

TOWN OF PALM BEACH

Information for Town Council Meeting on:

May 14, 2025

To: Mayor and Town Council

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

From: Michelle Sentmanat, Business Services Supervisor in PZB

Re: Waiver of Town Code Section 18-237, For Building Permit Extension at 256 Ridgeview Dr – Permit B-23-00229

Date: April 18, 2025

STAFF RECOMMENDATION

Staff recommends that the Town Council consider the request from contractor Jeffrey Wildes (President) of Wildes Builders., regarding a time extension in which to complete the new construction of a single-family residence located at 256 Ridgeview Drive. The contractor explains the need for extension in detail in their letter dated April 3, 2025. They are requesting one hundred sixty-eight (168) days – with work to be complete by November 21, 2025.

GENERAL INFORMATION

The property is owned by Rotman Property Partnership and was purchased in July of 2009. The permit for new construction was issued on October 06, 2023, and based on the size of the home the contractor was given (20) twenty months for completion. Expiration date, June 6, 2025. In the letter dated April 3, 2025, the contractor has detailed the reason for extension is due to unforeseen soil and water table conditions that required re-engineering from shallow foundation to pile foundation early in the project to weather delays in 2024 as well as manufacturer delays and site wall revisions. The attached revised construction schedule shows completion to be by November 21, 2025.

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

Attachments: Letter from Wildes Builders
Construction Schedule
Nuisance Mitigation measures
Neighbor Notice
Permit Summary for the Property
Property Appraiser Details for the Property



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

Ext permit-25-00042

RECEIVED

APR 10 2025

TOWN OF PALM BEACH
PZB DEPARTMENT

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).
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): May 14, 2025
- Deadline for submittal of request/backup must be received by: May 1, 2025
(Deadline is approximately two weeks prior to the Town Council Development Review Meeting).
- Deadline for Notice to Neighbors: April 19, 2025
(Notice to Neighbors must be provided 25 days in advance of TC/DRC Meeting)

Permit #: B-23-00229 Exp. Date: 6/6/2025
Job Address: 256 RIDGEVIEW DR, PB, FL 33480
Length of time extension being requested: (in days) 108
Specific request for waiver/working hours being proposed: _____
Proposed completion date if requested time extension is granted: 11/21/2025
(Must attach completion schedule)
Contact: Heather Nesbit Phone: 561-833-2023
Email: heather.nesbit@wildesbuilders.com



VALUATION OF PERMITS TO DATE:

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

Job Address: 256 RIDGEVIEW

Permit#: B-23-00229 Job Value \$ 835,000

Permit#: B-23-00730 Job Value \$ 1,875.00

Permit#: _____ Job Value \$ _____

Permit#: _____ Job Value \$ _____

TOTAL valuation of project \$ 836,875.00

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 \$ 400,000.00

Time Extension fee due based upon 1% of this amount: \$ 4,000.00

Waiver fee due \$ _____

Technology Fee (2% of permit fee above) \$ 80.00

Total Time Extension/Waiver Fee Paid: \$ 4,080.00

(attach a copy of the receipt for payment)

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

OWNER SIGNATURE

DATE

April 10, 2025

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

CONTRACTOR SIGNATURE

DATE

4/9/25**NOTARY TO OWNER**STATE OF
COUNTY OF

Sworn to (or affirmed) and subscribed before me

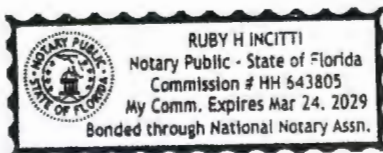
this 9 day of APRIL20 25, By EARL ROTMAN

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

RUBY H INCITTI
Printed Name of Notary

Ruby H Incitti
Signature of Notary

SEAL:

**NOTARY TO CONTRACTOR**STATE OF
COUNTY OF

Sworn to (or affirmed) and subscribed before me

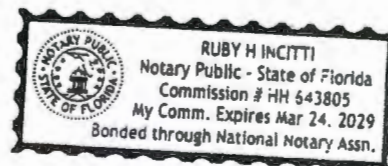
this 9 day of APRIL20 25, By JEFFREY M WILDES

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

RUBY H INCITTI
Printed Name of Notary

Ruby H Incitti
Signature of Notary

SEAL:





RECEIVED

APR 10 2025

TOWN OF PALM BEACH
PZB DEPARTMENT

CBC 059360

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

April 3, 2025

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

Re: 256 Ridgeview – B-23-00229 and coordinating Revisions, permits
Permit Extension Request

Dear Mr. Bergman,

Wildes Builders respectfully requests a time extension to our building permit at the above referenced address, 256 Ridgeview Drive - (Permit # B-23-00229 and coordinating revisions, permits).

This time extension is necessary due to unforeseen soil conditions and water table conditions that required re-engineering from shallow foundation to pile foundation earlier in the project, weather delays experienced in the summer of 2024 and manufacturer delay in delivery of central doors for main entry received as of last month, and final site wall revisions and approvals.

The expiration date is June 6, 2025. Wildes Builders requests that the permit time extension required to complete this project be extended to November 21, 2025. Please see balance to complete construction schedule.

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

Sincerely yours,

Jeffrey M. Wildes
President
Wildes Builders LLC



CBC 059360

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

April 9, 2025

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

Re: 256 Ridgeview
Residence Permit Extension – B-23-00229 – Nuisance Measures

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 on the street side of the property. The site wall has been constructed and installed per plans around the perimeter of the property.
- 2) All parking, off loading and site work are performed on-site. Where not feasible to perform- on site, Right-of-Way permits are scheduled for sitework concrete deliveries, hardscape and landscaping.
- 3) Construction parking passes have been approved and are being utilized.
- 4) Wildes personnel continues to manage traffic patterns at the property – including but not limited to using a flagman.
- 5) Carpooling will continue to be utilized to minimize construction traffic.

Thank you in advance.

Sincerely,

A handwritten signature in black ink, appearing to read 'Jeffrey M. Wildes', with a stylized flourish at the end.

Jeffrey M. Wildes
President
Wildes Builders LLC



CBC 059360

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

April 9, 2025

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

Re: 256 Ridgeview
Residence Permit Extension – B-23-00229
Statement Neighbors Notice

Dear Wayne,

Wildes Builders is requesting a permit extension for the above referenced address.

This letter serves as a statement that all the neighbors within 300 feet of 256 Ridgeview have been sent a notice via first class certified mail 25 days prior to the Town Council date. This notice (Attached here) states the request for permit time extension and the Town Council date of May 14, 2025, that the meeting will be held.

A construction schedule (Gantt chart) has been submitted for the time requested.

Thank you in advance for your assistance with our client's new house.

Sincerely,

A handwritten signature in black ink, appearing to read 'Jeffrey M. Wildes', with a large, stylized loop at the end.

Jeffrey M. Wildes
President
Wildes Builders LLC



CBC 059360

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

April 9, 2025

Henry and Laura McNamara
240 El Dorado Ln
Palm Beach FL, 33480

Re: 256 Ridgeview Drive
Residence Permit Extension – B-23-00229

Dear Owner,

Wildes Builders is requesting a permit extension for the above referenced address at the Town Council Development Review meeting on Wednesday, May 14th, 2025. This extension notice is due to initial unforeseen soil conditions and water table conditions, delay in receipt of windows and doors, and critical path revisions that will extend the original permit completion date.

Wildes Builders will present an updated construction schedule at the May Meeting to give the new completion date for our new 256 Ridgeview Residence.

Comments or concerns regarding this request may be emailed to publiccomment@townofpalmbeach.com. Thank you in advance.

Sincerely,

Jeffrey M. Wildes
President
Wildes Builders LLC

Master Permit	Permit number	Permit type name	Permit description	Permit Address	Permit Suite	Customer Last Name	Application date	Issue date	Approval state
B-09-05230	B-10-09886	E-ELECTRICAL	SUB ELECT.: INSTALL ELECTRIC 50 AMPS FOR SHOWER STEAM UNIT. OWNER LISTED AS ROTMAN ON PERMIT APPLICATION	256 RIDGEVIEW DR		KANAKRY ENTERPRISES INC	5/3/2010	5/10/2010	canceled
B-10-10879	B-10-14197	S-SITE WORK/DRAINAGE	CANCEL PERMIT DID NOT HAVE WORKERS COMP	256 RIDGEVIEW DR		HAIFA GENERAL CONTRACTING LLC	11/8/2010		canceled
B-23-99955	B-23-00780	E-ELECTRICAL	ELECTRICAL- TEMPORARY POWER POLE	256 RIDGEVIEW DR		WILDES BUILDERS LLC	8/24/2023		canceled
B-23-00229	A-23-03423	A-ARCOM STAFF APPROVAL	ARCOM STAFF APPROVAL CHANGE WINDOW ON NORTH ELEVATION FROM 1 TO 2, REMOVE 2 WINDOWS AT SOUTH ELEVATION MODIFY MULLION PATTERN, REMOVE WOOD O	256 RIDGEVIEW DR		LA BERGE & MENARD INC	12/6/2023	12/6/2023	final
	B-09-05230	B-RESIDENTIAL ALTERATION	REPLACE TILE/CARPET IN MASTER BED AND BATH WITH WOOD FLOORING REPLACE TILE WITH MARBLE (3 BATHS)	256 RIDGEVIEW DR		BAYSHORE OF SOUTH FLORIDA INC	7/27/2009	7/30/2009	final
B-09-05230	B-09-06416	P-PLUMBING	SUB PLMBG.: (3) BATHROOM REMODEL. ROUGH & TRIM	256 RIDGEVIEW DR		PARAGON PLUMBING INC	9/22/2009	9/25/2009	final
B-09-05230	B-10-10753	R-CHANGE OF CONTRACTOR/QUALIFIER	UPDATE PERMIT FOR CHANGE OF CONTRACTOR FROM BAYSHORE TO HAIFA	256 RIDGEVIEW DR		HAIFA GENERAL CONTRACTING LLC	6/10/2010	6/15/2010	final
	B-10-10879	B-RESIDENTIAL ALTERATION	REMODEL KITCHEN *OWNER LISTED AS ROTMAN PROPERTY PARTNERSHIP ON PERMIT APPLICATION*	256 RIDGEVIEW DR		HAIFA GENERAL CONTRACTING LLC	6/16/2010	7/6/2010	final
B-10-10879	B-10-10882	P-PLUMBING	SUB PLUMBING: DEMO EXISTING KITCHEN AND RE-INSTALL AS PER DRAWINGS	256 RIDGEVIEW DR		HAIFA GENERAL CONTRACTING LLC	6/16/2010	7/6/2010	final
B-10-10879	B-10-11025	E-ELECTRICAL	SUB ELECT.: KITCHEN REMODEL, OUTLETS, CIRCUITS & KITCHEN LIGHTING	256 RIDGEVIEW DR		HAIFA GENERAL CONTRACTING LLC	6/22/2010	6/25/2010	final
B-10-10879	B-10-12263	R-REVISION	REVISION: KITCHEN REMODEL REBAR AT SLABS	256 RIDGEVIEW DR		HAIFA GENERAL CONTRACTING LLC	8/13/2010	8/16/2010	final
B-10-10879	B-10-12718	R-REVISION	REVISION: FRAMING & STRAPPING DETAILS	256 RIDGEVIEW DR		HAIFA GENERAL CONTRACTING LLC	9/1/2010	9/2/2010	final
B-10-10879	B-10-12833	M-MECHANICAL	SUB MECH: NEW GRILLE CAN & GRILLE FOR KITCHEN - REPLACE EXISTING	256 RIDGEVIEW DR		ATLANTIS AIR CONDITIONING CORP	9/8/2010	9/13/2010	final
B-10-10879	B-10-13020	S-HARDSCAPE/DRIVEWAY/LANDSCAPE	INSTALL CONCRETE PAD FOR SUMMER KITCHEN	256 RIDGEVIEW DR		HAIFA GENERAL CONTRACTING LLC	9/16/2010	9/29/2010	final
B-10-13020	B-10-13283	G-GAS	SUB GAS: RUN NEW GAS LINE TO NEW OUTSIDE GRILL	256 RIDGEVIEW DR		MONARCH OF PLUMBING LLC	9/28/2010	9/29/2010	final
B-10-13020	B-10-13284	E-ELECTRICAL	SUB ELECT.: INSTALL NEW 20A CIRCUIT FROM PANEL TO GARAGE THRU ATTIC OUT TO NEW GRILL AREA	256 RIDGEVIEW DR		WATTS NEW ELECTRIC INC	9/28/2010	9/29/2010	final
B-10-13020	B-10-14131	R-REVISION	SLAB CHANGES	256 RIDGEVIEW DR		HAIFA GENERAL CONTRACTING LLC	11/3/2010	11/4/2010	final
B-10-10879	B-10-14223	S-DRAINAGE	SITE PERMIT FOR DRAINS AROUND HOUSE	256 RIDGEVIEW DR		HAIFA GENERAL CONTRACTING LLC	11/9/2010	11/24/2010	final
B-10-13020	B-11-15178	R-REVISION	REVISION: BOLTING DOWN SUMMER KITCHEN	256 RIDGEVIEW DR		HAIFA GENERAL CONTRACTING LLC	1/25/2011	1/26/2011	final
	B-15-51805	B-ROOF REPAIR/RE-ROOF	REROOF 3668 SF TILE ROOF (4/12 PITCH) INSTALL TILES USING POLY FOAM, OVER 30/90 HOT MOP, REROOF 468 SQ FLAT AND INSTALL 5 PLY MODIFIED-BITUMAN ROOF	256 RIDGEVIEW DR		FLORIDA ROOFING/PALM BEACH COUNTY	9/17/2015	9/23/2015	final
B-15-51805	B-15-52859	B-RESIDENTIAL OTHER (WITH PLANS)	SUB OTHER - RE INSTALL RAINGUTTER (SAME AS EXISTING)	256 RIDGEVIEW DR		MY GUTTER COMPANY INC	10/27/2015	11/17/2015	final
	B-18-72630	P-REPLACEMENT	REPLACE (2) WATER HEATERS IN GARAGE	256 RIDGEVIEW DR		E C STOKES MECHANICAL CONTRACT	6/12/2018	6/14/2018	final
B-23-00229	B-23-01579	R-REVISION	REVISION- OTHER- FOUNDATION PLAN REVISION	256 RIDGEVIEW DR		WILDES BUILDERS LLC	10/27/2023	11/1/2023	final
B-23-00229	B-23-01592	R-REVISION	REVISION ELECTRICAL: LIGHTING PROTECTION THAT WILL BE DONE BY "BONDED LIGHTING PROTECTION"	256 RIDGEVIEW DR		WILDES BUILDERS LLC	10/30/2023	11/3/2023	final
	B-23-98658	P-SITE WORK	WATER CAP OFF	256 RIDGEVIEW DR		SOUTHCOAST PLUMBING CONTRACTOR	4/7/2023	4/10/2023	final
	B-23-99955	D-DEMOLITION	(SEE PERMIT CONDITIONS) DEMOLITION	256 RIDGEVIEW DR		WILDES BUILDERS LLC	7/5/2023	7/25/2023	final
B-23-00229	B-24-02359	R-REVISION	REVISION BUILDING: SEE ATTACHED	256 RIDGEVIEW DR		WILDES BUILDERS LLC	1/30/2024	2/2/2024	final
B-23-00229	B-24-02448	R-REVISION	REVISION BUILDING: NEW AUGER CAST PILES FOR POOL/S	256 RIDGEVIEW DR		WILDES BUILDERS LLC	2/8/2024	2/9/2024	final
B-15-51805	F-15-00819	F-FIRE RESCUE STANDARD	REROOF 3668 SF TILE ROOF (4/12 PITCH) INSTALL TILES USING POLY FOAM, OVER 30/90 HOT MOP, REROOF 468 SQ FLAT AND INSTALL 5 PLY MODIFIED-BITUMAN ROOF	256 RIDGEVIEW DR		FLORIDA ROOFING/PALM BEACH COUNTY	9/17/2015	9/21/2015	final
	U-23-13028	U-DEWATERING	DEWATERING- DRAIN POOL	256 RIDGEVIEW DR		ROYAL PALM POOLS LLC	5/19/2023	5/25/2023	final
Count: 56									

Master Permit	Permit number	Permit type name	Permit description	Permit Address	Permit Suite	Customer Last Name	Application date	Issue date	Approval state
	U-23-13560	U-DEWATERING	DRAIN POOL	256 RIDGEVIEW DR		ROYAL PALM POOLS LLC	7/26/2023	8/2/2023	final
B-23-99955	U-23-13688	U-USE OF/WORK IN ROW	DEMOLITION REMOVAL EQUIPMENT	256 RIDGEVIEW DR		WILDES BUILDERS LLC	8/9/2023	8/16/2023	final
B-23-99955	U-23-13689	U-USE OF/WORK IN ROW	DEMOLITION - LOAD OUT	256 RIDGEVIEW DR		WILDES BUILDERS LLC	8/9/2023	8/15/2023	final
B-23-99955	U-23-13690	U-USE OF/WORK IN ROW	DELIVERY OF DEMOLITION EQUIPMENT	256 RIDGEVIEW DR		WILDES BUILDERS LLC	8/9/2023	8/15/2023	final
B-23-99955	U-23-13745	U-CONSTRUCTION PARKING	CONSTRUCTION PARKING Parking Attendant: Jeff Wildes - (772) 260-8630	256 RIDGEVIEW DR		WILDES BUILDERS LLC	8/11/2023	8/16/2023	final
B-23-99955	U-23-13746	U-CONSTRUCTION PARKING	CONSTRUCTION PARKING Parking Attendant: Jeff Wildes - (772) 260-8630	256 RIDGEVIEW DR		WILDES BUILDERS LLC	8/11/2023	8/16/2023	final
B-23-00229	U-23-14778	U-USE OF/WORK IN ROW	11/16/2023 DELIVERY 9:15 DURATION 20 MIN. EXTRACTION 11/17/2023	256 RIDGEVIEW DR		WILDES BUILDERS LLC	11/13/2023	11/16/2023	final
B-23-00229	U-23-14878	U-USE OF/WORK IN ROW	DELIVERY	256 RIDGEVIEW DR		WILDES BUILDERS LLC	11/21/2023	12/1/2023	final
B-23-00229	U-23-14887	U-CONSTRUCTION PARKING	CONSTRUCTION PARKING JEFF WILDES 772-260-8630	256 RIDGEVIEW DR		WILDES BUILDERS LLC	11/27/2023	12/1/2023	final
B-23-00229	U-23-14888	U-CONSTRUCTION PARKING	CONSTRUCTION PARKING JEFF WILDES 772-260-8630	256 RIDGEVIEW DR		WILDES BUILDERS LLC	11/27/2023	12/1/2023	final
B-23-00229	U-24-15141	U-USE OF/WORK IN ROW	BLOCK DELIVERY 10AM-12PM	256 RIDGEVIEW DR		WILDES BUILDERS LLC	1/5/2024	1/10/2024	final
	U-24-15145	U-DEWATERING	DRAIN POOL CONSTRUCTION	256 RIDGEVIEW DR		ROYAL PALM POOLS LLC	1/5/2024	1/10/2024	final
B-23-00229	U-24-15194	U-USE OF/WORK IN ROW	USE OF ROW FOR STEEL DELIVERY	256 RIDGEVIEW DR		WILDES BUILDERS LLC	1/11/2024	1/12/2024	final
B-23-00229	U-24-15673	U-CONSTRUCTION PARKING	CONSTRUCTION PARKING JEFF WILDES 772-260-8630	256 RIDGEVIEW DR		WILDES BUILDERS LLC	3/11/2024	3/13/2024	final
B-23-00229	U-24-15674	U-CONSTRUCTION PARKING	CONSTRUCTION PARKING JEFF WILDES 772-260-8630	256 RIDGEVIEW DR		WILDES BUILDERS LLC	3/11/2024	3/13/2024	final
B-23-00229	U-24-15675	U-USE OF/WORK IN ROW	CONCRETE BEAM POUR (BOOM TRUCK) 9-10AM THEN 4-5 PM	256 RIDGEVIEW DR		WILDES BUILDERS LLC	3/11/2024	3/13/2024	final
B-23-00229	U-24-15766	U-USE OF/WORK IN ROW	DROP OFF BLOCK LESS THAN 2 HOURS 9-11AM	256 RIDGEVIEW DR		WILDES BUILDERS LLC	3/22/2024	3/27/2024	final
	X-07-29525	X-LEGACY PERMIT	(1) 9X7 AMARR CLASSICA WHITE GARAGE DOOR (MATCH EXISTING)	256 RIDGEVIEW DR		AMERICAN PALM BEACH GARAGE DOO	6/11/2007	6/11/2007	final
	X-08-33337	X-LEGACY PERMIT	REPLACE (2) EXISTING ELECTRIC WATER HEATERS	256 RIDGEVIEW DR		GENERAL HOME SOLUTIONS INC	1/3/2008	1/3/2008	final
	X-08-33510	X-LEGACY PERMIT	REVIEW EXISTING HARDWARE HOOKUP FOR (2) WATER HEATERS BY GENERAL PLUMBING	256 RIDGEVIEW DR		LIFESTYLES ELECTRICAL SERVICES	1/16/2008	1/16/2008	final
	B-23-00229	B-RESIDENTIAL NEW CONSTRUCTION/ADDITION	(SEE PERMIT CONDITIONS) MAIN PERMIT- NEW CONSTRUCTION AND SITEWORK PER PLANS	256 RIDGEVIEW DR		WILDES BUILDERS LLC	7/14/2023	10/6/2023	issued
B-23-00229	B-23-00230	F-FLOOD PLAIN DEVELOPMENT	FLOOD PLAIN	256 RIDGEVIEW DR		WILDES BUILDERS LLC	7/14/2023	10/6/2023	issued
B-23-99955	B-23-00836	E-ELECTRICAL	ELECTRICAL- TEMPORARY POWER POLE	256 RIDGEVIEW DR		FRESHWATER & SON'S ELECTRIC LLC	8/29/2023	8/29/2023	issued
	U-23-12607	U-SEWER/DRAINAGE - CAP-OFF / CONNECTION	SEWER CAP OFF	256 RIDGEVIEW DR		SOUTHCOAST PLUMBING CONTRACTOR	3/28/2023	3/29/2023	issued
B-23-00229	U-24-15290	U-SEWER/DRAINAGE - CAP-OFF / CONNECTION	SEWER LATERAL INSPECTION TO HOOK UP TEMP TOILET	256 RIDGEVIEW DR		WILDES BUILDERS LLC	1/23/2024	1/25/2024	issued
	Z-20-00297	Z-DEVELOPMENT REVIEW PERMIT	The Applicant is requesting a variance to construct a 66.5 square foot first floor addition on the east side of the existing house with a side yard setback of 10.16 feet in lieu of 12.	256 RIDGEVIEW DR		ALLEY MAASS ROGERS AND LINDSAY PA	10/20/2020		pending
Count: 56									

Property Detail

Location Address : 256 RIDGEVIEW DR
Municipality : PALM BEACH
Parcel Control Number : 50-43-43-10-04-000-0990
Subdivision : RAFALSKY MARK IN
Official Records Book/Page : 23375 / 213
Sale Date : 07/27/2009
Legal Description : MARK RAFALSKY TRACT LTS 99 & 100

Owner Information

Owner(s)

ROTMAN PROPERTY PARTNERSHIP

Mailing Address

87 OLD FOREST HILL RD ONTARIO M5P 2R6 CANADA

Sales Information

Sales Date	Price	OR Book/Page	Sale Type	Owner
07/27/2009	\$10	23375 / 00213	WARRANTY DEED	ROTMAN PROPERTY PARTNERSHIP
07/07/2009	\$10	23375 / 00212	QUIT CLAIM	ROTMAN PROPERTY PARTNERSHIP
05/29/2009	\$1,500,000	23263 / 00529	WARRANTY DEED	2207498 ONTARIO INC
12/20/2005	\$10	19689 / 01204	QUIT CLAIM	DUNST DIANE G
04/01/1999	\$670,000	11082 / 00831	WARRANTY DEED	DUNST DIANE G &
04/01/1994	\$490,000	08227 / 01619	WARRANTY DEED	
04/01/1987	\$352,000	05256 / 01358	WARRANTY DEED	
08/01/1986	\$340,000	05031 / 01161	WARRANTY DEED	
04/01/1985	\$240,000	04533 / 00888	WARRANTY DEED	
08/01/1981	\$100,000	03586 / 01804	LIFE ESTATE	

Exemption Information

No Exemption Information Available.

Property Information

Number of Units :
***Total Square Feet :** 0
Acres : .26
Property Use Code : 0000—VACANT
Zoning : R-B—LOW DENSITY RESIDENTIAL (50-PALM BEACH)

Building Details

Structural Details

Structural Element for Building 1

Sketch for Building 1

Subarea and Square Footage for Building 1

Code Description square Footage
 No data found

No Image Found

Property Extra Feature

Description

Year Built

Units

No Extra Feature Available

Property Land Details

Land Line #	Description	Zoning	Acres
1	SFR	R-B	0.2640

Appraisals

Tax Year	2024	2023	2022	2021	2020
Improvement Value	\$0	\$302,807	\$15,548	\$16,299	\$2,562
Land Value	\$6,210,000	\$5,865,000	\$4,427,500	\$2,551,000	\$2,268,375
Total Market Value	\$6,210,000	\$6,167,807	\$4,443,048	\$2,567,299	\$2,270,937

Assessed and Taxable Values

Tax Year	2024	2023	2022	2021	2020
Assessed Value	\$2,793,429	\$2,670,593	\$2,427,812	\$2,207,102	\$2,006,456
Exemption Amount	\$0	\$0	\$0	\$0	\$0
Taxable Value	\$2,793,429	\$2,670,593	\$2,427,812	\$2,207,102	\$2,006,456

Taxes

Tax Year	2024	2023	2022	2021	2020
AD VALOREM	\$63,112	\$62,674	\$50,757	\$38,287	\$34,948
NON AD VALOREM	\$749	\$868	\$864	\$931	\$916
TOTAL TAX	\$63,860	\$63,542	\$51,621	\$39,218	\$35,865

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