

TOWN OF PALM BEACH

Information for Town Council Meeting on: April 10, 2019

To: Mayor and Town Council

Via: Kirk Blouin, Town Manager

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

From: Wayne Bergman, Asst. Director of Planning, Zoning & Building

Re: Permit Extension, 232 Colonial Lane

Date: March 25, 2019

STAFF RECOMMENDATION

Staff recommends that the Town Council consider the recent history and the present condition of the property, in which all construction permits for a new two-story home have expired and the building and site conditions are unfinished. The matter before you centers on whether the Town should approve the re-activation of the construction permits to allow Janssen Construction Corp. (or the owner) to complete the work.

GENERAL INFORMATION

232 Colonial Lane is currently owned by Mr. & Mrs. George Kleinfeld. They purchased the property April of 2017. They immediately began seeking Town approvals for the demolition of the older one-story home and pool and for the construction of a new two-story home and pool. The new home main permit was issued on June 14, 2017 (Permit # B-17-64868). Twenty one (21) permits have been issued for the project, to date, with at least three permits currently pending and under review. There have been several complaints from the neighbor to the rear regarding this project –Mr. & Mrs. Wolf at 225 Monterey Road.

Due to the size of the new two-story building (2,845 sq ft), the duration of the construction permit is limited by Town Code 18-237 to just 16 months. Technically, the permit for the new home is expired. Chip Janssen, the building contractor, is requesting six more months to complete the project. Chip claims that delays involving the designers and interior ceiling heights basically “shut down” the construction for six months. If approved, PZB would re-activate the permit and allow the additional time approved by the Town Council.

Attachments
WRB