

TOWN OF PALM BEACH

Information for Town Council Meeting on: December 14, 2022

To: Mayor and Town Council

Via: Kirk Blouin, Town Manager

From: Wayne Bergman, Director of Planning, Zoning & Building



Re: Waiver of Town Code Section 18-237, For Building Permit Extension
at 247 Miraflores Drive

Date: December 1, 2022

STAFF RECOMMENDATION

Staff recommends that the Town Council consider the request from contractor Woolems Luxury Builders (Kelly Wright) regarding a time extension in which to complete the construction of a new residence at 247 Miraflores Drive and to extend the permit duration until the end of March, 2023.

GENERAL INFORMATION

The property is owned by Laetitia Oppenheim. The permit was issued in April of 2021. The permit was valid for 20 months and will expire on December 21, 2022. Kelly explains in the email that due to the shortage and delay in material supply, their project will take a little longer than planned.

Staff supports the request, based upon the details provided by the applicant.

Attachments: Email from Kelly Wright
Permit Summary for the Property
Property Appraiser Details for the Property

*****Note: This email was sent from a source external to the Town of Palm Beach. Links or attachments should not be accessed unless expected from a trusted source. Additionally, all requests for information or changes to Town records should be verified for authenticity.*****

Good morning Wayne,

I was told by Michelle to send you a notification in regards to the below project:

In reference to the project located at 247 Miraflores Dr. (permit #B-20-83200) we are aware the permit is due to expire 12/21/22.

Due to the cause of shortage and delay in material supply, it pushed our project back a little further than anticipated.

We are expected to complete this project by the end of March 2023.

Please let us know what further action needs to take place, in order for us to proceed with work passed 12/21/22.

Thank you,
Kelly



Kelly Wright | Preconstruction Administrator

2301 Centrepark West Drive #150 | West Palm Beach, FL 33409

Office: 561.835.0401 | Facsimile: 561.835.0403

kwright@woolemsinc.com | www.woolems.com

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Wayne Bergman

From: Michelle Sentmanat
Sent: Tuesday, November 08, 2022 8:14 AM
To: Wayne Bergman; Kelly Wright
Cc: Amadou Dial
Subject: RE: Woolems - B-20-83200

The expiration date is correct, 12/21/22. I advised Woolems to send a letter to request to be placed on the next council agenda for a time extension.

Kind Regards,

Michelle Sentmanat

Senior Development Permit Technician

Town of Palm Beach
Planning, Zoning & Building Department
360 S. County Road
Palm Beach, FL 33480
Phone: 561-227-6413
www.townofpalmbeach.com

From: Wayne Bergman <wbergman@TownOfPalmBeach.com>
Sent: Tuesday, November 08, 2022 8:00 AM
To: Kelly Wright <kwright@woolemsinc.com>; Michelle Sentmanat <MSentmanat@TownofPalmBeach.com>
Cc: Amadou Dial <adial@woolemsinc.com>
Subject: RE: Woolems - B-20-83200

Michelle – can you confirm the expiration date of this permit / project?

Wayne Bergman, MCP, LEED® AP

Director

Town of Palm Beach
Planning, Zoning, Building
360 S. County Road
Palm Beach, FL 33480
Office: 561-227-6426
www.townofpalmbeach.com

From: Kelly Wright <kwright@woolemsinc.com>
Sent: Monday, November 07, 2022 9:14 AM
To: Wayne Bergman <wbergman@TownOfPalmBeach.com>
Cc: Amadou Dial <adial@woolemsinc.com>
Subject: Woolems - B-20-83200

Master Permit	Permit number	Permit type name	Permit description	Permit Address	Permit Suite	Customer Last Name	Application c	Issue date	Expiration date	Approval
B-20-83200	U-21-07406	U-CONSTRUCTION PARKING	CONSTRUCTION PARKING	247 MIRAFLORES DR		WOOLEMS INC	5/25/2021	5/28/2021	5/28/2021	final
B-20-83200	B-21-87707	R-REVISION	BUILDING: A-201 A 202 N & E ELEVATIONS SHOWING FLOOD VENTS	247 MIRAFLORES DR		WOOLEMS INC	3/2/2021	3/9/2021	3/2/2021	final
B-20-83200	B-21-87534	F-FLOOD PLAIN DEVELOPMENT	SUB - FLOOD PLAIN	247 MIRAFLORES DR		WOOLEMS INC	2/11/2021	4/21/2021	10/18/2021	issued
	B-20-83200	B-RESIDENTIAL NEW CONSTRUCTION/ADDITION	CONSTRUCT SINGLE FAMILY RESIDENCE WITH POOL	247 MIRAFLORES DR		WOOLEMS INC	2/12/2020	4/21/2021	5/6/2023	issued
	A-19-00797	A-ARCOM STAFF APPROVAL	A MINOR INTERNAL PLAN RECONFIGURATION AFFECTING ONLY THE NORTH (REAR GARDEN) FACADE: ELIMINATION OF SECOND FLOOR TERRACE TO ALLOW FOR A GROUND FLOOR OPEN AIR COURTYARD WITH FOUNTAIN. GARDEN WALL BETWEEN MOTOR COURT AND FRONT GARDEN TO BE REMOVED. GARDEN WALL BETWEEN	247 MIRAFLORES DR		SMI LANDSCAPE ARCHITECTURE INC	12/9/2019		12/3/2020	final
	B-19-82122	D-DEMOLITION	DEMOLITION OF MAIN HOUSE AND SWIMMING POOL	247 MIRAFLORES DR		WOOLEMS INC	11/1/2019	11/6/2019	7/25/2020	final
	B-19-82088	P-PLUMBING	CAP OFF WATER FOR DEMO	247 MIRAFLORES DR		MCGILVRAY MECHANICAL LLC	10/30/2019	10/31/2019	4/28/2020	final
	U-19-04343	U-SEWER/DRAINAGE - CAP-OFF/CONNECTION	CAP OFF SEWER FOR DEMO	247 MIRAFLORES DR		MCGILVRAY MECHANICAL LLC	10/30/2019	11/5/2019	2/3/2020	final
	B-19-79699	FEE CHARGE	DEFERRAL FEE	247 MIRAFLORES DR		SMI LANDSCAPE ARCHITECTURE INC	6/4/2019	6/4/2019	6/4/2019	final
B-18-70091	B-18-70376	E-ELECTRICAL	SUB ELECTRIC - ELECTRICAL WORK FOR LAUNDRY ROOM PER PLAN	247 MIRAFLORES DR		MCDONOUGH ELECTRIC INC	3/7/2018	3/13/2018	10/27/2018	final
B-18-70091	B-18-70259	M-MECHANICAL	SUB MECHANICAL - HVAC AS PER PLANS	247 MIRAFLORES DR		BERKUN AIR INC	3/1/2018	3/6/2018	10/27/2018	final
B-18-70091	B-18-70204	P-PLUMBING	SUB- PLUMBING AS APPROVED SET OF PLANS	247 MIRAFLORES DR		MICHAEL CHRISTIE PLUMBING	2/27/2018	2/28/2018	10/27/2018	final
B-18-70204	F-18-02653	F-FIRE RESCUE STANDARD	SUB- PLUMBING AS APPROVED SET OF PLANS	247 MIRAFLORES DR		MICHAEL CHRISTIE PLUMBING	2/27/2018	3/7/2018	3/2/2019	final
	B-18-70091	B-RESIDENTIAL ALTERATION	INTERIOR ALTERATION FOR NEW LAUNDRY ROOM PER PLANS.	247 MIRAFLORES DR		TIM GIVENS BLDG & REMODELING I	2/16/2018	2/27/2018	11/4/2018	final
B-18-70091	B-18-69912	D-INTERIOR DEMOLITION	INTERIOR DEMOLITION OF EXISTING CABANA BATH PER PLAN.	247 MIRAFLORES DR		TIM GIVENS BLDG & REMODELING I	2/5/2018	2/9/2018	11/4/2018	final
B-13-31591	B-13-32131	R-REVISION	REVISION MECHANICAL - CHANGED AHU: TRANE GAF2A0A365315AA 3.0TON 8KW 14.0 SEER	247 MIRAFLORES DR		LOWEN A/C INC	5/15/2013	5/22/2013	5/15/2013	final
	B-13-31591	M-REPLACEMENT	REPLACE EXISTING AHU& COND W/SAME AS EXISTING - TRANE COND M/N 4TTB4036E1 AND AHU M/N GAM5A0B36M31	247 MIRAFLORES DR		LOWEN A/C INC	4/24/2013	4/24/2013	12/23/2013	final
	B-08-01393	B-ROOF REPAIR/RE-ROOF	REPLACE TILE AND BUR ROOFS	247 MIRAFLORES DR		CARPENTERS ROOFING&SHEET META	12/5/2008	12/8/2008	1/10/2010	final
Count: 48										
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Master Permit	Permit number	Permit type name	Permit description	Permit Address	Permit Suite	Customer Last Name	Application c	Issue date	Expiration date	Approval
	U-22-11821	U-DEWATERING	DEWATERING PERMIT	247 MIRAFLORES DR		S MACDONALD CONTRACTING LLC	11/4/2022		1/3/2023	pending
B-20-83200	U-22-11796	U-CONSTRUCTION PARKING	CONSTRUCTION PARKING	247 MIRAFLORES DR		WOOLEMS INC	11/3/2022		11/3/2022	pending
B-20-83200	U-22-11798	U-CONSTRUCTION PARKING	CONSTRUCTION PARKING	247 MIRAFLORES DR		WOOLEMS INC	11/3/2022		11/3/2022	pending
B-20-83200	U-22-11799	U-CONSTRUCTION PARKING	CONSTRUCTION PARKING	247 MIRAFLORES DR		WOOLEMS INC	11/3/2022		11/3/2022	pending
	U-22-11452	U-EXCAVATION IN ROW	EXCAVATE FOR NEW CURB	247 MIRAFLORES DR		WM D ADEIMY JR INC	10/5/2022	10/21/2022	5/1/2023	issued
	U-22-11165	U-USE OF/WORK IN ROW	USE OF ROW FOR MOB IN LULL	247 MIRAFLORES DR		S MACDONALD CONTRACTING LLC	9/7/2022	9/9/2022	12/8/2022	issued
	U-22-10950	U-EXCAVATION IN ROW	PHASE 6N - EXCAVATE IN ROADWAY - PATCH PER TOWN STANDARDS - MILL AND RESURFACE - 1.25" PE GAS SERVICE BY DIRECTIONAL BORE AND CONNECT TO EXISTING 2" PE GAS MAIN.	247 MIRAFLORES DR		FLORIDA PUBLIC UTILITIES COMPANY	8/18/2022	9/23/2022	3/22/2023	issued
	U-22-10870	U-EXCAVATION IN ROW	EXCAVATE- 08/15/2022-WED 8/17/2022 - DAYTIME SINGLE LANE CLOSURE, REMOVE EXISTING 4" LATERAL AND REPLACE WITH NEW 6" PVC LATERAL AT SAME LINE, GRADE & ELEVATION AS EXISTING WITH CLEANOUT 1	247 MIRAFLORES DR		S MACDONALD CONTRACTING LLC	8/11/2022	8/16/2022	2/14/2023	issued
	U-22-10871	U-SEWER/DRAINAGE - CAP-OFF/CONNECTION	EXCAVATE- 08/15/2022-WED 8/17/2022 - DAYTIME SINGLE LANE CLOSURE, REMOVE EXISTING 4" LATERAL AND REPLACE WITH NEW 6" PVC LATERAL AT SAME LINE, GRADE & ELEVATION AS EXISTING WITH CLEANOUT 1	247 MIRAFLORES DR		S MACDONALD CONTRACTING LLC	8/11/2022	8/16/2022	11/16/2022	issued
B-20-83200	B-22-95753	R-REVISION	REVISION BUILDING - SOLAR PANEL ROOF MOUNTED BLOCKING ENGINEERING	247 MIRAFLORES DR		WOOLEMS INC	7/28/2022	8/4/2022	7/28/2022	final
B-20-83200	U-22-10640	U-USE OF/WORK IN ROW	USE OF- GUNITE TRUCKS SPRAY GUNITE	247 MIRAFLORES DR		OSLER POOLS INC	7/26/2022	8/26/2022	11/24/2022	final
B-20-83200	U-22-10604	U-CONSTRUCTION PARKING	CONSTRUCTION PARKING	247 MIRAFLORES DR		WOOLEMS INC	7/21/2022	8/16/2022	8/16/2022	issued
B-20-83200	U-22-10605	U-CONSTRUCTION PARKING	CONSTRUCTION PARKING	247 MIRAFLORES DR		WOOLEMS INC	7/21/2022	8/16/2022	8/16/2022	issued
B-20-83200	U-22-10606	U-CONSTRUCTION PARKING	CONSTRUCTION PARKING	247 MIRAFLORES DR		WOOLEMS INC	7/21/2022	8/16/2022	8/16/2022	issued
B-20-83200	B-22-95437	R-REVISION	REVISION- BUILDING- SUBMIT FIREPLACE DOCUMENTATION & MEP Asbuilts	247 MIRAFLORES DR		WOOLEMS INC	7/6/2022	7/12/2022	7/6/2022	final
B-20-83200	B-22-95204	R-REVISION	REVISION BUILDING - SUBMIT REVISED AC PAD FOR EAST EQUIPMENT AREA	247 MIRAFLORES DR		WOOLEMS INC	6/21/2022	6/22/2022	6/21/2022	final
B-20-83200	B-22-95118	R-REVISION	REVISION- BUILDING- POOL PLANS AND SPEC'S	247 MIRAFLORES DR		OSLER POOLS INC	6/15/2022	6/29/2022	6/15/2022	final
B-20-83200	B-22-94813	R-REVISION	REVISION OTHER DRAINAGE	247 MIRAFLORES DR		WOOLEMS INC	5/26/2022		5/26/2022	pending
B-20-83200	U-22-09834	U-CONSTRUCTION PARKING	CONSTRUCTION PARKING	247 MIRAFLORES DR		WOOLEMS INC	4/28/2022	5/4/2022	5/4/2022	issued
B-20-83200	U-22-09716	U-USE OF/WORK IN ROW	USE OF ROW FOR UNLOADING STRUCTUAL STAIR WITH MACHINE - 2 HOURS	247 MIRAFLORES DR		WOOLEMS INC	4/13/2022	4/27/2022	7/26/2022	issued
B-20-83200	B-22-93611	R-REVISION	REVISION- BUILDING - REVISED TRUSS SHOP DRAWINGS. SITE PLAN- REVISED CIVIL DRAWING, REVISED EXFILTRATION TRENCH LOCATION.	247 MIRAFLORES DR		WOOLEMS INC	3/11/2022	8/30/2022	3/11/2022	final
B-20-83200	B-22-93285	R-REVISION	REVISION- BUILDING- SUBMIT SEVERAL STRUCTURAL SK PAGES PERTAINING TO KNEE WALLS, CORNICE DETAILS, ROOF SHEATHING, ROOF CURBS, AND A LETTER FOR GARAGE DOOR BUCKS.	247 MIRAFLORES DR		WOOLEMS INC	2/14/2022	2/15/2022	2/14/2022	final
B-20-83200	B-22-92716	R-REVISION	REVISION: SUBMIT TRUSS LAYOUT AND ENGINEERING	247 MIRAFLORES DR		WOOLEMS INC	1/7/2022	1/12/2022	1/7/2022	final
B-20-83200	U-21-09095	U-CONSTRUCTION PARKING	CONSTRUCTION PARKING	247 MIRAFLORES DR		WOOLEMS INC	12/20/2021	1/11/2022	1/11/2022	final
B-20-83200	U-21-09010	U-USE OF/WORK IN ROW	ROW TRUSS DELIVERY & CRANE IN ROW	247 MIRAFLORES DR		WOOLEMS INC	12/2/2021	12/9/2021	3/9/2022	issued
B-20-83200	U-21-08548	U-USE OF/WORK IN ROW	USE OF ROW FOR CONCRETE POUR	247 MIRAFLORES DR		WOOLEMS INC	10/12/2021	10/22/2021	1/20/2022	issued
B-20-83200	B-21-90694	R-PERMIT UPDATE-CHG OF PLANS & VALUE/CORRECTION	PERMIT UPDATE- TEMPORARY MOBILE TRAILER	247 MIRAFLORES DR		WOOLEMS INC	8/12/2021		2/8/2022	pending
	B-21-89707	E-ELECTRICAL	CREATED IN ERROR	247 MIRAFLORES DR		WOOLEMS INC	6/17/2021		12/14/2021	canceled
B-20-83200	B-21-89708	R-REVISION	REVISION ELECTRIC FOR TEMPORARY POWER PLAN	247 MIRAFLORES DR		WOOLEMS INC	6/17/2021	7/1/2021	6/17/2021	final
B-20-83200	B-21-89224	B-AGREEMENTS PUBLIC WORKS	EASEMENT INSTALLATION AND REMOVAL AGREEMENT	247 MIRAFLORES DR		WOOLEMS INC	5/25/2021		11/21/2021	pending
Count: 48										
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Property Detail

Parcel Control Number:	50-43-43-14-03-000-0140	Location Address:	247 MIRAFLORES DR
Owners:	OPPENHEIM LAETITIA		
Mailing Address:	247 MIRAFLORES DR,PALM BEACH FL 33480 3617		
Last Sale:	MAY-2017	Book/Page#:	29122 / 1536
Property Use Code:	0000 - VACANT	Zoning:	R-B - Low Density Residential (50-PALM BEACH)
Legal Description:	EL PARAISO LTS 14 & 15	Total SF:	0
		Acres	0.2819

2022 Values (Current)

Improvement Value	\$0
Land Value	\$4,727,800
Total Market Value	\$4,727,800
Assessed Value	\$2,930,898
Exemption Amount	\$0
Taxable Value	\$2,930,898

All values are as of January 1st each year.

2022 Taxes

Ad Valorem	\$57,129
Non Ad Valorem	\$907
Total Tax	\$58,036

2023 Qualified Exemptions

No Details Found

Applicants

No Details Found

Building Footprint (Building 0)

No Image Found

Subarea and Square Footage (Building 0)

Description	Area	Sq. Footage
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Extra Features

Description	Year Built	Unit
No Extra Feature Available		

Structural Details (Building 0)

Description

MAP