

# TOWN OF PALM BEACH

Information for Town Council Meeting on:

February 12, 2025

---

To: Mayor and Town Council

Via: Kirk Blouin, Town Manager / Wayne Bergman, Director of Planning, Zoning & Building

From: Michelle Sentmanat, Business Services Manager in PZB

Re: Waiver of Town Code Section 18-237, For Building Permit Extension at 441 Seaview Ave, Permit B-22-97563

Date: January 21, 2025

---

## **STAFF RECOMMENDATION**

Staff recommends that the Town Council consider the request from Tim Givens for Tim Givens Building & Remodeling regarding a second time extension in which to complete the renovations at 441 Seaview Ave. The request is to extend the permit by eight months – until August 31, 2025.

## **GENERAL INFORMATION**

NOTE: PROJECT DEFERRED FROM THE JANUARY TOWN COUNCIL MEETING DUE TO THE LENGTH OF MEETING AND THE CONTRACTOR NOT PRESENT FOR THE ENTIRE MEETING. STAFF APPROVED A THIRTY-DAY EXTENSION FOR THEM TO BE HEARD AT THE FEBRUARY MEETING.

The current owner is 441 Seaview LLC, which purchased the property in March of 2022. The building permit was issued on February 22, 2023, with a duration of 16 months – expiration date 06/21/2024. The Town Council previously granted an extension for six months with an expiration date of December 31, 2024. At this time, the contractor explains in his letter dated December 20, 2024, the need for a second time extension is due to the size of the property causing no onsite parking and limited space to accept deliveries which has caused setbacks to get all trades and materials on site. To keep from disrupting neighbors during the season they want to postpone all streetside exterior work until May allowing all interior work to be completed by end February 2025. The revised construction schedule shows completion by August 31, 2025.

The applicant appears to have complied with all new requirements for neighbor notice.

Attachments: Letter from Tim Givens, with Construction Schedule  
Letter for nuisance mitigation measures  
Permit Summary for the Property  
Property Appraiser Details for the Property  
Neighbor notice

No Show -  
stop work

# TOWN OF PALM BEACH

Information for Town Council Meeting on:

January 15, 2025

To: Mayor and Town Council

Moved to Feb 20

Via: Kirk Blouin, Town Manager / Wayne Bergman, Director of Planning, Zoning & Building

From: Michelle Sentmanat, Business Services Manager in PZB

Re: Waiver of Town Code Section 18-237, For Building Permit Extension at 441 Seaview Ave, Permit B-22-97563

Date: December 26, 2024

## STAFF RECOMMENDATION

Staff recommends that the Town Council consider the request from Tim Givens for Tim Givens Building & Remodeling regarding a second time extension in which to complete the renovations at 441 Seaview Ave. The request is to extend the permit by eight months – until August 31, 2025.

## GENERAL INFORMATION

The current owner is 441 Seaview LLC, which purchased the property in March of 2022. The building permit was issued on February 22, 2023, with a duration of 16 months – expiration date 06/21/2024. The Town Council previously granted an extension for six months with an expiration date of December 31, 2024. At this time, the contractor explains in his letter dated December 20, 2024, the need for a second time extension is due to the size of the property causing no onsite parking and limited space to accept deliveries which has caused setbacks to get all trades and materials on site. To keep from disrupting neighbors during the season they want to postpone all streetside exterior work until May allowing all interior work to be completed by end February 2025. The revised construction schedule shows completion by August 31, 2025.

The applicant appears to have complied with all new requirements for neighbor notice.

Attachments: Letter from Tim Givens, with Construction Schedule  
Letter for nuisance mitigation measures  
Permit Summary for the Property  
Property Appraiser Details for the Property  
Neighbor notice



# TOWN OF PALM BEACH

## Planning, Zoning and Building

**RECEIVED**

DEC 26 2024

TOWN OF PALM BEACH  
PZB DEPARTMENT

THIS IS A REQUEST FOR:

BUILDING PERMIT TIME EXTENSION

WAIVER OF TOWN CODE SECTION 42-199, CONSTRUCTION WORKING HOURS

Any request for a Building Permit Time Extension OR Waiver of Town Code Section 42-199, Construction Working Hours must be submitted to the Town no later than 30 days PRIOR to permit expiration or period of request. Please send the following items to Director Bergman and Michelle Sentmanat at [msentmanat@townofpalmbeach.com](mailto:msentmanat@townofpalmbeach.com) and [ybergman@townofpalmbeach.com](mailto:ybergman@townofpalmbeach.com)

1. Provide a detailed letter explaining the reasons why a time extension or waiver is being requested.
2. Provide a construction schedule to show completion timeline (CPM, Gantt Chart).
3. Provide a Statement of Nuisance Mitigation measures currently in place on the site.
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 or waiver is to be considered.
5. Include with the above Statement, a copy of the above notification to neighbors. NOTE: Must include in the notification letter the permit number, site address and meeting date at which this matter will be considered. Also, the following statement must be included in the notification: Comments or concerns regarding this request may be emailed to [publiccomment@townofpalmbeach.com](mailto:publiccomment@townofpalmbeach.com).
6. Provide a USPS Certificate of Mailing as proof of the mailed notice.
7. Payment – pay all applicable fees by the submittal deadline.

**Deadlines:** See Schedule for submittal deadlines (page 3). Town Council Meeting dates are subject to change. Please visit our website at [www.townofpalmbeach.com](http://www.townofpalmbeach.com)

- Town Council Development Review Date (Wednesday meeting): January 15, 2025
- Deadline for submittal of request/backup must be received by: \_\_\_\_\_  
(Deadline is approximately two weeks prior to the Town Council Development Review Meeting).
- Deadline for Notice to Neighbors: mailed December 20, 2024; Certificate of Mailing delivered December 20, 2024  
(Notice to Neighbors must be provided 25 days in advance of TC/DRC Meeting)

Permit #: B-22-97563 Exp. Date: 12/31/24  
 Job Address: 441 Seaview Ave. Palm Beach, FL 33480  
 Length of time extension being requested: (in days) 243 days  
 Specific request for waiver/working hours being proposed: \_\_\_\_\_  
 Proposed completion date if requested time extension is granted: August 31, 2025  
 (Must attach completion schedule)  
 Contact: Tim Givens Phone: 561-533-5828  
 Email: timgivensbullding@outlook.com

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)



ExtPermit-24-00034

**VALUATION OF PERMITS TO DATE:**

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

Job Address: 441 Seaview Ave

Permit# : B-22-97563 Job Value \$ 730,000.00

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

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

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

TOTAL valuation of project \$ \_\_\_\_\_

Value of work remaining to complete the project, even if included in valuation above. Include labor, materials and the value of any owner supplied items, etc \$ 75,000

Time Extension fee due based upon 1% of this amount: \$ \_\_\_\_\_

Waiver fee due \$ \_\_\_\_\_

Technology Fee (2% of permit fee above) \$ \_\_\_\_\_

Total Time Extension/Waiver Fee Paid: \$ \_\_\_\_\_

(attach a copy of the receipt for payment)

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

Max C. [Signature] 12-20-24  
OWNER SIGNATURE DATE

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

[Signature] 12-20-24  
CONTRACTOR SIGNATURE DATE

**NOTARY TO OWNER**

STATE OF \_\_\_\_\_  
COUNTY OF \_\_\_\_\_

Sworn to (or affirmed) and subscribed before me

this 20 day of December

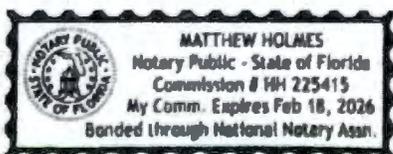
2024 By Maxy Gouin

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

Matthew Holmes  
Printed Name of Notary

[Signature]  
Signature of Notary

SEAL:



**NOTARY TO CONTRACTOR**

STATE OF \_\_\_\_\_  
COUNTY OF \_\_\_\_\_

Sworn to (or affirmed) and subscribed before me

this 20 day of December

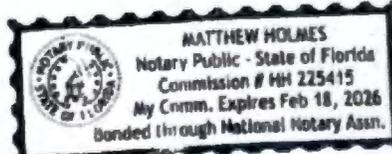
2024 By Tim Givers

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

Matthew Holmes  
Printed Name of Notary

[Signature]  
Signature of Notary

SEAL:



# TIM GIVENS BUILDING & REMODELING, INC.

December 20, 2024

Town of Palm Beach  
360 S. County Rd.  
Palm Beach, FL 33480

Re: 441 Seaview, Palm Beach – Permit Extension

To Whom It May Concern:

We are requesting an 8-month extension on Permit B-22-97563 to complete the remaining interior finishes and exterior work by August 31, 2025.

Exterior work to be completed:

- Drainage
- Landscaping
- Driveway
- Paving

Interior work to be completed:

- Painting/wallcoverings
- Window treatments
- Furnishings & Artwork

Due to the small size of the property, there is no on-site parking and limited space to accept deliveries, which has proven to be a setback to getting all the trades and materials on site in the allotted timeframe.

To keep from disrupting the neighbors during the season, we propose to postpone all streetside exterior work until May 2025. All interior work is set to be completed by end of February 2025 including furnishings and artwork.

Sincerely,



Tim Givens

Tim Givens Building & Remodeling, Inc.

# TIM GIVENS BUILDING & REMODELING, INC.

December 20, 2024

Town of Palm Beach  
360 S. County Rd.  
Palm Beach, FL 33480

Re: 441 Seaview, Palm Beach – Permit Extension

To Whom It May Concern:

We are requesting an 8-month extension on Permit B-22-97563 due to the extent of the remodel. We have taken the necessary construction mitigation precautions throughout this project and will continue to do so for the duration of construction. We have full-time parking enforcement for traffic, safety, and parking management, a new site wall, a silt fence for all soil run offs, and a transportation shuttle to minimize parking demand.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Tim Givers', is written over a light blue rectangular background.

Tim Givers

Tim Givens Building & Remodeling, Inc.



**TIM GIVENS**  
**BUILDING & REMODELING**

December 20, 2024

**To: Neighbors of 441 Seaview Avenue**

**Re: 441 Seaview Avenue, Palm Beach  
Residence Permit #B-22-97563**

We are the general contractor overseeing the construction of the residence at 441 Seaview Avenue. By way of this correspondence, we would like to notify you of the requests that we will be submitting to the Town of Palm Beach to extend the timeline for the remodel and site work to August 31, 2025. The town will review our request at the January 15<sup>th</sup> meeting.

Our anticipated substantial completion date for all interior finishes, furniture and artwork deliveries is February 2025. We are postponing the front exterior site work until after the season (May 2025) including drainage, landscape, paving, and driveway. All sitework will be completed by August 2025.

We will continue our best efforts to protect your property throughout the course of this project. In addition to having a full-time superintendent, we also have a full-time traffic attendant on site to manage vehicles, parking, deliveries, etc. Our goal is to make this a smooth experience for everyone and to keep you informed and accommodated during the construction process.

Should you have any questions or requests, please feel free to reach out to us and we will try our best to oblige you.

**Project Manager – Matthew Holmes:** (561) 427-8230 / [mcholmes21@outlook.com](mailto:mcholmes21@outlook.com)  
**Office - TGBR:** (561) 533-5828 / [timgivensbuilding@outlook.com](mailto:timgivensbuilding@outlook.com)

Thank You,



Tim Givens Building & Remodeling

**Property Detail**

**Location Address :** 441 SEAVIEW AVE  
**Municipality :** PALM BEACH  
**Parcel Control Number :** 50-43-43-22-08-000-6100  
**Subdivision :** POINCIANA PARK 3RD ADD IN  
**Official Records Book/Page :** 33421 / 640  
**Sale Date :** MAR-2022  
**Legal Description :** POINCIANA PARK 3RD ADD LTS 610 & 612

**Owner Information**

**Owner(s)** 441 SEAVIEW LLC  
**Mailing Address** 222 LAKEVIEW AVE STE 1500  
 WEST PALM BEACH FL 33401 6174

**Sales Information**

Sales Date	Price	OR Book/Page	Sale Type	Owner
MAR-2022	\$6,800,000	33421 / 00640	WARRANTY DEED	441 SEAVIEW LLC
MAY-2006	\$2,800,000	20530 / 00783	WARRANTY DEED	THOMPSON SANDRA
MAR-2005	\$1,400,000	18266 / 01033	WARRANTY DEED	BRYAN KATHERINE
MAR-2002	\$1	13465 / 00254	WARRANTY DEED	LEBEAU NORMAN
DEC-1999	\$100	11584 / 00322	WARRANTY DEED	LEBEAU LIMITED PARTNERSHIP 1999
MAY-1996	\$550,000	09263 / 01572	WARRANTY DEED	
MAR-1992	\$412,000	07177 / 00207	WARRANTY DEED	
MAR-1986	\$285,000	04825 / 00596	WARRANTY DEED	

**Exemption Information**

No Exemption Information Available.

**Property Information**

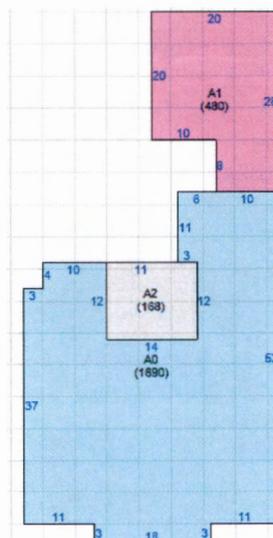
**Number of Units :** 2  
**\*Total Square Feet :** 2828  
**Acres :** .11  
**Property Use Code :** 0100—SINGLE FAMILY  
**Zoning :** R-B—LOW DENSITY RESIDENTIAL (50-PALM BEACH)

**Building Details**

**Structural Details**

Structural Element for Building 1	
Exterior Wall 1	WSF: STUCCO
Year Built	1924
Air Condition Desc.	HTG & AC
Heat Type	FORCED AIR DUCT
Heat Fuel	ELECTRIC
Bed Rooms	2
Full Baths	2
Half Baths	0
Exterior Wall 2	NONE
Roof Structure	GABLE/HIP
Roof Cover	ASPHALT/COMPOSITION
Interior Wall 1	DRYWALL
Interior Wall 2	N/A
Floor Type 1	CERAMIC/QUARRY TILE
Floor Type 2	CARPETING
Stories	1

Sketch for Building 1



Subarea and Square Footage for Building 1

Code Description	square Footage
SFB Semi Finished Base Area	480
BAS Base Area	1690
SFB Semi Finished Base Area	168
Total Square Footage	2338

Area Under Air 2338

**Property Extra Feature**

Description	Year Built	Units
Patio	1924	604
Spa	1997	1

**Property Land Details**

Land Line #	Description	Zoning	Acres
1	SFR	R-B	0.1122

**Appraisals**

Tax Year	2024	2023	2022	2021	2020
Improvement Value	\$458,819	\$1,416,635	\$1,355,996	\$455,267	\$468,446
Land Value	\$2,902,844	\$2,171,493	\$1,880,085	\$1,280,227	\$1,175,907
Total Market Value	\$3,361,663	\$3,588,128	\$3,236,081	\$1,735,494	\$1,644,353

**Assessed and Taxable Values**

Tax Year	2024	2023	2022	2021	2020
Assessed Value	\$3,361,663	\$3,588,128	\$1,370,996	\$1,331,064	\$1,312,686
Exemption Amount	\$0	\$0	\$50,500	\$50,500	\$50,500
Taxable Value	\$3,361,663	\$3,588,128	\$1,320,496	\$1,280,564	\$1,262,186

**Taxes**

Tax Year	2024	2023	2022	2021	2020
AD VALOREM	\$49,989	\$53,867	\$20,624	\$20,949	\$20,994
NON AD VALOREM	\$800	\$745	\$738	\$776	\$764
TOTAL TAX	\$50,789	\$54,612	\$21,362	\$21,725	\$21,757

Dorothy Jacks, CFA, AAS PALM BEACH COUNTY PROPERTY APPRAISER [www.pbcpar.com](http://www.pbcpar.com)