

TOWN OF PALM BEACH

Information for Town Council Meeting on:

April 10, 2024

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 86 Middle Rd. – Second Request

Date: March 25, 2024

STAFF RECOMMENDATION

Staff recommends that the Town Council consider the request from contractor Jeffrey Wildes of Wildes Builders regarding a time extension in which to complete the construction of a new residence, garage and cabana building at 86 Middle Road and to extend the permit by ten months – until February 10, 2025.

GENERAL INFORMATION

The property is owned by Middle Road Holdings Trust. The property was purchased in September of 2020 and work on the project began in November of 2021. The permit was extended by the Town Council in October of 2023 and the approved expiration date of the permit is April 26, 2024. According to the contractor, the request for extra time is due to owner-driven changes to the interior of the home and hardscape and fountain work on the exterior.

Staff has no objection to this request.

Attachments: Letter from Jeffrey Wildes, dated February 28, 2024

Permit Summary for the Property

Property Appraiser Details for the Property

Staff Memo & Action Minutes from the October 11, 2023 Town Council Meeting



CBC 059360

440 25th Street, West Palm Beach, FL 33407 * 561-833-2023 phone * 561-833-2024 fax
wildesbuilders@wildesbuilders.com

February 28, 2024

Town of Palm Beach
Mr. Wayne Bergman
360 South County Road
Palm Beach, FL 33480

Re: 86 Middle Road – B-21-91604
Permit Extension

Dear Mr. Bergman,

Wildes Builders respectfully requests a time extension to our building permit at the above referenced address - 86 Middle Road - (Permit # B-21-91604).

This time extension is necessary due to the Owner's revisions to electrical, plumbing, interior framing, marble & stonework, millwork & trim addition and the theater addition. The sitework hardscape and fountain work has also been revised.

The expiration date is April 26, 2024. Wildes Builders requests that the permit time extension required to complete this project be extended to February 10, 2025. An updated construction schedule will be e-mailed to you shortly.

Feel free to call or e-mail me with any questions.

Sincerely yours,

A handwritten signature in blue ink, appearing to read 'Jeff Wildes', is written over a horizontal line.

Jeff Wildes
President - Wildes Builders



CBC 059360

440 25th Street, West Palm Beach, FL 33407 * 561-833-2023 phone * 561-833-2024 fax
wildesbuilders@wildesbuilders.com

March 14, 2024

Town of Palm Beach
Wayne Bergman
360 S County Rd
Palm Beach, FL 33480

Re: 86 Middle Road
Permit Extension

Dear Wayne,

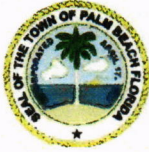
Wildes Builders is requesting a permit extension for the above referenced address. The nuisance mitigation measures are as follows:

- 1) The privacy screening is erected around the entire perimeter of the property.
- 2) All parking, off loading and site work are performed on-site (not in the street).
- 3) Right-of-Way permits are scheduled for sitework concrete deliveries, new pavers and landscape trees.
- 4) The residence is at the end of the cul-de-sac, so there is not any congestion with the daily subcontractor set-up and parking.
- 5) Car pooling will be utilized when the sitework congestion begins.

Thank you in advance.

Sincerely,

Jeffrey Wildes
President



TOWN OF PALM BEACH

Planning, Zoning and Building

BUILDING PERMIT TIME EXTENSION REQUEST

A request for a building permit time extension must be submitted to the Town no later than 30 days PRIOR to permit expiration. Please send the following items to Director Bergman and Deb Moody at dmoody@townofpalmbeach.com and wbergman@townofpalmbeach.com

- ✓1. Provide a detailed letter explaining the reasons why a time extension is being requested.
- ✓2. Provide a construction schedule to show completion timeline (CPM, Gantt Chart).
- ✓3. Provide nuisance mitigation measures.
- ✓4. Provide a statement that first class mailed notice to neighbors within 300 feet will be provided at least 25 days prior to the meeting at which the extension is to be considered.
- ✓5. Include a copy of the above notification sent to neighbors.
- ✓6. Provide a USPS Certificate of Mailing as proof of the mailed notice.
- ✓7. Payment – provide a copy of the receipt showing payment of applicable fees (1% of remaining, unfinished construction).

RECEIVED

MAR 20 2024

Deadlines: For meeting dates please visit our website at www.townofpalmbeach.com

- Town Council Development Review Date (Wednesday): APRIL 10, 2024
- Deadline for submittal of request/backup must be received by: MARCH 27, 2024
(Deadline is the Wednesday, two weeks prior to the Town Council Development Review Meeting)
- Deadline for Notice to Neighbors: MARCH 15, 2024
(must be provided 25 days in advance of TC/DRC Meeting)

Town of Palm Beach
PZB Dept

Permit #: B-21-91604 Exp. Date: 4-26-2024

Job Address: 96 MIDDLE ROAD

Length of time extension being requested: (in days) 210

Proposed completion date if requested time extension is granted: FEB 10, 2025
(Must attach completion schedule)

Contact: TOM KEUER Phone: 561-797-3667

Email: TOM.KEUER@WILBESBUILDERS.COM



VALUATION OF PERMITS TO DATE:

(Original permit value and any permit updates containing valuation to date)

Job Address: 86 MIDDLE ROAD

Permit#: B21-91604 Job Value \$ 3,412,562.⁰⁰

Permit#: B21-90030 Job Value \$ 97,800.⁰⁰

Permit#: B21-98504 Job Value \$ 5,700.⁰⁰

Permit#: - Job Value \$ -

Valuation of work remaining to complete the project: \$ 856,400.⁰⁰
(Include labor, materials and the value of any owner supplied items, etc.)

Permit fee due based upon 1% of this amount: \$ 8,564.⁰⁰
(attach a copy of the receipt for payment)

✓ **OWNERS CERTIFICATION:** I certify the information listed above to be true and correct.
My the 15th March of 2024
OWNER SIGNATURE Leslie A. Hill DATE 3/15/2024

CONTRACTOR CERTIFICATION: I certify the information listed above to be true and correct.
Jeffrey M. Wildes
CONTRACTOR SIGNATURE Jeffrey M. Wildes DATE 3/15/2024

NOTARY TO OWNER

STATE OF FLORIDA
COUNTY OF Alam Dunes

Sworn to (or affirmed) and subscribed before me

this 15th day of MARCH
20 24, By Leslie A. Hill AS TRUSTEE OF ALAM DUNES TRUST

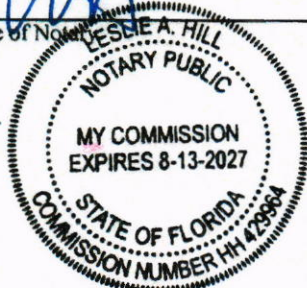
Who are personally known ✓ OR produced identification (Type of identification) in person
OR Online Notarization in person

Leslie A. Hill

Printed Name of Notary

Signature of Notary Leslie A. Hill

SEAL:



NOTARY TO CONTRACTOR

STATE OF FLORIDA
COUNTY OF Alam Dunes

Sworn to (or affirmed) and subscribed before me

this 18 day of MARCH
20 24, By Jeffrey M. Wildes

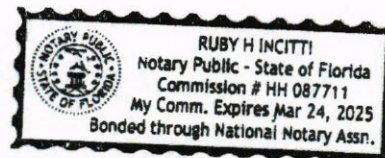
Who are personally known ✓ OR produced identification (Type of identification) in person
OR Online Notarization in person

Ruby H. Incitti

Printed Name of Notary

Signature of Notary Ruby H. Incitti

SEAL:



Permit number	Permit type	Master permit ID	Permit type name	Permit description	Permit Suite	Permit Address	Customer N	Customer First	Customer Last Name	Application date	Issue date	Expiration date	Approval state
B-24-02880	b-r03	437999	FEE CHARGE	BUILDING PERMIT TIME EXTENSIONS		86 MIDDLE RD	538858		WILDES BUILDERS LLC	3/20/2024	3/21/2024	3/20/2024	final
U-24-15471	u-p07	437999	U-SEWER/DRAINAGE - CAP-OFF/CONNECTION	SEWER CONNECTION FOR TEMP TOILET -----TC EXTENSION THROUGH TO 4/26/2024-----		86 MIDDLE RD	538858		WILDES BUILDERS LLC	2/15/2024	2/21/2024	5/21/2024	issued
B-23-01650	b-r01	437999	R-REVISION	REVISION SITE PLAN: ENGINEERED POOL AND SPA DRAWINGS		86 MIDDLE RD	538858		WILDES BUILDERS LLC	11/3/2023	3/15/2024	11/3/2023	final
B-23-00916	b-r01	437999	R-REVISION	REVISION BUILDING: NOA - GARAGE DOORS		86 MIDDLE RD	538858		WILDES BUILDERS LLC	8/31/2023	9/1/2023	8/31/2023	final
A-23-02963	a-a01		A-ARCOM STAFF APPROVAL	STAFF APPROVAL TO ADD FIREPLACE VENTS ON SOUTH ELEVATION. VENT COVERS TO BE PAINTED TO MATCH BODY OF HOUSE.		86 MIDDLE RD	601454		SMITH AND MOORE ARCHITECTS INC	5/4/2023	5/5/2023	4/28/2024	final
B-23-98952	b-r01	437999	R-REVISION	REVISION BUILDING: STRUCTURAL DETAIL FOR TERRACE WALL AS REQUESTED.		86 MIDDLE RD	538858		WILDES BUILDERS LLC	4/25/2023	5/12/2023	4/25/2023	final
B-23-98504	b-r04	437999	R-PERMIT UPDATE-CHG OF PLANS & VALUE/CORRECTION	PERMIT UPDATE CHANGE IN PLANS AND VALUE PER DRAWING RELOCATE FAMILY RM FIREPLACE TO 8" PROJECTED EXTER WALL.		86 MIDDLE RD	538858		WILDES BUILDERS LLC	3/28/2023	5/19/2023	11/15/2023	final
A-23-02885	a-a01		A-ARCOM STAFF APPROVAL	ARCOM STAFF APPROVAL MINOR FACADE CHANGES; ADD DELETE RELOCATE EXTERIOR LIGHTING FIXTURES. SEE ATTACHED CONTINUATION SHEET FOR SHEET BY SHEET DESCRIPTION.		86 MIDDLE RD	601454		SMITH AND MOORE ARCHITECTS INC	3/24/2023	3/31/2023	3/18/2024	final
A-22-02692	a-a01	437999	A-ARCOM STAFF APPROVAL	STAFF APPROVAL - REVISION TO DRIVEWAY GATE, REMOVE CABANA DOOR ADD 12' PROJECTION TO SOUTH WALL		86 MIDDLE RD	603092		NIEVERA WILLIAMS DESIGN INC	11/14/2022	11/30/2022	11/9/2023	final
B-22-96506	b-r01	437999	R-REVISION	REVISION BUILDING: NOA - WINDOW MULLION & DRAWING AS REQUESTED		86 MIDDLE RD	538858		WILDES BUILDERS LLC	9/16/2022	9/19/2022	9/16/2022	final
B-22-95785	b-r01	436258	R-REVISION	REVISION ELECTRICAL: UPGRADE TEMP POLE FROM 200 AMP TO 400 AMP		86 MIDDLE RD	602401		FRESHWATER & SON'S ELECTRIC LLC	8/1/2022	8/11/2022	8/1/2022	final
B-22-95231	b-r01	437999	R-REVISION	REVISION BUILDING TRUSS LAY-OUT, SHOP DRAWINGS AND ENGINEERING.		86 MIDDLE RD	538858		WILDES BUILDERS LLC	6/23/2022	7/15/2022	6/23/2022	final
B-22-93619	b-r01	437999	R-REVISION	REVISION- BUILDING- APPROVED- ENGINEERS HOLLOW CORE PLANK SHOP DRAWING S. (STAMPED BY STRUCTURAL ENG)		86 MIDDLE RD	538858		WILDES BUILDERS LLC	3/11/2022	3/16/2022	3/11/2022	final
U-22-09509	u-p02	437999	U-USE OF/WORK IN ROW	USE OF ROW FOR CONCRETE DELIVERY / POUR		86 MIDDLE RD	538858		WILDES BUILDERS LLC	3/10/2022	3/14/2022	6/12/2022	final
U-22-09435	u-p02	437999	U-USE OF/WORK IN ROW	USE OF- HC PLANK - OFF LOAD DELIVER- LESS THAN 2 HOURS		86 MIDDLE RD	538858		WILDES BUILDERS LLC	2/23/2022	2/28/2022	5/29/2022	final
U-22-09185	u-p03		U-EXCAVATION IN ROW	EXCAVATION - IN REAR EASEMENT FOR NEW 6" PVC SEWER LATERAL. REMOVE EXISTING AND INSTALL NEW AT SAME GRADE & ELEVATION AS EXISTING.		86 MIDDLE RD	542582		S MACDONALD CONTRACTING LLC	1/11/2022	1/19/2022	7/18/2022	issued
U-22-09186	u-p07		U-SEWER/DRAINAGE - CAP-OFF/CONNECTION	NEW 6" PVC SEWER LATERAL. REMOVE EXISTING & INSTALL NEW AT SAME GRADE & ELEVATION AS EXISTING.		86 MIDDLE RD	542582		S MACDONALD CONTRACTING LLC	1/11/2022	1/19/2022	4/19/2022	issued
B-21-91604	b-b01		B-RESIDENTIAL NEW CONSTRUCTION/ADDITION	(SEE PERMIT CONDITIONS) NEW SINGLE FAMILY MAIN HOUSE, GARAGE & CABANA PER PLANS. -----TC EXTENSION THROUGH TO 4/26/2024-----		86 MIDDLE RD	538858		WILDES BUILDERS LLC	10/14/2021	11/9/2021	9/16/2024	issued
U-21-08323	u-p02		U-USE OF/WORK IN ROW	ROW CONCRETE POUR		86 MIDDLE RD	538858		WILDES BUILDERS LLC	9/20/2021	9/28/2021	12/27/2021	final
U-21-08119	u-p02	434931	U-USE OF/WORK IN ROW	USE OF ROW FOR CONCRETE TRUCK & PUMP		86 MIDDLE RD	538858		WILDES BUILDERS LLC	8/24/2021	9/2/2021	12/1/2021	final
B-21-90735	b-e01	434931	E-ELECTRICAL	TEMPORARY POWER POLE		86 MIDDLE RD	602401		FRESHWATER & SON'S ELECTRIC LLC	8/16/2021	8/18/2021	2/26/2023	issued
B-21-90030	b-b01	437999	B-RESIDENTIAL NEW CONSTRUCTION/ADDITION	NEW FOUNDATIONS & MEP SLAB WORK PER PLANS		86 MIDDLE RD	538858		WILDES BUILDERS LLC	7/6/2021	8/3/2021	2/13/2024	final
B-21-89249	b-s11		S-SITE WORK/DRAINAGE	SITE WORK - EROSION CONTROL, CLEANING & SCALP SITE		86 MIDDLE RD	538858		WILDES BUILDERS LLC	5/26/2021	6/21/2021	9/17/2024	issued

Count: 23

Filter & Display

Property Detail

Location Address : 86 MIDDLE RD
Municipality : PALM BEACH
Parcel Control Number : 50-43-43-26-23-002-0000
Subdivision : EL BRAVO SINGER ANNEX
Official Records Book/Page : 31844 / 541
Sale Date : SEP-2020
Legal Description : EL BRAVO SINGER ANNEX PAR B

Owner Information

Owner(s) MIDDLE ROAD HOLDINGS TRUST RABIDEAU GUY TR	Mailing Address 440 ROYAL PALM WAY STE 101 PALM BEACH FL 33480 4179
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Sales Information

Sales Date	Price	OR Book/Page	Sale Type	Owner
SEP-2020	\$8,964,100	31844 / 00541	WARRANTY DEED	MIDDLE ROAD HOLDINGS TRUST

Exemption Information

No Exemption Information Available.

Property Information

Number of Units :
***Total Square Feet :** 0
Acres : 0.6948
Property Use Code : 0000—VACANT
Zoning : R-B—LOW DENSITY RESIDENTIAL (50-PALM BEACH)

Appraisals

Tax Year	2023	2022	2021	2020	2019
Improvement Value	\$0	\$0	\$0	\$0	\$0
Land Value	\$16,874,352	\$14,472,000	\$7,920,000	\$8,640,000	\$8,400,000
Total Market Value	\$16,874,352	\$14,472,000	\$7,920,000	\$8,640,000	\$8,400,000

Assessed and Taxable Values

Tax Year	2023	2022	2021	2020	2019
Assessed Value	\$9,583,200	\$8,712,000	\$7,920,000	\$7,584,964	\$6,895,422
Exemption Amount	\$0	\$0	\$0	\$0	\$0
Taxable Value	\$9,583,200	\$8,712,000	\$7,920,000	\$7,584,964	\$6,895,422

Taxes

Tax Year	2023	2022	2021	2020	2019
AD VALOREM	\$190,948	\$172,543	\$128,503	\$132,501	\$126,466
NON AD VALOREM	\$1,549	\$1,549	\$1,715	\$1,693	\$1,690
TOTAL TAX	\$192,497	\$174,092	\$130,218	\$134,194	\$128,156

Dorothy Jacks, CFA, AAS PALM BEACH COUNTY PROPERTY APPRAISER www.pbcpao.gov

TOWN OF PALM BEACH

Information for Town Council Meeting on:

October 11, 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 86 Middle Rd.

Date: September 21, 2023

STAFF RECOMMENDATION

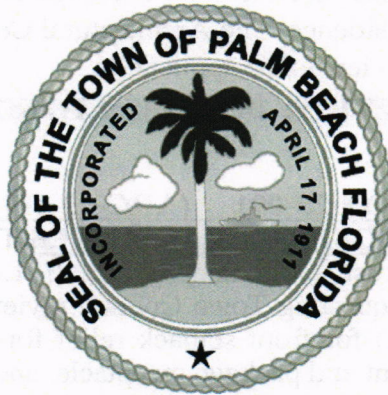
Staff recommends that the Town Council consider the request from contractor Jeff Wildes of Wildes Builders regarding a time extension in which to complete the construction of a new residence, garage and cabana building at 86 Middle Road and to extend the permit by seven months – until April 26, 2024.

GENERAL INFORMATION

The property is owned by Middle Road Holdings Trust. The property was purchased in September of 2020 and work on the project began in November of 2021. The residential new construction permit was valid for 24 months and will expire on November 9, 2023. According to the contractor, the request for extra time is due to Covid delays and owner-driven revisions to the building and site.

Staff has no objection to this request. The request included copies of letters sent to the abutting neighbors.

Attachments: Letter from Jeff Wildes, with Construction Schedule
Permit Summary for the Property
Property Appraiser Details for the Property



TOWN OF PALM BEACH

Summary of the Actions Taken at the
Development Review Town Council Meeting
Held on October 11, 2023

- I. CALL TO ORDER AND ROLL CALL
- II. INVOCATION AND PLEDGE OF ALLEGIANCE
- III. COMMENTS OF MAYOR DANIELLE H. MOORE
- IV. COMMENTS OF TOWN COUNCIL MEMBERS

ACTION: AFTER A MOTION FOR RECONSIDERATION OF THE PROJECT AT 2320 S OLD OCEAN BLVD. HEARD AT THE SEPTEMBER 13, 2023, MEETING, THE COUNCIL GRANTED A 32-WEEK BUILDING PERMIT EXTENSION WITH THE CONDITION THAT NO WORK WILL OCCUR DURING THE HOLIDAY HOURS, AS PER THE TOWN CODE.

- V. COMMUNICATIONS FROM CITIZENS – 3-MINUTE LIMIT, PLEASE
- VI. APPROVAL OF AGENDA
ACTION: APPROVED, AS AMENDED
- VII. CONSENT AGENDA

- A. **ZON-23-087 625 CREST ZON-23-059 (ARC-23-063) 1265 N LAKE WAY (COMBO) – SITE PLAN REVIEW** The applicant, 1265 N Lake Way LLC (Maura Ziska, Manager), has filed an application requesting Town Council Site Plan Review for development of single-family dwelling on a lot deficient in lot width in the R-B zoning district. The Architectural Commission shall perform design review of the application.
ACTION: APPROVED, ON CONSENT

Flanagan, Trustees), has filed an application requesting Town Council review and approval for site plan review for an addition to house a generator over 150kW, and (3) variances for (1) additional parapet height in the required north side yard setback and (2 – 3) to reduce the required north and south side yard setback in order to construct one-story additions to a previously approved two-story residence. The Architectural Commission shall perform design review of the application.

ACTION: DEFERRED TO NOVEMBER 15, 2023

- c. **ZON-23-091 (ARC-23-117) 341 PERUVIAN AVE (COMBO) - VARIANCES** The applicant, Villa Giardino Land Trust (Jeff and Elizabeth Louis), has filed an application requesting Town Council review and approval for (2) variances, (1) for front setback relief for the construction of a new fabric tent and package receptacle, and (1) for the construction of a new masonry site wall on the west property line that exceeds permitted wall height for the screening of a new generator and air conditioning equipment. The Architectural Commission shall perform design review of the application.

ACTION: APPROVED

- d. **ZON-23-094 (ARC-23-121) 428 SEABREEZE AVE. (COMBO) – SPECIAL EXCEPTION WITH SITE PLAN REVIEW & VARIANCES** The applicants, Dr. Chauncey Crandall and Deborah Crandall, have filed an application requesting Town Council review and approval for a Special Exception and Site Plan Review for the construction of a new two-story single-family residence on an R-B zoned lot deficient in area and width requirements, and (2) variances; (1) to reduce the east side yard setback for the construction of exterior stairs and a chimney, and (1) to not provide garage parking. The Architectural Commission will perform the design review component of the application.

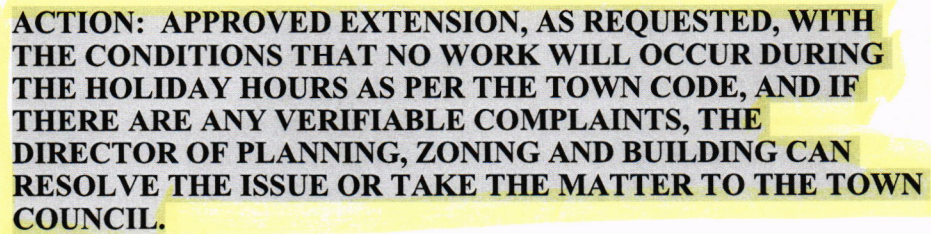
ACTION: APPROVED

- e. **ZON-23-098 (ARC-23-130) 380 S COUNTY RD (COMBO) - VARIANCE** The applicant, 380 South County, LLC (Philip Norcross, Manager), has filed an application requesting Town Council review and approval for a Variance to provide vehicle queuing space deficient in depth between the driveway gate and edge of roadway (Peruvian Ave) in order to install two vehicular access gates (one swing, one rolling) at the curb cut entrances along Peruvian Ave and South County Road. The Architectural Commission shall perform design review of the application.

ACTION: DENIED

B. Time Extensions and Waivers

1. **Waiver of Town Code Section 18-237, For Building Permit Extension for 86 Middle Rd.**



ACTION: APPROVED EXTENSION, AS REQUESTED, WITH THE CONDITIONS THAT NO WORK WILL OCCUR DURING THE HOLIDAY HOURS AS PER THE TOWN CODE, AND IF THERE ARE ANY VERIFIABLE COMPLAINTS, THE DIRECTOR OF PLANNING, ZONING AND BUILDING CAN RESOLVE THE ISSUE OR TAKE THE MATTER TO THE TOWN COUNCIL.

2. Waiver of Town Code Section 18-237, For Building Permit Extension for 250 Queens Lane
ACTION: APPROVED EXTENSION, AS REQUESTED, WITH THE CONDITIONS THAT NO WORK WILL OCCUR DURING THE HOLIDAY HOURS AS PER THE TOWN CODE, AND IF THERE ARE ANY VERIFIABLE COMPLAINTS, THE DIRECTOR OF PLANNING, ZONING AND BUILDING CAN RESOLVE THE ISSUE OR TAKE THE MATTER TO THE TOWN COUNCIL.
3. Waiver of Town Code Section 18-237, For Building Permit Extension for 1742 S Ocean Blvd.
ACTION: APPROVED EXTENSION, AS REQUESTED, WITH THE CONDITIONS THAT NO WORK WILL OCCUR DURING THE HOLIDAY HOURS AS PER THE TOWN CODE, AND IF THERE ARE ANY VERIFIABLE COMPLAINTS, THE DIRECTOR OF PLANNING, ZONING AND BUILDING CAN RESOLVE THE ISSUE OR TAKE THE MATTER TO THE TOWN COUNCIL.
4. Waiver of Town Code Section 42-199, For Extended Working Hours at 150 Worth Avenue - Esplanade Building
ACTION: APPROVED EXTENSION, AS REQUESTED, WITH THE CONDITIONS THAT NO WORK WILL OCCUR DURING THE HOLIDAY HOURS AS PER THE TOWN CODE, AND IF THERE ARE ANY VERIFIABLE COMPLAINTS, THE DIRECTOR OF PLANNING, ZONING AND BUILDING CAN RESOLVE THE ISSUE OR TAKE THE MATTER TO THE TOWN COUNCIL.
5. Waiver of Town Code Section 42-199, For Building Permit Extension for 150 Worth Ave., Suite 107, Caroline Herrera Retail Store
ACTION: APPROVED EXTENSION TO DECEMBER 7, 2023, WITH THE CONDITION THAT NO WORK WILL OCCUR DURING THE HOLIDAY HOURS AS PER THE TOWN CODE.
6. Waiver of Town Code Section 18-237, For Building Permit Extension at 800 S County Rd.
ACTION: APPROVED EXTENSION, AS REQUESTED, WITH THE CONDITIONS THAT NO WORK WILL OCCUR DURING THE HOLIDAY HOURS AS PER THE TOWN CODE, AND IF THERE ARE ANY VERIFIABLE COMPLAINTS, THE DIRECTOR OF PLANNING, ZONING AND BUILDING CAN