

TOWN OF PALM BEACH

Information for Town Council Meeting on:

February 14, 2024

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 1118 N. Lake Way

Date: February 1, 2024

STAFF RECOMMENDATION

Staff recommends that the Town Council consider the request from contractor Michael M. Eison, President of Eison Construction Company, Inc. regarding a time extension in which to complete construction of a new two-story home at 1118 N. Lake Way and to extend the permit by two additional months – until April 12, 2024.

GENERAL INFORMATION

The current owner is Edith F. Schaeffer Trust, who purchased the property in May of 2020. The building permit was issued in August of 2021, has a duration of 24 months, and technically expired in August of 2023. The contractor explains in his letters, dated January 25 and January 29, 2024, that the time extension is based on labor shortages, supply chain issues, and design coordination challenges. Mr. Eison also mentions how they will control construction traffic for the remaining months. The attached construction schedule shows the new timeline has all work completed by mid-April 2024.

The contractor appears to have complied with all new requirements for neighbor notice. Staff has no issue with the request.

Attachments: Letter from Michael M. Eison, with Construction Schedule
Permit Summary for the Property
Property Appraiser Details for the Property



EISON CONSTRUCTION
— COMPANY, INC. —

January 25, 2024

Town of Palm Beach
Planning, Zoning, & Building Dept.
Attn. Mr. Wayne Bergman
360 South County Road
Palm Beach, FL 33480

Re: 1118 North Lake Way
Permit No. B-21-91124

Dear Mr. Bergman,

Please use this letter to accompany a permit time extension request for the project referenced above. Due to labor shortages, supply chain issues (particularly trusses), and some design coordination challenges, we need a little more time to complete this project. Along with this letter, a schedule is enclosed to show what is left and when the work is expected to be complete.

Thank you for your assistance in this matter.

Sincerely,

Michael M. Eison
President



EISON CONSTRUCTION
— COMPANY, INC. —

January 29, 2024

Town of Palm Beach
Planning, Zoning, & Building Dept.
Attn. Mr. Wayne Bergman
360 South County Road
Palm Beach, FL 33480





























Re: 1118 North Lake Way
Permit No. B-21-91124

Dear Mr. Bergman,

With most of the construction complete and trees and hedges installed around the property, most of our nuisance mitigation measures will be controlling traffic. To mitigate any traffic issues we will ensure that all construction materials are delivered on vehicles that can fit completely on the site and use flagmen when necessary to help direct them onto the property.

Sincerely,


Michael M. Eison
President

ID	 Task Mode	Task Name	Duration	Start	Finish	Feb 11, '24 MTWTFSS Feb 18, '24 SMTWTFSS Feb 25, '24 SMTWTFSS Mar 3, '24 SMTWTFSS Mar 10, '24 SMTWTFSS Mar 17, '24 SMTWTFSS Mar 24, '24 SMTWTFSS Mar 31, '24 SMTWTFSS Apr 7, '24 SMTWTFSS																												
1		1118 NORTH LAKE WAY																																
2																																		
3																																		
4			INTERIOR																															
5		Remaining plumbing trim	5 days	Thu 2/15/24	Wed 2/21/24																													
6		Remaining door hardware	7 days	Thu 2/15/24	Fri 2/23/24																													
7		One vanity top	1 day	Thu 2/15/24	Thu 2/15/24																													
8		Remaining painting	10 days	Thu 2/15/24	Wed 2/28/24																													
9		Stair rail	10 days	Thu 2/15/24	Wed 2/28/24																													
10		EXTERIOR																																
11																																		
12			Final coat of paint - house	5 days	Thu 2/15/24	Wed 2/21/24																												
13			Landscaping - front	10 days	Thu 2/15/24	Wed 2/28/24																												
14																																		
15		Final Inspections	7 days	Thu 2/29/24	Fri 3/8/24																													
16		Correction Notices	15 days	Mon 3/11/24	Fri 3/29/24																													
17		Close Out	10 days	Mon 4/1/24	Fri 4/12/24																													


Project: Schaeffer Completion S

Date: Mon 1/29/24


Task

 Inactive Task

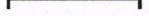
Split

 Inactive Milestone


Milestone


 Inactive Summary


Summary


 Manual Task


Project Summary


 Duration-only


 Manual Summary Rollup


 Manual Summary


 Start-only


 Finish-only


 External Tasks


 External Milestone

 Deadline

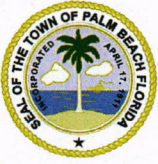
 Progress

 Manual Progress





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TOWN OF PALM BEACH

Planning, Zoning and Building

BUILDING PERMIT TIME EXTENSION REQUEST

A request for a building permit time extension must be submitted to the Town no later than 30 days PRIOR to permit expiration. Please send the following items to Director Bergman and Deb Moody at dmoody@townofpalmbeach.com and wbergman@townofpalmbeach.com

1. Provide a detailed letter explaining the reasons why a time extension is being requested.
2. Provide a construction schedule to show completion timeline (CPM, Gantt Chart).
3. Provide nuisance mitigation measures.
4. Provide a statement that first class mailed notice to neighbors within 300 feet will be provided at least 25 days prior to the meeting at which the extension is to be considered.
5. Include a copy of the above notification sent to neighbors.
6. Provide a USPS Certificate of Mailing as proof of the mailed notice.
7. Payment – provide a copy of the receipt showing payment of applicable fees (1% of remaining, unfinished construction).

Deadlines: For meeting dates please visit our website at www.townofpalmbeach.com

- Town Council Development Review Date (Wednesday): February 14, 2024
- Deadline for submittal of request/backup must be received by: January 31, 2024
(Deadline is the Wednesday, two weeks prior to the Town Council Development Review Meeting)
- Deadline for Notice to neighbors: January 20, 2024
(must be provided 25 days in advance of TC/DRC Meeting)

Permit #: B-21-91124 Exp. Date: 10/7/2023

Job Address: 1118 N Lake Way

Length of time extension being requested: (in days) 188

Proposed completion date if requested time extension is granted: April 12, 2024

(Must attach completion schedule)

Construction will be substantially complete by the end of February. The remainder of the time allows for inspections, any correction notices, and close out.

VALUATION OF PERMITS TO DATE:

(Original permit value and any permit updates containing valuation to date)

Permit# : B-21-91124 Job Value \$ 2,032,000

Permit# : B-21-90014 Job Value \$ 158,000

Permit# : B-21-89683 Job Value \$ 52,000

Permit# : _____ Job Value \$ _____

Valuation of work remaining to complete the project: \$ 158,584.00

(Include labor, materials and the value of any owner supplied items, etc.)

Permit fee due based upon 1% of this amount: \$ 1,585.84

(attach a copy of the receipt for payment)

OWNERS CERTIFICATION: I certify the information listed above to be true and correct.

✓ Edith F. Schaeffer
OWNER SIGNATURE DATE 1-26-24

NOTARY TO OWNER

STATE OF _____
COUNTY OF _____

Sworn to (or affirmed) and subscribed before me

this 26th day of January
20 24, By Edith F. Schaeffer

Who are personally known _____ OR produced
identification (Type of identification) D.L.
OR Online Notarization _____

Myra J. Williams
Printed Name of Notary

[Signature]
Signature of Notary

SEAL:



MYRA J. WILLIAMS
NOTARY PUBLIC DISTRICT OF COLUMBIA
My Commission Expires November 30, 2025

CONTRACTOR CERTIFICATION: I certify the information _____ to be true and correct.

[Signature] 1/29/2024
CONTRACTOR SIGNATURE DATE

NOTARY TO CONTRACTOR

STATE OF FLORIDA
COUNTY OF PALE BEACH

Sworn to (or affirmed) and subscribed before me

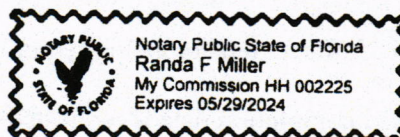
this 26th day of JANUARY
20 24, By MICHAEL EISON

Who are personally known X OR produced
identification (Type of identification) _____
OR Online Notarization _____

Randa F. Miller
Printed Name of Notary

[Signature]
Signature of Notary

SEAL:



Post Office Box 2029 • 360 South County Road • Palm Beach, Florida 33480
Telephone: (561)838-5431 • Facsimile (561)835-4621
E-Mail: pzb@townofpalmbeach.com • Website: www.townofpalmbeach.com

Recycled Paper

Permit number	Permit type	Master permit ID	Permit type name	Permit description	Permit Suite	Permit Address	Customer N	Customer First	Customer Last Name	Application date	Issue date	Expiration date	Approval state
B-24-02342	b-r03	437017	FEE CHARGE	BUILDING PERMIT TIME EXTENSION REQUEST		1118 N LAKE WAY	541529		EISON CONSTRUCTION COMPA NY INC	1/29/2024		1/29/2024	pending
U-23-15003	u-p02		U-USE OF/WORK IN ROW	USE OF - UNLOAD IN ROW, 15 MIN TIME.		1118 N LAKE WAY	505500		WM D ADEIMY JR INC	12/12/2023	12/14/2023	3/13/2024	issued
U-23-14792	u-p02		U-USE OF/WORK IN ROW	UNLOAD CONCRETE IN ROW FOR D/WAY		1118 N LAKE WAY	505500		WM D ADEIMY JR INC	11/14/2023	11/17/2023	2/27/2024	issued
U-23-13848	u-p07		U-SEWER/DRAINAGE - CAP-OFF/CONNECTION	RECONNECT SEWER		1118 N LAKE WAY	601161		KCL HOLDINGS INC	8/21/2023	9/1/2023	11/30/2023	issued
B-22-97041	b-r01	437017	R-REVISION	REVISION PLUMBING/GAS, MECHANICAL & ELECTRICAL: MEP REVISIONS PER ATTACHED PLANS, NO CHANGE IN VALUE.		1118 N LAKE WAY	541529		EISON CONSTRUCTION COMPA NY INC	10/26/2022	11/1/2022	10/26/2022	final
U-22-10642	u-p02	437017	U-USE OF/WORK IN ROW	USE OF ROW TO UNLOAD ROOF TILE		1118 N LAKE WAY	541529		EISON CONSTRUCTION COMPA NY INC	7/26/2022	7/29/2022	10/27/2022	issued
B-22-94782	b-r01	437017	R-REVISION	REVISION- BUILDING- REVISED STRUCTURAL PLANS TO MEET ALL FIELD CONDITIONS. NO CHANGE IN VALUE.		1118 N LAKE WAY	541529		EISON CONSTRUCTION COMPA NY INC	5/25/2022	5/26/2022	5/25/2022	final
B-22-94571	b-r01	437017	R-REVISION	REVISION- BUILDING- TRUSS ENGINEERING AND LAYOUT, NO CHANGE IN VALUE.		1118 N LAKE WAY	541529		EISON CONSTRUCTION COMPA NY INC	5/11/2022	5/16/2022	5/11/2022	final
B-22-94310	b-r01	437017	R-REVISION	REVISION- PLUMBING- REVISED PLUMBING LAYOUT PER ATTACHED SHEETS, MECHANICAL- REVISED DUCT LAYOUT PER ATTACHED SHEETS M100 & M200, ELECTRICAL- REVISED ELECTRICAL LAYOUT PER ATTACHED SHEET E100		1118 N LAKE WAY	541529		EISON CONSTRUCTION COMPA NY INC	4/25/2022	5/2/2022	4/25/2022	final
U-22-09634	u-p02	437017	U-USE OF/WORK IN ROW	BRIEFLY BLOCK A LANE TO GET A DELIVERY TRUCK ON AND OFF THE PROPERTY.		1118 N LAKE WAY	541529		EISON CONSTRUCTION COMPA NY INC	3/31/2022	4/13/2022	7/12/2022	issued
B-22-93686	b-r01	437017	R-REVISION	REVISION BUILDING REVISED NOA'S FOR ROOFING.		1118 N LAKE WAY	541529		EISON CONSTRUCTION COMPA NY INC	3/18/2022	3/23/2022	3/18/2022	final
B-22-93583	b-r01	437017	R-REVISION	REVISION BUILDING CHANGE STEEL FOR POOL BEAM.		1118 N LAKE WAY	536303		ROYAL PALM POOLS LLC	3/9/2022	3/14/2022	3/9/2022	final
U-22-09355	u-p01		U-DEWATERING	DEWATER POOL FOR CONSTRUCTION		1118 N LAKE WAY	536303		ROYAL PALM POOLS LLC	2/10/2022	2/17/2022	4/18/2022	final
B-22-92654	b-r01	437017	R-REVISION	REVISION SITE PLAN - ENGINEERED POOL DRAWINGS. VALUE OF POOL INCLUDED IN MASTER PERMIT.		1118 N LAKE WAY	541529		EISON CONSTRUCTION COMPA NY INC	1/4/2022	1/24/2022	1/4/2022	final
U-21-09029	u-p02	437017	U-USE OF/WORK IN ROW	USE OF - 40' FLAT BED TRUCK FOR DELIVERY. WE THINK IT WILL FIT ON THE PROPERTY, BUT IT WILL TAKE SOME MANUEVERING TO GET IT THERE.		1118 N LAKE WAY	541529		EISON CONSTRUCTION COMPA NY INC	12/6/2021	1/14/2022	4/14/2022	final
B-21-91124	b-b01		B-RESIDENTIAL NEW CONSTRUCTION/ADDITION	(SEE PERMIT CONDITIONS) CONSTRUCTION OF NEW TWO STORY SINGLE FAMILY RESIDENCE.		1118 N LAKE WAY	541529		EISON CONSTRUCTION COMPA NY INC	9/13/2021	10/7/2021	7/10/2024	issued
B-21-91125	b-f01	437017	F-FLOOD PLAIN DEVELOPMENT	(SEE PERMIT CONDITIONS) FLOOD PLAN DEVELOPMENT APPLICATION		1118 N LAKE WAY	541529		EISON CONSTRUCTION COMPA NY INC	9/13/2021	10/7/2021	4/5/2022	issued
B-21-90225	b-e01		E-ELECTRICAL	TEMPORARY POWER POLE		1118 N LAKE WAY	605367		LIGHTNING ELECTRIC INC	7/16/2021	7/28/2021	1/26/2022	issued
B-21-90014	b-b13	437017	B-FOUNDATION ONLY	FOUNDATIONS FOR NEW SINGLE FAMILY RESIDENCE		1118 N LAKE WAY	541529		EISON CONSTRUCTION COMPA NY INC	7/2/2021	8/9/2021	11/6/2022	final
B-21-89683	b-s11	437017	S-SITE WORK/DRAINAGE	SITE DRAINAGE SYSTEM		1118 N LAKE WAY	541529		EISON CONSTRUCTION COMPA NY INC	6/16/2021	7/6/2021	1/17/2022	issued
U-21-07379	u-p02	432836	U-USE OF/WORK IN ROW	USE FOR ROW TO UNLOAD EXCAVATOR FOR DEMOLITION OF SUBJECT PROPERTY		1118 N LAKE WAY	541529		EISON CONSTRUCTION COMPA NY INC	5/19/2021	6/2/2021	8/31/2021	final
B-21-88956	b-d02		D-DEMOLITION	REMOVE EXISTING HOME, SWIMMING POOL, DRIVEWAY AND PATIOS		1118 N LAKE WAY	541529		EISON CONSTRUCTION COMPA NY INC	5/11/2021	6/2/2021	4/25/2022	final
B-21-88679	b-p05		P-SITE WORK	INSTALL 1" BACKFLOW FOR TEMP WATER SERVICE		1118 N LAKE WAY	504707		CUSTOM PLUMBING INC	4/27/2021	4/30/2021	11/2/2021	final
B-21-88489	b-p05		P-SITE WORK	CAP WATER FOR DEMO		1118 N LAKE WAY	504707		CUSTOM PLUMBING INC	4/19/2021	4/26/2021	11/9/2021	final
U-21-07220	u-p07	431912	U-SEWER/DRAINAGE - CAP-OFF/CONNECTION	SEWER SERVICE - CAP SEWER		1118 N LAKE WAY	504707		CUSTOM PLUMBING INC	4/19/2021	4/28/2021	7/27/2021	issued
Z-20-00306	z-01		Z-DEVELOPMENT REVIEW PERMIT	Section 134-417: The applicant is proposing to construct a 3, 153 square foot, second floor addition onto an existing one-story home and which will result in a demolition in excess of 50% of its cubic volume. The following variances are being requested: 1. Section 134-843(7): a 9.9 foot south side yard setback in lieu of the 15 foot minimum required in the R-B Zoning District; 2. Section 134-843(7): a 10.29 foot north side yard setback in lieu of the 15 foot minimum required in the R-B Zoning District. 3. Section 134-895(1): A chimney on the south side of the house with a height of 27.2		1118 N LAKE WAY	602091		KOCHMAN AND ZISKA	11/10/2020		11/5/2021	pending
Count: 26													
Editor is Empty													

Property Detail

Location Address : 1118 N LAKE WAY
Municipality : PALM BEACH
Parcel Control Number : 50-43-43-03-11-000-0381
Subdivision : EL ENCANTO PL 2
Official Records Book/Page : 31432 / 1128
Sale Date : MAY-2020
Legal Description : EL ENCANTO PL 2 LT 38 (LESS S 7 FT), 6 FT STRIP LYG N & ADJ TO LT 38 & 20 FT ABNDED RD LYG E & ADJ THERETO

Owner Information**Owner(s)**

SCHAEFFER EDITH F TRUST &
 SCHAEFFER EDITH F TR

Mailing Address

1908 24TH ST NW
 WASHINGTON DC 20008 1635

Sales Information

Sales Date	Price	OR Book/Page	Sale Type	Owner
MAY-2020	\$12,697,175	31432 / 01128	WARRANTY DEED	SCHAEFFER EDITH F TRUST &
FEB-2015	\$12,730,000	27341 / 00491	WARRANTY DEED	1120 NORTH LAKE WAY LLC
OCT-2014	\$10	27138 / 00535	WARRANTY DEED	SUNSHINE PROPERTIES PALM BEACH LLC
APR-2013	\$7,800,000	25998 / 00217	WARRANTY DEED	APPLE STEVEN L
SEP-1985	\$1,900,000	04648 / 00251	LIFE ESTATE	
NOV-1984	\$24,300	04387 / 01361	WARRANTY DEED	
APR-1982	\$1,450,000	03716 / 01822	WARRANTY DEED	WAFFENSCHMIDT FRIEDRICH &
JAN-1975	\$125,000	02475 / 00865		

Exemption Information

No Exemption Information Available.

Property Information

Number of Units :
***Total Square Feet :** 0
Acres : 0.5312
Property Use Code : 0000—VACANT
Zoning : R-B—LOW DENSITY RESIDENTIAL (50-PALM BEACH)

Appraisals

Tax Year	2023	2022	2021	2020	2019
Improvement Value	\$31,369	\$32,918	\$2,001,809	\$2,181,298	\$2,396,632
Land Value	\$19,005,385	\$16,625,650	\$9,408,542	\$8,277,890	\$9,090,000
Total Market Value	\$19,036,754	\$16,658,568	\$11,410,351	\$10,459,188	\$11,486,632

Assessed and Taxable Values

Tax Year	2023	2022	2021	2020	2019
Assessed Value	\$11,417,775	\$10,379,795	\$11,410,351	\$10,459,188	\$11,290,184
Exemption Amount	\$0	\$0	\$0	\$0	\$0
Taxable Value	\$11,417,775	\$10,379,795	\$11,410,351	\$10,459,188	\$11,290,184

Taxes

Tax Year	2023	2022	2021	2020	2019
AD VALOREM	\$220,606	\$201,767	\$185,134	\$172,513	\$190,827
NON AD VALOREM	\$0	\$0	\$178	\$173	\$175
TOTAL TAX	\$220,606	\$201,767	\$185,312	\$172,686	\$191,002