

# TOWN OF PALM BEACH

Information for Town Council Meeting on:

July 12, 2023

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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 236 & 238 Phipps Plaza

Date: June 22, 2023

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## **STAFF RECOMMENDATION**

Staff recommends that the Town Council consider the request from contractor BCC Residential LLC (Scott A. Butler, Vice President) regarding a time extension in which to complete renovations of a landmarked building located at 236 & 238 Phipps Plaza and to extend the permit duration until December 31, 2023 – about six months from today.

## **GENERAL INFORMATION**

The properties are separate parcels and have separate ownership, but both addresses are in the same building and being renovated at the same time and by the same contractor. 238 Phipps Plaza is listed as a single-family residence and 236 Phipps Plaza is listed as a five-unit multifamily residence. Two separate sets of permits were required for this renovation [since there are two different parcels]. Permits were issued on October 8, 2019, and will expire on August 30, 2023.

BCC Residential LLC explain in their letters of June 21, 2023, that structural deficiencies were discovered that required extensive repairs, which extended this project. Finishes were fabricated overseas, and owner revisions are also reasons for the time extension requests.

Staff has no objection to the requests.

Attachments: Letter from Scott A. Butler, Vice President of BCC Residential LLC  
Permit Summary for the Properties  
Property Appraiser Details for the Properties



June 21, 2023

Town of Palm Beach  
Planning, Zoning, Building Department  
360 S. County Road  
Palm Beach, FL 33480

**RE: Permit Extension Request B19-81597  
236 Phipps Plaza**

To Whom it May Concern,

Please accept this letter as our formal request to extend the allotted construction time for the above referenced project. This is a historic building and during demolition, several walls were opened up and we discovered several structural deficiencies that required repairs. Once repairs were completed, finishes are very intricate and being fabricated overseas. With the changes due to unforeseen conditions as well as some client driven changes, the project is taking longer than previously anticipated.

We anticipate that the balance of work will be completed this year and would request a 6 month extension onto the existing permit.

If this request requires Town Council approval, we hope you are able to add us to the July Agenda to avoid further delays.

Sincerely,  
**BCC Residential, LLC**

A handwritten signature in blue ink that reads "Scott A. Butler". The signature is written in a cursive, flowing style.

Scott A. Butler  
Vice-President



June 21, 2023

Town of Palm Beach  
Planning, Zoning, Building Department  
360 S. County Road  
Palm Beach, FL 33480

**RE: Permit Extension Request B19-81598  
238 Phipps Plaza**

To Whom it May Concern,

Please accept this letter as our formal request to extend the allotted construction time for the above referenced project. This is a historic building and during demolition, several walls were opened up and we discovered several structural deficiencies that required repairs. Once repairs were completed, finishes are very intricate and being fabricated overseas. With the changes due to unforeseen conditions as well as some client driven changes, the project is taking longer than previously anticipated.

We anticipate that the balance of work will be completed this year and would request a 6 month extension onto the existing permit.

If this request requires Town Council approval, we hope you are able to add us to the July Agenda to avoid further delays.

Sincerely,  
**BCC Residential, LLC**

A handwritten signature in blue ink that reads "Scott Butler". The signature is written in a cursive, flowing style.

Scott A. Butler  
Vice-President



Permit number	Permit type	Master permit ID	Permit type name	Permit description	Permit Suite	Permit Address	Customer Nu/Customer	Customer Last Name	Application	Issue date	Expiration date	Approval state
U-23-13216	u-p02	416532	U-USE OF/WORK IN ROW	*****PRIVATE PROVIDER***** USE OF- TRASH TRUCK LOADING, MATERIAL DELIVERY/HANDLING. SCREENING TO BE SET UP DURING TRASH TRUCK, LOADING OR WHILE WORKING IN ROW, BUT NOT R		236 PHIPPS PLZ	606120	BCC RESIDENTIAL LLC	6/20/2023		9/18/2023	pending
U-23-13063	u-p02	416532	U-USE OF/WORK IN ROW	*****PRIVATE PROVIDER***** USE OF- TRASH TRUCK LOADING, MATERIAL DELIVERY/HANDLING. SCREENING TO BE SET UP DURING TRASH TRUCK, LOADING OR WHILE WORKING IN ROW, BUT NOT R		236 PHIPPS PLZ	606120	BCC RESIDENTIAL LLC	5/25/2023	6/1/2023	8/30/2023	issued
U-23-13025	u-p03		U-EXCAVATION IN ROW	EXCAVATE- INSTALL 7 FEET OF 1 - 1/4" PE GAS SERVICE TO SERVE ADDRESS ABOVE		236 PHIPPS PLZ	500056	FLORIDA PUBLIC UTILITIES COMPANY	5/19/2023	5/25/2023	11/21/2023	issued
U-23-12759	u-p02	416532	U-USE OF/WORK IN ROW	*****PRIVATE PROVIDER***** USE OF- TRASH TRUCK LOADING, MATERIAL DELIVERY/HANDLING. SCREENING TO BE SET UP DURING TRASH TRUCK, LOADING OR WHILE WORKING IN ROW, BUT NOT R		236 PHIPPS PLZ	606120	BCC RESIDENTIAL LLC	4/19/2023	4/21/2023	7/20/2023	issued
U-23-12572	u-p02	416532	U-USE OF/WORK IN ROW	*****PRIVATE PROVIDER***** USE OF- TRASH TRUCK LOADING, MATERIAL DELIVERY/HANDLING. SCREENING TO BE SET UP DURING TRASH TRUCK, LOADING OR WHILE WORKING IN ROW, BUT NOT R		236 PHIPPS PLZ	606120	BCC RESIDENTIAL LLC	3/21/2023	3/24/2023	6/22/2023	issued
B-23-98272	b-r01	416532	R-REVISION	*****PRIVATE PROVIDER***** REVISION OTHER- DRAINAGE FEASIBILITY REPORT		236 PHIPPS PLZ	606120	BCC RESIDENTIAL LLC	3/8/2023		3/8/2023	pending
B-23-98185	b-r03		FEE CHARGE	ZONING VERIFICATION LETTER REQUEST		236 PHIPPS PLZ	606786	COZEN O'CONNOR	2/28/2023	2/28/2023	2/28/2023	final
U-23-12400	u-p02	416532	U-USE OF/WORK IN ROW	*****PRIVATE PROVIDER***** USE OF- TRASH TRUCK LOADING, MATERIAL DELIVERY/HANDLING. SCREENING TO BE SET UP DURING TRASH TRUCK, LOADING OR WHILE WORKING IN ROW, BUT NOT R		236 PHIPPS PLZ	606120	BCC RESIDENTIAL LLC	2/13/2023	2/24/2023	5/25/2023	issued
L-23-00711	l-l01		L-LPC STAFF APPROVAL	LANDMARKS- (2) ADDITIONAL WINDOWS ON SOUTH SIDE OF BUILDING; RELOCATED HVAC EQUIPMENT, COURTYARD FOUNTAIN WITH WATER HEATERS ON BACK; BUILDING COLOR CHANGED TO WHITE		236 PHIPPS PLZ	605989	SPINA O'ROURKE & PARTNERS	1/27/2023	3/9/2023	1/22/2024	final
U-23-12297	u-p02	416532	U-USE OF/WORK IN ROW	*****PRIVATE PROVIDER***** USE OF - TRASH TRUCK LOADING, MATERIAL DELIVERY / HANDLING. SCREENING TO BE SET UP DURING TRASH TRUCK LOADING OR WHILE WORKING IN ROW, BUT NOT R		236 PHIPPS PLZ	606120	BCC RESIDENTIAL LLC	1/20/2023	2/14/2023	5/15/2023	issued
U-23-12253	u-p03		U-EXCAVATION IN ROW	WED 1/18-FRI 1/20/23: NO LANE CLOSURE-REAR EASEMENT LANDS CAPE AREA-REMOVE 1 LATERALS AND INSTALL THREE 6" PVC LATERALS AT SAME LINE, GRADE & ELEVATION TO WHAT WAS EXISTING-D		236 PHIPPS PLZ	542582	S MACDONALD CONTRACTING LLC	1/12/2023	1/18/2023	7/30/2023	issued
U-23-12254	u-p07		U-SEWER/DRAINAGE - CAP-OFF/CONNECTION	WED 1/18-FRI 1/20/23: NO LANE CLOSURE-REAR EASEMENT LANDS CAPE AREA-REMOVE 1 LATERALS AND INSTALL THREE 6" PVC LATERALS AT SAME LINE, GRADE & ELEVATION TO WHAT WAS EXISTING-D		236 PHIPPS PLZ	542582	S MACDONALD CONTRACTING LLC	1/12/2023	1/18/2023	5/1/2023	issued
B-22-97640	b-r01	416532	R-REVISION	*****PRIVATE PROVIDER***** REVISION OTHER: FIRE ALARM SHOP DWGS & PRODUCT DATA		236 PHIPPS PLZ	606120	BCC RESIDENTIAL LLC	12/28/2022	1/6/2023	12/28/2022	final
B-22-97608	b-r01	416532	R-REVISION	*****PRIVATE PROVIDER***** REVISION OTHER: SUBMITTING FIRE SPRINKLER DRAWINGS AND HEAD CUT SHEETS.		236 PHIPPS PLZ	535670	SOUTHERN FIRE PROTECTION OFFICE	12/22/2022	1/3/2023	12/22/2022	final
U-22-12139	u-p02	416532	U-USE OF/WORK IN ROW	*****PRIVATE PROVIDER***** USE OF - DUMP TRUCK LOADING DELIVERY/HANDLING CONCRETE POUR/ PUMP SET UP, ALL WILL BE DURING WORKING HOURS ONLY AND AREA CLEANED UP AT END OF DAY.		236 PHIPPS PLZ	606120	BCC RESIDENTIAL LLC	12/19/2022	1/5/2023	4/5/2023	final
U-22-11942	u-p02	416532	U-USE OF/WORK IN ROW	*****PRIVATE PROVIDER***** USE OF - DUMP TRUCK LOADING DELIVERY/HANDLING CONCRETE POUR/ PUMP SET UP, ALL WILL BE DURING WORKING HOURS ONLY AND AREA CLEANED UP AT END OF DAY.		236 PHIPPS PLZ	606120	BCC RESIDENTIAL LLC	11/21/2022	12/16/2022	3/16/2023	issued
U-22-11617	u-p02	416532	U-USE OF/WORK IN ROW	*****PRIVATE PROVIDER***** USE OF - DUMP TRUCK LOADING, MATERIAL DELIVERY/ HANDLING CONCRETE POUR/PUMP SET UP, ALL WILL BE DURING WORKING HOURS ONLY AND AREA CLEANED UP AT END OF THE DAY.		236 PHIPPS PLZ	606120	BCC RESIDENTIAL LLC	10/18/2022	11/7/2022	2/5/2023	issued
U-22-11251	u-p02	416532	U-USE OF/WORK IN ROW	*****PRIVATE PROVIDER***** USE OF - DUMP TRUCK LOADING, MATERIAL DELIVERY/ HANDLING CONCRETE POUR/PUMP SET UP, ALL WILL BE DURING WORKING HOURS ONLY AND AREA CLEANED UP AT END OF THE DAY.		236 PHIPPS PLZ	606120	BCC RESIDENTIAL LLC	9/16/2022	9/19/2022	12/18/2022	final
B-22-96210	b-r01	416532	R-REVISION	*****PRIVATE PROVIDER***** REVISION BUILDING - ADDITIONAL PRODUCT APPROVALS - ALUMINUM MULLION FOR LOWEN WINDOW		236 PHIPPS PLZ	606120	BCC RESIDENTIAL LLC	8/26/2022	8/30/2022	8/26/2022	final
B-22-95990	b-r01	416532	R-REVISION	*****PRIVATE PROVIDER***** REVISION BUILDING: UPDATED PRODUCT APPROVALS-WINDOWS & DOORS (CHANGED MANUFACTURER)		236 PHIPPS PLZ	606120	BCC RESIDENTIAL LLC	8/15/2022	8/18/2022	8/15/2022	final
U-22-10840	u-p02	416532	U-USE OF/WORK IN ROW	*****PRIVATE PROVIDER***** USE OF - DUMP TRUCK LOADING, MATERIAL DELIVERY/ HANDLING CONCRETE POUR/ PUMP SET UP, ALL WILL BE DURING WORKING HOURS ONLY AND AREA CLEANED UP		236 PHIPPS PLZ	606120	BCC RESIDENTIAL LLC	8/10/2022	8/15/2022	11/13/2022	issued
U-22-10743	u-p07		U-SEWER/DRAINAGE - CAP-OFF/CONNECTION	TWO SEWER SERVICE CONNECTIONS TIE INTO EXISTING SEWER MAIN FOR NEW SERVICE CONNECTIONS.		236 PHIPPS PLZ	606120	BCC RESIDENTIAL LLC	8/3/2022	8/12/2022	11/10/2022	issued
U-22-10006	u-p02	416532	U-USE OF/WORK IN ROW	*****PRIVATE PROVIDER***** USE OF - DUMP TRUCK LOADING, MATERIAL DELIVERY/HANDLING CONCRETE POUR, PUMP SET UP, ALL WILL BE DURING WORKING HOURS ONLY AND AREA CLEANED UP		236 PHIPPS PLZ	606120	BCC RESIDENTIAL LLC	5/16/2022	5/17/2022	8/15/2022	issued
U-22-09749	u-p02	416532	U-USE OF/WORK IN ROW	*****PRIVATE PROVIDER***** USE OF - DUMP TRUCK LOADING, MATERIAL DELIVERY/ HANDLING, CONCRETE POUR/PUMP SET UP, ALL WILL BE DURING WORKING HOURS ONLY AND AREA CLEANED UP		236 PHIPPS PLZ	606120	BCC RESIDENTIAL LLC	4/18/2022	4/27/2022	7/26/2022	final

Count: 35

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Permit number	Permit type	Master permit ID	Permit type name	Permit description	Permit Suite	Permit Address	Customer Nu	Customer	Customer Last Name	Application i	Issue date	Expiration date	Approval state
U-22-09536	u-p02	416532	U-USE OF/WORK IN ROW	*****PRIVATE PROVIDER***** USE OF- DUMP TRUCK LOADING, MATERIAL DELIVERY/ HANDLING, CONCRETE POUR/PUMP SET UP, ALL WILL BE DURING WORKING HOURS ONLY AND AREA CLEANED UP		236 PHIPPS PLZ	606120		BCC RESIDENTIAL LLC	3/17/2022	3/20/2022	6/18/2022	final
U-22-09260	u-p02	416532	U-USE OF/WORK IN ROW	*****PRIVATE PROVIDER***** DUMP TRUCK LOADING, MATERIAL DELIVERY / HANDLING CONCRETE POUR / PUMP SET UP - ALL WILL BE DURING WORKING HOURS ONLY AND AREA CLEANED UP AT EN		236 PHIPPS PLZ	606120		BCC RESIDENTIAL LLC	1/21/2022	1/27/2022	4/27/2022	final
B-21-92435	b-b06		B-COMMERCIAL ALTERATION	REMOVE DAMAGED HANDRAIL AND REPLACE W/NEW. WE WILL BE DOING THE SAME SPECS.		236 PHIPPS PLZ	602494		BLUE COAST ALUMINUM INC	12/13/2021	12/15/2021	7/20/2022	final
U-21-08875	u-p02	416532	U-USE OF/WORK IN ROW	ROW DUMP TRUCK LOADING, MATERIALS DELIVERY/HANDLING CONCRETE POUR/ PUMP SET UP.		236 PHIPPS PLZ	606120		BCC RESIDENTIAL LLC	11/15/2021	11/23/2021	2/21/2022	final
F-21-03584	f-f01	416532	F-FIRE RESCUE STANDARD	*****PRIVATE PROVIDER***** FIRE HYDRANT FLOW TEST		236 PHIPPS PLZ	535670		SOUTHERN FIRE PROTECTION O F P	10/15/2021	10/18/2021	10/13/2022	final
U-21-08385	u-p02	416532	U-USE OF/WORK IN ROW	*****PRIVATE PROVIDER***** ROW DUMP TRUCK LOADING, MATERIAL DELIVERY/HANDLING CONCRETE POUR/PUMP SET UP.		236 PHIPPS PLZ	606120		BCC RESIDENTIAL LLC	9/27/2021	9/28/2021	12/27/2021	final
B-21-90497	b-r02	416532	R-CHANGE OF CONTRACTOR/QUALIFIER	*****PRIVATE PROVIDER***** CHANGE OF CONTRACTOR		236 PHIPPS PLZ	606120		BCC RESIDENTIAL LLC	8/2/2021	8/2/2021	8/2/2021	final
B-21-87670	b-r04	416532	R-PERMIT UPDATE-CHG OF PLANS & VALUE/CORRECTION	*****PRIVATE PROVIDER***** PERMIT UPDATE CHANGE IN PLANS AND VALUE FOR INTERIOR AND EXTERIOR RENOVATION		236 PHIPPS PLZ	501979		HEDRICK BROTHERS CONST CO I NC	2/26/2021	4/8/2021	10/5/2021	final
Z-20-00309	z-01		Z-DEVELOPMENT REVIEW PERMIT	Section 134-942(4): Request for a modification to the existing multi-family site plan (4 units) to allow applicant to undertake a renovation of a 3 story nonconforming landmarked residence located in the R-C Zoning District in Phipps Plaza. Modifications include: Removal of existing 70 SF non-conforming bike storage shed; Removal of existing exterior stair leading from second floor to third floor; New balconies (3) with corbel and railing details to match existing exterior stair; New infill and enclosure of existing 38 SF second floor covered porch; New infill and enclosure of existing 134 SF third floor covered porch (variance requested); New spa in existing ground level courtyard; New spa equipment (1) in housing at ground level (variance requested); New 6' tall ac units (3) at ground level (variance requested); New elevator within existing building footprint; Revised interior floor plans. The variances being requested are as follows: 1) Section 134-948(8): To allow the enclosure of a porch on the existing nonconforming third floor of a three story building in lieu of the two-story building maximum allowed in the R-C Zoning District. 2) 134-1728(0): to allow the three (3) air-conditioning units in a required rear setback to be 6 feet in height in lieu of the 4 foot maximum allowed. 3) 134-1728(a): to allow three (3) air-conditioning units in a required setback where only maximum of two are allowed. 4) 134-1728(a): to allow the west two (2) air-conditioning units to be 9 inches and 3 feet, respectively, from the rear property line in lieu of the 5 foot minimum required. 5) 134-1728(a): to allow the east air-conditioning unit and pool equipment to be 1 inch from the east side property line in lieu of the 5 foot minimum required. 6) 134-1728(a): to allow the east air-conditioning unit and pool equipment to be 9 inches and 3 feet from the rear property line, respectively, in lieu of the 5 foot minimum required. 7) 134-1729: to allow the proposed spa pump and filter equipment to be 9 inches from the rear property line in lieu of the five foot minimum setback required.		236 PHIPPS PLZ	602091		KOCHMAN AND ZISKA	11/13/2020		11/8/2021	pending
B-19-81597	b-b02		B-RESIDENTIAL ALTERATION	*****PRIVATE PROVIDER***** SELECTIVE INTERIOR AND EXTERIOR DEMOLITION		236 PHIPPS PLZ	501979		HEDRICK BROTHERS CONST CO I NC	9/30/2019	10/8/2019	8/30/2023	issued
B-13-31289	b-e02		E-ELECTRICAL COM STANDARD	PUT UP NEW LANTERNS PER PLAN		236 PHIPPS PLZ	600944		ELI'S ELECTRIC CORP	4/10/2013	4/16/2013	10/13/2013	final
Count: 35													
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# Permit Browse

## Town of Palm Beach

Permit number	Permit type	Master permit ID	Permit type name	Permit description	Permit Suite	Permit Address	Customer Nu	Customer	Customer Last Name	Application c	Issue date	Expiration date	Approval state
U-23-13021	u-p05	416533	U-CONSTRUCTION PARKING	*****PRIVATE PROVIDER***** CONSTRUCTION PARKING: 05/24/2023 THRU 08/22//2023		238 PHIPPS PLZ	606120		BCC RESIDENTIAL LLC	5/18/2023	5/25/2023	5/25/2023	issued
U-23-13022	u-p05	416533	U-CONSTRUCTION PARKING	*****PRIVATE PROVIDER***** CONSTRUCTION PARKING: 05/24/2023 THRU 08/22//2023		238 PHIPPS PLZ	606120		BCC RESIDENTIAL LLC	5/18/2023	5/25/2023	5/25/2023	issued
U-23-13023	u-p05	416533	U-CONSTRUCTION PARKING	*****PRIVATE PROVIDER***** CONSTRUCTION PARKING: 05/24/2023 THRU 08/22//2023		238 PHIPPS PLZ	606120		BCC RESIDENTIAL LLC	5/18/2023	5/25/2023	5/25/2023	issued
U-23-12397	u-p05	416533	U-CONSTRUCTION PARKING	*****PRIVATE PROVIDER***** CONSTRUCTION PARKING: 02/18/2023 THRU 05/17/2023		238 PHIPPS PLZ	606120		BCC RESIDENTIAL LLC	2/13/2023	2/24/2023	2/24/2023	issued
U-23-12398	u-p05	416533	U-CONSTRUCTION PARKING	*****PRIVATE PROVIDER***** CONSTRUCTION PARKING: 02/18/2023 THRU 05/17/2023		238 PHIPPS PLZ	606120		BCC RESIDENTIAL LLC	2/13/2023	2/24/2023	2/24/2023	issued
U-23-12399	u-p05	416533	U-CONSTRUCTION PARKING	*****PRIVATE PROVIDER***** CONSTRUCTION PARKING: 02/18/2023 THRU 05/17/2023		238 PHIPPS PLZ	606120		BCC RESIDENTIAL LLC	2/13/2023	2/24/2023	2/24/2023	issued
U-23-12279	u-p03		U-EXCAVATION IN ROW	WED- 1/18/2023-FRI 01/20/2023 - NO LANE CLOSURE- REAR EASEMENT LANDSCAPE AREA- REMOVE 1 LATERAL AND INSTALL ONE 6" P VC LATERALS AT SAME LINE. GRADE & ELEVATION TO WHAT WAS E		238 PHIPPS PLZ	542582		S MACDONALD CONTRACTING L	1/18/2023	1/18/2023	7/30/2023	issued
U-23-12280	u-p07		U-SEWER/DRAINAGE - CAP-OFF/CONNECTION	WED- 1/18/2023-FRI 01/20/2023 - NO LANE CLOSURE- REAR EASEMENT LANDSCAPE AREA- REMOVE 1 LATERAL AND INSTALL ONE 6" P VC LATERALS AT SAME LINE. GRADE & ELEVATION TO WHAT WAS E		238 PHIPPS PLZ	542582		S MACDONALD CONTRACTING L	1/18/2023	1/18/2023	5/1/2023	issued
B-22-97641	b-r01	416533	R-REVISION	*****PRIVATE PROVIDER***** REVISION OTHER - SUBMITTING FIRE SPRINKLER DRAWINGS AND HEAD CUT SHEETS		238 PHIPPS PLZ	535670		SOUTHERN FIRE PROTECTION O	12/28/2022	1/3/2023	12/28/2022	final
U-22-11883	u-p05	416533	U-CONSTRUCTION PARKING	*****PRIVATE PROVIDER***** CONSTRUCTION PARKING: 11/18 THRU 2/17		238 PHIPPS PLZ	606120		BCC RESIDENTIAL LLC	11/14/2022	11/18/2022	11/18/2022	final
U-22-11884	u-p05	416533	U-CONSTRUCTION PARKING	*****PRIVATE PROVIDER***** CONSTRUCTION PARKING: 11/18 THRU 2/17		238 PHIPPS PLZ	606120		BCC RESIDENTIAL LLC	11/14/2022	11/18/2022	11/18/2022	final
U-22-11885	u-p05	416533	U-CONSTRUCTION PARKING	*****PRIVATE PROVIDER***** CONSTRUCTION PARKING: 11/18 THRU 2/17		238 PHIPPS PLZ	606120		BCC RESIDENTIAL LLC	11/14/2022	11/18/2022	11/18/2022	final
B-22-96211	b-r01	416533	R-REVISION	*****PRIVATE PROVIDER***** REVISION BUILDING - ADDITIONAL PRODUCT APPROVALS - ALUMINUM MULLION FOR LOWEN WINDO		238 PHIPPS PLZ	606120		BCC RESIDENTIAL LLC	8/26/2022		8/26/2022	pending
B-22-95988	b-r01	416533	R-REVISION	*****PRIVATE PROVIDER***** REVISION BUILDING: UPDATED PRODUCT APPROVALS-WINDOWS & DOORS (CHANGED MANUFACTU		238 PHIPPS PLZ	606120		BCC RESIDENTIAL LLC	8/15/2022	8/18/2022	8/15/2022	final
U-22-10838	u-p05	416533	U-CONSTRUCTION PARKING	*****PRIVATE PROVIDER***** CONSTRUCTION PARKING		238 PHIPPS PLZ	606120		BCC RESIDENTIAL LLC	8/10/2022	8/15/2022	8/15/2022	final
U-22-10841	u-p05	416533	U-CONSTRUCTION PARKING	*****PRIVATE PROVIDER***** CONSTRUCTION PARKING		238 PHIPPS PLZ	606120		BCC RESIDENTIAL LLC	8/10/2022	8/15/2022	8/15/2022	final
U-22-10842	u-p05	416533	U-CONSTRUCTION PARKING	*****PRIVATE PROVIDER***** CONSTRUCTION PARKING		238 PHIPPS PLZ	606120		BCC RESIDENTIAL LLC	8/10/2022	8/15/2022	8/15/2022	final
U-22-09953	u-p05	416533	U-CONSTRUCTION PARKING	*****PRIVATE PROVIDER***** CONSTRUCTION PARKING		238 PHIPPS PLZ	606120		BCC RESIDENTIAL LLC	5/10/2022	5/13/2022	5/13/2022	final
U-22-09954	u-p05	416533	U-CONSTRUCTION PARKING	*****PRIVATE PROVIDER***** CONSTRUCTION PARKING		238 PHIPPS PLZ	606120		BCC RESIDENTIAL LLC	5/10/2022	5/13/2022	5/13/2022	final
U-22-09955	u-p05	416533	U-CONSTRUCTION PARKING	*****PRIVATE PROVIDER***** CONSTRUCTION PARKING		238 PHIPPS PLZ	606120		BCC RESIDENTIAL LLC	5/10/2022	5/13/2022	5/13/2022	final
U-22-09449	u-p03		U-EXCAVATION IN ROW	EXCAVATE IN ROW		238 PHIPPS PLZ	505500		WM D ADEIMY JR INC	2/23/2022	2/24/2022	8/28/2022	issued
U-22-09350	u-p05	416533	U-CONSTRUCTION PARKING	*****PRIVATE PROVIDER*****CONSTRUCTION PARKING		238 PHIPPS PLZ	606120		BCC RESIDENTIAL LLC	2/8/2022	2/10/2022	2/10/2022	final
U-22-09351	u-p05	416533	U-CONSTRUCTION PARKING	*****PRIVATE PROVIDER*****CONSTRUCTION PARKING		238 PHIPPS PLZ	606120		BCC RESIDENTIAL LLC	2/8/2022	2/10/2022	2/10/2022	final
U-22-09352	u-p05	416533	U-CONSTRUCTION PARKING	*****PRIVATE PROVIDER*****CONSTRUCTION PARKING		238 PHIPPS PLZ	606120		BCC RESIDENTIAL LLC	2/8/2022	2/10/2022	2/10/2022	final
U-21-08879	u-p05	416533	U-CONSTRUCTION PARKING	*****PRIVATE PROVIDER***** CONSTRUCTION PARKING		238 PHIPPS PLZ	606120		BCC RESIDENTIAL LLC	11/15/2021	11/23/2021	11/23/2021	final
U-21-08880	u-p05	416533	U-CONSTRUCTION PARKING	*****PRIVATE PROVIDER***** CONSTRUCTION PARKING		238 PHIPPS PLZ	606120		BCC RESIDENTIAL LLC	11/15/2021	11/23/2021	11/23/2021	final
U-21-08881	u-p05	416533	U-CONSTRUCTION PARKING	*****PRIVATE PROVIDER***** CONSTRUCTION PARKING		238 PHIPPS PLZ	606120		BCC RESIDENTIAL LLC	11/15/2021	11/23/2021	11/23/2021	final
U-21-07960	u-p05	416533	U-CONSTRUCTION PARKING	*****PRIVATE PROVIDER*****CONSTRUCTION PARKING		238 PHIPPS PLZ	606120		BCC RESIDENTIAL LLC	8/4/2021	8/17/2021	8/17/2021	final
U-21-07961	u-p05	416533	U-CONSTRUCTION PARKING	*****PRIVATE PROVIDER*****CONSTRUCTION PARKING		238 PHIPPS PLZ	606120		BCC RESIDENTIAL LLC	8/4/2021	8/17/2021	8/17/2021	final
U-21-07962	u-p05	416533	U-CONSTRUCTION PARKING	*****PRIVATE PROVIDER*****CONSTRUCTION PARKING		238 PHIPPS PLZ	606120		BCC RESIDENTIAL LLC	8/4/2021	8/17/2021	8/17/2021	final
B-21-90498	b-r02	416533	R-CHANGE OF CONTRACTOR/QUALIFIER	*****PRIVATE PROVIDER***** CHANGE OF CONTRACTOR		238 PHIPPS PLZ	606120		BCC RESIDENTIAL LLC	8/2/2021	8/2/2021	8/2/2021	final
B-21-87669	b-r04	416533	R-PERMIT UPDATE-CHG OF PLANS & VALUE/CORRECTION	*****PRIVATE PROVIDER***** PERMIT UPDATE CHANGE IN PLANS AND VALUE FOR INTERIOR AND EXTERIOR RENOVATION		238 PHIPPS PLZ	501979		HEDRICK BROTHERS CONST CO I	2/26/2021	4/8/2021	10/5/2021	final
B-19-81598	b-b02		B-RESIDENTIAL ALTERATION	*****PRIVATE PROVIDER***** SELECTIVE INTERIOR AND EXTERIOR DEMOLITION		238 PHIPPS PLZ	501979		HEDRICK BROTHERS CONST CO I	9/30/2019	10/8/2019	8/30/2023	issued
B-11-16990	b-p07		P-REPLACEMENT	REPLACE EXISTING 3/4" BACKFLOW DEVICE		238 PHIPPS PLZ	602226		GENERAL HOME SOLUTIONS INC	5/16/2011	5/17/2011	11/13/2011	final
X-08-37348	legacy		X-LEGACY PERMIT	RE-ROOF WITH (2) PIECE BARRELL TILE.MATCH EXISTING MATERIAL TILE.		238 PHIPPS PLZ	599999		INACTIVE	9/17/2008	9/17/2008	10/2/2008	final
X-07-27062	legacy		X-LEGACY PERMIT	HARDWARE NEW WATER HEATER		238 PHIPPS PLZ	537669		LIFESTYLES ELECTRICAL SERVICE	1/4/2007	1/4/2007	10/2/2008	final
X-06-26938	legacy		X-LEGACY PERMIT	REPLACE EXISTING ELECTRIC WATER HEATER IN ATTIC		238 PHIPPS PLZ	602226		GENERAL HOME SOLUTIONS INC	12/20/2006	12/20/2006	10/2/2008	final
X-05-13839	legacy		X-LEGACY PERMIT	EMERGENCY REPLACEMENT OF METER CAN		238 PHIPPS PLZ	541080		MALONE ELECTRICAL SOLUTION S LLC	1/19/2005	1/19/2005	10/2/2008	final

Count: 38

1382 in Property





Parcel Control Number:	50-43-43-22-10-000-0102	Location Address:	236 PHIPPS PLZ		
Owners:	236 PHIPPS PLAZA PROPERTIES PARTNERS LLC				
Mailing Address:	230 ROYAL PALM WAY STE 411,PALM BEACH FL 33480 4340				
Last Sale:	JAN-2022	Book/Page#:	33289 / 1285	Price:	\$1,547,600
Property Use Code:	0800 - MULTIFAMILY < 5 UNITS	Zoning:	R-C - MEDIUM DENSITY RESIDENTIAL ( 50-PALM BEACH )		
Legal Description:	PL OF PHIPPS PLAZA WLY 50.86 FT OF LT J	Total SF:	5176	Acres	0.0674

Improvement Value	\$710,702
Land Value	\$2,746,998
Total Market Value	\$3,457,700
Assessed Value	\$2,792,712
Exemption Amount	\$0
Taxable Value	\$2,792,712

Ad Valorem	\$47,608
Non Ad Valorem	\$1,945
Total Tax	\$49,553

No Details Found

Description	Area Sq. Footage
FUS Finished Upper Story	2040
BAS Base Area	950
FUS Finished Upper Story	144
FUS Finished Upper Story	432
FUS Finished Upper Story	480
FOP Finished Open Porch	180
BAS Base Area	950
Total Square Footage : 5176	
Total Area Under Air : 4996	

Description	Year Built	Unit
No Extra Feature Available		

Description	
1. Exterior Wall 1	WSF: BRICK
2. Year Built	1925
3. Air Condition Desc.	HTG & AC
4. Heat Type	FORCED AIR DUCT
5. Heat Fuel	ELECTRIC
6. Bed Rooms	0
7. Full Baths	5
8. Half Baths	1
9. Exterior Wall 2	NONE
10. Roof Structure	GABLE/HIP
11. Roof Cover	CLAY/BERMUDA TILE
12. Interior Wall 1	PLASTER
13. Interior Wall 2	N/A
14. Floor Type 1	CERAMIC/QUARRY TILE
15. Floor Type 2	N/A
16. Stories	2

A map of South Florida showing major highways and cities. Highway 710 is highlighted in orange. Cities labeled include Palm Beach Gardens, West Palm Beach, Royal Palm Beach, Greenacres, Palm Springs, and Lake Worth. The map shows a network of roads with Highway 710 running vertically through the center. Other roads are shown in a lighter orange/brown color. The coastline is on the right, and the ocean is blue. The land is light green/yellow.



## Property Detail

Parcel Control Number: 50-43-43-22-10-000-0101

Location Address: 238 PHIPPS PLZ

Owners: PHIPPS PLAZA PROPERTIES PARTNERS LLC

Mailing Address: 230 ROYAL PALM WAY, PALM BEACH FL 33480 4303

Last Sale: JUN-2017

Book/Page#: 29227 / 1316

Price: \$1,950,000

Property Use Code: 0100 - SINGLE FAMILY

Zoning: R-C - MEDIUM DENSITY RESIDENTIAL ( 50-PALM BEACH )

Legal Description: PL OF PHIPPS PLAZA LT J /LESS WLY  
50.86 FT/

Total SF: 2020

Acres 0.0395

## 2022 Values (Current)

Improvement Value	\$633,459
Land Value	\$2,408,629
Total Market Value	\$3,042,088
Assessed Value	\$1,850,853
Exemption Amount	\$0
Taxable Value	\$1,850,853

All values are as of January 1st each year.

## 2022 Taxes

Ad Valorem	\$36,445
Non Ad Valorem	\$638
Total Tax	\$37,083

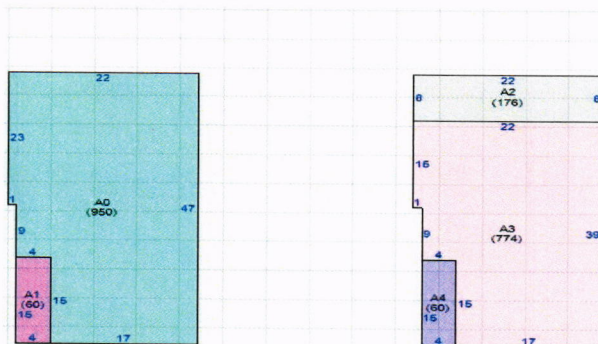
## 2023 Qualified Exemptions

No Details Found

## Applicants

No Details Found

## Building Footprint (Building 1 )



## Subarea and Square Footage (Building 1 )

Description	Area Sq. Footage
UST Unfinished Storage	60
BAS Base Area	950
UST Unfinished Storage	60
UOP Unfinished Open Porch	176
FUS Finished Upper Story	774
Total Square Footage :	2020
Total Area Under Air :	1724

## Extra Features

Description	Year Built	Unit
No Extra Feature Available		

## Structural Details (Building 1 )

Description	
1. Exterior Wall 1	WSF: BRICK
2. Year Built	1925
3. Air Condition Desc.	HTG & AC
4. Heat Type	FORCED AIR DUCT
5. Heat Fuel	ELECTRIC
6. Bed Rooms	0
7. Full Baths	0
8. Half Baths	0
9. Roof Structure	WOOD TRUSS
10. Roof Cover	CLAY/BERMUDA TILE
11. Interior Wall 1	PLASTER
12. Interior Wall 2	N/A
13. Floor Type 1	CERAMIC/QUARRY TILE
14. Floor Type 2	CONCRETE FINISHED
15. Stories	2

## MAP

