

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 870 S. Ocean Blvd - Permit B-21-92487

Date: July 19, 2024

STAFF RECOMMENDATION

Staff recommends that the Town Council consider the request from Jared Martin, project manager of John G. Mitchell Inc regarding a time extension in which to complete the construction of a new cabana bath, storage and pergola at 870 S. Ocean Blvd. The request is to extend the permit by ninety days to complete work by November 13, 2024.

GENERAL INFORMATION

The current owner is K&M Douglas Trust who purchased the property in July of 2021. The permit was issued January 13, 2022, with a total of thirty months for completion. Expiration date is July 13, 2024. They were given a thirty-day extension by Wayne Bergman to continue working while preparing required documents for the Town Council. The contractor explains in their letter dated July 19, 2024, the need for extension is to obtain all final inspections, submit final surveys and stormwater management documentation and anything additional to complete the project. The revised construction schedule shows the project completion to be November 13, 2024.

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

Attachments: Letter from John G. Mitchell, Inc. with Construction Schedule 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

RECEIVED

JUL 22 2024

Town of Palm Beach
PZB Dept

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 all applicable fees (1% of remaining, unfinished construction plus technology fee).

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): 8/14/24
- Deadline for submittal of request/backup must be received by: 7/22/24
(Deadline is approximately two weeks prior to the Town Council Development Review Meeting).
- Deadline for Notice to Neighbors: 7/19/24
(must be provided 25 days in advance of TC/DRC Meeting)

Permit #: B-21-92487 Exp. Date: 8/13/24

Job Address: B70 S OLEAN BLVD

Length of time extension being requested: (in days) 90 DAYS 11/13/24

Proposed completion date if requested time extension is granted: _____
(Must attach completion schedule)

Contact: JARED MARTIN Phone: 561-223-7129

Email: JARED @ JOHN G MITCHELL, INC. COM



VALUATION OF PERMITS TO DATE:

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

Job Address: 870 S OCEAN BLVD

Permit# : B-21-92487 Job Value \$ 40,000
Permit# : B-21-92489 Job Value \$ _____
Permit# : _____ Job Value \$ _____
Permit# : _____ Job Value \$ _____
TOTAL valuation of project \$ _____

Value of work remaining to complete the project, even if included in valuation above. Include labor, materials and the value of any owner supplied items, etc \$ 10,000

Time Extension fee due based upon 1% of this amount: \$ 100
Technology Fee (2% of permit fee above) \$ 2

Total Time Extension Fee Due: \$ 102
(attach a copy of the receipt for payment)

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

Michael Douglas 7.18.24
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 _____
COUNTY OF _____

see attached.

Sworn to (or affirmed) and subscribed before me

this _____ day of _____

20____, By _____

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

Printed Name of Notary

Signature of Notary

SEAL:

NOTARY TO CONTRACTOR

STATE OF Florida
COUNTY OF Palm Beach

Sworn to (or affirmed) and subscribed before me

this 22 day of July

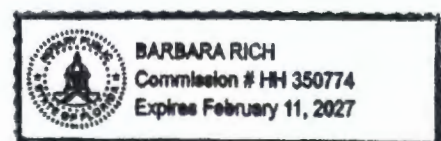
2024 By Brett Elkhorn

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

Barbara Rich
Printed Name of Notary

[Signature]
Signature of Notary

SEAL:



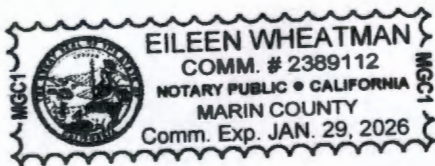
CALIFORNIA JURAT

GOVERNMENT CODE § 8202

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California

County of Marin



Subscribed and sworn to (or affirmed) before me on
this 18th day of July, 2024, by
Date Month Year

(1) Michelle Douglas

(and (2) _____),
Name(s) of Signer(s)

proved to me on the basis of satisfactory evidence to
be the person(s) who appeared before me.

Signature Eileen Wheatman
Signature of Notary Public

Place Notary Seal and/or Stamp Above

OPTIONAL

*Completing this information can deter alteration of the document or
fraudulent reattachment of this form to an unintended document.*

Description of Attached Document

Title or Type of Document: _____

Town of Palm Beach
Planning - Permit Extension

Document Date: _____ Number of Pages: 2

Signer(s) Other Than Named Above: _____

John G. Mitchell, Inc.

CONTRACTOR

1440 OKEECHOBEE ROAD
WEST PALM BEACH, FLORIDA 33401
PHONE: (561) 655-6000
FAX: (561) 655-0006
CBC1261969

July 19, 2024

Planning, Zoning & Building
360 S. County Rd.
Palm Beach, FL 33480

Dear Town of Palm Beach Building Officials:

I am requesting a 90 day extension on permit B-21-92487 at 870 S Ocean Blvd. We are working diligently each day, but will not be finished by our permit expiration date 08/13/24 when we final and CO. The substantial work is completed at the location but we still have final inspections, a final survey, and stormwater management record drawings to submit that will require additional time to complete. We are moving forward with the Town of Palm Beach's Building Permit Extension Request to be added to the August 14th, 2024 Town Council agenda. Any questions, please contact me at 561-655-6000.

Sincerely,



Jared Martin
Project Manager
John G. Mitchell, Inc.
561-223-7129

870 S OCEAN BLVD - B-21-92487 - CLOSEOUT SCHEDULE

ID	Task Mode	Task Name	Duration	Start	Finish	July 2024	August 2024	September 2024	October 2024	November 2024	December 2024
1	✈	Chair Review	20 days	Mon 7/8/24	Fri 8/2/24	29 4 9 14 19 24 29	3 8 13 18 23 28	2 7 12 17 22 27	2 7 12 17 22 27	1 6 11 16 21 26	1 6 11 16 21
2	✈	Completion of Site Disturbing Activities/Nuisance work	1 day?	Fri 8/9/24	Fri 8/9/24		8/9				
3	✈	Final Inspections	15 days	Mon 11/25/24	Fri 12/13/24						
4	✈	Survey	90 days	Wed 8/14/24	Tue 12/17/24						
5	✈	Stormwater Management	90 days	Wed 8/14/24	Tue 12/17/24						
6	✈	Revisions	90 days	Wed 8/14/24	Tue 12/17/24						

Project: Project1
Date: Sat 7/20/24

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

John G. Mitchell, Inc.

CONTRACTOR

1440 OKEECHOBEE ROAD
WEST PALM BEACH, FLORIDA 33401

PHONE: (561) 655-6000

FAX: (561) 655-0006

CBC1261969

07/19/2024

XXXXXX Family

XXXXXXXXXX Rd

Palm Beach, FL 33480

Dear XXXXXXX Family,

We are writing this letter to inform you that John G Mitchell, Inc is requesting permit extension time for the work ongoing at 870 South Ocean Blvd at the August 14th, 2024 Town Council meeting. We are requesting additional time to complete our final inspections, final surveys, and stormwater management agreements with the Town of Palm Beach. Please contact us at 561-655-6000 with any questions.

Thanks



Jared Martin

Project Manager

John G Mitchell, Inc.

Property Detail**Location Address :** 870 S OCEAN BLVD**Municipality :** PALM BEACH**Parcel Control Number :** 50-43-43-35-02-000-0210**Subdivision :** VIA VIZCAYA ADD IN**Official Records Book/Page :** 32700 / 1583**Sale Date :** JUL-2021**Legal Description :** VIA VIZCAYA ADDITION LTS 21 & 25**Owner Information****Owner(s)**K&M DOUGLAS TRUST
DOUGLAS KEVIN TR
DOUGLAS MICHELLE TR**Mailing Address**126 HILL DR
GREENBRAE CA 94904 1095**Sales Information**

Sales Date	Price	OR Book/Page	Sale Type	Owner
JUL-2021	\$28,500,000	32700 / 01583	WARRANTY DEED	K&M DOUGLAS TRUST
JAN-2021	\$12,640,650	32141 / 00526	WARRANTY DEED	870 SOUTH OCEAN LLC
APR-2016	\$8,500,000	28222 / 00311	WARRANTY DEED	INVEST KOMFORT FL LCC
APR-2016	\$10	28222 / 00309	QUIT CLAIM	INVEST KOMFORT FL LLC
APR-2002	\$5,000,000	13630 / 01861	WARRANTY DEED	ZOIS ELIA
MAR-2000	\$2,850,000	11655 / 00387	WARRANTY DEED	WOOLIN MARTIN & RACHEL
APR-1998	\$450,000	10374 / 00305	QUIT CLAIM	MARTIN HARRIET AKA
APR-1996	\$1,600,000	09215 / 00512	WARRANTY DEED	
JAN-1976	\$96,000	02496 / 00075	WARRANTY DEED	
JAN-1974	\$100,000	02337 / 01595	WARRANTY DEED	

Exemption Information

No Exemption Information Available.

Property Information**Number of Units :** 1***Total Square Feet :** 7154**Acres :** 0.4345**Property Use Code :** 0100—SINGLE FAMILY**Zoning :** R-A—ESTATE RESIDENTIAL (50-PALM BEACH)**Appraisals**

Tax Year	2023	2022	2021	2020	2019
Improvement Value	\$7,193,321	\$7,135,625	\$1,274,521	\$1,003,999	\$1,017,803
Land Value	\$20,127,600	\$17,193,660	\$8,680,000	\$6,090,000	\$7,000,000
Total Market Value	\$27,320,921	\$24,329,285	\$9,954,521	\$7,093,999	\$8,017,803

Assessed and Taxable Values

Tax Year	2023	2022	2021	2020	2019
Assessed Value	\$26,762,214	\$24,329,285	\$7,803,399	\$7,093,999	\$7,735,277
Exemption Amount	\$0	\$0	\$0	\$0	\$0

Master Permit	Permit number	Permit type name	Permit description	Permit Address	Permit Suite	Customer Last Name	Application date	Issue date	Approval state	▲
	X-03-03271	X-LEGACY PERMIT	BURGLAR ALARM;1-PANEL,4-KEYPADS,2-HEATS,33-DEVICES 14-SMOKES	870 S OCEAN BLVD		INACTIVE	6/19/2003	6/19/2003	final	
	X-03-04629	X-LEGACY PERMIT	REMOVE EXISTING DRIVEWAY REPLACE W/COQUINA STONE POUR SLAB 4"	870 S OCEAN BLVD		LS CONSTRUCTION & DESIGN INC	8/22/2003	8/22/2003	final	
	X-03-04630	X-LEGACY PERMIT	UPDATE ADDITIONAL WORK;SLOT DRAIN & EXFILTRATION TRENCH	870 S OCEAN BLVD		LS CONSTRUCTION & DESIGN INC	9/15/2003	9/15/2003	final	
	X-04-07571	X-LEGACY PERMIT	INSTALL POOL HEATER & 300' OF FUEL LINE (NATURAL GAS)	870 S OCEAN BLVD		FLORIDA PUBLIC UTILITIES COMPANY	2/23/2004	2/23/2004	final	
	X-04-08557	X-LEGACY PERMIT	POOL HEATER:DISC.EXIST ELECTIC & HOOKUP GAS HEATER	870 S OCEAN BLVD		SOUTHEAST ELECTRICAL SERVICES	4/30/2004	4/30/2004	final	
	B-21-90025	S-POOL/WATER FEATURE	*****PRIVATE PROVIDER***** (SEE PERMIT CONDITIONS) CABANA NEW SWIMMING POOL	870 S OCEAN BLVD		CUSTOM POOL SYSTEMS LLC	7/6/2021	11/15/2021	issued	
	B-21-91877	S-POOL/WATER FEATURE	***** PRIVATE PROVIDER ***** ***MAIN HOUSE POOL*** (SEE PERMIT CONDITIONS)	870 S OCEAN BLVD		CUSTOM POOL SYSTEMS LLC	11/4/2021	4/11/2022	issued	
	B-21-92487	B-RESIDENTIAL NEW CONSTRUCTION/ADDITION	***** PRIVATE PROVIDER ***** (SEE PERMIT CONDITIONS) NEW CABANA BATH, STORAGE AND PERGOLA - **OK FOR 30-DAY EXTENSION PER WB - NEW EXP 8/13/2024**	870 S OCEAN BLVD		G 7 HOLDINGS INC	12/15/2021	1/13/2022	issued	
B-21-92487	B-21-92489	F-FLOOD PLAIN DEVELOPMENT	***** PRIVATE PROVIDER ***** FLOOD PLAIN	870 S OCEAN BLVD		G 7 HOLDINGS INC	12/15/2021	1/13/2022	issued	
	B-23-01081	S-MARINE STRUCTURE	(SEE PERMIT CONDITIONS) SEAWALL CONSTRUCTION	870 S OCEAN BLVD		MURRAY LOGAN CONSTRUCTION LLC	9/15/2023	10/11/2023	issued	
	B-24-02524	B-RESIDENTIAL ALTERATION	SUPERVISION FOR NEW 600 AMP SERVICE	870 S OCEAN BLVD		JOHN G MITCHELL INC	2/15/2024	2/22/2024	issued	
B-21-92487	B-22-94293	B-AGREEMENTS PUBLIC WORKS	EASEMENT INSTALLATION AND REMOVAL AGREEMENT	870 S OCEAN BLVD		G 7 HOLDINGS INC	4/25/2022		pending	
	Z-21-00359	Z-DEVELOPMENT REVIEW PERMIT	Section 134-840: Request for a Special Exception with Site Plan Review to allow construction of a 435 square foot beach cabana (20' x 25') with a 250 square foot pool and a new seawall in the R-A/B-A Zoning District. Section 134-1474(a): Request for a variance to construct a 435 square foot beach cabana that is on a lot with frontage of 101.53 feet in lieu of the 125 feet required for lot width in the B-A Zoning District for beach area property adjacent to R-A Zoning District. Section 134-1701 and 62-37: Request for a variance to construct a new 100.5' seawall three feet east of the existing seawall which is east of the Town of Palm Beach bulkhead line 6'2" at the south end and 6'0" at the north end, in lieu of the seawall being placed directly on the bulkhead line. The proposed new seawall will align with the recently-constructed	870 S OCEAN BLVD		KOCHMAN AND ZISKA	4/15/2021		pending	

Count: 109

Filter by Type