

TOWN OF PALM BEACH

Information for Town Council Meeting on:

August 12, 2024

To: Mayor and Town Council

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

From: Michelle Sentmanat, Business Services Supervisor in PZB

Re: Waiver of Town Code Section 18-237, For Building Permit Extension at 500 Regents Park.
Permit B-21-02420

Date: July 19, 2024

STAFF RECOMMENDATION

Staff recommends that the Town Council consider the request from Kyle Papke, co-founder of PBB Construction regarding a time extension in which to complete the construction of a new single-family residence at 500 Regents Park. The request is to extend the permit by one year and thirty two days to complete work by November 30, 2025.

GENERAL INFORMATION

The current owner is Robert A. Merrill who purchased the property in March of 2020. The permit was issued April 7, 2022, with a total of thirty months for completion. Expiration date is October 7, 2024. The contractor explains in their letter dated July 22, 2024, the need for extension is in part due to a change of contractor as well as ongoing design development changes necessary to the project as well as unforeseen structural adjustments. The revised construction schedule shows the project completion to be November 30, 2025.

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

Attachments: Letter from PBB Construction with Construction Schedule, Nuisance Mitigation Measures, and Neighbor Notice
Permit Summary for the Property
Property Appraiser Details for the Property



TOWN OF PALM BEACH

Planning, Zoning and Building

BUILDING PERMIT TIME EXTENSION REQUEST

Ext permit 24-00019

\$23,842.50

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 to neighbors. Be sure to include the meeting date in the letter 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).

RECEIVED

JUL 22 2024

Town of Palm Beach
PZB Dept

Deadlines: See Permit Time Extension Schedule for submittal deadlines (page 3). For Town Council Meeting dates please visit our website at www.townofpalmbeach.com

- Town Council Development Review Date (Wednesday): 8/12/2024
- Deadline for submittal of request/backup must be received by: 7/22/2024
(Deadline is approximately two weeks prior to the Town Council Development Review Meeting).
- Deadline for Notice to Neighbors: 7/19/2024
(must be provided 25 days in advance of TC/DRC Meeting)

Permit #: B-21-02420 Exp. Date: 10-29-2024

Job Address: 500 Regents Park Rd., Palm Beach, FL 33480

Length of time extension being requested: (in days) 397 Days

Proposed completion date if requested time extension is granted: 11/30/2025
(Must attach completion schedule)

Contact: Kyle H. Papke Phone: 561.802.0799

Email: kpapke@pbbconstruction.com

VALUATION OF PERMITS TO DATE:

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

Job Address: 500 Regents Park Rd., Palm Beach, FL 33480

Permit#: B-21-92420 Job Value \$ 3,663,000.00

Permit#: _____ Job Value \$ _____

Permit#: _____ Job Value \$ _____

Permit#: _____ Job Value \$ _____

Valuation of work remaining to complete the project: \$ 2,337,500.00
(Include labor, materials and the value of any owner supplied items, etc.)

Permit fee due based upon 1% of this amount: \$ 23,375.00
(attach a copy of the receipt for payment)

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

OWNER SIGNATURE

DATE

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

CONTRACTOR SIGNATURE

DATE

NOTARY TO OWNER

STATE OF
COUNTY OF

Sworn to (or affirmed) and subscribed before me

this 18th day of July
2024, By Maura Ziska, agent

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

Jeanette M. Civils

Printed Name of Notary

Jeanette M. Civils

Signature of Notary

SEAL:



NOTARY TO CONTRACTOR

STATE OF
COUNTY OF

Sworn to (or affirmed) and subscribed before me

this 22nd day of July
2024, By Kyle Papke

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

Jeanette M. Civils

Printed Name of Notary

Jeanette M. Civils

Signature of Notary

SEAL:





July 22, 2024

PBB Construction, LLC
7711. N Military Trail
West Palm Beach, FL 33410

Attn: Wayne Bergman, MCP, LEED-AP

RE: Request for Extension of Building
for 500 Regents Park Rd.

Dear Wayne,

I am writing to formally request an extension for the building permit related to 500 Regents Park Rd, Palm Beach, Florida . The current permit is set to expire on 10/29/2024, and we are seeking an extension due to ongoing design development, necessary changes to the project, and unforeseen structural adjustments.

The additional time requested is essential to finalize the design refinements, complete necessary consultations with our architectural and engineering teams, and overcome the delay of the contractor change. Additionally, the lifting and lowering of the home necessitated more structural work than anticipated, and bad soil conditions that further impacted our timeline.

We have included a construction schedule outlining the revised timeline for completion of the project, now targeted for the end of November 2025. Additionally, I have included a copy of the letter sent to notify the abutting property owners and owners within a three-hundred-foot radius from the project, certificate of mailing for said letters, as well as all necessary permitting documentation.

Should you require any additional information or clarification regarding this request, please do not hesitate to contact me at 561-379-2001 or via email at kpapke@pbbconstruction.com. Your prompt attention to this matter is greatly appreciated, and we look forward to your favorable response.

Thank you for your kind assistance.

Very truly yours,

Kyle H. Papke, Co-Founder

ID	Task Mode	Task Name	Duration	Start	Finish	Predecessors	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar
1		500 Regent Park Road	330 days	Tue 8/20/24	Mon 11/24/25																							
2		Framing Layout	5 days	Tue 8/20/24	Mon 8/26/24																							
3		Shower Drains	4 days	Tue 8/27/24	Fri 8/30/24	2																						
4		Framing	40 days	Mon 9/2/24	Fri 10/25/24	3																						
5		Backing	7 days	Mon 10/21/24	Tue 10/29/24	4FS-5 days																						
6		Plumbing wall rough	20 days	Wed 10/16/24	Tue 11/12/24	5FS-10 days																						
7		Pour shower slabs	5 days	Wed 11/13/24	Tue 11/19/24	6																						
8		Electrical Wall rough	35 days	Wed 11/13/24	Tue 12/31/24	6																						
9		Low Voltage wall rough	20 days	Wed 11/13/24	Tue 12/10/24	6																						
10		Mechanical wall rough	30 days	Tue 12/24/24	Mon 2/3/25	8FS-6 days																						
11		Gas wall rough	15 days	Tue 1/28/25	Mon 2/17/25	10FS-5 days																						
12		Inspections	3 days	Tue 2/18/25	Thu 2/20/25	11																						
13		Insulation	5 days	Fri 2/21/25	Thu 2/27/25	12																						
14		Inspection	3 days	Fri 2/28/25	Tue 3/4/25	13																						
15		Hang Drywall	25 days	Wed 3/5/25	Tue 4/8/25	14																						
16		Finish Drywall	45 days	Wed 3/26/25	Tue 5/27/25	15FS-10 days																						
17		Prime drywall	8 days	Wed 5/28/25	Fri 6/6/25	16																						
18		Interior finishes	121 days	Mon 6/9/25	Mon 11/24/25																							
19		Flooring	30 days	Mon 6/9/25	Fri 7/18/25	17																						
20		Casework	30 days	Thu 7/3/25	Wed 8/13/25	19FS-12 days																						
21		Standing and running	25 days	Thu 8/14/25	Wed 9/17/25	20																						
22		Fixtures	10 days	Thu 9/18/25	Wed 10/1/25	21																						
23		Finish paint	30 days	Tue 9/23/25	Mon 11/3/25	22FS-7 days																						
24		Final inspection	5 days	Tue 11/4/25	Mon 11/10/25	23																						
25		Certificate of Occupancy	10 days	Tue 11/11/25	Mon 11/24/25	24																						
26		Exterior finishes	166 days	Wed 3/5/25	Wed 10/22/25																							
27		Pool	3 mons	Wed 3/5/25	Tue 5/27/25	14																						
28		Site walls	15 days	Wed 5/28/25	Tue 6/17/25	27																						
29		MEP site work	20 days	Wed 6/18/25	Tue 7/15/25	28																						
30		Flatwork	30 days	Thu 6/5/25	Wed 7/16/25	28FS-9 days																						
31		Finishes	30 days	Thu 7/17/25	Wed 8/27/25	30																						
32		landscaping	2 mons	Thu 8/28/25	Wed 10/22/25	31																						





Nuisance Mitigation Plan

500 Regents Park Rd.

July 22, 2024

1. PBB Construction superintendent and project manager will manage and coordinate subcontractors on site. Direct mobile phone numbers of both the superintendent and project manager will be available to all subcontractors for coordination.
2. On site management will ensure all subcontractors have been notified of items below:
 - a. Town of Palm Beach Three-Strike Rule
 - b. Town of Palm Beach Holidays
 - c. Town of Palm Beach Working Hours
 - d. Town of Palm Beach Material Delivery Requirements vs. Right of Way Permits
3. On site management will hold meetings to ensure subcontractors follow additional rules below:
 - a. No music outside
 - b. No Eating Lunch near site walls, gates or near other properties
 - c. No loud noise during quiet working hours
 - d. No parking on street, only within job site gates
 - e. No fishing from seawall
 - f. Maintain erosion control and construction fence at perimeter of job site
4. On site management will coordinate parking, deliveries, smooth flow of traffic and job site conditions by taking additional steps below
 - a. Ensure any parking permits are current and updated regularly
 - b. Encourage car-pooling to job site
 - c. Ensure construction fence is in good working order
 - d. Maintain existing landscape buffers at property lines
 - e. Clean street as needed if any trucks leave behind construction debris
 - f. Encourage an open line of communication with neighbors with on site management



July 18, 2024

To Whom It My 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 500 Regents Park Road, Palm Beach, Florida, allowing extra time to complete construction. The new completion date would be the end of November, 2025.

This matter will be presented to the Palm Beach Town Council at the regularly scheduled meeting on August 12, 2024. Any concerns regarding this matter should be expressed at this meeting and/or to the Town's Planning, Zoning & Building Department in advance of the Town Council meeting.

If you have any questions regarding the permit extension request, please contact PBB Construction at 561-802-0799.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Kyle H. Papke', with a stylized flourish at the end.

Kyle H. Papke, Co-Founder

Master Permit	Permit number	Permit type name	Permit description	Permit Address	Permit Suite	Customer Last Name	Application date	Issue date	Approval state	▲
B-21-92420	B-22-97066	R-REVISION	***** PRIVATE PROVIDER ***** REVISION - SITE PLAN- SITE WALL DETAILS	500 REGENTS PARK		PBB CONSTRUCTION LLC	10/27/2022		canceled	
B-21-92420	B-23-99577	R-REVISION	***** PRIVATE PROVIDER ***** REVISION- PLUMBING SANITARY WASTE PIPING REVISIONS	500 REGENTS PARK		WILDES BUILDERS LLC	6/5/2023		canceled	
B-20-87032	L-21-00881	L-LPC STAFF APPROVAL	INSTALL ROOF MOUNTED SOLAR PV SYSTEM	500 REGENTS PARK		EFFICIENT HOME SERVICES OF FLORIDA LLC	2/19/2021		canceled	
B-15-50413	B-15-50414	S-SITE WORK/DRAINAGE	REPAVE EXSITING ROADWAY. ALL WORK AS PER PLANS	500 REGENTS PARK		B & A DESIGN BUILDERS INC	7/24/2015	8/24/2015	final	
	B-16-55972	E-ELECTRICAL	REMOVE WALL OVEN EXISTING OUTLET BOX BETWEEN OVEN IN CABINET TO BE J-BOX & INSTALL 10-3 TO CABINET.	500 REGENTS PARK		CUSTOM MECHANICAL INC	4/14/2016	4/21/2016	final	
B-21-92193	B-22-96123	R-CHANGE OF CONTRACTOR/Q UALIFIER	CHANGE OF CONTRACTOR PER ATTACHED LETTER	500 REGENTS PARK		PBB CONSTRUCTION LLC	8/22/2022	8/22/2022	final	
B-21-92420	B-22-96124	R-CHANGE OF CONTRACTOR/Q UALIFIER	CHANGE OF CONTRACTOR PER ATTACHED LETTER	500 REGENTS PARK		PBB CONSTRUCTION LLC	8/22/2022	8/22/2022	final	
B-21-92421	B-22-96125	R-CHANGE OF CONTRACTOR/Q UALIFIER	CHANGE OF CONTRACTOR PER ATTACHED LETTER	500 REGENTS PARK		PBB CONSTRUCTION LLC	8/22/2022	8/22/2022	final	
B-21-92420	B-22-96497	R-PERMIT UPDATE-CHG OF PLANS & VALUE/CORRECTION	***** PRIVATE PROVIDER ***** PERMIT UPDATE- INTERIOR AND EXTERIOR RENOVATIONS.	500 REGENTS PARK		PBB CONSTRUCTION LLC	9/15/2022	11/8/2022	final	
B-21-92420	B-23-98024	R-REVISION	***** PRIVATE PROVIDER ***** REVISION- BUILDING- STRUCTURAL AS BUILTS TO THE EXISTING GRADE BEAM DESIGN, ELEVATIONS AND LOADS WERE NOT EFFECTED.	500 REGENTS PARK		PBB CONSTRUCTION LLC	2/10/2023	2/13/2023	final	
B-21-92420	B-23-99701	R-REVISION	***** PRIVATE PROVIDER ***** REVISION- PLUMBING- SANITARY WASTE PIPING REVISIONS	500 REGENTS PARK		PBB CONSTRUCTION LLC	6/13/2023	6/21/2023	final	
	L-23-00864	L-LPC STAFF APPROVAL	LPC STAFF APPROVAL LANDSCAPE AND HARDSCAPE REVISIONS	500 REGENTS PARK		NIEVERA WILLIAMS DESIGN INC	10/9/2023	1/5/2024	final	
	X-05-18038	X-LEGACY PERMIT	TEAROFF EXISTING FLAT ROOF-INSTALL PERLITE ON EAST & WEST LOWER ROOFS.TINTAG 1#75 MOP 2PLY & 1 GAF **	500 REGENTS PARK		INACTIVE	8/5/2005	8/5/2005	final	
	X-05-19301	X-LEGACY PERMIT	SERVICE CHANGE FROM FUSES TO BREAKERS 200A	500 REGENTS PARK		ANGELOCCI ELECTRIC INC	10/7/2005	10/7/2005	final	
	B-20-85674	S-MARINE STRUCTURE	(SEE PERMIT CONDITIONS) CONCRETE SEAWALL REPLACEMENT OWNER LISTED AS MERRILL	500 REGENTS PARK		CONSTRUCTION TECHNOLOGY INC	9/2/2020	4/6/2023	issued	
	B-20-87032	E-ELECTRICAL	INSTALL ROOF MOUNTED SOLAR PV SYSTEM	500 REGENTS PARK		EFFICIENT HOME SERVICES OF FLORIDA LLC	12/17/2020	3/26/2021	issued	
	B-21-92193	D-INTERIOR DEMOLITION	(SEE PERMIT CONDITIONS) SELECTIVE INTERIOR & EXTERIOR DEMO PER PLANS	500 REGENTS PARK		WILDES BUILDERS LLC	11/30/2021	12/16/2021	issued	
	B-21-92420	B-RESIDENTIAL NEW CONSTRUCTION/ADDITION	***** PRIVATE PROVIDER ***** (SEE PERMIT CONDITIONS) NEW FOUNDATION PER ATTACHED PLANS TO FEMA REQUIREMENT	500 REGENTS PARK		WILDES BUILDERS LLC	12/10/2021	4/7/2022	issued	
B-21-92420	B-21-92421	F-FLOOD PLAIN DEVELOPMENT	***** PRIVATE PROVIDER ***** FLOOD PLAIN DEVELOPMENT	500 REGENTS PARK		WILDES BUILDERS LLC	12/10/2021	4/7/2022	issued	
	B-22-96480	E-ELECTRICAL	INSTALLATION OF 400AMP TEMPORARY POWER BOARD AS PER DRAWING	500 REGENTS PARK		MALONE ELECTRICAL SOLUTIONS LLC	9/15/2022	9/19/2022	issued	
B-21-92420	B-22-96498	R-REVISION	***** PRIVATE PROVIDER ***** REVISION- ELECTRICAL TEMPORARY POWER RISER	500 REGENTS PARK		PBB CONSTRUCTION LLC	9/15/2022		pending	
B-21-92420	B-23-99674	R-REVISION	***** PRIVATE PROVIDER ***** REVISION- SITE PLAN- HARDSCAPE DETAILS	500 REGENTS PARK		PBB CONSTRUCTION LLC	6/9/2023		pending	
Count: 23										

Master Permit	Permit number	Permit type name	Permit description	Permit Address	Permit Suite	Customer Last Name	Application date	Issue date	Approval state	▲
	Z-20-00316	Z-DEVELOPMENT REVIEW PERMIT	The applicant is undertaking the renovation of a landmark home and raising the finished floor of the residence and appurtenances to 9.0 feet NAVD, adding pergolas to the rear of the residence, and adding a bay window to the north of the residence. The following variances are being requested in order to raise the house above the minimum flood elevation and add three additions as follows: 1) Section 134-793 (7): a building height plane of 33.3 feet in lieu of the 40.7 minimum required; 2) Section 134-793(8): a north side yard setback for the 286 square foot pergola to be 11 feet in lieu of the 30 foot minimum required; 3) Section 134-793(8): a south side yard setback for the 276 square foot pergola to be 11.66 feet in lieu of the 30 foot minimum required; 4) Section 134-793(8): a north side yard setback for the 17.5 square foot bay window to be 28 feet in lieu of the 30 foot minimum required; 5) Section 134-793(11): a lot coverage of 41.3% in lieu of the 38% existing and the 25% maximum allowed to add the 2 pergolas to the rear of the house; 6) Section 134-1667: a height of the retaining wall/fence combination in the front yard setback of 9.7 feet in lieu of the 6 foot maximum allowed; 7) Section 134-1668: a height of the two piers to be 14.4 feet in lieu of the 8 foot maximum allowed; 8) Section 134-1667: to allow the piers in the front to not have a continuous 3 f	500 REGENTS PARK		KOCHMAN AND ZISKA	12/9/2020		pending	
Count: 23										

Property Detail**Location Address :** 500 REGENTS PARK RD**Municipality :** PALM BEACH**Parcel Control Number :** 50-43-43-35-07-000-0030**Subdivision :** REGENTS PARK IN**Official Records Book/Page :** 31293 / 443**Sale Date :** MAR-2020**Legal Description :** REGENTS PARK LT 3**Owner Information****Owner(s)**

MERRILL ROBERT A

Mailing Address500 REGENT PARK
PALM BEACH FL 33480 5011**Sales Information**

Sales Date	Price	OR Book/Page	Sale Type	Owner
MAR-2020	\$7,500,000	31293 / 00443	WARRANTY DEED	MERRILL ROBERT A
APR-1994	\$500,000	08286 / 01377	QUIT CLAIM	LOUIS EDDY J
APR-1985	\$2,200,000	04527 / 01995	WARRANTY DEED	
JAN-1973	\$625,000	02153 / 01896		
JAN-1972	\$500,000	02037 / 01775	WARRANTY DEED	

Exemption Information

Applicant/Owner(s)	Year	Detail
MERRILL ROBERT A	2024	HOMESTEAD
MERRILL ROBERT A	2024	ADDITIONAL HOMESTEAD

Property Information**Number of Units :** 1***Total Square Feet :** 7326**Acres :** 0.4896**Property Use Code :** 0100—SINGLE FAMILY**Zoning :** R-AA—LARGE ESTATE RESIDENTIAL (50-PALM BEACH)**Appraisals**

Tax Year	2023	2022	2021	2020	2019
Improvement Value	\$759,015	\$691,774	\$1,021,976	\$1,596,744	\$1,954,693
Land Value	\$11,231,260	\$8,718,360	\$5,093,336	\$4,520,000	\$5,450,000
Total Market Value	\$11,990,275	\$9,410,134	\$6,115,312	\$6,116,744	\$7,404,693

Assessed and Taxable Values

Tax Year	2023	2022	2021	2020	2019
Assessed Value	\$6,487,734	\$6,298,771	\$6,115,312	\$3,274,617	\$3,200,994
Exemption Amount	\$50,000	\$50,000	\$50,000	\$50,500	\$50,500
Taxable Value	\$6,437,734	\$6,248,771	\$6,065,312	\$3,224,117	\$3,150,494

Taxes

Tax Year	2023	2022	2021	2020	2019
AD VALOREM	\$96,809	\$96,988	\$98,582	\$53,354	\$53,036