

TOWN OF PALM BEACH

Information for Town Council Meeting on:

October 11, 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 1742 S Ocean Blvd.

Date: September 27, 2023

STAFF RECOMMENDATION

Staff recommends that the Town Council consider the request from contractor Robert Simmons, Jr. of Simmons Building Corporation regarding a time extension in which to complete the construction of a new residence at 1742 S Ocean Blvd. and to extend the permit by five months – until March 5, 2024.

GENERAL INFORMATION

The currently listed owner is 1742 LLC, although there is a contracted buyer of the property. The property was purchased in February of 2020 and work on the project began in October of 2021. The residential new construction permit was valid for 24 months and will expire on October 30, 2023. According to the contractor, the request for extra time is to complete interior renovations, requested by the contracted buyer.

Staff has no objection to this request. The request included copies of letters sent to the abutting neighbors.

Attachments: Letter from Robert W Simmons, Jr., with Detailed Construction Schedule
Permit Summary for the Property
Property Appraiser Details for the Property

SIMMONS BUILDING CORPORATION

September 20, 2023

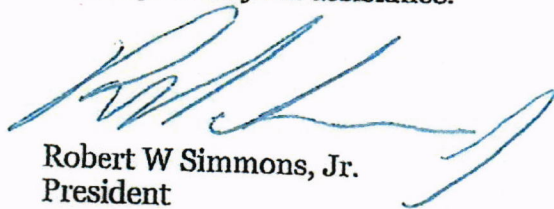
Town of Palm Beach
360 S. County Road
Palm Beach, FL 33480

Re: 1742 South Ocean Blvd
Permit B-21-90068 Time extension request

To Whom it may concern:

The contracted buyers as of September 2023 have requested some interior changes to the property at 1742 S. Ocean Drive. No changes to the exterior. They are requesting changes to woodwork, tile and flooring. Due to these changes, we are requesting a completion date extension until March 5, 2024.

Thank you for your assistance.



Robert W Simmons, Jr.
President
561-719-1753

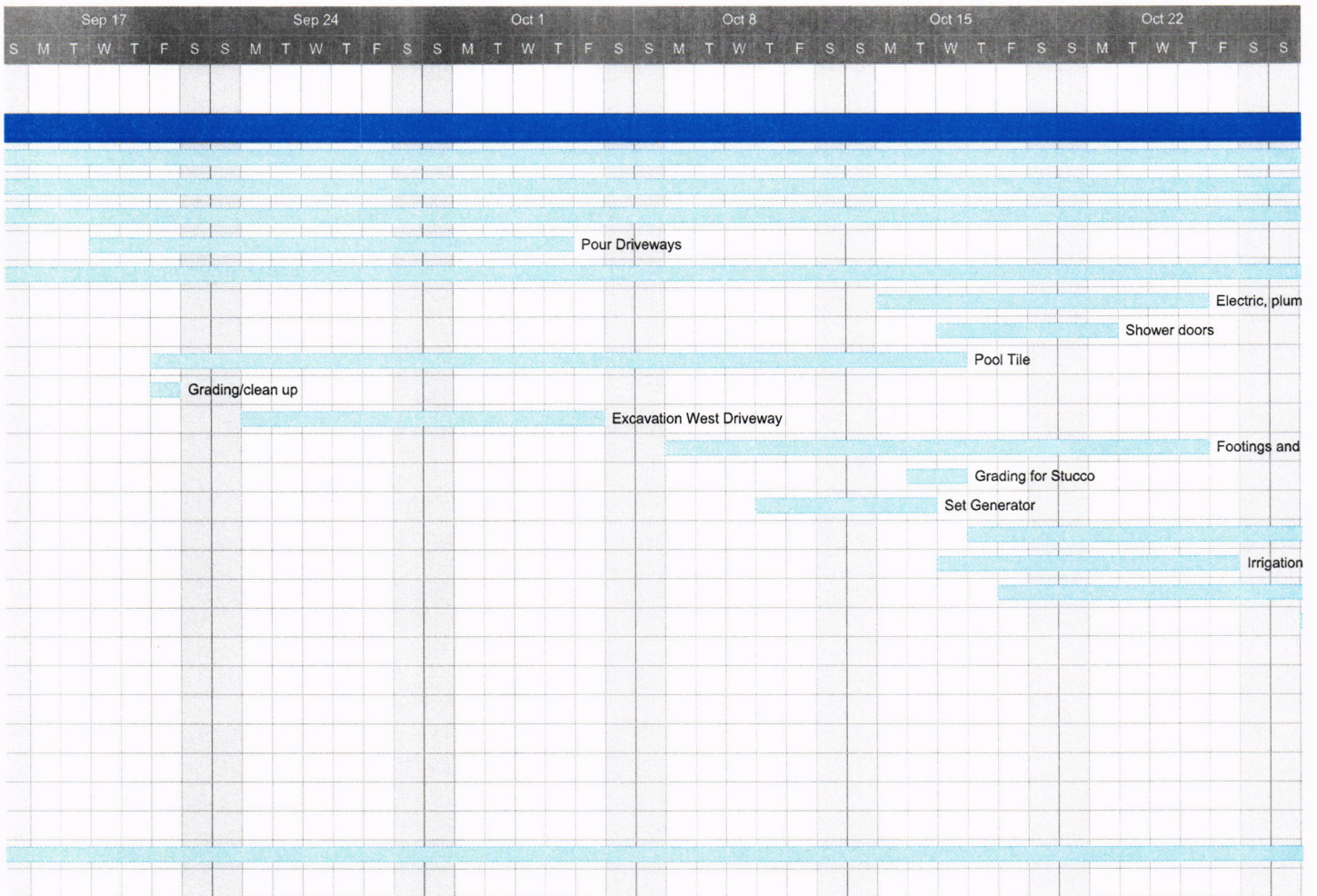
Project with Gantt Timeline

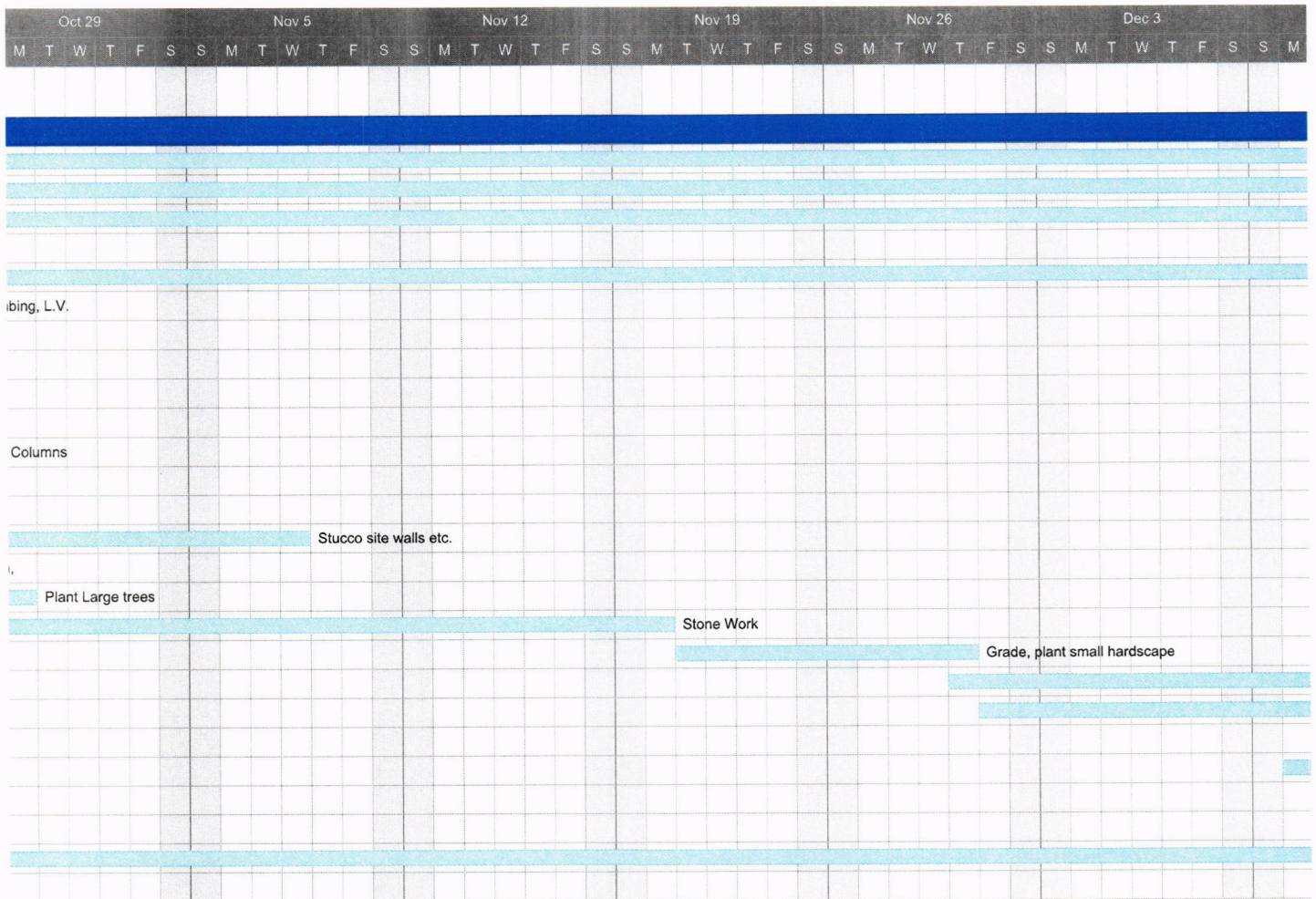
smartsheet

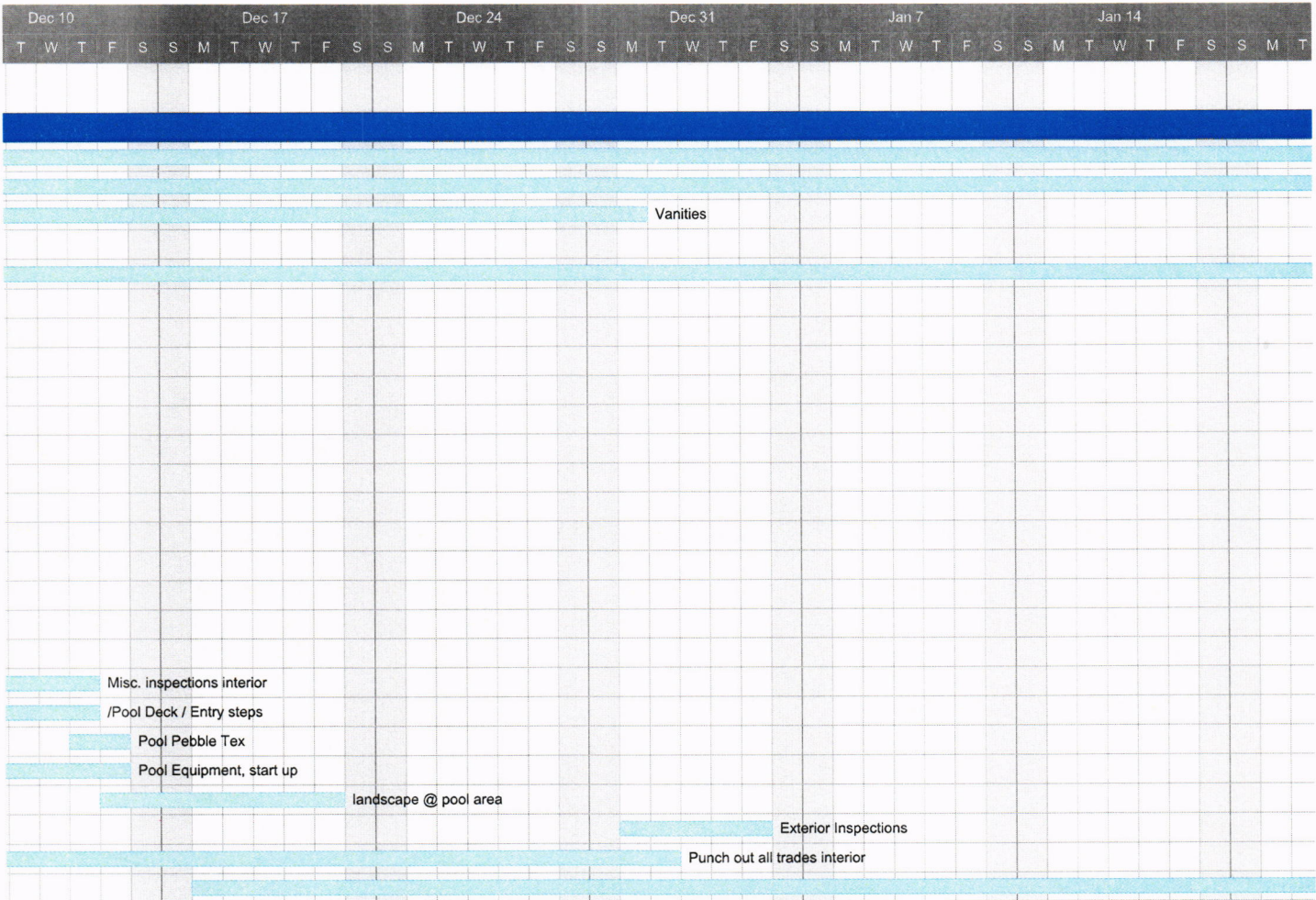
| | Task Name | Start Date | End Date | Aug 27 | | | | | | | Sep 3 | | | | | | | Sep 10 | | | | | | |
|----|--|------------|----------|--------|---|---|---|---|---|---|-------|---|---|---|---|---|---|--------|---|---|---|---|---|---|
| | | | | S | M | T | W | T | F | S | S | M | T | W | T | F | S | S | M | T | W | T | F | S |
| 1 | For help with Gantt Charts in Smartsheet, click to check out the help article. | | | | | | | | | | | | | | | | | | | | | | | |
| 2 | 1742 | | | | | | | | | | | | | | | | | | | | | | | |
| 3 | Trim | 09/01/23 | 01/31/24 | | | | | | | | | | | | | | | | | | | | | |
| 4 | Paint | 09/04/23 | 01/31/24 | | | | | | | | | | | | | | | | | | | | | |
| 5 | Vanities | 09/15/23 | 01/01/24 | | | | | | | | | | | | | | | | | | | | | |
| 6 | Pour Driveways | 09/20/23 | 10/05/23 | | | | | | | | | | | | | | | | | | | | | |
| 7 | Cabinets | 09/01/23 | 01/31/24 | | | | | | | | | | | | | | | | | | | | | |
| 8 | Electric, plumbing, L.V. | 10/16/23 | 10/26/23 | | | | | | | | | | | | | | | | | | | | | |
| 9 | Shower doors | 10/18/23 | 10/23/23 | | | | | | | | | | | | | | | | | | | | | |
| 10 | Pool Tile | 09/22/23 | 10/18/23 | | | | | | | | | | | | | | | | | | | | | |
| 11 | Grading/clean up | 09/22/23 | 09/22/23 | | | | | | | | | | | | | | | | | | | | | |
| 12 | Excavation West Driveway | 09/25/23 | 10/06/23 | | | | | | | | | | | | | | | | | | | | | |
| 13 | Footings and Columns | 10/09/23 | 10/26/23 | | | | | | | | | | | | | | | | | | | | | |
| 14 | Grading for Stucco | 10/17/23 | 10/18/23 | | | | | | | | | | | | | | | | | | | | | |
| 15 | Set Generator | 10/12/23 | 10/17/23 | | | | | | | | | | | | | | | | | | | | | |
| 16 | Stucco site walls etc. | 10/19/23 | 11/08/23 | | | | | | | | | | | | | | | | | | | | | |
| 17 | Irrigation, | 10/18/23 | 10/27/23 | | | | | | | | | | | | | | | | | | | | | |
| 18 | Plant Large trees | 10/20/23 | 10/30/23 | | | | | | | | | | | | | | | | | | | | | |
| 19 | Stone Work | 10/30/23 | 11/20/23 | | | | | | | | | | | | | | | | | | | | | |
| 20 | Grade, plant small hardscape | 11/21/23 | 11/30/23 | | | | | | | | | | | | | | | | | | | | | |
| 21 | Misc. inspections interior | 11/30/23 | 12/14/23 | | | | | | | | | | | | | | | | | | | | | |
| 22 | /Pool Deck / Entry steps | 12/01/23 | 12/14/23 | | | | | | | | | | | | | | | | | | | | | |
| 23 | Pool Pebble Tex | 12/14/23 | 12/15/23 | | | | | | | | | | | | | | | | | | | | | |
| 24 | Pool Equipment, start up | 12/11/23 | 12/15/23 | | | | | | | | | | | | | | | | | | | | | |
| 25 | landscape @ pool area | 12/15/23 | 12/22/23 | | | | | | | | | | | | | | | | | | | | | |
| 26 | Exterior Inspections | 01/01/24 | 01/05/24 | | | | | | | | | | | | | | | | | | | | | |
| 27 | Punch out all trades interior | 01/02/24 | 01/15/23 | | | | | | | | | | | | | | | | | | | | | |
| 28 | Final inspections | 12/18/23 | 02/29/24 | | | | | | | | | | | | | | | | | | | | | |

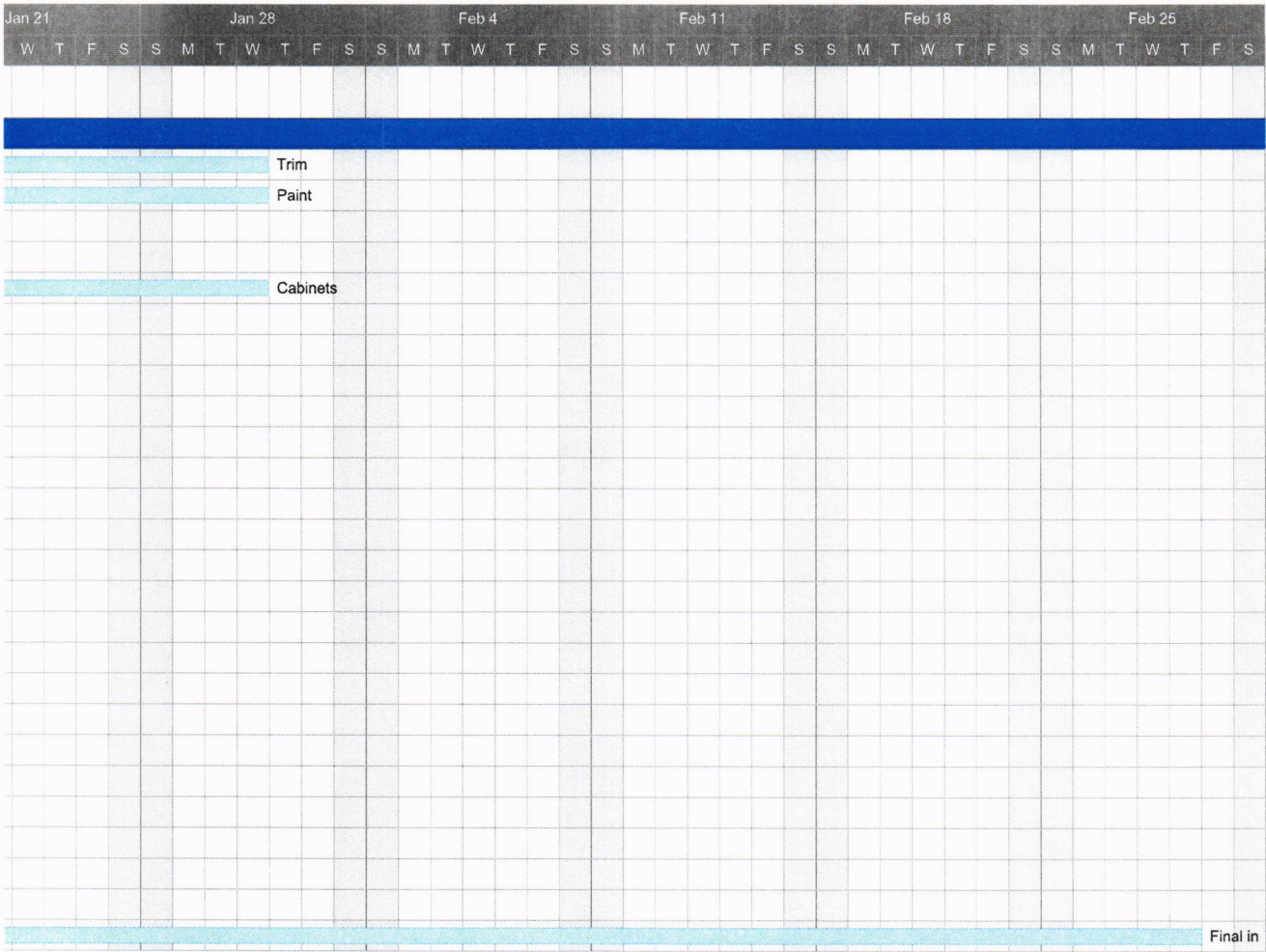
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| Permit number | Permit type | Master permit ID | Permit type name | Permit description | Permit Suite | Permit Address | Customer Nu | Customer | Customer Last Name | Application | Issue date | Expiration date | Approval state |
|---------------|-------------|------------------|---|---|--------------|-------------------|-------------|----------|-------------------------------------|-------------|------------|-----------------|----------------|
| U-23-14057 | u-p05 | 434990 | U-CONSTRUCTION PARKING | CONSTRUCTION PARKING Parking Attendant: Ed Preston - (561) 373-5957 | | 1742 S OCEAN BLVD | 605952 | | SIMMONS BUILDING LLC | 9/7/2023 | 9/12/2023 | 9/12/2023 | issued |
| U-23-14058 | u-p05 | 434990 | U-CONSTRUCTION PARKING | CONSTRUCTION PARKING Parking Attendant: Ed Preston - (561) 373-5957 | | 1742 S OCEAN BLVD | 605952 | | SIMMONS BUILDING LLC | 9/7/2023 | 9/12/2023 | 9/12/2023 | issued |
| U-23-14059 | u-p05 | 434990 | U-CONSTRUCTION PARKING | CONSTRUCTION PARKING Parking Attendant: Ed Preston - (561) 373-5957 | | 1742 S OCEAN BLVD | 605952 | | SIMMONS BUILDING LLC | 9/7/2023 | 9/12/2023 | 9/12/2023 | issued |
| A-23-02926 | a-a01 | | A-ARCOM STAFF APPROVAL | STAFF APPROVAL TO RELOCATE GATE POSTS OUT OF VISIBILITY TRIANGLES. EXTEND LENGTH OF EQUIPMENT SCREEN WALL, REDUCE HEIGHT OF WEST PROPERTY LINE RETAINING WALL, REMOVE OPEN | | 1742 S OCEAN BLVD | 601454 | | SMITH AND MOORE ARCHITECT S INC | 4/14/2023 | 4/19/2023 | 4/8/2024 | final |
| U-22-11110 | u-p07 | | U-SEWER/DRAINAGE - CAP-OFF/CONNECTION | SLIP LINE SANITARY SEWER LATERAL FROM MANHOLE IN CUL-DE-SAC ON VIA AGAPE | | 1742 S OCEAN BLVD | 601072 | | BILL RUCH UTILITY CONTRACTOR I | 9/1/2022 | 9/21/2022 | 5/18/2023 | issued |
| U-22-11111 | u-p02 | | U-USE OF/WORK IN ROW | USE OF- SLIP LINE SANITARY SEWER LATERAL FROM MANHOLE IN CUL-DE-SAC ON VIA AGAPE | | 1742 S OCEAN BLVD | 601072 | | BILL RUCH UTILITY CONTRACTOR I | 9/1/2022 | 9/23/2022 | 12/22/2022 | issued |
| A-22-02529 | a-a01 | 434990 | A-ARCOM STAFF APPROVAL | ARCOM- MOVE PROPOSED SITE PIERS/ COLUMNS OUT OF SITE TRIANGLES. | | 1742 S OCEAN BLVD | 604920 | | LANG DESIGN GROUP | 8/22/2022 | 9/12/2022 | 8/17/2023 | final |
| U-22-10747 | u-p07 | 434990 | U-SEWER/DRAINAGE - CAP-OFF/CONNECTION | SEWER SERVICE- SEWER HOOK UP OUT OF ROW | | 1742 S OCEAN BLVD | 605952 | | SIMMONS BUILDING LLC | 8/3/2022 | 8/10/2022 | 11/8/2022 | issued |
| B-22-95115 | b-r01 | 434990 | R-REVISION | REVISION BUILDING: NEW POOL WITH CONNECTED SPA, PLUMBING/GAS: PLUMBING & EQUIPMENT FOR NEW POOL/SPA, ELECTRICAL | | 1742 S OCEAN BLVD | 536303 | | ROYAL PALM POOLS LLC | 6/15/2022 | 6/29/2022 | 6/15/2022 | final |
| B-21-90068 | b-b01 | | B-RESIDENTIAL NEW CONSTRUCTION/ADDITION | (SEE PERMIT CONDITIONS) NEW HOME CONSTRUCTION | | 1742 S OCEAN BLVD | 605952 | | SIMMONS BUILDING LLC | 7/7/2021 | 10/5/2021 | 10/30/2023 | issued |
| B-21-90038 | b-r03 | | FEE CHARGE | DEP LETTER | | 1742 S OCEAN BLVD | 601066 | | ISIMINGER & STUBBS ENGINEERING | 7/6/2021 | 7/6/2021 | 7/6/2021 | final |
| B-21-89894 | b-d02 | | D-DEMOLITION | TOTAL DEMOLITION OF RESIDENTIAL STRUCTURE. | | 1742 S OCEAN BLVD | 601031 | | THE BG GROUP LLC | 6/28/2021 | 7/20/2021 | 2/16/2022 | final |
| U-21-07649 | u-p02 | 434665 | U-USE OF/WORK IN ROW | USE OF- UNLOAD EXCAVATOR FOR DEMOLITION ON PURPOSES. | | 1742 S OCEAN BLVD | 601031 | | THE BG GROUP LLC | 6/28/2021 | 7/7/2021 | 10/5/2021 | final |
| B-21-88764 | b-p05 | | P-SITE WORK | WATER CAP FOR DEMO | | 1742 S OCEAN BLVD | 602332 | | PETRILLO'S PLUMBING SERVICES I | 4/29/2021 | 4/30/2021 | 11/29/2021 | final |
| U-21-07282 | u-p07 | | U-SEWER/DRAINAGE - CAP-OFF/CONNECTION | SEWER CAP OFF FOR DEMO | | 1742 S OCEAN BLVD | 602332 | | PETRILLO'S PLUMBING SERVICES I | 4/29/2021 | 5/10/2021 | 8/8/2021 | issued |
| B-21-88290 | b-e01 | | E-ELECTRICAL | TEMPORARY POWER POLE | | 1742 S OCEAN BLVD | 538354 | | BRADFORD ELECTRICAL SERVICE S I | 4/6/2021 | 4/8/2021 | 3/7/2022 | issued |
| B-20-87037 | b-r03 | | FEE CHARGE | DEP LETTER | | 1742 S OCEAN BLVD | 601066 | | ISIMINGER & STUBBS ENGINEERING | 12/18/2020 | 12/18/2020 | 12/18/2020 | final |
| Z-20-00276 | z-01 | | Z-DEVELOPMENT REVIEW PERMIT | Section 134-843(a) and (b) Special Exception with Site Plan Review to allow the construction of a new 9,604 square foot, two-story residence on an unplatted non-conforming lot that has an area of 19,918 square feet in lieu of the 20,000 square feet minimum and a depth of 97.52 in lieu of the 150 foot minimum depth required in the R-A | | 1742 S OCEAN BLVD | 602091 | | KOCHMAN AND ZISKA | 7/23/2020 | | 7/18/2021 | pending |
| B-18-73563 | b-p07 | | P-REPLACEMENT | REPLACE EXISTING 50 GALLON ELECTRIC WATER HEATER WITH SAME | | 1742 S OCEAN BLVD | 504385 | | BUCKEYEE PLUMBING INC | 7/16/2018 | 7/18/2018 | 3/9/2019 | final |
| B-16-54152 | b-b10 | | B-ROOF REPAIR/RE-ROOF | REMOVE AND REPLACE FLAT ROOF - WEST BALCONY | | 1742 S OCEAN BLVD | 600026 | | MICHAEL KEVIN WALSH ROOFING I | 1/8/2016 | 1/22/2016 | 8/28/2016 | final |
| B-15-49433 | b-b11 | | B-WINDOWS/DOORS/SHUTTERS/GARAGE DOORS | NEW SLIDING GLASS DOORS SAME FOR SAME | | 1742 S OCEAN BLVD | 602276 | | CLASSIC WINDOW & GLASS INC | 6/23/2015 | 7/15/2015 | 1/13/2016 | final |
| B-14-45609 | b-b10 | | B-ROOF REPAIR/RE-ROOF | WATERPROOF BALCONY | | 1742 S OCEAN BLVD | 600026 | | MICHAEL KEVIN WALSH ROOFING I | 12/17/2014 | 12/18/2014 | 7/13/2015 | final |
| X-05-07772 | legacy | | X-LEGACY PERMIT | UPDATE TO INCLUDE DRIVEWAY AND WATER RETENTION | | 1742 S OCEAN BLVD | 538402 | | MALT CONSTRUCTION SERVICES INC | 1/24/2005 | 1/24/2005 | 10/2/2008 | final |
| X-04-13149 | legacy | | X-LEGACY PERMIT | NATURAL GAS SUPPLY TO FUTURE COOKTOP AND POOL HEATER | | 1742 S OCEAN BLVD | 502005 | | J A ADAMS INC | 12/6/2004 | 12/6/2004 | 10/2/2008 | final |
| X-04-10971 | legacy | | X-LEGACY PERMIT | INSTALL 9 SMOKES, 1 HEAT, 1 ZONE EXPANDER, 3 TOUCH PADS, 3 MOTIONS, 1 OUTSIDE STROBE & 24 CONTACTS | | 1742 S OCEAN BLVD | 599999 | | INACTIVE | 8/16/2004 | 8/16/2004 | 10/2/2008 | final |
| X-04-09045 | legacy | | X-LEGACY PERMIT | TEAR OFF EXISTING FLAT ROOF, AND MOP WITH TAMKO PONDING WATER SPEC. | | 1742 S OCEAN BLVD | 500363 | | ROOFING UNLIMITED & SHEET METAL INC | 5/26/2004 | 5/26/2004 | 10/2/2008 | final |
| X-04-08113 | legacy | | X-LEGACY PERMIT | REPLACE 4 A/C SYSTEMS WITH NEW TRANE 15 SEER EQUIP | | 1742 S OCEAN BLVD | 539248 | | BERKUN AIR INC | 4/2/2004 | 4/2/2004 | 10/2/2008 | final |
| X-04-07997 | legacy | | X-LEGACY PERMIT | PLUMBING,REMODEL AS PER APPROVED PLANS | | 1742 S OCEAN BLVD | 502005 | | J A ADAMS INC | 3/29/2004 | 3/29/2004 | 10/2/2008 | final |
| X-04-07894 | legacy | | X-LEGACY PERMIT | REWIRE MASTER BEDROOM & MASTER BATH. COMPLETE WORK AS SHOWN ON PLANS | | 1742 S OCEAN BLVD | 538125 | | DECCA ELECTRIC INC | 3/19/2004 | 3/19/2004 | 10/2/2008 | final |
| X-04-07770 | legacy | | X-LEGACY PERMIT | REMODEL/ALTER;7100 SQ.FT,EXTERIOR WINDOWS-DOORS MASTER BED-BATH,REPAIRS TO EXTERIOR,ROOF | | 1742 S OCEAN BLVD | 538402 | | MALT CONSTRUCTION SERVICES INC | 3/8/2004 | 3/8/2004 | 10/2/2008 | final |
| X-04-07771 | legacy | | X-LEGACY PERMIT | SITE WORK,RESURFACE EXISTING DECK | | 1742 S OCEAN BLVD | 538402 | | MALT CONSTRUCTION SERVICES INC | 3/8/2004 | 3/8/2004 | 10/2/2008 | final |
| X-04-07224 | legacy | | X-LEGACY PERMIT | EXPLORATORY WORK-STRUCTURAL FOR ARCH DRWGS,CLEAN-ING OUT HOME,SHRUB REMOVAL | | 1742 S OCEAN BLVD | 538402 | | MALT CONSTRUCTION SERVICES INC | 1/26/2004 | 1/26/2004 | 10/2/2008 | final |
| Count: 32 | | | | | | | | | | | | | |

Property Detail

| | | | |
|------------------------|--|-------------------|--|
| Parcel Control Number: | 50-43-44-11-03-000-1052 | Location Address: | 1742 S OCEAN BLVD |
| Owners: | 1742 LLC | | |
| Mailing Address: | 1515 N FLAGLER DR STE 220, WEST PALM BEACH FL 33401 3429 | | |
| Last Sale: | FEB-2020 | Book/Page#: | 31271 / 1873 |
| Property Use Code: | 0000 - VACANT | Price: | \$10,000,000 |
| | | Zoning: | R-A - ESTATE RESIDENTIAL (50-PALM BEACH) |
| Legal Description: | PALM BEACH ESTATES, SLY 106.5 FT OF LT 105 (LESS NLY 56.38 FT LYG E OF & ADJ TO OCEAN BLVD R/W, WLY 161.4 FT & OCEAN BLVD R/W) & NLY 6 FT OF LT 106 (LESS WLY 161.4 FT & OCEAN BLVD R/W) | Total SF: | 0 |
| | | Acres | 0.6163 |

2023 Values (Preliminary)

| | |
|--------------------|--------------|
| Improvement Value | \$11,448 |
| Land Value | \$11,741,900 |
| Total Market Value | \$11,753,348 |
| Assessed Value | \$10,515,456 |
| Exemption Amount | \$0 |
| Taxable Value | \$10,515,456 |

All values are as of January 1st each year.

2023 Taxes (Preliminary)

| | |
|----------------|-----------|
| Ad Valorem | \$166,895 |
| Non Ad Valorem | \$0 |
| Total Tax | \$166,895 |

2023 Qualified Exemptions

No Details Found

Applicants

No Details Found

Building Footprint (Building 0)

No Image Found

Subarea and Square Footage (Building 0)

| Description | Area | Sq. Footage |
|-------------|------|-------------|
|-------------|------|-------------|

Extra Features

| Description | Year Built | Unit |
|-------------|------------|------|
| Wall | 1987 | 1800 |

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

Structural Details (Building 0)

Description

MAP