

TOWN OF PALM BEACH

Information for Town Council Meeting on: November 10, 2021

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 Building Permit Extension at 403 Brazilian Avenue

Date: October 29, 2021

STAFF RECOMMENDATION

Staff recommends that the Town Council consider the request from Maura Ziska, Esq., regarding a time extension in which to complete a remodel of the house at 403 Brazilian Avenue, and approve the request for a permit extension through the end of March, 2022.

GENERAL INFORMATION

403 Brazilian Avenue is currently owned by BHJ Land Trust, Mathew E. Juster, Trustee. The property was purchased in October of 2017. Town Management Services, LLC was issued the construction permits for remodel on July 15, 2019.

Due to the size of the building, the duration of the construction permit was limited by Town Code 18-237 to just 30 months, and permit B-19-80238 was issued and stated the 30 month duration. The permit will expire on January 14, 2022.

Mrs. Ziska is requesting additional time to complete the project. Her letter states the time extension is required "due to unforeseen events due to COVID-19." The construction schedule shows that after the permit expiration date of January 14, 2022, the only remaining work is interior and exterior painting, and construction work relating to a pool and site wall. Staff supports the request, based upon the details provided by the applicant.

Attachments: Letter from Maura Ziska, dated October 26, 2021, w/ schedule
Letter sent to abutting neighbors
Permit Summary for the Property

KOCHMAN & ZISKA PLC

Ronald S. Kochman*
Maura A. Ziska

*also admitted in NY

Esperanté
222 Lakeview Avenue, Suite 1500
West Palm Beach, Florida 33401
Telephone 561-802-8960
Facsimile 561-802-8995

October 26, 2021

VIA EMAIL

wbergman@townofpalmbeach.com

Mr. Wayne Bergman, Building Official
Town of Palm Beach
360 S County Road
Palm Beach, FL 33480

Re: Extension for construction timeframe /403 Brazilian Avenue, Palm Beach, FL

Dear Wayne,

This letter shall serve as formal notice of the request for a waiver of the time schedule for completion of construction by the owner of 403 Brazilian Avenue, Palm Beach, Florida. This is to allow continued work a single-family residence. Also enclosed is a construction schedule from Town Management Services. The reason for the delay and request for an extension is due to unforeseen events due to COVID-19. The new completion date would be the end of March 2022. I have also included a copy of the letter that will be sent notifying the abutting property owners and the owners across the street from the project.

Please place this request on the November 10, 2021 Town Council agenda.

Respectfully,

Maura Ziska

Maura Ziska

/maz
Enclosures
cc: Client

October 26, 2021

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 403 Brazilian Avenue, Palm Beach, Florida allowing extra time to complete construction. The new completion date would be end of March 2022.

This matter will be presented to the Palm Beach Town Council at the regularly scheduled meeting on November 10, 2021. 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,

Maura Ziska

Maura A. Ziska

/maz

403 Brazilian

Sub Construction	August 8/1 - 8/31	September 9/1 - 9/30	October 10/1 - 10/31	November 11/1 - 11/30	December 12/1 - 12/31	January 1/1 - 1/31	February 2/1 - 2/28	March 3/1 - 3/31
Drywall	In Progress		Through Nov 15					
Plaster Crown		Start Sept 8 through Sept 17th						
Bath Tile	In Progress		In progress			Through Jan 1		
Bath Wall Fabrication and Installation	Aug 18 Start		In progress			Through Jan 1		
Stone Floors	Aug 18 Start		Through Nov 1					
Wood Floors			Start Nov 15	Through Dec 21				
Ins. Ties			Start Nov 15	In progress		Feb 1st		
Wood Windows Installation				Start Dec 6 through Dec 24				
Interior Plastering (Finish)						Start Feb 1st	Through Feb 28	
Steel Door (South Side)	No Confirmation on Schedule yet							
Electrical Ties Out	Start as rooms become available through Feb 28							
Plumbing Ties Out	Start as rooms become available through Feb 28							
A/C Start Up		Start Sept 13 through Sept 17th						
Interior Door Installation			Through Nov 15	Through Dec 15				
Front Door Installation			Start Nov 15	Through Dec 1st				
Front Door Pre-Cut			Start October 4 through October 15	Start Nov 21	Through 15			
Interior Painting	Interior ceiling and wall prime and paint (Non Custom Finishes)	Start Sept 10 through Feb 28						
Pool		Start Sept 22 Engineering & Plans		Permitting Start Dec 1	Permitting Through Dec 1	Construction Through Jan 2		Through Month 31
Exterior Painting					Start Dec 15			Through Month 31
Mid Site work					Start Dec 15 Approval/Permitting	Through Jan 15 Approval/Permitting	Construction	
SUB BELL WORK BELOW								
Study Cabinetry	Feb Site 15 weeks, install time 3 weeks							
Dining Cabinet	Feb Site 4 weeks, install time 2 weeks							
Dining Buffet	Feb Site 2 weeks, install time 1 day							
Kitchen Cabinetry	Feb complete, install time 2 weeks (start after stone floor)							
Master Dining Cabinetry	Feb Site 1 day, install time 1 week							
Bed Closet	Feb Site 3 days, install time 1 week							
Mar Closet	Feb Site 5 weeks, install time 1 week							
Mar Vanity	Feb Site 1 week, install time 1 day							
Bathroom	Feb Site 2 weeks, install time 1 week							
Closet 205	Feb Site 1 week, install time 3 days							
Laundry	Feb Site 1 day, install time 1 week							
Bath 1	Feb Site 1 week, install time 1 day							
Bath 2	Feb Site 1 week, install time 1 day							

Paint-In
Pool
Paint-Ex
Site wall

2nd Floor South	Fully lit 1 week, tested 1 day							
3rd Floor	Fully lit 1 week, tested 1 day							

Master Permit	Permit number	Permit type name	Permit description	Permit Address	Permit Suite	Customer Last Name	Application date	Issue date	Expiration date	Approval
B-19-80238	U-21-07707	U-USE OF/WORK IN ROW	*****PRIVATE PROVIDER*****USE OF LOAD EQUIPMENT BACK ON TRUCK.	403 BRAZILIAN AVE		TOWN MANAGEMENT SERVICES LLC	7/2/2021	7/9/2021	10/7/2021	final
B-19-80238	U-21-07634	U-USE OF/WORK IN ROW	*****PRIVATE PROVIDER***** USE OF- MACHINE UNLOAD	403 BRAZILIAN AVE		TOWN MANAGEMENT SERVICES LLC	6/25/2021	6/30/2021	9/28/2021	issued
B-19-80238	U-21-07550	U-USE OF/WORK IN ROW	*****PRIVATE PROVIDER***** USE OF ROW FOR MATERIAL DROP OFF (DRWAY) WITH FORK LIFT	403 BRAZILIAN AVE		TOWN MANAGEMENT SERVICES LLC	6/11/2021	6/15/2021	9/13/2021	issued
B-19-80238	B-20-83911	R-REVISION	*****PRIVATE PROVIDER***** OTHER: ADD RELOCATE FIRE SPRINKLERS	403 BRAZILIAN AVE		HARRIS FIRE PROTECTION INC	4/27/2020	5/7/2020	4/27/2020	final
B-19-80238	U-19-04327	U-USE OF/WORK IN ROW	*****PRIVATE PROVIDER*****USE OF - MATERIAL DELIVERY AND CONCRETE POUR	403 BRAZILIAN AVE		TOWN MANAGEMENT SERVICES LLC	10/28/2019	4/28/2020	1/28/2020	issued
	U-19-04565	U-USE OF/WORK IN ROW	CONCRETE POUR FOR INTERIOR STAIRS - PUMP TRUCK ON PROPERTY, CONCRETE TRUCK IN STREET - SCHEDULED FOR 12 PM - 2 PM	403 BRAZILIAN AVE		TOWN MANAGEMENT SERVICES LLC	12/9/2019	12/11/2019	3/10/2020	issued
B-19-80238	U-19-04143	U-USE OF/WORK IN ROW	MATERIAL DELIVERY CONCRETE POUR (1 PERMIT)	403 BRAZILIAN AVE		TOWN MANAGEMENT SERVICES LLC	10/7/2019	10/9/2019	1/7/2020	issued
	B-19-80238	B-RESIDENTIAL ALTERATION	*****PRIVATE PROVIDER*****REMODEL (1 PERMIT)	403 BRAZILIAN AVE		TOWN MANAGEMENT SERVICES LLC	7/3/2019	7/15/2019	1/14/2022	issued
B-18-76682	U-19-03354	U-USE OF/WORK IN ROW	USE OF- MATERIAL DELIVERIES, GARBAGE PICK UP, CONCRETE TRUCK AND PUMP	403 BRAZILIAN AVE		TOWN MANAGEMENT SERVICES LLC	6/10/2019	6/20/2019	9/18/2019	final
B-19-80238	B-18-76682	D-INTERIOR DEMOLITION	*****PRIVATE PROVIDER*****INTERIOR DEMOLITION (OWNER BHI LAND TRUST)	403 BRAZILIAN AVE		TOWN MANAGEMENT SERVICES LLC	11/27/2018	12/5/2018	6/3/2019	issued
B-13-32535	B-18-69502	P-PLUMBING	SUB- PLUMBING- BATHROOM PLUMBING- SEE DISCHARGE LETTER ATTACHED. SEE INSPECTIONS UNDER B-13-33041	403 BRAZILIAN AVE		DRY ART CONSTRUCTION INC	1/9/2018	1/17/2018	6/3/2019	final
B-13-32535	B-18-69499	E-ELECTRICAL	SUB- ELECTRICAL- AS PER DRAWINGS- SEE DISCHARGE LETTER ATTACHED B-13-33097. SEE INSPECTION UNDER B-13-33097	403 BRAZILIAN AVE		DRY ART CONSTRUCTION INC	1/9/2018	1/16/2018	6/3/2019	final
B-13-32535	B-15-52309	S-HARDSCAPE/DRIVEWAY/LANDSCAPE	SUB SITE- REMOVE AND INSTALL NEW DRIVE WAY-(ARCOM APPROVAL GRANTED).	403 BRAZILIAN AVE		DRY ART CONSTRUCTION INC	10/6/2015	10/15/2015	6/3/2019	final
B-13-32535	B-13-35077	B-WINDOWS/DOORS/SHUTTERS/GARAGE DOORS	SUB- DOORS- REPLACE ENTRY DOOR WITH HIGH IMPACT (MUST MATCH EXISTING)	403 BRAZILIAN AVE		ARMSTRONG BUILDING CONTRACTORS	8/28/2013	8/29/2013	4/19/2014	final
B-13-32535	B-13-34842	S-POOL/WATER FEATURE	SUB POOL - REFINISH POOL & ADD NEW TILE	403 BRAZILIAN AVE		FOUNTAIN BLUE POOL SERVICES INC	8/21/2013	8/22/2013	6/3/2019	final
B-13-32535	B-13-33097	E-ELECTRICAL	SUB- ELECTRIC- REMODEL PER PLANS FOR ELECTRICAL WORK	403 BRAZILIAN AVE		AMP ELECTRIC INC	6/20/2013	6/25/2013	12/22/2013	canceled
B-13-32535	B-13-33041	P-PLUMBING	SUB PLUMBING - PLUMBING PER PLANS - REMODEL MASTER BATHROOM, NEW SHOWER PAN, TUB SET NEW TOILET AND NEW SINK	403 BRAZILIAN AVE		DRY ART CONSTRUCTION INC	6/19/2013	6/20/2013	12/17/2013	canceled
	B-13-32535	B-RESIDENTIAL ALTERATION	INTERIOR REMODEL WOOD FLOORS, KITCHEN COUNTER TOP, MASTER BATH, REMOVE (2) COLUMN BACK PATIO.	403 BRAZILIAN AVE		DRY ART CONSTRUCTION INC	5/31/2013	6/5/2013	6/3/2019	issued
B-13-32535	B-13-31065	D-INTERIOR DEMOLITION	DEMO INTERIOR PARTITIONS, REMOVE STORE FLOOR, REMOVE KITCHEN COUNTER TOP'S, REMOVE CARPET AND DEMOLISH MASTER BATH	403 BRAZILIAN AVE		DRY ART CONSTRUCTION INC	3/28/2013	4/1/2013	1/28/2014	final
	X-06-22833	X-LEGACY PERMIT	PRE-SLAB, GENERATOR 47KVA	403 BRAZILIAN AVE		INACTIVE	5/26/2006	5/26/2006	10/2/2008	final
	X-06-22834	X-LEGACY PERMIT	RUN 1" GALV GAS LINE FROM METER TO GENERATOR APPROX. 15-12' AWAY	403 BRAZILIAN AVE		INACTIVE	5/26/2006	5/26/2006	10/2/2008	final
B-19-80238	A-20-00860	A-ARCOM STAFF APPROVAL	*****PRIVATE PROVIDER***** PAGE 100 - DEMO EXISTING POOL RUNNING NORTH/SOUTH BUILD NEW POOL RUNNING EAST/WEST - NON VISIBLE FROM ANY PUBLIC SPACE. PAGE 200 - REPLACE EXISTING FRONT DOOR	403 BRAZILIAN AVE		TOWN MANAGEMENT SERVICES LLC	1/23/2020		1/17/2021	final
B-13-32535	B-13-34561	R-REVISION	REVISION BUILDING / ELECTRICAL / PLUMBING - AS BUILT	403 BRAZILIAN AVE		DRY ART CONSTRUCTION INC	8/12/2013		8/12/2013	canceled
B-19-80238	U-21-07919	U-USE OF/WORK IN ROW	*****PRIVATE PROVIDER*****USE OF- MATERIAL DELIVERY	403 BRAZILIAN AVE		TOWN MANAGEMENT SERVICES LLC	7/30/2021		10/28/2021	canceled
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