

TOWN OF PALM BEACH

Information for Town Council Meeting on:

January 15, 2025

To: Mayor and Town Council

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

From: Michelle Sentmanat, Business Services Manager in PZB

Re: Waiver of Town Code Section 18-237, For Building Permit Extension at 336 Australian Ave- Unit West, Permit B-23-99624

Date: December 26, 2024

STAFF RECOMMENDATION

Staff recommends that the Town Council consider the request from Greg Poirier with The Watermark Contractors regarding a request for time extension, in which to complete the renovations at 336 Australian Ave. The request is to extend the permit by three months - until March 31, 2025.

GENERAL INFORMATION

The current owner is Loeb Sharon Handler, which purchased the property in August of 2020. The building permit was issued in Just of 2023, with a duration of 16 months – expiration date 11/12/2024. Mr. Bergman granted a thirty-day extension in which to allow work to continue while the contractor prepared items required to go before the Town Council. Expiration date of courtesy extension, December 12, 2024. Currently, the contractor has provided a detailed list explaining the delays which include change of plan in electrical layout, loss of equipment due to weather as well as delays of materials and equipment. The revised construction schedule shows completion by March 31, 2025.

The applicant appears to have complied with all new requirements for neighbor notice.

Attachments: Letter from The Watermark, with Construction Schedule
Letter for nuisance mitigation measures
Permit Summary for the Property
Property Appraiser Details for the Property
Neighbor notice



TOWN OF PALM BEACH

Planning, Zoning and Building

RECEIVED
DEC 23 2024
**TOWN OF PALM BEACH
PZB DEPARTMENT**
THIS IS A REQUEST FOR:

BUILDING PERMIT TIME EXTENSION
WAIVER OF TOWN CODE SECTION 42-199, CONSTRUCTION WORKING HOURS

Any request for a Building Permit Time Extension OR Waiver of Town Code Section 42-199, Construction Working Hours must be submitted to the Town no later than 30 days PRIOR to permit expiration or period of request. Please send the following items to Director Bergman and Michelle Sentmanat at msentmanat@townofpalmbeach.com and wbergman@townofpalmbeach.com

1. Provide a detailed letter explaining the reasons why a time extension or waiver is being requested.
2. Provide a construction schedule to show completion timeline (CPM, Gantt Chart).
3. Provide a Statement of Nuisance Mitigation measures currently in place on the site.
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 or waiver is to be considered.
5. Include with the above Statement, a copy of the above notification to neighbors. NOTE: Must include in the notification letter the permit number, site address and meeting date at which this matter will be considered. Also, the following statement must be included in the notification: Comments or concerns regarding this request may be emailed to publiccomment@townofpalmbeach.com.
6. Provide a USPS Certificate of Mailing as proof of the mailed notice.
7. Payment – pay all applicable fees by the submittal deadline.

Deadlines: See Schedule for submittal deadlines (page 3). Town Council Meeting dates are subject to change. Please visit our website at www.townofpalmbeach.com

- Town Council Development Review Date (Wednesday meeting): 11/15/25
- Deadline for submittal of request/backup must be received by: 12/23/24
(Deadline is approximately two weeks prior to the Town Council Development Review Meeting).
- Deadline for Notice to Neighbors: 12/20/24
(Notice to Neighbors must be provided 25 days in advance of TC/DRC Meeting)

Permit #: B-23-99624 Exp. Date: DEC. 12TH 2024
 Job Address: 336 W AUSTRALIAN AVE
 Length of time extension being requested: (in days) 90 DAYS
 Specific request for waiver/working hours being proposed: _____
 Proposed completion date if requested time extension is granted: MARCH 31 2025
 (Must attach completion schedule)
 Contact: GREGG POIRIER Phone: 561-248-8654
 Email: watermark0550@aol.com



VALUATION OF PERMITS TO DATE:

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

Job Address: 336 IN AUSTRALIAN AVE
 Permit# : 18-23-99624 Job Value \$ 300,000
 Permit# : _____ Job Value \$ _____
 Permit# : _____ Job Value \$ _____
 Permit# : _____ Job Value \$ _____
 TOTAL valuation of project \$ 300,000

Value of work remaining to complete the project, even if included in valuation above. Include labor, materials and the value of any owner supplied items, etc \$ 1.2 MILLION

Time Extension fee due based upon 1% of this amount: \$ 12,000
 Waiver fee due \$ _____
 Technology Fee (2% of permit fee above) \$ 24,000
 Total Time Extension/Waiver Fee Paid: \$ 36,000
 (attach a copy of the receipt for payment)

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

Sharon Loeh 12/23/24
 OWNER SIGNATURE DATE

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

[Signature] 12/23/24
 CONTRACTOR SIGNATURE DATE

NOTARY TO OWNER

STATE OF _____
 COUNTY OF _____

Sworn to (or affirmed) and subscribed before me

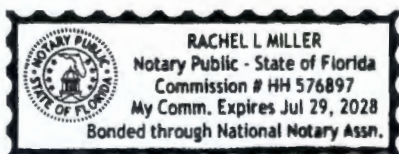
this 23rd day of Dec
 2024, By Sharon Loeh

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

Rachel L. Miller
 Printed Name of Notary

Rachel L. Miller
 Signature of Notary

SEAL:

**NOTARY TO CONTRACTOR**

STATE OF _____
 COUNTY OF _____

Sworn to (or affirmed) and subscribed before me

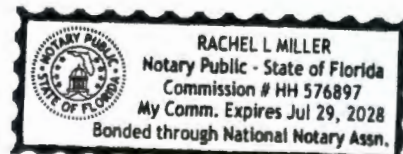
this 23rd day of Dec
 2024, By GREG POIRIER

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

Rachel L. Miller
 Printed Name of Notary

Rachel L. Miller
 Signature of Notary

SEAL:



REQUEST FOR TIME EXTENSION

- CHANGE OF PLAN IN ELECTRICAL LAYOUT AND CUSTOM FIXTURES DELAYED UNTIL 2ND WK OF JAN
- AN EQUIPMENT LOST DURING THE TORNADO ~~REPLACE~~ REPLACEMENT EQUIPMENT DELAYED UNTIL THE END OF JANUARY
- LANDSCAPE FROM WEST COAST DELAYED UNTIL JAN 2
- FLAT WORKED DELAYED UNTIL LANDSCAPE IS COMPLETE
- POOL REMOVE NOT YET PERMITTED BE CAUSE OF STOP WORK

THE WATERMARK
CONTRACTORS, INC

Office/Fax 561-333-0327
E-Mail- watermark0550@aol.com
15770 Edgefield Road Wellington, FL 33414
CGC# 1510550

RECEIVED
DEC 23 2024
TOWN OF PALM BEACH
PZB DEPARTMENT

December 19, 2024

To Whom It May Concern:

A waiver of Town Ordinance 18-242, Section 105.4.1.6, agreed maximum time schedule for completion of construction, is being requested by 336 west Australian Ave, Palm Beach, Florida, allowing extra time to complete construction. The new completion date would be by the end of March 2025.

This matter will be presented to the Palm Beach Town Council at the regularly scheduled meeting on January 15, 2025. Any concerns regarding this matter should be expressed at this meeting and/or submitted to the Town's Planning, Zoning & Building Department in advance of the Town Council meeting.

Respectfully,

Gregg Poirier

Gregg Poirier

DATE 12/23/24

PURPOSE B-23-996124

CUE COLUMN

NOTES

NUISANCE MITIGATION MEASURES

- SILT FENCE OUT FRONT OF PROPERTY
- CAR POOLING TO REDUCE STREET PARKING

SUMMARY

DATE 17/23/24

PURPOSE B-23-991024

CUE COLUMN

NOTES

REQUEST FOR PERMIT EXTENSION

SCOPE OF WORKED CHANGED

- WAITING ON FIBER OPTIC ART LIGHTS
- AV EQUIPMENT LOST FROM TORNADO IN LOXAHATCHEE WILL NOT HAVE MOST OF THE EQUIPMENT UNTIL INSURANCE SETTLES WITH AV VENDOR
- FLAT WORKED DELAYED DUE TO OUR LANDSCAPE BEING DAMAGED ON THE WEST COAST
- POOL REFINISHING PENDING PERMIT EXTENSION

SUMMARY

From: Greg Koufos watermark0550@aol.com
Subject: Loeb 336 W Australian Completion Schedule
Date: Dec 23, 2024 at 1:05:07 PM
To: Greg Koufos watermark0550@aol.com

See attached Loeb completion schedule.

Gk

Project Management

Loeb-336 W Australian

To do

Name	Status	Timeline - Start	Timeline - End	Priority
Electrical	Stuck	2025-01-16	2025-02-03	High
Plumbing	Stuck	2025-01-16	2025-01-25	High
A/V	Stuck	2025-01-30	2025-02-28	High
Landscape	Stuck	2025-01-16	2025-02-14	High
Misc Punch-Out	Not Started	2025-02-28	2025-03-31	
Pool if Permitted		2025-02-03	2025-03-28	
		2025-01-16	2025-03-31	

Property Detail

Location Address : 336 AUSTRALIAN AVE W
Municipality : PALM BEACH
Parcel Control Number : 50-43-43-23-05-006-0070
Subdivision : ROYAL PARK ADD TO P B IN
Official Records Book/Page : 31677 / 167
Sale Date : AUG-2020
Legal Description : ROYAL PARK ADD LTS 7 & 8 BLK 6

Owner Information

Owner(s)

LOEB SHARON HANDLER

Mailing Address

336 AUSTRALIAN AVE
 PALM BEACH FL 33480 6086

Sales Information

Sales Date	Price	OR Book/Page	Sale Type	Owner
AUG-2020	\$3,900,000	31677 / 00167	WARRANTY DEED	LOEB SHARON HANDLER
NOV-2006	\$2,066,730	21152 / 00698	WARRANTY DEED	LOCKS MARK
APR-1986	\$550,000	04859 / 00002	WARRANTY DEED	KASSAR RAYMOND E
DEC-1983	\$200,000	04123 / 00139	WARRANTY DEED	
JAN-1979	\$80,000	03216 / 01586		
JAN-1973	\$100	02213 / 01359	QUIT CLAIM	

Exemption Information

No Exemption Information Available.

Property Information

Number of Units : 1
***Total Square Feet :** 3292
Acres : .14
Property Use Code : 0100—SINGLE FAMILY
Zoning : R-C—MEDIUM DENSITY RESIDENTIAL (50-PALM BEACH)

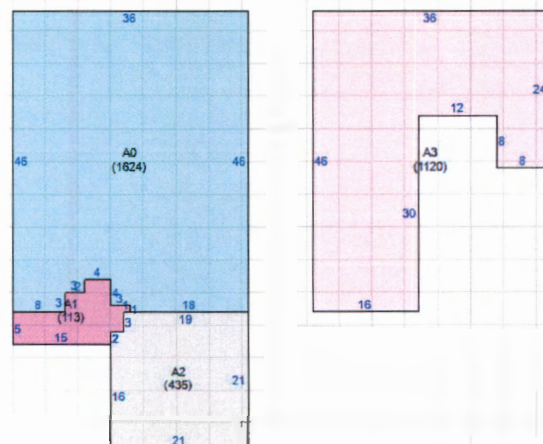
Building Details

Structural Details

Structural Element for Building 1

Exterior Wall 1	MSY: CB STUCCO
Year Built	1985
Air Condition Desc.	HTG & AC
Heat Type	FORCED AIR DUCT
Heat Fuel	ELECTRIC
Bed Rooms	2
Full Baths	4
Half Baths	1
Roof Structure	WOOD TRUSS
Roof Cover	CONCRETE TILE
Interior Wall 1	DRYWALL
Floor Type 1	HARDWOOD
Floor Type 2	MARBLE
Stories	2

Sketch for Building 1



Subarea and Square Footage for Building 1

Code Description	square Footage
FUS Finished Upper Story	1120
BAS Base Area	1624
FOP Finished Open Porch	113
FGR Finished Garage	435
Total Square Footage	3292
Area Under Air	2744

Property Extra Feature

Description	Year Built	Units
Pool - In-Ground	1985	1
Walkway-Concrete	1985	156

Property Land Details

Land Line #	Description	Zoning	Acres
1	SFR	R-C	0.1435

Appraisals

Tax Year	2024	2023	2022	2021	2020
Improvement Value	\$1,624,128	\$1,410,231	\$1,292,447	\$1,177,150	\$1,231,108
Land Value	\$4,062,500	\$3,412,500	\$2,871,550	\$2,062,500	\$2,625,000
Total Market Value	\$5,686,628	\$4,822,731	\$4,163,997	\$3,239,650	\$3,856,108

Assessed and Taxable Values

Tax Year	2024	2023	2022	2021	2020
Assessed Value	\$4,311,975	\$3,919,977	\$3,563,615	\$3,239,650	\$1,658,356
Exemption Amount	\$0	\$0	\$0	\$0	\$50,000
Taxable Value	\$4,311,975	\$3,919,977	\$3,563,615	\$3,239,650	\$1,608,356

Taxes

Tax Year	2024	2023	2022	2021	2020
AD VALOREM	\$72,800	\$64,678	\$59,132	\$52,564	\$26,703
NON AD VALOREM	\$856	\$783	\$780	\$849	\$838
TOTAL TAX	\$73,656	\$65,461	\$59,913	\$53,413	\$27,542

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