

TOWN OF PALM BEACH

Information for Town Council Meeting on:

March 5, 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 128 Seabreeze Ave – B-23-00249

Date: February 21, 2025

STAFF RECOMMENDATION

Staff recommends that the Town Council consider the request from Tom Keller with Wildes Builders regarding a request for time extension, in which to complete the renovations at 128 Seabreeze Ave. The request is to extend the permit by 96 working days - until June 20, 2025.

GENERAL INFORMATION

The current owner is Keith R. and Jennifer B. Palumbo Trust, who purchased the property in January of 2022. The building permit was issued October 5, 2023, with a duration of 16 months – expiration date 02/05/2025. The contractor has provided a letter dated February 7, 2025, explaining the delays with the project were due in part to the historical structural shell being in shambles. The structure required additional shoring, new tie columns, new tie-beams and reinforcing of the existing bearing walls and roofing structure. This is in addition to owner revisions which have caused delays. The revised construction schedule shows completion by June 20, 2025.

NOTE: This project has also received a stop work issued by Director Wayne Bergman due to the contractor receiving three strikes on their project.

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

Attachments: Letter from Wildes Builders, 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

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 and wbergman@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). - TO FOLLOW
- ✓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.
- ✓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

- Town Council Development Review Date (Wednesday meeting): MARCH 12, 2025
- Deadline for submittal of request/backup must be received by: FEB 17, 2025
(Deadline is approximately two weeks prior to the Town Council Development Review Meeting).
- Deadline for Notice to Neighbors: FEB 15, 2025
(Notice to Neighbors must be provided 25 days in advance of TC/DRC Meeting)

Permit #: B-23-00249 Exp. Date: FEB 5, 2025
 Job Address: 128 SEABREEZE AVE, PALM BEACH, 33480
 Length of time extension being requested: (in days) 96 WORK DAYS
 Specific request for waiver/working hours being proposed: —
 Proposed completion date if requested time extension is granted: JUNE
 (Must attach completion schedule)
 Contact: THOMAS KELLER Phone: 561 797-3667
 Email: TKM.KELLER@WILDESBUILDERS.COM



Ext permit - 25-00037

VALUATION OF PERMITS TO DATE:

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

Job Address: 128 SEABREEZE AVE.

Permit# : B 22-94767 Job Value \$ 20,000

Permit# : B 22-96757 Job Value \$ 6,000

Permit# : B 23 00249 Job Value \$ 1,045,112

Permit# : — Job Value \$ —

TOTAL valuation of project \$ 1,071,112

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 \$ 187,450.⁰⁰

Time Extension fee due based upon 1% of this amount: \$ 1874.⁵⁰

Waiver fee due \$ —

Technology Fee (2% of permit fee above) \$ 37.49

Total Time Extension/Waiver Fee Paid: \$ 1911.⁹⁹

(attach a copy of the receipt for payment)

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

[Signature] 7/11/25
OWNER SIGNATURE DATE

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

[Signature] 2/10/25
CONTRACTOR SIGNATURE DATE

NOTARY TO OWNER

STATE OF
COUNTY OF

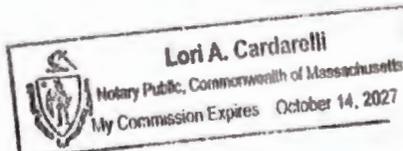
Sworn to (or affirmed) and subscribed before me
this 10th day of February
2025. By Keith Palumbo

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

Lori A. Cardarelli
Printed Name of Notary

[Signature]
Signature of Notary October 14, 2024

SEAL:



NOTARY TO CONTRACTOR

STATE OF
COUNTY OF

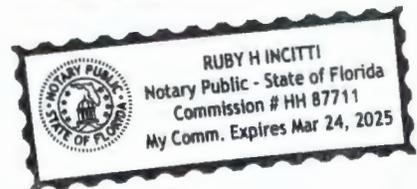
Sworn to (or affirmed) and subscribed before me
this 10 day of FEB
2025. By JEFFREY M. WILDES

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

Ruby H Incitti
Printed Name of Notary

[Signature]
Signature of Notary

SEAL:



Permit Time Extension Schedule – Subject to Change
Please confirm meeting and deadline dates.
 Rev-20241024

Town Council Development Review Meeting	Deadline for 25-day Notice to Neighbors AND Deadline for submittal of All Backup
11/13/2024	10/18/2024
12/11/2024	11/22/2024
1/15/2025	12/20/2024
2/12/2025	1/18/2025
3/12/2025	2/15/2025
4/9/2025	3/15/2025
5/14/2025	4/19/2025
6/11/2025	5/17/2025
7/09/2025	6/14/2025
8/13/2025	7/19/2025
9/10/2025	8/16/2025
10/15/2025	9/20/2025
11/12/2025	10/18/2025
12/10/2025	11/15/2025

****All dates tentative and subject to change****

NOTIFICATION TO NEIGHBORS
 Sample language

Date:

Dear Neighbor

Re: Project located at (site address): _____
 Permit number: _____

This is to notify you that a request has been made to the Planning, Zoning & Building Department to be placed on the agenda for the next available Town Council meeting for consideration of a time extension request of xxx (be specific as to request being made).

Should you have questions or concerns regarding this project, please contact: Contractor, job superintendent, etc. include name, address, phone # to reach someone at your company

Also, comments or concerns regarding this request may be made in the Planning, Zoning & Building Department at 360 S County Rd., Palm Beach or by email to publiccomment@townofpalmbeach.com _____



CBC 059360

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

February 7, 2025

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

Re: 128 Seabreeze – B-23-00249
Permit Extension

Dear Mr. Bergman,

Wildes Builders respectfully requests a time extension to our building permit at the above referenced address – 128 Seabreeze - (Permit # B-23-00249).

This time extension is necessary due to the Historical structural shell being in shambles. Much of the structure required additional shoring, new tie-columns, new tie-beams and reinforcing of the existing bearing walls and roofing structure. Additionally, Owner's revisions to casework, wall paneling and stonework has extended the construction schedule.

The expiration date is February 5, 2025. Wildes Builders requests that the permit time extension required to complete this project be extended to June 20, 2025. An updated construction schedule will be sent to you shortly.

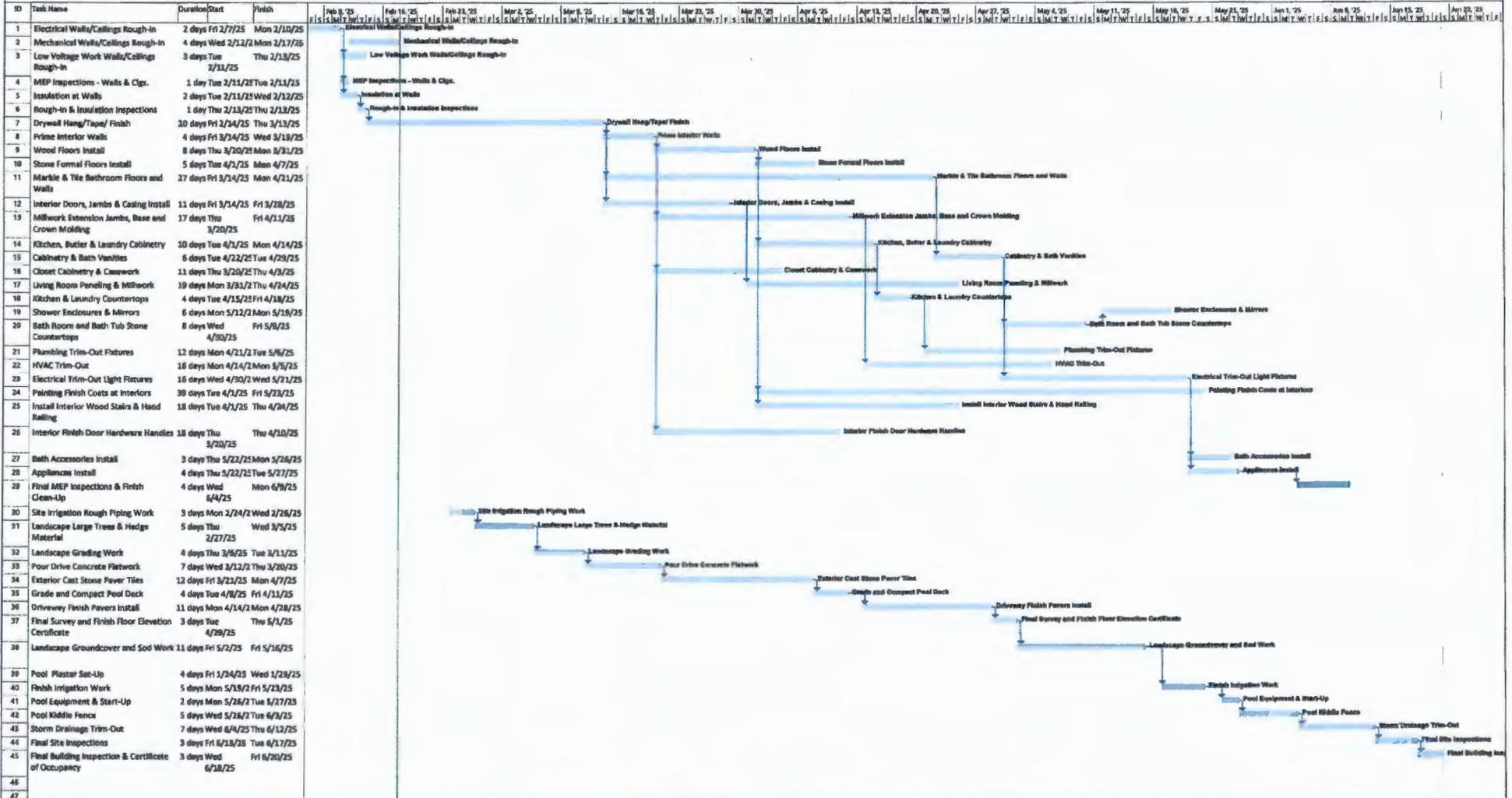
Feel free to call or e-mail me with any questions.

Sincerely yours,

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

Jeff Wildes
President - Wildes Builders

Palumbo Revised Construction Schedule



Project: A|Palumbo Residential
 Date: Tue 3/18/25

Task	Duration	Insulate Milestone	Driveway-only	Start-only	End-only	Selected Milestone	Manual Progress
Split	Project Summary	Insulate Summary	Manual Summary	Start-only	End-only	Deadline	Manual Progress
Milestone	Insulate Task	Manual Task	Manual Summary	Manual Task	Manual Task	Progress	Manual Progress

Page 1



CBC 059360

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

February 7, 2025

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

Re: 128 Seabreeze
Nuisance Mitigation

Dear Wayne,

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

- 1) Privacy screening and landscaping is installed around the perimeter of the property.
- 2) All off loading and site work are performed on-site (not in the street).
- 3) The residence is at the finishing phase on the inside and the site concrete work is completed.
- 4) Car pooling is being utilized.

Thank you in advance.

Sincerely,

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

Jeffrey Wildes
President

Master Permit	Permit number	Permit type name	Permit description	Permit Address	Permit Suite	Customer Last Name	Application date	Issue date	Approval state
B-22-94767	U-22-10261	U-CONSTRUCTION PARKING	*****PRIVATE PROVIDER***** CONSTRUCTION PARKING	128 SEABREEZE AVE		WILDES BUILDERS LLC	6/16/2022		canceled
	B-15-48160	P-PLUMBING	LINE UP TO 8FT OF 2" CAST IRON UNDER THE POWDER ROOM ON 1ST FLOOR AND LINE UP 24 FEET OF 4" VERTICAL STACK	128 SEABREEZE AVE		PIPELINING TECHNOLOGIES INC	5/11/2015	5/13/2015	final
B-22-94767	B-22-95171	R-PERMIT UPDATE-CHG OF PLANS & VALUE/CORRECTION	*****PRIVATE PROVIDER***** PERMIT UPDATE CHANGE IN PLANS AND VALUE TO ADD TEMPORARY POWER POLE.	128 SEABREEZE AVE		WILDES BUILDERS LLC	6/20/2022	6/27/2022	final
U-22-10261	B-22-95442	FEE CHARGE	*****PRIVATE PROVIDER***** FEE CHARGE TO REFUND PARKING PLACARDS DENIED APPROVAL IN PUBLIC WORKS.	128 SEABREEZE AVE		WILDES BUILDERS LLC	7/6/2022	7/6/2022	final
	B-22-96757	B-RESIDENTIAL ALTERATION	***** PRIVATE PROVIDER ***** (SEE PERMIT CONDITIONS) SUPERVISION OF ROOF TILE REMOVAL PER L-22-00657	128 SEABREEZE AVE		WILDES BUILDERS LLC	10/5/2022	10/10/2022	final
B-23-00249	B-23-02072	R-REVISION	***** PRIVATE PROVIDER ***** REVISION- ENGINEERED DRAWINGS FOR POOL AND TIE-IN SURVEY	128 SEABREEZE AVE		WILDES BUILDERS LLC	12/21/2023	10/11/2024	final
	L-22-00657	L-LPC STAFF APPROVAL	LPC STAFF APPROVAL REMOVE THE STRUCTURALLY UNSOUND EXISTING ROOF TO FIX STRUCTURAL ISSUES. WILL PREPARE FOR NEW ROOF TO BE REPLACED AFTER LANDMARKS	128 SEABREEZE AVE		LA BERGE & MENARD INC	9/22/2022	9/26/2022	final
B-22-94767	U-22-10259	U-CONSTRUCTION PARKING	*****PRIVATE PROVIDER***** CONSTRUCTION PARKING	128 SEABREEZE AVE		WILDES BUILDERS LLC	6/16/2022	7/1/2022	final
B-22-94767	U-22-10260	U-CONSTRUCTION PARKING	*****PRIVATE PROVIDER***** CONSTRUCTION PARKING	128 SEABREEZE AVE		WILDES BUILDERS LLC	6/16/2022	7/1/2022	final
B-22-94767	U-22-10661	U-CONSTRUCTION PARKING	*****PRIVATE PROVIDER***** CONSTRUCTION PARKING	128 SEABREEZE AVE		WILDES BUILDERS LLC	7/28/2022	8/8/2022	final
B-22-94767	U-22-10662	U-CONSTRUCTION PARKING	*****PRIVATE PROVIDER***** CONSTRUCTION PARKING	128 SEABREEZE AVE		WILDES BUILDERS LLC	7/28/2022	8/8/2022	final
B-23-99141	U-23-13339	U-CONSTRUCTION PARKING	(2) VEHICLES (2) MONTHS PARKING PERMIT Parking Attendant: Tom Keller - (561) 797-3667	128 SEABREEZE AVE	GARAGE/DWELLING	WILDES BUILDERS LLC	7/5/2023	7/11/2023	final
B-23-99141	U-23-13340	U-CONSTRUCTION PARKING	(2) VEHICLES (2) MONTHS PARKING PERMIT Parking Attendant: Tom Keller - (561) 797-3667	128 SEABREEZE AVE	GARAGE/DWELLING	WILDES BUILDERS LLC	7/5/2023	7/11/2023	final
B-23-00249	U-23-14380	U-CONSTRUCTION PARKING	***** PRIVATE PROVIDER ***** CONSTRUCTION PARKING	128 SEABREEZE AVE		WILDES BUILDERS LLC	10/9/2023	10/11/2023	final
B-23-00249	U-23-14381	U-CONSTRUCTION PARKING	***** PRIVATE PROVIDER ***** CONSTRUCTION PARKING	128 SEABREEZE AVE		WILDES BUILDERS LLC	10/9/2023	10/11/2023	final
B-23-99141	U-24-15170	U-CONSTRUCTION PARKING	(2) VEHICLES (2) MONTHS PARKING PERMIT Parking Attendant: Tom Keller - (561) 797-3667	128 SEABREEZE AVE	GARAGE/DWELLING	WILDES BUILDERS LLC	1/9/2024	1/12/2024	final
B-23-99141	U-24-15171	U-CONSTRUCTION PARKING	(2) VEHICLES (2) MONTHS PARKING PERMIT Parking Attendant: Tom Keller - (561) 797-3667	128 SEABREEZE AVE	GARAGE/DWELLING	WILDES BUILDERS LLC	1/9/2024	1/12/2024	final
	X-04-13554	X-LEGACY PERMIT	REPLACE ELECTRIC WATER HEATER @ GARAGE APT.	128 SEABREEZE AVE		GENERAL HOME SOLUTIONS INC	12/29/2004	12/29/2004	final
	X-04-13575	X-LEGACY PERMIT	HARDWIRE NEW WATER HEATER	128 SEABREEZE AVE		LIFESTYLES ELECTRICAL SERVICE	12/30/2004	12/30/2004	final
	X-06-26309	X-LEGACY PERMIT	REPLACE EXISTING LEAKING 40 GALLON A.O.SMITH NATURAL GAS WATER HEATER.	128 SEABREEZE AVE		FLORIDA PUBLIC UTILITIES COMPANY	11/16/2006	11/16/2006	final
	B-22-94767	D-INTERIOR DEMOLITION	*****PRIVATE PROVIDER***** INTERIOR SELECTIVE DEMO	128 SEABREEZE AVE		WILDES BUILDERS LLC	5/24/2022	6/2/2022	issued
	B-23-00249	B-RESIDENTIAL ALTERATION	***** PRIVATE PROVIDER ***** (SEE PERMIT CONDITIONS) REMODELING WORK PER PLANS & SPEC'S	128 SEABREEZE AVE		WILDES BUILDERS LLC	7/17/2023	10/5/2023	issued
	B-23-99141	D-DEMOLITION	DEMOLISH GARAGE STRUCTURE, S ADDITION & PORTE COCHERE PER PLAN & ENGINEER.	128 SEABREEZE AVE	GARAGE/DWELLING	WILDES BUILDERS LLC	5/4/2023	5/31/2023	issued
	U-23-14421	U-EXCAVATION IN ROW	REMOVE EXISTING LATERAL & REPLACE WITH NEW 6" PVC LATERAL AT THE SAME LINE, AT THE SAME LINE, GRADE & ELEVATION AS EXISTING PER TOPB STANDARDS-OBTAIN DE	128 SEABREEZE AVE		S MACDONALD CONTRACTING LLC	10/10/2023	10/27/2023	issued
	U-23-14422	U-SEWER/DRAINAGE - CAP-OFF /CONNECTION	REMOVE EXISTING LATERAL & REPLACE WITH NEW 6" PVC LATERAL AT THE SAME LINE, AT THE SAME LINE, GRADE & ELEVATION AS EXISTING PER TOPB STANDARDS-OBTAIN DE	128 SEABREEZE AVE		S MACDONALD CONTRACTING LLC	10/10/2023	10/27/2023	issued

Count: 25

Filter

Property Detail

Location Address : 128 SEABREEZE AVE
Municipality : PALM BEACH
Parcel Control Number : 50-43-43-22-06-000-2070
Subdivision : POINCIANA PARK IN
Official Records Book/Page : 33281 / 408
Sale Date : 01/31/2022
Legal Description : POINCIANA PARK LTS 207 & 209

Owner Information

Owner(s)

PALUMBO KEITH R 2007 TRUST
 PALUMBO JENNIFER B TR
 PALUMBO KEITH R TR

Mailing Address

19 DARTMOUTH ST
 WEST NEWTON MA 02465 2601

Sales Information

Sales Date	Price	OR Book/Page	Sale Type	Owner
01/31/2022	\$7,500,000	33281 / 00408	WARRANTY DEED	PALUMBO KEITH R 2007 TRUST
02/22/2021	\$10	32221 / 01743	WARRANTY DEED	CARUFE DAMION P &
10/14/2020	\$2,400,000	31842 / 01902	WARRANTY DEED	CARUFE DAMION P &
05/16/2012	\$10	25222 / 00633	QUIT CLAIM	MCCONNELL JULIA CHIEPPO
02/01/1991	\$430,000	06737 / 00824	REP DEED	
01/01/1979	\$100	03057 / 01063		

Exemption Information

No Exemption Information Available.

Property Information

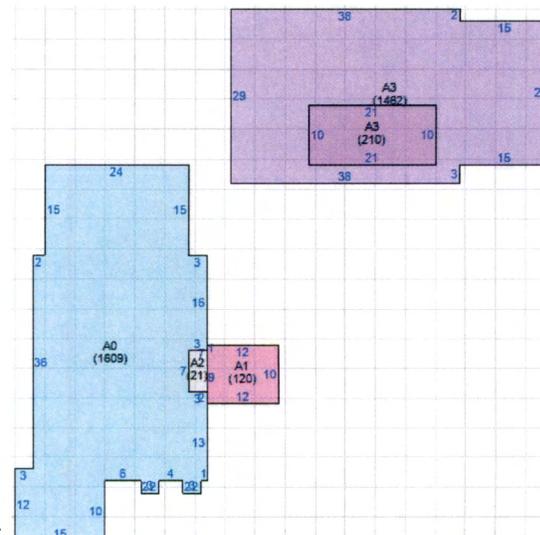
Number of Units : 1
***Total Square Feet :** 3422
Acres : .14
Property Use Code : 0100—SINGLE FAMILY
Zoning : R-B—LOW DENSITY RESIDENTIAL (50-PALM BEACH)

Building Details

Structural Details

	Structural Element for Building 1
Exterior Wall 1	WSF: STUCCO
Year Built	1925
Air Condition Desc.	HTG & AC
Heat Type	FORCED AIR DUCT
Heat Fuel	ELECTRIC
Bed Rooms	3
Full Baths	3
Half Baths	0
Exterior Wall 2	NONE
Roof Structure	GABLE/HIP
Roof Cover	CLAY/BERMUDA TILE
Interior Wall 1	PLASTER
Interior Wall 2	N/A
Floor Type 1	HARDWOOD
Floor Type 2	N/A
Stories	2

Sketch for Building 1



Subarea and Square Footage for Building 1

Code Description	square Footage
UOP Unfinished Open Porch	210
BAS Base Area	1462
FOP Finished Open Porch	21
FCP Finished Carport	120
BAS Base Area	1609

Total Square Footage	3422
Area Under Air	3071

Property Extra Feature

Description	Year Built	Units
Wall	1925	330

Property Land Details

Land Line #	Description	Zoning	Acres
1	SFR	R-B	0.1406

Appraisals

	Tax Year	2024	2023	2022	2021	2020
Improvement Value		\$2,900,880	\$3,059,159	\$0	\$0	\$562,435
Land Value		\$3,828,125	\$2,684,725	\$0	\$0	\$1,479,188
Total Market Value		\$6,729,005	\$5,743,884	\$0	\$0	\$2,041,623

Assessed and Taxable Values

	Tax Year	2024	2023	2022	2021	2020
Assessed Value		\$5,877,147	\$5,743,884	\$0	\$0	\$1,305,008
Exemption Amount		\$0	\$0	\$0	\$0	\$50,000
Taxable Value		\$5,877,147	\$5,743,884	\$0	\$0	\$1,255,008

Taxes

	Tax Year	2024	2023	2022	2021	2020
AD VALOREM		\$92,774	\$86,231	\$0	\$0	\$20,875
NON AD VALOREM		\$0	\$0	\$0	\$0	\$1,011
TOTAL TAX		\$92,774	\$86,231	\$0	\$0	\$21,887

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



CBC 059360

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

February 7, 2025

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

Re: 128 Seabreeze
Notification Statement

Dear Wayne,

This letter serves as Wildes Builders confirmation statement; that first class mailed notices have be sent to all neighbors with-in 300 feet regarding the time extension request at 128 Seabreeze. A copy of the neighbor's notification certified letter is attached for your copy. The Town Council Review Meeting date for this time extension request will be March 12, 2025.

Thank you in advance.

Sincerely,

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

Jeffrey Wildes
President



CBC 059360

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

February 7, 2025

Seabreeze Avenue
Palm Beach, FL 33480

Re: 128 Seabreeze Ave.
Permit Extension-B-23-00249

Dear Neighbor,

This is to notify you that a request has been made to the Planning, Zoning and Building Department to be placed on the agenda for March 12th Town Council Development Review Meeting, for consideration of a time extension request for our building permit completion date at 128 Seabreeze Avenue. Wildes Builders is requesting a permit extension for the above referenced address due to the considerable structural shell additions of new foundations, tie-columns, tie-beams and reinforcing of the existing bearing walls and roof structure.

Should you have any questions or concerns regarding this project please Contact: Wildes Builders-Thomas Keller, Project Manager, 440 25th Street WPB-FL-33407, 561-797-3667.

Also, comments or concerns regarding this request may be made in the Planning, Zoning and Building Department at 360 S County Road, Palm Beach or by email at publiccomment@townofpalmbeach.com

Thank you in advance.

Sincerely,

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Jeffrey Wildes
President