

# TOWN OF PALM BEACH

Information for Town Council Meeting on:

April 10, 2024

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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 1540 S. Ocean Blvd. – Second Request

Date: March 28, 2024

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## **STAFF RECOMMENDATION**

Staff recommends that the Town Council consider the request from contractor Joshua McAlees, Principal of Seagate Capital Construction regarding a time extension in which to complete construction of a new two-story home & pool at 1540 S. Ocean Blvd. and to extend the permit by two additional months – until June 20, 2024.

## **GENERAL INFORMATION**

The current owner is 1540SOCEAN LLC, who purchased the property in early 2022. The building permit for the new two-story home & pool was issued on January 20, 2022. The Town Council approved one extension of time so far, with the permit expiration date of April 20, 2024. The contractor explains in his letter, received March 27, 2024, that the time extension is based on additional time due to roadway restrictions during the winter, utility connections and utility service size increases. The attached construction schedule shows the new timeline has all work completed by June 20, 2024.

The contractor appears to have complied with all new requirements for neighbor notice. Staff has no issue with the request.

Attachments: Letters from Joshua McAlees, with Construction Schedule  
Permit Summary for the Property  
Property Appraiser Details for the Property  
Copy of Staff Memo for the February Time Extension



Re: 1540 S Ocean blvd., Building Permit B-21-91998 (Main House)

Town of Palm Beach, Town Council

Our Main House permit at 1540 S Ocean Blvd. expires on 4/20/24. The Main House construction is nearing completion but there are delays with FPL, water and gas. Due to the Town restrictions on road work during the Winter season FPL is unable to do the necessary underground work for our new transformer until after May 1<sup>st</sup>. This is the same case for water and sewer connections that need to be made for increased service size.

We are respectfully requesting a 2-month extension to June 20, 2024.

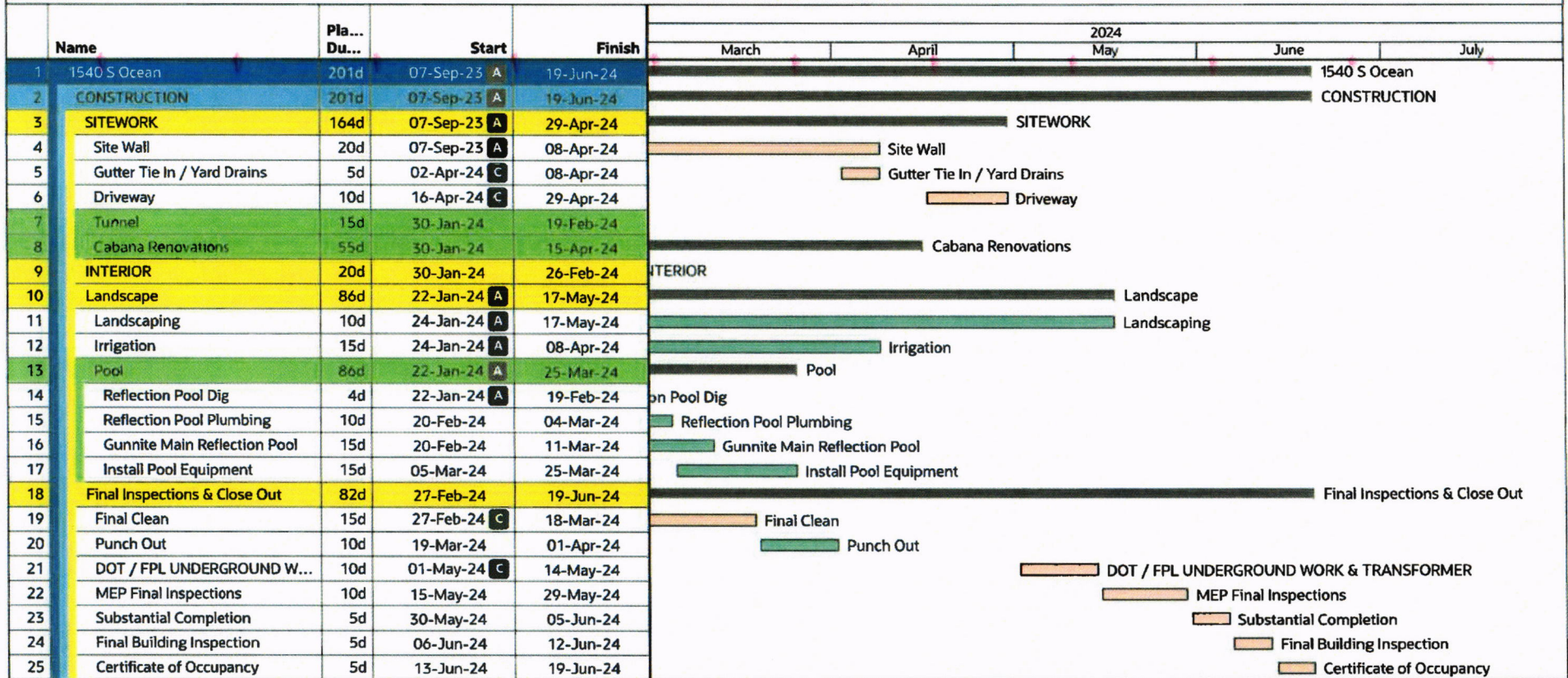
Thank you,

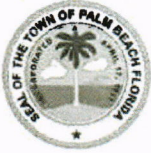
A handwritten signature in blue ink, appearing to read 'J. McAlees', is written over a light blue horizontal line.

Joshua McAlees  
Principal



**1450 S OCEAN BLVD  
MAIN HOUSE COMPLETION SCHEDULE**





# 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](mailto:dmoody@townofpalmbeach.com) and [wbergman@townofpalmbeach.com](mailto: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).

**Deadlines:** For meeting dates please visit our website at [www.townofpalmbeach.com](http://www.townofpalmbeach.com)

- Town Council Development Review Date (Wednesday): 4/10/2024
- Deadline for submittal of request/backup must be received by: 3/27/2024  
(Deadline is the Wednesday, two weeks prior to the Town Council Development Review Meeting)
- Deadline for Notice to neighbors: 3/15/2024  
(must be provided 25 days in advance of TC/DRC Meeting)

Permit #: B-21-91998 Exp. Date: 4/20/2024

Job Address: 1540 S Ocean Blvd

Length of time extension being requested: (in days) 61

Proposed completion date if requested time extension is granted: 6/20/2024  
(Must attach completion schedule)

Post Office Box 2029 • 360 South County Road • Palm Beach, Florida 33480  
Telephone: (561)838-5431 • Facsimile (561)835-4621  
E-Mail: [pzb@townofpalmbeach.com](mailto:pzb@townofpalmbeach.com) • Website: [www.townofpalmbeach.com](http://www.townofpalmbeach.com)



**VALUATION OF PERMITS TO DATE:**

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

Permit# : B-21-91998 Job Value \$ 4,850,000

Permit# : \_\_\_\_\_ Job Value \$ \_\_\_\_\_

Permit# : \_\_\_\_\_ Job Value \$ \_\_\_\_\_

Permit# : \_\_\_\_\_ Job Value \$ \_\_\_\_\_

Valuation of work remaining to complete the project: \$ 50,000

(Include labor, materials and the value of any owner supplied items, etc.)

Permit fee due based upon 1% of this amount: \$ 500  
(attach a copy of the receipt for payment)

**OWNERS CERTIFICATION:** I certify the information listed above to be true and correct.

[Signature] 3/27/24  
OWNER SIGNATURE DATE

**CONTRACTOR CERTIFICATION:** I certify the information listed above to be true and correct.

[Signature] 3/27/24  
CONTRACTOR SIGNATURE DATE

**NOTARY TO OWNER**

STATE OF FL  
COUNTY OF Palm Beach

Sworn to (or affirmed) and subscribed before me

this 27 day of March

20 27, By Steve Kusch

Who are personally known X OR produced  
identification (Type of identification) \_\_\_\_\_  
OR Online Notarization \_\_\_\_\_

Susanne Barba  
Printed Name of Notary

[Signature]  
Signature of Notary



**NOTARY TO CONTRACTOR**

STATE OF FL  
COUNTY OF Palm Beach

Sworn to (or affirmed) and subscribed before me

this 27 day of March

20 27, By Garrett France

Who are personally known X OR produced  
identification (Type of identification) \_\_\_\_\_  
OR Online Notarization \_\_\_\_\_

Susanne Barba  
Printed Name of Notary

[Signature]  
Signature of Notary





# Permit Browse

## Town of Palm Beach

Permit number	Permit t	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 st
B-22-97137	b-r01	438809	R-REVISION	*****PRIVATE PROVIDER ***** REVISION BUILDING: REMOVE BED ROOM ADD MUDR OOM ADD A BALCONY ADD LOGGIA.		1540 S OCEAN BLV D	606293		SEAGATE CAPITAL CONSTRUCTI ON LLC	11/3/2022		11/3/2022	pending
B-23-00345	b-r01	438809	R-REVISION	*****PRIVATE PROVIDER ***** REVISION BUILDING: STRUCTURAL MECHANICAL: MEP S		1540 S OCEAN BLV D	606293		SEAGATE CAPITAL CONSTRUCTI ON LLC	7/21/2023		7/21/2023	pending
U-24-15788	u-p05	450778	U-CONSTRUCTION PARKING	*****PRIVATE PROVIDER ***** CONSTRUCTION PARKING	GUEST HOU S	1540 S OCEAN BLV D	606293		SEAGATE CAPITAL CONSTRUCTI ON LLC	3/26/2024		3/26/2024	pending
U-24-15789	u-p05	450778	U-CONSTRUCTION PARKING	*****PRIVATE PROVIDER ***** CONSTRUCTION PARKING	GUEST HOU S	1540 S OCEAN BLV D	606293		SEAGATE CAPITAL CONSTRUCTI ON LLC	3/26/2024		3/26/2024	pending
U-24-15790	u-p05	450778	U-CONSTRUCTION PARKING	*****PRIVATE PROVIDER ***** CONSTRUCTION PARKING	GUEST HOU S	1540 S OCEAN BLV D	606293		SEAGATE CAPITAL CONSTRUCTI ON LLC	3/26/2024		3/26/2024	pending
Z-21-00358	z-01		Z-DEVELOPMENT REVIEW PERMIT	Section 134-843(b): Request for a Special Exception with Site Plan Review to allow th e construction of a 10,284 square foot two-story, single family residence on a non-co nforming platted lot that is 16,151 square feet in area in lieu of the 20,000 square foo t minimum required; 145.53 feet in depth in lieu of the 150 foot minimum depth requ ired; and 112.53 feet in width in lieu of the 125 foot minimum depth required in the R-A Zoning District.  Section 134-2: a variance to allow a point of measurement of 21.42 ft NAVD in lieu of		1540 S OCEAN BLV D	602091		KOCHMAN AND ZISKA	4/15/2021		4/10/2022	pending
B-21-91998	b-b01		B-RESIDENTIAL NEW CONSTRUCTION/ADDITIO N	*****PRIVATE PROVIDER ***** (SEE PERMIT CONDITIONS) NEW 2 STORY SINGLE FAM ILY HOME WITH POOL, LANDSCAPING, SITE WALL. ***** TC EXTEND UNTIL APRIL 20, 2024 *****		1540 S OCEAN BLV D	602564		CAPITAL CONSTRUCTION & DE VELOP	11/10/2021	1/20/2022	4/20/2024	issued
B-23-98037	b-b01		B-RESIDENTIAL NEW CONSTRUCTION/ADDITIO N	*****PRIVATE PROVIDER ***** (SEE PERMIT CONDITIONS) NEW GUEST HOUSE ADDI TION	GUEST HOU S	1540 S OCEAN BLV D	606293		SEAGATE CAPITAL CONSTRUCTI ON LLC	2/13/2023	3/28/2023	4/24/2024	issued
B-24-02229	b-f01	457180	F-FLOOD PLAIN DEVELOPMENT	*****PRIVATE PROVIDER ***** FLOOD PLAIN FOR CABANA		1540 S OCEAN BLV D	606293		SEAGATE CAPITAL CONSTRUCTI ON LLC	1/17/2024	1/23/2024	7/21/2024	issued
U-22-11053	u-p03	438809	U-EXCAVATION IN ROW	***** PRIVATE PROVIDER ***** INSTALLATION OF PRECAST BEACH ACCESS TUNNEL.		1540 S OCEAN BLV D	606293		SEAGATE CAPITAL CONSTRUCTI ON LLC	8/25/2022	9/2/2022	3/1/2023	issued
U-22-11386	u-p03		U-EXCAVATION IN ROW	WED 10/12/2022- FRID 10/14/2022 ABANDON 1 4" LATERAL & REPLACE ANOTHER 4" LATERAL WITH A 6" PVC LATERAL AT SAME LINE, GRADE & ELEVATION AS EXISTING W / CLEANOUT 1" ONTO PROPERTY- ASPHALT PATCH.		1540 S OCEAN BLV D	542582		S MACDONALD CONTRACTING LLC	9/29/2022	10/11/2022	4/18/2023	issued
U-22-11388	u-p07		U-SEWER/DRAINAGE - CAP-OFF/CONNECTION	WED 10/12/2022- FRID 10/14/2022 ABANDON 1 4" LATERAL & REPLACE ANOTHER 4" LATERAL WITH A 6" PVC LATERAL AT SAME LINE, GRADE & ELEVATION AS EXISTING W / CLEANOUT 1" ONTO PROPERTY- ASPHALT PATCH.		1540 S OCEAN BLV D	542582		S MACDONALD CONTRACTING LLC	9/29/2022	10/11/2022	1/18/2023	issued
U-24-15510	u-p05	438809	U-CONSTRUCTION PARKING	CONSTRUCTION PARKING David Lischinski - (561) 789-3533		1540 S OCEAN BLV D	606293		SEAGATE CAPITAL CONSTRUCTI ON LLC	2/20/2024	2/22/2024	2/22/2024	issued
U-24-15511	u-p05	438809	U-CONSTRUCTION PARKING	CONSTRUCTION PARKING David Lischinski - (561) 789-3533		1540 S OCEAN BLV D	606293		SEAGATE CAPITAL CONSTRUCTI ON LLC	2/20/2024	2/22/2024	2/22/2024	issued
U-24-15512	u-p05	438809	U-CONSTRUCTION PARKING	CONSTRUCTION PARKING David Lischinski - (561) 789-3533		1540 S OCEAN BLV D	606293		SEAGATE CAPITAL CONSTRUCTI ON LLC	2/20/2024	2/22/2024	2/22/2024	issued
U-24-15745	u-p02	438809	U-USE OF/WORK IN ROW	*****PRIVATE PROVIDER ***** USE OF- BARRICADE ALONG OCEANVIEW FOR SAFT Y REASONS		1540 S OCEAN BLV D	606293		SEAGATE CAPITAL CONSTRUCTI ON LLC	3/19/2024	3/25/2024	6/23/2024	issued
A-21-02071	a-a01	438809	A-ARCOM STAFF APPROVAL	ARCOM STAFF APPROVAL PER TOWN COUNCIL APPROVAL OF Z-21-00358 WE HAVE EL IMINATED ONE OF THE CURB CUTS ON OCEAN VIEW ROAD.		1540 S OCEAN BLV D	602243		DAILEY JANSSEN ARCHITECTS P A	11/22/2021	11/23/2021	11/17/2022	final
A-23-03428	a-a01	438809	A-ARCOM STAFF APPROVAL	ARCOM STAFF APPROVAL SHIFTING THE INTERMEDIATE GUEST LOGGIA COLUMNS TO THE SOUTH. THIS DOES NOT CREATE A CHANGE IN FOOTPRINT OR SQUARE FOOTAGE. NOT VISIBLE FROM THE RIGHT OF WAY.		1540 S OCEAN BLV D	602243		DAILEY JANSSEN ARCHITECTS P A	12/11/2023	12/11/2023	12/5/2024	final
B-17-65427	b-m04		M-REPLACEMENT	REPLACE EXISTING AC WITH RUUD 4TON 15 SEER		1540 S OCEAN BLV D	601142		JUPITER TEQUESTA A/C & HEAT ING	7/6/2017	7/13/2017	8/10/2021	final
B-21-90505	b-r03		FEE CHARGE	DEP LETTER		1540 S OCEAN BLV D	601066		ISIMINGER & STUBBS ENGINEE RING	8/2/2021	4/25/2023	4/25/2023	final
B-21-91006	b-d02		D-DEMOLITION	(SEE PERMIT CONDITIONS) DEMOLITION OF MAIN HOUSE, POOL AND HARDSCAPE		1540 S OCEAN BLV D	605393		RAPID REMOVAL INC	9/1/2021	9/21/2021	8/8/2022	final
B-22-93256	b-r02	438809	R-CHANGE OF CONTRACTOR/QUALIFIER	CHANGE OF CONTRACTOR PER ATTACHED LETTER		1540 S OCEAN BLV D	606293		SEAGATE CAPITAL CONSTRUCTI ON LLC	2/10/2022	2/10/2022	2/10/2022	final
B-22-94184	b-r03	438809	FEE CHARGE	*****PRIVATE PROVIDER *****ELECTRICAL RELEASE AGREEMENT		1540 S OCEAN BLV D	606293		SEAGATE CAPITAL CONSTRUCTI ON LLC	4/18/2022	4/18/2022	4/18/2022	final
B-22-94560	b-r03		FEE CHARGE	DEP LETTER		1540 S OCEAN BLV D	601066		ISIMINGER & STUBBS ENGINEE RING	5/10/2022	5/10/2022	5/10/2022	final
B-22-95813	b-r01	438809	R-REVISION	*****PRIVATE PROVIDER ***** REVISION BUILDING: ADJUSTING GRADE BEAMS		1540 S OCEAN BLV D	606293		SEAGATE CAPITAL CONSTRUCTI ON LLC	8/2/2022	8/8/2022	8/2/2022	final
B-22-95911	b-r01	438809	R-REVISION	*****PRIVATE PROVIDER ***** REVISION BUILDING CORRECTIONS ON GRADE BEAM DESIGN.		1540 S OCEAN BLV D	606293		SEAGATE CAPITAL CONSTRUCTI ON LLC	8/8/2022	8/11/2022	8/8/2022	final
B-22-96553	b-r01	438809	R-REVISION	*****PRIVATE PROVIDER ***** REVISION BUILDING - ADJUSTING COLUMNS & BEAM S IN CABANA BEDROOM		1540 S OCEAN BLV D	606293		SEAGATE CAPITAL CONSTRUCTI ON LLC	9/20/2022	9/21/2022	9/20/2022	final
B-22-96653	b-r01	438809	R-REVISION	*****PRIVATE PROVIDER ***** REVISION ELECTRICAL - RELOCATING ELECTRICAL PAN ELS		1540 S OCEAN BLV D	606293		SEAGATE CAPITAL CONSTRUCTI ON LLC	9/27/2022	3/7/2023	9/27/2022	final
B-22-97011	b-r01	438809	R-REVISION	*****PRIVATE PROVIDER ***** REVISION- BUILDING- MAKING CHANGES TO SECOND FLOOR WALLS AND BEAMS.		1540 S OCEAN BLV D	606293		SEAGATE CAPITAL CONSTRUCTI ON LLC	10/24/2022	10/26/2022	10/24/2022	final
B-22-97305	b-r04	438809	R-PERMIT UPDATE-CHG OF PLANS & VALUE/C ORRECTION	*****PRIVATE PROVIDER***** (SEE PERMIT CONDITIONS) PERMIT UPDATE- NEW CONCRTE BEACH TUNNEL ACCESS STAIRS		1540 S OCEAN BLV D	606293		SEAGATE CAPITAL CONSTRUCTI ON LLC	11/21/2022	2/2/2023	8/1/2023	final
B-22-97530	b-r03	438809	FEE CHARGE	UNITY OF TITLE AGREEMENT		1540 S OCEAN BLV D	606293		SEAGATE CAPITAL CONSTRUCTI ON LLC	12/14/2022	12/14/2022	12/14/2022	final

Count: 177

Filter is Empty



**Property Detail**

**Location Address :** 1540 S OCEAN BLVD  
**Municipality :** PALM BEACH  
**Parcel Control Number :** 50-43-44-02-02-000-0070  
**Subdivision :** OCEAN VIEW IN  
**Official Records Book/Page :** 33582 / 649  
**Sale Date :** MAY-2022  
**Legal Description :** OCEAN VIEW LTS 7, 8, 7-A & 8A

**Owner Information**

<b>Owner(s)</b>	<b>Mailing Address</b>
1540SOCEAN LLC	501 S FLAGLER DR # 110 WEST PALM BCH FL 33401 5909

**Sales Information**

<b>Sales Date</b>	<b>Price</b>	<b>OR Book/Page</b>	<b>Sale Type</b>	<b>Owner</b>
MAY-2022	\$9,500,000	33582 / 00649	WARRANTY DEED	1540SOCEAN LLC
APR-2010	\$10	23804 / 01453	WARRANTY DEED	CARY EDITH F
MAR-2010	\$0	23804 / 01451	SUMMARY ORDER	CARY EDITH F
SEP-1997	\$100	10183 / 01630	QUIT CLAIM	CARY EDITH F
JAN-1974	\$165,000	02266 / 00641		
JAN-1972	\$115,000	02035 / 00631	WARRANTY DEED	

**Exemption Information**

No Exemption Information Available.

**Property Information**

**Number of Units :** 1  
**\*Total Square Feet :** 0  
**Acres :** 0.7660  
**Property Use Code :** 0000—VACANT  
**Zoning :** R-A—ESTATE RESIDENTIAL (50-PALM BEACH)

**Appraisals**

<b>Tax Year</b>	<b>2023</b>	<b>2022</b>	<b>2021</b>	<b>2020</b>	<b>2019</b>
Improvement Value	\$0	\$20,631	\$14,538	\$18,538	\$13,963
Land Value	\$17,585,250	\$4,053,800	\$2,750,300	\$2,700,300	\$2,625,300
Total Market Value	\$17,585,250	\$4,074,431	\$2,764,838	\$2,718,838	\$2,639,263

**Assessed and Taxable Values**

<b>Tax Year</b>	<b>2023</b>	<b>2022</b>	<b>2021</b>	<b>2020</b>	<b>2019</b>
Assessed Value	\$17,585,250	\$1,035,158	\$1,005,008	\$991,132	\$968,848
Exemption Amount	\$0	\$50,500	\$50,500	\$50,500	\$50,500
Taxable Value	\$17,585,250	\$984,658	\$954,508	\$940,632	\$918,348

**Taxes**

<b>Tax Year</b>	<b>2023</b>	<b>2022</b>	<b>2021</b>	<b>2020</b>	<b>2019</b>
AD VALOREM	\$264,000	\$15,420	\$15,659	\$15,690	\$15,587
NON AD VALOREM	\$1,134	\$638	\$680	\$669	\$670
TOTAL TAX	\$265,134	\$16,058	\$16,339	\$16,359	\$16,256

# TOWN OF PALM BEACH

Information for Town Council Meeting on:

February 14, 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 1540 S. Ocean Blvd.

Date: February 1, 2024

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## **STAFF RECOMMENDATION**

Staff recommends that the Town Council consider the request from contractor Joshua McAlees, Principal of Seagate Capital Construction regarding a time extension in which to complete construction of a new two-story home & pool at 1540 S. Ocean Blvd. and to extend the permit by three additional months – until April 20, 2024.

## **GENERAL INFORMATION**

The current owner is 1540SOCEAN LLC, who purchased the property in early 2022. The building permit for the new two-story home & pool was issued on January 20, 2022, had a duration of 24 months, and technically just expired. The contractor explains in his letter, received January 19, 2024, that the time extension is based on additional time required to complete the basement, the constrained site conditions, and the inclusion of a newly acquired guest house purchased by the owner and the associated work of a guest house addition. Mr. McAlees mentions how they will continue to maintain the perimeter site fencing and permanent wall that is under construction. The attached construction schedule shows the new timeline has all work completed by April 20, 2024.

The contractor appears to have complied with all new requirements for neighbor notice. Staff has no issue with the request.

Attachments: Letters from Joshua McAlees, with Construction Schedule  
Permit Summary for the Property  
Property Appraiser Details for the Property