

TOWN OF PALM BEACH

Information for Town Council Meeting on:

October 9, 2024

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 42-199, for the Working Hours at 218 Worth Ave - Permit CALT-24-00051

Date: September 19, 2024

STAFF RECOMMENDATION

Staff recommends that the Town Council consider a request for modification of working timeframe for 218 Worth Ave. Per letter received by contractor Portier Services (David Brown) they are seeking an extension from the October 31st deadline for work on Worth Ave.

Staff has notified the applicant that granting of extended working timeframe is at the sole discretion of the Town Council.

GENERAL INFORMATION

The property, which is owned by Napoleon Palm Beach, has tenant Brunello Cucinelli that contracted with Portier Services for interior improvements at 218 Worth Ave. Permit CALT-24-00051 was submitted on May 9, 2024 and issued on June 03, 2024. The contractor is requesting to modify the work timeframe allowing work to continue beyond the October 31, 2024, cutoff. The code allows all construction work within the C-WA zoning district to begin May 1 and end October 31 of each year, except Sunday's and legal holidays when all construction work is prohibited. The applicant has provided a detailed letter of concern and reason for a thirty-day extension – work to be complete by November 25, 2024.

The applicant appears to have complied with all new requirements for neighbor notice.

Attachments – Letter from Portiere Services with Nuisance Mitigation Measures and Construction Schedule
Neighbor Notice
Property Appraiser Details for the Property



TOWN OF PALM BEACH

Planning, Zoning and Building

BUILDING PERMIT TIME EXTENSION REQUEST

RECEIVED

SEP 19 2024

TOWN OF PALM BEACH
PERMIT DEPARTMENT

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 Meedy at dmeedy@townofpalmbeach.com and 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

- Town Council Development Review Date (Wednesday): October 9, 2024
- Deadline for submittal of request/backup must be received by: September 23, 2024
(Deadline is approximately two weeks prior to the Town Council Development Review Meeting).
- Deadline for Notice to Neighbors: September 20, 2024
(must be provided 25 days in advance of TC/DRC Meeting)

Permit #: CALT-24-00051 Exp. Date: October 31, 2024

Job Address: 216 North Avenue

Length of time extension being requested: (in days) 30 days

Proposed completion date if requested time extension is granted: November 20, 2024
(Must attach completion schedule)

Contact: David Brown Phone: 917-692-9073

Email: Dbrown@portierservices.com

EXT-24-00025

VALUATION OF PERMITS TO DATE:

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

Job Address: 218 Worth Ave

Permit# : CALT-24-00051 Job Value \$ 796,300
Permit# : _____ Job Value \$ _____
Permit# : _____ Job Value \$ _____
Permit# : _____ Job Value \$ _____
TOTAL valuation of project \$ _____

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 \$ 75,000

Time Extension fee due based upon 1% of this amount: \$ 750.00
Technology Fee (2% of permit fee above) \$ 15.00

Total Time Extension Fee Due: \$ 765.00
(attach a copy of the receipt for payment)

OWNERS CERTIFICATION: I certify the information listed above to be true and correct.

OWNER SIGNATURE

DATE

NOTARY TO OWNER

STATE OF
COUNTY OF

Sworn to (or affirmed) and subscribed before me

this 16 day of Sept.

20 24. By Raphael Yerushalimsky

Who are personally known X OR produced identification (Type of identification) _____

OR Online Notarization _____

SHIVA ETESSAMI

NOTARY PUBLIC, STATE OF NEW YORK

Registration NO. 01ET8337197

Printed Name of Notary

Qualified in NASSAU County

Commission Expires Feb 22, 2028

Signature of Notary

SEAL:

CONTRACTOR CERTIFICATION: I certify the information listed above to be true and correct.

CONTRACTOR SIGNATURE

DATE

NOTARY TO CONTRACTOR

STATE OF
COUNTY OF

Sworn to (or affirmed) and subscribed before me

this 16 day of Sept.

20 24. By Jeremy T. Tishler

Who are personally known ✓ OR produced identification (Type of identification) _____

OR Online Notarization _____

Notary Public State of Florida

Kerstin Gladstone

Printed Name of Notary

Notary Commission HH 502222

Expires 3/31/2028

Signature of Notary

SEAL:

RECEIPT (REC-004752-2024)
FOR TOWN OF PALM BEACH

BILLING CONTACT

Portiere Services LLC
Portiere Services LLC
100 SE 3rd Ave Suite 1000
Suite 1000
Ft Lauderdale, FL 33394
Payment Date: 09/19/2024



Reference Number	Fee Name	Transaction Type	Payment Method	Amount Paid
EXTPERMIT-24-00025	Construction Permit, Time Extension	Fee Payment	Credit Card	\$750.00
	Technology Fee	Fee Payment	Credit Card	\$15.00
218 Worth Ave Palm Beach, FL 33480				SUB TOTAL
				\$765.00
				TOTAL
				\$765.00



September 16, 2024

Town of Palm Beach
360 South County Road
Palm Beach, FL 33480

RE: Brunello Cucinelli Construction – 218 Worth Ave
Building Permit CALT-24-00051

Dear Members of the Town Council,

This letter and application is submitted as a request to seek an extension of our building permit from the October 31, 2024 work stop on Worth Ave.

We are requesting an extension until November 25, 2024 to allow for completion of remaining interior finishes on the project for the following reasons:

During the permitting of the interior renovation of the store, there was a condition/requirement on the approved permit documents to install a new wet sprinkler system and fire alarm system in the building. Neither of these systems previously existed in this building nor were the services available to connect to. In order to comply with this requirement, both of these systems required design and engineering including hydrant flow tests which were permitted, scheduled and conducted with the Town. A new fire service line from the street into the building was also required but could not be fully designed or submitted for permit until the pre-requisite engineering was completed. The engineering of these systems was completed and submitted for approval. We currently await final approval for the water main installation from the City of West Palm Beach and anticipate this in the coming days.

During this engineering and permitting the work within the store has progressed as far as it could however certain aspects of finishes and ceilings could not be installed until these systems were approved and could be installed.

With the anticipation of the approvals on these systems, we have outlined a schedule that allows us to complete the store construction by November 25, 2024 and allow the tenant to resume their business on Worth Avenue. The work we anticipate needing to complete after the October 31st timeframe would be interior finishes of flooring, painting, fixture installation and final installations of mechanical, electrical and plumbing fixtures, as well as final inspections with the Town of Palm Beach Building Department.

As required by submission of this application, we have sent the required notifications to neighboring tenants and residents within a 300' radius as well as included a detailed CPM schedule, noise mitigation plan and other required documents.

100 SE 3rd Ave Suite 1000
Fort Lauderdale, FL 33394

Tel: (305) 400-4740
FL - CGC1519256

www.portiereservices.com

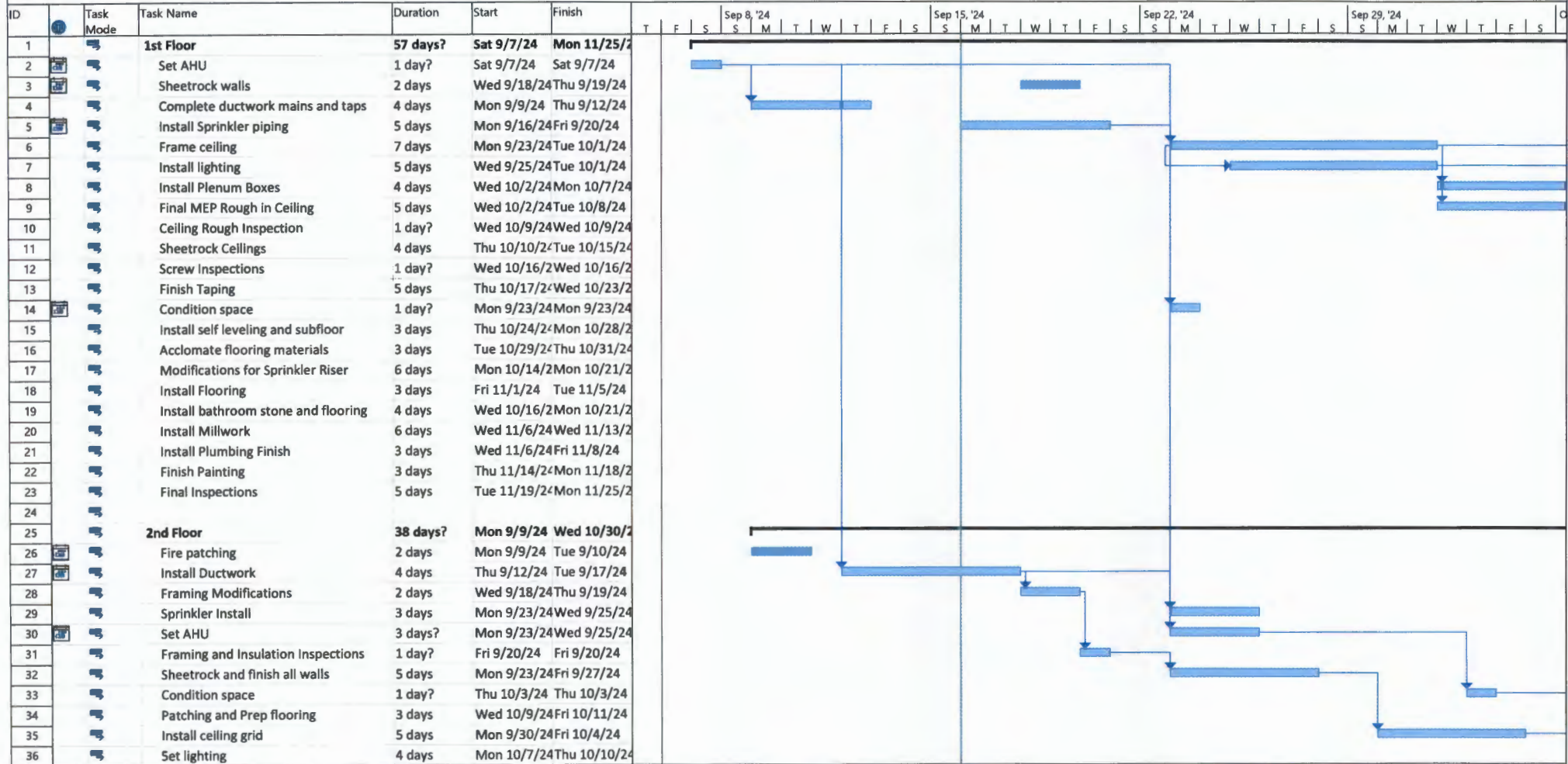


We look forward to your favorable reply to our request and should you have any questions, concerns or comments we look forward to answering promptly for you.

Sincerely,

A handwritten signature in blue ink, appearing to read "DB", with a long horizontal line extending to the right.

David Brown
Portiere Services
General Contractor



Project: Completion Sc
Date: Mon 9/16/24

Task

Split

Milestone

Summary

Project Summary

Inactive Task

Inactive Milestone

Inactive Summary

Manual Task

Duration-only

Manual Summary Rollup

Manual Summary

Start-only

Finish-only

External Tasks

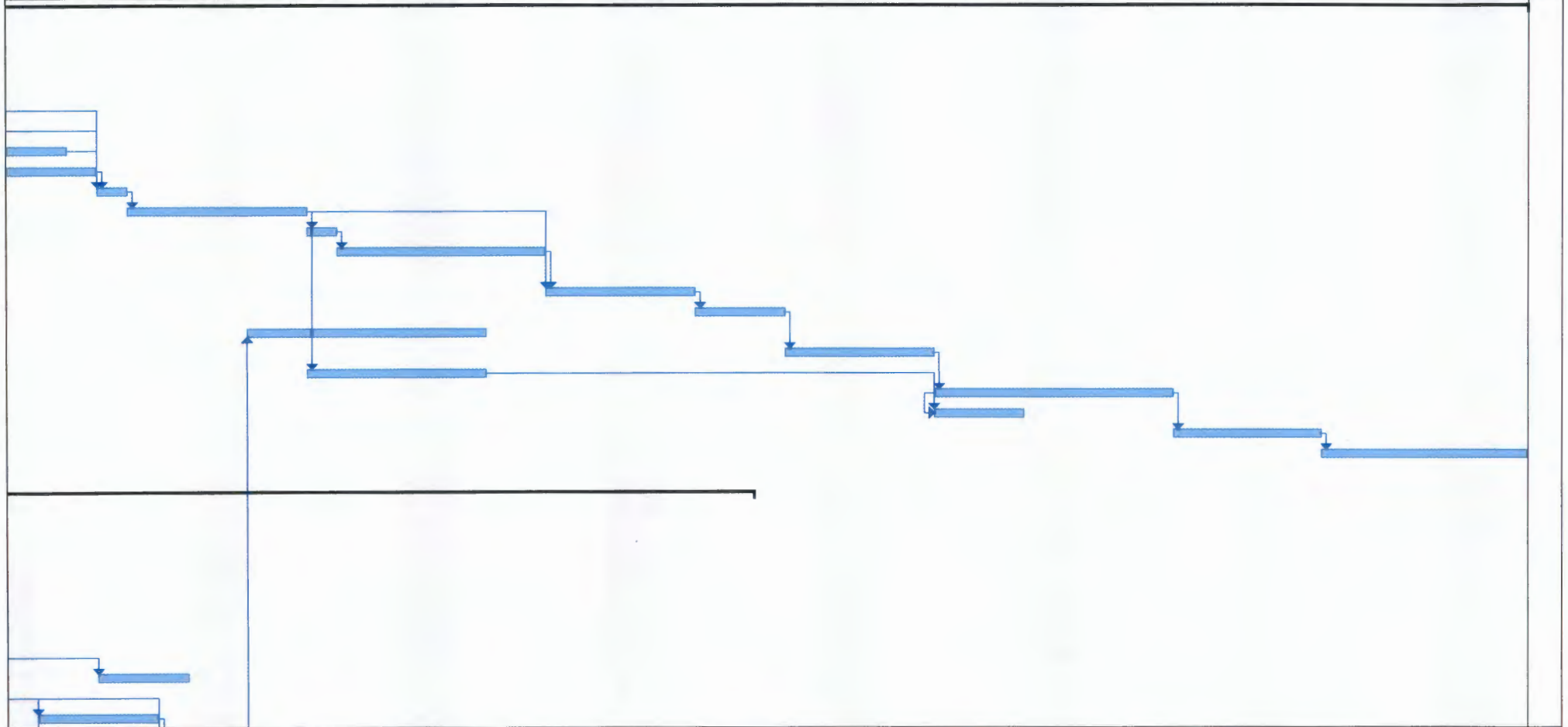
External Milestone

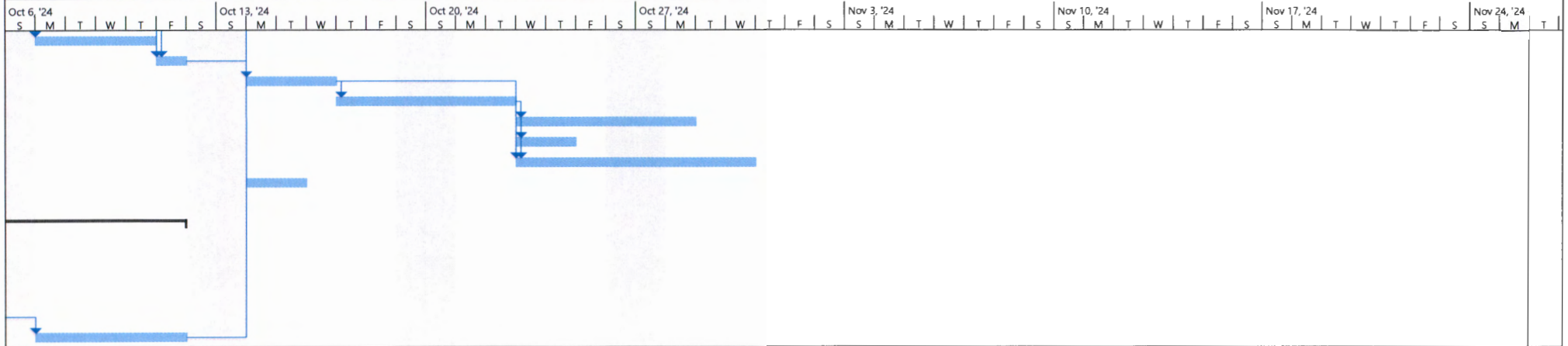
Deadline

Progress

Manual Progress

Oct 6, '24	Oct 13, '24	Oct 20, '24	Oct 27, '24	Nov 3, '24	Nov 10, '24	Nov 17, '24	Nov 24, '24
S M T W T F S	S M T W T F S	S M T W T F S	S M T W T F S	S M T W T F S	S M T W T F S	S M T W T F S	S M T W T F S





Project: Completion Sc
Date: Mon 9/16/24

Task		Project Summary		Manual Task		Start-only		Deadline	
Split		Inactive Task		Duration-only		Finish-only		Progress	
Milestone		Inactive Milestone		Manual Summary Rollup		External Tasks		Manual Progress	
Summary		Inactive Summary		Manual Summary		External Milestone			



RE: Brunello Cucinelli Construction – 218 Worth Ave
Building Permit CALT-24-00051

Nuisance Mitigation Measures

The following Nuisance Mitigation Measures will be administered:

1. No work or workers shall be permitted prior to the Town of Palm Beach working hours and all work will be limited to 8am to 5pm Monday through Friday only. No work will be permitted on Saturday or Sunday.
2. All workers will only enter the site through the rear entry of the store except for receiving deliveries of items that must come through the front door. The front door will be kept closed at all times except for deliveries.
3. Trash and debris removal will be limited to morning hours only to not interfere with pedestrian traffic once most businesses open for the day.
4. All deliveries will comply with the Town of Palm Beach Right of Way Permits and requirements for delivery and pickup of materials. We will continue to maintain no worker parking on Worth Ave.



RE: Brunello Cucinelli Construction – 218 Worth Ave
Building Permit CALT-24-00051

Statement of Notice to Neighbors:

This statement is hereby made that utilizing all best efforts we have made notice via USPS Certified mail to all neighbors within 300 feet of the project address giving them notice that we intend to request an extension of the permit schedule. This notice was sent and postmarked September 14, 2024 in advance of the required date provide to us.

Copies of the notice and all certified receipts are provided as an attachment to this statement.

Signed:

Portiere Services

Notary to Contractor

State of FL
County of Broward

Sworn to (or affirmed) and subscribed before me

This 16 day of September

2024, By David Brown

Who are personally known X OR produced identification _____

Printed Name of Notary _____

Signature of Notary _____

Notary Public State of Florida
Kerstin Gladstone
My Commission HH 502222
Expires 3/10/2028

100 SE 3rd Ave Suite 1000
Fort Lauderdale, FL 33394

Tel: (305) 400-4740
FL - CGC1519256
www.portiereservices.com



September 13, 2024

RE: Brunello Cucinelli Construction – 218 Worth Ave

Dear Neighbor,

We are sending you this notice pursuant to the Town Code requirement for an extension of a building permit.

We are currently renovating the store located at 218 Worth Ave under Town of Palm Beach Building Permit CALT-24-0051.

We intend to submit an application to the Town Council to be placed on the agenda for the October 9, 2024 meeting in which we seek to extend our permit from October 31, 2024 until November 25, 2024 to complete the remaining items of the store renovation.

During this time we seek to complete interior construction items such as flooring installation, painting, electrical, plumbing and Air Conditioning final connections and other similar activities. All work during this time will be in accordance with Town codes, rules and regulations set forth in our permit.

Should you have any questions, please do not hesitate to contact our office.

A handwritten signature in blue ink, appearing to read "DB", followed by a long horizontal flourish.

David Brown
Portiere Services
General Contractor

Property Detail

Location Address : 218 WORTH AVE
Municipality : PALM BEACH
Parcel Control Number : 50-43-43-23-05-018-0190
Subdivision : ROYAL PARK ADD TO P B IN
Official Records Book/Page : 12579 / 570
Sale Date : MAY-2001
Legal Description : ROYAL PARK ADD LTS 19 & 20 & LT 21 (LESS S 55.16 FT OF E 1 FT) BLK 18

Owner Information**Owner(s)**

NAPOLEON PALM BEACH

Mailing Address

345 HILLSIDE AVE
 WILLISTON PARK NY 11596 2130

Sales Information

Sales Date	Price	OR Book/Page	Sale Type	Owner
MAY-2001	\$10	12579 / 00570	QUIT CLAIM	NAPOLEON PALM BEACH
MAY-2001	\$7,200,000	12579 / 00567	WARRANTY DEED	NAPOLEON PALM BEACH
AUG-1997	\$100	09969 / 01275	WARRANTY DEED	
AUG-1997	\$100	09969 / 01270	WARRANTY DEED	
AUG-1997	\$5,025,000	09949 / 00587	WARRANTY DEED	
SEP-1986	\$3,670,000	04994 / 00435	WARRANTY DEED	
NOV-1985	\$825,000	04714 / 01819		
NOV-1985	\$1,000,000	04714 / 01808	WARRANTY DEED	

Exemption Information

No Exemption Information Available.

Property Information

Number of Units : 0
***Total Square Feet :** 8440
Acres : 0.2486
Property Use Code : 1200—STORE/OFFICE/RESIDENTIAL
Zoning : C-WA—COMMERCIAL WORTH AVE (50-PALM BEACH)

Appraisals

Tax Year	2024	2023	2022	2021	2020
Improvement Value	\$4,219,900	\$4,162,220	\$4,070,240	\$3,743,040	\$3,771,990
Land Value	\$8,072,574	\$8,556,928	\$7,688,137	\$5,866,293	\$5,534,238
Total Market Value	\$12,292,474	\$12,719,148	\$11,758,377	\$9,609,333	\$9,306,228

Assessed and Taxable Values

Tax Year	2024	2023	2022	2021	2020
Assessed Value	\$12,292,474	\$11,627,293	\$10,570,266	\$9,609,333	\$9,173,014
Exemption Amount	\$0	\$0	\$0	\$0	\$0
Taxable Value	\$12,292,474	\$11,627,293	\$10,570,266	\$9,609,333	\$9,173,014

Taxes

Tax Year	2024	2023	2022	2021	2020
AD VALOREM	\$182,794	\$181,606	\$171,533	\$155,912	\$152,233
NON AD VALOREM	\$27,916	\$29,318	\$26,781	\$25,031	\$24,300
TOTAL TAX	\$210,710	\$210,924	\$198,313	\$180,944	\$176,533

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