

# TOWN OF PALM BEACH

Information for Town Council Meeting on:

May 15, 2024

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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 756 Hi Mount Road

Date: April 17, 2024

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## **STAFF RECOMMENDATION**

Staff recommends that the Town Council consider the request from Attorney Maura Ziska, regarding a time extension in which to complete work on a single-family residence at 756 Hi Mount Road and to extend the permit by 18 additional months – until November 30, 2025.

## **GENERAL INFORMATION**

The current owner is Hi Mount LLC, which purchased the property in February of 2021. The building permit was issued May of 2021, has a duration of 36 months, and will expire on May 27, 2024. Mrs. Ziska explains in her letter of April 17, 2024, that the time extension is needed due to a change in design professionals (architect and interior designer), changes in finish materials, revisions in design and material selections, and past delivery delays in products that included windows (one-year to accept delivery). The exterior will be finished in November of 2024 and the interior will be finished by November of 2025. No construction schedule was included with this request.

The contractor appears to have complied with all new requirements for neighbor notice. Staff has no direct issue with the request but must point out the project will take at least four and a half years to complete.

Attachments: Letter from Maura Ziska  
Permit Summary for the Property  
Property Appraiser Details for the Property

# KOCHMAN & ZISKA PLC

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Ronald S. Kochman\*  
Maura A. Ziska  
Alexander D. Kochman

\*Also admitted in New York

Esperanté  
222 Lakeview Avenue, Suite 1500  
West Palm Beach, Florida 33401

April 17, 2024

Telephone: (561) 802-8960  
Facsimile: (561) 802-8995

VIA EMAIL

[wbergman@townofpalmbeach.com](mailto:wbergman@townofpalmbeach.com)

Mr. Wayne Bergman, Building Official  
Town of Palm Beach  
360 S County Road  
Palm Beach, FL 33480

Re: Extension for construction timeframe /756 Hi Mount Road, Palm Beach, FL

Dear Wayne,

This letter shall serve as formal notice of the request for a waiver of the time schedule for completion of construction by the owner of 765 Hi Mount Road, Palm Beach, Florida. The request is to allow the contractor to continue on work on a single-family residence. Also enclosed is a construction schedule from Alonso & Associates for completion of the project. The reason for the delay and request for an extension is due to retaining additional design consultants, changes to finish material selections throughout the construction process thus far and delivery delays for materials. The owner retained two new design professionals, specifically a new architect and new interior designer, thereby requiring updates/revisions to the fixtures and materials. There have been various shortages in materials and delays in deliveries, it was a one year wait for the delivery of the windows alone. The new completion date would be the end of November 2024 for the exterior and November 2025 for the completion of the interior. I have also included a copy of the letter that will be sent notifying the abutting property owners and the owners across the street from the project.

Please place this request on the May 15, 2024 Town Council agenda.

Respectfully,

*Maura Ziska*

Maura Ziska

MAZ/jc  
Enclosures  
cc: Client

April 17, 2024

To Whom It May Concern:

A waiver of Town Ordinance 18-242, Section 105.4.1.6, agreed maximum time schedule for completion of construction, is being requested by 756 Hi Mount Road, Palm Beach, Florida, allowing extra time to complete construction. The new completion date would be the end of November 2024 for the exterior and November 2025 for the completion of the interior.

This matter will be presented to the Palm Beach Town Council at the regularly scheduled meeting on May 15, 2024. Any concerns regarding this matter should be expressed at this meeting and/or submitted to the Town's Planning, Zoning & Building Department in advance of the Town Council meeting.

Respectfully,

*Maura Ziska*

Maura Ziska

MAZ/jc





# 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](mailto:dmoody@townofpalmbeach.com) and [wbergman@townofpalmbeach.com](mailto: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](http://www.townofpalmbeach.com)

- Town Council Development Review Date (Wednesday): May 15th, 2024
- Deadline for submittal of request/backup must be received by: April 1st, 2024  
(Deadline is the Wednesday, two weeks prior to the Town Council Development Review Meeting)
- Deadline for Notice to Neighbors: April 19th, 2024  
(must be provided 25 days in advance of TC/DRC Meeting)

Permit #: B-21-88268 Exp. Date: May 28th, 2024

Job Address: 756 Hi-Mount Rd, Palm Beach, FL 33480

Length of time extension being requested: (in days) Exterior: 171 work days  
Interior: 432 work days

Proposed completion date if requested time extension is granted: Exterior: November, 2024  
Interior: November, 2025  
(Must attach completion schedule)

Contact: Angela Alonso Phone: 561-837-9820

Email: aalonso@alonsoandassociates.com

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](mailto:pzb@townofpalmbeach.com) • Website: [www.townofpalmbeach.com](http://www.townofpalmbeach.com)





**VALUATION OF PERMITS TO DATE:**

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

Job Address: 756 Hi-Mount Rd, Palm Beach, FL 33480

Permit# : B-21-88268 Job Value \$ 13,502,400.00

Permit# : \_\_\_\_\_ Job Value \$ \_\_\_\_\_

Permit# : \_\_\_\_\_ Job Value \$ \_\_\_\_\_

Permit# : \_\_\_\_\_ Job Value \$ \_\_\_\_\_

Valuation of work remaining to complete the project: \$ 5,282,555.63

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

Permit fee due based upon 1% of this amount: \$ 52,825.56

(attach a copy of the receipt for payment)

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

[Signature]  
OWNER SIGNATURE

4/16/24  
DATE

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

[Signature]  
CONTRACTOR SIGNATURE

4/16/24  
DATE

**NOTARY TO OWNER**

STATE OF CONNECTICUT  
COUNTY OF FAIRFIELD

Sworn to (or affirmed) and subscribed before me

this 16<sup>th</sup> day of APRIL

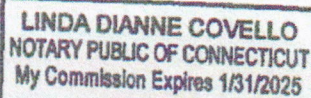
20 24, By Amy S ZABOTAKI'S

Who are personally known ☒ OR produced  
identification (Type of identification) \_\_\_\_\_  
OR Online Notarization \_\_\_\_\_

L. DIANNE COVELLO  
Printed Name of Notary

[Signature]  
Signature of Notary

SEAL:



**NOTARY TO CONTRACTOR**

STATE OF FLORIDA  
COUNTY OF PALM BEACH

Sworn to (or affirmed) and subscribed before me

this 16<sup>th</sup> day of April

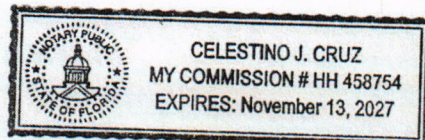
20 24, By Rene' Alonso

Who are personally known ☒ OR produced  
identification (Type of identification) \_\_\_\_\_  
OR Online Notarization \_\_\_\_\_

Celestino J. Cruz  
Printed Name of Notary

[Signature]  
Signature of Notary

SEAL:





# Permit Browse

## Town of Palm Beach

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
U-23-15047	u-p05	431408	U-CONSTRUCTION PARKING	*****PRIVATE PROVIDER***** CONSTRUCTION PARKING Parking Attendant: Evans Howard - (561) 335-8181		756 HI-MOUNT RD 539207	539207		ALONSO & ASSOCIATES INC	12/19/2023	12/21/2023	12/21/2023	issued
U-23-15048	u-p05	431408	U-CONSTRUCTION PARKING	*****PRIVATE PROVIDER***** CONSTRUCTION PARKING Parking Attendant: Evans Howard - (561) 335-8181		756 HI-MOUNT RD 539207	539207		ALONSO & ASSOCIATES INC	12/19/2023	12/21/2023	12/21/2023	issued
U-23-14439	u-p02		U-USE OF/WORK IN ROW	WED 10/18-FRI 10/20 USE OF- TEMP LANE CLOSURE INTERMITTENTLY FOR PERIODS APPROX 1 HR AT CORNER OF N LAKE WAY & RIDGEVIEW TO UNLOAD LOADER & GENERATOR AND WALK THEM TO 756 HI MOUNT. FLAGGERS PRESENT.		756 HI-MOUNT RD 542582	542582		S MACDONALD CONTRACTING LLC	10/12/2023	10/19/2023	1/23/2024	issued
U-23-13911	u-p03		U-EXCAVATION IN ROW	EXCAVATE- OPEN CUT AND TRENCH 5 FEET OF 1.25" PE GAS SERVICE IN ASPHALT TO SERVICE ADDRESS ABOVE. RESTORE PER TOPB STANDARDS.		756 HI-MOUNT RD 500056	500056		FLORIDA PUBLIC UTILITIES COMPANY	8/25/2023	8/31/2023	2/27/2024	issued
U-23-13953	u-p05	431408	U-CONSTRUCTION PARKING	*****PRIVATE PROVIDER***** CONSTRUCTION PARKING Parking Attendant: Evans Howard - (561) 335-8181		756 HI-MOUNT RD 539207	539207		ALONSO & ASSOCIATES INC	8/29/2023	8/31/2023	8/31/2023	final
U-23-13954	u-p05	431408	U-CONSTRUCTION PARKING	*****PRIVATE PROVIDER***** CONSTRUCTION PARKING Parking Attendant: Evans Howard - (561) 335-8181		756 HI-MOUNT RD 539207	539207		ALONSO & ASSOCIATES INC	8/29/2023	8/31/2023	8/31/2023	final
A-23-03158	a-a01		A-ARCOM STAFF APPROVAL	ARCOM STAFF APPROVAL PROPOSED ADJUSTMENTS TO PAVED DRIVEWAY AREAS, ADD CURBING, REMOVAL OF A FOUNTAIN, INTERIOR RETAINING WALLS AND RAILING S, ADDITION OF A GATE AND THE REPLACEMENT OF A CONCRETE STAIRCASE WITH LAWN RAMP STEPS. PROPOSED RETURN TO PREVIOUSLY ARCOM APPROVED PLANT AND ASSOCIATED PLANTING CHANGES. THE PLANS WERE PREVIOUSLY APPROVED UNDER		756 HI-MOUNT RD 604867	604867		SMI LANDSCAPE ARCHITECTURE INC	8/4/2023	8/15/2023	7/29/2024	final
U-23-13362	u-p02	431408	U-USE OF/WORK IN ROW	*****PRIVATE PROVIDER***** USE OF -DELIVERY OF DOORS/WINDOWS UNLOADING OF TRACTOR TRAILER		756 HI-MOUNT RD 539207	539207		ALONSO & ASSOCIATES INC	7/7/2023	7/11/2023	10/9/2023	final
B-23-99600	b-r01	431408	R-REVISION	*****PRIVATE PROVIDER***** REVISION BUILDING: NEW POOL (COST OF POOL CALCULATED IN ORIGINAL PERMIT COST), PLUMBING/GAS: PLUMBING FOR NEW POOL.		756 HI-MOUNT RD 536303	536303		ROYAL PALM POOLS LLC	6/6/2023	7/3/2023	6/6/2023	final
U-23-13180	u-p02		U-USE OF/WORK IN ROW	USE OF- LESS THAN 30 MIN- TUES 06/20- 9AM UNLOAD E-10 FROM IZUZU ON NORTH END OF BIKE PATH AT COUNTRY CLUB ROAD- WALK E-10 DOWN GRASS EASEMENT NEXT TO BIKE PATH- FLAGGERS TO ASSIST.		756 HI-MOUNT RD 542582	542582		S MACDONALD CONTRACTING LLC	6/13/2023	6/16/2023	11/28/2023	issued
U-23-13181	u-p03		U-EXCAVATION IN ROW	EXCAVATE- TUES-06/20 - FRI 06/23/203 EXCAVATE HARD ROCK IN GRASS EASEMENT BETWEEN SEAWALL & BIKE PATH WITH E-10 TO INSTALL TEMPORARY POWER TO BOAT DOCK- BIKE PATH WILL NOT BE AFFECTED.		756 HI-MOUNT RD 542582	542582		S MACDONALD CONTRACTING LLC	6/13/2023	6/16/2023	2/26/2024	issued
U-23-13182	u-p02		U-USE OF/WORK IN ROW	USE OF- LESS THAN 30 MIN- FRIDAY 06/23 3PM LOAD E-10 ONTO IZUZU ON NORTH END OF BIKE PATH AT COUNTRY CLUB ROAD- WALK E-10 DOWN GRASS EASEMENT NEXT TO BIKE PATH- FLAGGERS TO ASSIST.		756 HI-MOUNT RD 542582	542582		S MACDONALD CONTRACTING LLC	6/13/2023	6/16/2023	11/8/2023	final
A-23-02961	a-a01	431408	A-ARCOM STAFF APPROVAL	*****PRIVATE PROVIDER*****ARCOM- MINOR DETAIL CHANGES TO A-22-02652 (10/27/2022)		756 HI-MOUNT RD 604867	604867		SMI LANDSCAPE ARCHITECTURE INC	5/3/2023	5/12/2023	4/27/2024	final
U-23-12638	u-p05	431408	U-CONSTRUCTION PARKING	*****PRIVATE PROVIDER***** CONSTRUCTION PARKING Parking Attendant: Robert Kraus - (561) 239-6738		756 HI-MOUNT RD 539207	539207		ALONSO & ASSOCIATES INC	3/31/2023	4/5/2023	4/5/2023	final
U-23-12639	u-p05	431408	U-CONSTRUCTION PARKING	*****PRIVATE PROVIDER***** CONSTRUCTION PARKING Parking Attendant: Robert Kraus - (561) 239-6738		756 HI-MOUNT RD 539207	539207		ALONSO & ASSOCIATES INC	3/31/2023	4/5/2023	4/5/2023	final
B-23-97869	b-r01	431408	R-REVISION	*****PRIVATE PROVIDER***** REVISION OTHER: FIRE SPRINKLERS		756 HI-MOUNT RD 532305	532305		J W FIRE SPRINKLER INC	1/26/2023	1/31/2023	1/26/2023	final
U-23-12184	u-p05	431408	U-CONSTRUCTION PARKING	*****PRIVATE PROVIDER***** CONSTRUCTION PARKING Parking Attendant: Robert Kraus - (561) 239-6738		756 HI-MOUNT RD 539207	539207		ALONSO & ASSOCIATES INC	1/4/2023	1/10/2023	1/10/2023	final
U-23-12185	u-p05	431408	U-CONSTRUCTION PARKING	*****PRIVATE PROVIDER***** CONSTRUCTION PARKING Parking Attendant: Robert Kraus - (561) 239-6738		756 HI-MOUNT RD 539207	539207		ALONSO & ASSOCIATES INC	1/4/2023	1/10/2023	1/10/2023	final
F-22-03598	f-f01	431408	F-FIRE RESCUE STANDARD	*****PRIVATE PROVIDER***** FIRE HYDRANT FLOW TEST		756 HI-MOUNT RD 532305	532305		J W FIRE SPRINKLER INC	11/30/2022	12/1/2022	11/26/2023	issued
A-22-02652	a-a01		A-ARCOM STAFF APPROVAL	PROPOSED RELOCATION OF POOL/SPA TO AREA COVERED BY LAWN TERRACE.		756 HI-MOUNT RD 604867	604867		SMI LANDSCAPE ARCHITECTURE INC	10/24/2022	10/27/2022	10/19/2023	final
U-22-11413	u-p05	431408	U-CONSTRUCTION PARKING	*****PRIVATE PROVIDER*****CONSTRUCTION PARKING PARKING ATTENDANT: ROBERT KRAUS - (561) 239-6738 DATES: 10/13 THRU 1/12		756 HI-MOUNT RD 539207	539207		ALONSO & ASSOCIATES INC	10/3/2022	10/11/2022	10/11/2022	final
U-22-11414	u-p05	431408	U-CONSTRUCTION PARKING	*****PRIVATE PROVIDER*****CONSTRUCTION PARKING PARKING ATTENDANT: ROBERT KRAUS - (561) 239-6738 DATES: 10/13 THRU 1/12		756 HI-MOUNT RD 539207	539207		ALONSO & ASSOCIATES INC	10/3/2022	10/11/2022	10/11/2022	final
A-22-02527	a-a01		A-ARCOM STAFF APPROVAL	STAFF APPROVAL FOR PROPOSED REMOVAL OF RAISED PLANTERS ADJACENT TO THE DRIVEWAY AND ASSOCIATED PLANTING CHANGES. THE PLANS WERE PREVIOUSLY APPROVED UNDER Z-20-00291 / B-056-2020		756 HI-MOUNT RD 604867	604867		SMI LANDSCAPE ARCHITECTURE INC	8/19/2022	8/24/2022	8/14/2023	final
U-22-10969	u-p02	439649	U-USE OF/WORK IN ROW	*****PRIVATE PROVIDER***** EXTEND DATE FOR USE OF- CONCRETE TRUCK IN ROW DURING POURS. USE OF LAKE TRAIL FOR SITE ACCESS (SEE ATTACHED OUTLINE & PICTURES.)		756 HI-MOUNT RD 606252	606252		BROTHERS CONSTRUCTION INC	8/18/2022	8/23/2022	11/21/2022	final
U-22-10377	u-p05	431408	U-CONSTRUCTION PARKING	*****PRIVATE PROVIDER*****CONSTRUCTION PARKING		756 HI-MOUNT RD 539207	539207		ALONSO & ASSOCIATES INC	6/29/2022	7/7/2022	7/7/2022	final
U-22-10378	u-p05	431408	U-CONSTRUCTION PARKING	*****PRIVATE PROVIDER*****CONSTRUCTION PARKING		756 HI-MOUNT RD 539207	539207		ALONSO & ASSOCIATES INC	6/29/2022	7/7/2022	7/7/2022	final
B-22-94968	b-s03		S-MARINE STRUCTURE	*****PRIVATE PROVIDER***** DOCK AND BOAT LIFT CONSTRUCTION		756 HI-MOUNT RD 500294	500294		MURRAY LOGAN CONSTRUCTION INC	6/7/2022	6/24/2022	9/28/2024	issued
U-22-10102	u-p02	439649	U-USE OF/WORK IN ROW	*****PRIVATE PROVIDER***** USE OF- CONCRETE TRUCK IN ROW DURING POURS. USE OF LAKE TRAIL FOR SITE ACCESS (SEE ATTACHED OUTLINE & PICTURES.)		756 HI-MOUNT RD 606252	606252		BROTHERS CONSTRUCTION INC	5/27/2022	6/21/2022	9/19/2022	final
B-21-92456	b-s03		S-MARINE STRUCTURE	*****PRIVATE PROVIDER***** RAISE ELEVATION AND REINFORCE SEAWALL.		756 HI-MOUNT RD 606252	606252		BROTHERS CONSTRUCTION INC	12/14/2021	5/18/2022	4/9/2023	issued
U-22-09539	u-p05	431408	U-CONSTRUCTION PARKING	RENEWAL OF CONSTRUCTION PARKING 2 PASSES FOR 3 MONTHS. (START 3-28 THRU 6-27)		756 HI-MOUNT RD 539207	539207		ALONSO & ASSOCIATES INC	3/17/2022	4/13/2022	4/13/2022	final
U-22-09540	u-p05	431408	U-CONSTRUCTION PARKING	RENEWAL OF CONSTRUCTION PARKING 2 PASSES FOR 3 MONTHS. (START 3-28 THRU 6-27)		756 HI-MOUNT RD 539207	539207		ALONSO & ASSOCIATES INC	3/17/2022	4/13/2022	4/13/2022	final
B-22-93555	b-r03	441368	FEE CHARGE	*****PRIVATE PROVIDER***** REUND FOR ROW CONTRACTOR CANCELLED.		756 HI-MOUNT RD 539207	539207		ALONSO & ASSOCIATES INC	3/8/2022	3/8/2022	3/8/2022	final
U-21-09103	u-p02	431408	U-USE OF/WORK IN ROW	*****PRIVATE PROVIDER***** USE OF ROW FOR CONCRETE POUR		756 HI-MOUNT RD 539207	539207		ALONSO & ASSOCIATES INC	12/28/2021	12/29/2021	3/29/2022	final
U-21-09070	u-p05	431408	U-CONSTRUCTION PARKING	*****PRIVATE PROVIDER*****CONSTRUCTION PARKING		756 HI-MOUNT RD 539207	539207		ALONSO & ASSOCIATES INC	12/14/2021	12/17/2021	12/17/2021	final
U-21-09071	u-p05	431408	U-CONSTRUCTION PARKING	*****PRIVATE PROVIDER*****CONSTRUCTION PARKING		756 HI-MOUNT RD 539207	539207		ALONSO & ASSOCIATES INC	12/14/2021	12/17/2021	12/17/2021	final

Count: 63

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# Permit Browse

## Town of Palm Beach

Permit number	Permit t	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
U-21-08287	u-p05	431408	U-CONSTRUCTION PARKING	*****PRIVATE PROVIDER*****CONSTRUCTION PARKING		756 HI-MOUNT RD 539207			ALONSO & ASSOCIATES INC	9/15/2021	9/21/2021	9/21/2021	final
U-21-08288	u-p05	431408	U-CONSTRUCTION PARKING	*****PRIVATE PROVIDER*****CONSTRUCTION PARKING		756 HI-MOUNT RD 539207			ALONSO & ASSOCIATES INC	9/15/2021	9/21/2021	9/21/2021	final
U-21-07617	u-p05	431408	U-CONSTRUCTION PARKING	*****PRIVATE PROVIDER***** CONSTRUCTION PARKING		756 HI-MOUNT RD 539207			ALONSO & ASSOCIATES INC	6/22/2021	9/15/2021	6/28/2021	final
B-21-89849	b-s03		S-MARINE STRUCTURE	(SEE PERMIT CONDITIONS) BULKHEAD RENOVATION AND REPAIRS		756 HI-MOUNT RD 541091			CONSTRUCTION TECHNOLOGY INC	6/24/2021	9/14/2021	3/13/2022	issued
B-21-89324	b-r04	431758	R-PERMIT UPDATE-CHG OF PLANS & VALUE/CORRECTION	PERMIT UPDATE CHANGE IN PLANS AND VALUE FOR ADDING TEMPORARY CONSTRUCTION SCREENING		756 HI-MOUNT RD 539207			ALONSO & ASSOCIATES INC	5/28/2021	9/10/2021	3/9/2022	final
U-21-07633	u-p01		U-DEWATERING	DEWATER FOR FOOTING EXCAVATION AT BIKE PATH P/L ONE 4 INCH LAY FLAT DISCHARGE HOSE.		756 HI-MOUNT RD 542582			S MACDONALD CONTRACTING LLC	6/24/2021	8/6/2021	10/5/2021	final
U-21-07698	u-p02		U-USE OF/WORK IN ROW	LOADING & UNLOADING IN ROW FOR SEWER U-21-07521 & U-21-07522 THURSDAY 7/1 - FRIDAY 7/2		756 HI-MOUNT RD 542582			S MACDONALD CONTRACTING LLC	7/1/2021	7/9/2021	10/7/2021	final
U-21-07652	u-p02		U-USE OF/WORK IN ROW	USE OF- MILL & PAVE FROM PROPERTY LINE TO PROPERTY LINE BIKE PATH LOCATED BEHIND RESIDENCE ON N LAKE TRAIL DUE TO U-21-07521 & U-21-07522		756 HI-MOUNT RD 542582			S MACDONALD CONTRACTING LLC	6/28/2021	7/7/2021	10/5/2021	final
U-21-07613	u-p05	431408	U-CONSTRUCTION PARKING	*****PRIVATE PROVIDER***** CONSTRUCTION PARKING		756 HI-MOUNT RD 539207			ALONSO & ASSOCIATES INC	6/22/2021	6/28/2021	6/28/2021	final
U-21-07616	u-p05	431408	U-CONSTRUCTION PARKING	*****PRIVATE PROVIDER***** CONSTRUCTION PARKING		756 HI-MOUNT RD 539207			ALONSO & ASSOCIATES INC	6/22/2021	6/28/2021	6/28/2021	final
U-21-07629	u-p02	431408	U-USE OF/WORK IN ROW	*****PRIVATE PROVIDER*****USE OF- CONCRETE TRUCK DELIVERING CONCRETE IN RIGHT OF WAY		756 HI-MOUNT RD 539207			ALONSO & ASSOCIATES INC	6/23/2021	6/28/2021	9/26/2021	final
U-21-07521	u-p03		U-EXCAVATION IN ROW	EXCAVATE TO REMOVE EXISTING SEWER LATERAL AND INSTALL NEW 6INCH SEWER LATERAL MATCHING EXISTING LINE & GRADE. ISNTALL CLEANOUT 1-FOOT ONTO PROPE		756 HI-MOUNT RD 542582			S MACDONALD CONTRACTING LLC	6/9/2021	6/17/2021	12/28/2021	issued
U-21-07522	u-p07		U-SEWER/DRAINAGE - CAP-OFF/CONNECTION	EXCAVATE TO REMOVE EXISTING SEWER LATERAL AND INSTALL NEW 6INCH SEWER LATERAL MATCHING EXISTING LINE & GRADE. ISNTALL CLEANOUT 1-FOOT ONTO PROPE		756 HI-MOUNT RD 542582			S MACDONALD CONTRACTING LLC	6/9/2021	6/17/2021	9/29/2021	issued
B-21-89572	b-e01	431408	E-ELECTRICAL	*****PRIVATE PROVIDER***** TEMPORARY POWER POLE		756 HI-MOUNT RD 539207			ALONSO & ASSOCIATES INC	6/9/2021	6/11/2021	12/8/2021	issued
B-21-88268	b-b01		B-RESIDENTIAL NEW CONSTRUCTION/ADDITIO	*****PRIVATE PROVIDER*****CONSTRUCTION OF SINGLE FAMILY HOUSE.		756 HI-MOUNT RD 539207			ALONSO & ASSOCIATES INC	4/5/2021	5/28/2021	5/27/2024	issued
B-21-88426	b-s07	431408	S-TEMP STRUCTURE-TENT/POD/CONSTR TRLR/OTHER	SUB - CONSTRUCTION TRAILER		756 HI-MOUNT RD 539207			ALONSO & ASSOCIATES INC	4/14/2021	5/10/2021	11/8/2021	issued
B-20-85663	b-d02		D-DEMOLITION	DEMOLITION OF EXISTING MAIN HOUSE AND POOL.		756 HI-MOUNT RD 539207			ALONSO & ASSOCIATES INC	9/2/2020	9/21/2020	5/3/2021	final
U-20-05738	u-p07	424306	U-SEWER/DRAINAGE - CAP-OFF/CONNECTION	SEWER CAP		756 HI-MOUNT RD 540905			METRO PREVENTATIVE PLUMB MAINT	7/31/2020	8/12/2020	11/10/2020	final
B-20-85187	b-p05		P-SITE WORK	CAP WATER		756 HI-MOUNT RD 540905			METRO PREVENTATIVE PLUMB MAINT	7/31/2020	8/4/2020	2/9/2021	final
F-17-01909	f-f01	388355	F-FIRE RESCUE STANDARD	EMERGENCY WITHOUT AIR - AC CHANGEOUT - HOT WORKS		756 HI-MOUNT RD 604262			ACS OF WEST PALM BEACH	4/27/2017	4/28/2017	4/23/2018	final
B-14-45267	b-b04		B-RESIDENTIAL OTHER (NO PLANS)	REPAIR ROTTEN RAFTER TAILS ROOF SHEATHING LESS THAN 25%		756 HI-MOUNT RD 603371			DEBBIE AVELLANA /OWNER BUILDER	11/21/2014	11/21/2014	5/20/2015	final
B-12-25531	b-e01	342105	E-ELECTRICAL	SUB ELECTRIC - INSTALL (2) DISCONNECTS, (2) NEW WP J.BOXES AS PER DRAWINGS		756 HI-MOUNT RD 520413			CARPENTER ELECTRIC INC	7/2/2012	7/5/2012	1/1/2013	final
B-12-24915	b-m04		M-REPLACEMENT	REPLACE A/C UNITS SSX16036/ AUPTC4260		756 HI-MOUNT RD 533673			TECH AIR OF WESTGATE INC	6/8/2012	6/19/2012	12/16/2012	final
B-12-25743	b-r01	342105	R-REVISION	REVISION MECHANICAL - TIE DOWN SPECS		756 HI-MOUNT RD 533673			TECH AIR OF WESTGATE INC	7/11/2012		7/11/2012	canceled
B-17-63612	b-m04		M-REPLACEMENT	EMERGENCY WITHOUT AIR - AC CHANGEOUT		756 HI-MOUNT RD 604262			ACS OF WEST PALM BEACH	4/27/2017		10/24/2017	canceled
B-24-02999	b-r03	431408	FEE CHARGE	*****PRIVATE PROVIDER***** PERMIT TIME EXTENSION		756 HI-MOUNT RD 539207			ALONSO & ASSOCIATES INC	4/17/2024		4/17/2024	canceled
U-22-09469	u-p02	431408	U-USE OF/WORK IN ROW	*****PRIVATE PROVIDER*****USE OF- UNLOADING OF POST TENSION CABLES. SEMI WILL BE ON ONE SIDE OF THE ROAD. THE CRANE WILL BE ON THE PROPERTY.		756 HI-MOUNT RD 539207			ALONSO & ASSOCIATES INC	2/28/2022		5/29/2022	canceled
Z-20-00291	z-01		Z-DEVELOPMENT REVIEW PERMIT	The applicant is proposing a new 10,371 square foot, two story residence, with a 5,378 square foot sub-basement, on the subject property, that will require the following variances: Section 134-2 and 134-1611: The proposed sub-basement is under the confines of the building above it and also below the lowest grade of the public street (Hi Mount Road) in front of the lot, however, it is not completely underground. A variance is being requested to allow a proposed sub-basement where a portion is not completely underground as there is a substantial change of grade from Hi Mount Road to L		756 HI-MOUNT RD 602091			KOCHMAN AND ZISKA	8/24/2020		8/19/2021	pending

Count: 63

Filter is Empty

**Property Detail**

**Location Address :** 756 HI MOUNT RD  
**Municipality :** PALM BEACH  
**Parcel Control Number :** 50-43-43-10-04-000-1240  
**Subdivision :** RAFALSKY MARK IN  
**Official Records Book/Page :** 32214 / 139  
**Sale Date :** FEB-2021  
**Legal Description :** MARK RAFALSKY TR LOT 124

**Owner Information**

Owner(s)	Mailing Address
HI MOUNT LLC	RUCCI LAW GROUP C/O 10 OLD KINGS HWY S DARIEN CT 06820 4520

**Sales Information**

Sales Date	Price	OR Book/Page	Sale Type	Owner
FEB-2021	\$10	32214 / 00139	WARRANTY DEED	HI MOUNT LLC
FEB-2021	\$14,259,375	32204 / 00409	WARRANTY DEED	HMS 756 TRUST
JAN-2021	\$10	32133 / 00497	WARRANTY DEED	BICKHAM FAMILY TRUST
DEC-2020	\$10	31996 / 01940	WARRANTY DEED	BICKHAM FAMILY TRUST
NOV-2020	\$10	31904 / 00003	WARRANTY DEED	HMS 756 TRUST
MAY-2020	\$15,200,000	31463 / 00433	WARRANTY DEED	HI MOUNT LLC
AUG-2016	\$10	28521 / 01777	WARRANTY DEED	BRANDT ANDREAS TR
JUL-2002	\$10	13877 / 01997	QUIT CLAIM	HUMPHREYS ODETTE L TRUST
NOV-1994	\$100	08494 / 00403	REP DEED	
JAN-1976	\$100	02623 / 01251		

**Exemption Information**

No Exemption Information Available.

**Property Information**

**Number of Units :** 0  
**\*Total Square Feet :** 5951  
**Acres :** 0.6643  
**Property Use Code :** 0000—VACANT  
**Zoning :** R-B—LOW DENSITY RESIDENTIAL (50-PALM BEACH)

**Appraisals**

Tax Year	2023	2022	2021	2020	2019
Improvement Value	\$0	\$0	\$0	\$2,094	\$6,419
Land Value	\$22,136,233	\$17,455,350	\$12,082,215	\$13,221,000	\$12,753,000
Total Market Value	\$22,136,233	\$17,455,350	\$12,082,215	\$13,223,094	\$12,759,419

**Assessed and Taxable Values**

Tax Year	2023	2022	2021	2020	2019
Assessed Value	\$19,200,885	\$17,455,350	\$12,082,215	\$3,119,867	\$3,049,723
Exemption Amount	\$0	\$0	\$0	\$50,500	\$50,500
Taxable Value	\$19,200,885	\$17,455,350	\$12,082,215	\$3,069,367	\$2,999,223

**Taxes**

Tax Year	2023	2022	2021	2020	2019
AD VALOREM	\$307,209	\$270,472	\$196,035	\$50,801	\$50,498
NON AD VALOREM	\$907	\$907	\$1,004	\$1,164	\$1,165
TOTAL TAX	\$308,116	\$271,379	\$197,040	\$51,965	\$51,663