

TOWN OF PALM BEACH

Information for Town Council Meeting on: November 14, 2018

To: Mayor and Town Council

From: Josh Martin, Director of Planning, Zoning & Building

Re: Extension of Time Schedule for Completion of Construction per Town Code
Chapter 18, Section 18-237.
270 Algoma Road

Date: October 26, 2018

STAFF RECOMMENDATION

Staff recommends that the Town Council consider an extension of the Code-specified time limit for construction for the project located at 270 Algoma Rd (Renovation and Addition to an existing Single Family Residence and construction of a new Cabana).

GENERAL INFORMATION

The applicant is requesting a 180 day extension of the time limit (Permit B-16-55004 and B-16-55006) for the renovation and addition to an existing single family residence of 9,443 square feet. The permit was issued on May 25, 2016 and was given a time for completion per the schedule in the Town Code of Ordinances of 30 months. This limit imposes a completion date for the construction of November 26, 2018. The Contractor, Euro Construction Services, and the owner, Oliver Grace, have submitted a letter to the Building Official explaining extension circumstances. As required by Code, all owners within 200 ft of the project were notified of the extension, including Town Council meeting details. A construction completion schedule and mitigation plan was also provided to staff.

As outlined within the Code, the Council may impose conditions on the extension which may include the implementation of mitigation measures deemed appropriate by the Council and imposition of a fee for each day of the extension beyond the 42 month term imposed. The fee established is 10 cents per square foot with a minimum of \$500.00/per day. From the Town's record drawings, the project square footage is approximately 9,443 square feet. This means that the maximum fee that the Council could opt to impose is the \$944.30 per day (which would accrue until the Planning, Zoning and Building Department issues a Certificate of Occupancy).

Attachments

cc: Andy Pizey, Euro Construction Services
Paul W. Castro, Zoning Administrator
H. Paul Brazil, Public Works Director
Ben Alma, Code Enforcement Unit