



Meeting Name: Town Council
Meeting Date: May 8, 2024
Prepared By: Frank Davila, CFM
Item Title: 461 Venus Drive- Building Permit Extension Request

BACKGROUND:

Staff received a request from Mr. Matt Montgomery, President of Groundstone Inc., representative of 461 Venus Drive, to extend their Building Permit expiration date (see attachment #1). Under Code Sec. 6-24. – Administrative amendments, 105.4.1.5 Permits issued for projects occupying a total area of 10,000 square feet or more shall become invalid unless the work authorized by such permits is commenced and completed within thirty-six (36) months after issuance of the permits.

The building permit for the residence was issued on February 16, 2021, with an expiration date of February 16, 2024. On February 6, 2024, Mr. Montgomery requested a 90-day extension (see attachment #2). Under Code Sec. 6-24. – Administrative amendments, 105.4.1.5.2 A one extension of time for a period not exceeding ninety (90) days shall be allowed, provided 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 Mr. Montgomery's request, staff provided them with a 90-day extension set to expire on May 17, 2024. Mr. Montgomery is now requesting an additional extension past the initial 90-day extension, which requires Town Council approval.

Mr. Montgomery has indicated that the following items still need to be completed and he anticipates their completion by no later than November 17th, 2024.

- Sewer Line Installation
- Driveway
- Mechanical and Pool Equipment
- Landscaping

Staff has reached out to the HOA president for Ocean Side to receive their input on the proposed extension, staff has not received a formal response yet but once received it will be added as part of the backup material.

If the Town Council extends the Building Permit Expiration date to November 17th, 2024, and the work is not completed by such date, under Code Sec. 6-24. – Administrative amendments, 105.4.1.5.4, failure of the permit holder and/or property owner to complete 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 November 17th, 2024.

RECOMMENDATION:

Staff recommends for Town Council to consider the proposed request.

Attachment(s)

1. 461 Venus Dr. – Extension Request 2024 (6 months)
2. 461 Venus Dr. – Extension Request 2024 (90 days)
3. Juno Beach notification of expiring permit