

# TOWN OF PALM BEACH

Information for Town Council Meeting on:

July 09, 2024

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To: Mayor and Town Council

Via: Kirk Blouin, Town Manager / Wayne Bergman, Director of Planning, Zoning & Building

From: Michelle Sentmanat, Business Services Manager in PZB

Re: Waiver of Town Code Section 18-237, For Building Permit Extension at 172 S. Ocean Blvd, Permit B-23-97764

Date: June 25, 2024

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## **STAFF RECOMMENDATION**

Staff recommends that the Town Council consider the request from Jake Furlott with Davis General Contracting regarding a time extension in which to complete the renovations at 172 S. Ocean Blvd. The request is to extend the permit by three months – until September 30, 2024.

## **GENERAL INFORMATION**

The current owner is Bayhigh LLC, who purchased the property in March of 2021. The building permit was issued on March 2<sup>nd</sup>, 2023, with a duration of 16 months – expiration date July 2, 2024. The contractor explains in his letter dated June 20, 2024, that the project has been delayed due to the overall scope of work increasing after initial issuance. Five additional projects were added resulting in the request for an additional three months. The revised construction schedule shows completion by September 30, 2024.

The applicant appears to have complied with all new requirements for neighbor notice.

Attachments: Letter from Davis General Contracting, with Construction Schedule  
Nuisance Mitigation Measure letter  
Permit Summary for the Property  
Property Appraiser Details for the Property  
Copy of Neighbor Notice

Exhibit 24-004



# 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)

RECEIVED

JUN 20 2024

Town of Palm Beach  
PZB Dept

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): July 10, 2024
- Deadline for submittal of request/backup must be received by: June 26, 2024  
(Deadline is the Wednesday, two weeks prior to the Town Council Development Review Meeting)
- Deadline for Notice to neighbors: June 15, 2024  
(must be provided 25 days in advance of TC/DRC Meeting)

Permit #: B-23-97764 Exp. Date: July 2, 2024

Job Address: 172 S. Ocean Blvd., Palm Beach, Florida 33480

Length of time extension being requested: (in days) 90

Proposed completion date if requested time extension is granted: September 30, 2024  
(Must attach completion schedule)

**VALUATION OF PERMITS TO DATE:**

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

Original Permit#: B-23-97764 Job Value \$ 850,000 Revision, Permit# B24-02594, \$6000

Revision Permit#: B-23-99757 Job Value \$ 300,000 Revision, Permit# B24-02595, \$70,000

Revision Permit#: B-23-00471 Job Value \$ 65,000

Revision Permit#: B-23-01354 Job Value \$ 65,000

Valuation of work remaining to complete the project: \$ 55,000  
 (Include labor, materials and the value of any owner supplied items, etc.)

Permit fee due based upon 1% of this amount: \$ 550  
 (attach a copy of the receipt for payment)

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

[Signature] 6/18/24  
 OWNER SIGNATURE DATE

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

[Signature] 6/20/24  
 CONTRACTOR SIGNATURE DATE

**NOTARY TO OWNER**

STATE OF  
COUNTY OF

Sworn to (or affirmed) and subscribed before me

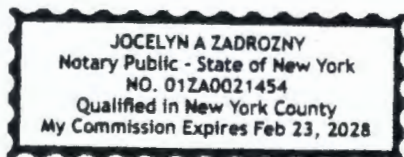
this 18<sup>th</sup> day of June  
 2024, By George Michonatis

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

Jocelyn A Zadrozny  
 Printed Name of Notary

[Signature]  
 Signature of Notary

SEAL:



**NOTARY TO CONTRACTOR**

STATE OF  
COUNTY OF

Sworn to (or affirmed) and subscribed before me

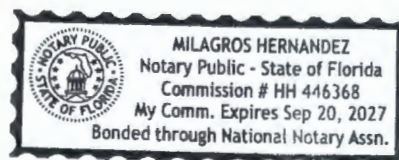
this 20<sup>th</sup> day of June  
 2024, By Isake Furlott

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

Milagros Hernandez  
 Printed Name of Notary

[Signature]  
 Signature of Notary

SEAL:





**Davis  
General  
Contracting  
Corporation**

20 June 2024

Madame Mayor & Town Council Members  
Town of Palm Beach  
360 South County Rd  
Palm Beach, FL 33480

Re: Bayhigh LLC Residence  
172 S. Ocean Blvd  
Palm Beach, Florida 33480

Dear Madams & Sirs,

I would like to respectfully request a time extension to 30 September 2024 for the construction of Bayhigh LLC Residence at 172 S. Ocean Blvd.

Our project's scope of work increased significantly after the original permit B-23-97764 was issued. We added 5(ea.) new projects under the original permit in the form of revisions. We are requesting a 3-month extension to the original 16-month timeline based on the added work.

We are continuing to work diligently every available and allowable hour to complete the project. In addition, we are focused on maintaining a safe worksite with as minimal traffic impact to the neighborhood as possible.

Thank you for considering this request and please contact me at any time for additional information.

Sincerely,

A handwritten signature in black ink, appearing to read "Jake Furlott".

Jake Furlott  
561-352-9523





**Davis  
General  
Contracting  
Corporation**

6.20.24

Wayne Bergman, MCP, LEED-AP  
Director/Building Official  
Planning, Zoning, and Building  
360 South County Rd  
Palm Beach, FL 33480

Re: 172 S. Ocean Blvd (B-23-97764)  
Permit Extension – Nuisance Mitigation Measures

As it pertains to the permit extension request for 172 S. Ocean Blvd, please see below nuisance mitigation measures we will continue to employ on the project:

1. Ensure hours of construction are obeyed at all times.
2. Properly maintain buffering to adjacent neighbors and streets for noise & dust mitigation.
3. Full-time on-site parking attendant/manager to ensure efficient & safe ingress/egress from the project site to the street.
4. Applications for Right-of-Way permits if and when the project requires street offloading.
5. Maintain open lines of communication with neighbors at all times.

We have maintained a cooperative relationship with each of the neighbors. If any nuisance complaints arise, we will resolve them immediately.

Sincerely,

A handwritten signature in black ink, appearing to read 'Jake Furlott', written over a white background.

Jake Furlott

Master Permit / Permit number	Permit type name	Permit description	Permit Address	Permit Suite	Customer Last Name	Application date	Issue date	Approval state
B-22-94665 / U-22-11493	U-USE OF/WORK IN ROW	USE OF- REROOF DELIVERY OF MATERIALS	172 S OCEAN BLVD		CAMPANY ROOF MAINTENANCE ROOFI	10/7/2022	10/17/2022	final
B-23-97764 / U-23-12539	U-CONSTRUCTION PARKING	CONSTRUCTION PARKING Parking Attendant: Eric Van Bomel - (561) 714-3746	172 S OCEAN BLVD		DAVIS GENERAL CONTRACTING CORP	3/16/2023	3/21/2023	final
B-23-97764 / U-23-12540	U-CONSTRUCTION PARKING	CONSTRUCTION PARKING Parking Attendant: Eric Van Bomel - (561) 714-3746	172 S OCEAN BLVD		DAVIS GENERAL CONTRACTING CORP	3/16/2023	3/21/2023	final
B-23-97764 / U-23-12541	U-CONSTRUCTION PARKING	CONSTRUCTION PARKING Parking Attendant: Eric Van Bomel - (561) 714-3746	172 S OCEAN BLVD		DAVIS GENERAL CONTRACTING CORP	3/16/2023	3/21/2023	final
B-23-97764 / U-23-13156	U-CONSTRUCTION PARKING	CONSTRUCTION PARKING Parking Attendant: Eric Van Bomel - (561) 714-3746	172 S OCEAN BLVD		DAVIS GENERAL CONTRACTING CORP	6/9/2023	6/15/2023	final
B-23-97764 / U-23-13157	U-CONSTRUCTION PARKING	CONSTRUCTION PARKING Parking Attendant: Eric Van Bomel - (561) 714-3746	172 S OCEAN BLVD		DAVIS GENERAL CONTRACTING CORP	6/9/2023	6/15/2023	final
B-23-97764 / U-23-13158	U-CONSTRUCTION PARKING	CONSTRUCTION PARKING Parking Attendant: Eric Van Bomel - (561) 714-3746	172 S OCEAN BLVD		DAVIS GENERAL CONTRACTING CORP	6/9/2023	6/15/2023	final
B-23-97764 / U-23-14031	U-CONSTRUCTION PARKING	CONSTRUCTION PARKING Parking Attendant: Eric Van Bomel - (561) 714-3746	172 S OCEAN BLVD		DAVIS GENERAL CONTRACTING CORP	9/5/2023	9/11/2023	final
B-23-97764 / U-23-14032	U-CONSTRUCTION PARKING	CONSTRUCTION PARKING Parking Attendant: Eric Van Bomel - (561) 714-3746	172 S OCEAN BLVD		DAVIS GENERAL CONTRACTING CORP	9/5/2023	9/11/2023	final
B-23-97764 / U-23-14033	U-CONSTRUCTION PARKING	CONSTRUCTION PARKING Parking Attendant: Eric Van Bomel - (561) 714-3746	172 S OCEAN BLVD		DAVIS GENERAL CONTRACTING CORP	9/5/2023	9/11/2023	final
B-23-97764 / U-23-14958	U-CONSTRUCTION PARKING	CONSTRUCTION PARKING Parking Attendant: Eric Van Bomel - (561) 714-3746	172 S OCEAN BLVD		DAVIS GENERAL CONTRACTING CORP	12/5/2023	12/7/2023	final
B-23-97764 / U-23-14959	U-CONSTRUCTION PARKING	CONSTRUCTION PARKING Parking Attendant: Eric Van Bomel - (561) 714-3746	172 S OCEAN BLVD		DAVIS GENERAL CONTRACTING CORP	12/5/2023	12/7/2023	final
B-23-97764 / U-23-14960	U-CONSTRUCTION PARKING	CONSTRUCTION PARKING Parking Attendant: Eric Van Bomel - (561) 714-3746	172 S OCEAN BLVD		DAVIS GENERAL CONTRACTING CORP	12/5/2023	12/7/2023	final
B-23-97764 / U-24-15249	U-USE OF/WORK IN ROW	PARTIAL LANE CLOSURE DELIVERY OF STAND BY GENERATOR 10AM-12PM	172 S OCEAN BLVD		DAVIS GENERAL CONTRACTING CORP	1/18/2024	1/25/2024	final
B-23-97764 / U-24-15644	U-CONSTRUCTION PARKING	CONSTRUCTION PARKING Parking Attendant: Eric Van Bomel - (561) 714-3746	172 S OCEAN BLVD		DAVIS GENERAL CONTRACTING CORP	3/5/2024	3/8/2024	final
B-23-97764 / U-24-15645	U-CONSTRUCTION PARKING	CONSTRUCTION PARKING Parking Attendant: Eric Van Bomel - (561) 714-3746	172 S OCEAN BLVD		DAVIS GENERAL CONTRACTING CORP	3/5/2024	3/8/2024	final
B-23-97764 / U-24-15646	U-CONSTRUCTION PARKING	CONSTRUCTION PARKING Parking Attendant: Eric Van Bomel - (561) 714-3746	172 S OCEAN BLVD		DAVIS GENERAL CONTRACTING CORP	3/5/2024	3/8/2024	final
X-05-14857	X-LEGACY PERMIT	1 - 30X50 & 1 - 40X40 WHITE TENT	172 S OCEAN BLVD		CLASSIC PANACHE INC	3/15/2005	3/15/2005	final
X-05-15273	X-LEGACY PERMIT	REMODEL/ALTER KITCHEN AND MASTER BATHROOM	172 S OCEAN BLVD		TIM GIVENS BLDG & REMODELING I	4/6/2005	4/6/2005	final
X-05-15324	X-LEGACY PERMIT	RELOCATE GAS LINE FOR RANGE	172 S OCEAN BLVD		J A ADAMS INC	4/11/2005	4/11/2005	final
X-05-15335	X-LEGACY PERMIT	REVISE DUCTWORK AS NEEDED, REVISE RANGE HOOD VENTILATION, INSTALL BATH EXHAUST FANS	172 S OCEAN BLVD		ATLANTIS AIR CONDITIONING CORP	4/11/2005	4/11/2005	final
X-05-15337	X-LEGACY PERMIT	NEW PLUMBING & FIXTURES AT MASTER BATH, POWDER ROOM AND KITCHEN AS PER PLAN	172 S OCEAN BLVD		J A ADAMS INC	4/11/2005	4/11/2005	final
X-05-15426	X-LEGACY PERMIT	REPAIR FLASHING AND ON ROOF MEMBRANE AS NEEDED AT SOUTH BALCONY	172 S OCEAN BLVD		CARPENTERS ROOFING&SHEET META	4/14/2005	4/14/2005	final
X-05-16176	X-LEGACY PERMIT	REMODEL PER PLANS	172 S OCEAN BLVD		PANEL ELECTRIC INC	5/16/2005	5/16/2005	final
X-05-18657	X-LEGACY PERMIT	AUDIO/VIDEO SYSTEM W/SPEAKERS AND VOLUME CONTROL	172 S OCEAN BLVD		ENVIRONMENTAL TECHNOLOGY CONTROLS	9/8/2005	9/8/2005	final
X-06-23519	X-LEGACY PERMIT	BURGLAR ALARM: (1)PANEL, (6)CONTACTS, (1) SOUNDER, (1)KEYPAD, (3)MOTIONS, (5)SMOKES	172 S OCEAN BLVD		ADT SECURITY SERVICES INC (ZAC)	6/28/2006	6/28/2006	final
X-06-23520	X-LEGACY PERMIT	BURGLAR ALARM: (1)PANEL, (64)CONTACTS, (15)SMOKES, (1)KEYPAD, (7)MOTIONS, (1)GLASS BREAK	172 S OCEAN BLVD		ADT SECURITY SERVICES INC (ZAC)	6/28/2006	6/28/2006	final
X-07-31706	X-LEGACY PERMIT	PARTIAL ROOF REPLACEMENT WEST SIDE (1)STORY FLAT ROOF BUR TO TAMKO MOD.BUR	172 S OCEAN BLVD		CARPENTERS ROOFING&SHEET META	9/17/2007	9/17/2007	final
B-23-97764 / B-22-94998	D-INTERIOR DEMOLITION	SELECTIVE INTERIOR DEMOLITION	172 S OCEAN BLVD		PDC DEVELOPMENT CORP	6/8/2022	6/16/2022	issued

Count: 86

Master Permit / Permit number	Permit type name	Permit description	Permit Address	Permit Suite	Customer Last Name	Application date	Issue date	Approval state
B-23-97764	B-RESIDENTIAL ALTERATION	(SEE PERMIT CONDITIONS) REPLACE DOORS AND WINDOWS AT THE GALLERY. REMOVE AND REPLACE WOOD FLOORS AND STRUCTURE AT THE LIBRARY. INSTALL NEW DECORATIV	172 S OCEAN BLVD		DAVIS GENERAL CONTRACTING CORP	1/13/2023	3/2/2023	issued
U-22-11837	U-EXCAVATION IN ROW	EXCAVATE- IN ROW NEW 6" SIDEWALK AND APRON	172 S OCEAN BLVD		WM D ADEIMY JR INC	11/7/2022	11/14/2022	issued
U-24-15321	U-EXCAVATION IN ROW	INSTALL 1.25" PE GAS SERVICE BY DIRECTIONAL BORE AND CONNECT TO EXISTING 2" PE GAS MAIN	172 S OCEAN BLVD		GAS SYSTEMS TECHNOLOGY INC	1/25/2024	2/1/2024	issued
B-23-97764	B-24-02595	R-PERMIT UPDATE-CHG OF PLANS & VALUE/CORRECTION	PERMIT UPDATE CHANGE IN PLANS AND VALUE INSTALLATION OF NEW HIGH VOLTAGE & LOW VOLTAGE CAMERA SURVEILLANCE SYSTEM.	172 S OCEAN BLVD	DAVIS GENERAL CONTRACTING CORP	2/23/2024		pending
B-15-47449	L-18-00021	L-LPC STAFF APPROVAL	****STATUS IS FINAL**** LPC STAFF APPROVAL DATED 8/7/2016 FOR APPROVAL OF REBUILDING A SMALL SECTION OF WALL ON THE HOUSE THAT IS NOT STRUCTURALLY SOUND	172 S OCEAN BLVD	SEASPRAY GROUP OF SOUTH FL I NC	8/31/2018		pending

Count: 86

1/25/2024 1:51 PM



**Property Detail**

**Location Address :** 172 S OCEAN BLVD  
**Municipality :** PALM BEACH  
**Parcel Control Number :** 50-43-43-22-05-000-0050  
**Subdivision :** PRIMAVERA ESTS (OCEAN SEC)  
**Official Records Book/Page :** 32308 / 1466  
**Sale Date :** MAR-2021  
**Legal Description :** PRIMA VERA ESTS /OCEAN SEC/ LT 5 & N 64.21 FT OF LT 6

**Owner Information**

<b>Owner(s)</b>	<b>Mailing Address</b>
BAYHIGH LLC	M TIMOTHY HANLON C/O 340 ROYAL POINCIANA WAY STE 321 PALM BEACH FL 33480 4054

**Sales Information**

<b>Sales Date</b>	<b>Price</b>	<b>OR Book/Page</b>	<b>Sale Type</b>	<b>Owner</b>
MAR-2021	\$45,600,000	32308 / 01466	WARRANTY DEED	BAYHIGH LLC
MAR-2021	\$1	32308 / 01464	WARRANTY DEED	BAYHIGH LLC
AUG-2000	\$4,752,000	12022 / 00582	QUIT CLAIM	ROSS E BURKE JR &
AUG-1997	\$100	09977 / 00683	QUIT CLAIM	ROSS E BURKE JR
JUN-1989	\$2,250,000	06094 / 01133	WARRANTY DEED	
OCT-1986	\$1,500,000	05060 / 00979	WARRANTY DEED	
JAN-1978	\$700,000	02923 / 01818		

**Exemption Information**

No Exemption Information Available.

**Property Information**

**Number of Units :** 1  
**\*Total Square Feet :** 19320  
**Acres :** 0.9204  
**Property Use Code :** 0100—SINGLE FAMILY  
**Zoning :** R-B—LOW DENSITY RESIDENTIAL (50-PALM BEACH)

**Appraisals**

<b>Tax Year</b>	<b>2023</b>	<b>2022</b>	<b>2021</b>	<b>2020</b>	<b>2019</b>
Improvement Value	\$5,126,744	\$4,884,558	\$2,646,293	\$1,931,273	\$1,956,029
Land Value	\$30,191,400	\$25,790,490	\$22,320,000	\$15,660,000	\$18,000,000
Total Market Value	\$35,318,144	\$30,675,048	\$24,966,293	\$17,591,273	\$19,956,029

**Assessed and Taxable Values**

<b>Tax Year</b>	<b>2023</b>	<b>2022</b>	<b>2021</b>	<b>2020</b>	<b>2019</b>
Assessed Value	\$33,742,553	\$30,675,048	\$9,651,801	\$9,518,541	\$9,304,537
Exemption Amount	\$0	\$0	\$50,000	\$50,000	\$50,000
Taxable Value	\$33,742,553	\$30,675,048	\$9,601,801	\$9,468,541	\$9,254,537

**Taxes**

<b>Tax Year</b>	<b>2023</b>	<b>2022</b>	<b>2021</b>	<b>2020</b>	<b>2019</b>
AD VALOREM	\$516,737	\$475,313	\$155,962	\$156,348	\$155,446



**Davis  
General  
Contracting  
Corporation**

6.20.24

Wayne Bergman, MCP, LEED-AP  
Director/Building Official  
Planning, Zoning, and Building  
360 South County Rd  
Palm Beach, FL 33480

Re: 172 S. Ocean Blvd (B-23-97764)  
Permit Extension – Statement of Notification to Neighbors

Per the requirements of the Town of Palm Beach permit extension request process, this statement confirms that each neighbor within 300-feet of 172 S. Ocean Blvd. has been notified of our request for a permit time extension.

See the attached sample letter sent to each neighbor. See the attached “Certificate of Mailing” provided by the USPS and map of the neighbors who were notified.

Sincerely,

A handwritten signature in black ink, appearing to read 'Jake Furlott', with a stylized flourish at the end.

Jake Furlott

June 11, 2024

SAMPLE  
ADDRESS OF RESIDENT  
Palm Beach, FL 33480

Re: 172 S. Ocean Blvd – Permit Extension

Dear

I hope this letter finds you well.

The Town of Palm Beach wanted me to officially confirm with you we are going before Town Council on July 10, 2024 to request an extension of construction time to September 30, 2024 for the project we are building for your neighbor, Bayhigh LLC at 172 S. Ocean Blvd.

Actually, we anticipate being complete with the major construction tasks by August 30, 2024 excepting possibly some minor unforeseen items I cannot currently envision.

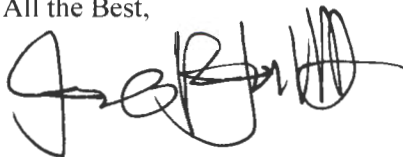
We are requesting the added time to ensure we have a bit of a cushion in the event of some unforeseen event that might slightly hold us up and put us in violation of the town allowed construction period.

It is my primary focus that this project proceeds safely, efficiently, and with as little impact as possible on the residents, especially those of you adjacent to our project site. We shall continue to provide full-time management of vehicle ingress/egress as well as strictly obeying the construction work hours. Please feel free to contact me directly at any time if you have any questions or suggestions on how to improve our footprint related to the job.

Jake Furlott- 561.352-9523

Thank you for your understanding and patience as we work towards the completion of this project.

All the Best,

A handwritten signature in black ink, appearing to read 'Jake Furlott', with a stylized, cursive script.

Jake Furlott



# 172 S. Ocean Blvd. - Neighbors 300'

