

TOWN OF PALM BEACH

Information for Town Council Meeting on:

July 12, 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 525 N. County Road

Date: June 28, 2023

STAFF RECOMMENDATION

Staff recommends that the Town Council consider the request from Hugh C. Davis, President, of Davis General Contracting Corporation, regarding a time extension in which to complete the construction of a new residence at 525 N. County Road; and to extend the building permit until October 31, 2023.

GENERAL INFORMATION

The property is owned by James Christopher Flowers. Prior to this owner, the property was a vacant lot. Arcorm approved a new residence and a permit was issued on June 24, 2020 for construction. The permit will expire on July 14, 2023.

Mr. Davis explains in his letter of June 26, 2023, that he is requesting a time extension to complete the new residence. He states that there have been many delays caused by the global pandemic. Covid work stoppages and slowdowns, inflation pressures on building materials, the unprecedented boom in local and national construction which caused supply shortages in materials and manpower, are all listed as reasons for the delay.

Staff has no objection to the requests.

Attachments: Letter from Hugh C. Davis, President, w/ Neighbor Notices & Schedule
Permit List
Property Appraiser Details



Davis
General
Contracting
Corporation

RECEIVED

JUN 28 2023

Town of Palm Beach
PZB Dept

26 June 2023

Madame Mayor & Town Council Members
Town of Palm Beach
360 South County Road
Palm Beach, Florida 33480

Re: Flowers Residence
525 N County Road
Palm Beach, Florida 33480

Dear Madams and Sirs,

I would like to respectfully request a time extension to 31 October 2023 for the construction of Anne & Chris Flower's Residence at 525 North County Road.

Despite every and all of our best efforts, the project will exceed the allowed time for construction due to the Covid pandemic and the resultant events that followed, including; Covid Illness work stoppages and slow-downs, inflation pressures on materials and an unprecedented boom in construction across the nation & locally causing severe supply shortages of materials and manpower.

We are continuing to work diligently every available and allowable hour to complete the project.

Thank you for your consideration of this matter.

Sincerely,

Hugh C. Davis
President



Davis
General
Contracting
Corporation

28 June 2023

Mr. Paul Seville
515 N. County Road
Palm Beach, Florida 33480

Re: Flowers Residence
Delivery: Hand


Dear Mr. Seville,

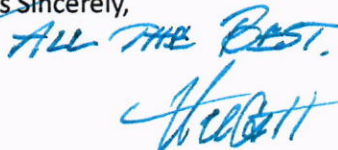
The Town of Palm Beach wanted me to officially confirm with you we are going before town council on July 12, 2023 to request an extension of construction time to October 31, 2023 for the project we are building for your neighbors Anne & Chris Flowers at 525 North County Road.

We actually anticipate being complete by September 1st excepting possibly some minor unforeseen item I cannot currently envision.

We are requesting the added time to ensure we have a bit of a cushion in the event of some unforeseen event that might slightly hold us up and put us in violation of the town allowed construction period.

Thank you for your understanding and as always let us know if you need anything from us.

Yours Sincerely,


ALL THE BEST.
HUGH

Hugh C. Davis

President

cc: Town of Palm Beach



Davis
General
Contracting
Corporation

28 June 2023

Mr. Scott Shleifer
535 N. County Road
Palm Beach, Florida 33480

Re: Flowers Residence
Delivery: Hand


Dear Mr. Shleifer,


The Town of Palm Beach wanted me to officially confirm with you we are going before town council on July 12, 2023 to request an extension of construction time to October 31, 2023 for the project we are building for your neighbors Anne & Chris Flowers at 525 North County Road.

We actually anticipate being complete by September 1st excepting possibly some minor unforeseen item I cannot currently envision.

We are requesting the added time to ensure we have a bit of a cushion in the event of some unforeseen event that might slightly hold us up and put us in violation of the town allowed construction period.

Thank you for your understanding and as always let us know if you need anything from us.

Yours Sincerely,

ALL THE BEST.


Hugh C. Davis

President

cc: Town of Palm Beach

Flowers Completion Schedule	
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Project:	Flowers Residence	Update	25 June 2023	Update
Address:	525 North County Road	Update		Update
	Palm Beach, Florida 33480	Update		Update



**Davis
General
Contracting
Corporation**

October

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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	Issue date	Expiration date	Approval state
U-23-13195	u-p03		U-EXCAVATION IN ROW	WED 6/21 - FRI 6/23: EASEMENT WORK - NO LANE CLOSURES - EXCAVATE GREEN AREA IN FRONT OF RESIDENCE WITH E-35 & T-590.		525 N COUNTY RD	542582		S MACDONALD CONTRACTING LC	6/14/2023	6/22/2023	12/19/2023	issued
U-23-12889	u-p03		U-EXCAVATION IN ROW	*****PRIVATE PROVIDER***** EXCAVATE- PHASE 1: HEADER CURB MON 05/15-05/17 ON SITE MONDAY 05/15/ ACME TO PROVIDER FLAGGERS AND SIGNAGE DURING THE DURATION OF THE ROW WORK- INSTALL 85 LF OF HEADER CURB-2ND PHASE WE WILL COMPLETE		525 N COUNTY RD	542582		S MACDONALD CONTRACTING LC	5/4/2023	5/9/2023	11/5/2023	issued
U-23-12890	u-p02		U-USE OF/WORK IN ROW	EXCAVATE- PHASE 1: HEADER CURB MON 05/15-05/17 ON SITE MONDAY 05/15/ ACME TO PROVIDER FLAGGERS AND SIGNAGE DURING THE DURATION OF THE ROW WORK- INSTALL 85 LF OF HEADER CURB-2ND PHASE WE WILL COMPLETE HEADER CURB UNDER SEPAR		525 N COUNTY RD	542582		S MACDONALD CONTRACTING LC	5/4/2023	5/9/2023	8/7/2023	issued
U-23-12680	u-p03		U-EXCAVATION IN ROW	EXCAVATION- ABANDON WATER W/CITY OF WPB. NO LANE CLOSURES. WORK WILL BE LIMITED TO THE EASEMENT IN FRONT OF PROP		525 N COUNTY RD	542582		S MACDONALD CONTRACTING LC	4/7/2023	4/11/2023	10/14/2023	issued
B-23-98139	b-r05	421381	R-PERMIT UPDATE-CORRECTION/CHANGE IN VALUE ONLY	PERMIT UPDATE VALUE ONLY		525 N COUNTY RD	502993		DAVIS GENERAL CONTRACTING CORP	2/23/2023	2/23/2023	2/23/2023	final
B-23-97949	b-r01	421381	R-REVISION	REVISION SITE PLAN - AS BUILTS		525 N COUNTY RD	502993		DAVIS GENERAL CONTRACTING CORP	2/3/2023	2/10/2023	2/3/2023	final
B-23-97789	b-r01	421381	R-REVISION	REVISION - ELECTRICAL - AS BUILT		525 N COUNTY RD	502993		DAVIS GENERAL CONTRACTING CORP	1/18/2023	1/19/2023	1/18/2023	final
U-23-12265	u-p03		U-EXCAVATION IN ROW	TAP WATER WITH CITY OF WPB NO LANE CLOSURES.		525 N COUNTY RD	542582		S MACDONALD CONTRACTING LC	1/13/2023	1/20/2023	7/30/2023	issued
A-22-02676	a-a01	421381	A-ARCOM STAFF APPROVAL	STAFF APPROVAL FOR LANDSCAPE LIGHTING		525 N COUNTY RD	604867		SMI LANDSCAPE ARCHITECTURE INC	11/4/2022	11/14/2022	10/30/2023	final
B-22-97129	b-r01	421381	R-REVISION	REVISION ELECTRICAL - AS BUILTS		525 N COUNTY RD	502993		DAVIS GENERAL CONTRACTING CORP	11/2/2022	11/9/2022	11/2/2022	final
U-22-11626	u-p03		U-EXCAVATION IN ROW	EXCAVATION WITHIN GRASS AREA - SINGLE LANE CLOSURE N COUNTY RD. EXCAVATE- INSTALL 1.25" PE GAS SERVICE BY DIRECTIONAL BORE AND CONNECT TO EXISTING 2" PE GAS MAIN. LOCATION WITH PHASE 6 N OF UNDERGROUNDING WHICH IS ON G		525 N COUNTY RD	540925		GAS SYSTEMS TECHNOLOGY INC	10/19/2022	10/21/2022	7/23/2023	issued
B-22-96931	b-r01	421381	R-REVISION	REVISION PLUMBING AND MECHANICAL - AS BUILTS		525 N COUNTY RD	502993		DAVIS GENERAL CONTRACTING CORP	10/18/2022	10/20/2022	10/18/2022	final
B-22-96146	b-r01	421381	R-REVISION	REVISION- OTHER- REVISED CIVIL PLANS		525 N COUNTY RD	502993		DAVIS GENERAL CONTRACTING CORP	8/23/2022	9/15/2022	8/23/2022	final
B-22-93375	b-r01	421381	R-REVISION	REVISION- OTHER- PLAN SUBMITTAL - FOUNTAINS AND RELATED WORK.		525 N COUNTY RD	502993		DAVIS GENERAL CONTRACTING CORP	2/22/2022	8/23/2022	2/22/2022	final
B-21-92520	b-r01	421381	R-REVISION	REVISION- BUILDING- STRUCTURAL UPDATES		525 N COUNTY RD	502993		DAVIS GENERAL CONTRACTING CORP	12/16/2021	12/21/2021	12/16/2021	final
B-21-92067	b-r01	421381	R-REVISION	REVISION- PLUMBING, MECHANICAL, ELECTRICAL- REVISIONS/PLAN UPDATE (NO VALUE CHANGE)		525 N COUNTY RD	502993		DAVIS GENERAL CONTRACTING CORP	11/16/2021	11/23/2021	11/16/2021	final
B-21-91655	b-r01	421381	R-REVISION	REVISION OTHER - POOL AND RELATED WORK		525 N COUNTY RD	502993		DAVIS GENERAL CONTRACTING CORP	10/20/2021	10/28/2021	10/20/2021	final
B-21-91552	b-r01	421381	R-REVISION	REVISION GAS INSTALL 1000GAL/ASME TANK BY ELITE GAS CONTRACTORS.		525 N COUNTY RD	502005		J A ADAMS INC	10/11/2021	10/13/2021	10/11/2021	final
A-21-02014	a-a01		A-ARCOM STAFF APPROVAL	STAFF APPROVAL FOR RELOCATION OF COOLING TOWER AND POOL EQUIPMENT AS SHOWN. REMOVAL OF WOOD PERGOLA FROM RA		525 N COUNTY RD	600569		SMITH ARCHITECTURAL GROUP INC	10/6/2021	11/12/2021	10/1/2022	final
U-21-08495	u-p01		U-DEWATERING	DEWATER WITH ONE 4" HOSE FROM JOBSITE TO EXISTING CATCH BASIN ON THE EAST SIDE OF NORTH COUNTY ROAD ACROSS FROM T		525 N COUNTY RD	542582		S MACDONALD CONTRACTING LC	10/6/2021	10/14/2021	12/13/2021	final
B-21-90716	b-r01	421381	R-REVISION	REVISION OTHER INSTALL FIRE SPRINKLER SYSTEM.		525 N COUNTY RD	532305		J W FIRE SPRINKLER INC	8/13/2021	8/16/2021	8/13/2021	final
U-21-07621	u-p02		U-USE OF/WORK IN ROW	CRANE SET UP AND LANE RESTRICTION (ONLY WHEN NECESSARY) ON N COUNTY RD		525 N COUNTY RD	604465		FLORIDA POWER & LIGHT	6/22/2021	6/29/2021	9/27/2021	final
B-21-88861	b-r01	421381	R-REVISION	REVISION- FIRE ALARM - INSTALL RESIDENTIAL FIRE ALARM/VESDA SYSTEM		525 N COUNTY RD	602883		J W FIRE & SECURITY LLC	5/5/2021	5/12/2021	5/5/2021	final
B-21-87990	b-r01	421381	R-REVISION	PLUMBING/HVAC/ELECTRICAL		525 N COUNTY RD	502993		DAVIS GENERAL CONTRACTING CORP	3/19/2021		3/19/2021	canceled
U-21-06796	u-p02		U-USE OF/WORK IN ROW	USE OF- LOAD/UNLOAD STAGING AREA: NOT ALL DAY. LOAD OUT BASEMENT FILL TRUCKS WILL BE LOADED ONSITE HOWEVER WE MAY NEED TO PARK ON TANGIER OR MIRAFLORES FOR A COUPLE MIN		525 N COUNTY RD	542582		S MACDONALD CONTRACTING LC	1/26/2021		4/26/2021	canceled
U-20-06411	u-p01		U-DEWATERING	DEWATERING PERMIT - DEWATER WITH ONE 4" HOSE FROM JOBSITE TO EXISTING CATCH BASIN LOCATED ON THE EAST SIDE OF NORTH		525 N COUNTY RD	542582		S MACDONALD CONTRACTING LC	11/3/2020	11/12/2020	5/28/2021	final
U-20-06183	u-p01		U-DEWATERING	DEWATER WITH ONE 4" HOSE FROM JOBSITE TO EXISTING CATCH BASIN LOCATED ON THE EAST SIDE OF NORTH COUNTY RD ACROSS		525 N COUNTY RD	542582		S MACDONALD CONTRACTING LC	10/7/2020	10/14/2020	5/28/2021	final
U-20-05990	u-p01		U-DEWATERING	DEWATER WITH ONE 4" HOSE FROM JOBSITE TO EXISTING CATCH BASIN LOCATED ON THE EAST SIDE OF NORTH COUNTY ROAD ACRO		525 N COUNTY RD	542582		S MACDONALD CONTRACTING LC	9/15/2020	9/15/2020	11/14/2020	final
U-20-05623	u-p07		U-SEWER/DRAINAGE - CAP-OFF/CONNECTION	INSTALL NEW 6" SEWER LATERAL IN THE SAME OPEN ROAD TRENCH AS 535 N COUNTY (U-20-05464) ACROSS NORTH COUNTY INTO E		525 N COUNTY RD	542582		S MACDONALD CONTRACTING LC	7/8/2020	7/14/2020	7/1/2021	issued
B-20-84672	b-r01	421381	R-REVISION	ELECTRICAL: PROVIDE 600AMP UNDERGROUND ELECTRICAL SERVICE		525 N COUNTY RD	534530		ELECTRICAL SPECIALTY SERVICES	6/26/2020	6/29/2020	6/26/2020	final
B-20-84631	b-r03	422459	FEE CHARGE	PER CH PERMIT NOT NEEDED. MAIN PERMIT WAS APPROVED NOW		525 N COUNTY RD	502993		DAVIS GENERAL CONTRACTING CORP	6/24/2020	6/24/2020	6/24/2020	final
Count: 42													

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
B-20-84383	b-s11		S-SITE WORK/DRAINAGE	CLEARING OF VEGETATION, ROUGH, GRADING, INSTALLATION OF ERSION CONTROL, PREPARATION OF SITE FOR CONSTRUCTION.		525 N COUNTY RD	502993		DAVIS GENERAL CONTRACTING CORP	6/5/2020		12/2/2020	canceled
A-20-00994	a-a01	421381	A-ARCOM STAFF APPROVAL			525 N COUNTY RD	600569		SMITH ARCHITECTURAL GROUP INC	5/22/2020		5/17/2021	final
B-20-83936	b-b01		B-RESIDENTIAL NEW CONSTRUCTION/ADDITION	CONSTRUCTION OF SINGLE FAMILY RESIDENCE WITH POOL AND RELATED SITE WORK		525 N COUNTY RD	502993		DAVIS GENERAL CONTRACTING CORP	4/29/2020	6/24/2020	7/14/2023	issued
Z-20-00245	z-01		Z-DEVELOPMENT REVIEW PERMIT	Applicant is requesting the following variances to construct a new two-story house: Section 134-793(1)b: Request for a variance to allow a roof height of 40 feet in lieu of the 35 feet allowed in the R-AA District. Section 134-2(a): Building height of (applicable to lots or portions of lots east of the State of Florida Coastal Construction Control Line (CCL): Request for a variance to allow dormer windows in habitable space which is not permitted. Dormer windows are only allowed in attic space		525 N COUNTY RD	602091		KOCHMAN AND ZISKA	2/25/2020		2/19/2021	pending
B-20-82863	b-r03		FEE CHARGE	DEP LETTER		525 N COUNTY RD	600569		SMITH ARCHITECTURAL GROUP INC	1/14/2020	1/14/2020	1/14/2020	final
B-19-77404	b-r01	407017	R-REVISION	REVISION ELECTRICAL: SUBMIT DRAWING (ORIGINAL DRAWINGS CAN NOT BE LOCATED @TOWN OF PALM BEACH BLDG DEPT)		525 N COUNTY RD	531324		LIGHTNING ELECTRIC INC	1/22/2019	1/22/2019	1/22/2019	final
U-18-02382	u-p02	406157	U-USE OF/WORK IN ROW	USE OF/WORK IN ROW FOR EXPAND DRIVEWAY BY 7-8 FT.		525 N COUNTY RD	600841		MAURO BROTHERS LLC	11/19/2018	11/30/2018	9/11/2019	final
B-18-76186	b-e09		E-SITE WORK	SEE DISCHARGE LETTER ATTACHED- TAKING OVER -ELECTRIC FOR FRONT GATES.		525 N COUNTY RD	531324		LIGHTNING ELECTRIC INC	10/29/2018	11/6/2018	12/11/2019	final
B-18-75664	b-s08		S-HARDSCAPE/DRIVEWAY/LANDSCAPE	EXPAND DRIVEWAY BY 7-8 FT.		525 N COUNTY RD	600841		MAURO BROTHERS LLC	10/3/2018	12/4/2018	12/10/2019	final
B-18-69969	b-e09		E-SITE WORK	INSTALL ELECTRICAL FOR FRONT GATES		525 N COUNTY RD	602716		TOWER ELECTRIC OF PALM BEACH I	2/8/2018	4/10/2018	3/17/2019	canceled
B-17-67854	b-p05		P-SITE WORK	SUPPLY AND INSTALL 2" BACKFLOW		525 N COUNTY RD	504385		BUCKEYE PLUMBING INC	10/13/2017	10/22/2017	4/22/2018	final
Count: 42													

[Filter](#) [Export](#)

Property Detail

Parcel Control Number:	50-43-43-14-30-000-0020	Location Address:	525 N COUNTY RD
Owners:	FLOWERS JAMES CHRISTOPHER		
Mailing Address:	525 N COUNTY RD,PALM BEACH FL 33480 3504		
Last Sale:	MAR-2022	Book/Page#:	33411 / 334
Property Use Code:	0000 - VACANT	Zoning:	R-AA - LARGE ESTATE RESIDENTIAL (50-PALM BEACH)
Legal Description:	NORTH COUNTY ROAD ESTATE PROPERTIES LT 2	Total SF:	0
		Acres	2.2269

2022 Values (Current)

Improvement Value	\$0
Land Value	\$46,888,515
Total Market Value	\$46,888,515
Assessed Value	\$36,143,063
Exemption Amount	\$0
Taxable Value	\$36,143,063

All values are as of January 1st each year.

2022 Taxes

Ad Valorem	\$630,090
Non Ad Valorem	\$6,463
Total Tax	\$636,553

2023 Qualified Exemptions

No Details Found

Applicants

No Details Found

Building Footprint (Building 0)

No Image Found

Subarea and Square Footage (Building 0)

Description	Area	Sq. Footage
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Extra Features

Description	Year Built	Unit
No Extra Feature Available		

Structural Details (Building 0)

Description

MAP