

TOWN OF PALM BEACH

Information for Town Council Meeting on:

November 15, 2023

To: Mayor and Town Council

Via: Kirk Blouin, Town Manager

From: Wayne Bergman, Director of Planning, Zoning & Building



Re: Waiver of Town Code Section 18-237, For Building Permit Extension at 253 Seminole Avenue

Date: October 20, 2023

STAFF RECOMMENDATION

Staff recommends that the Town Council consider the request from contractor Greg Giuliano of Greg Giuliano Construction Inc. regarding a time extension in which to complete the renovations of the residence at 253 Seminole Avenue and to extend the permit by three months – until January 9, 2024.

GENERAL INFORMATION

The current owner is Thomas Dagostino. The property was purchased in March of 2021 and work on the project began in August of 2021. The residential alteration permit was valid for 16 months and actually expired in December of last year. The contractor does not explain the reasons for the delay or need for additional time.

Staff has requested that the contractor notify the abutting neighbors.

Attachments: Letter from Greg Giuliano, with Construction Schedules
Permit Summary for the Property
Property Appraiser Details for the Property

GREG GIULIANO CONSTRUCTION INC

235 S COUNTY RD SUITE 205

PALM BEACH FL 33480

561 301 1591

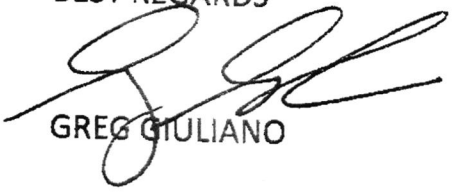
10/26/23

REQUEST TO EXTEND PERMIT

DEAR NEIGHBOR

GREG GIULIANO CONSTRUCTION INC HAS REQUESTED A 3 MONTH PERMIT
EXTENTION TO COMPLETE PROJECT AT 253 SEMINOLE AVE WHICH WILL BE HEARD
AT THE TOWN COUNCIL DEVELOPMENT REVIEW MEETING DATE 11/15/23.

BEST REGARDS


GREG GIULIANO

233 SEMINOLE AVE_SCHEDULE

SCOPE	START DATE	DURATION	COMPLETION DATE
- EXTERIOR	11/15/23	22d	12/14/23
HARDSCAPE	11/15/23	2w	11/28/23
POOL PLASTERING/TILE	11/29/23	1w	12/05/23
POOL EQUIP INSTALL	11/29/23	1w	12/05/23
AC FINAL	11/29/23	1w	12/05/23
LANDSCAPE	12/01/23	2w	12/14/23
- INTERIOR	11/15/23	26d	12/20/23
PAINTING	11/15/23	4w	12/12/23
LOW VOLTAGE / ELECTRICAL	12/07/23	2w	12/20/23
PLUMBING PUNCHOUT	12/07/23	2w	12/20/23
MECH PUNCHOUT	12/07/23	2w	12/20/23
BUILDING PUNCHOUT	12/07/23	2w	12/20/23
FINAL INSPECTIONS	12/20/23	3w	01/09/24

200 SEMINOLE AVE_SCHEDULE

[illegible]

Permit number	Permit type	Master permit ID	Permit type name	Permit description	Permit Suite	Permit Address	Customer Nu	Customer	Customer Last Name	Application dat	Issue date	Expiration date	Approval state
X-08-36936	legacy		X-LEGACY PERMIT	(2) SYSTEM A/C CHANGEOUT. (1)3T 8KW & (1)3.5T 10KW BOTH AMERICAN STANDARD SAME FOR SAME		253 SEMINOLE AVE	542620		PRESTIGE AIR CONDITIONING SY	8/21/2008	8/21/2008	10/2/2008	final
B-22-96093	b-s11	435842	S-SITE WORK/DRAINAGE	(SEE PERMIT CONDITIONS) SITE WORK FOR NEW POOL & DRAINAGE & HARDSCAPE		253 SEMINOLE AVE	501018		GREG GIULIANO CONSTRUCTIO	8/19/2022	9/14/2022	7/5/2023	issued
B-23-97767	b-r01	435842	R-REVISION	***** PRIVATE PROVIDER ***** REVISION SITE PLAN - POOL RESURFACE - ADD FOUNTAIN RELOCATE EQUIPMENT		253 SEMINOLE AVE	501018		GREG GIULIANO CONSTRUCTIO	1/13/2023	5/10/2023	1/13/2023	final
B-15-48520	b-b11		B-WINDOWS/DOORS/SHUTTERS/GARAGE DOORS	CHANGE OUT DOORS - NO SIZE CHANGE		253 SEMINOLE AVE	534896		J & G CARPENTRY INC	5/22/2015	6/25/2015	7/3/2017	final
U-22-10173	u-p05	435842	U-CONSTRUCTION PARKING	CONSTRUCTION PARKING		253 SEMINOLE AVE	501018		GREG GIULIANO CONSTRUCTIO	6/7/2022	6/24/2022	6/24/2022	final
U-22-10174	u-p05	435842	U-CONSTRUCTION PARKING	CONSTRUCTION PARKING		253 SEMINOLE AVE	501018		GREG GIULIANO CONSTRUCTIO	6/7/2022	6/24/2022	6/24/2022	final
U-22-10175	u-p05	435842	U-CONSTRUCTION PARKING	CONSTRUCTION PARKING		253 SEMINOLE AVE	501018		GREG GIULIANO CONSTRUCTIO	6/7/2022	6/24/2022	6/24/2022	final
U-22-11743	u-p05	435842	U-CONSTRUCTION PARKING	CONSTRUCTION PARKING		253 SEMINOLE AVE	501018		GREG GIULIANO CONSTRUCTIO	10/31/2022	11/7/2022	11/7/2022	final
U-22-11744	u-p05	435842	U-CONSTRUCTION PARKING	CONSTRUCTION PARKING		253 SEMINOLE AVE	501018		GREG GIULIANO CONSTRUCTIO	10/31/2022	11/7/2022	11/7/2022	final
U-22-11745	u-p05	435842	U-CONSTRUCTION PARKING	CONSTRUCTION PARKING		253 SEMINOLE AVE	501018		GREG GIULIANO CONSTRUCTIO	10/31/2022	11/7/2022	11/7/2022	final
U-23-12223	u-p05	435842	U-CONSTRUCTION PARKING	CONSTRUCTION PARKING		253 SEMINOLE AVE	501018		GREG GIULIANO CONSTRUCTIO	1/9/2023	1/9/2023	1/9/2023	final
U-23-12224	u-p05	435842	U-CONSTRUCTION PARKING	CONSTRUCTION PARKING		253 SEMINOLE AVE	501018		GREG GIULIANO CONSTRUCTIO	1/9/2023	1/9/2023	1/9/2023	final
U-23-12225	u-p05	435842	U-CONSTRUCTION PARKING	CONSTRUCTION PARKING		253 SEMINOLE AVE	501018		GREG GIULIANO CONSTRUCTIO	1/9/2023	1/9/2023	1/9/2023	final
U-23-12845	u-p05	435842	U-CONSTRUCTION PARKING	CONSTRUCTION PARKING Parking Attendant: Mike Oliver - (772) 708-5482		253 SEMINOLE AVE	501018		GREG GIULIANO CONSTRUCTIO	4/28/2023	5/1/2023	5/1/2023	final
U-23-12846	u-p05	435842	U-CONSTRUCTION PARKING	CONSTRUCTION PARKING Parking Attendant: Mike Oliver - (772) 708-5482		253 SEMINOLE AVE	501018		GREG GIULIANO CONSTRUCTIO	4/28/2023	5/1/2023	5/1/2023	issued
U-23-12847	u-p05	435842	U-CONSTRUCTION PARKING	CONSTRUCTION PARKING Parking Attendant: Mike Oliver - (772) 708-5482		253 SEMINOLE AVE	501018		GREG GIULIANO CONSTRUCTIO	4/28/2023	5/1/2023	5/1/2023	issued
U-23-13625	u-p05	435842	U-CONSTRUCTION PARKING	CONSTRUCTION PARKING Parking Attendant: Mike Oliver - (772) 708-5482		253 SEMINOLE AVE	501018		GREG GIULIANO CONSTRUCTIO	8/2/2023	8/10/2023	8/10/2023	issued
U-23-13626	u-p05	435842	U-CONSTRUCTION PARKING	CONSTRUCTION PARKING Parking Attendant: Mike Oliver - (772) 708-5482		253 SEMINOLE AVE	501018		GREG GIULIANO CONSTRUCTIO	8/2/2023	8/10/2023	8/10/2023	issued
U-23-13627	u-p05	435842	U-CONSTRUCTION PARKING	CONSTRUCTION PARKING Parking Attendant: Mike Oliver - (772) 708-5482		253 SEMINOLE AVE	501018		GREG GIULIANO CONSTRUCTIO	8/2/2023	8/10/2023	8/10/2023	issued
U-22-12143	u-p02		U-USE OF/WORK IN ROW	CREATED IN ERROR		253 SEMINOLE AVE	501018		GREG GIULIANO CONSTRUCTIO	12/20/2022		3/20/2023	canceled
U-22-11946	u-p01	435842	U-DEWATERING	DEWATERING - DRAIN POOL FOR CONSTRUCTION		253 SEMINOLE AVE	536303		ROYAL PALM POOLS LLC	11/21/2022	12/16/2022	2/14/2023	final
U-22-12144	u-p01	435842	U-DEWATERING	DEWATERING PERMIT		253 SEMINOLE AVE	536303		ROYAL PALM POOLS LLC	12/20/2022	1/5/2023	3/6/2023	final
B-16-61508	b-m04		M-REPLACEMENT	EMERGENCY NO AIR- EXACT CHANGEOUT OF TWO 16SEER SYSTEMS		253 SEMINOLE AVE	542620		PRESTIGE AIR CONDITIONING SY	12/14/2016	12/16/2016	7/3/2017	final
B-21-90703	b-f01	435842	F-FLOOD PLAIN DEVELOPMENT	FLOOD PLAIN PERMIT		253 SEMINOLE AVE	501018		GREG GIULIANO CONSTRUCTIO	8/13/2021	8/19/2021	2/15/2022	issued
B-09-02636	b-s08		S-HARDSCAPE/DRIVEWAY/LANDSCAPE	INSTALL NEW PAVERS IN DRIVEWAY. INSTALL DRAIN PER TOWN OF PALM BEACH PUBLIC WORKS SPECS		253 SEMINOLE AVE	600646		PATRICIA CRAWFORD - OWNER/	3/6/2009	3/13/2009	9/12/2012	final
X-07-27936	legacy		X-LEGACY PERMIT	INSTALL NEW PAVERS IN DRIVEWAY. INSTALL 5" DRAIN PER M.GAUT HIER SPECS TO BE SAME AS EXISTING D/W		253 SEMINOLE AVE	542328		JUAN CARLOS HURTADO	3/1/2007	3/1/2007	10/2/2008	final
B-21-90518	b-b02		B-RESIDENTIAL ALTERATION	INTERIOR RENOVATION PER PLAN		253 SEMINOLE AVE	501018		GREG GIULIANO CONSTRUCTIO	8/3/2021	8/19/2021	12/2/2022	issued
B-18-76791	b-b02	410376	B-RESIDENTIAL ALTERATION	MASTER BATH REBUILD - DRYWALL REPLACE		253 SEMINOLE AVE	604881		BIG BEAR DEVELOPERS LLC	12/4/2018	12/18/2018	6/16/2019	canceled
X-07-31518	legacy		X-LEGACY PERMIT	NEW GAS SUPPLY TO THE KITCHEN STOVE AS PER PLANS/ DRAWINGS		253 SEMINOLE AVE	541675		ALL STAR PLUMBING AND DRAIN CLEANING INC	9/6/2007	9/6/2007	10/2/2008	final
B-21-87650	b-s07		S-TEMP STRUCTURE-TENT/POD/CONSTR TRLR/OTHER	POD DELIVERY 2/25-2/27		253 SEMINOLE AVE	605877		CRAWFORD PATRICIA E	2/25/2021	2/25/2021	8/24/2021	issued
B-12-23401	b-s01		S-POOL/WATER FEATURE	POOL RESURFACE		253 SEMINOLE AVE	500885		BARRIER REEF POOLS & SPAS	3/22/2012	3/23/2012	10/15/2018	final
X-07-31110	legacy		X-LEGACY PERMIT	REMODEL/ALTER:9455F		253 SEMINOLE AVE	542777		ALLURA CONSTRUCTION INC	8/14/2007	8/14/2007	10/2/2008	final
B-18-76829	b-p05		P-SITE WORK	REPLACE EXISTING 1" BACKFLOW.		253 SEMINOLE AVE	538966		ABSOLUTE PLUMBING LLC	12/5/2018	12/6/2018	7/14/2019	final
B-14-40995	b-b11		B-WINDOWS/DOORS/SHUTTERS/GARAGE DOORS	REPLACEMENT OF WINDOWS AND DOORS		253 SEMINOLE AVE	541580		PALM BEACH WINDOW & DOOR CO	6/16/2014	7/1/2014	1/21/2015	final
Z-21-00342	z-01		Z-DEVELOPMENT REVIEW PERMIT	Section 134-1757: Applicant is requesting the following variances to construct a new 10' x 35' swimming pool: (i) a 5 foot rear yard setback in lieu of the 10 foot minimum required; and (ii) a 5 foot west side yard setback in lieu of the 10 foot minimum		253 SEMINOLE AVE	602091		KOCHMAN AND ZISKA	3/10/2021		3/5/2022	pending
A-21-01746	a-a01		A-ARCOM STAFF APPROVAL	STAFF APPROVAL FOR MODIFIED POOL AND POOL TERRACE. EXISTING 24"x24" STEPPING STONES TO BE REMOVED. EXISTING POOL EQUIPMENT TO BE RELOCATED AND ENCLOSED IN EQUIPMENT ENCLOSURE WITH SLATTED VENTILATION- REVISED SITE DATA (8 S.F. OF		253 SEMINOLE AVE	604875		ENVIRONMENT DESIGN GROUP	6/9/2021	6/10/2021	6/4/2022	final
A-22-02633	a-a01		A-ARCOM STAFF APPROVAL	STAFF APPROVAL FOR RELOCATED PREVIOUSLY APPROVED POOL EQUIPMENT. ADDITIONAL WALL WATER FEATURE WILL NOT CONNECT TO THE POOL (49 SF OF HARDSCAPE ADDED) MODIFIED DECK TO INCLUDE 6" WIDE LAWN JOINTS (74 SF OF HARDSCAPE REMOVED). REVISED SI		253 SEMINOLE AVE	604875		ENVIRONMENT DESIGN GROUP	10/14/2022	10/17/2022	10/9/2023	final
B-19-78303	b-e01	410376	E-ELECTRICAL	SUB ELECTRIC - ELECTRIC PER PLANS		253 SEMINOLE AVE	604824		AE ELECTRIC LLC	3/21/2019	3/22/2019	2/15/2020	final
B-19-78268	b-p01	410376	P-PLUMBING	SUB PLUMBING - PLUMBING PER PLANS.		253 SEMINOLE AVE	600192		FAM PLUMBING LLC	3/19/2019	3/20/2019	2/15/2020	final
Count: 45													

Permit number	Permit type	Master permit ID	Permit type name	Permit description	Permit Suite	Permit Address	Customer Nu	Customer	Customer Last Name	Application dat	Issue date	Expiration date	Approval state
B-15-48249	b-s01	340401	S-POOL/WATER FEATURE	TAKING OVER B-12-23401 AS PER ATTACHED LETTER FOR FINAL INSPECTION ON POOL RESURFACE		253 SEMINOLE AVE	542995		SOUTHERN POOL PLASTERERS INC	5/14/2015	5/20/2015	11/16/2015	final
B-19-78170	b-b02		B-RESIDENTIAL ALTERATION	TAKING OVER B-18-76791 PER ATTACHED LETTER FOR MASTER BATH REBUILD - DRYWALL REPLACE - NO PREVIOUS INSP HISTORY		253 SEMINOLE AVE	604664		ARMOR CONSTRUCTION SERVICES INC	3/12/2019	3/12/2019	3/11/2020	final
X-07-27937	legacy		X-LEGACY PERMIT	UPDATE PERMIT TO INCLUDE PAVERS ON STAIRS & D/WAY DRAIN VALVE (ON ORIGINAL PERMIT)		253 SEMINOLE AVE	542328		JUAN CARLOS HURTADO	3/12/2007	3/12/2007	10/2/2008	final
U-22-12130	u-p02	435842	U-USE OF/WORK IN ROW	USE OF ROW FOR GUNITE OF POOL		253 SEMINOLE AVE	501018		GREG GIULIANO CONSTRUCTION INC	12/19/2022		3/19/2023	approved
X-07-31135	legacy		X-LEGACY PERMIT	WORK AS PER PLANS		253 SEMINOLE AVE	540680		ACTIVE ELECTRICAL ENTERPRISES INC	8/15/2007	8/15/2007	10/2/2008	final
X-07-31136	legacy		X-LEGACY PERMIT	WORK AS PER PLANS		253 SEMINOLE AVE	541675		ALL STAR PLUMBING AND DRAIN CLEANING INC	8/15/2007	8/15/2007	10/2/2008	final
Count: 45													

Property Detail

Parcel Control Number: 50-43-43-14-10-005-0350

Location Address: 253 SEMINOLE AVE

Owners: DAGOSTINO THOMAS

Mailing Address: 253 SEMINOLE AVE, PALM BEACH FL 33480 3734

Last Sale: MAR-2021

Book/Page#: 32316 / 949

Price: \$3,350,000

Property Use Code: 0100 - SINGLE FAMILY

Zoning: R-C - MEDIUM DENSITY RESIDENTIAL (50-PALM BEACH)

Legal Description: OCEAN PARK, H W ROBBINS ADD LT 35 BLK 5

Total SF: 3819

Acres 0.1362

2023 Values (Preliminary)

Improvement Value	\$3,080,944
Land Value	\$2,686,200
Total Market Value	\$5,767,144
Assessed Value	\$3,382,794
Exemption Amount	\$50,000
Taxable Value	\$3,332,794

All values are as of January 1st each year.

2023 Taxes (Preliminary)

Ad Valorem	\$50,524
Non Ad Valorem	\$104
Total Tax	\$50,628

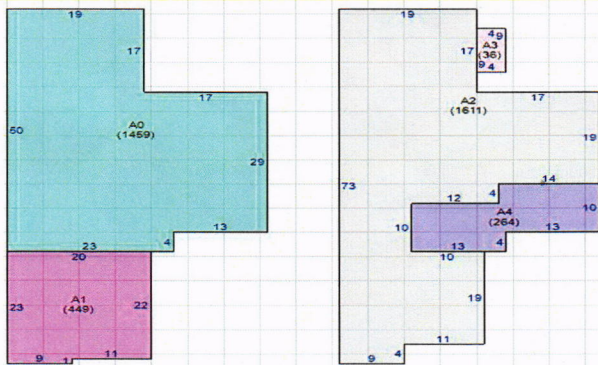
2023 Qualified Exemptions

Homestead
Additional Homestead

Applicants

DAGOSTINO THOMAS

Building Footprint (Building 1)



Subarea and Square Footage (Building 1)

Description	Area Sq. Footage
UOP Unfinished Open Porch	36
BAS Base Area	1459
FUS Finished Upper Story	1611
NVA No Value Area	264
FGR Finished Garage	449
Total Square Footage :	3819
Total Area Under Air :	3070

Extra Features

Description	Year Built	Unit
Wall	1998	640
Pool - In-Ground	1998	1

Unit may represent the perimeter, square footage, linear footage, total number or other measurement.

Structural Details (Building 1)

Description	
1. Exterior Wall 1	MSY: CB STUCCO
2. Year Built	1998
3. Air Condition Desc.	HTG & AC
4. Heat Type	FORCED AIR DUCT
5. Heat Fuel	ELECTRIC
6. Bed Rooms	4
7. Full Baths	4
8. Half Baths	1
9. Exterior Wall 2	NONE
10. Roof Structure	GABLE/HIP
11. Roof Cover	CONCRETE TILE
12. Interior Wall 1	DRYWALL
13. Interior Wall 2	N/A
14. Floor Type 1	CARPETING
15. Floor Type 2	MARBLE
16. Stories	2

MAP

