

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 18-237, For Building Permit Extension at 224 S. Ocean Blvd – Permit B-21-92107

Date: September 18, 2024

STAFF RECOMMENDATION

Staff recommends that the Town Council consider the request from contractor ECO Building, Inc regarding a permit time extension in which to complete the renovations to an existing guest house and main house at 224 S. Ocean Blvd. The request is to extend the permit by one year from the original expiration date, with work to be complete by May 12, 2025.

GENERAL INFORMATION

The property is owned by Manoogian Armen A. Trust. The property was purchased in November of 2020. The original permit was issued on May 13, 2022. Based upon the size of the home, the permits were originally valid for 24 months. The master permit expired on May 13, 2024. The contractor has stated in their letter dated September 17, 2024, the reason for the extension is they were unaware of the overall construction expiration time as well as delays in materials, design changes, added scope of work and delays with the local utility companies having to come in to remove the abandoned undergrounds to make room to build the pool.

Staff would like to bring to the attention of the Town Council that the contractor does have an open code case for material and pattern of driveway which is different from the ARCOM approved. Contractor would need ARCOM approval for changes. In addition, they are in violation for the installation of artificial turf without approval/permit.

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

Attachments: Letter from ECO Building Inc with Nuisance Mitigation measures and Construction Schedule
Neighbor Notice
Permit Summary for the Property
Property Appraiser Details for the Property



TOWN OF PALM BEACH

Planning, Zoning and Building

RECEIVED

SEP 18 2024

BUILDING PERMIT TIME EXTENSION REQUEST

TOWN OF PALM BEACH
PZB 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 Moody at dmoody@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).

EXT-24-00024

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 13, 2024
(must be provided 25 days in advance of TC/DRC Meeting)

Permit #: B-21-92107 Exp. Date: 5/13/2024

Job Address: 224 SOUTH OCEAN BOULEVARD

Length of time extension being requested: (in days) 364 DAYS (WORST CASE SCENARIO)

Proposed completion date if requested time extension is granted: 5/12/2025 (WORST CASE SCENARIO)
(Must attach completion schedule)

Contact: CECILIA HENRY Phone: 954-884-3431

Email: cecilia@ecobuildinginc.com

VALUATION OF PERMITS TO DATE:

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

Job Address: 224 SOUTH OCEAN BOULEVARD

Permit# :	<u>B-21-92107</u>	Job Value	\$ <u>750,000.00</u>
Permit# :	<u>B-23-00280</u>	Job Value	\$ <u>69,000.00</u>
Permit# :	<u>B-23-00283</u>	Job Value	\$ <u>73,285.00</u>
Permit# :	<u>B-23-99356</u>	Job Value	\$ <u>46,021.00</u>
TOTAL valuation of project			\$ <u>939,106.00</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 \$ 132,000.00Time Extension fee due based upon 1% of this amount: \$ 1,320.00
Technology Fee (2% of permit fee above) \$ 26.40Total Time Extension Fee Due \$ 1,346.40
(attach a copy of the receipt for payment)**OWNERS CERTIFICATION:** I certify the information listed above to be true and correct.[Signature] 9.12.24
OWNER SIGNATURE DATE

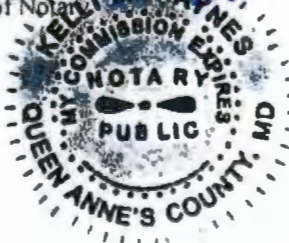
NOTARY TO OWNER

STATE OF MARYLAND
COUNTY OF QUEEN ANNE

Sworn to (or affirmed) and subscribed before me

this 12 day of September
2024, By Armen ManagianWho are personally known ☒ OR produced identification (Type of identification) _____
OR Online Notarization _____Kelli M. Haynes
Printed Name of Notary[Signature]
Signature of Notary

SEAL:

**CONTRACTOR CERTIFICATION:** I certify the information listed above to be true and correct.[Signature] 9/10/2024
CONTRACTOR SIGNATURE DATE

NOTARY TO CONTRACTOR

STATE OF Florida
COUNTY OF Broward

Sworn to (or affirmed) and subscribed before me

this 10th day of September
2024, By Shwan AzizWho are personally known ☒ OR produced identification (Type of identification) _____
OR Online Notarization _____CECILIA HENRY
Printed Name of Notary[Signature]
Signature of Notary

SEAL:

CECILIA HENRY
Notary Public
State of Florida
Comm# HH221348
Expires 3/23/2026

RECEIPT (REC-004719-2024)
FOR TOWN OF PALM BEACH

BILLING CONTACT
ECO BUILDING SOLUTIONS, INC
CECILIA HENRY
1552 SW 13 COURT
POMPANO BEACH, FL 33069



Payment Date: 09/18/2024

Reference Number	Fee Name	Transaction Type	Payment Method	Amount Paid
EXTPERMIT-24-00024	Construction Permit, Time Extension	Fee Payment	Credit Card	\$1,320.00
	Technology Fee	Fee Payment	Credit Card	\$26.40
224 S Ocean Blvd Palm Beach, FL 33480				SUB TOTAL \$1,346.40
				TOTAL \$1,346.40



September 17, 2024

Town of Palm Beach
Planning, Zoning and Building
360 South County Road
Palm Beach, Florida. 33480

RE: *Manoogian Residence*
224 South Ocean Boulevard

Town Council,

We are requesting for an extension to the expiration date of this permit. We were not aware of a project timeline expiration date as we continued to look at the Eden website for expiration dates coinciding with the scheduling and passing of inspections. There is no project timeline expiration date listed on the Eden website and no notification was received from the Town indicating that we were coming close to the expiration date or even that the permit had expired. Apparently, the permit expired on May 13, 2024, but the Eden website continues to update and currently reflects an expiration date of February 10, 2025, thus our confusion.

Some of the reasons why this project has taken so long can be attributed to several things such as:

- Delays in materials availability and deliveries post Covid.
- Having to pause and replace materials due to unforeseen existing conditions.
- Delays due to owner design changes.
- Adding a new pool to the scope of work.
- Delays in working with the local utility companies having to come in and remove abandoned undergrounds to make room to build the pool.

We are almost complete with the work and would appreciate the opportunity to complete this project.

Items still needing to be completed are:

- Installing a gas line for the pool heater. Sub-permit is ready to be applied for.
- Final inspections for the pool.
- Finalizing ARCOM plan review approvals for the generator permit and then installation of the generator.
- Revisiting with ARCOM for approval of the Owner's re-design of the driveway. This work has already been done.
- Applying for ARCOM Staff approval and permit for artificial turf that the owner installed. This work has already been done.
- Recertification of the stormwater system. This is part of the conditions placed on the permit and we were waiting until the project had completed to finalize this last task.
- Final inspections and closing out the permit. Certificate of Completion request.

Phone

HQ: +1(954) 884.3426
Puerto Rico: +1(787) 789-2830

Website

ecobuildinginc.com

Puerto Rico & The Caribbean

405 Esmeralda Ave, Ste 102 - PMB 133
Guaynabo, PR 00969

Corporate HQ

1552 SW 13th Ct.
Pompano Beach, FL 33069

Taking into consideration committee calendars and upcoming holidays, we estimate that we would need at least a few months to allow for scheduling a meeting with ARCOM and the possibility of having to resubmit to ARCOM a second time for approval. And then consider time for any changes in the already completed work. We have also accounted for the possibility of any necessary changes when the stormwater recertification takes place.

We have padded our request presuming the worst case scenarios as to not reach another expiration. We expect to have all work completed and the project closed out before the requested extension time but want to err on the side of caution.

We are currently at the mercy of your decision and would greatly appreciate being granted the extension requested here.

Respectfully,

Shwan Aziz
President



September 17, 2024

Town of Palm Beach
Planning, Zoning and Building
360 South County Road
Palm Beach, Florida. 33480

*RE: Manoogian Residence
224 South Ocean Boulevard*

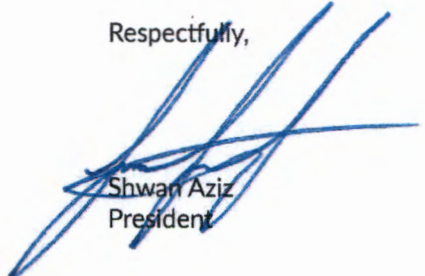
To Whom It May Concern,

Please accept this as our statement regarding the nuisance mitigation measures for this project.

The following measures have been put into place to help mitigate any situation(s) that may be considered as being of nuisance to any neighbor:

- *Installed gated chain link fence with green privacy screen along the entire property line per permitted drawings and maintained it in optimal conditions to keep presentable jobsite conditions.*
- *Performed daily and weekly cleaning of exterior and interior of residence to promote clean and safe conditions.*
- *Always parked all construction vehicles within property to avoid traffic interruptions on Seaspray Avenue and South Ocean Boulevard and meet Town of Palm Beach requirements.*
- *Parking permits were acquired when needed.*
- *Maintained erosion control measures up to date on weekly basis to ensure no soil erosion would affect neighboring properties.*
- *When gas utility company installed service line, we implemented and followed adequate MOT measures as per FDOT indexes and Town of Palm Beach requirements.*
- *Avoided any demolition or loud work prior to 10am, allowing us to reach final stages of completion of the project without a single neighbor complain.*

Respectfully,


Shwan Aziz
President

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Puerto Rico: +1(787) 789-2830

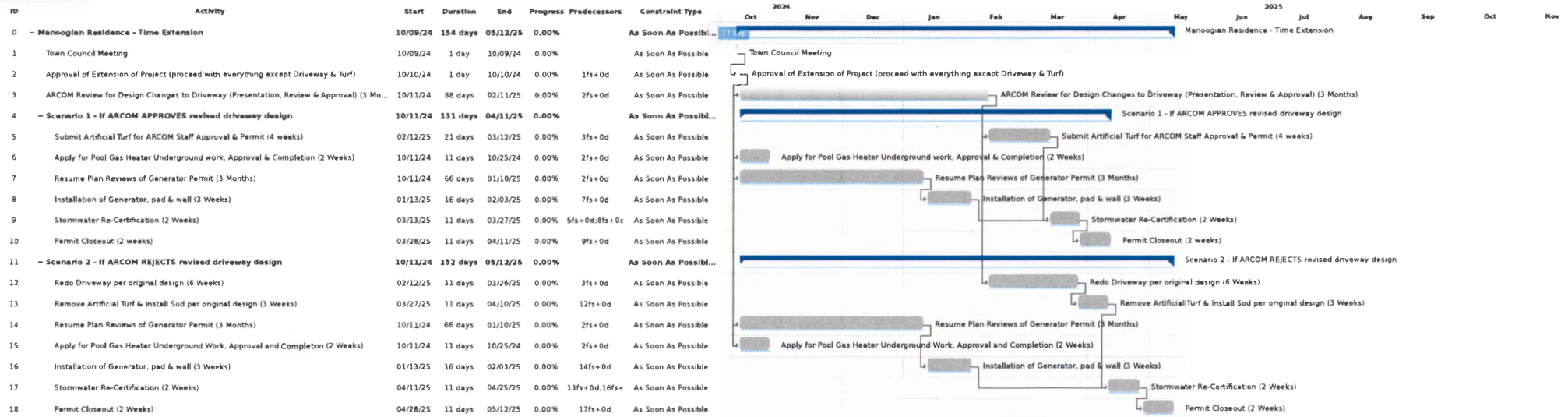
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Manoogian Time Extension Main Schedule



General

- Parent Activity
- Child Activity
- Baseline
- Delay (+ # days)
- Milestone

Links

Status

- Completed
- Overdue
- Ahead
- Uninitiated

Printed on: 09/17/24

Page: 1/1



September 17, 2024


Town of Palm Beach
Planning, Zoning and Building
360 South County Road
Palm Beach, Florida. 33480

*RE: Manoogian Residence
224 South Ocean Boulevard*

To Whom It May Concern,

Please accept this as our statement that first class mailing notifications were sent to all surrounding neighbors within 300 feet advising that we are requesting a permit extension. See attached sample of the letter sent and the Certificate of Mailing form acknowledged by the USPS.

Respectfully,


Shwan Aziz
President

Phone

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Pompano Beach, FL 33069



Eco Building Solutions, Inc.
1552 Southwest 13th Court
Pompano Beach, Florida 33069

September 3, 2024

To NEIGHBOR

***RE: Manoogian Residence Renovation
224 South Ocean Boulevard***

Good afternoon,

Please accept this as a courtesy notice that a Building Permit Time Extension is being requested of the Town to complete the renovation project for the residence mentioned above.

We will be presenting our extension request at the Town Council Meeting being held on Wednesday, October 9, 2024.

Respectfully,

Shwan Aziz
President

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Pompano Beach, FL 33069

Master Permit / Permit number	Permit type name	Permit description	Permit Address	Permit Suite	Customer Last Name	Application date	Issue date	Approval state
X-05-14538	X-LEGACY PERMIT	5 - 20' X 20' WHITE TENTS	224 S OCEAN BLVD		TENTLOGIX INC	2/24/2005	2/24/2005	final
X-05-15259	X-LEGACY PERMIT	WIRE AS PER PLANS	224 S OCEAN BLVD		MONTEGO ELECTRIC	4/5/2005	4/5/2005	final
X-05-15389	X-LEGACY PERMIT	INSTALL PLUMBING IN CABANA POOL HOUSE - 1 WATER CLOSET, 1 LAV, 1 KITCHEN, 1 W/H, 1 OUTSIDE SHOWER	224 S OCEAN BLVD		ENTERPRISE PLUMBING SVCS OF JU	4/13/2005	4/13/2005	final
X-05-16471	X-LEGACY PERMIT	REMODEL/ALTER ALL ROOMS & INTERIOR RENOVATIONS REPLACE DOORS & WINDOWS TO MATCH EXISTING	224 S OCEAN BLVD		CURTIS D MEADE INC	5/31/2005	5/31/2005	final
X-05-17023	X-LEGACY PERMIT	INSTALL NATURAL GAS LINES FROM EXISTING METER TO WATER HEATER, LOGS & GRILL	224 S OCEAN BLVD		ENTERPRISE PLUMBING SVCS OF JU	6/22/2005	6/22/2005	final
X-05-17024	X-LEGACY PERMIT	LV ELECTRICAL PHONES, CATV, SECURITY W/HEATS & SMOKES, A/V W/SPEAKERS & VOLUME & LIGHTING CONTROLS	224 S OCEAN BLVD		ENVIRONMENTAL TECHNOLOGY CONTROLS	6/22/2005	6/22/2005	final
X-05-17068	X-LEGACY PERMIT	INSTALL CEDAR SHAKES ON NEW POOL CABANA	224 S OCEAN BLVD		THE REGENCY ROOFING COMPANIES	6/23/2005	6/23/2005	final
X-05-17294	X-LEGACY PERMIT	INSTALL A/C INTO CABANA PER PLANS	224 S OCEAN BLVD		ASTRO AIR INC	7/1/2005	7/1/2005	final
X-05-17437	X-LEGACY PERMIT	INSTALL TEMP POWER POLE	224 S OCEAN BLVD		MONTEGO ELECTRIC	7/12/2005	7/12/2005	final
X-05-17845	X-LEGACY PERMIT	WIRE AS PER PLANS	224 S OCEAN BLVD		MONTEGO ELECTRIC	7/28/2005	7/28/2005	final
X-05-18119	X-LEGACY PERMIT	INSTALL PLUMBING, REMOVE EXISTING CAST IRON, REPLACE WITH PVC & COPPER	224 S OCEAN BLVD		HYPOLUXO PLUMBING INC	8/10/2005	8/10/2005	final
X-05-18522	X-LEGACY PERMIT	INSTALL A/C AS PER PLAN	224 S OCEAN BLVD		ASTRO AIR INC	9/1/2005	9/1/2005	final
X-06-16472	X-LEGACY PERMIT	UPDATE PERMIT FOR INCREASE IN VALUE	224 S OCEAN BLVD		CURTIS D MEADE INC	11/29/2006	11/29/2006	final
X-06-20756	X-LEGACY PERMIT	INSTALL 13D FIRE SPRINKLER SYSTEM	224 S OCEAN BLVD		J W FIRE SPRINKLER INC	1/20/2006	1/20/2006	final
X-06-21202	X-LEGACY PERMIT	4 - 20X20 WHITE TENTS	224 S OCEAN BLVD		TENTLOGIX INC	2/22/2006	2/22/2006	final
X-06-21626	X-LEGACY PERMIT	LOW VOLTAGE STRUCTURED WIRING, A/V WITH SPEAKERS, LIGHTING CONTROL, CATV, PHONES, SECURITY SYSTEM **	224 S OCEAN BLVD		ENVIRONMENTAL TECHNOLOGY CONTROLS	3/21/2006	3/21/2006	final
X-06-22694	X-LEGACY PERMIT	ROOF WORK: WATKINS CEDAR SHAKES ON ROOFS	224 S OCEAN BLVD		THE REGENCY ROOFING COMPANIES	5/23/2006	5/23/2006	final
X-06-22697	X-LEGACY PERMIT	WATERPROOF BALCONY 2ND FLOOR; WATERPROOF 3RD FLOOR ROOF DECK. HYDROSTOP PREMIUM ROOF COAT SYSTEM	224 S OCEAN BLVD		INACTIVE	5/23/2006	5/23/2006	final
X-06-23867	X-LEGACY PERMIT	INSTALL GAS LINE	224 S OCEAN BLVD		HYPOLUXO PLUMBING INC	7/11/2006	7/11/2006	final
X-06-25531	X-LEGACY PERMIT	GATE, FENCE, REPLACE DRIVEWAY, ADD COLUMNS AND DRAINAGE. AND REMARCIOTE POOL REPLACE POOL EQUIP.	224 S OCEAN BLVD		CURTIS D MEADE INC	10/3/2006	10/3/2006	final
X-06-25606	X-LEGACY PERMIT	REPLASTER EXISTING POOL; NEW TILE	224 S OCEAN BLVD		ROYAL PALM POOLS LLC	10/9/2006	10/9/2006	final
X-06-25607	X-LEGACY PERMIT	POOL PIPING: REPLACE EXISTING SURFACE SKIMMER, REPAIR INLET LINE - OVERFLOW DRAIN TO SITE	224 S OCEAN BLVD		ROYAL PALM POOLS LLC	10/9/2006	10/9/2006	final
X-06-25608	X-LEGACY PERMIT	REWIRE POOL EQUIPMENT - ELECTRIC IF NECESSARY	224 S OCEAN BLVD		MONTEGO ELECTRIC	10/9/2006	10/9/2006	final
X-08-33931	X-LEGACY PERMIT	TENT PERMIT: INSTALL 2/21/08; USE 2/22/08; REMOVE 2/23/08. (2) 20X20 FRAME TENT (1) 10X10 BOTH WHITE **	224 S OCEAN BLVD		TENTLOGIX INC	2/21/2008	2/21/2008	final
B-17-64039	S-FENCE/WALL/GATE	CHAINLINK BVS FENCE 4' - 129' AS PER STAFF APPROVAL	224 S OCEAN BLVD		FRITZ MASSIE FENCE INC	5/15/2017	5/22/2017	issued
B-17-67871	B-17-67878	S-SITE WORK/DRAINAGE	SUB SITE WORK- SITE WORK AS PER PLANS, INCLUDING DRIVEWAY, PAVERS, LANDSCAPING.	224 S OCEAN BLVD	ECO BUILDING SOLUTIONS INC	10/13/2017	3/2/2018	issued
B-21-92107	B-RESIDENTIAL NEW CONSTRUCTION/ADDITION	(SEE PERMIT CONDITION) INT/EXT RENOVATION OF EXISTING GUEST HOUSE TO INCLUDE CONVERSION OF 715 SQFT TO ACCOMMODATE A MULTI-CAR GARAGE. ADDITION A CONCRETE WALKWAY CONNECTING GUEST HOUSE AND MAIN	224 S OCEAN BLVD		ECO BUILDING SOLUTIONS INC	11/18/2021	5/13/2022	issued
B-23-97993	S-POOL/WATER FEATURE	(SEE PERMIT CONDITIONS) POOL 20' X 50' GAL 29.920 DECK PAVERS SET ON SAND	224 S OCEAN BLVD		VAN KIRK & SONS INC	2/7/2023	7/13/2023	issued
B-19-78708	A-19-00429	A-ARCOM STAFF APPROVAL	***NOT APPROVED*** STAFF APPROVAL AT NORTH END OF POOL. COLOR TO BE WHITE	224 S OCEAN BLVD	AMERICAN AWNING COMPANY INC	4/15/2019		pending
B-17-67878	B-18-71376	R-PERMIT UPDATE-CHG OF PLANS & VALUE/CORRECTION	PERMIT UPDATE CHANGE IN PLANS AND VALUE TO ADD SHEDTING FOOTERS (SITE WALLS) REARRANGING PALM TREES ADDING LANDING STEPS.	224 S OCEAN BLVD	ECO BUILDING SOLUTIONS INC	4/25/2018		pending
B-23-01881	E-ELECTRICAL	INSTALLATION OF A 80 KW GENERATOR (PRE-CAST SLAB)	224 S OCEAN BLVD		RACK ELECTRIC LLC	11/30/2023		pending
Z-17-00039	Z-DEVELOPMENT REVIEW PERMIT		224 S OCEAN BLVD		GONZALEZ ARCHITECTS	9/1/2017		pending

Count: 95

144,000,000

Master Permit #	Permit number	Permit type name	Permit description	Permit Address	Permit Suite	Customer Last Name	Application date	Issue date	Approval state
	Z-17-00047	Z-DEVELOPMENT REVIEW PERMIT	Construction of three dormers on existing third story. 1. Sec. 134-893 (b)(10)b To allow a building height of +37'-7 1/2" in lieu of the 22'-0" maximum allowable. 2. Sec. 134-893 (b)(10)c 134-2: To allow an overall building height of 42'-1 3/4" in lieu of the 30'-0" maximum allowable. 3. Sec. 134-2 Definitions Building, height of (applicable only in the R-B districts) To allow dormer windows in a non-habitable third story space which is not permitted by Code.	224 S OCEAN BLVD		GONZALEZ ARCHITECTS	10/16/2017		pending
	Z-19-00213	Z-DEVELOPMENT REVIEW PERMIT	A request to add a two car one-story garage onto the North side of the house which requires the following variances: 1. Sec 134-1576 A street side yard setback of six feet in lieu of the eighteen foot minimum required 2. Sec 134-893 b (13) A Cubic Content Ratio of 6.13 in lieu of the 5.82 existing an	224 S OCEAN BLVD		GONZALEZ ARCHITECTS	7/18/2019		pending

Count: 95

Data as of 9/18/2024

Property Detail

Location Address : 224 S OCEAN BLVD
Municipality : PALM BEACH
Parcel Control Number : 50-43-43-22-07-000-5270
Subdivision : POINCIANA PARK 2ND ADD IN
Official Records Book/Page : 32021 / 1168
Sale Date : NOV-2020
Legal Description : POINCIANA PARK 2ND ADD LTS 527, 528, 532 & 533

Owner Information**Owner(s)**

MANOOGIAN ARMEN A &
 MANOOGIAN CLAUDIA B
 ARMEN A MANOOGIAN TR TITL HLDR
 MANOOGIAN ARMEN A TR
 MANOOGIAN CLAUDIA B TR

Mailing Address

224 S OCEAN BLVD
 PALM BEACH FL 33480 4242

Sales Information

Sales Date	Price	OR Book/Page	Sale Type	Owner
NOV-2020	\$10	32041 / 01579	WARRANTY DEED	
NOV-2020	\$10	32021 / 01168	WARRANTY DEED	MANOOGIAN ARMEN A &

Exemption Information

Applicant/Owner(s)	Year	Detail
MANOOGIAN ARMEN A &	2024	HOMESTEAD
MANOOGIAN ARMEN A &	2024	ADDITIONAL HOMESTEAD
MANOOGIAN CLAUDIA B	2024	HOMESTEAD
MANOOGIAN CLAUDIA B	2024	ADDITIONAL HOMESTEAD

Property Information

Number of Units :
***Total Square Feet :** 12449
Acres : 0.9204
Property Use Code : 0100—SINGLE FAMILY
Zoning : R-B—LOW DENSITY RESIDENTIAL (S0-PALM BEACH)

Appraisals

Tax Year	2024	2023	2022	2021	2020
Improvement Value	\$2,424,909	\$2,805,566	\$2,552,427	\$0	\$0
Land Value	\$25,807,155	\$23,962,125	\$20,771,605	\$0	\$0
Total Market Value	\$28,232,064	\$26,767,691	\$23,324,032	\$0	\$0

Assessed and Taxable Values

Tax Year	2024	2023	2022	2021	2020
Assessed Value	\$17,210,982	\$16,709,691	\$16,223,001	\$0	\$0
Exemption Amount	\$50,000	\$50,000	\$50,000	\$0	\$0
Taxable Value	\$17,160,982	\$16,659,691	\$16,173,001	\$0	\$0

Taxes

Tax Year	2024	2023	2022	2021	2020
AD VALOREM	\$255,349	\$250,267	\$250,765	\$0	\$0
NON AD VALOREM	\$1,885	\$1,737	\$1,729	\$0	\$0
TOTAL TAX	\$257,234	\$252,003	\$252,494	\$0	\$0

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