

TOWN OF PALM BEACH

Information for Town Council Meeting on: January 9, 2019

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
608 Island Drive

Date: December 21, 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 608 Island Drive (Construction of a New 7,761 sq ft Single Family Residence).

GENERAL INFORMATION

The applicant is requesting a 6 month extension of the time limit for permit B-16-58572 for the construction of a new single family residence of 7,761 square feet. The master permit was issued on September 21, 2016 and was given a time for completion per the schedule in the Town Code of Ordinances of 24 months. This limit imposed a completion date for the construction of September 21, 2018. The Contractor, Malasky Homes, Inc., was aware of this deadline and when contacted by the Building Department, informed them that the construction would be completed by October 31, 2019. In the interest of having the project completed and not stopping the work, the Building Department decided to allow them to proceed to complete the construction as they indicated. However, construction was not completed in the time stated by the contractor and has continued. They have now submitted this request for an extension after the code imposed deadline. They have submitted a letter to the Building Official explaining the 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 24 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 7,761 square feet. This means that the maximum fee that the Council could opt to impose is the \$776.10 per day (which would accrue until the Planning, Zoning and Building Department issues a Certificate of Occupancy).

Attachments

JM/wcb

cc: Bruce Malasky, Malasky Homes, Inc.
Paul W. Castro, Zoning Administrator
H. Paul Brazil, Public Works Director
Ben Alma, Code Enforcement Unit
Wayne Bergman, Assistant PZB Director/ Building Official