

TOWN OF PALM BEACH

Information for Town Council Meeting on: June 14, 2023

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: May 18, 2023

STAFF RECOMMENDATION

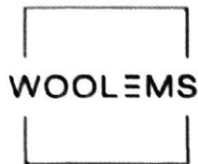
Staff recommends that the Town Council consider the request from contractor Woolems Luxury Builders (Amadou Dial) regarding a time extension in which to complete the construction of a new residence at 247 Miraflores Drive and to extend the permit duration until the end of June, 2023.

GENERAL INFORMATION

The property is owned by Laetitia Oppenheim. The permit was extended by the Town Council at their December 14, 2022 meeting until the date of March 31, 2023. While the project is taking about three months longer to complete, there are no specific reasons referenced. The contractor is notifying the abutting neighbors of his request.

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

Attachments: Letter from Amadou Dial, w/ Updated Construction Schedule
Permit Summary for the Property
Property Appraiser Details for the Property



LUXURY BUILDERS

Paper Beach

Headquarters

2001 Centrepark West Drive #100

West Palm Beach, Florida 33409

Office 561.935.0407

Fax/Facsimile 561.935.0405

woolems.com

May 16th, 2023

RE: 247 Miraflores – Permit B20-82300 Extension

Dear Mr. Bergman,

Woolems hereby confirms our intent to complete the construction activities at the above referenced project no later than June 14th, 2023. I have attached a Gantt Chart Project Schedule outlining our path to Completion. We will closely monitor our progress and should any deviation occur out of our control, we will promptly notify your office.

Today we began notifying the abutting neighbors (1 East, 1 West, 1 North and 2 across the street South). We will follow through with formal neighboring letters for documentation purpose.

In addition, we implemented few self-imposed measures to minimize the nuisance to the neighborhood and decided to perform most of our remaining tiles and stone cutting off site.

Sincerely,

Amadou Dial, Project Executive



247 MIRAFLORES - COMPLETION SCHEDULE

Tue 5/16/23 7:17 PM

ID	Task Name	Dur	Start	Finish	
1	Exterior Construction	20 days	Mon 5/22/23	Fri 6/16/23	
2	Exterior Wood Trims at North Elevation 2nd Floor	3 days	Thu 5/18/23	Mon 5/22/23	Exterior Wood Trims at North Elevation 2nd Floor
3	Exterior Painting Touch Ups	3 days	Tue 5/23/23	Thu 5/25/23	Exterior Painting Touch Ups
4	Install Decorative Light Fixtures	8 days	Mon 5/22/23	Wed 5/31/23	Install Decorative Light Fixtures
5	Re-Paint Garage Doors Matching Windows	3 days	Mon 6/5/23	Wed 6/7/23	Re-Paint Garage Doors Matching Windows
6					
7	Interior Construction	20 days	Thu 5/18/23	Wed 6/14/23	
8	Main Stair Plaster Work Finish Details	4 days	Thu 5/18/23	Tue 5/23/23	Main Stair Plaster Work Finish Details
9	Final Paint & Touch Ups	10 days	Mon 5/22/23	Fri 6/2/23	Final Paint & Touch Ups
10	Bath 217 Wall Tiles	15 days	Mon 5/22/23	Fri 6/9/23	Bath 217 Wall Tiles
11	Stair Railing Cap	5 days	Wed 5/24/23	Tue 5/30/23	Stair Railing Cap
12	Replace Pantry Glass Doors with Glass	2 days	Wed 5/24/23	Thu 5/25/23	Replace Pantry Glass Doors with Glass
13	Grout Kitchen & Pantry Mosaic Backsplashes	7 days	Thu 5/18/23	Fri 5/26/23	Grout Kitchen & Pantry Mosaic Backsplashes
14	Grout Fireplace Mantel	5 days	Thu 5/18/23	Wed 5/24/23	Grout Fireplace Mantel
15	Complete Standing and Running Trims	15 days	Thu 5/18/23	Fri 6/9/23	Complete Standing and Running Trims
16	Complete MEP Trim Out	16 days	Mon 5/22/23	Mon 6/12/23	Complete MEP Trim Out
17	Final Appliance Installation with SubZero Refrigerator	1 day	Tue 6/13/23	Tue 6/13/23	Final Appliance Installation with SubZero Refrigerator
18	Courtyard Tile Installation	15 days	Thu 5/18/23	Wed 6/7/23	
19					
20	Arrival Court & Grounds	17 days	Mon 5/15/23	Tue 6/6/23	
21	Exterior Stone (Pavers)	15 days	Mon 5/15/23	Fri 6/2/23	Exterior Stone (Pavers)
22	Install Site Walls Caps	7 days	Thu 5/25/23	Fri 6/2/23	Install Site Walls Caps
23	Install Garden Gates	2 days	Mon 5/22/23	Tue 5/23/23	Install Garden Gates
24					
25	Landscaping	11 days	Tue 5/30/23	Tue 6/13/23	Landscaping
26	Landscaping Planting Front Yard	10 days	Tue 5/30/23	Mon 6/12/23	Landscaping Planting Front Yard
27	Site Electrical Trim	10 days	Tue 5/30/23	Mon 6/12/23	Site Electrical Trim
28	Retaining Wall Caps Installation	7 days	Mon 6/5/23	Tue 6/13/23	Retaining Wall Caps Installation
29					
30	Commissioning MEP	25 days	Fri 5/5/23	Thu 6/8/23	
31	FPL Power Release Torque Inspection	2 days	Fri 5/5/23	Mon 5/8/23	FPL Power Release Torque Inspection
32	FPL Energizing	2 days	Fri 5/19/23	Mon 5/22/23	FPL Energizing
33	Mechanical Equipment	3 days	Tue 5/23/23	Thu 5/25/23	Mechanical Equipment
34	Low Voltage Equipment	5 days	Thu 6/1/23	Wed 6/7/23	Low Voltage Equipment
35	Domestic Water System	2 days	Tue 5/23/23	Wed 5/24/23	Domestic Water System
36					
37	Final Inspections	23 days	Tue 5/23/23	Thu 6/22/23	Final Inspections
38	Plumbing Final	3 days	Thu 5/25/23	Mon 5/29/23	Plumbing Final
39	HVAC / Mechanical Final	3 days	Fri 5/26/23	Tue 5/30/23	HVAC / Mechanical Final
40	Electrical Final & Low Voltage Final	3 days	Tue 5/23/23	Thu 5/25/23	Electrical Final & Low Voltage Final
41	Pool Final	1 day	Wed 5/24/23	Wed 5/24/23	Pool Final
42	Landscaping Final	2 days	Tue 6/13/23	Wed 6/14/23	Landscaping Final
43	Final Sitework & Storm System	1 day	Wed 6/14/23	Wed 6/14/23	
44	Building Final	1 day	Thu 6/15/23	Thu 6/15/23	Building Final
45	Town Of Palm Beach Compliance Docs	5 days	Fri 6/16/23	Thu 6/22/23	Town Of Palm Beach Compliance Docs
46	Certificate of Occupancy	1 day	Fri 6/23/23	Fri 6/23/23	Certificate of Occupancy

11/8/2022 10:59 AM

Permit Browse Town of Palm Beach

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Master Permit	Permit number	Permit type name	Permit description	Permit Address	Permit Suite	Customer Last Name	Application #	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		12/9/2020	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		MOGILVAY 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		MOGILVAY 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 GAF240A36S15AA 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 GAM SA0836M31	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	12/9/2008	12/8/2008	1/10/2010	final
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Permit Browse Town of Palm Beach

Master Permit/Permit number	Permit type name	Permit description	Permit Address	Permit Suite	Customer Last Name	Application #	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	247 MIRAFLORES DR		WOOLEMS INC	11/3/2022		11/3/2022	pending
B-20-83200	U-22-11798	U-CONSTRUCTION PARKING	247 MIRAFLORES DR		WOOLEMS INC	11/3/2022		11/3/2022	pending
B-20-83200	U-22-11799	U-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 SE 347 MIRAFLORES DR	247 MIRAFLORES DR		FLORIDA PUBLIC UTILITIES COMPA	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 AN 247 MIRAFLORES DR	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 AN 247 MIRAFLORES DR	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	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	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	247 MIRAFLORES DR		WOOLEMS INC	7/21/2022	8/16/2022	8/16/2022	issued
B-20-83200	U-22-10605	U-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	247 MIRAFLORES DR		WOOLEMS INC	7/21/2022	8/16/2022	8/16/2022	issued
B-20-83200	B-22-95437	R-REVISION	247 MIRAFLORES DR		WOOLEMS INC	7/6/2022	7/12/2022	7/6/2022	final
B-20-83200	B-22-95204	R-REVISION	247 MIRAFLORES DR		WOOLEMS INC	6/21/2022	6/22/2022	6/21/2022	final
B-20-83200	B-22-95118	R-REVISION	247 MIRAFLORES DR		OSLER POOLS INC	6/15/2022	6/28/2022	6/15/2022	final
B-20-83200	B-22-94813	R-REVISION	247 MIRAFLORES DR		WOOLEMS INC	5/26/2022		5/26/2022	pending
B-20-83200	U-22-09834	U-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	247 MIRAFLORES DR		WOOLEMS INC	4/13/2022	4/27/2022	7/26/2022	issued
B-20-83200	B-22-93611	R-REVISION	247 MIRAFLORES DR		WOOLEMS INC	3/11/2022	8/30/2022	3/11/2022	final
B-20-83200	B-22-93285	R-REVISION	247 MIRAFLORES DR		WOOLEMS INC	2/14/2022	2/15/2022	2/14/2022	final
B-20-83200	B-22-92716	R-REVISION	247 MIRAFLORES DR		WOOLEMS INC	1/7/2022	1/12/2022	1/7/2022	final
B-20-83200	U-21-09095	U-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	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	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 & VALUATION	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	cancelled
B-20-83200	B-21-89708	R-REVISION	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	247 MIRAFLORES DR		WOOLEMS INC	5/25/2021		11/21/2021	pending
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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	Price: \$2,900,000
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)**2022 Taxes**

Improvement Value	\$0	Ad Valorem	\$57,129
Land Value	\$4,727,800	Non Ad Valorem	\$907
Total Market Value	\$4,727,800	Total Tax	\$58,036
Assessed Value	\$2,930,898	2023 Qualified Exemptions	
Exemption Amount	\$0	No Details Found	
Taxable Value	\$2,930,898	Applicants	
		No Details Found	

All values are as of January 1st each year.

Building Footprint (Building 0)**Subarea and Square Footage (Building 0)**

Description	Area	Sq. Footage
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Extra Features

Description	Year Built	Unit
No Extra Feature Available		

No Image Found

Structural Details (Building 0)

Description

MAP