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**Meeting Name:** Town Council  
**Meeting Date:** February 28, 2024  
**Prepared By:** Frank Davila, CFM  
**Item Title:** 844 Oceanside Drive- Building Permit Extension Request

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**BACKGROUND:**

Staff received a request from Mr. Brian Grossman, President of Coastal Property Concepts, owner of 844 Oceanside Drive, to extend their Building Permit expiration date (see attachment #1). Under Section 6-24 of the Town Code (Administrative amendments to the Florida Building Code), Section 105.4.1.5 provides: “Permits issued for projects occupying a total area greater than 5,000 square feet and less than 10,000 square feet shall become invalid unless the work authorized by such permits is commenced and completed within twenty-four (24) months after issuance of the permits.”

The Town issued the building permit for the residence on November 30, 2021, with an expiration date of November 30, 2023. On November 21, 2023, E & E Remodeling Inc., General Contractor for the property, requested a 90-day extension (see attachment #2). Under Section 6-24 of the Town Code, Section 105.4.1.5.2 provides: “One extension of time for a period not exceeding ninety (90) days shall be allowed, provided that the request for an extension is in writing and the permit holder demonstrates justifiable cause.” For projects that require an extension of more than ninety (90) days, the permit holder may request a one-time extension from the Town Council for a period not to exceed twelve (12) months. Due to E & E Remodeling Inc’s request, staff provided a 90-day extension set to expire on February 28, 2024. Mr. Grossman is now requesting an additional extension past the initial 90-day extension, which requires Town Council approval.

Mr. Grossman has indicated that the following items still need to be completed and he anticipates completion by no later than June 1<sup>st</sup>, 2024.

**Interior**

Kitchen and bathroom countertops  
Treads and railing installation for staircase  
Elevator installation  
Electrical trim and punch out  
Lighting and plumbing fixtures  
Installation of A/C handlers

**Exterior**

Garage door  
Pool  
Landscape/hardscape  
Aluminum Fence  
Lighting fixtures  
Roof Tile  
Balcony and rooftop railings

As indicated in Mr. Grossman's letter, one of the reasons for the delays with the construction is due to the location of an underground manhole. Staff reached out to Loxahatchee River District and their response letter has been added to the backup material (see attachment #3).

In addition, staff has been in communications with the HOA president for Ocean Side to receive the Association's input on the proposed extension (see attachment #4).

If the Town Council extends the Building Permit Expiration date to June 1<sup>st</sup>, 2024, and the work is not completed by such date, Section 6-24 of the Town Code, Section 105.4.1.5.4 provides: "Failure of the permit holder and/or property owner to complete the construction within the construction within the construction time schedule and any extensions, if applicable, constitutes a violation of this code and shall be referred to the Town's Code Enforcement Special Magistrate. If a fine is imposed by the special magistrate, the issuance of a certificate of occupancy shall be withheld until the fine is paid in full."

If fines are imposed by the Special Magistrate, please note that staff will be seeking the fines to start on June 2<sup>nd</sup>, 2024.

**RECOMMENDATION:**

Staff recommends for Town Council to consider the proposed request.

Attachment(s)

1. 844 Oceanside Dr. – Extension Request 2024
2. 844 Oceanside Dr. – Extension Request 2023
3. Loxahatchee River District Letter
4. Ocean Side HOA Letter
5. Juno Beach notification of expiring permit