## TOWN OF PALM BEACH

## Information for Town Council Meeting on:

February 12, 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 363 Cocoanut

Row. Permit B-23-98323

Date: January 21, 2025

#### 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 and 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 sixmonth 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

RECEIVED



# TOWN OF PALM BEACH 2 1 2025

Planning, Zoning and Building 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 <a href="mailto:dmoody@townofpalmbeach.com">dmoody@townofpalmbeach.com</a> and <a href="mailto:wbergman@townofpalmbeach.com">wbergman@townofpalmbeach.com</a>

- 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.
- Payment provide a copy of the receipt showing payment of applicable fees (1% of remaining, unfinished construction).

<u>Deadlines</u>: See Permit Time Extension Schedule for submittal deadlines (page 3). For Town Council Meeting dates please visit our website at <a href="https://www.townofpalmbeach.com">www.townofpalmbeach.com</a>

•	Town Council Deve	lopment Review Date (Wednesda	ay):2/12/2025
•	Deadline for submit	tal of request/backup must be reco	eived by: 1/20/2025
•	Deadline for Notice	to Neighbors:1/17/2025 5 days in advance of TC/DRC Mo	eeting)
	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 comp (Must attach com	pletion date if requested time e	extension is granted: 9/15/2025
	Contact: Me	lisa Perez	Phone: 561-271-3707
	Email: melis	sa@mouwassociates.com	

<u>VALUATION OF PERMITS TO DATE:</u>
(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-23-99504Job Value	<u>\$_18,000,000.0</u> 0
Permit#:Job Value	\$
Permit#:Job Value	\$
Valuation of work remaining to complete th (Include labor, materials and the value of an	y owner supplied items, etc.)
Permit fee due based upon 1% of this amour (attach a copy of the receipt for payment)	11: \$ 43,288.23 U technology Fee
OWNERS CERTIFICATION: I certify the information listed above to be true and correct.  1/20/25 OWNER SIGNATURE DATE	CONTRACTOR CERTIFICATION: I certify the information listed above to be true and correct.  CONTRACTOR SIGNATURE  DATE
NOTARY TO OWNER	NOTARY TO CONTRACTOR
STATE OF COUNTY OF	STATE OF COUNTY OF
Sworn to (or affirmed) and subscribed before me	Sworn to (or affirmed) and subscribed before me
this ZOTA day of January	this ZO4 day of Jonuary
20 25, By Trevor Stabelsini	20 26, By John Mouw
Who are personally known OR produced identification (Type of identification) License OR Online Notarization	Who are personally known OR produced identification (Type of identification) OR Online Notarization
Havia P. Choporo Cudosa Printed Name of Notary	Maria P. Charon Conductang Printed Name of Notary
Mauri P. Chapalo Candors Signature of Notary	Maya P. Charus Carolons, Signature of Notary
Maria Paola Chaparro-Cardona	Maria Paola Chaparro-Cardona



The Vineta Hotel 363 Cocoanut 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 Cocoanut 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 the 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

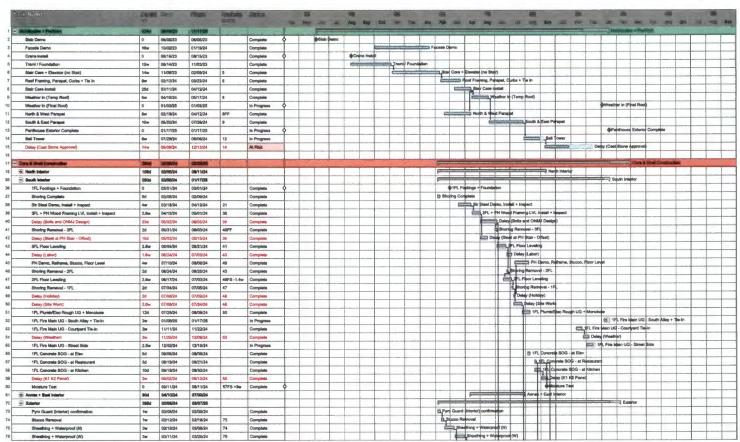
Project Manager

M: 561-271-3707, melisa@mouwassociates.com

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

#### Vineta Hotel - Milestone Schedule 20241212





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Kitchen - Health DOH Approval		16/00/00	10/18/24		当代を	-								Notes:	- Health DOH Approval	
			10,0424	210	Complete									S. Harren - S.	Suppose - Suebor Buildo	
Kikhan - Episey Ploors		10/07/34	10/11/24	222	Compliate	-								E Choleson -	Spissey Podrs	
Delay (Humicane)			101824	222	Complete									Andre	(nuccane)	
lich Stappig		1071424	1078/24	220	Complisie	-								- Color	- Wall Finish Supply	
Küzben - MEP Well Rough 2			11/14/24	224	In Progress	-	-						- April - Apri	1	Company Man Man Rough 2	
Kitchen - MEP Celling Rough 2		10/1404	11/08/24	222	In Progress	-									thin - MEF Caling Rough 2	
Külchen - Wall Pinish Inskall (Tile + FRIP)		101804	12/27/24		In Progress	-								-	Glohen - Well Finish Indial (Tile + FRP?)	all (Tie + FRP)
			92/01/10	238	Not Started										Oden-Celing Gel	
Kitchen - Lights + Sprinkler (794)		01/13/25	01/24/25	228	Not Started										Cathen Lights - Spanisher (Flast	Sportster (Flast)
(leg)		11/06/34	11/11/24	224, 227	Complete									â	Ison - Equency (Sulls)	
Kliptven - Welk in Install		11/11/24	11/23/24		Complete									ui u	Michen - Walk in Install	
	$\neg$		1227734		Not Started										Otcher Equipment (0	9
Kitchen - Equipment (Misc Stainless)		01/27/25	02/07/26	220	Not Started										Claren - Experient P	(penent (Misc Steinless)
			92/12/00	100	Not Started										Glichen	Turbon
Finishes + Flood FFE (MEP)	_		01/10/26	206	Not Started										Finishes - Sheet FTE (M	(40)
Loose FPE (Nam MISP)			01/10/25	238FF	Not Started										Looks FFE (Non M)	-
	П	Т	01/10/26	220	At Mak	-			+	-	-				Theoretica P Tumoler	
na Bulle)	_	T	00115BS					+		+	+			-		MC (See Co. )
	т	П	08/13/24	2	in Progress					-	-		O.	S. market		
		08/14/24	1211724		40.90	+				-				and an address of	Delay (Eler Laydoen)	
BPLS + Tie-tro		13/18/24	12/31/24	241	In Progress										1Ft. Rough MIPAS +	-
25t, Franking	_	07/31/24	16/20/30	20	Complete	-							1	Framus		
2FL Raugh MEPILS			10/27/24	20	Complete	-							Ì	P. Rough MEPALS		
Detay (Slab Infill Spec)		06/21/24	10/15/24	243	Complete	-							1	Description of the last of the	Ť	
Beydyki 8 + 1			04/10/25		In Progress										6 Stylgts 3 +1	
Plooring + Close Walls		12/18/24	01/14/25	241, 245	In Progress										Paperng + Zone V	1
			02/04/25	247	Not Blanted										Peul MCD	
8	4		03/04/25	248	Not Started											Printbus - Tapel FTE (MEP)
49			03/04/28	340	In Progress	-									4	Badhnoim Complete
Loose FFE (Non MEP)			03/04/25	248FF	Not Started											FFE (New MEP)
Impedions + Tumover		02/06/25	02/11/25	249, 251	Not Started						make					actions - Tumper
			9099990								II.					Electr.
		03/19/24	03/19/24		Complete 💠						2	different Approver				
State Health Variance Approved			04/29/24	254	At Nick						Ш	With Health W	sience Approve			
						-										

Hillian	San P	300	HON	limbers .	twitt -													_			2		0					13
	22			2002		ha	-	-	6 70	349	SE !	= Cad	alce e	749	West A	No.		300 A			- 0	0 (2)		-	100	-	-	FOR
Bidg Permit Approval	4er	06/03/24	06/28/24	250FF	Complete			_					-			-		ildg Permi		_	_	_		-111	-	-	_	-
Delay (Parmit Resubmit)	3w	07/01/24	07/19/24	254, 257	Complete													Priory		-		_	-				_	-
Delay (Town Approval)	5.0w	07/22/24	08/28/24	258	Complete												-			y (Town App	rovel)	-	-		-		-	-
Access Cleared	1w	07/22/24	07/26/24	25853 +3w	Complete												-	D A00		_			-	111	-	-	-	_
Deley (Permit Approval)	3w	08/29/24	09/18/24	250	Complete									-						Daley (Peer			-	111	-	_	-	-
Pool - Hedge Removal / Neighbor Landscape	3w	07/15/24	08/02/24		Complete				-					11					col-Hedg	e Removal/	Neighbor L	endicape	1	-111	-			-
Delay (Neighbor Approval + Gas Shutoff)	7w	08/05/24	09/20/24	282	Complete							1						Ė		Clotay (Need	phoor Appro	val - Gee	S'woolf)	Ш			1	
Peol - Demo	Sw	10/10/24	10/16/24		Complete							LA W									- Demo			Щ				
Delay (Dewalenng)	-der	10/17/24	11/13/24	284	Complete							-								-	Delay (	_	-	Ш			_	1
Pool - Renovation	Ser	11/14/34	12/18/24	285	In Progress												1					Pool - Re	notavon	Ш				
Pool - Equipment + Transformer Sieb	1w	12/19/24	12/25/24	286	At Rink														1			Pool - I	Equipment :	· Para	prefer bis			
Pool - Sile Wells	3w	12/20/34	01/15/25	267	At Floric																	P	tool - Site V	M44				
Pool - Drainage	2m	01/23/25	03/05/25		At Plais.																	1	Pool-	Design P				
Pool - Trellis	2w	02/06/26	02/19/25	209	Alflink																		Pa	4	is .			
Pool - Slab Deck	2w	02/00/25	02/19/25	200	At Plak	1										1							Pool - Site W Pool - Site W Pool - Flo	-	Desk			
Psoi - Tile Approval	0	12/02/24	13/03/24		ARM	d.										The second second					<b>⊕</b> Po	ol - Tile Ap	provei					
Hardscape	3w	02/20/26	03/12/25	271	Not Started				-	1												1		Herb	ucapo ol - Pinterio			
Pool - Finishes	4w	02/20/25	03/19/25	271	Not Sterled			-	1	1			1		-								1	T Ph	N - Priery	86		
Courtyrens - Perimeter Framing + Stucce	3w	08/22/24	09/11/24	57	Complete	1			1			-	1						=	Courgeard - P	ertmeter Fr	aming + St	tueco	111				T
Courtyard - Scaffold Remove	0	11/04/34	11/04/24	-	Complete	4							-	-	-				T		Courteers			111				
Courtyerd - Denne + UG	- Our	11/04/24	12/13/24	276	In Progress	1		-	-	-			1				1			-			- Demo + t	ud			1	
Countywes - Decres	2=	12/10/24	12/27/24	2.4	Not Started	-		-	-	-	-	+	1	-	_	-	-	-		1			vard - Down		+		1	
	Ow .	12/10/24	01/24/25	277	Not Started	+		-		-		-	+		_	_			-	1			Courtyerd		100	-	-	+
Courtyerd - Greding		12/16/24	01/24/25	277	Not Started Not Started	+-		-	-	-	-	-			-	-	-		-		-		Courtyerd			na.	+	+
Courtyant - Overhead Beams	Ow	12.001				+		-	-	-		-	+			-	-		-		-	7	Courtys		F	-	+	-
Courtyard - Tree	1w	01/27/25	01/31/25	280	Not Started	-		-	-			-	-	-	-	-	-	-	-	1	_		-			date C.	nob.	+
Courtyers - Finishes Supply	18w	11/11/24	03/14/25	100	ALRIN	-		-	-	-	-	-	-		-	-	-	-	-	1	-	-	-	100	1	riches Sup - Finishes rd - FIE +	1	+
Courtyard - Finlehee Instell	2w	03/17/25	03/28/25	282	Not Started	-	-	-	-		-		-	-	-	-		-	-	+		+	+	111	270	- C00	-	+
Courtyard - FFE + Planters	fw	03/31/25	04/04/25	283	Not Started	-			-			-	-		-	-		-	-	-	-	-		11.1	-	a-FRE *	- marie	+
Awnings	8w	01/08/25	05/06/25		Miller	-						-	-		_				-			han	-	411		-	-	+
Treah Trellis	Ow	01/23/25	03/05/25	295FF	Atha										-					-		1	-	1	7083	-	-	-
Landecape	2w	03/20/25	04/02/25	274	Not Sterled					-					_					-		-	+	117	Tredio Landinos	)e	-	-
Inspections + Turnover	tur	03/20/25	09/26/25	274, 280	Not Started	1																		8	-	s + Turnov		
Specifies + Opening	40.5c	001408	cention						-			-		20.2		_			-			-	- Inc	9 30			dunation	STUDE
Substantial Completion	24	03/12/26	09/13/25	230, 262	Not Started																			Sup	standed Co	mplefon		
Acceleration	0	04/18/25	04/18/26	188FF		¢																			gace	_		
GC Punch / Snegging 1 (Amenity)	3.8w	03/14/25	04/08/25	290	Not Started		- Land																		ge fur	nch / Sneg		
GC Punch / Snegging 2 (Guest Floores)	3.8w	04/18/25	05/14/25	29188	Not Started	-							-								9100				The same	g GC Pur	nch Sneg	ging 2 (
Activate Utilities	day	02/14/25	03/13/25	290F8 -4w	Not Started																		Same	Actor		10		
Turnover to Operations 1 (Amently)	1w	949696	04/15/26	292				-																	(II Turns	ner in Ope	arations 1	(Amen)
Tuthover to Operations 2 (Guest Rooms)	1w	05/14/25	0821/25	268	Not Started													-								[] Turne	ият ю Ори	eretions
Final SubPermit Signoffs	2w	02/29/25	03/13/25	290FF	Not Started			$\rightarrow$									1							Fine	SupPerm	ni Sgroft		
Fire Marshal Approval	2w	09/29/25	09/13/25	290FF	Not Started	1													-				1	Fin	Manahali A	upped		
Heelth Approval - Pool	200	09/28/25	03/13/26	290FF	Noi Started	1			-	-							1						1 8	Heel	th Approv	rai - Peol		
Heelth Approval - F&B	2m	03/29/25	03/13/25	290FF	Not Started	-		-			-	-							-			-		Heel	th Approv	rai - F48		
Hiding Go / No Go (80 Days)	0	03/19/26	03/19/25	303FF -12w	Not Started	-	-	-				+	-	1	-			-	-		1	-	1			eo Go 180 I	Days)	+
	0	04/16/25	04/18/25	304FF -8a	Not Started	I				-	-	-	-		-		-	-			-	-				tings Open		1978)
Bookings Opening (80 Days)	3w	05/21/25	06/11/25	295, 296	Not Started	1		-		-	-	-	-		-	-	-	-	-			-		-	+		TCO Appr	
TCO Approvel (Block and Train)	_		_	_		1		-		-	-	-	-	-	-		-		-	-			1	-	+		CoOAp	
C of O Approvel (Open to Public)	0	96/11/06	06/11/25	360	Not Started	7	-		-			-	-	-	-	-			-	-	-	-	+	-	1		up / Blagin	
Setup / Staging / PL Complete 1 (Amenity)	Ow	04/15/25	05/27/25	295	Not Started	+		-	-	-			-	-	-	-	-		-		-	+	1		Luga		etus / Stay	
Setup / Staging / Pf. Complete 2 (Guest Rooms)	20	06/21/25	06/04/25	296	Not Started	1	-					-	-	-	-	-	-			-		-	-		-			
Soft Opening	0	09/11/25	06/11/26	364	Not Started	9							-		-		1		-			-	-	-	-	- 19	Sof Open	-
Grend Opening (Firemen's Ball)	0	By Owner	By Owner		Not Started							-			_		-	-	-		_	-	-	_	-		-	+
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onted on January 20, 2025 9:20:25 AM PST Page 5 of 6



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



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,

Project Manager

Melisa Perez

M: 561-271-3707, 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

#### 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

	19 Citation attenuation	Permit type name	Permit description	Permit Address	Permit Suite	Customer Last Name	Application date	Issue date	Approval state
-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
-23-98323	U-23-13480	U-DEWATERING	DEWATERING POOL (ONGOING FOR GROUND/IN RAIN) SIN GLE (1) 2" HOSE INTO GUTTER	363 COCOANUT ROW		MOUW ASSOCIATES INC	7/19/2023	7/26/2023	final
-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
-23-98323	U-23-13867	U-DEWATERING	DEWATERING POOL (ONGOING FOR GROUND/IN RAIN) SIN GLE (1) 2" HOSE INTO GUTTER	363 COCOANUT ROW		MOUW ASSOCIATES INC	8/22/2023	9/1/2023	final
-23-98323	U-23-13955	U-CONSTRUCTION PARKING		363 COCOANUT ROW		MOUW ASSOCIATES INC	8/29/2023	9/1/2023	final
-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
-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
-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
-23-98323	U-23-14183	U-DEWATERING	DEWATERING POOL (ONGOING FOR GROUND/IN RAIN) SIN GLE (1) 2" HOSE INTO GUTTER	363 COCOANUT ROW		MOUW ASSOCIATES INC	9/19/2023	9/25/2023	final
-23-98323	U-23-14184	U-USE OF/WORK IN ROW	****PRIVATE PROVIDER**** USE OF- CONSTRUCTION E QUIPMENT, LOADING/UNLOADING, SCAFFOLDING	363 COCOANUT ROW		MOUW ASSOCIATES INC	9/19/2023	9/22/2023	final
-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
-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
-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
-23-98323	U-23-14508	U-DEWATERING	DEWATERING POOL (ONGOING FOR GRUOND/RAIN WATER) SINGLE (1) 2" HOSE INTO GUTTER	363 COCOANUT ROW		MOUW ASSOCIATES INC	10/19/2023	10/24/2023	final
-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
-23-98323	U-23-14510	U-USE OF/WORK IN ROW	SIDEWALK CLOSURE/REDIRECT SCAFFOLDING FACE	363 COCOANUT ROW	and the same of th	MOUW ASSOCIATES INC	10/19/2023	10/24/2023	final
-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
-23-98323	U-23-14710	U-CONSTRUCTION PARKING	****PRIVATE PROVIDER**** CONSTRUCTION PARKING Parking Attendant: John Hart - (832) 808-1807	363 COCOANUT ROW	and the state of t	MOUW ASSOCIATES INC	11/6/2023	11/8/2023	final
-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
-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
-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
-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
-23-98323	U-23-14931	U-DEWATERING	DEWATERING POOL (ONGOING FOR GRUOND/RAIN WATER SINGLE (1) 2" HOSE INTO GUTTER	363 COCOANUT ROW		MOUW ASSOCIATES INC	12/1/2023	12/7/2023	final
3-23-98323	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
-23-98323	U-23-15072	U-USE OF/WORK IN ROW	*****PRIVATE PROVIDER***** USE OF- CONSTRUCTION E QUIPMENT, LOADING/UNLOADING, SCAFFOLDING	363 COCOANUT ROW		MOUW ASSOCIATES INC	12/20/2023	12/21/2023	final
-23-98323	U-23-15073	U-DEWATERING	DEWATERING POOL (ONGOING FOR GRUOND/RAIN WATER SINGLE (1) 2" HOSE INTO GUTTER	363 COCOANUT ROW		MOUW ASSOCIATES INC	12/20/2023	12/21/2023	final
-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
-23-98323	U-23-15075	U-CONSTRUCTION PARKING		363 COCOANUT ROW		MOUW ASSOCIATES INC	12/20/2023	12/21/2023	final
	U-23-15076	U-CONSTRUCTION PARKING	*****PRIVATE PROVIDER**** CONSTRUCTION PARKING	363 COCOANUT ROW		MOUW ASSOCIATES INC	12/20/2023	12/21/2023	final

aster Permit	Permit number	Permit type name	Permit description	Permit Address	Permit Suite	Customer Last Name	Application date	Issue date	Approval state
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
3-98323	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
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
23-98323	U-24-15728	U-USE OF/WORK IN ROW	*****PRIVATE PROVIDER***** USE OF- CONSTRUCTION E QUIPMENT, LOADING/UNLOADING, SCAFFOLDING	363 COCOANUT ROW		MOUW ASSOCIATES INC	3/18/2024	3/19/2024	final
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
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
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
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
23-98323	U-24-15815	U-CONSTRUCTION PARKING	*****PRIVATE PROVIDER**** CONSTRUCTION PARKING Parking Attendant: John Hart - (832) 808-1807	363 COCOANUT ROW	The state of the s	MOUW ASSOCIATES INC	3/27/2024	4/3/2024	final
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 ROO	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 M ODIFIED BITUMEN FLASHING	363 COCOANUT ROW		GOLD COAST ROOFING & BUILDI NG	9/9/2005	9/9/2005	final
	X-06-26971	X-LEGACY PERMIT	REPLACE EXISTING CONDENSER AND AHU. SYSTEM(1)30T C NDNSR;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 CONDITION ING CORP	10/24/2018	12/11/2018	issued
	8-20-84635	E-ELECTRICAL	**** EMERGNECY ***** ELECTRICAL DEMO AND GENERAL REPAIRS	363 COCOANUT ROW		BROWN ELECTRICAL SOLUTIONS	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 BA	363 COCOANUT ROW		MONROE SERVICE CO	11/17/2020	12/1/2020	issued
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/ELE VATOR SHAFT *****TC EXTEND FOR SIX MONTHS - EXPIRATION AND STAIR TOWER PROVIDER TO STAIR TOWER PROVIDER TOWER TOWER PROVIDER TOWER	363 COCOANUT ROW		MOUW ASSOCIATES INC	3/13/2023	5/15/2023	issued
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
23-98323	B-23-99401	E-ELECTRICAL	*****PRIVATE PROVIDER***** TEMP POWER FOR CONSTRUCTION	and the state of t		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 TEMPO RARY SERVICE.	363 COCOANUT ROW		FLORIDA POWER & LIGHT	5/30/2023	6/2/2023	Issued

#### **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) Mailing Address

363 COCOANUT ROW PROPCO LLC 21-24 MILLBANK 4TH FLOOR LONDON SW1P 4QP GREAT BRITAIN & 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**

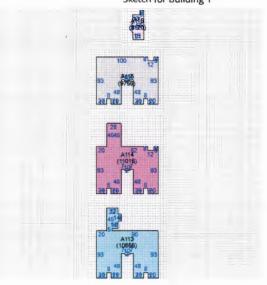
Structural Element for Building 1

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
<b>Exemption Amount</b>	\$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

\$23,206

\$365,742

\$22,324

\$293,060

\$21,819

\$161,998

\$21,539

\$174,822

\$23,983

\$420,092

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

TOTAL TAX

NON AD VALOREM