

TOWN OF PALM BEACH

Information for Town Council Meeting on:

April 4, 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 250 Queens Lane

Date: March 20, 2023

STAFF RECOMMENDATION

Staff recommends that the Town Council consider the request from contractor Blueline Construction Group (Scott Nelson) regarding a time extension in which to complete renovations and additions at 250 Queens Lane and to extend the permit duration until August 17, 2023 – another six months.

GENERAL INFORMATION

The property is owned by Mara Raphael & John Mendell. They purchased the property in May of 2020. Work began in late 2021. Based upon the size of the home and additions, the permit was originally valid for 16 months. The contractor states in his February 17, 2023, letter that the trusses took eight (8) months to receive, along with other changes to the project as directed by the owner. The master permit expired on February 7, 2023.

They are requesting approval to extend the permit by six months, which will have an expiration date of August 17, 2023.

Staff has no objection to this request.

Attachments: Letter from Scott Nelson, Blueline Construction Group
Permit Summary for the Property
Property Appraiser Details for the Property

February 17, 2023

Town of Palm Beach
Building Division
Attn: Wayne Bergman

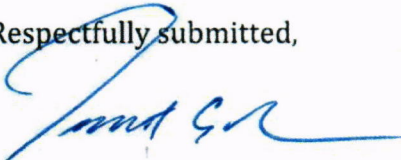
Re: 250 Queens Lane Permit Extension

Mr. Bergman,

Good morning. It has come to my attention that our permit (**#B 21 89379**) expired on February 7, 2023, and unfortunately, we are not completed with the project.

We have encountered numerous delays starting with the trusses that took eight (8) months to receive along with owner changes. I do not want to give you excuses but we are requesting an extension of six (6) months to complete the project. My project manager thinks it can be done in five, but I want to request six months in case there are any other unforeseen delays.

Respectfully submitted,



Scott Nelson
561-281-8714
Scott@bluelineconstructiongroup.com
CGC 1527899

ADDRESS

245 Alpine Road
West Palm Beach, FL 33405

EMAIL

scott@bluelineconstructiongroup.com

PHONE

561-281-8714

Parcel Control Number:	50-43-43-03-12-000-0810	Location Address: 250 QUEENS LN			
Owners:	MENDELL JOHN R JR ,RAPHAEL MARA				
Mailing Address:	250 QUEENS LN,PALM BEACH FL 33480 3240				
Last Sale:	MAY-2020	Book/Page#:	31468 / 1811	Price:	\$2,900,000
Property Use Code:	0100 - SINGLE FAMILY	Zoning:	R-B - Low Density Residential (50-PALM BEACH)		
Legal Description:	PALM BEACH SHORES - PALM BEACH LTS 81 TO 83 INC & W 17 FT OF LT 84	Total SF:	2394	Acres	0.1662

All values are as of January 1st each year.

Ad Valorem	\$31,983
Non Ad Valorem	\$864
Total Tax	\$32,847

Homestead
Additional Homestead

MENDELL JOHN R JR &
RAPHAEL MARA[illegible]

Description	Area Sq. Footage
FST Finished Storage	32
BAS Base Area	2335
FOP Finished Open Porch	27
Total Square Footage : 2394	
Total Area Under Air : 2335	

Description	Year Built	Unit
Patio	1968	225
Pool - In-Ground	1968	1

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

Description	
1. Exterior Wall 1	WSF: STUCCO
2. Year Built	1968
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	0
9. Exterior Wall 2	NONE
10. Roof Structure	GABLE/HIP
11. Roof Cover	CONCRETE TILE
12. Interior Wall 1	DRYWALL
13. Interior Wall 2	N/A
14. Floor Type 1	CARPETING
15. Floor Type 2	N/A
16. Stories	1

El Pueblo Way

Queens Ln

Colonial Ln

Monterey Rd

N Ocean Way

Permit number	Permit type	Permit type name	Permit description	Permit Address	Customer Nu	Customer	Customer Last Name	Applicati	Issue date	Approval state
A-23-02796	a-a01	A-ARCOM STAFF APPROVAL	ARCOM- REMOVAL OF SOUTH SITE WALL, REMOVAL OF POOL AND LANDSCAPE MODIFICATIONS.	250 QUEENS LN	603092		NIEVERA WILLIAMS DESIGN INC	2/8/2023	3/2/2023	final
U-23-12330	u-p02	U-USE OF/WORK IN ROW	*****PRIVATE PROVIDER***** DELIVERY OF DRYWALL	250 QUEENS LN	605891		BLUELINE CONSTRUCTION GRO UP LLC	1/30/2023	2/10/2023	issued
U-22-12128	u-p05	U-CONSTRUCTION PARKING	*****PRIVATE PROVIDER***** CONSTRUCTION PARKING Parking Attendant: Scott Nelson - (561) 281-8714	250 QUEENS LN	605891		BLUELINE CONSTRUCTION GRO UP LLC	12/16/2022	12/27/2022	issued
U-22-12129	u-p05	U-CONSTRUCTION PARKING	*****PRIVATE PROVIDER***** CONSTRUCTION PARKING Parking Attendant: Scott Nelson - (561) 281-8714	250 QUEENS LN	605891		BLUELINE CONSTRUCTION GRO UP LLC	12/16/2022	12/27/2022	issued
U-22-11281	u-p05	U-CONSTRUCTION PARKING	*****PRIVATE PROVIDER***** CONSTRUCTION PARKING	250 QUEENS LN	605891		BLUELINE CONSTRUCTION GRO UP LLC	9/19/2022	9/20/2022	final
U-22-11282	u-p05	U-CONSTRUCTION PARKING	*****PRIVATE PROVIDER***** CONSTRUCTION PARKING	250 QUEENS LN	605891		BLUELINE CONSTRUCTION GRO UP LLC	9/19/2022	9/20/2022	final
U-22-10596	u-p05	U-CONSTRUCTION PARKING	*****PRIVATE PROVIDER***** CONSTRUCTION PARKING	250 QUEENS LN	605891		BLUELINE CONSTRUCTION GRO UP LLC	7/20/2022	8/18/2022	final
U-22-10597	u-p05	U-CONSTRUCTION PARKING	*****PRIVATE PROVIDER***** CONSTRUCTION PARKING	250 QUEENS LN	605891		BLUELINE CONSTRUCTION GRO UP LLC	7/20/2022	8/18/2022	final
U-22-10415	u-p02	U-USE OF/WORK IN ROW	PARKING LARGE CONSTRUCTION VEHICLE USE OF ROW LOADING AND UNLOADING OF DUMP TRUCKS (4-6 LOADS). DUMP TRUCK PARKED ON ROAD. MACHINE LOADING FROM INSIDE THE PROPERTY.	250 QUEENS LN	542582		S MACDONALD CONTRACTING L LC	7/5/2022	7/15/2022	issued
U-22-10083	u-p02	U-USE OF/WORK IN ROW	*****PRIVATE PROVIDER***** USE OF- DELIVERY OF ROOF TILES, UNLOAD TRUCK	250 QUEENS LN	605891		BLUELINE CONSTRUCTION GRO UP LLC	5/25/2022	6/10/2022	issued
U-22-09930	u-p05	U-CONSTRUCTION PARKING	*****PRIVATE PROVIDER***** CONSTRUCTION PARKING	250 QUEENS LN	605891		BLUELINE CONSTRUCTION GRO UP LLC	5/6/2022	5/13/2022	final
U-22-09931	u-p05	U-CONSTRUCTION PARKING	*****PRIVATE PROVIDER***** CONSTRUCTION PARKING	250 QUEENS LN	605891		BLUELINE CONSTRUCTION GRO UP LLC	5/6/2022	5/13/2022	final
U-22-09664	u-p02	U-USE OF/WORK IN ROW	*****PRIVATE PROVIDER***** ROW TRUCK PARKING TO OFF LOAD TRUSSES.	250 QUEENS LN	605891		BLUELINE CONSTRUCTION GRO UP LLC	4/7/2022		canceled
U-22-09472	u-p05	U-CONSTRUCTION PARKING	*****PRIVATE PROVIDER***** CONSTRUCTION PARKING	250 QUEENS LN	605891		BLUELINE CONSTRUCTION GRO UP LLC	3/1/2022	3/7/2022	final
U-22-09473	u-p05	U-CONSTRUCTION PARKING	*****PRIVATE PROVIDER***** CONSTRUCTION PARKING	250 QUEENS LN	605891		BLUELINE CONSTRUCTION GRO UP LLC	3/1/2022	3/7/2022	final
B-22-92706	b-r01	R-REVISION	REVISION BUILDING: UPDATED NOA'S FOR NEW WINDOWS/DOORS.	250 QUEENS LN	605891		BLUELINE CONSTRUCTION GRO UP LLC	1/6/2022	1/10/2022	final
U-22-09123	u-p05	U-CONSTRUCTION PARKING	PARKING FOR TWO (2) TRUCKS	250 QUEENS LN	605891		BLUELINE CONSTRUCTION GRO UP LLC	1/4/2022	1/20/2022	final
U-22-09124	u-p05	U-CONSTRUCTION PARKING	PARKING FOR TWO (2) TRUCKS	250 QUEENS LN	605891		BLUELINE CONSTRUCTION GRO UP LLC	1/4/2022	1/20/2022	final
B-21-92086	b-r03	FEE CHARGE	REFUND FOR PARKING THAT WAS NOT APPROVED IN PUBLIC WORKS	250 QUEENS LN	605891		BLUELINE CONSTRUCTION GRO UP LLC	11/17/2021	11/17/2021	final
U-21-08757	u-p05	U-CONSTRUCTION PARKING	*****PRIVATE PROVIDER***** CONSTRUCTION PARKING	250 QUEENS LN	605891		BLUELINE CONSTRUCTION GRO UP LLC	11/1/2021	11/12/2021	final
U-21-08758	u-p05	U-CONSTRUCTION PARKING	*****PRIVATE PROVIDER***** CONSTRUCTION PARKING	250 QUEENS LN	605891		BLUELINE CONSTRUCTION GRO UP LLC	11/1/2021	11/12/2021	final
U-21-08759	u-p05	U-CONSTRUCTION PARKING	*****PRIVATE PROVIDER***** CONSTRUCTION PARKING	250 QUEENS LN	605891		BLUELINE CONSTRUCTION GRO UP LLC	11/1/2021		canceled
U-21-08735	u-p02	U-USE OF/WORK IN ROW	*****PRIVATE PROVIDER***** USE OF ROW FOR EXCAVATOR DROP OFF	250 QUEENS LN	605393		RAPID REMOVAL INC	10/28/2021	11/4/2021	issued
B-21-90980	b-f01	F-FLOOD PLAIN DEVELOPMENT	(SEE PERMIT CONDITIONS) FLOOD PLAIN DEVELOPMENT - RENOVATION (INTERIOR & EXTERIOR)	250 QUEENS LN	605891		BLUELINE CONSTRUCTION GRO UP LLC	8/31/2021	10/7/2021	issued
B-21-90507	b-e01	E-ELECTRICAL	INSTALL 200A OVERHEAD TEMPORARY POWER POLE	250 QUEENS LN	534389		PANEL ELECTRIC INC	8/3/2021	10/19/2021	issued
B-21-89379	b-b01	B-RESIDENTIAL NEW CONSTRUCTION/ADDITION	*****PRIVATE PROVIDER***** (SEE PERMIT CONDITIONS) INTERIOR AND EXTERIOR RENOVATION (ADDING SQ FT PER CONTRACTOR)	250 QUEENS LN	605891		BLUELINE CONSTRUCTION GRO UP LLC	6/2/2021	10/7/2021	issued
A-21-01656	a-a01	A-ARCOM STAFF APPROVAL	STAFF APPROVAL: MINOR HARDSCAPE & LANDSCAPE REVISIONS, MINOR ARCHITECTURAL REVISIONS	250 QUEENS LN	603092		NIEVERA WILLIAMS DESIGN INC	5/10/2021	5/11/2021	final
B-21-88415	b-d02	D-DEMOLITION	*****PRIVATE PROVIDER***** INTERIOR & EXTERIOR SELECTIVE DEMO-REMOVAL OF POOL AND HARDSCAPE. OWNER LISTED AS MENDELL	250 QUEENS LN	605891		BLUELINE CONSTRUCTION GRO UP LLC	4/14/2021	6/14/2021	issued
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Permit number	Permit type	Permit type name	Permit description	Permit Address	Customer Nu	Customer	Customer Last Name	Applicati	Issue date	Approval state
Z-20-00307	z-01	Z-DEVELOPMENT REVIEW PERMIT	1) Section 134-229; Section 134-329 and Section 134-893(b): Special Exception with Site Plan Review to allow the renovation of an existing one story residence by demolishing more than 50% cubic on a lot with a width of 77 feet in lieu of the 100 foot minimum required, a depth of 94 feet in lieu of the 100 foot minimum required, and an area of 7,238 square feet in lieu of the 10,000 square foot minimum required in the R-B Zoning District. Additionally, the applicant is proposing to construct a 409 square foot one story master bedroom addition and add a cabana and swimming pool that will require the following variances to be requested: 2) Section 134-893(7): to allow a west side yard setback for the addition and to allow the house to remain non-conforming with both having a setback of 5.3 feet in lieu of the 12.5 foot minimum required in the R-B Zoning District. 3) Section 134-893(12): to allow the non-conforming landscape open space to remain at 28.5% in lieu of the 45% minimum required. 4) Section 134-1757: to allow a swimming pool with a 5.2 foot rear yard setback in lieu of the 10 foot minimum required. 5) Section 134-2179: To eliminate the requirement for the two car garage that is required for a demolition of more than 50% cubic foot	250 QUEENS LN	602091		KOCHMAN AND ZISKA	11/10/2020		pending
B-17-68899	b-r01	R-REVISION	REVISION ELECTRICAL RISER PLAN	250 QUEENS LN	603987		WINGATE CORPORATION LLC	11/29/2017	7/9/2018	final
B-17-67108	b-r01	R-REVISION	REVISION BUILDING AS BUILTS/ELECTRICAL AS BUILTS NO CHANGE IN VALUE	250 QUEENS LN	603987		WINGATE CORPORATION LLC	9/1/2017	9/13/2017	final
B-16-61629	b-g01	G-GAS	SUB GAS - INSTALL 3/4 CSST GAS LINE FOR RANGE.	250 QUEENS LN	603987		WINGATE CORPORATION LLC	12/21/2016	12/28/2016	final
B-16-61382	b-b11	B-WINDOWS/DOORS/SHUTTERS/GARAGE DOORS	SUB WINDOW - WINDOW INSTALLATION-DRAWING SUBMITTED WITH ORIGINAL PERMIT	250 QUEENS LN	603987		WINGATE CORPORATION LLC	12/5/2016	1/19/2017	final
B-16-61293	b-r01	R-REVISION	REVISION- BUILDING- STRENGTHENING TRUSSES OVER DINING ROOM AREA	250 QUEENS LN	603987		WINGATE CORPORATION LLC	11/29/2016	12/7/2016	final
B-16-60157	b-e01	E-ELECTRICAL	SUB- ELECTRICAL- WIRING AS PER APPROVED PLANS (TAKING OVER B-15-52202-NO INSPECTIONS UNDER THIS PERMIT) SEE DISCHARGE LETTER ATTACHED	250 QUEENS LN	603987		WINGATE CORPORATION LLC	9/26/2016	10/5/2016	final
B-16-59528	b-r01	R-REVISION	REVISION- BUILDING & ELECTRICAL- REVISION SEE CLOUDED AREA	250 QUEENS LN	603987		WINGATE CORPORATION LLC	8/30/2016	9/8/2016	final
B-16-59030	b-r02	R-CHANGE OF CONTRACTOR/QUALIFIER	TAKING OVER PERMIT B15-52202 PER TRANSFER LETTER FROM PREVIOUS GC TIM GIVENS - NEW GC WINGATE - INTERIOR DEMO.	250 QUEENS LN	603987		WINGATE CORPORATION LLC	8/9/2016		canceled
B-16-58866	b-r02	R-CHANGE OF CONTRACTOR/QUALIFIER	TAKING OVER PERMIT B15-52190 PER TRANSFER LETTER FROM PREVIOUS GC TIM GIVENS - NEW GC WINGATE - INTERIOR DEMO.	250 QUEENS LN	603987		WINGATE CORPORATION LLC	8/3/2016		canceled
B-16-58868	b-r02	R-CHANGE OF CONTRACTOR/QUALIFIER	TAKING OVER PERMIT B-15-52188 PER TRANSFER LETTER FROM PREVIOUS CONTRACTOR MICHAEL CHRISTIE PLUMBING - NEW MATTIS PLUMBING	250 QUEENS LN	603987		WINGATE CORPORATION LLC	8/3/2016		canceled
B-16-58872	b-d01	D-INTERIOR DEMOLITION	TAKING OVER PERMIT B15-52187 PER TRANSFER LETTER FROM PREVIOUS GC TIM GIVENS TO NEW GC WINGATE - ORIGINAL VALUE \$1500.00 NEW VALUE THIS PERMIT \$10,000 - FEE ON DIFFERENCE \$85	250 QUEENS LN	603987		WINGATE CORPORATION LLC	8/3/2016	8/5/2016	final
B-16-58873	b-p02	P-DEMOLITION	TAKING OVER PERMIT B-15-52188 PER ATTACHED TRANSFER LETTER - ORIGINAL CONTRACTOR MICHAEL CHRISTIE NEW CONTRACTOR MATTIS PLUMBING - ORIGINAL VALUE \$500 DIFFERENCE \$1000 THIS PER	250 QUEENS LN	603987		WINGATE CORPORATION LLC	8/3/2016	8/5/2016	final
B-16-58874	b-b02	B-RESIDENTIAL ALTERATION	TAKING OVER PERMIT B-15-52290 PER TRANSFER LETTER FOR BATHROOM REMODEL MASTER BATHROOM REMODEL GUEST - INTERIOR ALTERATION. ORIGINAL VALUE \$15,000 NEW VALUE \$153,150 D	250 QUEENS LN	603987		WINGATE CORPORATION LLC	8/3/2016	8/5/2016	final
B-16-58875	b-p01	P-PLUMBING	TAKING OVER PERMIT B-15-52291 PER LETTER FOR BATHROOM REMODEL - BATHROOM GUEST INTERIOR ALTERATION PLUMBING - ORIGINAL VALUE \$1500 NEW VALUE \$12400 - DIFFERENCE THIS PER	250 QUEENS LN	603987		WINGATE CORPORATION LLC	8/3/2016	8/5/2016	final
B-15-54033	b-r04	R-PERMIT UPDATE-CHG OF PLANS & VALUE/CORRECTION	PERMIT UPDATE & ADD VALUE; REPLACE EXISTING FPE 200 AMP PANEL W/NEW 200 AMP SQ D PANEL. +1000.00.	250 QUEENS LN	534389		PANEL ELECTRIC INC	12/29/2015	12/30/2015	final
B-15-53484	b-r01	R-REVISION	REVISION-MECHANICAL PLAN- (1 PAGE/3 COPIES)	250 QUEENS LN	535132		TIM GIVENS BLDG & REMODELING I	11/23/2015	12/2/2015	final
B-15-52290	b-b02	B-RESIDENTIAL ALTERATION	COMPLETE REMODEL IN KITCHEN (1) BATHROOM, PER PLAN	250 QUEENS LN	535132		TIM GIVENS BLDG & REMODELING I	10/5/2015	10/12/2015	canceled
B-15-52291	b-p01	P-PLUMBING	SUB- PLUMBING WORK FOR KITCHEN AND BATHROOM	250 QUEENS LN	535132		TIM GIVENS BLDG & REMODELING I	10/5/2015	10/12/2015	canceled
B-15-52292	b-m01	M-MECHANICAL	SUB- MECHANICAL- REPLACE ALL DUCT WORK & GRILLS DUE TO MOLD (EMERGENCY)	250 QUEENS LN	535132		TIM GIVENS BLDG & REMODELING I	10/5/2015	10/12/2015	final
B-15-52202	b-e01	E-ELECTRICAL	SUB- ELECTRIC WORK FOR KITCHEN AND BATHROOM REMODEL	250 QUEENS LN	535132		TIM GIVENS BLDG & REMODELING I	10/1/2015	10/12/2015	canceled

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