

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 441 Australian Ave – Permit B-23-01555

Date: April 18, 2025

STAFF RECOMMENDATION

Staff recommends that the Town Council consider the request from contractor Timothy R. Benitz of Benitz Building, regarding a time extension in which to complete the new construction of a single-family home located at 441 Australian Ave. The contractor explains the need for extension in their letter dated April 17, 2025. They are requesting seventy-four (74) days – with work to be complete by July 31, 2025.

GENERAL INFORMATION

The property is owned by John & Virginia Collett. The property was purchased in May of 2018. The permit for new construction was issued on December 18, 2023, and based on the size of the home the contractor was given (16) sixteen months for completion. Expiration date, April 18, 2025. In their letter dated April 17th the contractor explains the need for additional time is due to several unforeseen delays with material lead times coming from Europe, harsh weather conditions prior to drying the structures and changes/additions to the scope of work by the owner. The revised construction schedule attached shows completion to be by July 31, 2025.

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

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



RECEIVED
APR 15 2025
H
TOWN OF PALM BEACH
PZB DEPARTMENT

X 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).
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): 5/14/2025
- Deadline for submittal of request/backup must be received by: 4/19/25
(Deadline is approximately two weeks prior to the Town Council Development Review Meeting).
- Deadline for Notice to Neighbors: 4/19/2025
(Notice to Neighbors must be provided 25 days in advance of TC/DRC Meeting)

Permit #: B-23-01555 Exp. Date: 04/18/2025 - Wayne Bergman extended to 5/18/25
Job Address: 441 Australian Ave, Palm Beach
Length of time extension being requested: (in days) 74 days
Specific request for waiver/working hours being proposed: _____
Proposed completion date if requested time extension is granted: 7/31/25
(Must attach completion schedule)
Contact: Greg Lamb Phone: 561-906-2624
Email: glamb@beritzbuilding.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 • Website: www.townofpalmbeach.com



Recycled Paper

Ext-permit-25-00045

VALUATION OF PERMITS TO DATE:

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

Job Address: 441 Australian Ave

Permit# : B-23-01555	Job Value	\$ 2,500,000
Permit# : B-23-99703	Job Value	\$ 200,000
Permit# : B-23-01557	Job Value	\$ 500,000
Permit# : _____	Job Value	\$ _____
TOTAL valuation of project		\$ 3,200,000

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 \$ 300,000.00

Time Extension fee due based upon 1% of this amount: \$ 3,000.00
 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.

John G. Collett 4/11/25
 OWNER SIGNATURE DATE

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

[Signature] 4/14/25
 CONTRACTOR SIGNATURE DATE

NOTARY TO OWNER

STATE OF North Carolina
 COUNTY OF Mecklenburg

Sworn to (or affirmed) and subscribed before me

this 11th day of April

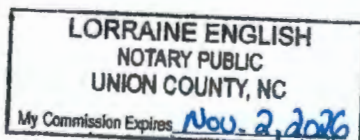
2025, By John Collett

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

[Signature]
 Printed Name of Notary

Lorraine English
 Signature of Notary

SEAL:

**NOTARY TO CONTRACTOR**

STATE OF Florida
 COUNTY OF Palm Beach

Sworn to (or affirmed) and subscribed before me

this 14th day of April

2025, By Timothy R Benitz

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

Denise Keeley
 Printed Name of Notary

[Signature]
 Signature of Notary

SEAL:



DENISE L. KEELEY
 Notary Public
 State of Florida
 Comm# HH607443
 Expires 1/19/2029

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 _____



April 17, 2025

Mr. Wayne Bergman
Town of Palm Beach
Planning, Zoning and Building
P.O. Box 2029
Palm Beach, FL 33480

Re: 441 Australian Ave, Palm Beach, FL - Permit B-23-01555
Permit Extension Request – Town Council

Via e-mail to Building Department

Dear Mr. Bergman,

Benitz Building LLC requests the extension of our building permit #B-23-0155 (expires 5/18/25) due to several unforeseen delays with material lead times coming from Europe; harsh weather conditions prior to drying the structures and changes/additions to the scope of work by the owner onsite while under construction.

Thank you for your consideration of the above.

Sincerely,






























BENITZ BUILDING LLC

Per:
Timothy R. Benitz













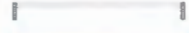




A handwritten signature in black ink, appearing to read "Timothy R. Benitz", is written over the printed name.

315 9th Street, West Palm Beach, FL 33401
P 561-659-4024 F 561-659-4026
tbenitz@benitzbuilding.com
www.benitzbuilding.com
CGC1505043




























441 Australian Ave.
Revised Construction Schedule
4.02.25

ID		Task Mode	Task Name	Duration	Start	Finish	23, '23	M	T	W	T
1											
2			SITE WORK	311 days	Mon 4/29/24	Mon 7/28/25					
3			Stucco walls & laundry steps	4 days	Tue 4/1/25	Fri 4/4/25					
4			Paint side yard walls	2 days	Mon 4/7/25	Tue 4/8/25					
5			Install gates	1 day	Wed 4/9/25	Wed 4/9/25					
6			Install Courtyard hardscape	8 days	Fri 4/11/25	Tue 4/22/25					
7			Install water filtration system	1 day	Mon 4/29/24	Mon 4/29/24					
8			Ruch to obtain ROW permit for exfil basin work	3 days	Wed 4/30/25	Fri 5/2/25					
9			Install south exfil basin	15 days	Mon 5/5/25	Fri 5/23/25					
10			Inspect drainage basin	1 day	Tue 5/27/25	Tue 5/27/25					
11			Obtain ROW to drop off base rock	3 days	Wed 5/7/25	Fri 5/9/25					
12			Install driveway base rock	15 days	Wed 5/28/25	Tue 6/17/25					
13			Install Tabby @ driveway	13 days	Wed 6/18/25	Fri 7/4/25					
14			Install driveway protection	2 days	Mon 7/7/25	Tue 7/8/25					
15			Remove site screening	1 day	Tue 7/8/25	Tue 7/8/25					
16			Install remaining landscaping & irrigation @ street & drive	7 days	Wed 7/9/25	Thu 7/17/25					
17			Install sod	3 days	Mon 7/14/25	Wed 7/16/25					
18			Perform final survey	1 day	Fri 7/18/25	Fri 7/18/25					
19			Final Drive/Curb/Sidewalk Inspection	1 day	Mon 7/28/25	Mon 7/28/25					
20			Final Site Drainage Inspection	1 day	Mon 7/28/25	Mon 7/28/25					
21			Final Public Works Inspection	1 day	Mon 7/28/25	Mon 7/28/25					
22			ARCOM Pre-Final Inspection	1 day	Mon 7/28/25	Mon 7/28/25					
23			Perimeter termite treatment	1 day	Thu 7/17/25	Thu 7/17/25					
24											
25			MAIN HOUSE	297 days	Mon 5/6/24	Tue 7/15/25					
26			Install wood flooring @ 2nd floor	3 days	Mon 3/31/25	Wed 4/2/25					
27			Install T&G @ 2nd floor & stairway	13 days	Thu 4/3/25	Mon 4/21/25					




















Project: 441 Australian_Prelimin
Date: Tue 4/8/25

Task		Manual Summary Rollup	
Split		Manual Summary	
Milestone		Start-only	
Summary		Finish-only	
Project Summary		External Tasks	
Inactive Task		External Milestone	
Inactive Milestone		Deadline	
Inactive Summary		Progress	
Manual Task		Manual Progress	
Duration-only			




























441 Australian Ave.
Revised Construction Schedule
4.02.25

ID		Task Mode	Task Name	Duration	Start	Finish	23, '23	M	T	W	T
28			Ginny & MC to decide on stone to be cut	1 day	Thu 4/3/25	Thu 4/3/25					
29			Start of stone fabrication	15 days	Fri 4/4/25	Thu 4/24/25					
30			Install mezzanine cabinetry	1 day	Mon 4/7/25	Mon 4/7/25					
31			Template mezzanine console stone top	1 day	Tue 4/8/25	Tue 4/8/25					
32			Install mezzanine stone top	1 day	Wed 4/23/25	Wed 4/23/25					
33			Install T&G above mezzanine console	1 day	Thu 4/24/25	Thu 4/24/25					
34			Owner's approval on T&G paint mock-ups	1 day	Mon 4/7/25	Mon 4/7/25					
35			Prep & Paint T&G in Salon & Kitchen	10 days	Tue 4/8/25	Mon 4/21/25					
36			Deliver fireplace console	1 day	Wed 4/23/25	Wed 4/23/25					
37			Install fireplace console	3 days	Thu 4/24/25	Mon 4/28/25					
38			Bath #2_ Install stone tub deck and surround	2 days	Fri 4/25/25	Mon 4/28/25					
39			Bath #2_Install bathroom tile	5 days	Tue 4/29/25	Mon 5/5/25					
40			Install rain leaders & downspouts	3 days	Mon 4/14/25	Wed 4/16/25					
41			Install Kitchen & Bar countertops	3 days	Fri 4/25/25	Tue 4/29/25					
42			Install stone for M. Bath shower & tub	2 days	Fri 5/2/25	Mon 5/5/25					
43			Install countertops Bath #1 & Powder	1 day	Tue 5/6/25	Tue 5/6/25					
44			Receive interior doors	1 day	Tue 5/20/25	Tue 5/20/25					
45			Install interior doors	5 days	Wed 5/21/25	Wed 5/28/25					
46			Install baseboard in bedrooms	2 days	Tue 5/27/25	Wed 5/28/25					
47			Prep & Paint trim in bedrooms	8 days	Thu 5/29/25	Mon 6/9/25					
48			Template shower enclosures	1 day	Tue 5/6/25	Tue 5/6/25					
49			Measure for mirrors	1 day	Tue 5/6/25	Tue 5/6/25					
50			Install shower enclosures & mirrors	1 day	Wed 5/21/25	Wed 5/21/25					
51			Electrical Trim	30 days	Wed 4/30/25	Wed 6/11/25					
52			Low Voltage trim	4 days	Fri 5/2/25	Wed 5/7/25					




















Project: 441 Australian_Prelimin
Date: Tue 4/8/25

Task		Manual Summary Rollup	
Split		Manual Summary	
Milestone		Start-only	
Summary		Finish-only	
Project Summary		External Tasks	
Inactive Task		External Milestone	
Inactive Milestone		Deadline	
Inactive Summary		Progress	
Manual Task		Manual Progress	
Duration-only			
































441 Australian Ave.
Revised Construction Schedule
4.02.25

ID		Task Mode	Task Name	Duration	Start	Finish	23, '23	M	T	W	T
53			Install decorative GFRC columns & window trim at Entry	5 days	Wed 4/23/25	Tue 4/29/25					
54			Install closet shelving systems	5 days	Mon 5/19/25	Fri 5/23/25					
55			Plumbing trim	10 days	Tue 5/6/25	Mon 5/19/25					
56			Deliver appliances to site	1 day	Thu 5/8/25	Thu 5/8/25					
57			Mechanical trim	10 days	Tue 4/22/25	Mon 5/5/25					
58			Final Plumbing Insp	1 day	Tue 5/20/25	Tue 5/20/25					
59			Final Gas Insp	1 day	Tue 5/20/25	Tue 5/20/25					
60			Install porcelain stair treads	6 days	Sat 4/12/25	Fri 4/18/25					
61			Install door hardware	3 days	Thu 5/29/25	Mon 6/2/25					
62			Install bath accessories	2 days	Tue 5/20/25	Wed 5/21/25					
63			Final Low Voltage Insp	1 day	Thu 6/12/25	Thu 6/12/25					
64			Final Electrical Insp	1 day	Thu 6/12/25	Thu 6/12/25					
65			Install interior railing	5 days	Mon 5/12/25	Fri 5/16/25					
66			Install Master Bed door from Hartman	1 day	Mon 5/6/24	Mon 5/6/24					
67			Template antique mirrors for Master Bed door	1 day	Tue 5/7/24	Tue 5/7/24					
68			Final Mechanical Insp	1 day	Tue 5/6/25	Tue 5/6/25					
69			Install antique mirrors on Master Bed door	1 day	Wed 5/22/24	Wed 5/22/24					
70			Remove floor protection	2 days	Tue 6/10/25	Wed 6/11/25					
71			Install boardform microplaster @ stairs	7 days	Mon 5/19/25	Wed 5/28/25					
72			Rough clean	2 days	Thu 6/12/25	Fri 6/13/25					
73			Paint touch-up	5 days	Mon 6/16/25	Fri 6/20/25					
74			Install motorized shades & drapes	2 days	Tue 6/24/25	Wed 6/25/25					
75			Install carpet	3 days	Mon 6/16/25	Wed 6/18/25					
76			Cleaning - Final	3 days	Thu 6/19/25	Mon 6/23/25					
77			Final Buliding Insp	1 day	Tue 6/24/25	Tue 6/24/25					
78			BBLCC Punch out	10 days	Tue 6/24/25	Mon 7/7/25					
















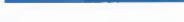



Project: 441 Australian_Prelimin
Date: Tue 4/8/25

Task		Manual Summary Rollup	
Split		Manual Summary	
Milestone		Start-only	
Summary		Finish-only	
Project Summary		External Tasks	
Inactive Task		External Milestone	
Inactive Milestone		Deadline	
Inactive Summary		Progress	
Manual Task		Manual Progress	
Duration-only			

441 Australian Ave.
Revised Construction Schedule
4.02.25

ID		Task Mode	Task Name	Duration	Start	Finish	23, '23	M	T	W	T
79			Seal kitchen countertop	1 day	Tue 6/24/25	Tue 6/24/25					
80			Touch-up clean	1 day	Tue 7/8/25	Tue 7/8/25					
81			Homeowner Punch List	5 days	Wed 7/9/25	Tue 7/15/25					
82											
83			CABANA	43 days	Mon 3/31/25	Thu 5/29/25					
84			1st Floor - Install poreclain flooring	4 days	Mon 4/7/25	Thu 4/10/25					
85			1st Floor - Install floor protection	1 day	Fri 4/11/25	Fri 4/11/25					
86			1st Floor - Install Milano stucco	8 days	Mon 4/14/25	Wed 4/23/25					
87			1st Floor - Prime stucco	2 days	Fri 5/2/25	Mon 5/5/25					
88			1st Floor - Paint mural	15 days	Thu 5/8/25	Thu 5/29/25					
89			Install downspouts	2 days	Wed 4/23/25	Thu 4/24/25					
90			Install balcony & stair tile	10 days	Tue 4/29/25	Mon 5/12/25					
91			Install exterior railing	6 days	Mon 4/21/25	Mon 4/28/25					
92			Install aluminum shutters	1 day	Tue 4/29/25	Tue 4/29/25					
93			Install bathroom tile	6 days	Mon 3/31/25	Mon 4/7/25					
94			Install wood floor	3 days	Tue 4/8/25	Thu 4/10/25					
95			Install protection over wood floor	1 day	Fri 4/11/25	Fri 4/11/25					
96			Template shower enclosures	1 day	Tue 4/8/25	Tue 4/8/25					
97			Mechanical Trim	3 days	Mon 4/14/25	Wed 4/16/25					
98			Final Mechanical Inspection	1 day	Thu 4/17/25	Thu 4/17/25					
99			Install cabinetry & bed	3 days	Mon 4/14/25	Wed 4/16/25					
100			Install T&G on walls	4 days	Thu 4/17/25	Tue 4/22/25					
101			Template countertops	1 day	Thu 4/17/25	Thu 4/17/25					
102			Install countertops & backsplash	2 days	Fri 5/9/25	Mon 5/12/25					
103			Plumbing trim	2 days	Tue 5/13/25	Wed 5/14/25					
104			Install shower enclosures	1 day	Thu 5/15/25	Thu 5/15/25					
105			Electrical Trim	3 days	Thu 5/15/25	Mon 5/19/25					
106			Low Voltage trim	4 days	Fri 5/16/25	Wed 5/21/25					




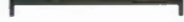















Project: 441 Australian_Prelimin
Date: Tue 4/8/25

Task		Manual Summary Rollup	
Split		Manual Summary	
Milestone		Start-only	
Summary		Finish-only	
Project Summary		External Tasks	
Inactive Task		External Milestone	
Inactive Milestone		Deadline	
Inactive Summary		Progress	
Manual Task		Manual Progress	
Duration-only			

441 Australian Ave.
Revised Construction Schedule
4.02.25

ID		Task Mode	Task Name	Duration	Start	Finish	23, '23	M	T	W	T
107			Install steel & hanging mirror assembly @ bath window	1 day	Fri 5/16/25	Fri 5/16/25					
108			Install closet shelving systems	1 day	Tue 5/20/25	Tue 5/20/25					
109			Install bath accessories	1 day	Tue 5/20/25	Tue 5/20/25					
110			Final Plumbing Inspection	1 day	Thu 5/15/25	Thu 5/15/25					
111			Final Electrical Inspection	1 day	Tue 5/20/25	Tue 5/20/25					
112			Final Low Voltage Inspection	1 day	Thu 5/22/25	Thu 5/22/25					
113			Paint	4 days	Wed 4/23/25	Mon 4/28/25					
114			Rough clean	1 day	Thu 5/15/25	Thu 5/15/25					
115			Install refrigerator	1 day	Fri 5/16/25	Fri 5/16/25					
116			Remove floor protection	1 day	Mon 5/19/25	Mon 5/19/25					
117			Final clean	1 day	Mon 5/19/25	Mon 5/19/25					
118			Paint touch-up	2 days	Tue 5/20/25	Wed 5/21/25					
119			BBLLC punch list	5 days	Thu 5/22/25	Thu 5/29/25					

Project: 441 Australian_Prelimin
Date: Tue 4/8/25

Task		Manual Summary Rollup	
Split		Manual Summary	
Milestone		Start-only	
Summary		Finish-only	
Project Summary		External Tasks	
Inactive Task		External Milestone	
Inactive Milestone		Deadline	
Inactive Summary		Progress	
Manual Task		Manual Progress	
Duration-only			



April 17, 2025

Mr. Wayne Bergman
Town of Palm Beach
Planning, Zoning and Building
P.O. Box 2029
Palm Beach, FL 33480

Re: 441 Australian Ave, Palm Beach, FL - Permit B-23-01555
Nuisance Mitigation Statement - Permit Extension

Via e-mail to Building Department

Dear Mr. Bergman,

Please be advised that Benitz Building LLC will maintain the following Nuisance Mitigation measures on our project at 441 Australian Avenue throughout the duration of the project:

1. Full time site superintendent to manage site personnel
2. Full time flagger to handle parking and site/road traffic associated with our project
3. Dust mitigation with erosion rock installed at driveway/sidewalk areas
4. Noise mitigation by following the Town of Palm Beach construction work hours currently in place including limited talking outside of house and NO radios on site

Please do not hesitate to contact the undersigned if you require any further information.

Sincerely,

BENITZ BUILDING LLC

Per:
Timothy R. Benitz

A handwritten signature in black ink, appearing to read "Timothy R. Benitz", is written over the printed name.

315 9th Street, West Palm Beach, FL 33401
P 561-659-4024 F 561-659-4026
tbenitz@benitzbuilding.com
www.benitzbuilding.com
CGC1505043



April 18, 2025

50434323050040110
441 AUSTRALIAN AVE

COLLETT JOHN & GINNY
441 AUSTRALIAN AVE
PALM BEACH, FL 33480

**RE: 441 Australian Ave. – Neighbor Notification of Building Permit Extension
Permit Number: B-23-0155**

Dear Neighbor,

This is to notify you that a request has been made by Benitz Building LLC to the Planning, Zoning & Building Department to be placed on the May 14, 2025 Town Council agenda for consideration of a building permit time extension request for 441 Australian Avenue. We are requesting an extension to 7/31/2025.

Should you have questions or concerns regarding this project, please contact: Benitz Building LLC, Greg Lamb, 315 9th Street, West Palm Beach, FL 33401, mobile number 561.906.2624, email glamb@benitzbuilding.com.

Comments or concerns regarding this request may be emailed to publiccomment@townofpalmbeach.com.

Thank you,

BENITZ BUILDING LLC

Per:

Tim Benitz

A handwritten signature in black ink, appearing to read "Tim Benitz", is written over the printed name.

315 9th Street, West Palm Beach, FL 33401
P 561-659-4024 F 561-659-4026
dkeeley@benitzbuilding.com
www.benitzbuilding.com
CGC1505043

Property Detail

Location Address : 441 AUSTRALIAN AVE
Municipality : PALM BEACH
Parcel Control Number : 50-43-43-23-05-004-0110
Subdivision : ROYAL PARK ADD TO P B IN
Official Records Book/Page : 29827 / 1107
Sale Date : 05/01/2018
Legal Description : ROYAL PARK ADD LTS 11 & 12 BLK 4

Owner Information

Owner(s)	Mailing Address
COLLETT JOHN & COLLETT VIRGINIA	441 AUSTRALIAN AVE PALM BEACH FL 33480 4526

Sales Information

Sales Date	Price	OR Book/Page	Sale Type	Owner
05/01/2018	\$2,400,000	29827 / 01107	REP DEED	COLLETT JOHN &
10/11/2007	\$10	22205 / 01455	WARRANTY DEED	STEWART GRACE VANNER
02/01/1991	\$365,000	06719 / 01634	WARRANTY DEED	
01/01/1989	\$100	06068 / 00439	QUIT CLAIM	
01/01/1989	\$100	05946 / 01326	QUIT CLAIM	
05/01/1986	\$100	04871 / 00887	QUIT CLAIM	
03/01/1985	\$230,000	04506 / 00100	REP DEED	

Exemption Information

No Exemption Information Available.

Property Information

Number of Units :
***Total Square Feet :** 0
Acres : .16
Property Use Code : 0000—VACANT
Zoning : R-C—MEDIUM 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
Wall	1956	185

Property Land Details

Land Line #	Description	Zoning	Acres
1	SFR	R-C	0.1607

Appraisals

Tax Year	2024	2023	2022	2021	2020
Improvement Value	\$0	\$768,988	\$159,780	\$143,300	\$88,888
Land Value	\$4,550,000	\$3,822,000	\$2,716,473	\$1,963,500	\$1,785,000
Total Market Value	\$4,550,000	\$4,590,988	\$2,876,253	\$2,106,800	\$1,873,888

Assessed and Taxable Values

Tax Year	2024	2023	2022	2021	2020
Assessed Value	\$2,225,946	\$2,430,734	\$2,209,758	\$2,008,871	\$1,826,246
Exemption Amount	\$0	\$0	\$0	\$0	\$0
Taxable Value	\$2,225,946	\$2,430,734	\$2,209,758	\$2,008,871	\$1,826,246

Taxes

Tax Year	2024	2023	2022	2021	2020
AD VALOREM	\$47,775	\$50,440	\$38,585	\$33,267	\$30,456
NON AD VALOREM	\$749	\$868	\$864	\$931	\$916
TOTAL TAX	\$48,524	\$51,309	\$39,450	\$34,199	\$31,372

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

Master Permit (Permit number)	Permit type name	Permit description	Permit Address	Permit Sulte	Customer Last Name	Application date	Issue date	Approval state ^
	U-23-13922	U-EXCAVATION IN ROW	EXCAVATE- GRASS EASEMENT AREA TO REMOVE AND REPL ACE EXISTING SEWER WITH 6' PVC LATERAL AND SADDLE P ER TOWN STANDARDS, MATCHING EXISTING LINE AND GR	441 AUSTRALIAN AVE	S MACDONALD CONTRACTING L LC	8/25/2023		canceled
	U-23-13923	U-SEWER/DRAINAGE - CAP-OFF /CONNECTION	EXCAVATE- GRASS EASEMENT AREA TO REMOVE AND REPL ACE EXISTING SEWER WITH 6' PVC LATERAL AND SADDLE P ER TOWN STANDARDS, MATCHING EXISTING LINE AND GR	441 AUSTRALIAN AVE	S MACDONALD CONTRACTING L LC	8/25/2023		canceled
	A-23-03401	A-ARCOM STAFF APPROVAL	ARCOM- SEE SUMMARY OF CHANGES ATTACHED SEPARAT	441 AUSTRALIAN AVE	NIEVERA WILLIAMS DESIGN INC	11/29/2023	2/21/2024	final
B-23-01555	A-24-03610	A-ARCOM STAFF APPROVAL	***** PRIVATE PROVIDER ***** ARCOM- DUE TO CHANGE IN ROOF SLAB HEIGHT FOR MECHAINCAL PURPOSE, APPLI CANT PROPOSES INCREASED HEIGHT OF SKYLIGHT ON THE MAIN HOUSE ROOF. NO PARAPET HT. CHANGE IS PROPOSE D. APPROVED SKYLIGHT IS 3" BELOW PARAPET. WHEREAS P ROPOSED SKYLIGHT IS 17" ABOVE PARAPET.SKYLIGHT IS PR OPOSED IS NOT VISIBLE FROM ANY VANTAGE POINT FROM WHICH IT WAS NOT ALREADY VISIBLE IN APPORVED DRA WINGS. APPLICANT ALSO PROPOSES REVISED ENTRY STEPS AND LANDING AT OUTSWINGING STORAGE ENTRY DOOR. THIS CHANGE INVOLVES REMOVING STEPS TO EAST AND W EST OF ENTRY LANDING, ADDING A RISER AT CENTRAL STE PS TO 3'-0" DEEP LANDING AND OMITTING TREAD AT DOO	441 AUSTRALIAN AVE	NIEVERA WILLIAMS DESIGN INC	3/11/2024	3/12/2024	final
	B-09-04817	B-SHUTTERS	INSTALL 8 ACCORDION SHUTTERS	441 AUSTRALIAN AVE	LUNDY'S LOW COST SCREEN RO OMS	7/7/2009	7/15/2009	final
	B-10-14480	B-ROOF REPAIR/RE-ROOF	REROOF SLOPED ROOF 30/90 CEMENT TILE; FLAT ROOF BU R HOT MOP TO MATCH EXISTING	441 AUSTRALIAN AVE	A TITE SEAL LLC	11/23/2010	12/9/2010	final
	B-13-30119	M-REPLACEMENT	REPLACE EXISTING AHU & COND TRANE M/N 4TTB4036E1 COND M/N GAF2A0A36S31SA AHU 14.0 SEER 8KW	441 AUSTRALIAN AVE	LOWEN A/C INC	2/5/2013	2/6/2013	final
	B-17-62241	P-SITE WORK	MAIN SEWER PIPE LINING	441 AUSTRALIAN AVE	E C STOKES MECHANICAL CONT RACT	2/8/2017	2/9/2017	final
	B-23-98972	P-SITE WORK	CAP OFF WATER AND INSTALL BACKFLOW WITH 2 HOSE BI BBS	441 AUSTRALIAN AVE	KCL HOLDINGS INC	4/26/2023	4/27/2023	final
	B-23-99426	D-DEMOLITION	(SEE PERMIT CONDITIONS) DEMOLITION OF MAIN HOUSE AND HARDSCAPE	441 AUSTRALIAN AVE	BENITZ BUILDING LLC	5/23/2023	6/13/2023	final
B-23-99426	B-23-99777	R-REVISION	REVISION DEMO: ADDED PHOTO LABELS CSP - EXISTING LA NDSCAPE PROVIDING SCREENING IN PLACE OF 6FT FENCE ALONG EAST & WEST	441 AUSTRALIAN AVE	BENITZ BUILDING LLC	6/16/2023	7/14/2023	final
	U-23-12829	U-SEWER/DRAINAGE - CAP-OFF /CONNECTION	DEMO CAP OFF SEWER	441 AUSTRALIAN AVE	KCL HOLDINGS INC	4/26/2023	5/1/2023	final
B-23-99426	U-23-13222	U-USE OF/WORK IN ROW	USE OF- DELIVERY OF EQUIPMENT	441 AUSTRALIAN AVE	BENITZ BUILDING LLC	6/20/2023	6/23/2023	final
B-23-99426	U-23-13223	U-CONSTRUCTION PARKING	CONSTRUCTION PARKING PARKING ATTENDANT CJ BAHAMUNDI 561-701-2535	441 AUSTRALIAN AVE	BENITZ BUILDING LLC	6/20/2023	6/23/2023	final
B-23-99426	U-23-13224	U-CONSTRUCTION PARKING	CONSTRUCTION PARKING PARKING ATTENDANT CJ BAHAMUNDI 561-701-2535	441 AUSTRALIAN AVE	BENITZ BUILDING LLC	6/20/2023	6/23/2023	final
B-23-99426	U-23-13225	U-CONSTRUCTION PARKING	CONSTRUCTION PARKING PARKING ATTENDANT CJ BAHAMUNDI 561-701-2535	441 AUSTRALIAN AVE	BENITZ BUILDING LLC	6/20/2023	6/23/2023	final
B-23-99703	U-23-14577	U-CONSTRUCTION PARKING	CONSTRUCTION PARKING	441 AUSTRALIAN AVE	BENITZ BUILDING LLC	10/25/2023	10/27/2023	final
B-23-99703	U-23-14578	U-CONSTRUCTION PARKING	CONSTRUCTION PARKING	441 AUSTRALIAN AVE	BENITZ BUILDING LLC	10/25/2023	10/27/2023	final
B-23-99703	U-23-14579	U-CONSTRUCTION PARKING	CONSTRUCTION PARKING	441 AUSTRALIAN AVE	BENITZ BUILDING LLC	10/25/2023	10/27/2023	final
	U-23-14611	U-DEWATERING	DEWATERING	441 AUSTRALIAN AVE	BILL RUCH UTILITY CONTRACTO R I	10/30/2023	11/2/2023	final
B-23-99703	U-23-14875	U-USE OF/WORK IN ROW	*****PRIVATE PROVIDER***** USE OF ROW - UNLOAD E QUIPMENT ON S LAKE DR. WALK EQUIPMENT UP AUSTRALIAN AVE (PROTECT ROADW	441 AUSTRALIAN AVE	BENITZ BUILDING LLC	11/21/2023	11/30/2023	final
B-23-99703	U-23-14912	U-USE OF/WORK IN ROW	LOADING AUGER CAST PILE MACHINE ONTO TRUCK IN RO W. 2PM-4M	441 AUSTRALIAN AVE	BENITZ BUILDING LLC	11/29/2023	12/1/2023	final

Count: 36

Master Permit	Permit number	Permit type name	Permit description	Permit Address	Permit Suite	Customer Last Name	Application date	Issue date	Approval state ^
B-23-01555	U-24-15298	U-CONSTRUCTION PARKING	***** PRIVATE PROVIDER ***** CONSTRUCTION PARKING Parking Attendant: Jeff White - (561) 254-2602	441 AUSTRALIAN AVE		BENITZ BUILDING LLC	1/24/2024	1/29/2024	final
B-23-01555	U-24-15299	U-CONSTRUCTION PARKING	***** PRIVATE PROVIDER ***** CONSTRUCTION PARKING Parking Attendant: Jeff White - (561) 254-2602	441 AUSTRALIAN AVE		BENITZ BUILDING LLC	1/24/2024	1/29/2024	final
B-23-01555	U-24-15300	U-CONSTRUCTION PARKING	***** PRIVATE PROVIDER ***** CONSTRUCTION PARKING Parking Attendant: Jeff White - (561) 254-2602	441 AUSTRALIAN AVE		BENITZ BUILDING LLC	1/24/2024	1/29/2024	final
B-23-01555	U-24-15694	U-USE OF/WORK IN ROW	***** PRIVATE PROVIDER ***** USE OF- UNLOADING MATERIAL 10AM-12PM	441 AUSTRALIAN AVE		BENITZ BUILDING LLC	3/13/2024	3/15/2024	final
	X-08-35469	X-LEGACY PERMIT	BURGLAR ALARM;(1)PANEL,(1)MOTION,(5)SMOKES,(1)KEY-PAD,(1)SOUNDER,(2)HEATS,(11)CONTACTS,(4) AUDIO	441 AUSTRALIAN AVE		ADT SECURITY SERVICES INC (ZAC)	6/10/2008	6/10/2008	final
	B-23-01555	B-RESIDENTIAL NEW CONSTRUCTION/ADDITION	***** PRIVATE PROVIDER ***** NEW SINGLE FAMILY HOME-OK TO EXTEND UNTIL 05/18/2025-WB	441 AUSTRALIAN AVE		BENITZ BUILDING LLC	10/26/2023	12/18/2023	issued
B-23-01555	B-23-01557	B-RESIDENTIAL NEW CONSTRUCTION/ADDITION	***** PRIVATE PROVIDER ***** NEW STORAGE/ GUEST SUITE	441 AUSTRALIAN AVE	GUESTHOUSE	BENITZ BUILDING LLC	10/26/2023	12/18/2023	issued
B-23-01555	B-23-99703	B-FOUNDATION ONLY	*****PRIVATE PROVIDER***** FOUNDATION, PILES, GRADE BEAMS, STEM WALL AND SLAB	441 AUSTRALIAN AVE		BENITZ BUILDING LLC	6/13/2023	8/1/2023	issued
B-23-01555	B-23-99704	F-FLOOD PLAIN DEVELOPMENT	*****PRIVATE PROVIDER***** FLOOD PLAIN PERMIT	441 AUSTRALIAN AVE		BENITZ BUILDING LLC	6/13/2023	8/1/2023	issued
B-23-01555	B-23-99705	S-SITE WORK/DRAINAGE	*****PRIVATE PROVIDER***** SITE WORK - WITE WORK, SITE WALLS, DRAINAGE, LANDSCAPE AND HARDSCAPE	441 AUSTRALIAN AVE		BENITZ BUILDING LLC	6/13/2023	8/1/2023	issued
	U-23-14612	U-EXCAVATION IN ROW	SANITARY SEWER LATERAL REPLACEMENT - LATERAL IN REAR OF PROPERTY - NOT IN ROADWAY	441 AUSTRALIAN AVE		BILL RUCH UTILITY CONTRACTOR I	10/30/2023	11/2/2023	issued
	U-23-14613	U-SEWER/DRAINAGE - CAP-OFF/CONNECTION	SANITARY SEWER LATERAL REPLACEMENT - LATERAL IN REAR OF PROPERTY - NOT IN ROADWAY	441 AUSTRALIAN AVE		BILL RUCH UTILITY CONTRACTOR I	10/30/2023	11/2/2023	issued
B-23-99705	B-23-00502	R-REVISION	*****PRIVATE PROVIDER***** REVISION BUILDING - SITE WORK, SITE WALLS, DRAINAGE, LANDSCAPING CHANGES PER PRE CON MEETING	441 AUSTRALIAN AVE		BENITZ BUILDING LLC	8/2/2023		pending
B-23-99705	B-23-01568	R-REVISION	*****PRIVATE PROVIDER***** REVISION - OFFICE TRAILER 10' X 8' TEMPORARY	441 AUSTRALIAN AVE		BENITZ BUILDING LLC	10/27/2023		pending
Count: 36									
Page: 2									