

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



CBC 059360

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

September 12, 2023

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 COVID delays and Owner revisions to the mechanical, plumbing, electrical, interior framing, fireplace structure, motorized shades and millwork additions. Additionally, changes have been made to the swimming pool, FPL transformer re-location and sitework hardscape and fountains.

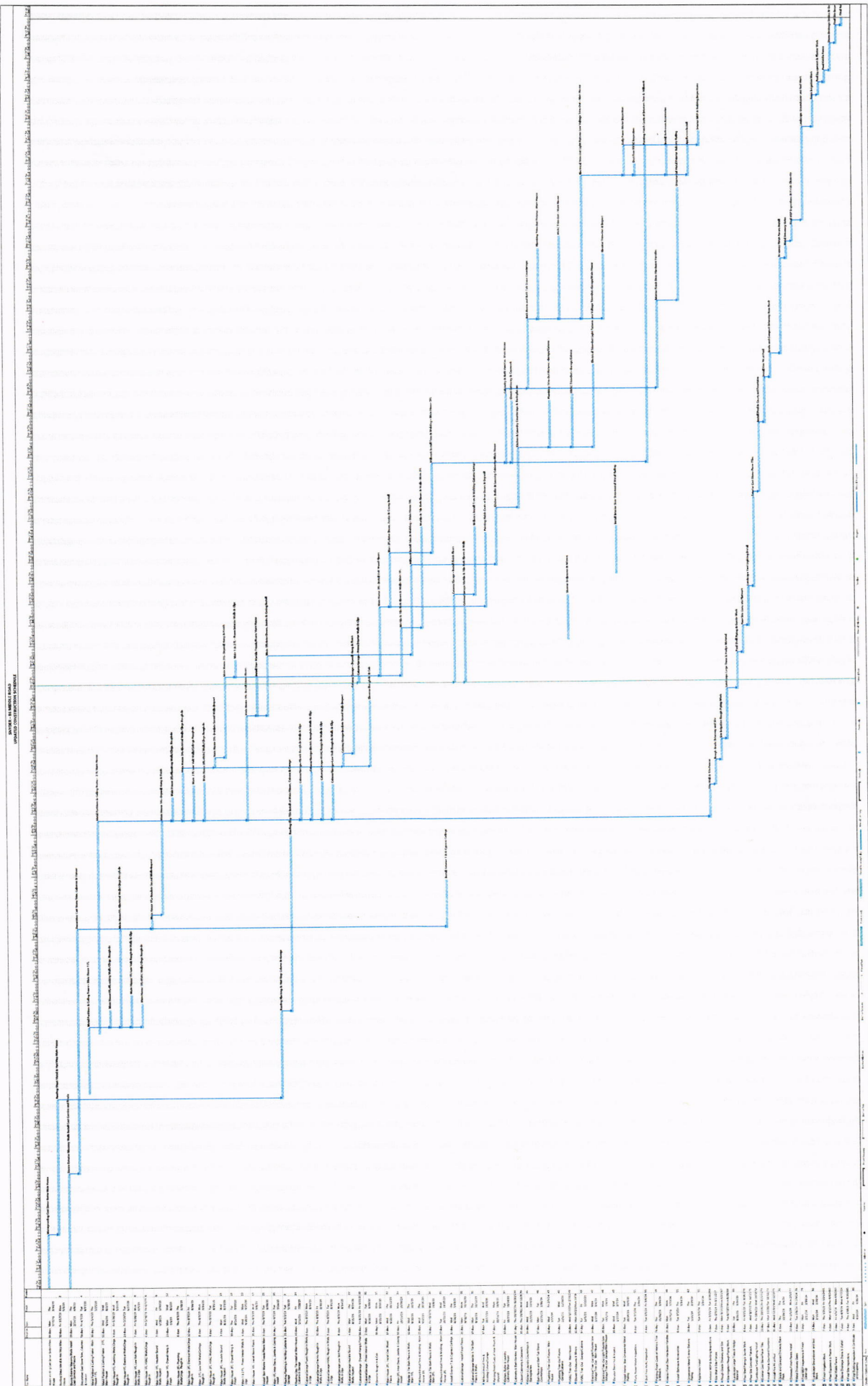
The expiration date is November 9, 2023. Wildes Builders requests that the permit time extension required to complete this project be extended to April 26, 2024. A balance to complete Gantt construction schedule will be e-mailed to you shortly.

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 the 'Sincerely yours,' text.

Jeff Wildes
President - Wildes Builders



Permit Browse
Town of Palm Beach

Permit number	Permit type	Master permit ID	Permit type name	Permit description	Permit Suite	Permit Address	Customer Nu	Customer Last Name	Application t	Issue date	Expiration date	Approval state
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-r01		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 ARCHITECT S 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 REQUESTED. COCATE FAMILY RM FIREPLACE TO BE PROJECTED EXTER WALL.		86 MIDDLE RD	538858	WILDES BUILDERS LLC	3/28/2023	5/19/2023	11/15/2023	final
B-23-02885	a-r01		A-ARCOM STAFF APPROVAL	ARCOM STAFF APPROVAL MINOR FACADE CHANGES; ADD DELETE RELOCATE EXTERIOR LIGHTING FIXTURES. SEE ATTACHED CONTINUATION.		86 MIDDLE RD	601454	SMITH AND MOORE ARCHITECT S INC	3/24/2023	3/31/2023	3/18/2024	final
B-22-02692	a-r01	437999	A-ARCOM STAFF APPROVAL	STAFF APPROVAL - REVISION TO DRIVEWAY GATE, REMOVE CABANA A 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 LL	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 DRAWINGS. (STAMPED BY STRUC ENG)		86 MIDDLE RD	538858	WILDES BUILDERS LLC	3/11/2022	3/16/2022	3/11/2022	final
U-22-09509	u-r02	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	issued
U-22-09435	u-r02	437999	U-USE OF WORK IN ROW	EXCAVATION - IN REAR EASEMENT FOR NEW 6" PVC SEWER LATERAL		86 MIDDLE RD	538858	WILDES BUILDERS LLC	2/23/2022	2/28/2022	5/29/2022	issued
U-22-09185	u-r03		U-EXCAVATION IN ROW	L. REMOVE EXISTING AND INSTALL NEW AT SAME GRADE & ELEVATION		86 MIDDLE RD	542582	S MACDONALD CONTRACTING LLC	1/11/2022	1/19/2022	7/18/2022	issued
U-22-09186	u-r07		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-r01		B-RESIDENTIAL NEW CONSTRUCTION/ADDITION	(SEE PERMIT CONDITIONS) NEW SINGLE FAMILY MAIN HOUSE. GARAGE & CABANA PER PLANS.		86 MIDDLE RD	538858	WILDES BUILDERS LLC	10/14/2021	11/9/2021	11/9/2023	issued
U-21-08323	u-r02		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	issued
U-21-08119	u-r02	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-r01	434931	E-ELECTRICAL	TEMPORARY POWER POLE		86 MIDDLE RD	602401	FRESHWATER & SON'S ELECTRIC LL	8/16/2021	8/18/2021	2/26/2023	issued
B-21-90030	b-r01	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-r11		S-SITE WORK/DRAINAGE	SITE WORK - EROSION CONTROL, CLEANING & SCALP SITE		86 MIDDLE RD	538858	WILDES BUILDERS LLC	5/26/2021	6/21/2021	12/23/2023	issued
Count: 20												

Property Detail

Parcel Control Number:	50-43-43-26-23-002-0000	Location Address:	86 MIDDLE RD
Owners:	MIDDLE ROAD HOLDINGS TRUST ,RABIDEAU GUY TR		
Mailing Address:	440 ROYAL PALM WAY STE 101,PALM BEACH FL 33480 4179		
Last Sale:	SEP-2020	Book/Page#:	31844 / 541
Property Use Code:	0000 - VACANT	Zoning:	R-B - LOW DENSITY RESIDENTIAL (50-PALM BEACH)
Legal Description:	EL BRAVO SINGER ANNEX PAR B	Total SF:	0
		Price:	\$8,964,100
		Acres	0.6948

2023 Values (Preliminary)

Improvement Value	\$0
Land Value	\$16,874,352
Total Market Value	\$16,874,352
Assessed Value	\$9,583,200
Exemption Amount	\$0
Taxable Value	\$9,583,200

All values are as of January 1st each year.

2023 Taxes (Preliminary)

Ad Valorem	\$191,894
Non Ad Valorem	\$1,549
Total Tax	\$193,443

2023 Qualified Exemptions

No Details Found

Applicants

No Details Found

Building Footprint (Building 0)

No Image Found

Subarea and Square Footage (Building 0)

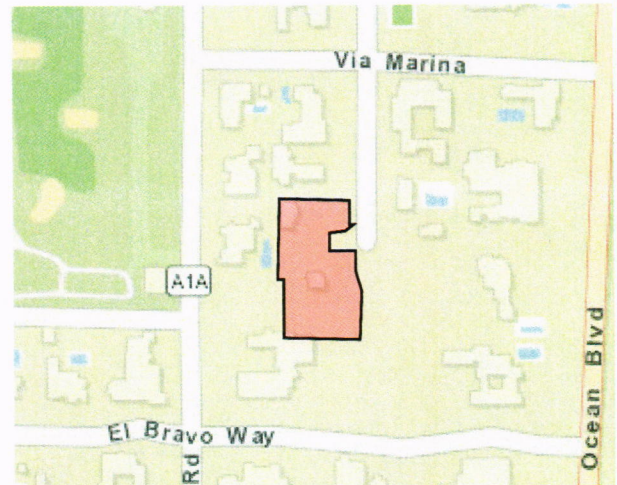
Description	Area	Sq. Footage
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Extra Features

Description	Year Built	Unit
No Extra Feature Available		

Structural Details (Building 0)

Description

MAP



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Jeff Wildes
President - Wildes Builders



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

September 12, 2023

Marissa Klass Trust
95 Middle Road
Palm Beach, FL 33480

Re: 86 Middle Road
Permit Extension

Dear Owner,

Wildes Builders is requesting a permit extension for the above referenced address at the Town Council Development Review meeting on Wednesday October 11th, 2023. This extension notice is due to COVID supply issues and many critical path revisions, that have extended the original permit completion date.

Wildes Builders will present an updated construction schedule at the October Meeting to give the new construction completion date at 86 Middle Road Residence.

Thank you in advance.

Sincerely,

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Jeffrey 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

September 12, 2023

Charlotte Beers
82 Middle Road
Palm Beach, FL 33480

Re: 86 Middle Road
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President – Wildes Builders



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wildesbuilders@wildesbuilders.com

September 12, 2023

Mora Middle Investments
89 Middle Road
Palm Beach, FL 33480

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