

TOWN OF PALM BEACH

Information for Town Council Meeting on:

May 14, 2025

To: Mayor and Town Council

Via: Kirk Blouin, Town Manager / Wayne Bergman, Director of Planning, Zoning & Building

From: Michelle Sentmanat, Business Services Manager in PZB

Re: Waiver of Town Code Section 18-237, For Building Permit Extension at 218 Phipps Plaza
– Permit B-23-98790

Date: April 19, 2025

STAFF RECOMMENDATION

Staff recommends that the Town Council consider the request from Guy Flora, Vice President of J5 Construction LLC., regarding a permit time extension in which to complete the renovations at 218 Phipps Plaza. The original permit is set to expire on July 3, 2025. The current request is to extend the permit by an additional 181 Days – expiration date to be December 31, 2025.

GENERAL INFORMATION

The property is owned by Bruce Leeds Trust. The property was purchased in March of 2022 and work on the project began in July of 2023. The residential renovation permit was valid for 24 months to expire on July 3, 2025. The contractor has stated in their letter dated April 3, 2025, the need for an extension is due to several owner/architect changes which required Landmarks approvals therefore delaying the project significantly. The contractor has stated that much of the structure required additional shoring, new tie-columns and reinforcements of the existing elements. This along with new front drainage requirements and owner revisions have all extended the project beyond their control. The revised construction schedule shows a completion date of December 31, 2025.

The applicant appears to have complied with all new requirements for neighbor notice.

Attachments: Letter from J5 Construction LLC, with Construction Schedule
Letter for nuisance mitigation measures
Permit Summary for the Property
Property Appraiser Details for the Property
Neighbor notice



TOWN OF PALM BEACH

Planning, Zoning and Building

RECEIVED

APR 11 2025

TOWN OF PALM BEACH
PZB DEPARTMENT

THIS IS A REQUEST FOR:

X BUILDING PERMIT TIME EXTENSION

 WAIVER OF TOWN CODE SECTION 42-199, CONSTRUCTION WORKING HOURS

Any request for a Building Permit Time Extension OR Waiver of Town Code Section 42-199, Construction Working Hours must be submitted to the Town no later than 30 days PRIOR to permit expiration or period of request. Please send the following items to Director Bergman and Michelle Sentmanat at msentmanat@townofpalmbeach.com and wbergman@townofpalmbeach.com

1. Provide a detailed letter explaining the reasons why a time extension or waiver is being requested.
2. Provide a construction schedule to show completion timeline (CPM, Gantt Chart).
3. Provide a Statement of Nuisance Mitigation measures currently in place on the site.
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 or waiver is to be considered.
5. Include with the above Statement, a copy of the above notification to neighbors. NOTE: Must include in the notification letter the permit number, site address and meeting date at which this matter will be considered. Also, the following statement must be included in the notification: Comments or concerns regarding this request may be emailed to publiccomment@townofpalmbeach.com.
6. Provide a USPS Certificate of Mailing as proof of the mailed notice.
7. Payment – pay all applicable fees by the submittal deadline.

Deadlines: See Schedule for submittal deadlines (page 3). Town Council Meeting dates are subject to change. Please visit our website at www.townofpalmbeach.com

- Town Council Development Review Date (Wednesday meeting): May 14, 2025
- Deadline for submittal of request/backup must be received by: April 19, 2025
(Deadline is approximately two weeks prior to the Town Council Development Review Meeting).
- Deadline for Notice to Neighbors: April 19, 2025
(Notice to Neighbors must be provided 25 days in advance of TC/DRC Meeting)

Permit #: B-23-98790 Exp. Date: 7/3/25

Job Address: 218 Phipps Plaza

Length of time extension being requested: (in days) 181 days

Specific request for waiver/working hours being proposed: n/a

Proposed completion date if requested time extension is granted: 12/31/2025
(Must attach completion schedule)

Contact: Guy Flora Phone: 561.301.8559

Email: guy@j5cllc.net



Ex-Permit-25-00044

VALUATION OF PERMITS TO DATE:

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

Job Address: 218 Phipps Plaza Palm Beach, FL 33480
Permit# : B-23-98790 Job Value \$ 785,000
Permit# : B-24-02693 Job Value \$ 230,000
Permit# : _____ Job Value \$ _____
Permit# : _____ Job Value \$ _____
TOTAL valuation of project \$ 1,015,000

Value of work remaining to complete the project, even if included in valuation above. Include labor, materials and the value of any owner supplied items, etc \$ 250,324

Time Extension fee due based upon 1% of this amount: \$ 2,503.24

Waiver fee due \$ _____

Technology Fee (2% of permit fee above) \$ 50.06

Total Time Extension/Waiver Fee Paid: \$ 2553.30

(attach a copy of the receipt for payment)

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

[Signature] 4/8/25
OWNER SIGNATURE DATE

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

[Signature] 4/10/2025
CONTRACTOR SIGNATURE DATE

NOTARY TO OWNER

STATE OF
COUNTY OF

Sworn to (or affirmed) and subscribed before me

this 8th day of April

20 25, By Bruce Leeds

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

Megan Kossove
Printed Name of Notary

Megan Kossove
Signature of Notary

SEAL:



Megan Kossove
Notary Public
State of Florida
Comm# HH142384
Expires 6/14/2025

NOTARY TO CONTRACTOR

STATE OF
COUNTY OF

Sworn to (or affirmed) and subscribed before me

this 10th day of April

20 25, By Guy Flora

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

Megan Kossove
Printed Name of Notary

Megan Kossove
Signature of Notary

SEAL:



Megan Kossove
Notary Public
State of Florida
Comm# HH142384
Expires 6/14/2025



April 4, 2025

Town of Palm Beach
c/o Planning, Zoning, and Building Department
Wayne Bergman
360 S. County Road
Palm Beach, Florida, 33480

Re: 218 Phipps Plaza – Permit Number BP-23-98790 – Permit Extension

Dear Mr. Bergman,

J5 Construction respectfully requests a time extension to our building permit at the above referenced address - 218 Phipps Plaza - (Permit# BP-23-98790).

This time extension is necessary for several reasons. The project scope has grown since we first applied for the building permit. The owners/architect sought several Landmarks Preservation Commission approvals that delayed our work. When construction did begin, the historical structural shell, flooring, ceilings, plumbing, and electricity needed significant work. Much of the structure required additional shoring, new tie-columns, and reinforcement of the existing elements. New front yard drainage requirements, as well as the Owner's revisions to design, have all extended the construction schedule beyond our control.

The expiration date is July 3, 2025. J5 Construction requests that the permit time extension required to complete this project be extended to December 31, 2025. We have included an updated construction schedule.

Please feel free to call or e-mail me if you have any questions.

Thank you in advance for your consideration.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Guy W. Flora', is written over a light blue rectangular background.

Guy W. Flora
Vice President
J5 Construction LLC

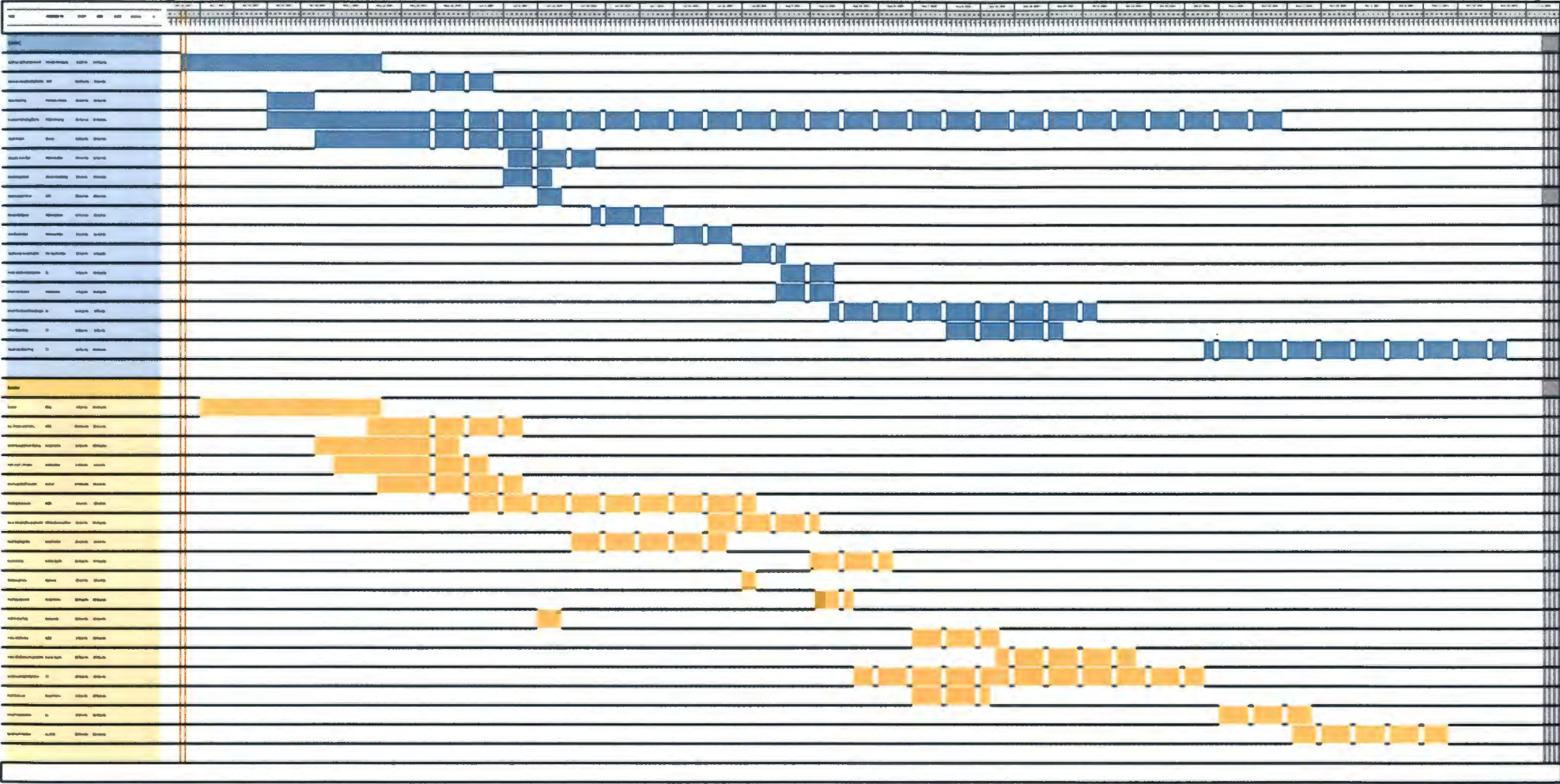
13833 Wellington Trace E4 #248 - Wellington, Florida 33414 Guy Flora - Vice President (561) 301-8559

218 Phipps Plaza

01/01/2010-12/31/2010

Project name: 218 Phipps Plaza

Project code: (100)





April 4, 2025

Town of Palm Beach
c/o Planning, Zoning, and Building Department
Wayne Bergman
360 S. County Road
Palm Beach, Florida, 33480

Re: 218 Phipps Plaza - Statement of Nuisance Mitigation

Dear Mr. Bergman:

J5 Construction is requesting a permit extension for 218 Phipps Plaza. The nuisance mitigation measures that are implemented at the property are as follows:

1. Privacy screening and landscaping are installed around the property's perimeter.
2. All off-loading and site work are performed on-site (not in the street).
3. Carpooling is being utilized.
4. Restricted working hours: Construction activities are limited to weekdays between 8:00 AM and 5:00 PM.
5. Noise control: Use of noise-reducing equipment and techniques.
6. Dust management: Implementation of dust control measures.
7. Traffic management: Coordination with local authorities to manage traffic flow.
8. Waste management: Proper disposal and recycling of construction waste.
9. Regular communication: Providing updates to neighbors on the progress of the project as requested.

Thank you in advance for your consideration.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Guy W. Flora', is written over a light blue rectangular background.

Guy W. Flora
Vice President
J5 Construction LLC



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

To Whom It May Concern:

Please accept this letter as our official statement that a first-class mailed notice to neighbors within 300 feet will be provided at least 25 days before the meeting at which the extension or waiver is to be considered.

Please see the certificate of mailing as proof of this mailing.

Thank you,

A handwritten signature in blue ink, appearing to read 'Guy W. Flora', is written over the printed name and title.

J5 Construction, LLC.

Guy W. Flora
Vice President
J5 Construction LLC

Property Detail

Location Address : 218 PHIPPS PLZ
Municipality : PALM BEACH
Parcel Control Number : 50-43-43-22-09-000-0031
Subdivision : PLAZA PL IN
Official Records Book/Page : 33412 / 1809
Sale Date : 03/22/2022
Legal Description : PLAZA PLAT LT 3 (LESS S 3 FT OF W 12.3 FT OF E 70 FT), LT 3A & 10 FT PRIV RD LYG W OF & ADJ TO

Owner Information

Owner(s)

LEEDS BRUCE TRUST
 LEEDS BRUCE TR

Mailing Address

218 PHIPPS PLZ
 PALM BEACH FL 33480 4241

Sales Information

Sales Date	Price	OR Book/Page	Sale Type	Owner
03/22/2022	\$9,981,500	33412 / 01809	WARRANTY DEED	LEEDS BRUCE TRUST
01/28/2013	\$1,275,000	25755 / 01746	WARRANTY DEED	FORMICA MICHAEL &
03/01/1994	\$565,000	8152 / 01166	WARRANTY DEED	YASMINI INC
03/01/1994	\$565,000	08152 / 01166	WARRANTY DEED	
01/01/1988	\$481,400	05557 / 00624	WARRANTY DEED	
01/01/1988	\$100	05557 / 00622	QUIT CLAIM	
03/01/1984	\$400,000	04191 / 00087	WARRANTY DEED	

Exemption Information

No Exemption Information Available.

Property Information

Number of Units : 1
***Total Square Feet :** 4744
Acres : .21
Property Use Code : 0100—SINGLE FAMILY
Zoning : R-B—LOW DENSITY RESIDENTIAL (50-PALM BEACH)

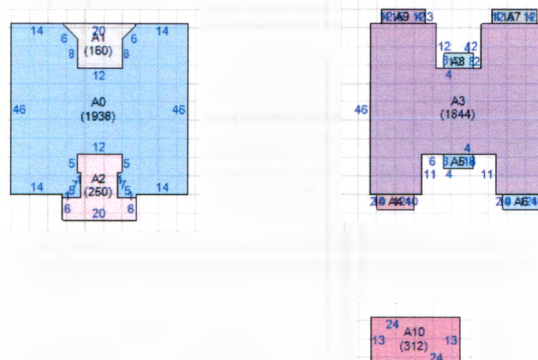
Building Details

Structural Details

Structural Element for Building 1

Exterior Wall 1	MSY: CONC. BLOCK
Year Built	1948
Air Condition Desc.	HTG & AC
Heat Type	FORCED AIR DUCT
Heat Fuel	ELECTRIC
Bed Rooms	3
Full Baths	2
Half Baths	1
Exterior Wall 2	WSF: BRICK
Roof Structure	GABLE/HIP
Roof Cover	CLAY/BERMUDA TILE
Interior Wall 1	PLYWOOD PNL.
Interior Wall 2	DRYWALL
Flo or Type 1	HARDWOOD
Floor Type 2	MARBLE
Stories	2

Sketch for Building 1



Subarea and Square Footage for Building 1

Code Description	square Footage
UOP Unfinished Open Porch	32
UOP Unfinished Open Porch	32
UOP Unfinished Open Porch	40
UOP Unfinished Open Porch	250
UOP Unfinished Open Porch	160

BAS Base Area	1938
UOP Unfinished Open Porch	48
UOP Unfinished Open Porch	48
UOP Unfinished Open Porch	40
FUS Finished Upper Story	1844
FGR Finished Garage	312
Total Square Footage	4744
Area Under Air	3782

Property Extra Feature

Description	Year Built	Units
Wall	1985	680
Pool - In-Ground	2015	1

Property Land Details

Land Line #	Description	Zoning	Acres
1	SFR	R-B	0.2118

Appraisals

Tax Year	2024	2023	2022	2021	2020
Improvement Value	\$4,118,575	\$3,497,690	\$2,481,174	\$1,027,955	\$1,166,086
Land Value	\$5,767,500	\$4,043,374	\$2,715,978	\$1,941,571	\$2,184,000
Total Market Value	\$9,886,075	\$7,541,064	\$5,197,152	\$2,969,526	\$3,350,086

Assessed and Taxable Values

Tax Year	2024	2023	2022	2021	2020
Assessed Value	\$8,295,170	\$7,541,064	\$2,036,925	\$1,977,597	\$1,950,293
Exemption Amount	\$0	\$0	\$50,000	\$50,000	\$50,000
Taxable Value	\$8,295,170	\$7,541,064	\$1,986,925	\$1,927,597	\$1,900,293

Taxes

Tax Year	2024	2023	2022	2021	2020
AD VALOREM	\$133,397	\$113,211	\$30,951	\$31,447	\$31,518
NON AD VALOREM	\$194	\$188	\$184	\$178	\$173
TOTAL TAX	\$133,591	\$113,399	\$31,135	\$31,625	\$31,691

Dorothy Jacks, CFA, AAS PALM BEACH COUNTY PROPERTY APPRAISER www.pbcpao.gov

Master Permit	Permit number	Permit type name	Permit description	Permit Address	Permit Suite	Customer Last Name	Application date	Issue date	Approval state
	B-13-31683	B-RESIDENTIAL ALTERATION	ALL REMODELING AS PER PLANS (OWNER LISTED AS FORMICA ON APP AND NOC)	218 PHIPPS PLZ		OCEAN FRONT CONTRACTING AND DE	4/29/2013	5/13/2013	canceled
B-13-31683	B-13-31684	B-RESIDENTIAL ALTERATION	CONVERT EXISTING CABANA TO GARAGE (OWNER LISTED AS FORMICA ON APP AND NOC)	218 PHIPPS PLZ	CABANA	OCEAN FRONT CONTRACTING AND DE	4/29/2013	5/13/2013	canceled
B-14-39817	B-13-32024	S-SITE WORK/DRAINAGE	SUB SITE WORK - SITE WORK TO INCLUDE DRAINAGE WORK AS PER PLANS (OWNER LISTED AS FORMICA ON APP AND NOC)	218 PHIPPS PLZ		OCEAN FRONT CONTRACTING AND DE	5/10/2013	5/29/2013	canceled
B-13-31684	B-13-32116	M-MECHANICAL	SUB MECHANICAL - INSTALL 16SEER A/C SYSTEM (OWNER LISTED AS FORMICA ON APP AND NOC)	218 PHIPPS PLZ	CABANA	RAM AIR INC	5/15/2013	5/16/2013	canceled
B-13-31684	B-13-32336	E-ELECTRICAL	SUB ELECTRIC - REMODEL PER PLANS (OWNER LISTED AS FORMICA ON APP AND NOC)	218 PHIPPS PLZ	CABANA	PANEL ELECTRIC INC	5/22/2013	5/23/2013	canceled
B-13-31684	B-13-35765	B-SHUTTERS	SUB SHUTTERS - 5 ROLL UPS SHUTTERS (OWNER LISTED AS FORMICA ON APP AND NOC)	218 PHIPPS PLZ	CABANA	EDWING'S UNLIMITED SERVICES LLC	9/24/2013	9/30/2013	canceled
B-14-39288	B-14-39291	E-WATER FEATURE	SUB E-WATER FEATURE: WIRE POOL EQUIPMENT (OWNER LISTED AS FORMICA ON APP)	218 PHIPPS PLZ		L B ROWE INC	4/8/2014		canceled
	B-23-98201	B-RESIDENTIAL ALTERATION	***** PRIVATE PROVIDER ***** INTERIOR RENOVATION TO INCLUDE NEW PLUMBING REVISED ELECTRICAL AND AC LOCATIONS, NEW CABINETRY AND FINISHED THROUGHOUT.	218 PHIPPS PLZ		J5 CONSTRUCTION LLC	3/1/2023		canceled
	B-13-30524	D-EXPLORATORY DEMOLITION	OPEN UP SOME WALLS TO SEE FOR ARCHITECT DRAWINGS. EXPLORATORY WHERE NEEDED. OWNER LISTED AS FORMICA ON APP AND NOC)	218 PHIPPS PLZ		OCEAN FRONT CONTRACTING AND DE	2/26/2013	2/28/2013	final
B-13-31683	B-13-32114	M-MECHANICAL	SUB MECHANICAL - MECHANICAL SEE ATTACHED PROPOSAL (OWNER LISTED AS FORMICA ON APP AND NOC)	218 PHIPPS PLZ		RAM AIR INC	5/15/2013	5/16/2013	final
B-13-31683	B-13-32150	G-GAS	SUB GAS - GAS WORK AS PER APPROVED PLANS (OWNER LISTED AS FORMICA ON APP AND NOC)	218 PHIPPS PLZ		J A ADAMS INC	5/15/2013	5/17/2013	final
B-13-31683	B-13-32151	P-PLUMBING	SUB PLUMBING - PLUMBING AS PER APPROVED PLANS (OWNER LISTED AS FORMICA ON APP AND NOC)	218 PHIPPS PLZ		J A ADAMS INC	5/15/2013	5/17/2013	final
B-13-31683	B-13-32257	B-ROOF REPAIR/RE-ROOF	SUB- REROOF ABOVE ADDRESS (OWNER LISTED AS FORMICA ON APP AND NOC)	218 PHIPPS PLZ		ROOFING UNLIMITED & SHEET METAL INC	5/20/2013	6/3/2013	final
B-13-31683	B-13-32335	E-ELECTRICAL	SUB ELECTRIC - REMODEL PER PLANS (OWNER LISTED AS FORMICA ON APP AND NOC)	218 PHIPPS PLZ		PANEL ELECTRIC INC	5/22/2013	5/23/2013	final
B-13-31683	B-13-32337	E-LOW VOLTAGE RES	SUB ELEC LOW VOLTAGE - LOW VOLTAGE WIRING PER PLAN (OWNER LISTED AS FORMICA ON APP AND NOC)	218 PHIPPS PLZ		PANEL ELECTRIC INC	5/22/2013	5/23/2013	final
B-13-32114	B-13-34638	R-CHANGE OF CONTRACTOR/QUALIFIER	CHANGE OF CONTRACTOR FROM RAM AIR CONDITIONING TO SMYTH AIR CONDITIONING (OWNER LISTED AS FORMICA ON APP AND NOC)	218 PHIPPS PLZ		SMYTH AIR CONDITIONING INC	8/14/2013	8/19/2013	final
B-13-31683	B-13-35436	E-LOW VOLTAGE RES	SUB LOW VOLTAGE RES: INSTALL LOW VOLTAGE ALARM SYSTEM AS PER DRAWING (OWNER LISTED AS FORMICA ON APP)	218 PHIPPS PLZ		CARPENTER SECURITY INTEGRATORS	9/12/2013	9/17/2013	final
B-13-31683	B-13-35874	R-REVISION	REVISION BLDG: FULL WALL TO KNEE WALL IN DINNING RM. BED ROM # 2 WALL MOVED OUT 12", NO POCKET DR, TWO DOORS REMOVED AND NO A.C. CHASES. MECHANICAL: A.C- CHANGE UNIT NOW IN ATTIC. ELECTRICAL: PER ORIGINAL PLAN OUTLET REMOVED, NO HIGH HATS, SWITCHES, MOVED AND TAKEN OUT SPEAKERS APP. (OWNER LISTED AS FORMICA ON APP)	218 PHIPPS PLZ		OCEAN FRONT CONTRACTING AND DE	9/27/2013	9/30/2013	final
B-13-31683	B-13-37112	R-REVISION	REVISION BUILDING - ENGINEERED DOOR OPENINGS (OWNER LISTED AS FORMICA ON APP AND NOC)	218 PHIPPS PLZ		OCEAN FRONT CONTRACTING AND DE	11/21/2013	11/26/2013	final
B-13-31683	B-14-38242	R-REVISION	REVISION BUILDING - REMOVING IRON GATES FROM FRONT AND REAR OF VIA PER OWNERS REQUEST. (OWNER LISTED AS FORMICA ON APP AND NOC)	218 PHIPPS PLZ		OCEAN FRONT CONTRACTING AND DE	2/7/2014	3/26/2014	final
B-13-31683	B-14-38243	R-REVISION	REVISION SITE PLAN - REVISED DRAINAGE AS PER PRINTS. (OWNER LISTED AS FORMICA ON APP AND NOC)	218 PHIPPS PLZ		OCEAN FRONT CONTRACTING AND DE	2/7/2014	2/18/2014	final
B-13-31683	B-14-38418	R-REVISION	REVISION- ELECTRICAL- ALL CHANGES IN CLOUDED AREAS (OWNER LISTED AS FORMICA ON APP AND NOC)	218 PHIPPS PLZ		OCEAN FRONT CONTRACTING AND DE	2/19/2014	3/3/2014	final
B-13-31683	B-14-38654	R-REVISION	REVISION- BUILDING- REMOVAL OF SHOWER ENCLOSURES (OWNER LISTED AS FORMICA ON APP AND NOC)	218 PHIPPS PLZ		OCEAN FRONT CONTRACTING AND DE	3/4/2014	3/5/2014	final
B-13-31683	B-14-38749	R-REVISION	REVISION- PLUMBING- TOOK OFF RECIRCULATING PUMP AND GENERATOR. POOL HEATER, BARBEQUE GRILL FOR FUTURE USE (OWNER LISTED AS FORMICA ON APP AND NOC)	218 PHIPPS PLZ		OCEAN FRONT CONTRACTING AND DE	3/7/2014	3/10/2014	final
B-13-32024	B-14-39288	S-POOL/WATER FEATURE	SUB POOL: BUILD SWIMMING POOL (OWNER LISTED AS FORMICA ON APP)	218 PHIPPS PLZ		L B ROWE INC	4/8/2014	5/1/2014	final
B-14-39288	B-14-39290	P-WATER FEATURE	SUB P-WATER FEATURE: PLUMBING POOL (OWNER LISTED AS FORMICA ON APP)	218 PHIPPS PLZ		L B ROWE INC	4/8/2014	5/1/2014	final

Count: 58

Master Permit	Permit number	Permit type name	Permit description	Permit Address	Permit Suite	Customer Last Name	Application date	Issue date	Approval state
B-14-39288	B-14-39497	E-WATER FEATURE	SUB ELECTRIC WATER FEATURE - WIRE POOL EQUIP. (OWNER LISTED AS FORMICA ON APP)	218 PHIPPS PLZ		L B ROWE INC	4/17/2014	5/1/2014	final
B-13-31683	B-14-39817	S-SITE WORK/DRAINAGE	FINISH PROJECT (FINALS) B-13-32024	218 PHIPPS PLZ		L B ROWE INC	5/1/2014	5/8/2014	final
B-14-39817	B-14-40844	B-RESIDENTIAL OTHER (WITH PLANS)	SUB- INSTALL NEW GUTTERS	218 PHIPPS PLZ		CROWN SEAMLESS GUTTERS INC	6/10/2014	6/18/2014	final
B-13-31683	B-14-42716	B-RESIDENTIAL ALTERATION	FINISH PROJECT (FINALS) B-13-31684 - OWNER LISTED AS FORMICA ON APP	218 PHIPPS PLZ	CABANA	L B ROWE INC	8/15/2014	8/21/2014	final
B-14-42716	B-14-43091	B-ROOF NEW/REROOF/REPAIR	SUB- ROOF- NEW WOOD SHAKE ROOF - OWNER LISTED AS FORMICA ON APP	218 PHIPPS PLZ	CABANA	ROOFING UNLIMITED & SHEET METAL INC	8/27/2014	9/16/2014	final
B-14-42716	B-14-43488	E-ELECTRICAL	SUB- ELECTRICAL- CABANA ELECTRIC OWNER LISTED AS FORMICA ON APP	218 PHIPPS PLZ	CABANA	TJ SERVICES	9/11/2014	9/22/2014	final
B-14-42716	B-14-44182	R-REVISION	REVISION- ELECTRICAL- AS BUILTS- OWNER LISTED AS FORMICA ON APP	218 PHIPPS PLZ	CABANA	L B ROWE INC	10/7/2014	10/22/2014	final
	B-22-94609	D-INTERIOR DEMOLITION	*****PRIVATE PROVIDER***** (SEE PERMIT CONDITIONS) INTERIOR DEMOLITION	218 PHIPPS PLZ		COVE CONSTRUCTION GROUP LLC	5/13/2022	5/19/2022	final
B-23-98790	B-23-00717	R-REVISION	***** PRIVATE PROVIDER ***** REVISION- BUILDING - MINOR STRUCTURAL REVISION DUE TO SITE CONDITIONS.	218 PHIPPS PLZ		J5 CONSTRUCTION LLC	8/18/2023	8/25/2023	final
B-23-98790	B-23-00912	R-REVISION	***** PRIVATE PROVIDER ***** REVISION- ELECTRICAL- TEMP POWER POLE	218 PHIPPS PLZ		J5 CONSTRUCTION LLC	8/31/2023	9/7/2023	final
B-22-94609	B-23-97781	R-CHANGE OF CONTRACTOR/QUALIFIER	CHANGE OF CONTRACTOR PER ATTACHED LETTER	218 PHIPPS PLZ		J5 CONSTRUCTION LLC	1/17/2023	1/17/2023	final
B-23-98790	B-24-02683	R-PERMIT UPDATE-CHG OF PLANS & VALUE/CORRECTION	***** PRIVATE PROVIDER ***** UPDATED SITE PLAN INCLUDING SITE ALLS AND DETAILS UPDATED MEPS ACCESSORY STRUCTURE (GYM) ADDITIONAL PLANS (SITE WALLS AND GYM ADDITION)	218 PHIPPS PLZ		J5 CONSTRUCTION LLC	3/1/2024	6/4/2024	final
B-23-98790	L-23-00819	L-LPC STAFF APPROVAL	***** PRIVATE PROVIDER ***** LANDMARKS- THE APPLICANT IS REQUESTING FENESTRATION MODIFICATIONS TO REPLACE THE WINDOWS, MINOR MODIFICATIONS TO THE SOUTH AND WEST ELEVATION FENESTRATION. THE APPLICANT IS REQUESTING TO REPLACE THE ROOF WITH MATCHING MATERIALS, REPAIR THE UNSAFE CHIMNEYS. SEE NARRATIVE LIST FOR MORE INFORMATION.	218 PHIPPS PLZ		PATRICK RYAN O'CONNELL	8/2/2023	8/25/2023	final
B-23-98790	L-23-00871	L-LPC STAFF APPROVAL	LPC STAFF APPROVAL FENESTRATION CHANGES AT EAST, SOUTH & WEST ELEVATIONS. REQUEST TO REPLACE PREVIOUSLY APPROVED "ALUMINUM CLAD WINDOWS" WITH MAHOGANY PAINTED CASEMENT WINDOWS, AND MAHOGANY PAINTED DOORS AT EAST AND NORTH ELEVATIONS. REQUEST FOR THE REAR ACCESS PANEL DOORS ON WEST ELEVATION TO BE P	218 PHIPPS PLZ		PATRICK RYAN O'CONNELL	10/16/2023	10/19/2023	final
B-23-98790	L-23-00892	L-LPC STAFF APPROVAL	LPC STAFF APPROVAL THE APPLICANT IS REQUESTING MODIFICATIONS TO THE HARDSCAPE AND LANDSCAPE. SPECIFICALLY, MODIFICATIONS TO THE WALKWAYS, REQUEST TO ADD AN ANTIQUE WELL, MODIFY EQUIPMENT YARD'S WALLS AND GATES MODIFY ENTRY LANDING AT REAR OF THE HOME, INCLUDING THE STEPS NEAR THE POOL, AND REQUEST TO ADD AN OUTDOOR SHOWER. [WELL IS NO LONGER WITHIN THE SCOPE OF WORK FOR THIS APPLICATION]	218 PHIPPS PLZ		PATRICK RYAN O'CONNELL	12/5/2023	12/27/2023	final
B-22-94609	U-23-12301	U-CONSTRUCTION PARKING	*****PRIVATE PROVIDER***** CONSTRUCTION PARKING Parking Attendant - Guy Flora - (561) 301-8559	218 PHIPPS PLZ		J5 CONSTRUCTION LLC	1/24/2023	2/10/2023	final
B-22-94609	U-23-12302	U-CONSTRUCTION PARKING	*****PRIVATE PROVIDER***** CONSTRUCTION PARKING Parking Attendant - Guy Flora - (561) 301-8559	218 PHIPPS PLZ		J5 CONSTRUCTION LLC	1/24/2023	2/10/2023	final
B-22-94609	U-23-12303	U-CONSTRUCTION PARKING	*****PRIVATE PROVIDER***** CONSTRUCTION PARKING Parking Attendant - Guy Flora - (561) 301-8559	218 PHIPPS PLZ		J5 CONSTRUCTION LLC	1/24/2023	2/10/2023	final
B-23-98790	U-23-12905	U-CONSTRUCTION PARKING	***** PRIVATE PROVIDER ***** CONSTRUCTION PARKING AUSTIN FLORA 561-371-0408	218 PHIPPS PLZ		J5 CONSTRUCTION LLC	5/9/2023	5/11/2023	final
B-23-98790	U-23-12906	U-CONSTRUCTION PARKING	***** PRIVATE PROVIDER ***** CONSTRUCTION PARKING AUSTIN FLORA 561-371-0408	218 PHIPPS PLZ		J5 CONSTRUCTION LLC	5/9/2023	5/11/2023	final
B-23-98790	U-23-12907	U-CONSTRUCTION PARKING	***** PRIVATE PROVIDER ***** CONSTRUCTION PARKING AUSTIN FLORA 561-371-0408	218 PHIPPS PLZ		J5 CONSTRUCTION LLC	5/9/2023	5/11/2023	final
B-23-98790	U-23-14289	U-CONSTRUCTION PARKING	***** PRIVATE PROVIDER ***** CONSTRUCTION PARKING AUSTIN FLORA 561-371-0408	218 PHIPPS PLZ		J5 CONSTRUCTION LLC	9/28/2023	10/4/2023	final

Count: 58

Master Permit	Permit number	Permit type name	Permit description	Permit Address	Permit Suite	Customer Last Name	Application date	Issue date	Approval state ^
B-23-98790	U-23-14290	U-CONSTRUCTION PARKING	***** PRIVATE PROVIDER ***** CONSTRUCTION PARKING AUSTIN FLORA 561-371-0408	218 PHIPPS PLZ		J5 CONSTRUCTION LLC	9/28/2023	10/4/2023	final
B-23-98790	U-23-14291	U-CONSTRUCTION PARKING	***** PRIVATE PROVIDER ***** CONSTRUCTION PARKING AUSTIN FLORA 561-371-0408	218 PHIPPS PLZ		J5 CONSTRUCTION LLC	9/28/2023	10/4/2023	final
B-23-98790	U-23-15067	U-CONSTRUCTION PARKING	***** PRIVATE PROVIDER ***** CONSTRUCTION PARKING AUSTIN FLORA 561-371-0408	218 PHIPPS PLZ		J5 CONSTRUCTION LLC	12/20/2023	12/21/2023	final
B-23-98790	U-23-15068	U-CONSTRUCTION PARKING	***** PRIVATE PROVIDER ***** CONSTRUCTION PARKING AUSTIN FLORA 561-371-0408	218 PHIPPS PLZ		J5 CONSTRUCTION LLC	12/20/2023	12/21/2023	final
B-23-98790	U-23-15069	U-CONSTRUCTION PARKING	***** PRIVATE PROVIDER ***** CONSTRUCTION PARKING AUSTIN FLORA 561-371-0408	218 PHIPPS PLZ		J5 CONSTRUCTION LLC	12/20/2023	12/21/2023	final
B-23-98790	U-24-15806	U-CONSTRUCTION PARKING	***** PRIVATE PROVIDER ***** CONSTRUCTION PARKING AUSTIN FLORA 561-371-0408	218 PHIPPS PLZ		J5 CONSTRUCTION LLC	3/27/2024	4/3/2024	final
B-23-98790	U-24-15807	U-CONSTRUCTION PARKING	***** PRIVATE PROVIDER ***** CONSTRUCTION PARKING AUSTIN FLORA 561-371-0408	218 PHIPPS PLZ		J5 CONSTRUCTION LLC	3/27/2024	4/3/2024	final
B-23-98790	U-24-15808	U-CONSTRUCTION PARKING	***** PRIVATE PROVIDER ***** CONSTRUCTION PARKING AUSTIN FLORA 561-371-0408	218 PHIPPS PLZ		J5 CONSTRUCTION LLC	3/27/2024	4/3/2024	final
B-23-98790	B-23-98790	B-RESIDENTIAL NEW CONSTRUCTION/ADDITION	***** PRIVATE PROVIDER ***** (SEE PERMIT CONDITIONS) 80 SF ADDITION ON WEST SIDE OF EXISTING MAIN HOUSE& MINOR FEN STRATION ALTERATIONS AT NORTH AND SOUTH ELEVATION, INTERIOR RE	218 PHIPPS PLZ		J5 CONSTRUCTION LLC	4/13/2023	7/3/2023	issued
B-23-98790	B-23-99522	F-FLOOD PLAIN DEVELOPMENT	***** PRIVATE PROVIDER ***** FLOOD PLAIN PERMIT	218 PHIPPS PLZ		J5 CONSTRUCTION LLC	6/1/2023	7/3/2023	issued

Count: 58



April 4, 2025

Re: 218 Phipps Plaza, Palm Beach - Permit Number: # B-23-98790

To Neighbors of 218 Phipps Plaza:

We are the general contractor overseeing the construction at 218 Phipps Plaza. Please accept this correspondence as official notification that a request has been made to the Planning, Zoning, and Building Department to be placed on the agenda for the next available Town Council meeting to consider a time extension request for approximately 6 months. Due to unforeseen circumstances, this extension is necessary to ensure the completion of the project. We anticipate minimal impact to the neighborhood during this time.

Should you have any questions or concerns regarding this project, please contact: Shannon Huner at shannon@j5cllc.net or please call Lisa in our office at 561-685-7576 and we will be happy to assist you. Additional comments or concerns regarding this request may be emailed to publiccomment@townofpalmbeach.com.

Thank you,

A handwritten signature in blue ink, appearing to read 'Guy W. Flora', is written over a light blue rectangular background.

J5 Construction, LLC.

Guy W. Flora
Vice President
J5 Construction LLC

13833 Wellington Trace E4 #248 - Wellington, Florida 33414 Guy Flora - Vice President (561) 301-8559