

TOWN OF PALM BEACH

Information for Town Council Meeting on: September 11, 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 42-199, For the Working Hours at 222 Worth Avenue

Date: August 28, 2024

STAFF RECOMMENDATION

Staff recommends that the Town Council consider a request for a modification of work hours for the interior and exterior renovations at 222 Worth Avenue. If approved, staff recommends that it be conditioned upon the August 22, 2024, letter from V.P. of Store Planning for Louis Vuitton, which summarizes the request, along with the attached detailed schedule of construction work and estimated completion date.

Staff has notified the applicant that granting of extended working hours is the sole discretion of the Town Council.

GENERAL INFORMATION

The applicant is requesting to work from 8:00 am to 8:00 pm, Monday through Saturday, from November 1, 2024, through March 31, 2025. The code requires all Worth Avenue construction work to start on May 1 and to stop on October 31 of each year, with construction allowed from 8:00 am to 8:00 pm, Monday through Saturday. The applicant has indicated that they will stop work during the Thanksgiving and Christmas holidays. The storefront would be installed before this Thanksgiving, exterior building cladding and signage would be installed after this Thanksgiving, the exterior barricade would be taken down on December 11, 2024, and the interior work would continue through March 31, 2025. The applicant has provided a proposed construction schedule and estimated completion date (March 31, 2025) with their application.

Ordinance 03-2018, passed by the Town Council on second reading on February 13, 2018, modified the construction working hours in the Town as follows:

Sec. 42-199. - Hours for construction work.

- (b) Limited. 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 legal holidays, when all construction work is prohibited. In no event shall heavy equipment or other construction-related noise be permitted before 9:00 a.m. At all other times such work may commence at 8:00 a.m. and cease at the hour of 6:00 p.m., except Saturdays, Sundays and legal holidays, including the Friday immediately after Thanksgiving, when all construction work is restricted or prohibited. Construction work is permissible on Saturdays from May 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 during which all of the noise and machinery prohibitions identified in section 42-198 are applicable; 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 restriction 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 on October 31, except Sundays and legal holidays, when all construction work is prohibited.

(c) *Exceptions.*

- (5) *The town council, in its discretion, for the benefit of the health, safety and welfare of the residents of the town may, by resolution, temporarily amend the hours for construction work referenced herein.*

The applicant was asked to notify surrounding property owners of the request and of the date of this meeting, as required.

Attachments – August 22, 2024, Letter from Zeynep Ozandag, with Proposed Construction Schedule
Letter to Neighbors
List of Neighbors Contacted



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

Permit No.: **CALT-24-00042**

Issue Date: 5/31/2024

Expiration Date: 05/31/2025

Schedule inspections online at
townofpalmbeach.com

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Contractor: **DIMENSION ONE INC**
Address: 1615 MEREDITH PARK DR
MCDONOUGH, GA 30253
Business: (770) 716-5426
Phone:

Project Address: **222 Worth Ave**
Palm Beach, FL 33480

Qualifier: DIMENSION ONE INC

PCN: 50434323050180170

Construction Valuation: \$2,000,000.00

Owner's Name: WORTH PONDFIELD
Owner's Address: WORTH PONDFIELD

PO BOX 3368
PALM BEACH, FL 33480

Permit Type: **Commercial Alteration**

Permit Description: interior Alteration

2. WORK UNDER THIS APPLICATION IS LIMITED TO THE INTERIOR RENOVATION OF THE TENANT SPACE INVOLVING ARCHITECTURAL, ELECTRICAL, MECHANICAL, PLUMBING, FIRE ALARM AND SPRINKLER. NEW ACCESSIBLE RESTROOM TO BE INSTALLED ON SECOND FLOOR. NEW BOH STAIR IN REAR OF SPACE REFER TO ARCHITECTURAL AND STRUCTURAL FOR ADDITIONAL INFORMATION.

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.

PERMIT FEES:

(BCAIF) Bldg Code Administrator & Inspector 30/90	226.80
(BCAIF) Bldg Code Administrator & Inspector 30/10	25.20
Permit Fee 30%	16,800.00
(HMWNR) Dept. of Business & Professional 70/90	352.80
(BCAIF) Bldg Code Administrator & Inspector 70/10	58.80
Waiver of Construction Hours	500.00

PERMIT FEES:

(HMWNR) Dept. of Business & Professional 30/90	151.20
(HMWNR) Dept. of Business & Professional 70/10	39.20
Permit Fee 70%	39,200.00
(BCAIF) Bldg Code Administrator & Inspector 70/90	529.20
Technology Fee	1,148.00
(HMWNR) Dept. of Business & Professional 30/10	16.80

Total Fees: \$59,048.00



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

Permit No.: **CALT-24-00104**

Issue Date: 8/2/2024

Expiration Date: 12/02/2025

Schedule inspections online at
townofpalmbeach.com

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Contractor: **DIMENSION ONE INC**
Address: 1615 MEREDITH PARK DR
MCDONOUGH, GA 30253
Business: (770) 716-5426
Phone:

Project Address: **222 Worth Ave**
Palm Beach, FL 33480

Qualifier: **DIMENSION ONE INC**

PCN: 50434323050180170

Construction Valuation: \$450,000.00

Owner's Name: **WORTH PONDFIELD**
Owner's Address: **WORTH PONDFIELD**

PO BOX 3368
PALM BEACH, FL 33480

Permit Type: **Commercial Alteration**

Permit Description: 1. Façade on Level 1 – Per ARCOM Approval a third pilaster will be added to provide a consistent geometry on the first floor. The existing wood door and arched window will be removed. New knee walls with new impact-rated glass and frame system with an applied metal trim to create a transom will be installed in three of the bays created by the pilasters. A single entry door with side light with a brass-like finish will be recessed into the third bay from the left. The door shall swing out in the direction of egress as required by code and shall be recessed as to not interfere with the sidewalk pedestrian foot traffic. One sign above the entry doors in a black metal trim shall be installed onto the existing stucco areas. see drawings for additional.
2. One sign above the entry doors in a black metal trim shall be installed onto the existing stucco area.
3. Exterior Gate Design is pending and will be submitted at a later time subject to ARCOM approval.
4. No changes are proposed for the second floor.
5. The exterior front façade shall be painted white to match the existing exterior.
6. A portion of the rear fence will be replaced with a wood fence with a gate for access. Fence shall match existing.
7. The existing lawn is to remain and shall be reseeded with a traditional grass for the area.
8. Replacement of existing HVAC roof top units in same location as existing.

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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.



August 22, 2024

Town of Palm Beach
Planning, Zoning, Building
360 S. County Road
Palm Beach, FL 33480
Office: 561-227-6426
Attn: Wayne Bergman, MCP, LEED® AP

Re: Request for a Waiver to Section 42-199 (Hours of Construction Work – Commercial Worth Avenue CWA zone) – Louis Vuitton 222 Worth Ave Project Permit # CALT-24-00042 (Interior) and Louis Vuitton 222 Worth Ave Project Permit # CALT-24-0104 (Exterior)

Dear Mr. Bergman,

We request a waiver to Section 42-199 of the Town of Palm Beach Code of Ordinances, relating to the construction working hours beyond October 31 – May 1st of every calendar year. We understand this requires Town Council approval and request to be included in the September meeting.

Due to structural deficiencies in the existing building shell found during interior demolition, Louis Vuitton has been performing restoration which is expected to be completed in mid to late October. The duration of the restoration will cause delays to the exterior work, interior construction, and millwork installation. For your review and information attached is the projected construction schedule if our requests are approved. The attached schedule anticipates the town not allowing for construction the week of Thanksgiving and the week between Christmas and New Years. Installation of storefront glazing and doors would be completed prior to Thanksgiving. The cladding and signage would be completed after Thanksgiving. The barricade would be removed on Dec. 11th per the attached schedule. The interior work would continue until March 31st. For the interior construction the GC and millwork teams will be using typical cutting and drilling tools and shall be done in the interior of the space during the hours of 8am to 8pm.

Based on our schedule we request an extension from November 1, 2024 through Dec 12, 2024 to complete the remaining exterior work and November 1, 2024 through March 31, 2025 to complete the remaining interior work.

We hope that this request may be considered.

Very truly yours,

Zeynep Ozandag
Vice President – Store Planning

Cc: Sarah Pardue [Design | Preservation Planner](#)
Cc: James Murphy Assistant Director [Design & Preservation](#)
Cc: Bradley Falco [Design & Preservation Planner](#)



August 29, 2024

To: Neighbors within 300' of 222 Worth Ave Palm Beach Florida

Re: Request for a Waiver to Section 42-199 (Hours of Construction Work – Commercial Worth Avenue CWA zone) – Louis Vuitton 222 Worth Ave Project Permit # CALT-24-00042 (Interior) and Louis Vuitton 222 Worth Ave Project Permit # CALT-24-0104 (Exterior)

Dear Neighbors,

We have applied to the Town Council a request for a waiver to Section 42-199 of the Town of Palm Beach Code of Ordinances, relating to the construction working hours beyond October 31, 2024. Due to structural deficiencies in the existing building shell found during interior demolition, Louis Vuitton has been performing restoration which is expected to be completed in mid to late October. The duration of the restoration will cause delays to the exterior work, interior construction, and millwork installation. Based on our schedule we request an extension from November 1, 2024, through Dec 12, 2024, to complete the remaining exterior work and November 1, 2024, through March 31, 2025, to complete the remaining interior work. We anticipate the town not allowing for construction the week of Thanksgiving and the week between Christmas and New Years, as well as all federal holidays. Installation of storefront glazing and doors would be completed prior to Thanksgiving. The cladding and signage would be completed after Thanksgiving. The barricade would be removed by Dec. 12th. The interior work would continue until March 31st. For the interior construction, the GC and millwork teams will be using typical cutting and drilling tools in the interior of the space during the hours of 8am to 8pm.

Our request will be heard by Town Council on Wednesday, September 11, 2024, starting at 9:30 a.m., in Town Hall Council Chambers. This meeting is open to the public allowing you an opportunity to make comments regarding our request. You may also provide comments to the town by sending them to publiccomment@townofpalmbeach.com. If you have any questions or want to discuss your concerns with us prior to the meeting, please contact me at Lisa.Aaron@louisvuitton.com.

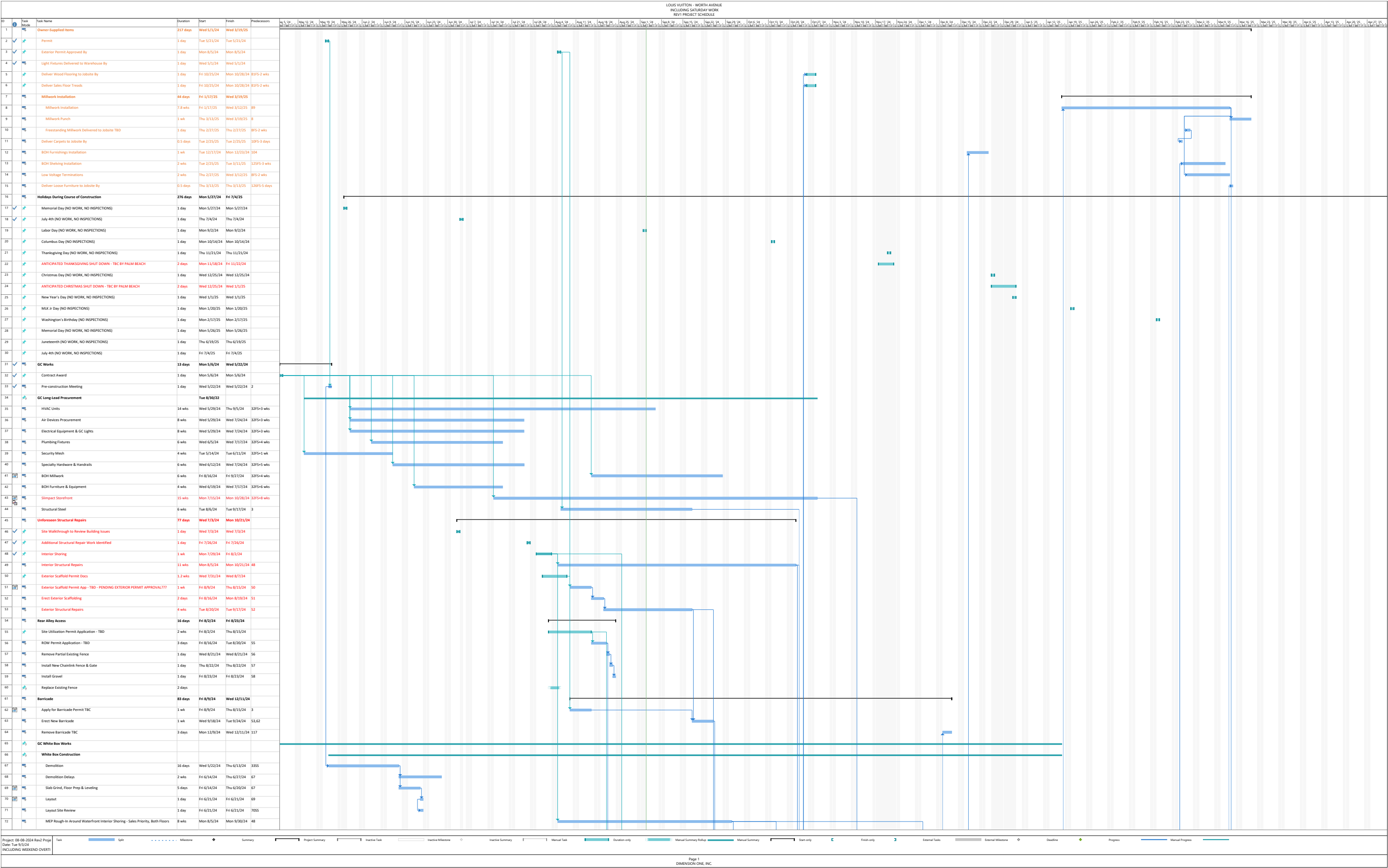
Very truly yours,

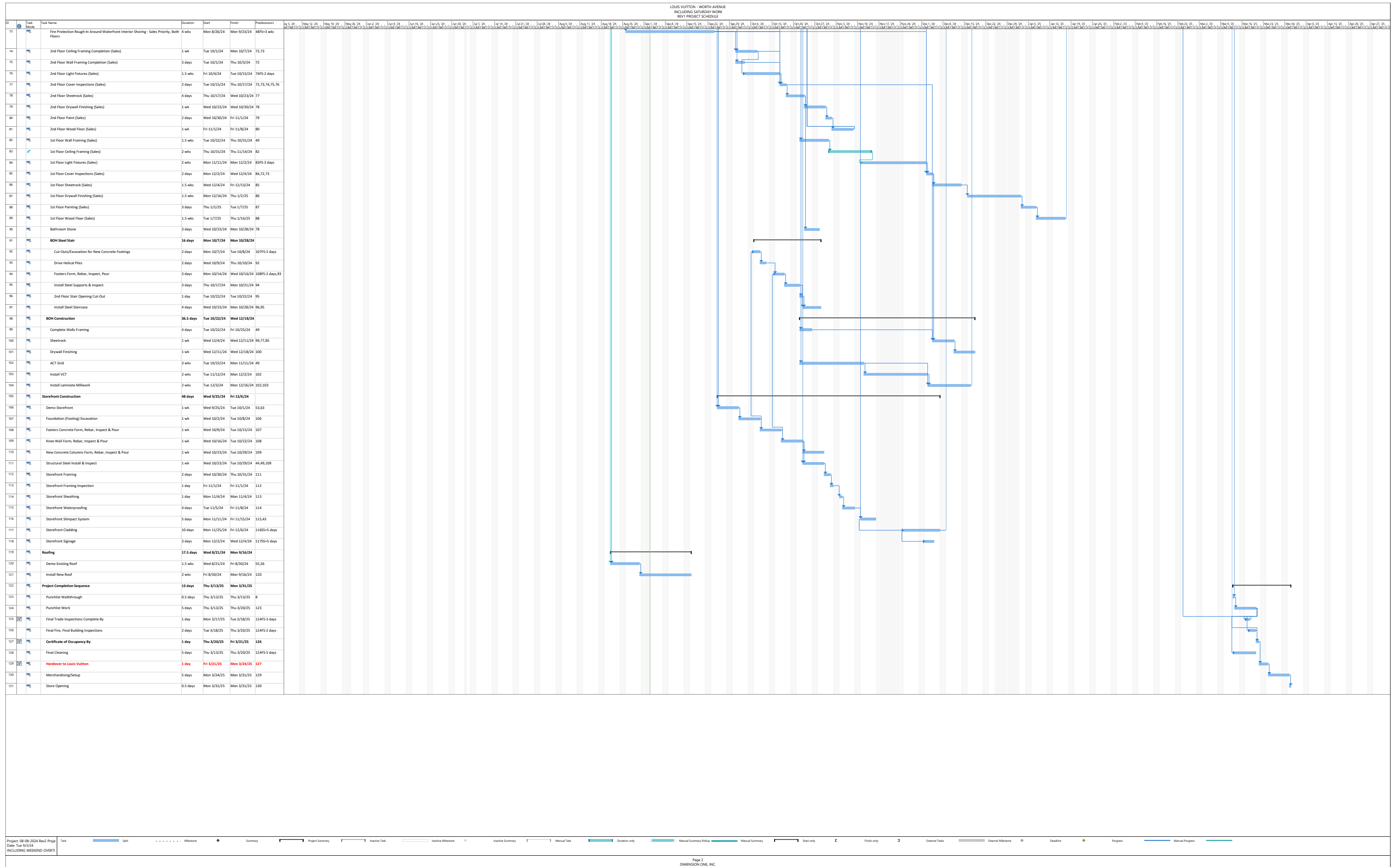
A handwritten signature in black ink, appearing to read 'Lga'.

Lisa Aaron

Director – Store Planning

Cc: The Town of Palm Beach, Wayne Bergman and Antonette Fabrizi
Cc: Zeynep Ozandag – Vice President – Store Planning





PARID	OWNER_NAME	MAILING_LINE1	MAILING_LINE2	CITY	STATE	ZIP	SITUS_ADDRESS	BUFFERDISTANCE	Delievery Method 8/29 Fedex or USPS	Tracking Number	Notes
50434323050180170	WORTH PONDFIELD	PO BOX 3368		PALM BEACH	FL	33480	222 WORTH AVE		UPSP	E1988160551US	Delivery confirmed 8/30 10:46am
50434323050150010	PERUVIAN AVENUE CORP	380 COLUMBIA DR STE 111		WEST PALM BEACH	FL	33409	405 HIBISCUS AVE	300	FedEx	778262436150	Delivery confirmed 8/30 9:59 AM
50434323050150200	220 PERUVIAN AVENUE HOLDINGS LLC	516 E HYMAN AVE FL 2		ASPEN	CO	81611	220 PERUVIAN AVE	300	FedEx	778262549428	Delivery confirmed 8/30 10:58AM
50434323050150220	PALM BEACH TOWN OF	PO BOX 2029		PALM BEACH	FL	33480	400 S COUNTY RD	300	UPSP	E1988160548US	Delivery confirmed 8/30 10:46am
50434323050150280	LENDAN INC	205 WORTH AVE # 201		PALM BEACH	FL	33480	201 WORTH AVE	300	FedEx	778262628797	Delivery confirmed 8/30 10:1:50 AM
50434323050150340	219 WORTH AVENUE HOLDINGS LLC	516 E HYMAN AVE STE B		ASPEN	CO	81611	219 WORTH AVE	300	FedEx	778262709132	Delivery confirmed 8/30 10:58AM
50434323050150380	225 WORTH AVENUE HOLDINGS LLC	516 E HYMAN AVE FL 2ND		ASPEN	CO	81611	225 WORTH AVE	300	FedEx	778262782000	Delivery confirmed 8/30 10:58AM
50434323050150420	MIKLOR EQUITIES INC	1 PENN PLZ STE 4120		NEW YORK	NY	10119	235 WORTH AVE	300	FedEx	778262850923	Delivery attempted 8/30 10:03am and 9/3 9:42am and 10:26am, 4th attempt will be made later today - FedEx note: Customer not available or Buissness closed
50434323050150440	237-243 WORTH AVENUE LTD PARTNERSHIP	21981 WAINWAY LN		MIDDLEBURG	VA	20117	243 WORTH AVE	300	FedEx	778262931758	Delivery confirmed 8/30 10:11AM
50434323050150480	HOLBROOK REAL ESTATE LLC	980 S OCEAN BLVD		PALM BEACH	FL	33480	247 WORTH AVE	300	FedEx	778263005800	Delivery confirmed 8/30 9:17AM
50434323050180050	PALM V ASSOC LTD	PO BOX 28		WHITE PLAINS	NY	10605	224 WORTH AVE	300		E1988160724US	Delivery confirmed 8/30 12:58pm
50434323050180190	NAPOLEON PALM BEACH	345 HILLSIDE AVE		WILLISTON PARK	NY	11596	218 WORTH AVE	300	FedEx	778263102686	Delivery confirmed 9/3 9:53AM Delievery attempted 8/30
50434323050180212	212 WORTH AVENUE LLC	2100 DELANCEY PLACE UNIT 4		PHILADELPHIA	PA	19103	212 WORTH AVE	300	FedEx	778263178382	Delivery confirmed 8/30 9:11AM
50434323050180230	FERRAGAMO USA INC	700 CASTLE RD		SECAUCUS	NJ	7094	204 WORTH AVE	300	FedEx	778263253245	Delivery confirmed 8/30 9:14AM
50434326000010020	THE EVERGLADES CLUB INC	356 WORTH AVE		PALM BEACH	FL	33480	500 S COUNTY RD	300	FedEx	778263323841	Delivery confirmed 8/30AM 9:46 AM
50434326020000020	JAMES SYLVIA	2 GOLFVIEW RD		PALM BEACH	FL	33480	2 GOLFVIEW RD	300	FedEx	778263402294	Delivery confirmed 8/30 10:41AM
50434326020000031	CINQUE GAY ANN &	3 GOLFVIEW RD		PALM BEACH	FL	33480	3 GOLFVIEW RD	300	FedEx	778263402294	Delivery confirmed 8/30 10:40AM
50434326020000040	ALVA SANDEEP	4 GOLFVIEW RD		PALM BEACH	FL	33480	4 GOLFVIEW RD	300	FedEx	778263534053	Delivery confirmed 8/30 10:39AM
50434326020000050	REGALBUTO JASON R &	6 GOLFVIEW RD		PALM BEACH	FL	33480	6 GOLFVIEW RD	300	FedEx	778263601514	Delivery confirmed 8/30 10:37AM
50434326020000070	PANATTONI LIVING TRUST	1095 N OCEAN BLVD		PALM BEACH	FL	33480	8 GOLFVIEW RD	300	FedEx	778263684966	Delivery confirmed 8/30 10:47AM
50434326020000091	SPROCK HOWARD M III	9 GOLFVIEW RD		PALM BEACH	FL	33480	9 GOLFVIEW RD	300	FedEx	778263797682	Delivery confirmed 8/30 10:33AM
50434326020000092	JAMES WILLIAM E &	10 GOLFVIEW RD		PALM BEACH	FL	33480	10 GOLFVIEW RD	300	FedEx	778263859364	Delivery confirmed 8/30 10:32AM
50434326020000110	WHELTON MAHNAZ	12 GOLFVIEW RD		PALM BEACH	FL	33480	12 GOLFVIEW RD	300	FedEx	778263918334	Delivery confirmed 8/30 10:31AM
50434326020000180	REYES DAVID K &	5 GOLFVIEW RD		PALM BEACH	FL	33480	5 GOLFVIEW RD	300	FedEx	778263982755	Delivery confirmed 8/30 10:38AM
50434326140000010	LOVE GALLERY PLACE	PO BOX 28		WHITE PLAINS	NY	10605	175 WORTH AVE 0010	300	UPSP	E1988160579US	Delivery confirmed 8/30 12:58pm
50434326140000020	LOVE GALLERY PLACE	PO BOX 28		WHITE PLAINS	NY	10605	175 WORTH AVE 0020	300	UPSP	E1988160565US	Delivery confirmed 8/30 12:58pm
50434326140000030	PB WORTH PARTNERS LLC	358 SAW MILL RIVER RD		MILLWOOD	NY	10546	175 WORTH AVE 0030	300	FedEx	778264053430	Delivery confirmed 8/30 10:21AM
50434327690000010	LOVE III LLC	PO BOX 28		WHITE PLAINS	NY	10605	250 WORTH AVE 1	300	UPSP	E1988160582US	Delivery confirmed 8/30 12:58pm
50434327690000020	E&R III LLC	250 WORTH AVE		PALM BEACH	FL	33480	250 WORTH AVE 2	300	FedEx	778264115031	Delivery confirmed 9/03 11:51 Delievery attempted 8/30
50434327690000030	SMS COMPANY	PO BOX 28		WHITE PLAINS	NY	10605	250 WORTH AVE 3	300	UPSP	E1988160738US	Delivery confirmed 8/30 12:58pm
50434327690000040	HANDELSMAN STEVEN L TRUST &	7 LOVE LN		HARRISON	NY	10528	250 WORTH AVE 4	300	FedEx	778264196138	Delivery confirmed 8/30 10:50AM