	Permit Address	Permit Suite	Customer Last Name	Application date	Issue date	Final date	Approval state
	B-19-78592	B-RESIDENTIAL ALTERATION	NEW EXTERIOR SLIDING GLASS DOORS, RENOVATE BATHROOM, CABINETS AND FLOORING.	2000 S OCEAN BLVD	CAB 5 S	WILDES BUILDERS LLC	4/5/2019	4/26/2019	issued
B-19-78588	B-19-78956	E-FIRE ALARM	SUB FIRE ALARM - REMOVE EXISTING SOUNDER BASE SMOKE DETECTOR AND MINI-HORNS. PROVIDE NEW LOW FREQUENCY TYPE SOUNDER BASED SMOKE DETECTOR.	2000 S OCEAN BLVD	S 409	ADVANCED ALARM SERVICE INC	4/26/2019	5/1/2019	issued
	B-19-80137	B-RESIDENTIAL ALTERATION	INSTALL NEW BUILT-INS AS SHOWN IN DRAWING NEW CEILING LIGHTS.	2000 S OCEAN BLVD	N 405	LEGACY BUILDERS OF PALM BEACH	6/28/2019	7/10/2019	issued
	B-19-80493	B-RESIDENTIAL ALTERATION	KITCHEN REMODELING (1 PERMIT) OWNER LISTED AS PARKER	2000 S OCEAN BLVD	N 505	REGOSA ENGINEERING SERVICE S INC	7/19/2019	7/31/2019	issued
	B-19-80566	D-INTERIOR DEMOLITION	*****PRIVATE PROVIDER*****CABANA INTERIOR DEMOLITION AS PER PLANS	2000 S OCEAN BLVD	CAB 6 W	THE CASTILLA AND GODOY CO INC	7/24/2019	7/31/2019	issued
	B-19-82535	S-FENCE/WALL/GATE	190 LF OF 4" HIGH BLACK CHAIN LINK FENCE PLATE MOUNTED TO CONCRETE (SUB STRUCTURAL) PILLARS AND (1) 4X4 GATE	2000 S OCEAN BLVD	SITE	BULLDOG FENCE OF FLORIDA LLC	12/9/2019	12/13/2019	issued
	B-20-84633	B-RESIDENTIAL ALTERATION	KITCHEN RENOVATION	2000 S OCEAN BLVD	S 210	LEGACY BUILDERS OF PALM BEACH	6/24/2020	7/10/2020	issued
	B-20-84906	B-RESIDENTIAL ALTERATION	CABANA RENOVATION	2000 S OCEAN BLVD	CAB 5 S	LEGACY BUILDERS OF PALM BEACH	7/15/2020	7/22/2020	issued
	B-20-85321	B-RESIDENTIAL ALTERATION	POOL CABANA REPAIR WATER DAMAGE REPLACE VANITY AND NEW SHOWER	2000 S OCEAN BLVD	CAB 10 E	LEGACY BUILDERS OF PALM BEACH	8/11/2020	8/18/2020	issued
	B-20-85322	B-WINDOWS/DOORS/SHUTTERS/GARAGE DOORS	FURNISH AND INSTALL LARGE-MISSILE IMPACT DOORS NEW DOORS TO MATCH EXISTING	2000 S OCEAN BLVD	CAB 10 W	HAROLD M GORDON & SON INC	8/11/2020	8/18/2020	issued
	B-21-87539	D-INTERIOR DEMOLITION	*****PRIVATE PROVIDER***** INTERIOR DEMO	2000 S OCEAN BLVD	S 509	CAMBRIDGE CONSTRUCTION LLC	2/12/2021	2/17/2021	issued
	B-21-87763	E-ELECTRICAL	INSTALL 50 AMP OUTLET FOR A CAR CHARGER	2000 S OCEAN BLVD	N 503	PANEL ELECTRIC INC	3/8/2021	7/6/2022	issued
	B-21-88349	B-RESIDENTIAL ALTERATION	COMPLETE INTERIOR RENOVATION	2000 S OCEAN BLVD	N 510	MARYJULI CONSTRUCTION INC	4/9/2021	4/21/2021	issued
B-21-89421	B-21-88593	D-INTERIOR DEMOLITION	*****PRIVATE PROVIDER ***** INTERIOR DEMO	2000 S OCEAN BLVD	S 201	THE CASTILLA AND GODOY CO INC	4/23/2021	4/28/2021	issued
	B-21-89159	B-COMMERCIAL ALTERATION	*****PRIVATE PROVIDER***** PRO SHOP INTERIOR REMODELING AS PER PLANS	2000 S OCEAN BLVD	BLDG 1 (NORTH)	THE CASTILLA AND GODOY CO INC	5/21/2021	6/1/2021	issued
	B-21-89771	E-ELECTRICAL	REPLACING EXISTING 200A FPE PANEL W/NEW 200A SQD PANEL	2000 S OCEAN BLVD	N 506	PANEL ELECTRIC INC	6/21/2021	6/23/2021	issued
	B-21-90161	P-WATER HEATER REPLACEMENT ONLY	REPLACE HOT WATER HEATER	2000 S OCEAN BLVD	N 504	BOBBY KAJAK PLUMBING INC	7/13/2021	7/13/2021	issued
	B-21-91637	B-WINDOWS/DOORS/SHUTTERS/GARAGE DOORS	CABANA SLIDING DOOR REPLACEMENT ON EXISTING CONFIGURATION	2000 S OCEAN BLVD	CAB 7 E	MARYJULI CONSTRUCTION INC	10/18/2021	11/17/2021	issued
	B-22-94208	B-COMMERCIAL ALTERATION	(SEE PERMIT CONDITIONS) JUNIT N 109- REPAIR OF EXTERIOR COLUMN	2000 S OCEAN BLVD	BLDG 1 (NORTH)	CA LINDMAN OF SOUTH FLORIDA LLC	4/19/2022	4/26/2022	issued
	B-22-94766	B-WINDOWS/DOORS/SHUTTERS/GARAGE DOORS	REPLACING FRONT ENTRY DOOR WITH IMPACT FRONT DOOR.	2000 S OCEAN BLVD	S 306	ASE DEVELOPMENT INC	5/24/2022	5/31/2022	issued
	B-22-94771	B-COMMERCIAL ALTERATION	***** PRIVATE PROVIDER *****CONCRETE RESTORATION OF SOUTH BUILDING EXTERIOR WATERPROOFING TO BALCONIES, ATRIUM WALKWAY WATERPROOFING	2000 S OCEAN BLVD	BLDG 2 (SOUTH)	CA LINDMAN OF SOUTH FLORIDA LLC	5/24/2022	5/31/2022	issued
	B-22-94772	B-COMMERCIAL ALTERATION	***** PRIVATE PROVIDER *****CONCRETE RESTORATION OF SOUTH BUILDING EXTERIOR WATERPROOFING TO BALCONIES, ATRIUM WALKWAY WATERPROOFING	2000 S OCEAN BLVD	BLDG 1 (NORTH)	CA LINDMAN OF SOUTH FLORIDA LLC	5/24/2022	5/31/2022	issued
	B-22-94981	B-RESIDENTIAL ALTERATION	INTERIOR RENOVATION	2000 S OCEAN BLVD	CAB 7 E	MARYJULI CONSTRUCTION INC	6/8/2022	6/20/2022	issued
	B-22-96388	E-ELECTRICAL	REPLACE FEEDER FR METER BANK B NORTH BUILDING	2000 S OCEAN BLVD	BLDG 1 (NORTH)	UNITED ELECTRICIANS INC	9/7/2022	11/2/2022	issued
	B-22-96390	E-ELECTRICAL	REPLACE FEEDER FR METER BANK B SOUTH BUILDING	2000 S OCEAN BLVD	BLDG 2 (SOUTH)	UNITED ELECTRICIANS INC	9/7/2022	11/2/2022	issued
	B-22-96487	B-COMMERCIAL ALTERATION	SOUTH GARAGE LOBBY RENOVATION AS PER PLAN	2000 S OCEAN BLVD	BLDG 2 (SOUTH)	REAVY PROPERTY MANAGEMENT & MA	9/15/2022	9/29/2022	issued
	B-23-00288	B-COMMERCIAL ALTERATION	***** PRIVATE PROVIDER ***** NORTH, NW GARAGE ENTRY RENOVATION, POOL BATHROOM REMODEL AS PER PLANS.	2000 S OCEAN BLVD	BLDG 1 (NORTH)	REAVY PROPERTY MANAGEMENT & MA	7/19/2023	8/9/2023	issued
	B-23-00858	B-WINDOWS/DOORS/SHUTTERS/GARAGE DOORS	INSTALLATION OF WIND WALL AT COMMON BALCONIES 4TH AND 5TH FLOORS	2000 S OCEAN BLVD	BLDG 1 (NORTH)	CITY BEAUTIFUL GROUP INC	8/30/2023	10/10/2023	issued
	B-23-00859	B-WINDOWS/DOORS/SHUTTERS/GARAGE DOORS	INSTALLATION OF WIND WALL AT COMMON BALCONIES 4TH AND 5TH FLOORS	2000 S OCEAN BLVD	BLDG 2 (SOUTH)	CITY BEAUTIFUL GROUP INC	8/30/2023	10/10/2023	issued
	B-23-00860	B-WINDOWS/DOORS/SHUTTERS/GARAGE DOORS	(SEE PERMIT CONDITIONS) REMOVAL AND REPLACEMENT OF FIRE RATED DOORS SIZE FOR SIZE	2000 S OCEAN BLVD	BLDG 1 (NORTH)	CITY BEAUTIFUL GROUP INC	8/30/2023	9/12/2023	issued

Master Permit	Permit number	Permit type name	Permit description	Permit Address	Permit Suite	Customer Last Name	Application date	Issue date	Final date	Approval state ^
	B-23-00861	B-WINDOWS/DOORS/SHUTTERS/GARAGE DOORS	(SEE PERMIT CONDITIONS) REMOVAL AND REPLACEMENT OF FIRE RATED DOORS SIZE FOR SIZE	2000 S OCEAN BLVD	BLDG 2 (SOUTH)	CITY BEAUTIFUL GROUP INC	8/30/2023	9/12/2023		issued
	B-23-99290	S-HARDSCAPE/DRIVEWAY/LANDSCAPE	PAVER REMOVAL AND REPLACEMENT FOR THE NORTH AND WEST GARAGE (SEE PERMIT CONDITIONS)	2000 S OCEAN BLVD	GARAGE	PALM BEACH CONTRACTING SERVICES	5/12/2023	5/30/2023		issued
	B-23-99318	D-INTERIOR DEMOLITION	***** PRIVATE PROVIDER ***** INTERIOR DEMO AS PER PLANS	2000 S OCEAN BLVD	S 504	THE CASTILLA AND GODOY COMPANY	5/15/2023	5/19/2023		issued
	B-23-99486	B-RESIDENTIAL ALTERATION	*****PRIVATE PROVIDER***** INTERIOR REMODEL AS PER PLANS - UPDATE TO FULLY FIRE SPRINKLER, UPDATE TO CODE FIRE ALARM	2000 S OCEAN BLVD	N 402	THE CASTILLA AND GODOY COMPANY	5/26/2023	8/10/2023		issued
	B-23-99489	B-RESIDENTIAL ALTERATION	*****PRIVATE PROVIDER***** INTERIOR REMODEL AS PER PLANS - REPLACE WINDOWS WITH HURRICANE IMPACT WINDOWS, UPDATE TO FULLY FIRE SPRINKLER, UPDATE TO CODE FIRE ALARM	2000 S OCEAN BLVD	S 504	THE CASTILLA AND GODOY COMPANY	5/26/2023	8/9/2023		issued
	B-23-99721	B-RESIDENTIAL ALTERATION	REMODEL CABANA INTERIOR	2000 S OCEAN BLVD	CAB 1 W	DONNCO ASSOCIATES INC	6/14/2023	6/30/2023		issued
	B-24-02120	B-RESIDENTIAL ALTERATION	INSTALL LUXURY VINYL TILE OVER EXISTING TILE W/ FLOOR MUFFLER UNDERLAYMENT	2000 S OCEAN BLVD	N 107	RHODES REMODELING LLC	1/4/2024	1/11/2024		issued
	B-24-02914	B-RESIDENTIAL ALTERATION	***** PRIVATE PROVIDER ***** INTERIOR RENOVATIONS	2000 S OCEAN BLVD	S 507	CAMBRIDGE CONSTRUCTION LLC	3/21/2024	4/11/2024		issued
B-17-63302	F-17-01879	F-FIRE RESCUE STANDARD	SUB- FIRE SPRINKLER- INTERIOR FIRE SPRINKLER WORK AS PER PLANS . (OWNER LISTED AS DICKEY ON APP)	2000 S OCEAN BLVD	S 308	THE CASTILLA AND GODOY COMPANY	4/12/2017	4/18/2017		issued
B-19-78956	F-19-03538	F-FIRE RESCUE STANDARD	SUB FIRE ALARM - REMOVE EXISTING SOUNDER BASE SMOKE DETECTOR AND MINI-HORNS. PROVIDE NEW LOW FREQUENCY TYPE SOUNDER BASED SMOKE DETECTOR.	2000 S OCEAN BLVD	S 409	ADVANCED ALARM SERVICE INC	4/26/2019	5/1/2019		issued
B-23-99489	B-23-01702	R-REVISION	*****PRIVATE PROVIDER***** REVISION- PLUMBING - AS BUILD- MASTER BATHROOM WALL MOUNT TOILET- TIGHT IN DRAIN CONNECTION -AS PER PLAN	2000 S OCEAN BLVD	S 504	THE CASTILLA AND GODOY COMPANY	11/8/2023			pending



Search by Owner, Address or Parcel



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Owners

ADELAIDE ASSOCIATES
LLC

Property Details

Location 2000 S OCEAN
101 N
Municipality PALM BEACH
Parcel No. 5043441105
Subdivision TWO THOUSAND
COND AT SLOANS
CURVE DECL
12-21-01
Book 31192
Sale Date JAN-2020
Mailing Address CONNOR ST
& BUCKELEY
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

