



Village Council Special Meeting Wednesday, December 29, 2021 • 9:00 a.m.

NOTE: The Village will be conducting a ZOOM Council Meeting as well as in person at Village Hall. Information for resident participation will be emailed.

1. CALL TO ORDER, ROLL CALL and PLEDGE OF ALLEGIANCE

2. NEW BUSINESS

- a. **REQUEST FOR EXTERIOR CONSTRUCTION EXTENSION AT 25 COUNTRY ROAD SOUTH:** Mouw & Associates is presently building the home at 25 Country Road South. At the close of the extended exterior construction season on Dec. 21, 2021. Mouw was unable to complete both the application of stucco to the raw concrete block on the west and north side of the house and the roof. Leaving the concrete block exposed could have a detrimental effect on the integrity of the house. Rick Mouw of Mouw Associates is requesting Council approve a request for an additional 3 weeks to complete both the stucco and roof which he says are 60 and 75 percent complete respectively. No other exterior work would be done.
- b. **RESOLUTION NO. 2021-39 – AUTHORIZING A ONE-TIME COVID-19 RELATED EXTERIOR CONSTRUCTION EXTENSION;** A RESOLUTION OF THE VILLAGE COUNCIL OF THE VILLAGE OF GOLF, FLORIDA, APPROVING A REQUEST FOR AN ADDITIONAL ONE-TIME COVID-19 RELATED EXTERIOR CONSTRUCTION EXTENSION BY MOUW ASSOCIATES, INC. FOR NEW CONSTRUCTION AT 25 COUNTRY ROAD SOUTH; PROVIDING AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

3. ADJOURNMENT

All interested parties are notified to appear at said hearings in person or by attorney and be heard. Any person who decides to appeal any decision of the Village Council with respect to any matter considered at these meetings will need a record of the proceedings and for such purpose may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based.



Agenda Item Request

To: Mayor and Village Council
From: Christine Thrower-Skinner, Village Manager
Meeting Date: Dec. 29, 2021
Re: Construction Season Extension – 25 Country Rd. South

Rick Mouw, of Mouw & Associates, is presently building 25 Country Rd. South. At the close of the extended exterior construction season on Dec. 21, 2021, was unable to complete the application of stucco to the raw concrete block on the west and north side of the house and the roof. Mr. Mouw, in the attached email, explains that leaving the concrete block exposed could have a detrimental effect on the integrity of the house. He is requesting Council approve his request to an additional 3 weeks, beginning January 3, 2022 and ending January 22, 2022, to complete both the stucco and roof which he says are 60 and 75 percent complete respectively. No other exterior work would be done, and only interior work would continue in January. Council passed a resolution authorizing the exterior construction extension due to extraordinary conditions surrounding the pandemic and supply chain issues. Any changes to that period are required to be approved by Council, per the attached memo by the Village Attorney.

From: Rick Mouw
To: Christine Thrower
Subject: Minor Time Extension Request
Date: Monday, December 20, 2021 3:27:51 PM

Christine Mouw Associates, Inc. is requesting a total exterior time extension of 3 weeks in order to complete the installation of our roof tile and stucco. This will allow for a couple days of rain (If encountered). As of today, our roof is 75% complete and our stucco is 60 %. Our roof should take 5 working days and the stucco 2 ½ weeks. We are fully scaffolded and all of our back (north) side has the corner bead and trim installed. We intend to mix the stucco on the west side just outside the garage area behind the guest house. . Their neighbor to the west is not home and this should shield all the noise from the golf course. Finishing the roof is obvious but completing the stucco work is more critical. Right now, leaving the block unfinished, will allow moisture to penetrate from the outside (as it did this past weekend) and create potential mold and even structural deficiencies which we do not want. I'm sorry I have put you in this position but I do appreciate your consideration and understanding. Rick

Richard Mouw, President

Mouw Associates, Inc

601 N. Congress Ave. Suite 109

Delray Beach, FL 33445

O: 561-276-9640 / M: 561-302-0372 / F: 561-265-3886

W: <http://mouwassociates.com> / E: rick@mouwassociates.com





Memorandum

To: Christine Thrower-Skinner, Village Manager
From: Claudia M. McKenna, Village Attorney
Re: Exterior Construction Extension Policy

Question presented: I understand you have been asked whether you, as the Village Manager, can authorize an additional exterior construction extension in early January to allow a contractor to complete exterior construction that is not able to be completed by the deadline established by the Village Council in Resolution No. 2021-29.

Short answer: You do not have such authority.

Analysis:

You may recall the exterior construction extension policy is quite narrow in its scope. The extension policy was adopted solely to address construction delay issues related to the Covid-19 Pandemic.

Because the policy was created as an exception to the current deadlines in the Land Development Regulations, it was required to be adopted by the Village Council. There is no provision in the policy for any further extension and no provision that provides you with any authority other than to enforce the policy.

If the Village wants to consider the additional extension, a special meeting of the Village Council will be required to modify the existing extension policy.

RESOLUTION NO. 2021-39

A RESOLUTION OF THE VILLAGE COUNCIL OF THE VILLAGE OF GOLF, FLORIDA, APPROVING A REQUEST FOR AN ADDITIONAL ONE-TIME COVID-19 RELATED EXTERIOR CONSTRUCTION EXTENSION BY MOUW ASSOCIATES, INC. FOR NEW CONSTRUCTION AT 25 COUNTRY ROAD SOUTH; PROVIDING AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

WHEREAS, the Covid-19 Pandemic has resulted in exterior construction delays due to supply chain issues, crew illnesses and other circumstances caused by the pandemic; and

WHEREAS, by Resolution 2021-29, the Village Council established a policy relating to extensions for exterior construction work that would allow completion of such construction work to extend beyond the completion date required by the Village Land Development Regulations (LDRs) to December 21, 2021, for new construction during the 2021 construction season only; and

WHEREAS, the Village has received a request from Mouw Construction, Inc. for an additional one-time Covid-19 related extension of three weeks commencing in early January 2022 to complete the roof and the stucco at 25 Country Road South to prevent the possibility of moisture penetration and mold.

NOW, THEREFORE, BE IT RESOLVED BY THE VILLAGE COUNCIL OF THE VILLAGE OF GOLF, FLORIDA, THAT:

Section 1: The Village Council of the Village of Golf, Florida, hereby approves the request by Mouw Construction, Inc. ("Mouw") for an additional one-time Covid-19 Related Exterior Construction Extension at 25 Country Road South for the period commencing January 3, 2022 and ending January 22, 2022.

Section 2: This Resolution shall take effect immediately upon passage.

PASSED AND ADOPTED this 29th day of December 2021.

VILLAGE OF GOLF

Michael E. Botos, Mayor

ATTEST:

(SEAL)

Donn M. Lynn, Village Clerk

APPROVED AS TO FORM AND
LEGAL SUFFICIENCY

Claudia M. McKenna, Village Attorney