

TOWN OF PALM BEACH

Information for Town Council Meeting on:

February 14, 2024

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 Phipps Plaza

Date: December 31, 2023

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 Phipps Plaza and to extend the permit duration until March 31, 2024.

GENERAL INFORMATION

236 Phipps Plaza is listed as a five-unit multifamily residence. Permits were issued on October 8, 2019, the Town Council granted a six-month time extension to the project in July of 2023, and the permit was set to expire on December 31, 2023. A short administrative extension was granted to allow the contractor to notify the neighbors and make the application to appear before the Town Council in February, based upon the new regulations.

BCC Residential LLC explain in their letter of December 28, 2023, that all materials are now delivered and that work remains only on the lower level.

Staff has no objection to the requests.

Attachments: Letter from Scott A. Butler, Vice President of BCC Residential LLC
Construction Schedule
Copy of the Memo from June 22, 2023
Permit Summary for the Property
Property Appraiser Details for the Property



December 28, 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. The site logistics as well as the finishes being fabricated overseas have resulted in extended project duration. The materials are all now in a local warehouse, 2 upper floors are completed and lower floor is wrapping up.

We expect to complete the balance of work on the 1st floor by the end February or early March and request an extension thru March 31, 2024 to ensure no additional extensions are required.

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

Sincerely,
BCC Residential, LLC

A handwritten signature in blue ink that reads "Scott A. Butler".

Scott A. Butler
Vice-President

236 Unit 1_A Schedule Updated 12-27-23

ID	Task Mode	Task Name	Duration	Start	Finish	12/24	12/31	1/7	1/14	1/21	1/28	2/4	2/11	2/18
1		Unit 1_A First Floor	47 days	Mon 12/11/23	Mon 2/19/24									25%
15	✓	HVAC Diffusers in Wood Ceilings	4 days	Mon 12/11/23	Thu 12/21/23									
5	✓	Tile & Stone Finishes - Shower	7 days	Tue 12/12/23	Wed 12/27/23									
14	✓	Light Fixtures in Wood Ceilings	5 days	Thu 12/14/23	Wed 12/20/23									
20	✓	Living Room Ceiling Panels	5 days	Tue 12/19/23	Wed 12/27/23									
27	✓	Blackout Shade Install	3 days	Tue 12/19/23	Thu 12/21/23									
3		Wood Flooring-Bedroom & Hallway	5 days	Wed 12/27/23	Thu 1/4/24									
6		Light Fixture Trims	3 days	Thu 12/28/23	Wed 1/3/24									
2		Install Entry Door & Frame	1 day	Wed 1/3/24	Wed 1/3/24									
4		Vanities & Wardrobes	5 days	Fri 1/5/24	Thu 1/11/24									
21		Wood Flooring - Living Room/Kitchen	4 days	Fri 1/5/24	Wed 1/10/24									
16		Lights in Cabinets	2 days	Wed 1/10/24	Thu 1/11/24									
19		Kitchen Cabinets & Island	5 days	Thu 1/11/24	Wed 1/17/24									
23		Interior Doors/Frames & Casings	4 days	Thu 1/11/24	Tue 1/16/24									
26		Stone Tops - Vanity	3 days	Fri 1/12/24	Tue 1/16/24									
8		Interior Door Hardware	5 days	Wed 1/17/24	Tue 1/23/24									
22		Crown/Base	8 days	Wed 1/17/24	Fri 1/26/24									
24		Plumbing Fixtures - Bathroom	2 days	Wed 1/17/24	Thu 1/18/24									
13		Stone Tops - Kitchen	3 days	Thu 1/18/24	Mon 1/22/24									
25		Install Appliances	2 days	Thu 1/18/24	Fri 1/19/24									

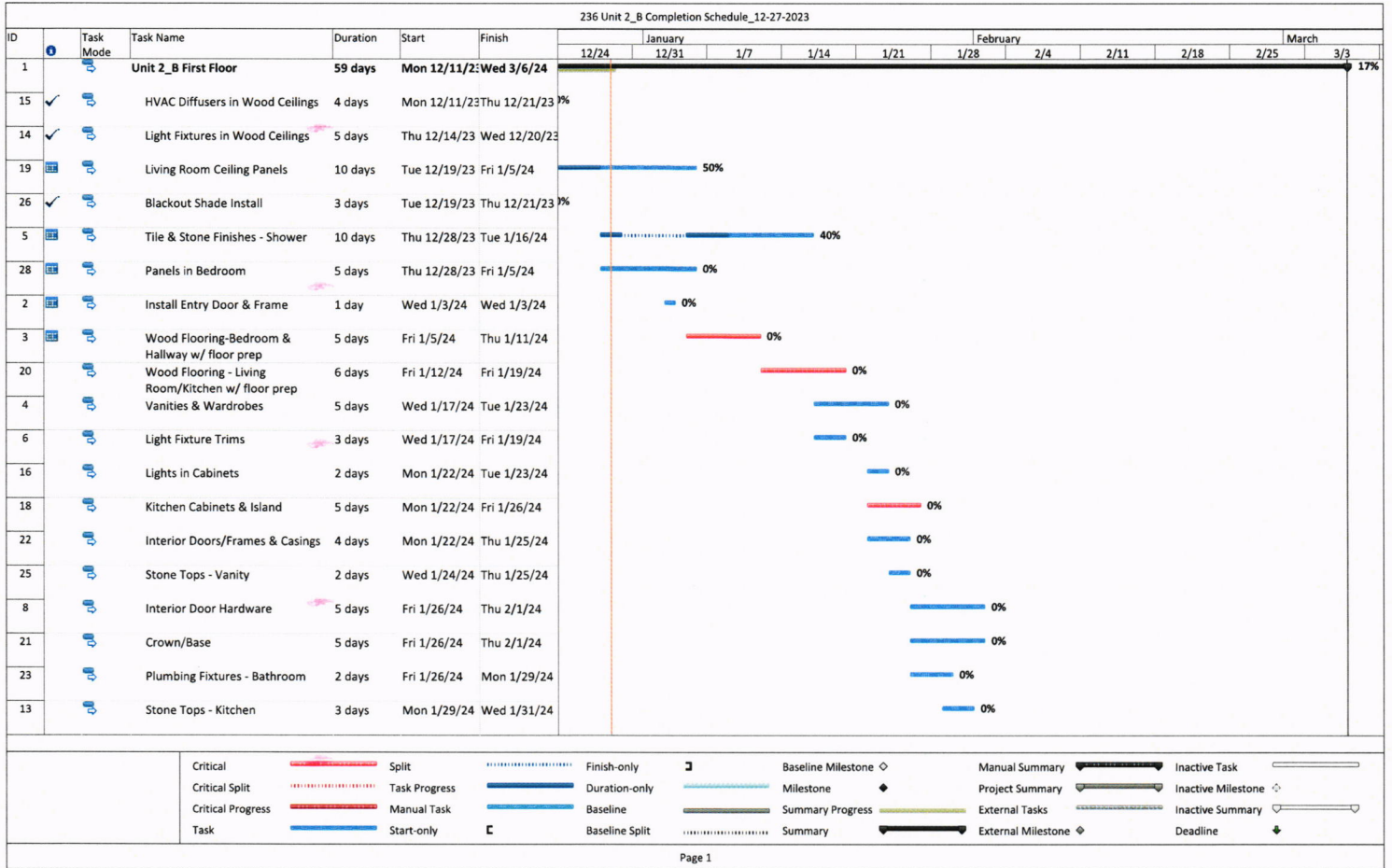
Critical	Split	Finish-only	Baseline Milestone	Manual Summary	Inactive Task
Critical Split	Task Progress	Duration-only	Milestone	Project Summary	Inactive Milestone
Critical Progress	Manual Task	Baseline	Summary Progress	External Tasks	Inactive Summary
Task	Start-only	Baseline Split	Summary	External Milestone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

236 Unit 1_A Schedule Updated 12-27-23

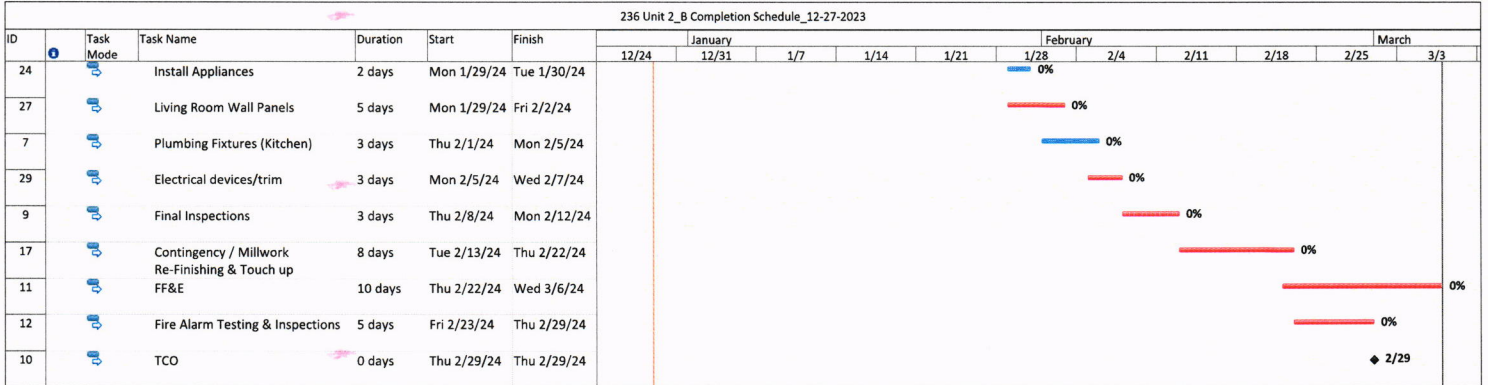
ID	Task Mode	Task Name	Duration	Start	Finish												
						12/24	12/31	1/7	1/14	1/21	1/28	2/4	2/11	2/18			
28		Living Room Wall Panels	8 days	Thu 1/18/24	Mon 1/29/24												
7		Plumbing Fixtures (Kitchen)	2 days	Tue 1/23/24	Wed 1/24/24												
17		Trim out Devices	3 days	Tue 1/30/24	Thu 2/1/24												
9		Final Inspections	3 days	Fri 2/2/24	Tue 2/6/24												
12		Fire Alarm Testing & Inspections	2 days	Fri 2/2/24	Mon 2/5/24												
11		FF&E	10 days	Tue 2/6/24	Mon 2/19/24												
18		Contingency / Millwork Re-Finishing & Touchup	5 days	Wed 2/7/24	Tue 2/13/24												
10		TCO	0 days	Tue 2/13/24	Tue 2/13/24												

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

236 Unit 2_B Completion Schedule_12-27-2023



236 Unit 2_B Completion Schedule_12-27-2023



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



TOWN OF PALM BEACH

Planning, Zoning and Building

BUILDING PERMIT TIME EXTENSION REQUEST

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 sent 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 applicable fees (1% of remaining, unfinished construction).

Deadlines: For meeting dates please visit our website at www.townofpalmbeach.com

- Town Council Development Review Date (Wednesday): 2/14/2024 (unless 1/10/24 is still possible)
- Deadline for submittal of request/backup must be received by: _____
(Deadline is the Wednesday, two weeks prior to the Town Council Development Review Meeting)
- Deadline for Notice to neighbors: _____
(must be provided 25 days in advance of TC/DRC Meeting)

Permit #: B-19-81597 Exp. Date: 12/31/2023

Job Address: 236 Phipps Plaza

Length of time extension being requested: (in days) 90

Proposed completion date if requested time extension is granted: ~~2/29/2024~~ 3/31/2024
(Must attach completion schedule)

VALUATION OF PERMITS TO DATE:

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

Permit# : 19-81597 Job Value \$ 60,000

Permit# : 21-87670 Job Value \$ 1,532,700

Permit# : Job Value \$ 4,301,539

Permit# : Job Value \$

Valuation of work remaining to complete the project: \$ 231,309 (as of 12/31/2023)
(Include labor, materials and the value of any owner supplied items, etc.)Permit fee due based upon 1% of this amount: \$ 2,313.09
(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 OWNERSTATE OF
COUNTY OF

Sworn to (or affirmed) and subscribed before me

this day of

20, By

Who are personally known OR produced
identification (Type of identification)
OR Online Notarization

Printed Name of Notary

Signature of Notary

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

CONTRACTOR SIGNATURE DATE

NOTARY TO CONTRACTORSTATE OF Florida
COUNTY OF Palm Beach

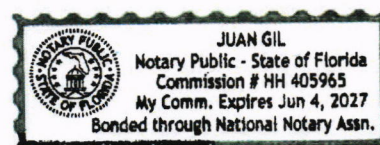
Sworn to (or affirmed) and subscribed before me

this 28th day of December

2023, By Scott ButlerWho are personally known OR produced
identification (Type of identification) FLDL
OR Online Notarization

Printed Name of Notary

Signature of Notary

SEAL:Post Office Box 2029 • 360 South County Road • Palm Beach, Florida 33480
Telephone: (561)838-5431 • Facsimile (561)835-4621
E-Mail: pzb@townofpalmbeach.com • Website: www.townofpalmbeach.com

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 236 & 238 Phipps Plaza

Date: June 22, 2023

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

Permit number	Permit t	Master permit ID	Permit type name	Permit description	Permit Suite	Permit Address	Customer N	Customer First	Customer Last Name	Application date	Issue date	Expiration date	Approval state
B-23-02101	b-r03	416532	FEE CHARGE	FEE CHARGE PERMIT FOR 1% FEE OF REMAINING JOB COST FOR TIME EXTENSION REQUEST		236 PHIPPS PLZ	606120		BCC RESIDENTIAL LLC	12/29/2023		12/29/2023	pending
B-23-02099	b-r05	416532	R-PERMIT UPDATE-CORRECTION/CHANGE IN VALUE ONLY	*****PRIVATE PROVIDER***** PERMIT UPDATE - FINAL VALUATION		236 PHIPPS PLZ	606120		BCC RESIDENTIAL LLC	12/28/2023	12/29/2023	12/28/2023	final
B-23-01941	b-r03		FEE CHARGE	ADDRESS CHANGE REQUEST		236 PHIPPS PLZ	605770		DICKENSON LAW PA	12/6/2023	12/6/2023	12/6/2023	final
B-23-01894	b-r01	416532	R-REVISION	*****PRIVATE PROVIDER***** REVISION OTHER: FIRE ALARM SHOP DRAWINGS		236 PHIPPS PLZ	606120		BCC RESIDENTIAL LLC	12/1/2023	12/5/2023	12/1/2023	final
U-23-14847	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 REQUIRED FOR REGULAR MATERIAL DELIVERIES		236 PHIPPS PLZ	606120		BCC RESIDENTIAL LLC	11/17/2023	11/21/2023	2/19/2024	issued
U-23-14683	u-p02	416532	U-USE OF/WORK IN ROW	DELIVERY WITH BOOM TRUCK TO 2ND FLOOR UNLOAD MARBLE SLABS, THEN FLY TO 2ND FLOOR WITH BOOM TRUCK CRANE		236 PHIPPS PLZ	606120		BCC RESIDENTIAL LLC	11/3/2023	11/8/2023	2/6/2024	final
U-23-14588	u-p02	416532	U-USE OF/WORK IN ROW	DELIVERY WITH BOOM TRUCK TO 2ND FLOOR UNLOAD RAILINGS & APPLIANCES, THEN FLY TO 2ND FLOOR WITH BOOM TRUCK CRANE.		236 PHIPPS PLZ	606120		BCC RESIDENTIAL LLC	10/26/2023	10/31/2023	1/29/2024	final
U-23-14576	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 REQUIRED FOR REGULAR MATERIAL DELIVERIES		236 PHIPPS PLZ	606120		BCC RESIDENTIAL LLC	10/25/2023	10/31/2023	1/29/2024	final
U-23-14468	u-p02	416532	U-USE OF/WORK IN ROW	ASPHALT PATCHING		236 PHIPPS PLZ	606120		BCC RESIDENTIAL LLC	10/16/2023	10/31/2023	1/29/2024	final
U-23-14343	u-p02	416532	U-USE OF/WORK IN ROW	*****PRIVATE PROVIDER***** USE OF ROW FOR CONCRETE CURB DEMO AND REPAIR		236 PHIPPS PLZ	606120		BCC RESIDENTIAL LLC	10/4/2023	10/5/2023	1/3/2024	final
U-23-14282	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 REQUIRED FOR REGULAR MATERIAL DELIVERIES		236 PHIPPS PLZ	606120		BCC RESIDENTIAL LLC	9/28/2023	9/29/2023	12/28/2023	final
L-23-00850	l-i01	416532	L-LPC STAFF APPROVAL	*****PRIVATE PROVIDER***** LANDMARKS- RE-VESED HARDSCAPE & LANDSCAPE LAYOUT AT NORTH SIDE OF PROPERTY. NO REDUCTION IN LANDSCAPE OPEN SPACE. NEW FABRIC AWNING ON REAR YARD SECOND FLOOR EXISTING PORCH.		236 PHIPPS PLZ	605989		SPINA O'ROURKE & PARTNERS	9/15/2023		9/9/2024	canceled
U-23-14160	u-p03	416532	U-EXCAVATION IN ROW	*****PRIVATE PROVIDER***** WATER SERVICE FROM PHIPPS PLAZA PARK TO BUILDINGS INCLUDING ASPHALT CUTTING AND PATCHING		236 PHIPPS PLZ	606120		BCC RESIDENTIAL LLC	9/15/2023	9/20/2023	3/18/2024	issued
U-23-13968	u-p01	416532	U-DEWATERING	DEWATERING IN ROW FOR WATERLINE INSTALLATION		236 PHIPPS PLZ	606120		BCC RESIDENTIAL LLC	8/30/2023	9/1/2023	10/31/2023	final
B-23-00711	b-r03	455801	FEE CHARGE	*****PRIVATE PROVIDER***** NOT REQUIRED PER PB		236 PHIPPS PLZ	606120		BCC RESIDENTIAL LLC	8/18/2023	8/18/2023	8/18/2023	final
U-23-13799	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 REQUIRED FOR REGULAR MATERIAL DELIVERIES		236 PHIPPS PLZ	606120		BCC RESIDENTIAL LLC	8/16/2023	8/24/2023	11/22/2023	final
U-23-13735	u-p02	416532	U-USE OF/WORK IN ROW	*****PRIVATE PROVIDER***** USE OF- WATER SERVICE FROM PHIPPS PLAZA PARK TO BUILDINGS INCLUDING ASPHALT CUTTING AND PATCHING		236 PHIPPS PLZ	606120		BCC RESIDENTIAL LLC	8/11/2023		11/9/2023	canceled
U-23-13736	u-p03	416532	U-EXCAVATION IN ROW	*****PRIVATE PROVIDER***** WATER SERVICE FROM PHIPPS PLAZA PARK TO BUILDINGS INCLUDING ASPHALT CUTTING AND PATCHING		236 PHIPPS PLZ	606120		BCC RESIDENTIAL LLC	8/11/2023	8/17/2023	2/13/2024	issued
U-23-13737	u-p07	416532	U-SEWER/DRAINAGE - CAP-OFF/CONNECTION	*****PRIVATE PROVIDER***** WATER SERVICE FROM PHIPPS PLAZA PARK TO BUILDINGS INCLUDING ASPHALT CUTTING AND PATCHING		236 PHIPPS PLZ	606120		BCC RESIDENTIAL LLC	8/11/2023		11/9/2023	canceled
U-23-13487	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 REQUIRED FOR REGULAR MATERIAL DELIVERIES		236 PHIPPS PLZ	606120		BCC RESIDENTIAL LLC	7/19/2023	7/26/2023	10/24/2023	final
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 REQUIRED FOR REGULAR MATERIAL DELIVERIES		236 PHIPPS PLZ	606120		BCC RESIDENTIAL LLC	6/20/2023	6/26/2023	9/24/2023	final
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 REQUIRED FOR REGULAR MATERIAL DELIVERIES		236 PHIPPS PLZ	606120		BCC RESIDENTIAL LLC	5/25/2023	6/1/2023	8/30/2023	final
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 REQUIRED FOR REGULAR MATERIAL DELIVERIES		236 PHIPPS PLZ	606120		BCC RESIDENTIAL LLC	4/19/2023	4/21/2023	7/20/2023	final
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 REQUIRED FOR REGULAR MATERIAL DELIVERIES		236 PHIPPS PLZ	606120		BCC RESIDENTIAL LLC	3/21/2023	3/24/2023	6/22/2023	final
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 REQUIRED FOR REGULAR MATERIAL DELIVERIES		236 PHIPPS PLZ	606120		BCC RESIDENTIAL LLC	2/13/2023	2/24/2023	5/25/2023	final
L-23-00711	l-i01		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 WITH CURRENTLY APPROVED BLUE DOORS.		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 REQUIRED FOR REGULAR MATERIAL DELIVERIES		236 PHIPPS PLZ	606120		BCC RESIDENTIAL LLC	1/20/2023	2/14/2023	5/15/2023	final
U-23-12253	u-p03		U-EXCAVATION IN ROW	WED 1/18-FRI 1/20/23: NO LANE CLOSURE-REAR EASEMENT LANDSCAPE AREA-REMOVE 1 LATERALS AND INSTALL THREE 6" PVC LATERALS AT SAME LINE, GRADE & ELEVATION TO WHAT WAS EXISTING-DENSITIES-BACKFILL-NO ASPHALT PATCH REQ.		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 LANDSCAPE AREA-REMOVE 1 LATERALS AND INSTALL THREE 6" PVC LATERALS AT SAME LINE, GRADE & ELEVATION TO WHAT WAS EXISTING-DENSITIES-BACKFILL-NO ASPHALT PATCH REQ.		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

Count: 55

Filter in Range

Permit number	Permit t	Master permit ID	Permit type name	Permit description	Permit Suite	Permit Address	Customer N	Customer First	Customer Last Name	Application date	Issue date	Expiration date	Approval state
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 OF P	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 THE 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 THE DAY.		236 PHIPPS PLZ	606120		BCC RESIDENTIAL LLC	11/21/2022	12/16/2022	3/16/2023	final
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	final
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 LOWER WINDOW ATTACHMENT		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 MANUFACTURERS).		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 AT END OF THE DAY.		236 PHIPPS PLZ	606120		BCC RESIDENTIAL LLC	8/10/2022	8/15/2022	11/13/2022	final
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 AT END OF THE DAY.		236 PHIPPS PLZ	606120		BCC RESIDENTIAL LLC	5/16/2022	5/17/2022	8/15/2022	final
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 AT END OF THE DAY.		236 PHIPPS PLZ	606120		BCC RESIDENTIAL LLC	4/18/2022	4/27/2022	7/26/2022	final
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 AT END OF THE DAY.		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 END OF THE DAY		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-r01	416532	F-FIRE RESCUE STANDARD	*****PRIVATE PROVIDER***** FIRE HYDRANT FLOW TEST		236 PHIPPS PLZ	535670		SOUTHERN FIRE PROTECTION OF 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 INC	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 land marked 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

Count: 55

Filter by Tag:

Permit Browse
Town of Palm Beach

Permit number	Permit t	Master permit ID	Permit type name	Permit description	Permit Suite	Permit Address	Customer N	Customer First	Customer Last Name	Application date	Issue date	Expiration date	Approval state
B-19-81597	b-b02		B-RESIDENTIAL ALTERATION	*****PRIVATE PROVIDER*****TC EXTENDED UNTIL 12/31/2023) SELECTIVE INTERIOR AND EXTERIOR DEMOLITION		236 PHIPPS PLZ	501979		HEDRICK BROTHERS CONST CO INC	9/30/2019	10/8/2019	12/31/2023	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: 55													
Filter is Empty													

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	\$838,380
Land Value	\$3,474,969
Total Market Value	\$4,313,349
Assessed Value	\$4,313,349
Exemption Amount	\$0
Taxable Value	\$4,313,349

Ad Valorem	\$64,755
Non Ad Valorem	\$1,962
Total Tax	\$66,717

No Details Found

[illegible]

Description	Area Sq. Footage
FUS Finished Upper Story	432
BAS Base Area	950
FUS Finished Upper Story	144
FUS Finished Upper Story	480
FUS Finished Upper Story	2040
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 the Wellington area in Florida. The map shows a network of roads including Loxahatchee Blvd running horizontally across the middle, Okeechobee Blvd running horizontally above it, and Southshore Blvd running diagonally below Loxahatchee Blvd. Other roads shown include Aero Club Dr, Wellington Trce, and Forest Hill Blvd. The map also depicts several bodies of water, including a large blue area on the left and several smaller ponds or lakes. The area is labeled with 'Wellington' at the bottom center and 'Royal Palm Beach' at the top right.