

# TOWN OF PALM BEACH

Information for Town Council Meeting on:

March 5, 2025

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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 42-199, for the Working Hours at 500 S. County Rd

Date: February 21, 2025

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## **STAFF RECOMMENDATION**

Staff recommends that the Town Council consider a request for modification of working timeframe for 500 S. County Rd. Per letter received by Maura Ziska with Kochman & Ziska PLC, they are seeking an extension to allow work from 7:00 a.m. to 7:00 p.m., Monday through Saturday, from March 31, 2025, through October 1, 2025. The letter explained that the goal is to allow for enough time for the resurfacing of the golf course to fully adhere to the ground surface before the upcoming 2025 winter season.

Staff has notified the applicant that granting of extended working timeframe is at the sole discretion of the Town Council.

## **GENERAL INFORMATION**

The property, which is owned by The Everglades Club, Inc., currently has not pulled a permit for the golf course renovation. The project will be heard on February 26, 2025 at the Architectural Commission meeting.

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

Attachments – Letter from Kochman & Ziska PLC  
Construction Schedule  
Neighbor Notice  
Property Appraiser Details for the Property

# KOCHMAN & ZISKA PLC

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Ronald S. Kochman\*  
Maura A. Ziska  
Alexander D. Kochman

\*Also admitted in New York

Esperanté  
222 Lakeview Avenue, Suite 1500  
West Palm Beach, Florida 33401

Telephone: (561) 802-8960  
Facsimile: (561) 802-8995

February 20, 2025

VIA EMAIL

[wbergman@townofpalmbeach.com](mailto:wbergman@townofpalmbeach.com)

Mr. Wayne Bergman, Building Official  
Town of Palm Beach  
360 S County Road  
Palm Beach, FL 33480

Re: Extension for construction hours/Everglades Club 500 South County Road, Palm Beach, FL

Dear Wayne,

This letter shall serve as formal notice of the request for a waiver of the time schedule for completion of construction by the owner of 500 South County Road, Palm Beach, FL. Also enclosed is a construction schedule. We are requesting to allow work from 7:00 a.m. to 7:00 p.m., Monday through Saturday, from March 31, 2025, through October 1, 2025. The goal is to allow enough time for the approved resurfacing of the golf course to fully adhere to the ground surface before the commencement of the upcoming 2025 Winter Season.

Please place this request on the March 5, 2025 Town Council agenda.

Respectfully,



Maura Ziska

/maz  
Enclosures  
cc: Client

## The Everglades Club

	Start	Duration	APRIL					MAY				JUNE				JULY					AUGUST				SEP			
			1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26
Project	1	24.5																										
Mobilization	1	3																										
Hole 15/16: demo/irrigate/feature construction	1	3																										
Turbidity Curtain/Inlet Protection	4	2																										
Silt Fence/Tree Fence	4	6																										
Demo bulkhead	4	3																										
Rototill	4	4																										
Strip Turf	4	3																										
Demo Greens/Bunkers	4	6																										
Mass Excavation (10, 12, 13)	4	3																										
Mass Excavation (2, 5, 17)	7	3																										
Pulverize/Demo Cart Paths	6	2																										
New Bulkheads (4, 6, 17)	8	6																										
Rough/Fine Shaping	4	16																										
Solid Trunk Drainage (& bunkers)	4	16																										
Irrigation: 15/16; main line	2	9																										
Irrigation: laterals/heads	8	16																										
Greens: core-out	4	13																										
Greens: drain/gravel	5	13																										
Greens: mix	7	13																										
Bunkers: shape/edge	6	16																										
Bunkers: drain	7	16																										
Bunkers: sand	10	16																										
Tees: Haul/place mix	10	14																										
Tees: Laser	10	14																										
Paths: Subgrade compact	14	12																										
Paths: Install subgrade/top	14	12																										
Seedbed Prep	10	15																										
Grassing: Sprigs	12	3																										
Grassing: Sod	10	15																										
Grassing: sprig greens 1	11	1																										
Grassing: sprig greens 2	15	1																										
Grassing: sprig greens 3	19	1																										

### Schematic Hole Group

16, 15, 11, 12, 13, 10, PG2

CG, PG, 18, 9, 3, 4, 6

2, 5, 7, 8, 1, 17, 14, 16

# KOCHMAN & ZISKA PLLC

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Ronald S. Kochman\*  
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\*Also admitted in New York

Esperanté  
222 Lakeview Avenue, Suite 1500  
West Palm Beach, Florida 33401

Telephone: (561) 802-8960  
Facsimile: (561) 802-8995

February 20, 2025

RE: Everglades Club – 500 South County Road, Palm Beach

To Whom It May Concern:

A waiver of Town Ordinance 42-199, Hours of construction, is being requested by 500 South County Road, to allow work from 7:00 a.m. to 7:00 p.m., Monday through Saturday, from March 31, 2025 through October 1, 2025. The goal is to allow extra time for the approved resurfacing of the golf course to fully adhere to the ground surface before the commencement of the upcoming 2025 Winter Season.

This matter will be presented to the Town Council at the meeting on March 5, 2025. Any concerns regarding this matter should be expressed at this meeting.

This notice is required to be postmarked no later than 10 days prior to the regularly scheduled meeting.

Respectfully,



Maura Ziska



Property Detail

Location Address : 500 S COUNTY RD  
Municipality : PALM BEACH  
Parcel Control Number : 50-43-43-26-00-001-0020  
Subdivision :  
Official Records Book/Page : /  
Sale Date :  
26/27-43-43, PT OF GOV LTS 1 & 2 & FILLED LANDS LYG S OF & ADJ TO PB7P69 & N OF & ADJ TO PB9P9 (LESS PT ADJ TO LT 18 PB7P69 IN OR10180P1758 & ISLAND RD R/W) SEC 26, PT OF GOV LT 1 & FILLED LANDS LYG S OF & ADJ TO  
Legal Description : PB4P1 & PB7P69 & N OF & ADJ TO PB9P9 & PB18P35 (LESS PT ADJ TO LT 17 PB7P69 IN OR16683P874 & ISLAND RD R/W), TIITF DEEDS IN DB155P87 & DB965P494 & PT OF TIITF DEED IN DB189P1 LYG E OF & ADJ TO LAKE WORTH IN SEC 27 ALL K/A EVERGLADES CLUB GOLF COURSE

Owner Information

Owner(s)	Mailing Address
THE EVERGLADES CLUB INC	356 WORTH AVE PALM BEACH FL 33480 4681

Sales Information

No Sales Information Available.

Exemption Information

No Exemption Information Available.

Property Information

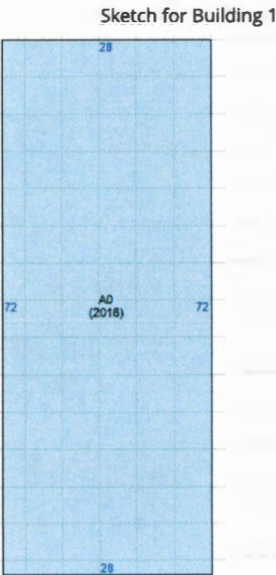
Number of Units : 2  
\*Total Square Feet : 41679  
Acres : 91.44  
Property Use Code : 3800—GOLF COURSE  
Zoning : R-A—ESTATE RESIDENTIAL (50-PALM BEACH)

Building Details

Structural Details

Structural Element for Building 1	
Year Built	1995
WAREHOUSE STORAGE	2016

Subarea and Square Footage for Building 1	
Code Description	square Footage
WAREHOUSE	2016
Total Square Footage	2016



Property Extra Feature

Description	Year Built	Units
Carport	1972	2700
Paving- Asphalt	1972	4990
Utility Building	1972	135
Wall	1972	2250
Utility Building	1985	192

Paving- Asphalt	1997	879
Patio	1957	2279
Paving- Asphalt	1957	1192
Patio	1997	162
Patio	1997	300
Paving- Asphalt	1997	855
Utility Building	2013	2000
Paving- Asphalt	2014	60
Paving- Asphalt	1964	44476
Shadehouse No Walls Wd/St Fram	1964	1475
Garage	1964	630
Utility Building	1964	2100
Paving- Asphalt	2000	22724
Paving- Asphalt	2001	2000
Shadehouse No Walls Wd/St Fram	2005	4950
Paving- Asphalt	1995	1756
Patio Roof	2000	2095
Cabana/Pool House	1984	280
Wall	1995	312
Paving- Asphalt	1995	516
Paving- Asphalt	1995	13800
Cabana/Pool House	2002	375
Shadehouse No Walls Wd/St Fram	1964	17830
Utility Building	1964	340

**Property Land Details**

Land Line #	Description	Zoning	Acres
1	GOLF COURSE SUP	R-A	91.4447

**Appraisals**

Tax Year	2024	2023	2022	2021	2020
Improvement Value	\$6,331,881	\$6,339,882	\$5,375,562	\$4,552,668	\$4,615,262
Land Value	\$7,544,188	\$6,858,353	\$6,858,353	\$6,401,129	\$6,401,129
Total Market Value	\$13,876,069	\$13,198,235	\$12,233,915	\$10,953,797	\$11,016,391

**Assessed and Taxable Values**

Tax Year	2024	2023	2022	2021	2020
Assessed Value	\$13,876,069	\$13,198,235	\$12,049,177	\$10,953,797	\$11,016,391
Exemption Amount	\$0	\$0	\$0	\$0	\$0
Taxable Value	\$13,876,069	\$13,198,235	\$12,049,177	\$10,953,797	\$11,016,391

**Taxes**

Tax Year	2024	2023	2022	2021	2020
AD VALOREM	\$206,343	\$198,140	\$187,908	\$177,726	\$181,703
NON AD VALOREM	\$91,429	\$85,985	\$84,401	\$86,953	\$85,815
TOTAL TAX	\$297,772	\$284,125	\$272,309	\$264,680	\$267,518

Dorothy Jacks, CFA, AAS PALM BEACH COUNTY PROPERTY APPRAISER [www.pbcpcapao.gov](http://www.pbcpcapao.gov)