

# TOWN OF PALM BEACH

Information for Town Council Meeting on:

August 12, 2024

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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: July 19, 2024

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## **STAFF RECOMMENDATION**

Staff recommends that the Town Council consider the 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 November 26, 2024.

## **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 explains in their letter dated July 15, 2024, the need for extension is due to unforeseen circumstances based on the condition of the building's structure to which there were several additions to the overall renovation scope of work. The revised construction schedule shows the project completion to be end of November 2024.

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

JUL 19 2024

TOWN OF PALM BEACH  
PZB DEPARTMENT

## BUILDING PERMIT TIME EXTENSION REQUEST

EXT PERMIT-  
24-00015

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 all applicable fees (1% of remaining, unfinished construction plus technology fee).

**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): August 14, 2024
- Deadline for submittal of request/backup must be received by: July 22, 2024  
(Deadline is approximately two weeks prior to the Town Council Development Review Meeting).
- Deadline for Notice to Neighbors: July 19, 2024  
(must be provided 25 days in advance of TC/DRC Meeting)

Permit #: B-23-98323 Exp. Date: September 15, 2024

Job Address: 363 Coconut Row 33480 Palm Beach FL

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

Proposed completion date if requested time extension is granted: November 26th, 2024 (TCO)  
(Must attach completion schedule)

Contact: John Hart Phone: 832-808-1807

Email: hart@mouwassociates.com





**VALUATION OF PERMITS TO DATE:**

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

Job Address: 363 Coconut Row, 33480 Palm Beach FL

Permit# :	<u>B-23-98323</u>	Job Value	<u>\$ 1,500,000.00</u>
Permit# :	<u>B-23-99504</u>	Job Value	<u>\$18,000,000.00</u>
Permit# :	_____	Job Value	<u>\$ _____</u>
Permit# :	_____	Job Value	<u>\$ _____</u>
TOTAL valuation of project			<u>\$ 19,500,000.00</u>

Value of work remaining to complete the project, even if included in valuation above. Include labor, materials and the value of any owner supplied items, etc \$ 5,035,900.86Time Extension fee due based upon 1% of this amount: \$ 50,359.01  
Technology Fee (2% of permit fee above) \$ 1,007.18Total Time Extension Fee Due:  
(attach a copy of the receipt for payment)\$ 51,366.19**OWNERS CERTIFICATION:** I certify the information listed above to be true and correct.[Signature] 7/19/24  
OWNER SIGNATURE DATE

NOTARY TO OWNER

STATE OF  
COUNTY OF PAIM BEACH

Sworn to (or affirmed) and subscribed before me

this 19 day of JULY20 24, By TREVOR STABELSKIWho are personally known \_\_\_\_\_ OR produced  
identification (Type of identification) license  
OR Online Notarization \_\_\_\_\_Maria Paola Chaparro Cardona  
Printed Name of Notary[Signature]  
Signature of Notary

SEAL:

Maria Paola Chaparro-Cardona  
Notary Public  
State of Florida  
Comm# HH570291  
Expires 7/12/2028**CONTRACTOR CERTIFICATION:** I certify the information listed above to be true and correct.[Signature] 7-19-24  
CONTRACTOR SIGNATURE DATE

NOTARY TO CONTRACTOR

STATE OF  
COUNTY OF PAIM BEACH

Sworn to (or affirmed) and subscribed before me

this 19 day of JULY20 24, By JOSHUA WOODERWho are personally known \_\_\_\_\_ OR produced  
identification (Type of identification) license  
OR Online Notarization \_\_\_\_\_Maria Paola Chaparro Cardona  
Printed Name of Notary[Signature]  
Signature of Notary

SEAL:

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



# Mouw Associates, Inc.

The Vineta Hotel  
363 Cocoanut Row  
Time Extension Request  
Permit Renewal  
July 15<sup>th</sup>, 2024

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 33480 Palm Beach FL.

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 and off the island by 5:00 PM.

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.

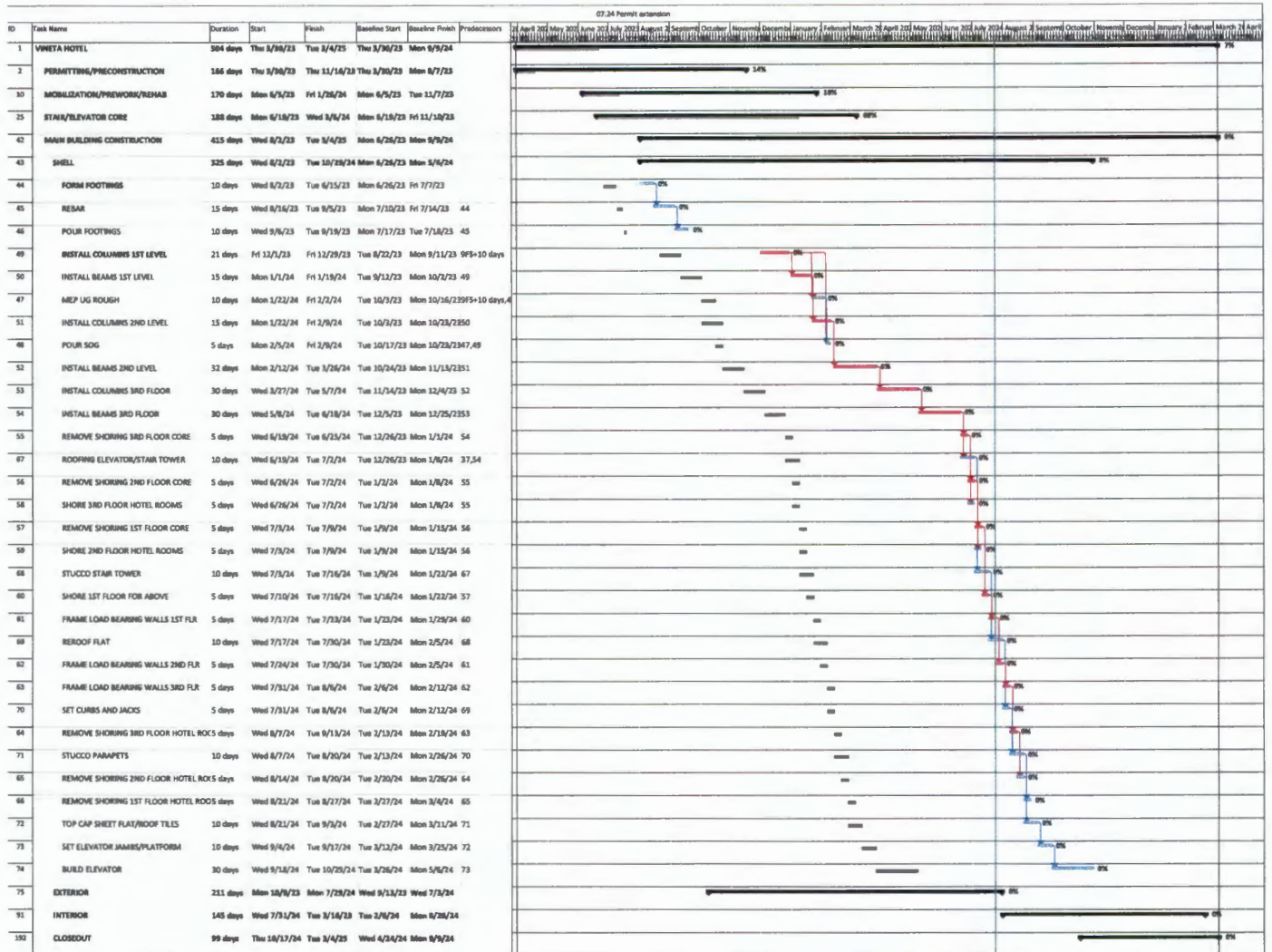
Respectfully,

*Melisa Perez*

Project Manager

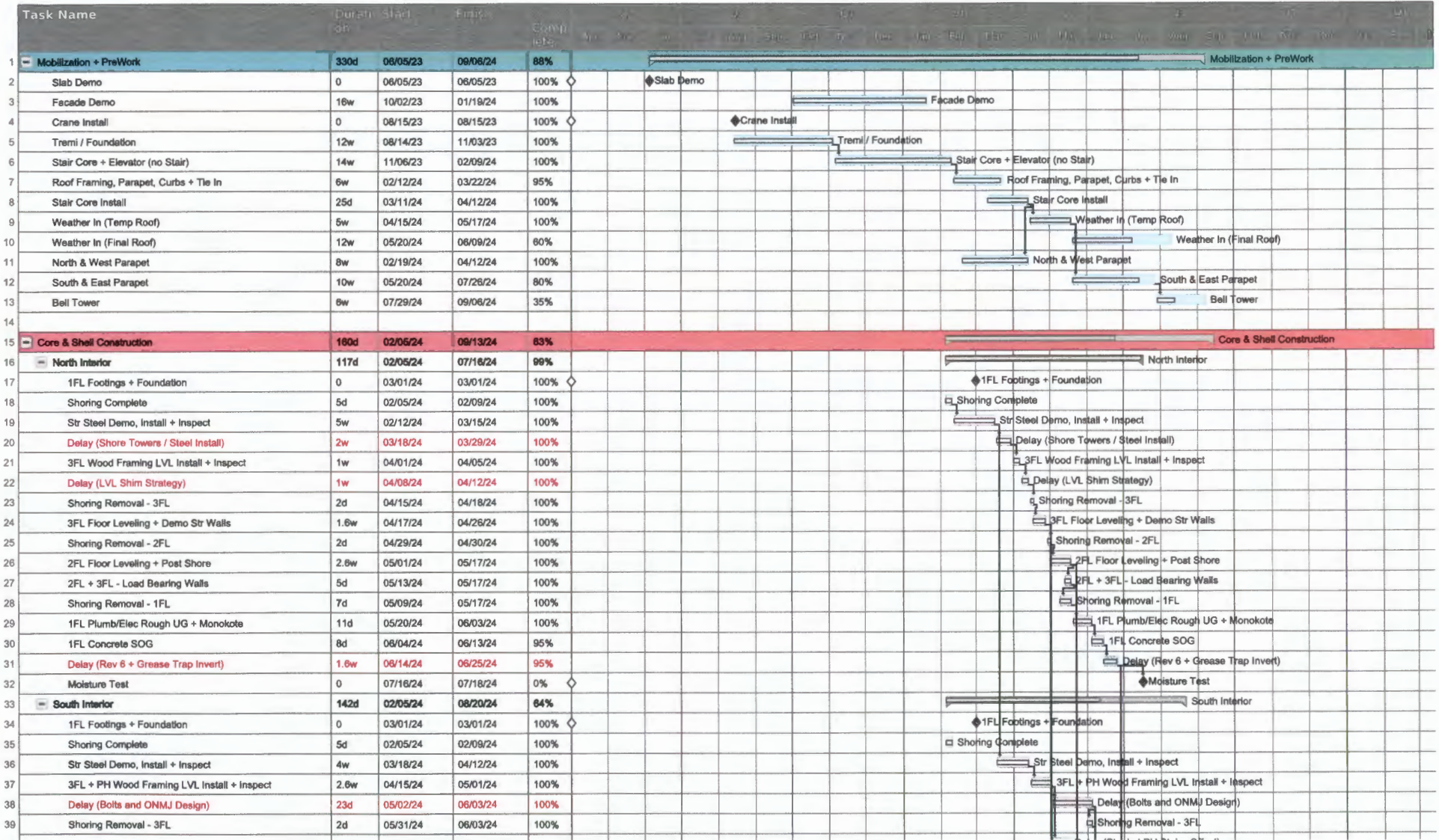
M: 561-271-3707, [melisa@mouwassociates.com](mailto:melisa@mouwassociates.com)

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)



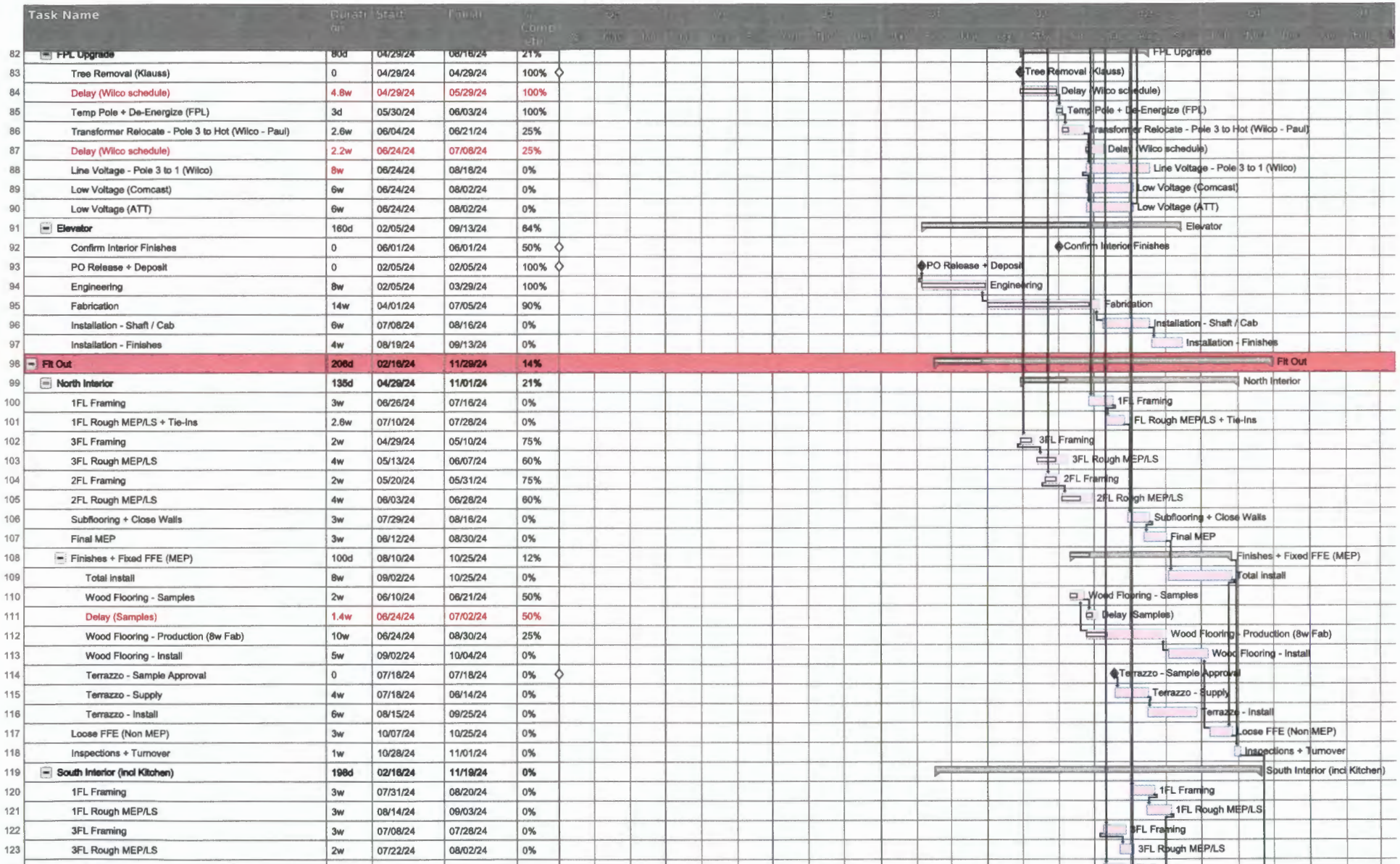


# Vineta Hotel - Milestone Schedule 20240627

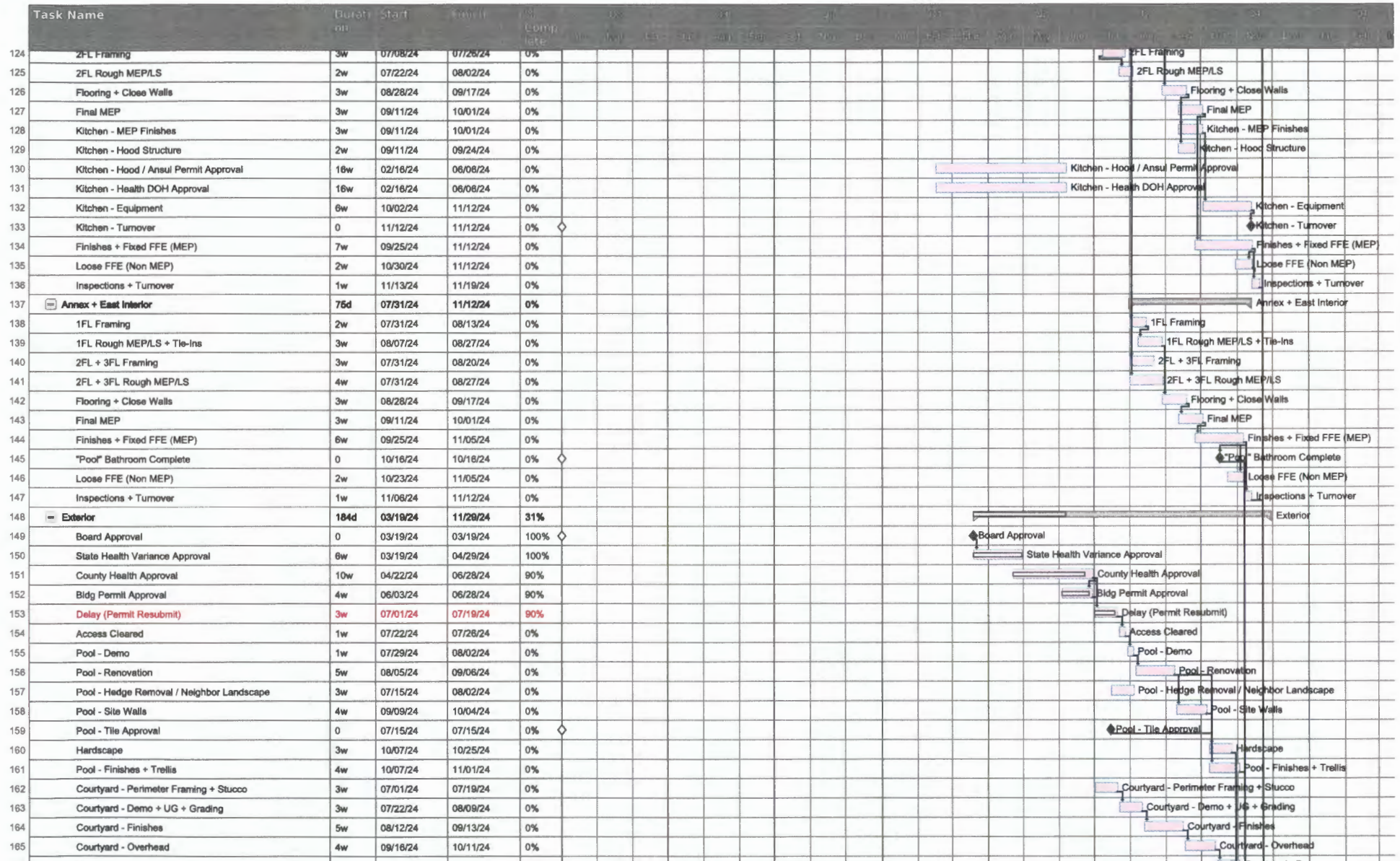


Task Name	Duration	Start	Finish	Comp	W	Th	F	Sa	Su	Mo	Tu	We	Th	Fr	Sa	Su	Mo	Tu	We	Th	Fr	Sa	Su	Mo	Tu	We	Th	Fr	Sa	Su
Delay (Steel at PH Stair - Onset)	10d	05/02/24	05/12/24	100%																										
3FL Floor Leveling	2.6w	06/04/24	06/21/24	100%																										
Delay (Labor)	1.6w	06/24/24	07/03/24	100%																										
PH Demo, Reframe, Stucco, Floor Level	4w	07/10/24	08/06/24	0%																										
Shoring Removal - 2FL	2d	06/24/24	06/25/24	50%																										
2FL Floor Leveling	2.6w	06/17/24	07/03/24	50%																										
Shoring Removal - 1FL	2d	07/04/24	07/05/24	0%																										
Delay (Holiday)	2d	07/08/24	07/09/24	0%																										
1FL Plumb/Elec Rough UG + Monokote	10d	07/10/24	07/23/24	0%																										
1FI Fire Main UG	10d	07/10/24	07/23/24	0%																										
1FL Concrete SOG	1w	07/24/24	07/30/24	0%																										
Moisture Test	0	06/20/24	06/20/24	0%																										
Annex + East Interior	88d	04/10/24	08/06/24	48%																										
Shoring Complete	2w	04/10/24	04/23/24	100%																										
Demolition Complete 2FL	2w	04/10/24	04/23/24	100%																										
Demolition Complete 1FL	2w	04/24/24	05/07/24	100%																										
Structural, Install + Inspect	6.6w	05/06/24	06/21/24	75%																										
Delay (Tie Beams)	2w	06/24/24	07/05/24	75%																										
Roof Trusses + Sheathing	1w	07/08/24	07/12/24	50%																										
Skylight S + I	6w	07/01/24	08/09/24	0%																										
Shoring Removal	5d	07/15/24	07/19/24	0%																										
Delay (Holiday)	1w	07/22/24	07/26/24	0%																										
1FL + 2FL Plumb/Elec Rough + Monokote	10d	07/29/24	08/09/24	0%																										
1FL + 2FL Slab Prep	1.4w	07/22/24	07/30/24	0%																										
Exterior	155d	02/05/24	08/06/24	64%																										
Pyro Guard (interior) confirmation	1w	02/05/24	02/09/24	100%																										
Stucco Removal	1w	02/12/24	02/16/24	90%																										
Sheathing + Waterproof (N)	3w	02/19/24	03/06/24	100%																										
Sheathing + Waterproof (W)	3w	03/11/24	03/29/24	90%																										
Delay (TOPB Dwg not issued)	6w	04/01/24	05/10/24	90%																										
Sheathing + Waterproof (CY)	3w	04/01/24	04/19/24	90%																										
Sheathing + Waterproof (S)	4w	08/05/24	08/30/24	0%																										
SE Stair Block and Concrete	6w	05/13/24	06/21/24	75%																										
Sheathing + Waterproof (E)	3w	06/24/24	07/12/24	80%																										
Delay (Need Details from SOR)	2w	03/11/24	03/22/24	100%																										
Window installation	24w	03/25/24	09/06/24	75%																										
Mold Test + Remediation	3w	04/11/24	05/01/24	100%																										
Fumigation	1w	07/31/24	08/06/24	0%																										
Fire Spray all Framing	2.4w	06/04/24	06/19/24	100%																										
Icymene / Batt Insulation	8w	06/20/24	08/14/24	25%																										
Stucco Mockups	3w	04/15/24	05/03/24	100%																										
Stucco Finish + Paint	10w	07/01/24	09/06/24	5%																										















# Mouw Associates, Inc.

The Vineta Hotel  
363 Cocoanut Row  
Nuisance Mitigation  
Permit Renewal  
July 15<sup>th</sup>, 2024

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.

We have an open-door policy and 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.
- b. Two different screens 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 spite of being out of season, we have kept our working hours from 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

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 Cocconut Row APT C
18. 350 Cocconut Row 2A
19. 340 Cocconut Row
20. 342 Cocconut Row APT A
21. 342 Cocconut Row APT B
22. 330 Cocconut Row
23. 350 Cocconut Row 2B
24. 350 Cocconut Row 3B
25. 350 Cocconut Row 3A
26. 360 Cocconut Row
27. 342 Cocconut Row
28. 355 Cocconut Row
29. 337 Cocconut Row
30. 335 Cocconut 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





The Vineta Hotel  
363 Cocoanut Row  
Notification to Neighbors  
Permit Time Extension  
July 15<sup>th</sup>, 2024

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 time extension for the existing construction permit B-23-98323.

Due additional structural rework that was not encapsulated in the project's original project's schedule, 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 rescheduled for 8/12/2024.

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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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 CONDNSR;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	**** EMERGENECY ***** 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 BA	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	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	

Count: 333

John A. (10/17)



**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 &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 :** 0.4304**Property Use Code :** 3900—MOTEL**Zoning :** R-C—MEDIUM DENSITY RESIDENTIAL (50-PALM BEACH)**Appraisals**

Tax Year	2023	2022	2021	2020	2019
Improvement Value	\$2,904,093	\$10,033,333	\$3,167,261	\$4,587,431	\$4,975,161
Land Value	\$19,912,475	\$18,411,250	\$5,472,390	\$5,313,000	\$5,060,000
Total Market Value	\$22,816,568	\$28,444,583	\$8,639,651	\$9,900,431	\$10,035,161

**Assessed and Taxable Values**

Tax Year	2023	2022	2021	2020	2019
Assessed Value	\$22,816,568	\$9,503,616	\$8,639,651	\$8,844,595	\$8,040,541
Exemption Amount	\$0	\$0	\$0	\$0	\$0
Taxable Value	\$22,816,568	\$9,503,616	\$8,639,651	\$8,844,595	\$8,040,541

**Taxes**

Tax Year	2023	2022	2021	2020	2019
AD VALOREM	\$342,536	\$270,736	\$140,179	\$153,283	\$149,189
NON AD VALOREM	\$23,206	\$22,324	\$21,819	\$21,539	\$21,889
TOTAL TAX	\$365,742	\$293,060	\$161,998	\$174,822	\$171,078