

TOWN OF PALM BEACH

Information for Town Council Meeting on:

April 10, 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 206 Phipps Plaza – SECOND REQUEST

Date: March 22, 2024

STAFF RECOMMENDATION

Staff recommends that the Town Council consider the request from attorney Maura Ziska, representing the property owner and Gulfstream Builders LLC, regarding a time extension in which to complete the renovations of single-family residence located at 206 Phipps Plaza and to extend the permit by about eight months – until November 15, 2024.

GENERAL INFORMATION

The property is owned by 206 Phipps Plaza, LLC. Work on the project began in July of 2021. The residential alteration permit was originally valid for 36 months and was extended one time by the Town Council in September of 2023. Mrs. Ziska states the current extension request is necessitated by delays with the undergrounding of power lines, equipment delivery times, and fire code discussions regarding the installation of an automatic sprinkler system for the building.

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

Attachments: Letter from Maura Ziska w/ Proposed Construction Schedule
Permit Summary for the Property
Property Appraiser Details for the Property
Staff Memo from the September 13, 2023 TC Meeting

KOCHMAN & ZISKA PLC

Ronald S. Kochman*
Maura A. Ziska
Alexander D. Kochman

*Also admitted in New York

Esperanté
222 Lakeview Avenue, Suite 1500
West Palm Beach, Florida 33401

Telephone: (561) 802-8960
Facsimile: (561) 802-8995

March 14, 2024

VIA EMAIL

wbergman@townofpalmbeach.com

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

Re: Extension for construction timeframe /206 Phipps Plaza, Palm Beach, FL

Dear Wayne,

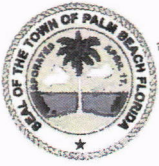
This letter shall serve as formal notice of the request for a waiver of the time schedule for completion of construction by the owner of 206 Phipps Plaza, Palm Beach, Florida. The request is to allow the contractor to continue on work on a single-family residence. Also enclosed is a construction schedule from Gulfstream Builders LLC for completion of the project. The reason for the delay and request for an extension is due to relocation of the high power lines facilitated by FPL and Public Works, causing the prevention of the use of any construction equipment on the roof for a six month time period; several material and equipment delivery delays due to a shortage of resources at the distribution level; and a three month consultation time frame with a fire consultant to eliminate the need for fire sprinklers. The new completion date would be the middle of November 2024. I have also included a copy of the letter that will be sent notifying the abutting property owners and the owners across the street from the project.

Please place this request on the April 10, 2024 Town Council agenda.

Respectfully,

Maura Ziska
Maura Ziska

MAZ/jc
Enclosures
cc: Client



TOWN OF PALM BEACH

Planning, Zoning and Building

RECEIVED

MAR 14 2024

BUILDING PERMIT TIME EXTENSION REQUEST

TOWN OF PALM BEACH
PZB DEPARTMENT

B-24-02825

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). \$4850.00 Pd

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

- Town Council Development Review Date (Wednesday): 4/10/24
- Deadline for submittal of request/backup must be received by: 3/27/24
(Deadline is the Wednesday, two weeks prior to the Town Council Development Review Meeting)
- Deadline for Notice to Neighbors: 3/15/24
(must be provided 25 days in advance of TC/DRC Meeting)

Permit #: B-21-91493 Exp. Date: 5/10/24

Job Address: 206 Phipps Plaza

Length of time extension being requested: (in days) 6 months (180 days)

Proposed completion date if requested time extension is granted: 11/7/24
(Must attach completion schedule)

Contact: Michael Sandholzer Phone: 561-231-1810

Email: msandtheman@gmail.com



VALUATION OF PERMITS TO DATE:

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

Job Address: 206 Phipps Plaza

Permit#: B-21-91493 Job Value \$ 1,200,000.00

Permit#: revision Job Value \$ 56,000.00

Permit#: _____ Job Value \$ _____

Permit#: _____ Job Value \$ _____

Valuation of work remaining to complete the project: \$ 485,000.00
(Include labor, materials and the value of any owner supplied items, etc.)

Permit fee due based upon 1% of this amount: \$ 4850.00
(attach a copy of the receipt for payment)

OWNERS CERTIFICATION: I certify the information listed above to be true and correct.

[Signature] 3/11/24
OWNER SIGNATURE DATE

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

[Signature] 3/11/24
CONTRACTOR SIGNATURE DATE

NOTARY TO OWNER

STATE OF
COUNTY OF

Sworn to (or affirmed) and subscribed before me

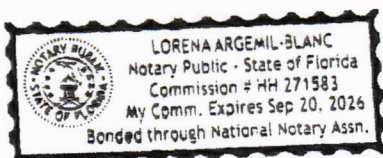
this Eleven day of March
20 24, By Thomas Morrison

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

Lorena Argemil-Blanc
Printed Name of Notary

[Signature]
Signature of Notary

SEAL:



NOTARY TO CONTRACTOR

STATE OF
COUNTY OF

Sworn to (or affirmed) and subscribed before me

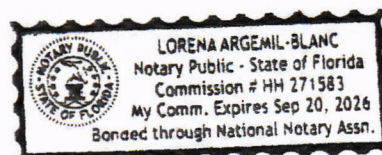
this Eleven day of March
20 24, By Michael Sandheer

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

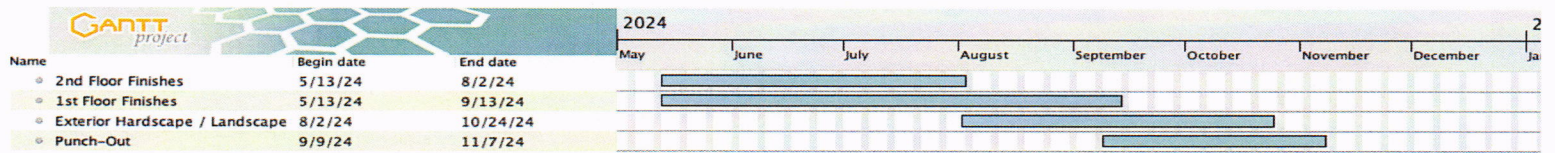
Lorena Argemil-Blanc
Printed Name of Notary

[Signature]
Signature of Notary

SEAL:



206 Phipps Plaza Schedule To Complete



206 Phipps Plaza Budget To Complete

- 2nd Floor Finishes **\$125,000.00**
- 1st Floor Finishes **\$180,000.00**
- Exterior Hardscape / Landscape **\$130,000.00**
- Punch-Out **\$50,000.00**
- **Total- \$485.000**

Permit number	Permit type	Master permit ID	Permit type name	Permit description	Permit Suite	Permit Address	Customer ID	Customer First	Customer Last Name	Application date	Issue date	Expiration date	Approval state
U-24-15548	u-p01		U-DEWATERING	03/01: RENEW DEWATER PERMIT U-24-15311 CONTINUE TO DEWATER POOL - ONE 2" HOSE DEWATERING INTO EXISTING CATCH BASIN WEST OF 206 PHIPPS PLAZA		206 PHIPPS PLZ	542582		S MACDONALD CONTRACTING LLC	2/22/2024	2/27/2024	4/27/2024	issued
U-24-15311	u-p01		U-DEWATERING	TUES 1/30/2024 DEWATER FOR POOL- ONE 2" HOSE DEWATER INTO EXISTING CATCH BASIN WEST OF 206 PHIPPS PLAZA		206 PHIPPS PLZ	542582		S MACDONALD CONTRACTING LLC	1/25/2024	1/29/2024	3/29/2024	issued
B-24-02228	b-r04	437776	R-PERMIT UPDATE-CHG OF PLANS & VALUE/CORRECTION	*****PRIVATE PROVIDER***** PERMIT UPDATE CHANGE IN PLANS AND VALUE REVISED INTERIOR FLOOR PLANS AND MEPS.		206 PHIPPS PLZ	605327		GULFSTREAM BUILDERS LLC	1/17/2024		7/15/2024	pending
U-24-15235	u-p05	437776	U-CONSTRUCTION PARKING	CONSTRUCTION PARKING PARKING ATTENDANT: Michael Sandholzer - (561) 231-1810		206 PHIPPS PLZ	605327		GULFSTREAM BUILDERS LLC	1/17/2024	1/17/2024	1/17/2024	issued
U-24-15236	u-p05	437776	U-CONSTRUCTION PARKING	CONSTRUCTION PARKING PARKING ATTENDANT: Michael Sandholzer - (561) 231-1810		206 PHIPPS PLZ	605327		GULFSTREAM BUILDERS LLC	1/17/2024	1/17/2024	1/17/2024	issued
L-23-00893	l-i01	437776	L-LPC STAFF APPROVAL	LANDMARKS- OMIT NON-IMPACT RATED METAL GAZEBO, OPERABLE SHUTTERS AT WEST PORCH IN LIEU OF FIXED MINOR MODIFICATIONS TO LANDSCAPE.		206 PHIPPS PLZ	605989		SPINA O'ROURKE & PARTNERS	12/8/2023	2/26/2024	12/2/2024	final
U-23-14776	u-p02		U-USE OF/WORK IN ROW	FRI 11/17- IN COORDINATION WITH WM D ADEIMY U-23-14760) ASPHALT REPAIR DUE TO NEW CURB & GUTTER- SMC IS FIXING ANY ASPHALT DAMAGED AS TO NOT LEAVE IT AS A PEDESTRAIN/ VEHICULAR HAZARD.		206 PHIPPS PLZ	542582		S MACDONALD CONTRACTING LLC	11/13/2023	11/17/2023	3/3/2024	issued
U-23-14760	u-p03		U-EXCAVATION IN ROW	EXCAVATE IN ROW NEW CURB & GUTTER		206 PHIPPS PLZ	505500		WM D ADEIMY JR INC	11/9/2023	11/16/2023	5/28/2024	issued
U-23-14571	u-p05	437776	U-CONSTRUCTION PARKING	CONSTRUCTION PARKING PARKING ATTENDANT: Michael Sandholzer - (561) 231-1810		206 PHIPPS PLZ	605327		GULFSTREAM BUILDERS LLC	10/24/2023	10/27/2023	10/27/2023	final
U-23-14034	u-p03		U-EXCAVATION IN ROW	EXCAVATE IN ROW. NEW SIDEWALK AND CURB		206 PHIPPS PLZ	505500		WM D ADEIMY JR INC	9/5/2023	9/12/2023	5/28/2024	issued
B-23-00925	b-r03	437776	FEE CHARGE	REFUND DIDN'T NEED TIME EXTENSION		206 PHIPPS PLZ	605327		GULFSTREAM BUILDERS LLC	9/1/2023	9/1/2023	9/1/2023	final
U-23-13889	u-p03		U-EXCAVATION IN ROW	MON 08/28/2023- FRIDAY 09/01/2023. HAUL IN MISC AGG & HAUL OUT STUMPS FROM PARKING STALL ON SEAVIEW- NO TRAFFIC LANE AFFECTED- EXCAVATE SIDEWALK DUE TO WRONGSIZE FPL HAND HOLE- TEMP PATCH SIDEWALK.		206 PHIPPS PLZ	542582		S MACDONALD CONTRACTING LLC	8/22/2023	8/28/2023	2/24/2024	issued
U-23-13890	u-p02		U-USE OF/WORK IN ROW	MON 08/28/2023- FRIDAY 09/01/2023. HAUL IN MISC AGG & HAUL OUT STUMPS FROM PARKING STALL ON SEAVIEW- NO TRAFFIC LANE AFFECTED- EXCAVATE SIDEWALK DUE TO WRONGSIZE FPL HAND HOLE- TEMP PATCH SIDEWALK.		206 PHIPPS PLZ	542582		S MACDONALD CONTRACTING LLC	8/22/2023	9/5/2023	12/4/2023	issued
B-23-00483	b-r01	437776	R-REVISION	*****PRIVATE PROVIDER***** BUILDING: REVISED FLOOR PLAN		206 PHIPPS PLZ	605327		GULFSTREAM BUILDERS LLC	8/1/2023		8/1/2023	pending
U-23-13602	u-p03		U-EXCAVATION IN ROW	EXCAVATE- IN ROW ON SEAVIEW AVE TO TAP WATER MAIN WITH THE CITY OF WPB THURSDAY 08/03/023 THROUGH MONDAY 8/07/203 WEEKDAYS ONLY, NO ROAD LANE CLOSURE- ALL WORK TO BE DONE IN PARKING LANE.		206 PHIPPS PLZ	542582		S MACDONALD CONTRACTING LLC	7/31/2023	8/10/2023	2/17/2024	issued
U-23-13541	u-p03		U-EXCAVATION IN ROW	FRI 7/28/23 EXCAVATE IN ROW TO GET OUTSIDE DIAMETER OF WATER MAIN, PER PRECON MEETING WITH CITY OF WEST PALM. NO LANE CLOSURES - WE WILL BE EXCAVATING IN THE WB SOUTH SIDE PARKING LANE, ONE DAY ONLY		206 PHIPPS PLZ	542582		S MACDONALD CONTRACTING LLC	7/25/2023	7/27/2023	1/23/2024	issued
U-23-13433	u-p05	437776	U-CONSTRUCTION PARKING	CONSTRUCTION PARKING PARKING ATTENDANT: Michael Sandholzer - (561) 231-1810		206 PHIPPS PLZ	605327		GULFSTREAM BUILDERS LLC	7/14/2023	7/20/2023	7/20/2023	final
U-23-13316	u-p01		U-DEWATERING	MON 7/3 DEWATER FOR POOL - ONE 2" HOSE DEWATER INTO EXISTING CATCH BASIN WEST OF 206 PHIPPS PLAZA		206 PHIPPS PLZ	542582		S MACDONALD CONTRACTING LLC	6/29/2023	7/6/2023	9/4/2023	issued
B-23-98609	b-s01		S-POOL/WATER FEATURE	NEW TILE/COPING OF IN GROUND SWIMMING POOL. REMOVE AND REPLACE POOL EQUIPMENT. REMOVE AND REPLACE EXISTING POOL PLUMBING		206 PHIPPS PLZ	605454		POOL TEK OF THE PALM BEACH ES LLC	4/4/2023	5/19/2023	12/16/2023	issued
U-23-12602	u-p05	437776	U-CONSTRUCTION PARKING	CONSTRUCTION PARKING PARKING ATTENDANT: Michael Sandholzer - (561) 231-1810		206 PHIPPS PLZ	605327		GULFSTREAM BUILDERS LLC	3/27/2023	3/30/2023	3/30/2023	final
U-23-12603	u-p05	437776	U-CONSTRUCTION PARKING	CONSTRUCTION PARKING PARKING ATTENDANT: Michael Sandholzer - (561) 231-1810		206 PHIPPS PLZ	605327		GULFSTREAM BUILDERS LLC	3/27/2023	3/30/2023	3/30/2023	final
U-23-12507	u-p01		U-DEWATERING	DEWATERING PERMIT FOR DRAINAGE		206 PHIPPS PLZ	542582		S MACDONALD CONTRACTING LLC	3/9/2023	3/10/2023	5/9/2023	final
U-23-12444	u-p02	437776	U-USE OF/WORK IN ROW	REMOVAL OF SCAFFOLDING		206 PHIPPS PLZ	605327		GULFSTREAM BUILDERS LLC	2/23/2023	3/13/2023	6/11/2023	issued
U-22-12137	u-p05	437776	U-CONSTRUCTION PARKING	CONSTRUCTION PARKING PARKING ATTENDANT: Michael Sandholzer - (561) 231-1810		206 PHIPPS PLZ	605327		GULFSTREAM BUILDERS LLC	12/19/2022	1/3/2023	1/3/2023	final
U-22-12138	u-p05	437776	U-CONSTRUCTION PARKING	CONSTRUCTION PARKING PARKING ATTENDANT: Michael Sandholzer - (561) 231-1810		206 PHIPPS PLZ	605327		GULFSTREAM BUILDERS LLC	12/19/2022	1/3/2023	1/3/2023	final
U-22-11425	u-p05	437776	U-CONSTRUCTION PARKING	CONSTRUCTION PARKING: 10/24 THRU 12/23 PARKING ATTENDANT: MICHAEL SANDHOLZER - (561) 231-1810		206 PHIPPS PLZ	605327		GULFSTREAM BUILDERS LLC	10/4/2022	10/18/2022	10/18/2022	final
U-22-11426	u-p05	437776	U-CONSTRUCTION PARKING	CONSTRUCTION PARKING: 10/24 THRU 12/23 PARKING ATTENDANT: MICHAEL SANDHOLZER - (561) 231-1810		206 PHIPPS PLZ	605327		GULFSTREAM BUILDERS LLC	10/4/2022	10/18/2022	10/18/2022	final
U-22-11422	u-p02	437776	U-USE OF/WORK IN ROW	[10/3 THRU 11/21] *****PRIVATE PROVIDER***** USE OF - SCAFFOLDING		206 PHIPPS PLZ	605327		GULFSTREAM BUILDERS LLC	10/3/2022	10/21/2022	1/19/2023	issued
U-22-10710	u-p03		U-EXCAVATION IN ROW	8/2-8/4: REMOVE & REPLACE ONE 4" CAST IRON LATERAL WITH 6" LATERAL AT SAME LINE, GRADE & ELEVATION AS EXISTING ON SEAVIEW AVENUE IN COORDINATION W/ 209 PHIPPS PLAZA U-22-10416 & U-22-10417.		206 PHIPPS PLZ	542582		S MACDONALD CONTRACTING LLC	8/1/2022	8/12/2022	4/11/2023	issued
U-22-10711	u-p07		U-SEWER/DRAINAGE - CAP-OFF/CONNECTION	8/2-8/4: REMOVE & REPLACE ONE 4" CAST IRON LATERAL WITH 6" LATERAL AT SAME LINE, GRADE & ELEVATION AS EXISTING ON SEAVIEW AVENUE IN COORDINATION W/ 209 PHIPPS PLAZA U-22-10416 & U-22-10417.		206 PHIPPS PLZ	542582		S MACDONALD CONTRACTING LLC	8/1/2022	8/12/2022	1/11/2023	issued
U-22-10649	u-p02	437776	U-USE OF/WORK IN ROW	*****PRIVATE PROVIDER***** USE OF ROW FOR CRANE FOR 1 DAY		206 PHIPPS PLZ	605327		GULFSTREAM BUILDERS LLC	7/26/2022	8/19/2022	11/17/2022	issued
U-22-10348	u-p02	437776	U-USE OF/WORK IN ROW	*****PRIVATE PROVIDER***** USE OF - SCAFFOLDING		206 PHIPPS PLZ	605327		GULFSTREAM BUILDERS LLC	6/27/2022	7/6/2022	10/4/2022	final
B-22-95243	b-b06		B-COMMERCIAL ALTERATION	*****PRIVATE PROVIDER***** SCAFFOLDING		206 PHIPPS PLZ	605327		GULFSTREAM BUILDERS LLC	6/23/2022	6/24/2022	12/21/2022	issued
U-22-10107	u-p02	437776	U-USE OF/WORK IN ROW	MOVE MATERIAL FROM GROUND TO 2ND STORY W/ FORK LIFE MOVING FROM ONE GATE TO THE OTHER (2 MEN TO FLAG).		206 PHIPPS PLZ	605327		GULFSTREAM BUILDERS LLC	5/27/2022		8/25/2022	canceled
U-22-09639	u-p02		U-USE OF/WORK IN ROW	USE OF- BUCKET TRUCK PARKING/OVERHEAD WORK ACROSS ROAD		206 PHIPPS PLZ	604465		FLORIDA POWER & LIGHT	4/1/2022		6/30/2022	canceled

Count: 53

Filter is Empty

Permit number	Permit type	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
L-21-00521	l-i01		L-LPC STAFF APPROVAL	STAFF APPROVAL - NORTH ELEVATION - GROUND FLOOR - ADDED (3) WALL SCONCES OUTSIDE DOORS. ELECTRICAL PANELS RELOCATED. EXISTING FRENCH FLOOR TO REMAIN. DOOR 012 TO BE SOLID. SECOND FLOOR - BI-FOLD IN LIEU OF SLIDING WINDOW. WEST ELEVATION - SLIDING DOOR TO BE (6) PANELS IN LIEU OF (4). SECOND FLOOR COL		206 PHIPPS PLZ	605989		SPINA O'ROURKE & PARTNERS	11/23/2021	12/7/2021	11/18/2022	final
U-21-08788	u-p01	437776	U-DEWATERING	*****PRIVATE PROVIDER***** DEWATERING		206 PHIPPS PLZ	605327		GULFSTREAM BUILDERS LLC	11/4/2021	11/17/2021	1/16/2022	final
B-21-91673	b-e01		E-ELECTRICAL	***** PRIVATE PROVIDER *****TEMP PULL ELECTRICAL SERVICE.		206 PHIPPS PLZ	605963		PROFESSIONAL ELECTRIC CORP	10/20/2021	10/28/2021	6/14/2022	issued
B-21-91493	b-b01		B-RESIDENTIAL NEW CONSTRUCTION/ADDITIO	*****PRIVATE PROVIDER***** (SEE PERMIT CONDITIONS) INTERIOR/EXTERIOR RENOVATION/SITE WORK		206 PHIPPS PLZ	605327		GULFSTREAM BUILDERS LLC	10/7/2021	11/10/2021	4/22/2024	issued
B-20-84867	b-r01	421728	R-REVISION	REVISION - MECHANICAL- DUCTWORK PER PLANS.	B	206 PHIPPS PLZ	500920		JOHN C CASSIDY AIR CONDITIO	7/13/2020	7/17/2020	7/13/2020	final
B-20-84067	b-m01		M-MECHANICAL	EXACT C/O OF EXISTING 5 TON CARRIER A/C SYSTEM		206 PHIPPS PLZ	500920		JOHN C CASSIDY AIR CONDITIO	5/12/2020	5/13/2020	1/20/2021	final
B-20-84076	b-b06		B-COMMERCIAL ALTERATION	REPLACE ACOUSTIC CEILING TILE SYSTEM ADJUST LIGHTING FOR NEW CEILING	B	206 PHIPPS PLZ	502993		DAVIS GENERAL CONTRACTING	5/12/2020	6/3/2020	1/23/2021	final
Z-20-00255	z-01		Z-DEVELOPMENT REVIEW PERMIT	The applicant is undertaking a renovation of a 2 story landmarked residence located in the R-C Zoning District in Phipps Plaza. The renovation Includes a 574 square foot second story pergola addition on the west side of the residence; a 116 square foot second story infill addition on east side of the residence; and Installation of a generator in side building at the northeast corner of the residence. The following variances are being requested: 1) 134-1729: two variances to allow a 60 KW generator to be placed in the street rear yard along Seaview Avenue with a setback of 10 feet in lieu of the 25 foot minimum required and an east side yard setback of 4 feet in lieu of the 5 foot minimum required. 2) 134-948(5): a variance for a north rear street side yard setback of 3.1 feet in lieu of the 25 foot minimum required for the second story pergola addition. 3) 134-948(6): a variance for a east side yard setback of 1.5 feet in lieu of the 10 f		206 PHIPPS PLZ	602091		KOCHMAN AND ZISKA	4/20/2020		4/15/2021	pending
B-20-83433	b-d01		D-INTERIOR DEMOLITION	INTERIOR DEMO OF CEILING/ EXPLORATORY FOR FUTURE REMODEL		206 PHIPPS PLZ	605523		R & Y CONSTRUCTION INC	3/3/2020	3/10/2020	9/6/2020	issued
B-15-50930	b-s13		S-SIGN	INSTALL SIGN TENANT NAME: SMITH INTERIOR DESIGN GROUP. SHARING SPACE WITH SMITH ARCHITECTURAL GROUP	B	206 PHIPPS PLZ	537278		MACARI BUILDING & DESIGN I	8/13/2015		2/9/2016	canceled
B-13-36715	b-b15		B-AWNING RECOVER	RECOVER EXISTING A-FRAME CARPORT		206 PHIPPS PLZ	600039		SOUTHERN AWNING INC	10/31/2013	11/6/2013	5/5/2014	final
B-09-06229	b-m04		M-REPLACEMENT	EXACT CHANGE OUT EXISTING ROOF TOP PKG A/C UNIT. BARD MODEL# PA13482A, 8KW, 4T 13 SEER		206 PHIPPS PLZ	500920		JOHN C CASSIDY AIR CONDITIO	9/11/2009	9/17/2009	4/22/2014	final
X-08-34364	legacy		X-LEGACY PERMIT	ROOF REPAIR 2005QFT:REPAIRS AT WEST ONE STORY LOGGIA.TAMKO 214 SPEC.CHANGE FROM BUR TO TAMKO **		206 PHIPPS PLZ	531326		CARPENTERS ROOFING&SHEET	3/28/2008	3/28/2008	10/2/2008	final
X-06-24327	legacy		X-LEGACY PERMIT	INSTALL 11 OPENINGS - 24 GA STEEL PANELS		206 PHIPPS PLZ	538483		ALL AMERICAN SHUTTERS & GL	8/2/2006	8/2/2006	10/2/2008	final
X-06-22989	legacy		X-LEGACY PERMIT	EMERGENCY ROOF REPAIR/REPLACE @ NE SIDE OF HOME TAMKO BUR		206 PHIPPS PLZ	531326		CARPENTERS ROOFING&SHEET	6/5/2006	6/5/2006	10/2/2008	final
X-05-15223	legacy		X-LEGACY PERMIT	CHIPPING CONCRETE AROUND BACK ROOM FOR INSPECTION OF PIPES AND REPAIR LEAKING PIPES AS NECESSARY		206 PHIPPS PLZ	599999		INACTIVE	4/4/2005	4/4/2005	10/2/2008	final
X-05-14652	legacy		X-LEGACY PERMIT	EXACT CHANGE OUT: 2.5 T ROOF TOP CONDENSER & 4T ROOF TOP A/C PACKAGED UNIT @ RESIDENCE		206 PHIPPS PLZ	500920		JOHN C CASSIDY AIR CONDITIO	3/1/2005	3/1/2005	10/2/2008	final
X-03-03993	legacy		X-LEGACY PERMIT	REPLACE EXISTING EQUIPMENT;REPLACE AHU & CU W/SAME BRAND/MODEL 3-T,SPLIT SYSTEM,10 KW @ SMITH ARCH		206 PHIPPS PLZ	539248		BERKUN AIR INC	7/23/2003	7/23/2003	10/2/2008	final
Count: 53													
Filter is Empty													

Property Detail

Location Address : 206 PHIPPS PLZ
Municipality : PALM BEACH
Parcel Control Number : 50-43-43-22-10-000-0012
Subdivision : PHIPPS PLAZA IN
Official Records Book/Page : 30226 / 1332
Sale Date : OCT-2018
Legal Description : PL OF PHIPPS PLAZA W 3.8 FT OF LT A, LTS B, C, D & LT E (LESS W 10 FT, N 30.33 FT OF W 92.88 FT OF E 96 FT & SLY 56.07 FT OF W 89.48 FT OF E 96 FT AS IN OR6306P1355 & OR7453P1102)

Owner Information

Owner(s)	Mailing Address
206 PHIPPS PLAZA LLC	222 LAKEVIEW AVE PH 5 WEST PALM BEACH FL 33401 6151

Sales Information

Sales Date	Price	OR Book/Page	Sale Type	Owner
OCT-2018	\$4,220,000	30226 / 01332	WARRANTY DEED	206 PHIPPS PLAZA LLC
FEB-2007	\$0	21440 / 01080	LIFE ESTATE	VOLK JOHN K
FEB-2007	\$10	21440 / 01077	DEED OF TRUST	VOLK JOHN K
DEC-1996	\$100	09564 / 00852	WARRANTY DEED	
JAN-1996	\$100	09212 / 00842	WARRANTY DEED	

Exemption Information

No Exemption Information Available.

Property Information

Number of Units : 1
***Total Square Feet :** 1865
Acres : 0.2702
Property Use Code : 1200—STORE/OFFICE/RESIDENTIAL
Zoning : R-C—MEDIUM DENSITY RESIDENTIAL (50-PALM BEACH)

Appraisals

Tax Year	2023	2022	2021	2020	2019
Improvement Value	\$2,929,696	\$3,065,294	\$1,759,502	\$1,662,784	\$1,539,175
Land Value	\$9,497,198	\$8,222,640	\$6,121,440	\$2,352,000	\$2,128,000
Total Market Value	\$12,426,894	\$11,287,934	\$7,880,942	\$4,014,784	\$3,667,175

Assessed and Taxable Values

Tax Year	2023	2022	2021	2020	2019
Assessed Value	\$5,343,677	\$4,857,888	\$4,416,262	\$4,014,784	\$3,667,175
Exemption Amount	\$0	\$0	\$0	\$0	\$0
Taxable Value	\$5,343,677	\$4,857,888	\$4,416,262	\$4,014,784	\$3,667,175

Taxes

Tax Year	2023	2022	2021	2020	2019
AD VALOREM	\$125,959	\$117,191	\$95,474	\$66,219	\$61,526
NON AD VALOREM	\$1,561	\$1,533	\$1,552	\$1,529	\$1,561
TOTAL TAX	\$127,520	\$118,724	\$97,026	\$67,749	\$63,086

TOWN OF PALM BEACH

Information for Town Council Meeting on:

September 13, 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 206 Phipps Plaza

Date: August 31, 2023

STAFF RECOMMENDATION

Staff recommends that the Town Council consider the request from contractor Michael Sandholzer of Gulfstream Builders LLC regarding a time extension in which to complete the renovations of the existing building located at 206 Phipps Plaza and to extend the permit by one year – 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