

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 Supervisor in PZB

Re: Waiver of Town Code Section 18-237, For Building Permit Extension at 224 S. Ocean Blvd – Permit B-21-92107

Date: January 7, 2025

STAFF RECOMMENDATION

The contractor had an original request for extension at the October 2024 Town Council meeting in which they were granted thirty days requiring them to return in November. At the November 2024 Town Council meeting contractor was granted a two-month extension requiring them to return in January with project updates from the ARCOM and Code board meetings in December. The Code board meeting held December 19, 2024, found the property in violation and assessed administrative fees in the amount of \$150.00 and advised they must come into compliance by February 17, 2025. See attached Order Finding Violation. At the December 20, 2024, ARCOM meeting the new driveway design with artificial turf strips has been approved. Please see the attached Development Order. Contractor is required to submit a permit update to PZB reflecting approved ARCOM changes. The original extension request was for a one-year extension with work to be completed by May 12, 2025.

GENERAL INFORMATION

The property is owned by Manoogian Armen A. Trust. The property was purchased in November of 2020. The original permit was issued May 13, 2022. Based upon the size of the home, the permits were originally valid for 24 months. The master permit expired May 13, 2024. The contractor has stated in their letter dated September 17, 2024, the reason for the extension is they were unaware of the overall construction expiration time as well as delays in materials, design changes, added scope of work and delays with the local utility companies having to come in to remove the abandoned undergrounds to make room to build the pool.

Staff would like to bring to the attention of the Town Council that the contractor does have an open code case for material and pattern of driveway which is different from the ARCOM approved. Contractor would need ARCOM approval for changes. In addition, they are in violation for the installation of artificial turf without approval/permit.

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

Attachments: Code Order Finding Violation
ARCOM Development Order



TOWN OF PALM BEACH POLICE DEPARTMENT



DEDICATED TO EXCELLENCE

December 19, 2024

BEFORE THE CODE ENFORCEMENT BOARD OF THE TOWN OF PALM BEACH

ORDER FINDING VIOLATION

CERTIFIED MAIL: 9314 8699 0430 0129 5369 65

Claudia & Arman Manoogian
224 S. Ocean Blvd.
Palm Beach, FL 33480

Re: Case # CE 24-1789, 224 S. Ocean Blvd., Claudia & Arman Manoogian:

Violation of Chapter 18, Section 18-205 of the Town of Palm Beach Code of Ordinances states the architectural commission may approve, approve with conditions, or disapprove the issuance of a building permit in any matter subject to its jurisdiction only after consideration of whether criteria's are complied with.

The Code Enforcement Board heard testimony at the Code Enforcement Board Hearing held on the 19th day of December 2024, and based on the evidence, the Code Enforcement Board enters the following FINDINGS OF FACT, CONCLUSIONS OF LAW and ORDER.

FINDINGS OF FACT

1. The Town of Palm Beach Code Enforcement Officer Rodriguez presented the facts of the case and entered evidence into the record.
2. Bruce Rodriguez was present on behalf of the property owner and gave testimony in the case.

Claudia & Arman Manoogian
December 19, 2024
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CONCLUSIONS OF LAW

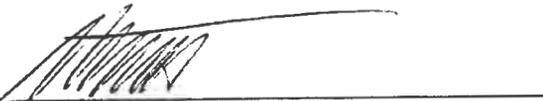
Violation of Chapter 18, Section 18-205 of the Town of Palm Beach Code of Ordinances states the architectural commission may approve, approve with conditions, or disapprove the issuance of a building permit in any matter subject to its jurisdiction only after consideration of whether criteria's are complied with.

ORDER

It is the order of this Board regarding Case # **CE 24-1789** to find the violator in non-compliance, assess administrative costs in the amount of **\$150.00** to be paid within thirty days of this order and to come into compliance by **February 17, 2025**. **If compliance is not met, this case will be returned for Fine Consideration at the February 20, 2025, Code Enforcement Board hearing.**

Upon complying, it is the responsibility of the violator to notify the Town of Palm Beach Code Enforcement Office at (561) 227-7080 to request a re-inspection of the property.

DONE AND ORDERED this 19th day of December 2024.



Martin Klein
Chairman, Code Enforcement Board



TOWN OF PALM BEACH

Planning, Zoning & Building Department

DEVELOPMENT ORDER (ARCOM)

File: ARC-24-0112
Property: 224 S Ocean Blvd
Meeting Date: December 20, 2024

The Architectural Commission (ARCOM) approved the new driveway design (4-2) accordance with Section 18-205 of the Town Code with the following condition(s) to be included as part of this Development Order: None

Provided, the applicant builds substantially in accordance with the approved plans, as prepared and submitted by **Gonzalez Architects** on December 4, 2024, as by ARCOM, and as determined by staff.

Approval of this application by the ARCOM does not relieve the owner and/or applicant from obtaining additional Town approvals as may be required, such as Town Council approval and the necessary building permits. A building permit for the work authorized under this approval must be obtained within one year from the date of approval or said approval will expire.

When requesting a building permit, the plans submitted to the Town for permit are required to be consistent with the plans approved by the Commission and modified in accordance with the conditions of approval that must be satisfied prior to permit issuance, as set forth in this Development Order. A copy of all pages of the Development Order shall be scanned into the plans submitted for a building permit and shall be located immediately after the front cover page of the permit plans.

Upon the issuance of a final Certificate of Occupancy or Certificate of Completion, as applicable, the project approved herein shall be maintained in accordance with the plans approved by the Commission and shall be subject to all conditions of approval herein, unless otherwise modified by the Commission. Failure to maintain shall result in the issuance of a Code Compliance citation, and continued failure to comply may result in revocation of the Certificate of Occupancy, Completion and Business Tax Receipt.

This Development Order shall serve as the written finding of the ARCOM in accordance with Section 18-203(4).

Dated this 23rd day of December, 2024.

Sincerely,

Wayne Bergman, Director of Planning, Zoning and Building, on behalf of
ARCHITECTURAL COMMISSION

cc: James G. Murphy, Assistant Director of Planning, Zoning and Building
Bradely Falco, Design & Preservation Planner (PM)