

TOWN OF PALM BEACH

Information for Town Council Meeting on: August 9, 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 150 El Vedado

Date: August 4, 2023

STAFF RECOMMENDATION

Staff recommends that the Town Council consider the request from contractor Alan Butler of Willoughby Construction regarding a time extension in which to complete the renovations of the existing residence at 150 El Vedado and to extend the permit by four months – until November 29, 2023.

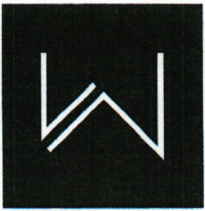
GENERAL INFORMATION

The property is owned by Hope Enterprises RE, LLC. Work on the project began in July of 2021. The residential alteration permit was valid for 36 months, and expired July 29, 2023. Willoughby Construction has been the prime contractor since the start of the project and indicates in their letter the delays have been due to unforeseen structural issues, material shortages, shipping delays, design changes, and manpower shortages; most of these delays caused by the global pandemic.

Mr. Butler is requesting an additional four months to complete the project.

Staff supports the request to close out this project and permit.

Attachments: Letter from Alan Butler
Permit Summary for the Property
Property Appraiser Details for the Property



WILLOUGHBY
CONSTRUCTION

Wayne Bergman
Town of Palm Beach
360 S. County Road
Palm Beach, FL 33480

RE: Permit B21 90133 Extension

Mr. Bergman

We hereby formally request to extend our building permit for the renovation of 150 El Vedado an additional 4 months so we may finalize any remaining construction, punchout, inspections and permit closeout items. This request is driven as result of numerous items such as unforeseen structural conditions, material shortages, shipping delays, design development and lack of manpower due to COVID.

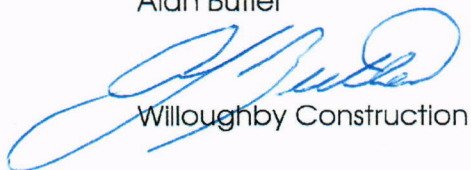
As of today, we have resolved all unforeseen structural conditions and received all materials needed to finish the renovation of 150 El Vedado and do not foresee any further delay. Please see the attached schedule for further detail if needed.

Wayne, as discussed, Willoughby will not proceed with any further construction until our request for the permit extension is granted. We have issued a \$500.00 check for the time extension fee, and we are contacting the adjacent homeowners as requested.

Once again, we would like to take this opportunity to thank you in advance for your time and assistance with this matter. Please take care.

Kind regards

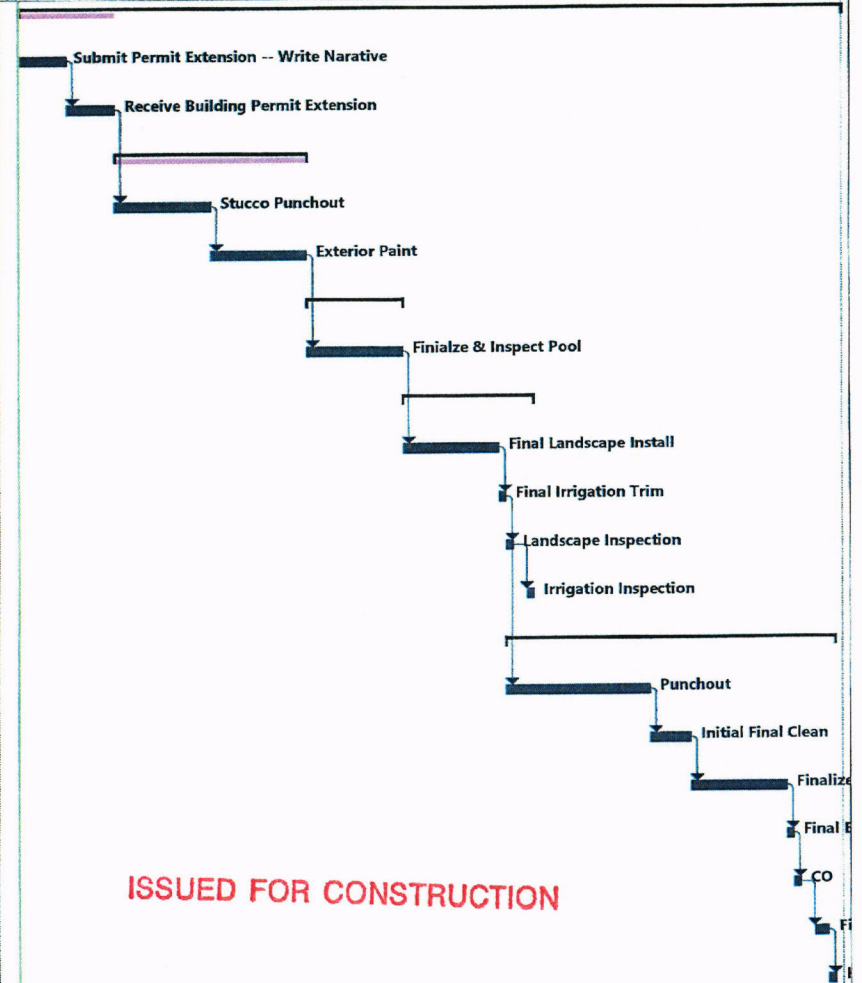
Alan Butler



Willoughby Construction

Family values built in.

ID	Task Name	Duration	Start	Finish	% Work Complete	Predecessors	Jul 30, 1 Aug 6, 1 Aug 13, Aug 20, Aug 27, Sep 3, 1 Sep 10, Sep 17, Sep 24, Oct 1, 1 Oct 8, 1 Oct 15, Oct 22, Oct 29, Nov 5, 1 Nov 12, Nov 19, Nov 26
1	150 El Vedado -- Permit Extension	86 days	Thu 8/3/23	Thu 11/30/23	0%		M F T S W S T M F T S W S T M F T S W S T M F T
2	Submit Permit Extension -- Write Narrative	5 days	Thu 8/3/23	Wed 8/9/23	0%		
3	Receive Building Permit Extension	5 days	Thu 8/10/23	Wed 8/16/23	0%	2	
4	DRYWALL PHASE	20 days	Thu 8/17/23	Wed 9/13/23	0%		
5	Stucco Punchout	10 days	Thu 8/17/23	Wed 8/30/23	0%	3	
6	Exterior Paint	10 days	Thu 8/31/23	Wed 9/13/23	0%	5	
7	POOL	10 days	Thu 9/14/23	Wed 9/27/23	0%		
8	Finalize & Inspect Pool	10 days	Thu 9/14/23	Wed 9/27/23	0%	6	
9	EXTERIOR/ HARDSCAPE / LANDSCAPE	13 days	Thu 9/28/23	Mon 10/16/23	0%		
10	Final Landscape Install	10 days	Thu 9/28/23	Wed 10/11/23	0%	8	
11	Final Irrigation Trim	1 day	Thu 10/12/23	Thu 10/12/23	0%	10	
12	Landscape Inspection	1 day	Fri 10/13/23	Fri 10/13/23	0%	11	
13	Irrigation Inspection	1 day	Mon 10/16/23	Mon 10/16/23	0%	12	
14	PUNCHOUT PHASE	34 days	Fri 10/13/23	Wed 11/29/23	0%		
15	Punchout	15 days	Fri 10/13/23	Thu 11/2/23	0%	11	
16	Initial Final Clean	4 days	Fri 11/3/23	Wed 11/8/23	0%	15	
17	Finalize Building Permit Updates	10 days	Thu 11/9/23	Wed 11/22/23	0%	16	
18	Final Building Inspection	1 day	Thu 11/23/23	Thu 11/23/23	0%	17	
19	CO	1 day	Fri 11/24/23	Fri 11/24/23	0%	18	
20	Final Clean	2 days	Mon 11/27/23	Tue 11/28/23	0%	19	
21	Home Turn Over	1 day	Wed 11/29/23	Wed 11/29/23	0%	20	



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
B-23-00509	b-r03	435115	FEE CHARGE	***** PRIVATE PROVIDER ***** FEE FOR PERMIT EXTENSION (TC H EARNING)		150 EL VEDADO RD	603147		WILLOUGHBY CONSTRUCTION L	8/3/2023	8/3/2023	8/3/2023	final
A-23-02938	a-a01	435115	A-ARCOM STAFF APPROVAL	***** PRIVATE PROVIDER ***** ARCOM- 60 KW GENERATOR/ EQUI PADS PER PREVIOUSLY APPROVED, NO CHANGE TO OPEN SPACE CALCULATIONS. EXIST SITE WALL ON SOUTH SIDE NOT TALL ENOUGH ADDED SOUND ABSORBING SCREEN/WALL PNAEL TO SOUTHSIDE P		150 EL VEDADO RD	604920		LANG DESIGN GROUP	4/21/2023	5/17/2023	4/15/2024	final
A-23-02900	a-a01	449987	A-ARCOM STAFF APPROVAL	ARCOM STAFF APPROVAL 60 KW GENERATOR INSTALL W/ ATS		150 EL VEDADO RD	606126		KAJE SERVICES LLC	3/31/2023		3/25/2024	canceled
B-23-97682	b-r04	435115	R-PERMIT UPDATE-CHG OF PLANS & VALUE/CORRECTION	***** PRIVATE PROVIDER ***** PERMIT UPDATE CHANGE IN PLAN S AND VALUE INSTALLING 60 KW GENERATOR		150 EL VEDADO RD	606126		KAJE SERVICES LLC	1/4/2023		7/3/2023	pending
A-22-02729	a-a01		A-ARCOM STAFF APPROVAL	ARCOM STAFF APPROVAL HARDSCAPE REMOVAL OF COUPLE FOUN TAINS, REVISE SITE CALKS, LANDSCAPE ADD NATIVE PLANTINGS, A		150 EL VEDADO RD	604920		LANG DESIGN GROUP	12/27/2022	1/4/2023	12/22/2023	final
B-22-97517	b-e01		E-ELECTRICAL	INSTALLING 60 KW GENERATOR		150 EL VEDADO RD	606126		KAJE SERVICES LLC	12/13/2022		6/11/2023	canceled
U-22-11005	u-p02	435115	U-USE OF/WORK IN ROW	***** PRIVATE PROVIDER ***** USE OF- UNLOAD PAVERS FROM T RAILER WITH FORKLIFT		150 EL VEDADO RD	603147		WILLOUGHBY CONSTRUCTION L	8/23/2022	9/11/2022	12/10/2022	final
U-22-10401	u-p02		U-USE OF/WORK IN ROW	OFF LOAD TREES		150 EL VEDADO RD	603147		WILLOUGHBY CONSTRUCTION L	7/1/2022	7/14/2022	10/12/2022	final
A-22-02346	a-a01	435115	A-ARCOM STAFF APPROVAL	***** PRIVATE PROVIDER ***** STAFF APPROVAL - REPLACED AC E QUIPMENT PADS IN PROPER LOCATIONS, REVISE SITE CALCS, ADDE D SHEET PILE RETAINING WALL ON WEST SIDE. NO CHANGE TO AN		150 EL VEDADO RD	604920		LANG DESIGN GROUP	5/13/2022	6/9/2022	5/8/2023	final
U-22-09672	u-p02		U-USE OF/WORK IN ROW	USE OF- LOAD PLANT MATERIAL (1) HOUR.		150 EL VEDADO RD	604607		FOCAL POINTE LLC	4/11/2022	4/13/2022	7/12/2022	final
A-22-02194	a-a01	441131	A-ARCOM STAFF APPROVAL	STAFF APPROVAL FOR NEW SWIMMING POOL 38'X14' GALLONS 18, 902. NEW SPA 8'X14' GALLONS 2,536.00		150 EL VEDADO RD	600669		VAN KIRK & SONS INC	2/16/2022	3/24/2022	2/11/2023	final
B-22-93339	b-s01	435115	S-POOL/WATER FEATURE	*****PRIVATE PROVIDER***** (SEE PERMIT CONDITIONS) NEW P OOL AND SPA		150 EL VEDADO RD	600669		VAN KIRK & SONS INC	2/16/2022	5/2/2022	8/12/2023	issued
A-21-02026	a-a01	435115	A-ARCOM STAFF APPROVAL	***** PRIVATE PROVIDER ***** STAFF APPROVAL TO REMOVE HA RDSCAPE IMPERVIOUS AREA FROM REAR PROPERTY. SIMPLIFY POO L TO JUST RECTANGLE, MORE ZOYSIA GRASS AND OPEN LAWN IN R EAR HOUSE, SITE CALCS REVISED. ALL MATERIALS SPECS SAME IN KI		150 EL VEDADO RD	604920		LANG DESIGN GROUP	10/15/2021	10/21/2021	10/10/2022	final
U-21-08342	u-p01	435115	U-DEWATERING	DEWATERING SPA		150 EL VEDADO RD	536303		ROYAL PALM POOLS LLC	9/22/2021	10/7/2021	12/6/2021	final
B-21-90875	b-r01	435115	R-REVISION	REVISION- BUILDING- EXTERIOR STUCCO/ NEW FLAT MEMBRANE R OOF/WINDOWS. OTHER- NEW HARDSCAPE/ REPLACE LANDSCAPIN		150 EL VEDADO RD	603147		WILLOUGHBY CONSTRUCTION L	8/24/2021		8/24/2021	pending
B-21-90133	b-b02		B-RESIDENTIAL ALTERATION	***** PRIVATE PROVIDER *****INTERIOR RENOVATIONS INCLUDIN G WINDOW & DOORS REPLACEMENT.		150 EL VEDADO RD	603147		WILLOUGHBY CONSTRUCTION L	7/12/2021	7/26/2021	7/29/2023	issued
A-21-01764	a-a01	435115	A-ARCOM STAFF APPROVAL	ARCOM- REVISE SOUTH ELEVATION WINDOW SIZES, REMOVE SING LE GARAGE DOOR ON WEST ELEVATION, REPLAC EWITH FRENCH D		150 EL VEDADO RD	604934		LABERGE & MENARD INC	6/16/2021		6/11/2022	canceled
B-21-88337	b-d01	435115	D-INTERIOR DEMOLITION	*****PRIVATE PROVIDER***** DEMO MISC WALLS INCLUDING UTI LITIES-PLEASE REFER TO ATTACHED DRAWINGS.		150 EL VEDADO RD	603147		WILLOUGHBY CONSTRUCTION L	4/9/2021	4/20/2021	6/25/2023	final
A-21-01499	a-a01	435115	A-ARCOM STAFF APPROVAL	STAFF APPROVAL TO REMOVE ALL WINDOWS & DOORS (EXCEPT EN TRY DOOR) REPLACE WITH NEW IMPACT RATED DOORS AND WIND OWS TO MATCH EXIST. REMOVE CHIMNEY. ADD 3 WINDOWS @ 2N D FLOOR EAST ELEVATION. REMOVE DOORS ON SOUTH ELEVATION		150 EL VEDADO RD	602975		LA BERGE & MENARD INC	2/19/2021		2/14/2022	final
B-14-44779	b-b10		B-ROOF REPAIR/RE-ROOF	MAINTENANCE & REPAIR TO DESIGNATED SECTIONS (75LB., 2 PLIES , PLY IV MOPPED, MODIFIED MOPPED)		150 EL VEDADO RD	502864		AMERICAN ROOFING CONTRACT ORS I	10/28/2014	11/5/2014	6/17/2015	final
F-14-00153	f-f01	364842	F-FIRE RESCUE STANDARD	HOT WORKS - MOPPING HOT ASPHALT TO DESIGNATED SECTIONS		150 EL VEDADO RD	502864		AMERICAN ROOFING CONTRACT ORS I	10/28/2014	10/29/2014	10/24/2015	final
B-13-33436	b-m04		M-REPLACEMENT	EXACT CHANGEOUT OF EXISTING AC TRANE: 4WCH3024A1000A 2 T ONS 13.5 SEER /SINGLE PACKAGED HEAT PUMP		150 EL VEDADO RD	500920		JOHN C CASSIDY AIR CONDITION IN	7/2/2013	7/5/2013	1/6/2014	final
X-07-27477	legacy		X-LEGACY PERMIT	INSTALL WOOD STOCKADE FENCE-ISSUED PER R.WALTON		150 EL VEDADO RD	542313		YOUNG & YOUNG CONSTRUCTI ON INC	1/30/2007	1/30/2007	10/2/2008	final
X-06-23394	legacy		X-LEGACY PERMIT	REPLACE EXISTING DOOR TO MATCH GARAGE DOOR		150 EL VEDADO RD	535799		ATLANTIC GARAGE DOORS INC	6/22/2006	6/22/2006	10/2/2008	final
X-04-11651	legacy		X-LEGACY PERMIT	EXACT CHANGE OUT: 2T ROOF TOP PACKAGED A/C UNIT		150 EL VEDADO RD	500920		JOHN C CASSIDY AIR CONDITION IN	9/23/2004	9/23/2004	10/2/2008	final
X-03-03241	legacy		X-LEGACY PERMIT	REPLACING GARAGE DOORS		150 EL VEDADO RD	599999		INACTIVE	6/18/2003	6/18/2003	10/2/2008	final
Count: 26													
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Property Detail

Parcel Control Number:	50-43-43-26-00-002-0070	Location Address:	150 EL VEDADO RD
Owners:	HOPE ENTERPRISES RE LLC		
Mailing Address:	PO BOX 3008, WEST PALM BEACH FL 33402 3008		
Last Sale:	DEC-2022	Book/Page#:	34049 / 479
Property Use Code:	0100 - SINGLE FAMILY	Zoning:	R-A - ESTATE RESIDENTIAL (50-PALM BEACH)
Legal Description:	26-43-43, W 150 FT OF S 201.25FT OF N 376.25 FT OF S 1/2 OF GOV LT 2 LYG E OF COUNTY RD	Total SF:	6335
		Acres	0.5705
		Price:	\$23,000,000

2022 Values (Current)

Improvement Value	\$1,221,475
Land Value	\$10,854,000
Total Market Value	\$12,075,475
Assessed Value	\$12,075,475
Exemption Amount	\$0
Taxable Value	\$12,075,475

All values are as of January 1st each year.

2022 Taxes

Ad Valorem	\$187,111
Non Ad Valorem	\$1,771
Total Tax	\$188,882

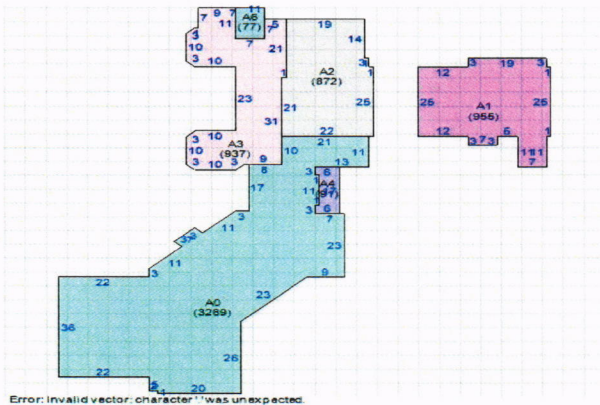
2023 Qualified Exemptions

No Details Found

Applicants

No Details Found

Building Footprint (Building 1)



Subarea and Square Footage (Building 1)

Description	Area Sq. Footage
FOP Finished Open Porch	134
BAS Base Area	3269
FUS Finished Upper Story	955
FST Finished Storage	77
SFB Semi Finished Base Area	937
FOP Finished Open Porch	91
FGR Finished Garage	872
Total Square Footage :	6335
Total Area Under Air :	5161

Extra Features

Description	Year Built	Unit
Pool - In-Ground	2022	1
Wall	1986	112

Unit may represent the perimeter, square footage, linear footage, total number or other measurement.

Structural Details (Building 1)

Description	
1. Exterior Wall 1	MSY: CB STUCCO
2. Year Built	1986
3. Air Condition Desc.	HTG & AC
4. Heat Type	FORCED AIR DUCT
5. Heat Fuel	ELECTRIC
6. Bed Rooms	4
7. Full Baths	6
8. Half Baths	1
9. Exterior Wall 2	NONE
10. Roof Structure	WOOD TRUSS
11. Roof Cover	BUILT-UP TAR/GRAVEL
12. Interior Wall 1	DRYWALL
13. Interior Wall 2	N/A
14. Floor Type 1	HARDWOOD
15. Floor Type 2	CARPETING
16. Stories	2

MAP

