

# TOWN OF PALM BEACH

Information for Town Council Meeting on:

February 12, 2025

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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 363 Cocoanut Row. Permit B-23-98323

Date: January 21, 2025

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## **STAFF RECOMMENDATION**

Staff recommends that the Town Council consider the second request from Melisa Perez, project manager for Mouw Associates, Inc., regarding a time extension in which to complete the renovations at 363 Cocoanut Row. The request is to extend the permit by an additional six months – to complete work by September 15, 2025.

## **GENERAL INFORMATION**

The current owner is 363 Cocoanut Row Propco, LLC who purchased the property in April 2022. The permit was issued May 15, 2023, with a duration of 16 months. Expiration date is September 15, 2024. The contractor originally went to Town Council in August 2024 for a six-month extension based on unforeseen circumstances on the condition of the building's structure. At the meeting, the Town Council granted a longer extension with an expiration date of March 15, 2025. In the contractor's letter dated January 17, 2025, they have explained the reason for another request in detail which includes delays due to numerous mockups, proposals and consultants for the design team to assure they meet the expectations of the Historic Preservation Board. Note: The Contractor currently has an administrative review in for awnings changes under LPCS-25-0203. Currently, they are requesting an additional six months. The revised construction schedule shows the project completion date to be September 15, 2025.

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

Attachments: Letter from Mouw Associates with Construction Schedule, Nuisance Mitigation Measures, and Neighbor Notice  
Permit Summary for the Property  
Property Appraiser Details for the Property





# TOWN OF PALM BEACH

## Planning, Zoning and Building

RECEIVED

JAN 21 2025

TOWN OF PALM BEACH  
PZB DEPARTMENT

### 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](mailto:dmoody@townofpalmbeach.com) and [wbergman@townofpalmbeach.com](mailto: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 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](http://www.townofpalmbeach.com)

- Town Council Development Review Date (Wednesday): 2/12/2025
- Deadline for submittal of request/backup must be received by: 1/20/2025  
(Deadline is approximately two weeks prior to the Town Council Development Review Meeting).
- Deadline for Notice to Neighbors: 1/17/2025  
(must be provided 25 days in advance of TC/DRC Meeting)

Permit #: B-23-98323 Exp. Date: 3/15/2025

Job Address: 363 Cocoanut Row

Length of time extension being requested: (in days) 180 days (6 months)

Proposed completion date if requested time extension is granted: 9/15/2025  
(Must attach completion schedule)

Contact: Melisa Perez Phone: 561-271-3707

Email: melisa@mouwassociates.com



Ext-Permit-25-00036



**VALUATION OF PERMITS TO DATE:**

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

Job Address: 363 Cocoanut Row, Palm Beach FL

Permit# : B-23-98323 Job Value \$ 1,500,000.00

Permit# : B-23-99504 Job Value \$ 18,000,000.00

Permit# : \_\_\_\_\_ Job Value \$ \_\_\_\_\_

Permit# : \_\_\_\_\_ Job Value \$ \_\_\_\_\_

Valuation of work remaining to complete the project: \$ 4,323,822.91  
(Include labor, materials and the value of any owner supplied items, etc.)

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

\$ 43,238.23 u/ technology fee  
44,102.99

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

[Signature] 1/20/25  
OWNER SIGNATURE DATE

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

[Signature] 1/20/25  
CONTRACTOR SIGNATURE DATE

**NOTARY TO OWNER**

STATE OF  
COUNTY OF

Sworn to (or affirmed) and subscribed before me

this 20<sup>th</sup> day of January

20 25, By Trevor Stahelski

Who are personally known \_\_\_\_\_ OR produced  
identification (Type of identification) License  
OR Online Notarization \_\_\_\_\_

Maria P. Chaparro Cardona  
Printed Name of Notary

Maria P. Chaparro Cardona  
Signature of Notary

SEAL:



Maria Paola Chaparro-Cardona  
Notary Public  
State of Florida  
Comm# HH570291  
Expires 7/12/2028

**NOTARY TO CONTRACTOR**

STATE OF  
COUNTY OF

Sworn to (or affirmed) and subscribed before me

this 20<sup>th</sup> day of January

20 25, By John Mouw

Who are personally known ✓ OR produced  
identification (Type of identification) \_\_\_\_\_  
OR Online Notarization \_\_\_\_\_

Maria P. Chaparro Cardona  
Printed Name of Notary

Maria P. Chaparro Cardona  
Signature of Notary

SEAL:



Maria Paola Chaparro-Cardona  
Notary Public  
State of Florida  
Comm# HH570291  
Expires 7/12/2028





The Vineta Hotel  
363 Coconut Row  
Time Extension Request  
Permit Renewal  
January 17<sup>th</sup> 2025

To whom it may concern,

Mouw Associates is reaching out regarding a time extension request for Permit #B-23-98323, located at 363 Coconut Row, Palm Beach FL, 33480.

Due to the following unforeseen circumstances based on the condition of the building's structure, there have been several additions to the renovation scope that were not encapsulated in the original project schedule as listed below:

1. Stucco removal and reinstallation: *Based on the poor structural condition of the building's existing stucco*, the existing stucco needed to be removed and reinstalled. This quickly was identified as a life safety issue, creating additional scope and duration that were not accounted for in the project's original schedule.
2. Floor Leveling: Once the structure was stabilized, it became apparent there was no safe way to level the floors. The amount of water and termite damage was too great, and the joists were undersized for current building codes. With the building being balloon framed, the walls had to be stabilized and strapped and then the floors removed and replaced one section at a time. This was a timely and costly procedure to execute safely, and beyond the scope of the original plans.
3. Hidden defects and out of compliance elements have played a large part in the addition to scope and timeline of execution. We are highly conscious of the neighbors and the standards of Palm Beach. We make every effort to maintain a clean, well-managed site with Safety and impact on the Town at the forefront of our thinking. Because of this, we have also limited our working hours to Monday through Friday, with our shuttle.
4. Historic Preservation: In an effort to maintain historic preservation to the building, we have been working with subcontractors, consultants, and the preservation board to assure we are correctly and effectively repairing or replacing exterior finishes to comply with the Town of Palm Beach's standards. Because of this, we have had to provide numerous mock ups, proposals, and consultants for our design team's review. Assuring our exterior finishes meet the expectations of the Historic Preservation Board has cost more time and money than anticipated.

Mouw Associates would like to request a 6-month (180 day) time extension for Permit #B-23-98323 as a result of the above listed unforeseen circumstances.

Please feel free to reach out if there are any questions or concerns.

Respectfully,

*Melisa Perez*

Project Manager

M: 561-271-3707, [melisa@mouwassociates.com](mailto:melisa@mouwassociates.com)

General Contractors - CGC#038463  
601 N. Congress Avenue, Suite 109 • Delray Beach, FL 33445  
Telephone (561) 276-9640 • FAX (561) 265-3886 • [www.mouwassociates.com](http://www.mouwassociates.com)



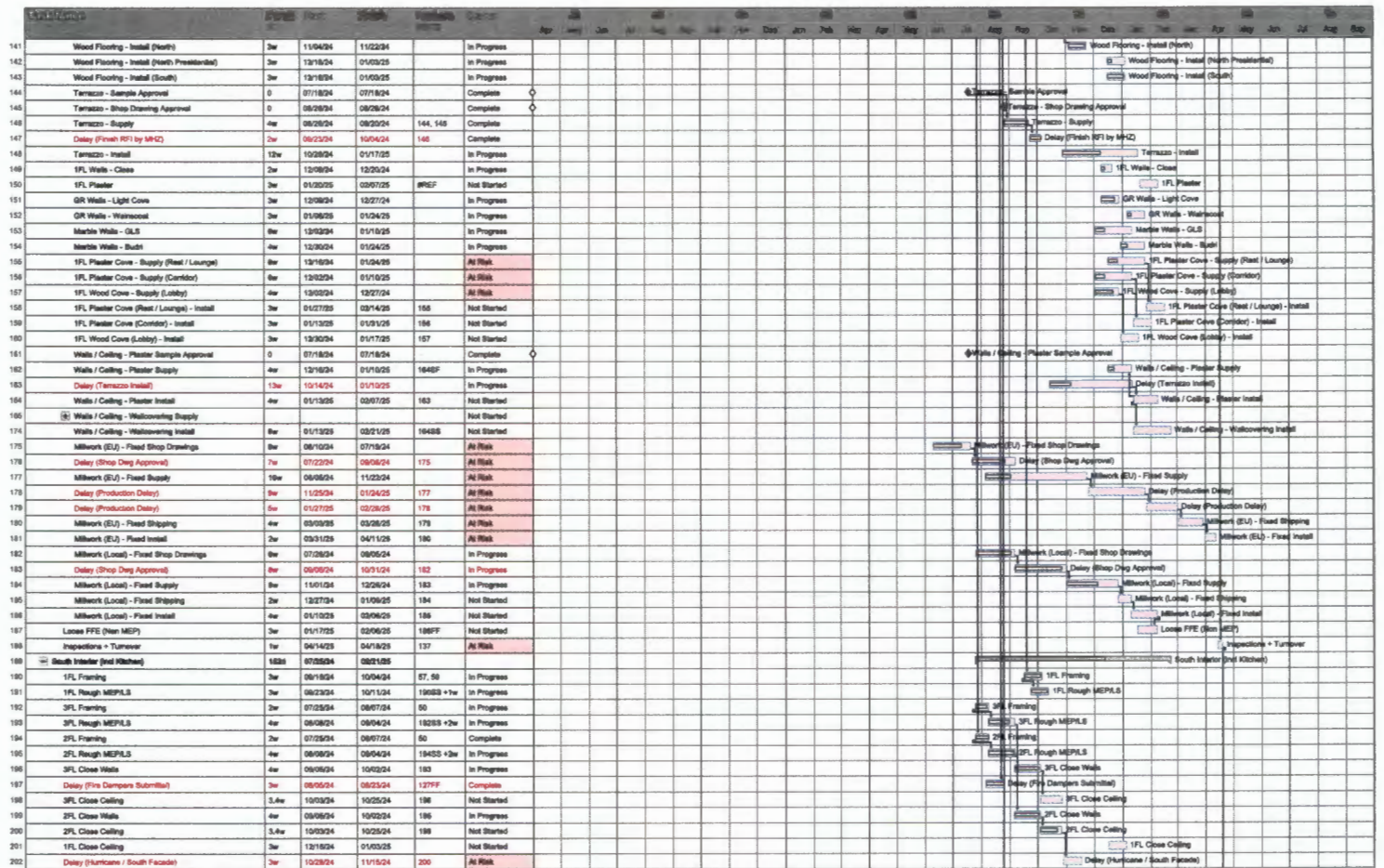
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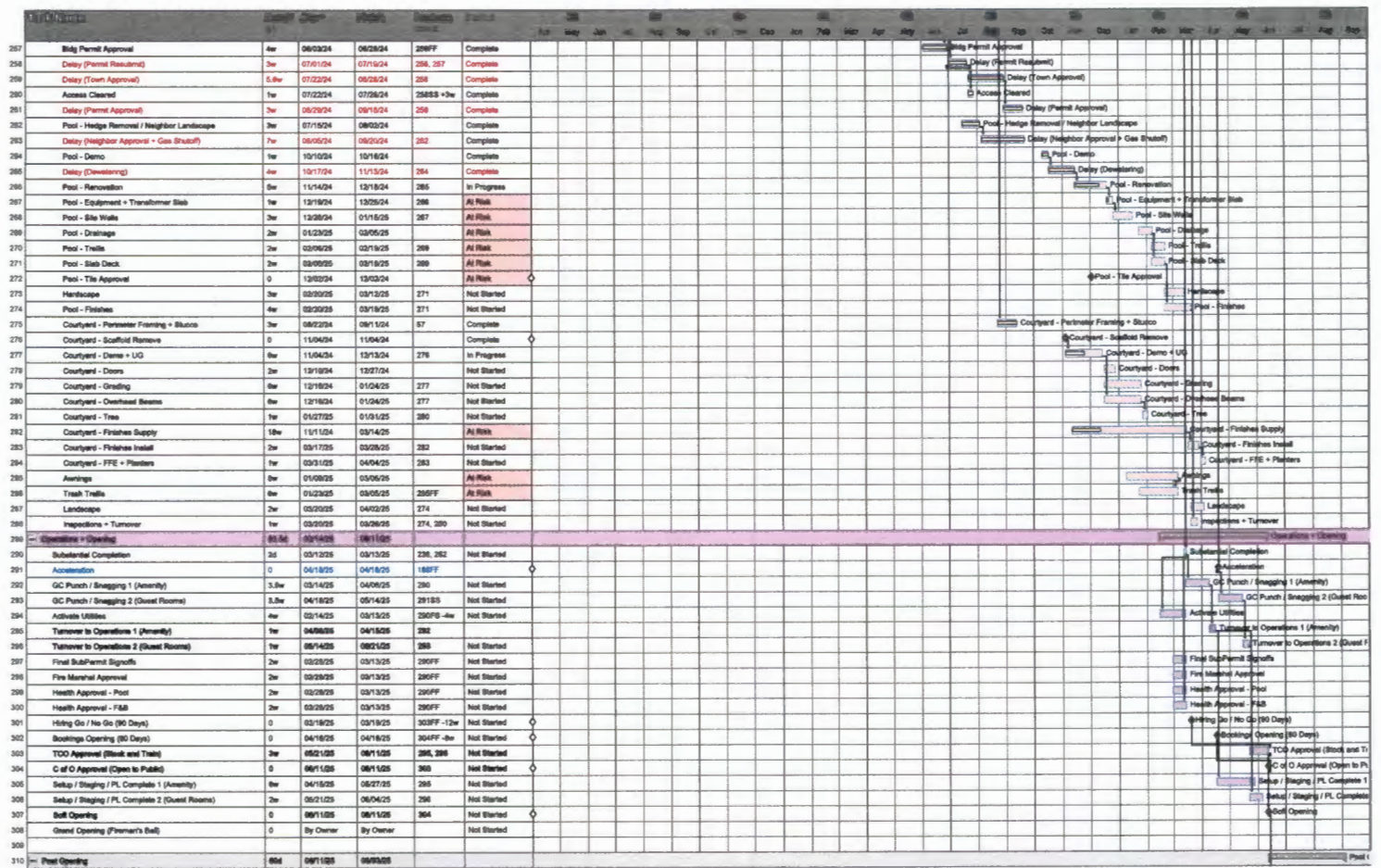






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# Mouw Associates, Inc.

The Vineta Hotel  
363 Cocoanut Row  
Nuisance Mitigation  
Permit Renewal  
January 20, 2025

Director Berman & Ms. Moody,

Good afternoon. We would like to share with the Town of Palm Beach some of the measures we have taken to minimize nuisance/impact on the community while renovating the Vineta hotel to its original landmarked status. Below are a few of the steps we have taken.

With an open-door policy, we try to stay in touch with the adjacent neighbors, being mindful of their concerns and safety. The policies and procedures we have put in place cover everything from traffic logistics to mitigating anything that would reduce the use or enjoyment of their property.

1.) Logistics-

- a. MOT plan includes a waterwall to insulate and protect pedestrians and local traffic from the day-to-day operations on site. We expect the waterwall to be unnecessary by early June.
- b. Double screening to keep construction out of the public's eyes.
- c. Large format signs and barricades to direct foot traffic around the construction area.
- d. A planned truck route for deliveries, with a limit on the truck size we will accept.
- e. In and out of season, we are keeping our working hours at 9am-5pm to reduce the noise impact to neighbors.

2.) Cleanliness-

- a. Two full time laborers dedicated to keeping the area adjacent to the site clean and free of debris.
- b. We have invested in filters and "wet socks" to ensure we don't contaminate the water shed.
- c. Onsite foreman to direct men and vehicle traffic during working hours.
- d. We have doubled the OSHA recommendation for porta potties and hand wash stations, having them cleaned and refreshed daily to avoid any air pollutants.

Respectfully,

John Hart  
Senior Project Manager  
M: 832-808-1807/ Hart@mouwassociates.com

General Contractors - CGC#038463

601 N. Congress Avenue, Suite 109 • Delray Beach, FL 33445  
Telephone (561) 276-9640 • FAX (561) 265-3886 • [www.mouwassociates.com](http://www.mouwassociates.com)





# Mouw Associates, Inc.

The Vineta Hotel  
363 Cocoanut Row  
Notification to Neighbors  
Permit Time Extension  
1/17/2025

To whom it may concern,

The purpose of this letter is to notify all neighbors adjacent to the property located at 363 Cocoanut Row 33480, that Mouw Associates is requesting a 6 month time extension for the existing construction permit B-23-98323.

Due to additional structural rework that was not encapsulated in the project's original project's schedule as well as reduced work hours to comply the Town of Palm Beach's quiet hours during season, Mouw Associates is proposing a 6 month (180 day) time extension request for Permit #B-23-98323 to bring the project to final completion. The Town Council Review meeting to assess the permit's time extension is scheduled for 2/12/2025.

We encourage you to reach out if there are any questions or concerns, as we would like to remain mindful of the properties neighbors at all times. We will continue to abide by the Town of Palm Beach's policies and procedures to mitigate any inconveniences or impacts to the surrounding area.

Site contacts are as listed below:

- Lead Superintendent: Spencer Biggs, Cell: (561)271-3087
- Senior Project Manager: John Hart, Cell: 832-808-1807
- Project Manager: Melisa Perez, Cell: 561-271-3707

Respectfully,

*Melisa Perez*

Project Manager

M: 561-271-3707, [melisa@mouwassociates.com](mailto:melisa@mouwassociates.com)

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Notice to Neighbors Statement

All neighbors within 300 feet of the property have been notified at least 25 days prior to the meeting at which the extension is to be considered by USPS Mail. Letter and receipt of USPS is attached. Palm Beach Addresses that have been notified are as follows:

1. 334 Australian Ave
2. 412 Australian Ave
3. 401 Australian Ave
4. 328 Australian Ave
5. 322 Australian Ave
6. 403 Australian Ave
7. 415 Australian Ave
8. 343 Australian Ave
9. 333 Australian Ave
10. 331 Australian Ave
11. 329 Australian Ave
12. 414 Australian Ave
13. 354 Brazilian Ave
14. 346 Brazilian Ave
15. 340 Brazilian Ave
16. 412 Brazilian Ave
17. 342 Cocoanut Row APT C
18. 350 Cocoanut Row 2A
19. 340 Cocoanut Row
20. 342 Cocoanut Row APT A
21. 342 Cocoanut Row APT B
22. 330 Cocoanut Row
23. 350 Cocoanut Row 2B
24. 350 Cocoanut Row 3B
25. 350 Cocoanut Row 3A
26. 360 Cocoanut Row
27. 342 Cocoanut Row
28. 355 Cocoanut Row
29. 337 Cocoanut Row
30. 335 Cocoanut Row
31. 323 Chilean Ave
32. 325 Chilean Ave
33. 417 Chilean Ave
34. 347 Chilean Ave
35. 359 Chilean Ave
36. 351 Chilean Ave
37. 354 Chilean Ave
38. 353 Chilean Ave
39. 401 Chilean Ave



Master Permit	Permit number	Permit type name	Permit description	Permit Address	Permit Suite	Customer Last Name	Application date	Issue date	Approval state	▲
B-23-98323	U-23-13479	U-CONSTRUCTION PARKING	*****PRIVATE PROVIDER***** CONSTRUCTION PARKING Parking Attendant: John Hart - (832) 808-1807	363 COCOANUT ROW		MOUW ASSOCIATES INC	7/19/2023	7/26/2023	final	
B-23-98323	U-23-13480	U-DEWATERING	DEWATERING POOL (ONGOING FOR GROUND/IN RAIN) SINGLE (1) 2" HOSE INTO GUTTER	363 COCOANUT ROW		MOUW ASSOCIATES INC	7/19/2023	7/26/2023	final	
B-23-98323	U-23-13673	U-USE OF/WORK IN ROW	*****PRIVATE PROVIDER***** USE OF- CRANE ON NORTH SIDE OF PROPERTY	363 COCOANUT ROW		MOUW ASSOCIATES INC	8/8/2023	8/11/2023	final	
B-23-98323	U-23-13867	U-DEWATERING	DEWATERING POOL (ONGOING FOR GROUND/IN RAIN) SINGLE (1) 2" HOSE INTO GUTTER	363 COCOANUT ROW		MOUW ASSOCIATES INC	8/22/2023	9/1/2023	final	
B-23-98323	U-23-13955	U-CONSTRUCTION PARKING	*****PRIVATE PROVIDER***** CONSTRUCTION PARKING Parking Attendant: John Hart - (832) 808-1807	363 COCOANUT ROW		MOUW ASSOCIATES INC	8/29/2023	9/1/2023	final	
B-23-98323	U-23-13956	U-CONSTRUCTION PARKING	*****PRIVATE PROVIDER***** CONSTRUCTION PARKING Parking Attendant: John Hart - (832) 808-1807	363 COCOANUT ROW		MOUW ASSOCIATES INC	8/29/2023	9/1/2023	final	
B-23-98323	U-23-13957	U-CONSTRUCTION PARKING	*****PRIVATE PROVIDER***** CONSTRUCTION PARKING Parking Attendant: John Hart - (832) 808-1807	363 COCOANUT ROW		MOUW ASSOCIATES INC	8/29/2023	9/1/2023	final	
B-23-98323	U-23-14066	U-USE OF/WORK IN ROW	*****PRIVATE PROVIDER***** USE OF- CRANE ON NORTH SIDE OF PROPERTY	363 COCOANUT ROW		MOUW ASSOCIATES INC	9/7/2023	9/12/2023	final	
B-23-98323	U-23-14183	U-DEWATERING	DEWATERING POOL (ONGOING FOR GROUND/IN RAIN) SINGLE (1) 2" HOSE INTO GUTTER	363 COCOANUT ROW		MOUW ASSOCIATES INC	9/19/2023	9/25/2023	final	
B-23-98323	U-23-14184	U-USE OF/WORK IN ROW	*****PRIVATE PROVIDER***** USE OF- CONSTRUCTION EQUIPMENT, LOADING/UNLOADING, SCAFFOLDING	363 COCOANUT ROW		MOUW ASSOCIATES INC	9/19/2023	9/22/2023	final	
B-23-98323	U-23-14185	U-CONSTRUCTION PARKING	*****PRIVATE PROVIDER***** CONSTRUCTION PARKING Parking Attendant: John Hart - (832) 808-1807	363 COCOANUT ROW		MOUW ASSOCIATES INC	9/19/2023	9/25/2023	final	
B-23-98323	U-23-14186	U-CONSTRUCTION PARKING	*****PRIVATE PROVIDER***** CONSTRUCTION PARKING Parking Attendant: John Hart - (832) 808-1807	363 COCOANUT ROW		MOUW ASSOCIATES INC	9/19/2023	9/25/2023	final	
B-23-98323	U-23-14187	U-CONSTRUCTION PARKING	*****PRIVATE PROVIDER***** CONSTRUCTION PARKING Parking Attendant: John Hart - (832) 808-1807	363 COCOANUT ROW		MOUW ASSOCIATES INC	9/19/2023	9/25/2023	final	
B-23-98323	U-23-14508	U-DEWATERING	DEWATERING POOL (ONGOING FOR GROUND/RAIN WATER) SINGLE (1) 2" HOSE INTO GUTTER	363 COCOANUT ROW		MOUW ASSOCIATES INC	10/19/2023	10/24/2023	final	
B-23-98323	U-23-14509	U-USE OF/WORK IN ROW	CRANE ON NORTH SIDE OF PROPERTY	363 COCOANUT ROW		MOUW ASSOCIATES INC	10/19/2023	10/24/2023	final	
B-23-98323	U-23-14510	U-USE OF/WORK IN ROW	SIDEWALK CLOSURE/REDIRECT SCAFFOLDING FACE	363 COCOANUT ROW		MOUW ASSOCIATES INC	10/19/2023	10/24/2023	final	
B-23-98323	U-23-14709	U-CONSTRUCTION PARKING	*****PRIVATE PROVIDER***** CONSTRUCTION PARKING Parking Attendant: John Hart - (832) 808-1807	363 COCOANUT ROW		MOUW ASSOCIATES INC	11/6/2023	11/8/2023	final	
B-23-98323	U-23-14710	U-CONSTRUCTION PARKING	*****PRIVATE PROVIDER***** CONSTRUCTION PARKING Parking Attendant: John Hart - (832) 808-1807	363 COCOANUT ROW		MOUW ASSOCIATES INC	11/6/2023	11/8/2023	final	
B-23-98323	U-23-14711	U-CONSTRUCTION PARKING	*****PRIVATE PROVIDER***** CONSTRUCTION PARKING Parking Attendant: John Hart - (832) 808-1807	363 COCOANUT ROW		MOUW ASSOCIATES INC	11/6/2023	11/8/2023	final	
B-23-98323	U-23-14928	U-CONSTRUCTION PARKING	*****PRIVATE PROVIDER***** CONSTRUCTION PARKING Parking Attendant: John Hart - (832) 808-1807	363 COCOANUT ROW		MOUW ASSOCIATES INC	12/1/2023	12/7/2023	final	
B-23-98323	U-23-14929	U-CONSTRUCTION PARKING	*****PRIVATE PROVIDER***** CONSTRUCTION PARKING Parking Attendant: John Hart - (832) 808-1807	363 COCOANUT ROW		MOUW ASSOCIATES INC	12/1/2023	12/7/2023	final	
B-23-98323	U-23-14930	U-CONSTRUCTION PARKING	*****PRIVATE PROVIDER***** CONSTRUCTION PARKING Parking Attendant: John Hart - (832) 808-1807	363 COCOANUT ROW		MOUW ASSOCIATES INC	12/1/2023	12/7/2023	final	
B-23-98323	U-23-14931	U-DEWATERING	DEWATERING POOL (ONGOING FOR GROUND/RAIN WATER) SINGLE (1) 2" HOSE INTO GUTTER	363 COCOANUT ROW		MOUW ASSOCIATES INC	12/1/2023	12/7/2023	final	
B-23-98323	U-23-15071	U-USE OF/WORK IN ROW	SIDEWALK CLOSURE/REDIRECT SCAFFOLDING FACE	363 COCOANUT ROW		MOUW ASSOCIATES INC	12/20/2023	12/21/2023	final	
B-23-98323	U-23-15072	U-USE OF/WORK IN ROW	*****PRIVATE PROVIDER***** USE OF- CONSTRUCTION EQUIPMENT, LOADING/UNLOADING, SCAFFOLDING	363 COCOANUT ROW		MOUW ASSOCIATES INC	12/20/2023	12/21/2023	final	
B-23-98323	U-23-15073	U-DEWATERING	DEWATERING POOL (ONGOING FOR GROUND/RAIN WATER) SINGLE (1) 2" HOSE INTO GUTTER	363 COCOANUT ROW		MOUW ASSOCIATES INC	12/20/2023	12/21/2023	final	
B-23-98323	U-23-15074	U-CONSTRUCTION PARKING	*****PRIVATE PROVIDER***** CONSTRUCTION PARKING Parking Attendant: John Hart - (832) 808-1807	363 COCOANUT ROW		MOUW ASSOCIATES INC	12/20/2023	12/21/2023	final	
B-23-98323	U-23-15075	U-CONSTRUCTION PARKING	*****PRIVATE PROVIDER***** CONSTRUCTION PARKING Parking Attendant: John Hart - (832) 808-1807	363 COCOANUT ROW		MOUW ASSOCIATES INC	12/20/2023	12/21/2023	final	
B-23-98323	U-23-15076	U-CONSTRUCTION PARKING	*****PRIVATE PROVIDER***** CONSTRUCTION PARKING Parking Attendant: John Hart - (832) 808-1807	363 COCOANUT ROW		MOUW ASSOCIATES INC	12/20/2023	12/21/2023	final	

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Master Permit	Permit number	Permit type name	Permit description	Permit Address	Permit Suite	Customer Last Name	Application date	Issue date	Approval state
B-23-98323	U-24-15277	U-DEWATERING	DEWATERING POOL (ONGOING FOR GRUOND/RAIN WATER) SINGLE (1) 2" HOSE INTO GUTTER	363 COCOANUT ROW		MOUW ASSOCIATES INC	1/22/2024	1/23/2024	final
B-23-98323	U-24-15278	U-USE OF/WORK IN ROW	CRANE ON NORTH SIDE OF PROPERTY	363 COCOANUT ROW		MOUW ASSOCIATES INC	1/22/2024	1/23/2024	final
B-23-98323	U-24-15628	U-DEWATERING	DEWATERING POOL (ONGOING FOR GRUOND/RAIN WATER) SINGLE (1) 2" HOSE INTO GUTTER	363 COCOANUT ROW		MOUW ASSOCIATES INC	3/4/2024	3/6/2024	final
B-23-98323	U-24-15728	U-USE OF/WORK IN ROW	*****PRIVATE PROVIDER***** USE OF- CONSTRUCTION EQUIPMENT, LOADING/UNLOADING, SCAFFOLDING	363 COCOANUT ROW		MOUW ASSOCIATES INC	3/18/2024	3/19/2024	final
B-23-98323	U-24-15811	U-DEWATERING	DEWATERING POOL (ONGOING FOR GRUOND/RAIN WATER) SINGLE (1) 2" HOSE INTO GUTTER	363 COCOANUT ROW		MOUW ASSOCIATES INC	3/27/2024	4/3/2024	final
B-23-98323	U-24-15812	U-USE OF/WORK IN ROW	CRANE ON NORTH SIDE OF PROPERTY	363 COCOANUT ROW		MOUW ASSOCIATES INC	3/27/2024	4/3/2024	final
B-23-98323	U-24-15813	U-USE OF/WORK IN ROW	SIDEWALK CLOSURE/REDIRECT SCAFFOLDING FACE	363 COCOANUT ROW		MOUW ASSOCIATES INC	3/27/2024	4/3/2024	final
B-23-98323	U-24-15814	U-CONSTRUCTION PARKING	*****PRIVATE PROVIDER***** CONSTRUCTION PARKING Parking Attendant: John Hart - (832) 808-1807	363 COCOANUT ROW		MOUW ASSOCIATES INC	3/27/2024	4/3/2024	final
B-23-98323	U-24-15815	U-CONSTRUCTION PARKING	*****PRIVATE PROVIDER***** CONSTRUCTION PARKING Parking Attendant: John Hart - (832) 808-1807	363 COCOANUT ROW		MOUW ASSOCIATES INC	3/27/2024	4/3/2024	final
B-23-98323	U-24-15816	U-CONSTRUCTION PARKING	*****PRIVATE PROVIDER***** CONSTRUCTION PARKING Parking Attendant: John Hart - (832) 808-1807	363 COCOANUT ROW		MOUW ASSOCIATES INC	3/27/2024	4/3/2024	final
	X-04-11199	X-LEGACY PERMIT	REPLACEMENT OF DUCTWORK SERVICE THE LEOPARD ROOM	363 COCOANUT ROW		INACTIVE	8/26/2004	8/26/2004	final
	X-04-11200	X-LEGACY PERMIT	UPDATE TO INCLUDE REMODEL/ALTER OF LEOPARD ROOM BAR	363 COCOANUT ROW		INACTIVE	10/25/2004	10/25/2004	final
	X-04-11573	X-LEGACY PERMIT	DEMO AND REPLACE DRYWALLS	363 COCOANUT ROW		CATALFUMO CONSTRUCTION LT	9/20/2004	9/20/2004	final
	X-04-12085	X-LEGACY PERMIT	ELECTRIC AS PER MASTER PLAN	363 COCOANUT ROW		PROTON ELECTRIC SERVICE LLC	10/14/2004	10/14/2004	final
	X-04-13522	X-LEGACY PERMIT	RESURFACING POOL & SPA, REDOING POOL TILE	363 COCOANUT ROW		INACTIVE	12/27/2004	12/27/2004	final
	X-05-18133	X-LEGACY PERMIT	REMODEL/ALTER: 2ND FLOOR, 3RD FLOOR & ROOF; SHEET ROCK REMOVAL & REPLACEMENT FOR A/C EQUIP REPLCMN	363 COCOANUT ROW		INACTIVE	8/11/2005	8/11/2005	final
	X-05-18224	X-LEGACY PERMIT	DEMO DRYWALL CEILING AND REPLACE	363 COCOANUT ROW		INACTIVE	8/16/2005	8/16/2005	final
	X-05-18374	X-LEGACY PERMIT	REPLACE 2 - 10T A/C ROOF UNITS & WIRE ONE 2T UNIT	363 COCOANUT ROW		ARROW ELECTRIC COMPANY	8/23/2005	8/23/2005	final
	X-05-18693	X-LEGACY PERMIT	FLASH AROUND 2 A/C UNITS USING WHITE GRANULATED MODIFIED BITUMEN FLASHING	363 COCOANUT ROW		GOLD COAST ROOFING & BUILDING	9/9/2005	9/9/2005	final
	X-06-26971	X-LEGACY PERMIT	REPLACE EXISTING CONDENSER AND AHU. SYSTEM(1)30T CONDENSER;SYSTEM (2) 25 AHU.	363 COCOANUT ROW		INACTIVE	12/22/2006	12/22/2006	final
	X-07-31409	X-LEGACY PERMIT	INSTALLATION OF 16KW GENERATOR AND 16 CIR.TRANSFER SWITCH-PRE FABBED ENGINEERED STAMPED SLAB	363 COCOANUT ROW		CERRITO ENTERPRISE INC	8/30/2007	8/30/2007	final
	X-07-31410	X-LEGACY PERMIT	REPLACE 1" GALVANIZED SUPPLYING (2) POOL HEATERS W/ 2" GALV. AND ADD 400K BTU GENERATOR	363 COCOANUT ROW		INACTIVE	8/30/2007	8/30/2007	final
	B-18-76138	M-REPLACEMENT	REPLACE A/C UNIT.	363 COCOANUT ROW		SOUTH FLORIDA AIR CONDITIONING CORP	10/24/2018	12/11/2018	issued
	B-20-84635	E-ELECTRICAL	**** EMERGENCY ***** ELECTRICAL DEMO AND GENERAL REPAIRS	363 COCOANUT ROW		BROWN ELECTRICAL SOLUTIONS LLC	6/24/2020	6/25/2020	issued
	B-20-86715	M-MECHANICAL	A/C CHANGEOUT - ONE ROOF TOP 10 TON NOT SEEN FROM THE ROAD ONE CONDENSER UNIT 12.5 TON ON THE FLOOR AT THE BAR	363 COCOANUT ROW		MONROE SERVICE CO	11/17/2020	12/1/2020	issued
B-23-98323	B-22-96612	D-INTERIOR DEMOLITION	(SEE PERMIT CONDITIONS) INTERIOR DEMOLITION	363 COCOANUT ROW		VERDEX CONSTRUCTION LLC	9/23/2022	10/18/2022	issued
	B-23-98323	B-COMMERCIAL ALTERATION	*****PRIVATE PROVIDER***** (SEE PERMIT CONDITIONS) FOUNDATION AND STAIR TOWER/DOORS & WINDOWS/ELEVATOR SHAFT *****TC EXTEND FOR SIX MONTHS - EXPIRATION	363 COCOANUT ROW		MOUW ASSOCIATES INC	3/13/2023	5/15/2023	issued
B-23-98323	B-23-98324	F-FLOOD PLAIN DEVELOPMENT	*****PRIVATE PROVIDER***** FLOOD PLAIN	363 COCOANUT ROW		MOUW ASSOCIATES INC	3/13/2023	5/15/2023	issued
B-23-98323	B-23-99401	E-ELECTRICAL	*****PRIVATE PROVIDER***** TEMP POWER FOR CONSTRUCTION	363 COCOANUT ROW		MOUW ASSOCIATES INC	5/22/2023	5/24/2023	issued
	U-23-13074	U-EXCAVATION IN ROW	EXCAVATION- PARK ALONG ROW IN FRONT OF PROPERTY. 4 8" HANDHOLE TO BE INSTALLED TO FEED REPAIRED TEMPORARY SERVICE.	363 COCOANUT ROW		FLORIDA POWER & LIGHT	5/30/2023	6/2/2023	issued

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## Property Detail

**Location Address :** 363 COCOANUT ROW  
**Municipality :** PALM BEACH  
**Parcel Control Number :** 50-43-43-23-05-006-0010  
**Subdivision :** ROYAL PARK ADD TO P B IN  
**Official Records Book/Page :** 33509 / 441  
**Sale Date :** APR-2022  
**Legal Description :** ROYAL PARK ADD LTS 1 THRU 6 BLK 6

## Owner Information

## Owner(s)

363 COCOANUT ROW PROPCO LLC

## Mailing Address

21-24 MILLBANK 4TH FLOOR LONDON SW1P 4QP GREAT BRITAIN &amp; NRTHRN IRELAND

## Sales Information

Sales Date	Price	OR Book/Page	Sale Type	Owner
APR-2022	\$42,000,000	33509 / 00441	WARRANTY DEED	363 COCOANUT ROW PROPCO LLC
AUG-2011	\$6,500,000	24797 / 01707	WARRANTY DEED	CHESTERFIELD PB HOTEL PROPERTY INC
DEC-1989	\$3,158,000	06285 / 01268	WARRANTY DEED	
OCT-1988	\$0	05831 / 01904		

## Exemption Information

No Exemption Information Available.

## Property Information

**Number of Units :** 55  
**\*Total Square Feet :** 32758  
**Acres :** .43  
**Property Use Code :** 3900—MOTEL  
**Zoning :** R-C—MEDIUM DENSITY RESIDENTIAL (50-PALM BEACH)

## Building Details

## Structural Details

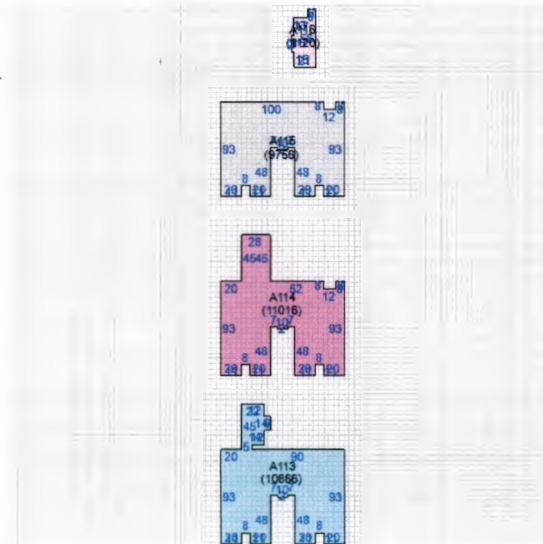
## Structural Element for Building 1

Year Built	1918
HOTEL- HI RISE	32758

## Subarea and Square Footage for Building 1

Code Description	square Footage
HOTEL HIGH RISE	10866
HOTEL HIGH RISE	11016
HOTEL HIGH RISE	9756
HOTEL HIGH RISE	1120
Total Square Footage	32758

## Sketch for Building 1



## Property Extra Feature

Description	Year Built	Units
Swimming Pool Commercial	1918	703
Patio	1918	1144
Patio	1918	2273
Spa	1918	1



**Property Land Details**

Land Line #	Description	Zoning	Acres
1	COMMERCIAL	R-C	0.4304

**Appraisals**

Tax Year	2024	2023	2022	2021	2020
Improvement Value	\$23,213	\$2,904,093	\$10,033,333	\$3,167,261	\$4,587,431
Land Value	\$28,700,000	\$19,912,475	\$18,411,250	\$5,472,390	\$5,313,000
Total Market Value	\$28,723,213	\$22,816,568	\$28,444,583	\$8,639,651	\$9,900,431

**Assessed and Taxable Values**

Tax Year	2024	2023	2022	2021	2020
Assessed Value	\$25,098,225	\$22,816,568	\$9,503,616	\$8,639,651	\$8,844,595
Exemption Amount	\$0	\$0	\$0	\$0	\$0
Taxable Value	\$25,098,225	\$22,816,568	\$9,503,616	\$8,639,651	\$8,844,595

**Taxes**

Tax Year	2024	2023	2022	2021	2020
AD VALOREM	\$396,109	\$342,536	\$270,736	\$140,179	\$153,283
NON AD VALOREM	\$23,983	\$23,206	\$22,324	\$21,819	\$21,539
TOTAL TAX	\$420,092	\$365,742	\$293,060	\$161,998	\$174,822

Dorothy Jacks, CFA, AAS PALM BEACH COUNTY PROPERTY APPRAISER [www.pbcapao.gov](http://www.pbcapao.gov)