

# TOWN OF PALM BEACH

Information for Town Council Meeting on:

November 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 221 Monterey Road

Date: November 7, 2023

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## **STAFF RECOMMENDATION**

Staff recommends that the Town Council consider the request from contractor Damon Montgomery of Casa Buena Construction, LLC regarding a time extension in which to complete pool and site work project at 221 Monterey Road and to extend the permit by 120 days – until March 15, 2024.

## **GENERAL INFORMATION**

The current owners are Simon Doonan & Jonathan Adler. The property was purchased in March of 2021 and work on the project began in January of 2022. The pool and sitework permit was valid for 16 months and technically expired on May 25 of this year. The contractor explains in his letter dated October 12, 2023, that the construction work is basically complete, but time is needed to complete final surveys with elevations, final as-built civil engineering plans, and pass final site work and drainage inspections. The proposed schedule does show all work being completed by mid-February 2024.

Staff has requested that the contractor notify the abutting neighbors and staff has received copies of letters mailed to six abutting and adjacent neighbors.

Attachments: Letter from Damon Montgomery, with Construction Schedule  
Permit Summary for the Property  
Property Appraiser Details for the Property

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**Casa Buena Construction**

15638 73rd Ter  
West Palm Beach, FL 33418  
Phone: 818-620-7860  
admin@casabuenafil.com

October 12, 2023

**Wayne Bergman**

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

Director Bergman:

This letter is to explain why Casa Buena Construction needs an extension of our expired Permit 21-91514 for the pool project at 221 Monterey Rd.

All construction work has been completed on the project; however, we must still pass our final site drainage and site work inspections in order to properly close out the permit. As instructed by the Town's inspector, we were in the process of getting a final survey and having the civil engineer to revise the civil as-built drawings including the final survey elevations, when the permit expired without our understanding. The town's permit website states that the permit expires on 11/14/2023, but apparently that is not accurate; therefore, we need an extension of the permit. Then we can immediately submit the revised civil as-builts. Upon their review and approval, we will immediately call for our final inspections.

Again, there is no remaining actual construction on the project. We must only complete the required administrative procedure. As required, we notified the abutting neighbors listed in the attached page about our extension request.

In case there are any additional requests from the Town, please grant us a 120-day extension to the permit; however, we hope to close the permit within 60 days or less.

Sincerely,



**Damon Montgomery**

Casa Buena Construction LLC  
License #CBC1265902

221 Monterey Rd - Pool Project/Extension Schedule

Day	Su	Mo	Tu	We	Th	Fr	Sa	Su	Mo	Tu	We	Th	Fr	Sa	Su	Mo	Tu	We	Th	Fr	Sa
Date	11/12	11/13	11/14	11/15	11/16	11/17	11/18	11/19	11/20	11/21	11/22	11/23	11/24	11/25	11/26	11/27	11/28	11/29	11/30	12/1	12/2
Description																					
Permit Extension approval				PA																	
Submit Civil Asbuilt Revision to TOPB					SR																
TOPB Review of Plan Revision					P	P			P	P	P	P	P			P	P	P	P	P	
Final Inspection																					
Final Completion Date = 2/11/2024																					



221 Monterey Rd - Pool Project/Extension Schedule

Day	Su	Mo	Tu	We	Th	Fr	Sa	Su	Mo	Tu	We	Th	Fr
Date	1/30	1/31	2/1	2/2	2/3	2/4	2/5	2/6	2/7	2/8	2/9	2/10	2/11
Description													
Permit Extension approval													
Submit Civil Asbuilt Revision to TOPB													
TOPB Review of Plan Revision		P	P	P	P	P		P	P	P			
Final Inspection											FI		
Final Completion Date = 2/11/2024													FC



Permit number	Permit type	Master permit ID	Permit type name	Permit description	Permit Address	Customer Nu/Cu	Customer Last Name	Application i	Issue date	Expiration date	Approval state
B-23-01414	b-r01	437819	R-REVISION	*****PRIVATE PROVIDER***** REVISION OTHER - REVISED FINAL CIVIL STORMWATER RECORD DRAWINGS	221 MONTEREY RD	604640	CASA BUENA CONSTRUCCION LLC	10/13/2023	10/26/2023	10/13/2023	final
B-23-98034	b-b18	437819	B-AGREEMENTS PUBLIC WORKS	STORMWATER MANAGEMENT AGREEMENT	221 MONTEREY RD	604640	CASA BUENA CONSTRUCCION LLC	2/13/2023		8/12/2023	final
B-23-98036	b-r01	437819	R-REVISION	*****PRIVATE PROVIDER***** REVISION OTHER: FINAL CIVIL AS BUILTS (SITE GRADING & DRAINAGE RECORD DRAWINGS) - SHEETS C-1 & C-2 DATED 2-8-23	221 MONTEREY RD	604640	CASA BUENA CONSTRUCCION LLC	2/13/2023	4/17/2023	2/13/2023	final
U-22-11055	u-p02	437819	U-USE OF/WORK IN ROW	WORK FROM THE STREET TO DEMOLISH AND EXCAVATE EXISTING CURB ALONG THE WHOLE SOUTH PROPERTY LINE. THEN FORM, POUR AND REMOVE FORMWORK FOR NEW 6" WIDE CONCRETE D CURB OR FLUSH CURB AT DRIVEWAY	221 MONTEREY RD	604640	CASA BUENA CONSTRUCCION LLC	8/25/2022	9/12/2022	12/11/2022	final
U-22-10830	u-p05	437819	U-CONSTRUCTION PARKING	*****PRIVATE PROVIDER***** CONSTRUCTION PARKING	221 MONTEREY RD	604640	CASA BUENA CONSTRUCCION LLC	8/9/2022	8/15/2022	8/15/2022	final
U-22-10831	u-p05	437819	U-CONSTRUCTION PARKING	*****PRIVATE PROVIDER***** CONSTRUCTION PARKING	221 MONTEREY RD	604640	CASA BUENA CONSTRUCCION LLC	8/9/2022	8/15/2022	8/15/2022	final
U-22-10832	u-p05	437819	U-CONSTRUCTION PARKING	*****PRIVATE PROVIDER***** CONSTRUCTION PARKING	221 MONTEREY RD	604640	CASA BUENA CONSTRUCCION LLC	8/9/2022	8/15/2022	8/15/2022	final
U-22-10703	u-p02	437819	U-USE OF/WORK IN ROW	DELIVERY OF LANDSCAPE MATERIAL FROM A DUMP TRUCK PARKED ON THE STREET ONTO THE JOBSITE USING A BOBCAT. ALSO, INSTALLING HEDGE MATERIAL WITH BOBCAT ALONG THE FRONT PROPERTY LINE FROM THE STREET.	221 MONTEREY RD	604640	CASA BUENA CONSTRUCCION LLC	8/1/2022	8/4/2022	11/2/2022	final
U-22-10529	u-p02	437819	U-USE OF/WORK IN ROW	*****PRIVATE PROVIDER***** USE OF ROW FOR DELIVERY OF PALLETS OF HARDSCAPE MATERIAL FROM A FLAT BED TRUCK	221 MONTEREY RD	604640	CASA BUENA CONSTRUCCION LLC	7/14/2022	8/4/2022	11/2/2022	final
U-22-10402	u-p02	437819	U-USE OF/WORK IN ROW	DELIVERY OF PALLETS OF HARDSCAPE MATERIAL FROM A FLAT-BED TRUCK PARKED ON THE STREET ONTO THE JOBSITE USING A PIGGY-BACK FORKLIFT.	221 MONTEREY RD	604640	CASA BUENA CONSTRUCCION LLC	7/1/2022	7/7/2022	10/5/2022	final
U-22-10321	u-p02	437819	U-USE OF/WORK IN ROW	OFF LOAD EQUIPMENT OFF LOAD TREES.	221 MONTEREY RD	604607	FOCAL POINTE LLC	6/23/2022	7/7/2022	10/5/2022	final
U-22-09948	u-p05	437819	U-CONSTRUCTION PARKING	*****PRIVATE PROVIDER***** CONSTRUCTION PARKING	221 MONTEREY RD	604640	CASA BUENA CONSTRUCCION LLC	5/9/2022	5/13/2022	5/13/2022	final
U-22-09949	u-p05	437819	U-CONSTRUCTION PARKING	*****PRIVATE PROVIDER***** CONSTRUCTION PARKING	221 MONTEREY RD	604640	CASA BUENA CONSTRUCCION LLC	5/9/2022	5/13/2022	5/13/2022	final
U-22-09950	u-p05	437819	U-CONSTRUCTION PARKING	*****PRIVATE PROVIDER***** CONSTRUCTION PARKING	221 MONTEREY RD	604640	CASA BUENA CONSTRUCCION LLC	5/9/2022	5/13/2022	5/13/2022	final
B-22-93834	b-r01	437819	R-REVISION	*****PRIVATE PROVIDER***** REVISION- SITE PLAN- POOL & HARDSCAPE PROJECT, HARDSCAP H1 & H2, POOL ENGINEERING 1,2 & 3	221 MONTEREY RD	604640	CASA BUENA CONSTRUCCION LLC	3/24/2022	4/11/2022	3/24/2022	final
U-22-09549	u-p02	437819	U-USE OF/WORK IN ROW	*****PRIVATE PROVIDER***** USE OF- GUNITE SHOOT- MARCH 23, 2022 (2 TRUCKS & PART OF A 3RD TRUCK (APPROX 4 HOURS)	221 MONTEREY RD	542413	OSLER POOLS INC	3/21/2022	3/29/2022	6/27/2022	final
L-22-00571	l-h01	437819	L-LPC STAFF APPROVAL	*****PRIVATE PROVIDER***** LANDMARKS- REDUCED POOL BY 1' ON NORTH & 1' ON WEST TO ALLOW FOR MORE WALKING ROOM BETWEEN HOUSE AND POOL. NO CHANGE IN MATERIAL.	221 MONTEREY RD	604920	LANG DESIGN GROUP	3/18/2022	3/24/2022	3/13/2023	final
U-22-09423	u-p01	437819	U-DEWATERING	*****PRIVATE PROVIDER*****DEWATERING PERMIT	221 MONTEREY RD	603743	OSLER POOLS INC	2/22/2022	2/28/2022	4/29/2022	final
U-22-09335	u-p05	437819	U-CONSTRUCTION PARKING	*****PRIVATE PROVIDER***** CONSTRUCTION PARKING DURING POOL/HARDSCAPE PROJECT, AS DETAILED IN PLANS FOR PERMIT B-21-91514. ALSO INCLUDES REMOVAL & REPLACEMENT OF EXISTING DRIVEWAY.	221 MONTEREY RD	604640	CASA BUENA CONSTRUCCION LLC	2/4/2022	2/10/2022	2/10/2022	final
U-22-09336	u-p05	437819	U-CONSTRUCTION PARKING	*****PRIVATE PROVIDER***** CONSTRUCTION PARKING DURING POOL/HARDSCAPE PROJECT, AS DETAILED IN PLANS FOR PERMIT B-21-91514. ALSO INCLUDES REMOVAL & REPLACEMENT OF EXISTING DRIVEWAY.	221 MONTEREY RD	604640	CASA BUENA CONSTRUCCION LLC	2/4/2022	2/10/2022	2/10/2022	final
U-22-09337	u-p05	437819	U-CONSTRUCTION PARKING	*****PRIVATE PROVIDER***** CONSTRUCTION PARKING DURING POOL/HARDSCAPE PROJECT, AS DETAILED IN PLANS FOR PERMIT B-21-91514. ALSO INCLUDES REMOVAL & REPLACEMENT OF EXISTING DRIVEWAY.	221 MONTEREY RD	604640	CASA BUENA CONSTRUCCION LLC	2/4/2022	2/10/2022	2/10/2022	final
B-21-92025	b-b18	437819	B-AGREEMENTS PUBLIC WORKS	*****PRIVATE PROVIDER***** EASEMENT INSTALLATION AND REMOVAL AGREEMENT	221 MONTEREY RD	604640	CASA BUENA CONSTRUCCION LLC	11/12/2021		5/11/2022	pending
L-21-00519	l-h01	437819	L-LPC STAFF APPROVAL	STAFF APPROVAL PER PUBLIC WORKS TOWN COMMENTS. THE EROSION CONTROL, CONSTRUCTION SCREENING NEEDED TO MATCH AND SHOW SITE TRIANGLES WITH NO TREES IN TRIANGLE. FIX OPENINGS IN HEDGE WITH CONSTRUCTION	221 MONTEREY RD	604920	LANG DESIGN GROUP	11/9/2021	12/6/2021	11/4/2022	final
B-21-91514	b-b02		B-RESIDENTIAL ALTERATION	*****PRIVATE PROVIDER***** (SEE PERMIT CONDITIONS) EXTERIOR SITE DRAINAGE, POOL, HARDSCAPE, FENCING, LANDSCAPING AND SITE LIGHTING.	221 MONTEREY RD	604640	CASA BUENA CONSTRUCCION LLC	10/7/2021	1/26/2022	5/25/2023	issued
B-21-89850	b-b11		B-WINDOWS/DOORS/SHUTTERS/GARAGE DOORS	INSTALLATION OF REMOVABLE SHUTTERS	221 MONTEREY RD	541466	ARMOR SCREEN CORP	6/24/2021	7/8/2021	4/18/2022	final
L-21-00437	l-h01	434575	L-LPC STAFF APPROVAL	LANDMARKS - INSTALLATION OF REMOVABLE SHUTTERS	221 MONTEREY RD	541466	ARMOR SCREEN CORP	6/24/2021	6/25/2021	6/19/2022	final
L-21-89544	b-b11		B-WINDOWS/DOORS/SHUTTERS/GARAGE DOORS	REPLACE GARAGE DOOR 8X7	221 MONTEREY RD	601076	THE GARAGE DOOR KING INC	6/9/2021	7/2/2021	5/3/2022	final
L-21-00422	l-h01	434027	L-LPC STAFF APPROVAL	REPLACE GARAGE DOOR	221 MONTEREY RD	601076	THE GARAGE DOOR KING INC	6/9/2021	6/30/2021	6/4/2022	final
B-21-88280	b-r03	419337	FEE CHARGE	REFUND PERMIT FEES PER CANCELLATION LETTER RECEIVED. ms	221 MONTEREY RD	605483	PERMA BUILT POOLS II	4/6/2021	4/6/2021	4/6/2021	final
B-20-84845	b-m01		M-MECHANICAL	REPLACE 3 EXISTING HVAC SYSTEMS WITH 2 NEW LIKE FOR LIKE SYSTEMS	221 MONTEREY RD	535567	CUSTOM MECHANICAL INC	7/10/2020	7/15/2020	8/24/2021	final
B-20-83009	b-s01		S-POOL/WATER FEATURE	SWIMMING POOL DECK	221 MONTEREY RD	605483	PERMA BUILT POOLS II	1/28/2020		7/26/2020	canceled
B-11-21440	b-r05	331175	R-PERMIT UPDATE-CORRECTION/CHANGE IN VALUE ONLY	PERMIT UPDATE-FINAL VALUE OWNER LISTED AS GREENBERG ON PERMIT APP/NOC	221 MONTEREY RD	541318	ISLAND CONSTRUCTION & DESIGN CO	11/9/2011	11/9/2011	11/9/2011	final
B-11-20352	b-r01	331175	R-REVISION	REVISION-ELECTRICAL UPDATE ON ELECTRICAL LOCATIONS OWNER LISTED LINDA GREENBERG ON REVISION APP	221 MONTEREY RD	541318	ISLAND CONSTRUCTION & DESIGN CO	9/26/2011	9/27/2011	9/26/2011	final
B-11-19756	b-r01	331175	R-REVISION	REVISION-FRONT PORCH COLUMN TIE DOWN AND SPLICE OWNER LISTED AS GREENBERG ON REVISION	221 MONTEREY RD	541318	ISLAND CONSTRUCTION & DESIGN CO	9/1/2011	9/2/2011	9/1/2011	final
B-11-18694	b-r04	330578	R-PERMIT UPDATE-CHG OF PLANS & VALUE/CORRECTION	UPDATE B-10-18694: REPLACE BROKEN CONCRETE SLAB AT FRONT PORCH AND REPAIR FRONT POSTS. REPLACE TILE W/EXACT SAME MATERIAL	221 MONTEREY RD	541318	ISLAND CONSTRUCTION & DESIGN CO	7/21/2011	7/22/2011	1/18/2012	final
B-11-18268	b-b15	330578	B-AWNING RECOVER	SUB-AWNING-RECOVER EXISTING AWNING, SOUTH AWNING COLOR TO BE SOLID WHITE OWNER LISTED AS GREENBERG ON PERMIT APP	221 MONTEREY RD	504570	AMERICAN AWNING COMPANY INC	7/6/2011	7/18/2011	1/14/2012	final
B-11-16216	b-r01	331175	R-REVISION	REVISION: SUN DECK HAND RAIL DETAIL OWNER LISTED AS GREENBERG ON PERMIT APP/NOC	221 MONTEREY RD	541318	ISLAND CONSTRUCTION & DESIGN CO	4/8/2011	4/11/2011	4/8/2011	final
B-11-16130	b-r01	331175	R-REVISION	REVISION: DETAILS FOR CONCRETE STEPS OWNER LISTED AS GREENBERG ON PERMIT APP/NOC	221 MONTEREY RD	541318	ISLAND CONSTRUCTION & DESIGN CO	4/4/2011	4/5/2011	4/4/2011	final
B-11-16059	b-b09	331175	B-ROOF NEW/REROOF/REPAIR	SUB-ROOF: INSTALL NEW SEALOFLEX ROOFING SYSTEM AT BALCONY OWNER LISTED AS GREENBERG ON PERMIT APP/NOC	221 MONTEREY RD	500363	ROOFING UNLIMITED & SHEET METAL INC	3/30/2011	3/31/2011	6/12/2012	final
B-11-15579	b-g01	331175	G-GAS	SUB GAS: INSTALL NATURAL GAS FUEL LINES FROM METER TO RANGE, BBQ, FIREPLACE, TANKLESS WATER HEATER - 2 PSI SYSTEM	221 MONTEREY RD	541739	UNIVERSAL GAS CONTRACTORS INC	2/28/2011	3/7/2011	9/3/2011	final

Count: 50

Filter by Range



Permit number	Permit type	Master permit ID	Permit type name	Permit description	Permit Address	Customer Nu	Customer Last Name	Application #	Issue date	Expiration date	Approval state
B-11-15498	b-r01	331175	R-REVISION	REVISION: (PLUMB) MOVE WASHER, SINKS, DISHWASHER & ICEMAKER LINES. (ELECT.) MOVE METER & PANEL OUTSIDE, MOVE STOVE, REF. DRYER IN KITCHEN, MOVE OUTLETS DOWN INTO BASE BOARDS	221 MONTEREY RD	541318	ISLAND CONSTRUCTION & DESIGN CO	2/22/2011	2/23/2011	2/22/2011	final
B-11-15467	b-m01	330578	M-MECHANICAL	SUB MECH.: RELOCATE DUCT WORK	221 MONTEREY RD	535567	CUSTOM MECHANICAL INC	2/17/2011	2/18/2011	8/17/2011	final
B-11-15394	b-e11	330578	E-TEMPORARY POLE	SUB ELECT.; TEMP POWER POLE	221 MONTEREY RD	601624	DCS ELECTRIC INC	2/11/2011	2/14/2011	8/13/2011	final
B-11-15286	b-e01	330578	E-ELECTRICAL	ELECTRICAL AS PER PLANS	221 MONTEREY RD	541318	ISLAND CONSTRUCTION & DESIGN CO	2/3/2011	2/7/2011	3/10/2012	final
B-11-15191	b-p01	330578	P-PLUMBING	SUB PLUMBING: REMODEL OF MASTER BATH; BATH #2; BATH #3; LAUNDRY ROOM AND KITCHEN AS PER PLANS	221 MONTEREY RD	503999	CATOE & SON PLUMBING	1/25/2011	1/27/2011	7/26/2011	final
B-11-15131	b-b02	330578	B-RESIDENTIAL ALTERATION	INSTALL NEW WINDOWS AND 3 DOORS ON EAST SIDE OF HOUSE. ADD 1 BATH AND REMODEL. RELOCATE OTHER BATH ADD LAUNDRY AREA OFF KITCHEN	221 MONTEREY RD	541318	ISLAND CONSTRUCTION & DESIGN CO	1/19/2011	1/31/2011	9/19/2011	final
B-10-14857	b-r01	330578	R-PERMIT UPDATE-CHG OF PLANS & VALUE/CORRECTION	UPDATE B-10-14594 - ADDITIONAL WORK: STRAP AND REFRAME EXTERIOR BEARING WALLS AND FOUNDATION. OWNER LISTED AS GREENBERG ON PERMIT APP/NOI	221 MONTEREY RD	541318	ISLAND CONSTRUCTION & DESIGN CO	12/21/2010	12/22/2010	6/20/2011	final
B-10-14594	b-b03		B-RESIDENTIAL OTHER (WITH PLANS)	REINFORCING FOUNDATION OF EAST ADDITION. OWNER LISTED AS GREENBERG ON PERMIT APP/NOI	221 MONTEREY RD	541318	ISLAND CONSTRUCTION & DESIGN CO	12/3/2010	12/7/2010	6/5/2011	final
B-10-12038	b-b10		B-ROOF REPAIR/RE-ROOF	SUPPLY LABOR AND MATERIAL TO REMOVE AND REPLACE BROKEN TILE AT RIDGE AND FIELD, INSTALL CUT-IN COUNTER AT 2ND STORY CHIMNEY	221 MONTEREY RD	500363	ROOFING UNLIMITED & SHEET METAL INC	8/4/2010	8/9/2010	2/7/2011	final
X-06-21007	legacy		X-LEGACY PERMIT	REPLACE BOARD ON BOARD PT FENCE & 4X4'S	221 MONTEREY RD	599999	INACTIVE	2/8/2006	2/8/2006	10/2/2008	final
Count: 50											

## Property Detail

Parcel Control Number: 50-43-43-03-13-000-0061 Location Address: 221 MONTEREY RD  
 Owners: DOONAN SIMON ,ADLER JONATHAN  
 Mailing Address: 221 MONTEREY RD,PALM BEACH FL 33480 3227  
 Last Sale: MAR-2021 Book/Page#: 32254 / 611 Price: \$4,179,619  
 Property Use Code: 0100 - SINGLE FAMILY Zoning: R-B - LOW DENSITY RESIDENTIAL ( 50-PALM BEACH )  
 Legal Description: GREGORY ADDITION E 90 FT OF LT 6 Total SF: 3142 Acres 0.2066

## 2023 Values (Current)

Improvement Value \$310,866  
 Land Value \$3,921,750  
 Total Market Value \$4,232,616  
 Assessed Value \$3,501,887  
 Exemption Amount \$50,000  
 Taxable Value \$3,451,887

All values are as of January 1st each year.

## 2023 Taxes

Ad Valorem \$51,983  
 Non Ad Valorem \$868  
 Total Tax \$52,851

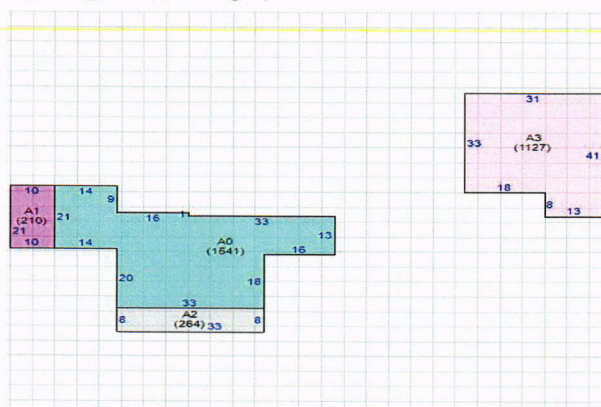
## 2023 Qualified Exemptions

Homestead  
 Additional Homestead

## Applicants

ADLER JONATHAN &  
 DOONAN SIMON

## Building Footprint (Building 1 )



## Subarea and Square Footage (Building 1 )

Description	Area Sq. Footage
BAS Base Area	1541
FUS Finished Upper Story	1127
FOP Finished Open Porch	264
FGR Finished Garage	210
Total Square Footage :	3142
Total Area Under Air :	2668

## Extra Features

Description	Year Built	Unit
Patio	1997	625
Bbq	2011	1

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

## Structural Details (Building 1 )

Description	
1. Exterior Wall 1	MSY: CB STUCCO
2. Year Built	1940
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	ASPHALT/COMPOSITION
12. Interior Wall 1	DRYWALL
13. Interior Wall 2	N/A
14. Floor Type 1	CARPETING
15. Floor Type 2	N/A
16. Stories	2

## MAP

