

TOWN OF PALM BEACH

Information for Town Council Meeting on:

February 15, 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 212 Australian Avenue

Date: February 6, 2023

STAFF RECOMMENDATION

Staff recommends that the Town Council consider the request from contractor BCC Residential LLC (Scott A. Butler, Vice President) regarding a time extension in which to complete renovations of a landmarked home at 212 Australian Avenue and to extend the permit duration until February, 2024 – one year from today.

GENERAL INFORMATION

The property is owned by Watel Sybille Trust. The property was purchased in March of 2021. Work began in September of 2021. Based upon the size of the home, the permits were originally valid for 16 months. The master permit expired on November 13, 2022.

BCC Residential LLC explains in their letter of February 3, 2023 that structural defects with the foundation and shell of the building were discovered. An engineer was hired and designed site-specific repairs, and the repairs commenced. The corrective work is now complete. They are requesting a one-year extension complete the work. A construction schedule maps out the timeline of the remaining construction tasks for the project.

Staff has no objection to the request.

Attachments: Letter from Scott A. Butler, Vice President of BCC Residential LLC, w/
Construction Schedule
Permit Summary for the Property
Property Appraiser Details for the Property



February 3, 2023

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

RE: Permit Extension Request, B21-90764 – 212 Australian Ave, Palm Beach

To Whom it May Concern,

Please accept this letter as our formal request to extend the allotted construction time for the above referenced project. This is a historic home and during demolition, several walls were opened up and we discovered several structural deficiencies that required repairs. It took several months for the design team to hire a structural engineer and provide the structural design and materials required to implement the repairs. That work is now complete and we are moving forward with the interior renovations originally planned.

We anticipate that the balance of work will be completed this year and would request a 12 month extension onto the existing permit.

If this request requires Town Council approval, we hope you are able to add us to the February Agenda to avoid further delays.

Sincerely,
BCC Residential, LLC

A handwritten signature in blue ink that reads "Scott A. Butler".

Scott A. Butler
Vice-President



ID	Task Mode	Task Name	Duration	Start	Finish	Gantt Chart											
						February	March	April	May	June	July	August	September				
1		INTERIOR RENOVATIONS	147 days	Mon 2/6/23	Tue 9/5/23	0%											
2		Structural design drawings for stair	10 days	Mon 2/6/23	Fri 2/17/23	0%											
3		Framing for AC grilles	3 days	Tue 2/21/23	Thu 2/23/23	0%											
4		Installation of flex and plenum boxes	2 days	Fri 2/24/23	Mon 2/27/23	0%											
5		Partial second floor rough inspections	1 day	Tue 2/28/23	Tue 2/28/23	0%											
6		Insulation second floor walls and ceilings	4 days	Wed 3/1/23	Mon 3/6/23	0%											
8		Demo wood floors at landing	3 days	Tue 2/21/23	Thu 2/23/23	0%											
7		Inspection	1 day	Tue 3/7/23	Tue 3/7/23	0%											
9		Hang partial second floor	4 days	Fri 3/10/23	Wed 3/15/23	0%											
10		Screw inspections	1 day	Thu 3/16/23	Thu 3/16/23	0%											
11		Drywall Finishing second floor	10 days	Fri 3/17/23	Thu 3/30/23	0%											
12		Demo stairs	4 days	Fri 3/31/23	Wed 4/5/23	0%											
13		Remove sub floor for new stairs	5 days	Thu 4/6/23	Wed 4/12/23	0%											
14		Structural bracing and framing for new stairs	10 days	Thu 4/13/23	Wed 4/26/23	0%											
15		Frame new walls at stairs and reframe cabana bath	2 days	Thu 4/27/23	Fri 4/28/23	0%											

Critical		Split		Finish-only		Baseline Milestone		Manual Summary		Inactive Task	
Critical Split		Task Progress		Duration-only		Milestone		Project Summary		Inactive Milestone	
Critical Progress		Manual Task		Baseline		Summary Progress		External Tasks		Inactive Summary	
Task		Start-only		Baseline Split		Summary		External Milestone		Deadline	



Interior Construction Schedule 2-6-2023 Update

ID	Task Mode	Task Name	Duration	Start	Finish	Gantt Chart																											
						February	March	April	May	June	July	August	September																				
16		Inspections for structural work	1 day	Thu 4/27/23	Thu 4/27/23	0%																											
17		Rework plumbing at cabana bath, master bath, and kitchen	3 days	Mon 5/1/23	Wed 5/3/23	0%																											
24		Installation of new stairs	4 days	Mon 5/1/23	Thu 5/4/23	0%																											
18		Rough electrical, mechanical, plumbing on first floor	3 days	Thu 5/4/23	Mon 5/8/23	0%																											
25		Plywood Subfloor_ first floor to receive new floor finish	5 days	Fri 5/5/23	Thu 5/11/23	0%																											
19		Inspections first floor mechanicals	1 day	Tue 5/9/23	Tue 5/9/23	0%																											
20		Insulation first floor	3 days	Wed 5/10/23	Fri 5/12/23	0%																											
21		Hang Drywall first floor	5 days	Mon 5/15/23	Fri 5/19/23	0%																											
22		Screw inspections	1 day	Mon 5/22/23	Mon 5/22/23	0%																											
23		Finishing first floor	10 days	Tue 5/23/23	Tue 6/6/23	0%																											
26		Tile work first and second floor	25 days	Wed 6/7/23	Thu 7/13/23	0%																											
35		Prime and first coat	4 days	Wed 6/7/23	Mon 6/12/23	0%																											
34		Dining room ceiling features	12 days	Tue 6/13/23	Thu 6/29/23	0%																											
37		Installation of shower enclosures	4 days	Tue 6/13/23	Fri 6/16/23	0%																											
38		Final paint	10 days	Tue 6/20/23	Mon 7/3/23	0%																											

Critical		Split		Finish-only		Baseline Milestone		Manual Summary		Inactive Task	
Critical Split		Task Progress		Duration-only		Milestone		Project Summary		Inactive Milestone	
Critical Progress		Manual Task		Baseline		Summary Progress		External Tasks		Inactive Summary	
Task		Start-only		Baseline Split		Summary		External Milestone		Deadline	

Master Permit	Permit number	Permit type name	Permit description	Permit Address	Permit Suite	Customer Last Name	Application date	Issue date	Expiration date	Approval
B-21-90764	U-23-12204	U-CONSTRUCTION PARKING	CONSTRUCTION PARKING Parking Attendant: Chris Graves - (561) 679-4115	212 AUSTRALIAN AVE		BCC RESIDENTIAL LLC	1/6/2023	1/18/2023	1/18/2023	issued
U-22-10996	B-23-97750	FEE CHARGE	PW CANCEL REFUND PER PB	212 AUSTRALIAN AVE		BCC RESIDENTIAL LLC	1/12/2023	1/12/2023	1/12/2023	final
B-21-90764	L-22-00646	L-LPC STAFF APPROVAL	LANDMARKS- PROPOSED NEW POOL AND RELOCATION OF EXISTING GENERATOR AND POOL EQUIPMENT. PROPOSED GENERATOR AND POOL EQUIPMENT ENCLOSURE.	212 AUSTRALIAN AVE		MP DESIGN&ARCHITECTURE INC	8/31/2022	12/2/2022	8/26/2023	final
B-21-90764	U-22-11967	U-USE OF/WORK IN ROW	USE OF- MATERIAL HANDLING. DUMP TRUCK LOADING. ALL WILL BE DURING WORKING HOURS ONLY AND AREA WILL BE CLEANED UP AT THE END OF EACH DAY.	212 AUSTRALIAN AVE		BCC RESIDENTIAL LLC	11/28/2022	11/30/2022	2/28/2023	issued
B-21-90764	U-22-10007	U-USE OF/WORK IN ROW	USE OF- MATERIAL HANDLING. DUMP TRUCK LOADING/UNLOADING, PORTABLE BATCH PLANT, ALL WILL BE DURING WORKING HOURS ONLY, AND AREA WILL BE CLEANED UP AT THE END OF THE DAY.	212 AUSTRALIAN AVE		BCC RESIDENTIAL LLC	5/16/2022	6/1/2022	8/30/2022	issued
B-21-90764	B-22-94213	R-REVISION	REVISION BUILDING FOUNDATION UPGRADES - CONCRETE PILES.	212 AUSTRALIAN AVE		BCC RESIDENTIAL LLC	4/20/2022	4/27/2022	4/20/2022	final
B-21-90764	B-22-93127	R-PERMIT UPDATE-CHG OF PLANS & VALUE/CORRECTION	PERMIT UPDATE CHANGE IN PLANS AND VALUE - INTERIOR WALL FOUNDATION - STRUCTURAL REINFORCEMENTS	212 AUSTRALIAN AVE		BCC RESIDENTIAL LLC	2/1/2022	2/7/2022	8/6/2022	final
B-21-90764	U-22-09236	U-DELIVERY PERMIT (2-HR LIMIT) LOAD /UNLOAD	DELIVERY -PICKING UP LUMBERING BY HAND	212 AUSTRALIAN AVE		BCC RESIDENTIAL LLC	1/19/2022	1/19/2022	1/26/2022	final
B-21-90764	U-22-09237	U-DELIVERY PERMIT (2-HR LIMIT) LOAD /UNLOAD	DELIVERY- DELIVERING LUMBER BY HAND	212 AUSTRALIAN AVE		BCC RESIDENTIAL LLC	1/19/2022	1/19/2022	1/26/2022	final
B-21-90764	U-22-09225	U-DELIVERY PERMIT (2-HR LIMIT) LOAD /UNLOAD	DELIVERY PERMIT- BOX TRUCK BY HAND DELIVERING LUMBER	212 AUSTRALIAN AVE		BCC RESIDENTIAL LLC	1/18/2022	1/18/2022	1/25/2022	final
U-21-08963	B-21-92224	FEE CHARGE	REFUND FROM PMC ACCOUNT DENIED CAN'T GIVE 3 MONTHS	212 AUSTRALIAN AVE		BCC RESIDENTIAL LLC	12/3/2021	12/3/2021	12/3/2021	final
	U-21-09013	U-USE OF/WORK IN ROW	USE OF- DUMP TRUCK LOADING, MATERIAL DELIVERY/HANDLING.	212 AUSTRALIAN AVE		BCC RESIDENTIAL LLC	12/2/2021	12/2/2021	3/2/2022	issued
	L-21-00498	L-LPC STAFF APPROVAL	STAFF APPROVAL FOR ADDITION OF TWO NEW IMPACT RESISTANT WINDOWS (PREVIOUSLY REMOVED ON LAST RENOVATION) AT WEST SIDE OF PROPERTY AND ADDITION OF ONE IMPACT RESISTANT DOOR AS WELL AS A 6SF WROUGHT IRON BALCONY AT SOUTH SIDE IN MASTER BATHROOM. ALL TO MATCH EXISTING COLOR VARI	212 AUSTRALIAN AVE		MP DESIGN&ARCHITECTURE INC	10/14/2021	11/4/2021	10/9/2022	final
B-21-90764	U-21-08574	U-USE OF/WORK IN ROW	USE OF- DUMP TRUCK LOADING, MATERIAL DELIVERY/HANDLING, ALL WILL BE DURING WORKING HOURS ONLY AND AREA CLEANED UP AT END OF THE DAY.	212 AUSTRALIAN AVE		BCC RESIDENTIAL LLC	10/14/2021	10/22/2021	1/20/2022	cancel
	B-21-90764	B-RESIDENTIAL ALTERATION	(SEE PERMIT CONDITIONS) INTERIOR RENOVATIONS OF SINGLE FAMILY RESIDENCE.	212 AUSTRALIAN AVE		BCC RESIDENTIAL LLC	8/18/2021	9/2/2021	11/13/2022	issued
B-20-84453	B-20-85225	R-REVISION	OWNER LISTED AS HALEY SITE PLAN: STRUCTURAL DETAIL FOR GENERATOR SLAB	212 AUSTRALIAN AVE		TIM GIVENS BLDG & REMODELING I	8/4/2020	8/6/2020	8/4/2020	final
B-20-84453	U-20-05750	U-USE OF/WORK IN ROW	OWNER LISTED AS HALEY CONCRETE TRUCK TO BE LOCATED IN FRONT OF HOUSE TO POUR CONCRETE AT GENERATOR PAD	212 AUSTRALIAN AVE		TIM GIVENS BLDG & REMODELING I	8/4/2020	8/5/2020	11/3/2020	final
	B-20-84453	S-GENERATOR	SUPERVISION OF GENERATOR INSTALL. SUPPLY AND INSTALL OF SCREENING AND STRUCTURAL SLAB. SLAB DETAIL AND SCREEN TO BE SUBMITTED AS A REVISION PRIOR TO WORK STARTING.	212 AUSTRALIAN AVE		TIM GIVENS BLDG & REMODELING I	6/12/2020	6/23/2020	7/6/2021	final
	B-19-80582	M-MECHANICAL	EXACT C/O OF 2 EXISTING 3.5 TON AC SYSTEM CARRIER (2) 24APB660 (2) FV4CNB006 10KW	212 AUSTRALIAN AVE		JOHN C CASSIDY AIR CONDITIONING	7/25/2019	7/31/2019	2/2/2020	final
	X-07-15884	X-LEGACY PERMIT	UPDATE FOR REACTIVATION	212 AUSTRALIAN AVE		INACTIVE	3/6/2007	3/6/2007	10/2/2008	final
	X-06-23610	X-LEGACY PERMIT	POOL & SPA	212 AUSTRALIAN AVE		BARROW POOLS INC	6/29/2006	6/29/2006	10/2/2008	final
	X-06-23611	X-LEGACY PERMIT	POOL/SPA PIPING:2 MAIN DR,1SURF SKIM,1VAC LN,6 IN- LET LINES,POOL HEATER, FILL LINE	212 AUSTRALIAN AVE		BARROW POOLS INC	6/29/2006	6/29/2006	10/2/2008	final
	X-06-23613	X-LEGACY PERMIT	POOL HOOK-UP	212 AUSTRALIAN AVE		MONTEGO ELECTRIC	6/29/2006	6/29/2006	10/2/2008	final
	X-06-22860	X-LEGACY PERMIT	INSTALL INTERIOR/EXTERIOR GAS LINES FROM METER (FPU) TO POOL. HEATER, FIREPLACE, COOKTOPS, WATER*	212 AUSTRALIAN AVE		INACTIVE	5/30/2006	5/30/2006	10/2/2008	final
	X-06-22438	X-LEGACY PERMIT	RE-ROOF: ALTUSA CLAY BARREL TILE/MODIFIED (EXISTING ROOF: BARREL TILE/FLAT)	212 AUSTRALIAN AVE		RELIABLE ROOFING & GUTTERS INC	5/10/2006	5/10/2006	10/2/2008	final
	X-06-21776	X-LEGACY PERMIT	REWORK EXISTING 2 BATHROOMS, NEW M. BATH & POWDER RM, LAUNDRY ROOM INSTALL, 1 RELOCATED KITCHEN/ADDN	212 AUSTRALIAN AVE		RIM TUBBS INC	4/3/2006	4/3/2006	10/2/2008	final
	X-06-21777	X-LEGACY PERMIT	2 A/C SYSTEMS & ANY EXHAUST SYSTEMS	212 AUSTRALIAN AVE		DAVIS A/C SERVICE INC	4/3/2006	4/3/2006	10/2/2008	final
	X-06-21786	X-LEGACY PERMIT	REWIRE EXISTING RESIDENCE & ADDITION W/NEW U.G. SERVICE	212 AUSTRALIAN AVE		MONTEGO ELECTRIC	4/3/2006	4/3/2006	10/2/2008	final
	X-06-21641	X-LEGACY PERMIT	ADD/REMODEL/ALTER: 472SF 2STY/1186SF REMODEL W/ POOL	212 AUSTRALIAN AVE		INACTIVE	3/23/2006	3/23/2006	10/2/2008	final

Count: 42

<Filter is Empty>

Master Permit	Permit number	Permit type name	Permit description	Permit Address	Permit Suite	Customer Last Name	Application date	Issue date	Expiration date	Approval
	X-05-20370	X-LEGACY PERMIT	INSTALL NEW SERVICE	212 AUSTRALIAN AVE		MONTEGO ELECTRIC	12/20/2005	12/20/2005	10/2/2008	final
	X-05-20128	X-LEGACY PERMIT	NEW STRUCTURE SITE WALL	212 AUSTRALIAN AVE		INACTIVE	12/2/2005	12/2/2005	10/2/2008	final
	X-05-18813	X-LEGACY PERMIT	INSTALL UFER GROUND	212 AUSTRALIAN AVE		MONTEGO ELECTRIC	9/16/2005	9/16/2005	10/2/2008	final
	X-05-15883	X-LEGACY PERMIT	UPDATE FOR FOUNDATION EXISTING & NEW ADDITION	212 AUSTRALIAN AVE		INACTIVE	9/6/2005	9/6/2005	10/2/2008	final
	X-05-16082	X-LEGACY PERMIT	DISCONNECT WATER TO HOUSE, PROVIDE HOSE BIBB, DISCONNECT SANITARY & CAP OFF FOR FUTURE HOOK UP	212 AUSTRALIAN AVE		RIM TUBBS INC	5/12/2005	5/12/2005	10/2/2008	final
	X-05-16089	X-LEGACY PERMIT	DICONNECT EXISTING SERVICE & PROVIDE TEMPORARY SERVICE FOR CONSTRUCTION USE	212 AUSTRALIAN AVE		MONTEGO ELECTRIC	5/12/2005	5/12/2005	10/2/2008	final
	X-05-15882	X-LEGACY PERMIT	RAISE STRUCTURE	212 AUSTRALIAN AVE		INACTIVE	5/6/2005	5/6/2005	10/2/2008	final
B-21-90764	B-22-95960	R-REVISION	REVISION- BUILDING- NEW POOL, PLUMBING AND EQUIPMENT FOR NEW POOL	212 AUSTRALIAN AVE		ROYAL PALM POOLS LLC	8/12/2022		8/12/2022	pending
B-21-90764	L-22-00578	L-LPC STAFF APPROVAL	LANDMARKS- MODIFYING NORTH AND SOUTH PORTE COCHERE OPENING TO MATCH EXISTING PORTE COCHERE OPENING ON EAST SIDE OF PROPERTY.	212 AUSTRALIAN AVE		MP DESIGN&ARCHITECTURE INC	3/31/2022		3/26/2023	cancel
B-21-90764	U-21-08963	U-USE OF/WORK IN ROW	USE OF ROW FOR DUMP TRUCK MATERIAL DELIVERY / HANDLING - ALL WILL BE DURING WORKING HOURS ONLY AND AREA CLEANED UP AT END OF THE DAY	212 AUSTRALIAN AVE		BCC RESIDENTIAL LLC	11/24/2021		2/22/2022	cancel
B-21-90764	U-22-10996	U-USE OF/WORK IN ROW	USE OF- MATERIAL HANDLING. DUMP TRUCK LOADING. ALL WILL BE DURING WORKING HOURS ONLY AND AREA WILL BE CLEANED UP AT THE END OF EACH DAY.,	212 AUSTRALIAN AVE		BCC RESIDENTIAL LLC	8/22/2022		11/20/2022	cancel
B-21-90764	U-23-12205	U-CONSTRUCTION PARKING	CONSTRUCTION PARKING	212 AUSTRALIAN AVE		BCC RESIDENTIAL LLC	1/6/2023		1/6/2023	pending
B-21-90764	U-23-12206	U-CONSTRUCTION PARKING	CONSTRUCTION PARKING	212 AUSTRALIAN AVE		BCC RESIDENTIAL LLC	1/6/2023		1/6/2023	pending

Count: 42

<Filter is Empty>

Property Detail

Parcel Control Number: 50-43-43-23-05-007-0100 Location Address: 212 AUSTRALIAN AVE
 Owners: WATEL SYBILLE TRUST ,WATEL SYBILLE TR
 Mailing Address: 729 ELIZABETH ST,SAN FRANCISCO CA 94114 3144
 Last Sale: MAR-2021 Book/Page#: 32282 / 80 Price: \$3,800,000
 Property Use Code: 0100 - SINGLE FAMILY Zoning: R-C - Medium Density Residential (50-PALM BEACH)
 Legal Description: ROYAL PARK ADD LT 10 BLK 7 Total SF: 3314 Acres 0.1435

2022 Values (Current)

Improvement Value \$2,046,021
 Land Value \$2,871,550
 Total Market Value \$4,917,571
 Assessed Value \$4,917,571
 Exemption Amount \$0
 Taxable Value \$4,917,571

All values are as of January 1st each year.

2022 Taxes

Ad Valorem \$76,198
 Non Ad Valorem \$184
 Total Tax \$76,382

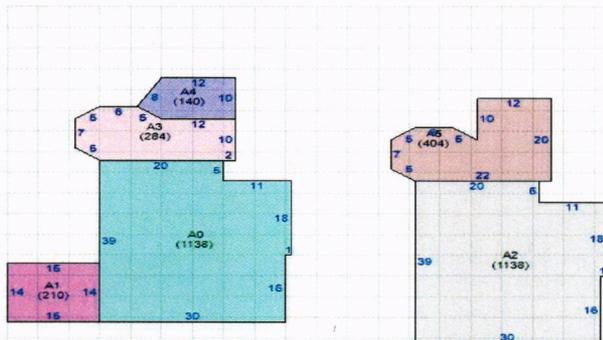
2023 Qualified Exemptions

No Details Found

Applicants

No Details Found

Building Footprint (Building 1)



Subarea and Square Footage (Building 1)

Description	Area Sq. Footage
FUS Finished Upper Story	1138
BAS Base Area	1138
FUS Finished Upper Story	404
FOP Finished Open Porch	140
FCP Finished Carport	210
BAS Base Area	284
Total Square Footage : 3314	
Total Area Under Air : 2964	

Extra Features

Description	Year Built	Unit
Roof Cover	1925	450
Wall	1925	1570
Pool - In-Ground	2007	1

Unit may represent the perimeter, square footage, linear footage, total number or other measurement.

Structural Details (Building 1)

Description	
1. Exterior Wall 1	WSF: STUCCO
2. Year Built	1925
3. Air Condition Desc.	HTG & AC
4. Heat Type	FORCED AIR DUCT
5. Heat Fuel	ELECTRIC
6. Bed Rooms	4
7. Full Baths	3
8. Half Baths	1
9. Exterior Wall 2	NONE
10. Roof Structure	GABLE/HIP
11. Roof Cover	CLAY/BERMUDA TILE
12. Interior Wall 1	PLASTER
13. Interior Wall 2	N/A
14. Floor Type 1	HARDWOOD
15. Floor Type 2	CUSTOM
16. Stories	2

MAP

