

# TOWN OF PALM BEACH

Information for Town Council Meeting on:

August 12, 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 Supervisor in PZB

Re: Waiver of Town Code Section 18-237, For Building Permit Extension at 224 Southland Rd – Permit B-22-97455

Date: July 19, 2024

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## **STAFF RECOMMENDATION**

Staff recommends that the Town Council consider the request from Jason Chase, Director of Construction with Newport Property Construction regarding a time extension in which to complete the construction of a home renovation and addition at 224 Southland Rd. The request is to extend the permit by four months, complete work by October 10, 2024.

## **GENERAL INFORMATION**

The current owner is John A. English Trust who purchased the property in April of 2024. The permit was issued February 6, 2023, with a total of sixteen months for completion. The expiration date was June 6, 2024. The contractor explains in their letter attached the need for extension is due to a combination of design changes and material lead times.

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

Attachments: Letter from Newport Property Construction with Nuisance Mitigation measures and Construction Schedule  
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

Exempt - 24-00020

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)

- ✓ Provide a detailed letter explaining the reasons why a time extension is being requested.
- ✓ Provide a construction schedule to show completion timeline (CPM, Gantt Chart).
- ✓ Provide nuisance mitigation measures.
- ✓ 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.
- ✓ Include a copy of the above notification to neighbors. Be sure to include the meeting date in the letter to neighbors.
- ✓ 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:** See Permit Time Extension Schedule for submittal deadlines (page 3). For Town Council Meeting dates please visit our website at [www.townofpalmbeach.com](http://www.townofpalmbeach.com)

- Town Council Development Review Date (Wednesday): AUGUST 14, 2024
- Deadline for submittal of request/backup must be received by: AUGUST 1, 2024  
(Deadline is approximately two weeks prior to the Town Council Development Review Meeting).
- Deadline for Notice to Neighbors: JULY 19, 2024  
(must be provided 25 days in advance of TC/DRC Meeting)

Permit #: B-22-97455 Exp. Date: \_\_\_\_\_

Job Address: 224 SOUTHLAND Rd.

Length of time extension being requested: (in days) 120 DAYS

Proposed completion date if requested time extension is granted: 10/10/24  
(Must attach completion schedule)

Contact: JASON CHASE Phone: 786 586 3554

Email: JCHASE@NPV.LTD.COM



**VALUATION OF PERMITS TO DATE:**

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

Job Address: 224 SOUTHLAND RD.

Permit# : B22-97455 Job Value \$ 950,000

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

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

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

Valuation of work remaining to complete the project: \$ 100,000  
(Include labor, materials and the value of any owner supplied items, etc.)

Permit fee due based upon 1% of this amount: \$ 1,000 1020.00  
(attach a copy of the receipt for payment)

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

[Signature] 7/22/24  
OWNER SIGNATURE DATE

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

[Signature] 7/22/24  
CONTRACTOR SIGNATURE DATE

**NOTARY TO OWNER**

STATE OF Florida  
COUNTY OF Alachua

Sworn to (or affirmed) and subscribed before me

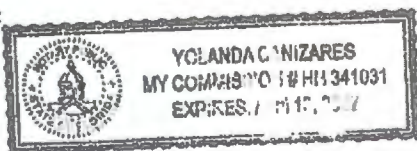
this 22nd day of July  
2024 By Simon Frost

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

Yolanda Canizares  
Printed Name of Notary

[Signature]  
Signature of Notary

SEAL:



**NOTARY TO CONTRACTOR**

STATE OF Florida  
COUNTY OF Alachua

Sworn to (or affirmed) and subscribed before me

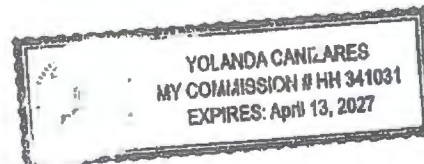
this 22nd day of July  
2024 By Simon Frost

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

Yolanda Canizares  
Printed Name of Notary

[Signature]  
Signature of Notary

SEAL:



# NEWPORT

PROPERTY CONSTRUCTION

Town of Palm Beach  
Building Official  
360 South County Road  
Palm Beach, FL. 33480

Dear Mr.Bergman,

Master Permit No. B22-97455

Please accept the letter as our request for time extension to the above noted master permit. This time extension is being requested due to a combination of design changes and material lead times that have resulted in changes to the construction schedule.

The contact person for the project is Jason Chase, 786-586-3554.

Thank you in advance for your consideration.

















Regards,

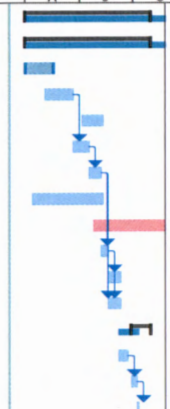


Jason Chase  
Director of Construction  
Newport Property Construction





ID	Task Name	Duration	Start	D23							Half 2, 2023							Half 1, 2024							Half 2, 2024						
				F	M	A	M	J	J	A	S	O	N	D	J	F	M	A	M	J	J	A	S	O	N						
1	FROST RESIDENCE	51 days	Thu 8/1/24																												
2	Construction	51 days	Thu 8/1/24																												
3	Install bathroom tile	12 days	Thu 8/1/24																												
4	Millwork	12 days	Mon 8/12/24																												
5	Interior Custom Doors	10 days	Mon 9/2/24																												
6	Install Countertops	7 days	Wed 8/28/24																												
7	Install Plumbing Fixtures	5 days	Fri 9/6/24																												
8	Pool Restoration (pending permit acquisition)	30 days	Mon 8/5/24																												
9	Driveway and Site Wall	30 days	Mon 9/9/24																												
10	Install Appliances	2 days	Fri 9/13/24																												
11	Electrical Trim & Final	5 days	Tue 9/17/24																												
12	Plumbing Trim & Final	5 days	Tue 9/17/24																												
13	Final Completion	9 days	Mon 9/30/24																												
14	Punch List	5 days	Mon 9/23/24																												
15	Final cleanup	3 days	Mon 9/30/24																												
16	Demobilization & Project Closeout	1 day	Thu 10/3/24																												



NEWPORT PROPERTY CONSTRUCTION, LTD.  
STATUS DATE: NA

Task		Inactive Task	Manual Summary Rollup		External Milestone		Manual Progress	
Split		Inactive Milestone	Manual Summary		Deadline			
Milestone		Inactive Summary	Start-only		Critical			
Summary		Manual Task	Finish-only		Critical Split			
Project Summary		Duration-only	External Tasks		Progress			

PROJECT: FROST RESIDENCE  
224 SOUTHLAND RD, PALM BEACH, FL 33480

PROPOSED BASELINE CONSTRUCTION PROGRESS SCHEDULE  
Page 1

PROJECT START DATE: Wed 2/1/23  
PROJECT FINISH DATE: Fri 10/18/24  
PROJECT CURRENT DATE: Tue 7/23/24

**Frost Residence**

**224 Southland Rd**

**Palm Beach, Fl. 33480**

**Nuisance Mitigation Measures:**

- 1. Attached Truck Plan**
- 2. Attached Construction Screening Plan**
- 3. Attached Construction Staging Plan**
- 4. Abide by all time and date and noise restrictions set by Town of Palm Beach**
- 5. Full time supervision by Newport Property Construction (GC)**

# NEWPORT

PROPERTY CONSTRUCTION

Town of Palm Beach  
Building Official  
360 South County Road  
Palm Beach, FL. 33480

Dear Mr.Bergman,

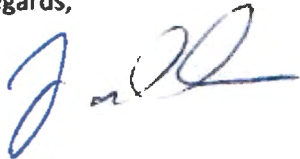
Master Permit No. B22-97455

Please accept this letter as statement that notices to neighbors within 300 feet of the noted property will be first class mailed twenty five (25) days prior to our meeting where the extension will be considered.

The contact person for the project is Jason Chase, 786-586-3554.

Thank you in advance for your consideration.

Regards,

A handwritten signature in blue ink, appearing to read 'J. Chase', is positioned below the 'Regards,' text.

Jason Chase  
Director of Construction  
Newport Property Construction

**Property Detail**

**Location Address :** 224 SOUTHLAND RD  
**Municipality :** PALM BEACH  
**Parcel Control Number :** 50-43-43-10-10-000-0330  
**Subdivision :** EAST SHORE ADD IN  
**Official Records Book/Page :** 35041 / 1964  
**Sale Date :** APR-2024  
**Legal Description :** EAST SHORE ADDITION LT 33

**Owner Information****Owner(s)**

ENGLISH JOHN A TRUST &  
 FROST NINA &  
 FROST SIMON

**Mailing Address**

224 SOUTHLAND RD  
 PALM BEACH FL 33480 3417

**Sales Information**

Sales Date	Price	OR Book/Page	Sale Type	Owner
APR-2024	\$2,500,000	35041 / 01964	WARRANTY DEED	ENGLISH JOHN A TRUST &
OCT-2021	\$5,308,000	32950 / 00989	WARRANTY DEED	FROST SIMON &
JUL-1998	\$100	10516 / 01437	WARRANTY DEED	
AUG-1994	\$100	08408 / 01833	QUIT CLAIM	
AUG-1989	\$100	06156 / 01847	QUIT CLAIM	
JUL-1989	\$385,000	06152 / 01274	WARRANTY DEED	
NOV-1984	\$337,500	04387 / 00702	WARRANTY DEED	

**Exemption Information**

Applicant/Owner(s)	Year	Detail
FROST SIMON &	2024	ADDITIONAL HOMESTEAD
FROST SIMON &	2024	HOMESTEAD

**Property Information**

**Number of Units :** 1  
**\*Total Square Feet :** 3080  
**Acres :** 0.2525  
**Property Use Code :** 0100—SINGLE FAMILY  
**Zoning :** R-B—LOW DENSITY RESIDENTIAL (50-PALM BEACH)

**Appraisals**

Tax Year	2023	2022	2021	2020	2019
Improvement Value	\$210,625	\$205,024	\$23,056	\$9,776	\$17,371
Land Value	\$5,608,470	\$4,233,845	\$2,443,358	\$2,169,158	\$1,979,460
Total Market Value	\$5,819,095	\$4,438,869	\$2,466,414	\$2,178,934	\$1,996,831

**Assessed and Taxable Values**

Tax Year	2023	2022	2021	2020	2019
Assessed Value	\$4,572,035	\$4,438,869	\$658,731	\$649,636	\$635,030
Exemption Amount	\$50,000	\$50,000	\$50,000	\$50,000	\$50,000
Taxable Value	\$4,522,035	\$4,388,869	\$608,731	\$599,636	\$585,030



Master Permit	Permit number	Permit type name	Permit description	Permit Address	Permit Suite	Customer Last Name	Application date	Issue date	Approval state	▲
B-22-97455	B-22-95805	B-RESIDENTIAL ALTERATION	HOUSE RENOVATIONS	224 SOUTHLAND RD		NEWPORT PROPERTY CONSTRUCTION LTD	8/2/2022		canceled	
B-22-97455	A-22-02443	A-ARCOM STAFF APPROVAL	ARCOM- LOCATION CHANGE OF EQUIPMENT (POOL EQUIPMENT AC GENERATOR) FRONT ENTRY MODIFIED PER ARCOM CONDITION OF APPROVAL (LOWERING OF ENTRY ROOF)	224 SOUTHLAND RD		NEWPORT PROPERTY CONSTRUCTION LTD	7/1/2022	11/28/2022	final	
	A-23-02871	A-ARCOM STAFF APPROVAL	ARCOM STAFF APPROVAL WINDOW AND DOOR MODIFICATIONS TO THE WEST AND SOUTH ELEVATIONS	224 SOUTHLAND RD		NEWPORT PROPERTY CONSTRUCTION LTD	3/16/2023	3/17/2023	final	
	A-23-02944	A-ARCOM STAFF APPROVAL	ARCOM STAFF APPROVAL MODIFICATION TO RAISE FRONT ENTRY ROOF SECTION BY 1' (PREVIOUSLY REVIEWED AT PRE-APP).	224 SOUTHLAND RD		PATRICK SEGRAVES ARCHITECT	4/25/2023	4/28/2023	final	
B-22-97455	A-23-03286	A-ARCOM STAFF APPROVAL	ARCOM- FRONT DOOR MODIFICATION	224 SOUTHLAND RD		NEWPORT PROPERTY CONSTRUCTION LTD	9/26/2023	11/16/2023	final	
	B-08-00309	S-HARDSCAPE/DRIVEWAY/LANDSCAPE	RESURFACE DRIVEWAY 1" S III ASPHALT PATCH 2 SMALL AREAS - SAME AS EXISTING	224 SOUTHLAND RD		BCM CONSTRUCTION INC	10/15/2008	10/23/2008	final	
	B-10-12889	M-REPLACEMENT	A/C CHANGEOUT - EXACT REPLACEMENT ST RHEEM 16 SEER	224 SOUTHLAND RD		AZTEL INC	9/10/2010	9/20/2010	final	
	X-03-05475	X-LEGACY PERMIT	WATER HEATER 12/5/05:CMD MOVED FROM 40905 TO ORIGINAL VRU 39764. (40905 DUP ENTRY-TO BE HISTORIED)	224 SOUTHLAND RD		INACTIVE	10/7/2003	10/7/2003	final	
	X-05-15660	X-LEGACY PERMIT	INSTALL ALARM 1 MASTER 3 DEVICES	224 SOUTHLAND RD		BRINKS HOME SECURITY INC	4/28/2005	4/28/2005	final	
	X-06-24619	X-LEGACY PERMIT	INSTALL 16 KW STAND BY GENERATOR ON PRE FAB SLAB	224 SOUTHLAND RD		HARDWIRE ELECTRICAL SERVICE SI	8/15/2006	8/15/2006	final	
	X-06-24620	X-LEGACY PERMIT	INSTALL NATURAL GAS LINES TO GENERATOR. (GENERATOR BY OTHER)	224 SOUTHLAND RD		FLORIDA PUBLIC UTILITIES COMPANY	8/15/2006	8/15/2006	final	
	X-06-25491	X-LEGACY PERMIT	REROOF GRAVEL 6SF (MODIFIED BITUMEN (TORCH)	224 SOUTHLAND RD		ALL CENTRAL FLORIDA ROOFING CENTER	10/3/2006	10/3/2006	final	
	X-06-25618	X-LEGACY PERMIT	CHANGE OUT GARAGE DOOR W/SAME SIZE, SAME DESIGN MATCH EXISTING.	224 SOUTHLAND RD		ALL FLORIDA GARAGE DOOR SERVICE INC	10/9/2006	10/9/2006	final	
	X-07-27468	X-LEGACY PERMIT	REPLACE TILE ROOF.4000SF CEMENT TILE TO SAME. REPLACE FLAT DECK 350SF BUR TO TAMKO BUR	224 SOUTHLAND RD		CARPENTERS ROOFING&SHEET META	1/30/2007	1/30/2007	final	
B-22-97455	B-22-94380	D-INTERIOR DEMOLITION	(SEE PERMIT CONDITIONS) INTERIOR DEMO	224 SOUTHLAND RD		NEWPORT PROPERTY CONSTRUCTION LTD	4/29/2022	7/11/2022	issued	
B-22-97455	B-22-95388	F-FLOOD PLAIN DEVELOPMENT	FLOOD PLAIN	224 SOUTHLAND RD		NEWPORT PROPERTY CONSTRUCTION LTD	7/1/2022	7/11/2022	issued	
	B-22-97455	B-RESIDENTIAL NEW CONSTRUCTION/ADDITION	HOME RENOVATION- ADDITION OF 750 SF	224 SOUTHLAND RD		NEWPORT PROPERTY CONSTRUCTION LTD	12/7/2022	2/6/2023	issued	
B-22-97455	A-24-03641	A-ARCOM STAFF APPROVAL	ARCOM- IMPACT WINDOWS AND DOORS INSTALLATION	224 SOUTHLAND RD		NEWPORT PROPERTY CONSTRUCTION LTD	3/22/2024		pending	
Count: 18										