

# TOWN OF PALM BEACH

Information for Town Council Meeting on:

May 15, 2024

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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 346 Seabreeze Avenue

Date: April 16, 2024

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## **STAFF RECOMMENDATION**

Staff recommends that the Town Council consider the request owners Margot & Richard Stephenson regarding a time extension in which to complete exterior site work at 346 Seabreeze Avenue and to extend the permit by four additional months – until October 25, 2024.

## **GENERAL INFORMATION**

The current owners purchased the property in May of 2021. The sitework / drainage permit for revisions to the hardscape and landscape was issued on February 28, 2022, had a duration of 16 months, and will expire on June 25, 2024. The owners explain in his letter, dated April 16, 2024, that the time extension is required to allow the completion of the driveway and the installation of the new landscape. The application and request for this extension does not include a revised construction schedule.

The contractor appears to have complied with all new requirements for neighbor notice. Staff has no issue with the request.

Attachments: Letter from Margot & Richard Stephenson  
Permit Summary for the Property  
Property Appraiser Details for the Property

April 16, 2024

Mr. Wayne Bergman  
Head of Planning and Zoning  
Town of Palm Beach  
360 S Country Road  
Palm Beach, FL 33480

Re: 346 Seabreeze Ave / Permit B-21-92436 Extension Request

Dear Wayne,

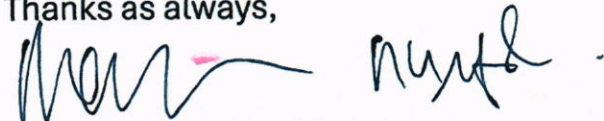
Further to Dustin Mizell's email to you dated April 2, 2024, I would like to officially request a 4 month extension to October 25, 2024 on the above permit which is scheduled to expire on June 25, 2024.

As you may be aware, Woolems and we parted company last year. Since then Margot and I have been working on completing the remaining work with very valuable support from Dustin and others. We are close to being finished and what remains to be completed is the front driveway area. I have been working the past few weeks with SMC and Vassalotti Stoneworks to finalize the work and timing. We expect their work to be close to completed by the second half of June. After they're done we will then need to complete the landscaping.

So even though at this point we would expect the driveway to be completed by end June, the landscaping and final touch ups will likely take us into early fall hence the extension request. We are trying to have our request approved at the May 15, 2024 Town Council Development Review Meeting.

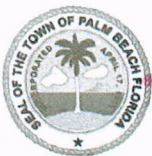
Feel free to reach out with any questions.

Thanks as always,

Two handwritten signatures in blue ink. The first signature is a stylized 'M' followed by a long horizontal stroke. The second signature is a cursive 'R' followed by a long horizontal stroke.

Margot and Richard Stephenson  
346 Seabreeze Ave  
Palm Beach, FL 33480





# TOWN OF PALM BEACH

## Planning, Zoning and Building

### BUILDING PERMIT TIME EXTENSION REQUEST

A request for a building permit time extension must be submitted to the Town no later than 30 days PRIOR to permit expiration. Please send the following items to Director Bergman and Deb Moody at [dmoody@townofpalmbeach.com](mailto:dmoody@townofpalmbeach.com) and [wbergman@townofpalmbeach.com](mailto:wbergman@townofpalmbeach.com)

1. Provide a detailed letter explaining the reasons why a time extension is being requested.
2. Provide a construction schedule to show completion timeline (CPM, Gantt Chart).
3. Provide nuisance mitigation measures.
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 is to be considered.
5. Include a copy of the above notification sent to neighbors.
6. Provide a USPS Certificate of Mailing as proof of the mailed notice.
7. Payment – provide a copy of the receipt showing payment of applicable fees (1% of remaining, unfinished construction).

**Deadlines:** For meeting dates please visit our website at [www.townofpalmbeach.com](http://www.townofpalmbeach.com)

- Town Council Development Review Date (Wednesday): MAY 15, 2024
- Deadline for submittal of request/backup must be received by: MAY 1, 2024  
(Deadline is the Wednesday, two weeks prior to the Town Council Development Review Meeting)
- Deadline for Notice to neighbors: APRIL 20, 2024  
(must be provided 25 days in advance of TC/DRC Meeting)

Permit #: B-21-92436 Exp. Date: JUNE 25, 2024

Job Address: 346 SEABREEZE AVE

Length of time extension being requested: (in days) 4 MONTHS (120 DAYS)

Proposed completion date if requested time extension is granted: OCTOBER 25, 2024  
(Must attach completion schedule)



**VALUATION OF PERMITS TO DATE:**

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

Permit# : B-21-92436 Job Value \$ 681,000

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

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

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

Valuation of work remaining to complete the project: \$ 25,000  
(Include labor, materials and the value of any owner supplied items, etc.)

Permit fee due based upon 1% of this amount: \$ 250  
(attach a copy of the receipt for payment)

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

[Signature] April 8 2024  
OWNER SIGNATURE DATE

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

\_\_\_\_\_  
CONTRACTOR SIGNATURE DATE

**NOTARY TO OWNER**

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

Sworn to (or affirmed) and subscribed before me

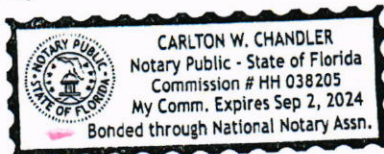
this 8 day of April  
2024, By Richard D. [Signature]

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

[Signature]  
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 \_\_\_\_\_ day of \_\_\_\_\_  
20\_\_\_\_, By \_\_\_\_\_

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

\_\_\_\_\_  
Printed Name of Notary

\_\_\_\_\_  
Signature of Notary

SEAL:

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



Permit number	Permit type	Master permit ID	Permit type name	Permit description	Permit Suite	Permit Address	Customer N	Customer First	Customer Last Name	Application date	Issue date	Expiration date	Approval state
B-24-02311	b-r01	443265	R-REVISION	REVISION PLUMBING/GAS: CONNECTION OF GAS TO POOL HEATER		346 SEABREEZE AV 606748 E			RICHARD STEPHENSON - OWNER BUILDER	1/25/2024	1/26/2024	1/25/2024	final
U-23-14853	u-p02		U-USE OF/WORK IN ROW	LIFTING A 12FT COCONUT PALM THAT FELL WITH RAIN STORM/WIND.		346 SEABREEZE AV 606816 E			GREEN GARDENS MAINTENANCE INC	11/20/2023	11/22/2023	2/20/2024	final
B-23-01368	b-r02	443265	R-CHANGE OF CONTRACTOR/QUALIFIER	CHANGE OF CONTRACTOR FROM OLSER POOLS TO OWNER/BUILDER		346 SEABREEZE AV 606748 E			RICHARD STEPHENSON - OWNER BUILDER	10/10/2023	10/10/2023	10/10/2023	final
U-23-14301	u-p02		U-USE OF/WORK IN ROW	INSTALLATION OF 4 12 FT COCONUT PALMS		346 SEABREEZE AV 606816 E			GREEN GARDENS MAINTENANCE INC	9/29/2023	10/6/2023	1/4/2024	final
U-23-12996	u-p02		U-USE OF/WORK IN ROW	USE OF- 12FT PALM TREE DELIVERY WITH MACHINE- GOOSENECK TRAILER		346 SEABREEZE AV 606816 E			GREEN GARDENS MAINTENANCE INC	5/17/2023	5/22/2023	8/20/2023	final
U-23-12781	u-p03		U-EXCAVATION IN ROW	EXCAVATE- INSTALL 0.75" PE GAS SERVICE BY DIRECTIONAL BORE AND CONNECT TO EXISTING 2" PE GAS MAIN.		346 SEABREEZE AV 500056 E			FLORIDA PUBLIC UTILITIES COMPANY	4/21/2023	4/27/2023	10/24/2023	issued
B-23-97883	b-r02	439617	R-CHANGE OF CONTRACTOR/QUALIFIER	CHANGE OF CONTRACTOR		346 SEABREEZE AV 606748 E			RICHARD STEPHENSON - OWNER BUILDER	1/27/2023	1/27/2023	1/27/2023	final
B-23-97884	b-b02		B-RESIDENTIAL ALTERATION	INTERIOR RENOVATIONS - LEVEL 1 INTERIOR - NO PLANS REQUIRED PER WORK ORDER		346 SEABREEZE AV 606748 E			RICHARD STEPHENSON - OWNER BUILDER	1/27/2023	1/27/2023	7/14/2024	final
B-22-96992	b-r01	439617	R-REVISION	*****PRIVATE PROVIDER***** REVISION ELECTRICAL: RELOCATION OF OUTLETS/UP GRADE, OTHER: VALUE INCLUDED IN MASTER PERMIT.		346 SEABREEZE AV 533579 E			WOOLEMS INC	10/21/2022	11/2/2022	10/21/2022	final
U-22-11357	u-p02	443265	U-USE OF/WORK IN ROW	USE OF- GUNITE TRUCKS		346 SEABREEZE AV 603743 E			OSLER POOLS INC	9/26/2022	10/4/2022	1/2/2023	final
B-22-96255	b-r01	443265	R-REVISION	REVISION BUILDING - ADDITION OF EURO BEAM & POOL PLUMBING LINES - NO ADDED VALUE		346 SEABREEZE AV 603743 E			OSLER POOLS INC	8/30/2022	9/21/2022	8/30/2022	final
U-22-10980	u-p02	439617	U-USE OF/WORK IN ROW	OPERATION AND VEHICLE LOADING AND UNLOADING		346 SEABREEZE AV 533579 E			WOOLEMS INC	8/18/2022	9/11/2022	12/10/2022	final
U-22-10953	u-p05	439617	U-CONSTRUCTION PARKING	CONSTRUCTION PARKING		346 SEABREEZE AV 533579 E			WOOLEMS INC	8/18/2022	9/7/2022	9/7/2022	final
U-22-10954	u-p05	439617	U-CONSTRUCTION PARKING	CONSTRUCTION PARKING		346 SEABREEZE AV 533579 E			WOOLEMS INC	8/18/2022	9/7/2022	9/7/2022	final
U-22-10220	u-p02		U-USE OF/WORK IN ROW	DELIVERY SERVICES [PROP WORK FOR 6.14.22-6.15.22]		346 SEABREEZE AV 533579 E			WOOLEMS INC	6/13/2022	7/6/2022	10/4/2022	final
B-22-94504	b-s01		S-POOL/WATER FEATURE	NEW POOL AND SPA		346 SEABREEZE AV 603743 E			OSLER POOLS INC	5/6/2022	5/18/2022	8/19/2024	issued
B-22-93231	b-r01	439617	R-REVISION	REVISION SITE PLAN: SITE WALL DETAIL AS REQUESTED BY REVIEWER.		346 SEABREEZE AV 533579 E			WOOLEMS INC	2/9/2022	3/4/2022	2/9/2022	final
B-21-92436	b-s11		S-SITE WORK/DRAINAGE	(SEE PERMIT CONDITIONS) EXTERIOR HARDSCAPE AND LANDSCAPE RENOVATIONS		346 SEABREEZE AV 533579 E			WOOLEMS INC	12/13/2021	2/28/2022	6/25/2024	issued
B-20-84149	b-m01		M-MECHANICAL	CHANGE OUT 3 TON AIR HANDLER IN CLOSET AND 3 TON CONDENSER ON ROOF		346 SEABREEZE AV 600810 E			KC SAUNDERS LTD CO	5/18/2020	5/20/2020	9/11/2021	final
B-20-83095	b-m01		M-MECHANICAL	CHANGE OUT AIRHANDLE IN ATTIC & CONDENSER ON STAND. 2.5 TON MATCH		346 SEABREEZE AV 600810 E			KC SAUNDERS LTD CO	2/4/2020	2/5/2020	9/11/2021	final
B-19-77494	b-p07		P-REPLACEMENT	50 GAL ELEC WATER HEATER REPLACEMENT		346 SEABREEZE AV 541063 E			FLORIDA DELTA MECHANICAL INC	1/25/2019	1/25/2019	9/16/2019	final
X-03-06822	legacy		X-LEGACY PERMIT	(1) POOL HEATER		346 SEABREEZE AV 602226 E			GENERAL HOME SOLUTIONS INC	12/18/2003	12/18/2003	10/2/2008	final
X-03-04898	legacy		X-LEGACY PERMIT	FURNISH AND INSTALL 32 LF OF 4" BLACK VINYL C/L W/1 GATE		346 SEABREEZE AV 540428 E			BUDGET GATE SYSTEMS INC	9/3/2003	9/3/2003	10/2/2008	final
X-03-04696	legacy		X-LEGACY PERMIT	FURNISH & INSTALL 56 LF OF 4 FT BLACK VINYL C/L FENCE		346 SEABREEZE AV 540428 E			BUDGET GATE SYSTEMS INC	8/25/2003	8/25/2003	10/2/2008	final
X-03-00307	legacy		X-LEGACY PERMIT	UPDATE INCREASE IN VALUE		346 SEABREEZE AV 534917 E			TARA MANAGEMENT INC	8/8/2003	8/8/2003	10/2/2008	final
X-03-01448	legacy		X-LEGACY PERMIT	INSTALLING STEREO SPEAKERS AND CENTRAL VACUUM SYSTEM		346 SEABREEZE AV 539923 E			MELLON SECURITY & SOUND SYSTEM	3/12/2003	3/12/2003	10/2/2008	final
X-03-01124	legacy		X-LEGACY PERMIT	INSTALL SECURITY ALARM SYSTEM (47 OPENINGS)		346 SEABREEZE AV 539923 E			MELLON SECURITY & SOUND SYSTEM	2/17/2003	2/17/2003	10/2/2008	final
B-22-97506	b-m01		M-MECHANICAL	RAISE (2) EXISTING CONDENSING UNITS FROM GROUND AND MOUNT ON WALL WITH HURRICANE RATED ALUMINUM BRACKETS TO ACCOMMODATE NEW POOL EQUIPMENT AND HEATER.		346 SEABREEZE AV 520691 E			SUMMIT AIR CONDITIONING INC	12/12/2022		6/10/2023	canceled
U-22-10955	u-p05	439617	U-CONSTRUCTION PARKING	CONSTRUCTION PARKING		346 SEABREEZE AV 533579 E			WOOLEMS INC	8/18/2022		8/18/2022	canceled
U-23-12585	u-p02		U-USE OF/WORK IN ROW	USE OF ROW FOR DELIVERY OF 2 COCONUTS		346 SEABREEZE AV 606816 E			GREEN GARDENS MAINTENANCE INC	3/22/2023		6/20/2023	canceled
Count: 30													

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**Property Detail**

**Location Address :** 346 SEABREEZE AVE  
**Municipality :** PALM BEACH  
**Parcel Control Number :** 50-43-43-22-06-000-0670  
**Subdivision :** POINCIANA PARK IN  
**Official Records Book/Page :** 32468 / 1357  
**Sale Date :** MAY-2021  
**Legal Description :** POINCIANA PARK LTS 67 & 69

**Owner Information**

<b>Owner(s)</b>	<b>Mailing Address</b>
STEPHENSON MARGOT S STEPHENSON RICHARD S &	346 SEABREEZE AVE PALM BEACH FL 33480 6131

**Sales Information**

Sales Date	Price	OR Book/Page	Sale Type	Owner
MAY-2021	\$4,450,000	32468 / 01357	WARRANTY DEED	STEPHENSON RICHARD S &
FEB-2001	\$820,000	12353 / 01674	WARRANTY DEED	YLVISAKER JANE
JUL-1991	\$290,000	06914 / 00494	WARRANTY DEED	
JAN-1990	\$431,500	06914 / 00493	WARRANTY DEED	
APR-1989	\$100	06029 / 00192	WARRANTY DEED	
APR-1989	\$260,000	06029 / 00191	WARRANTY DEED	
JAN-1977	\$50,000	02866 / 01063		

**Exemption Information**

Applicant/Owner(s)	Year	Detail
STEPHENSON RICHARD S &	2024	ADDITIONAL HOMESTEAD
STEPHENSON RICHARD S &	2024	HOMESTEAD

**Property Information**

**Number of Units :** 1  
**\*Total Square Feet :** 2726  
**Acres :** 0.1406  
**Property Use Code :** 0100—SINGLE FAMILY  
**Zoning :** R-B—LOW DENSITY RESIDENTIAL (50-PALM BEACH)

**Appraisals**

Tax Year	2023	2022	2021	2020	2019
Improvement Value	\$1,247,530	\$1,249,130	\$680,757	\$772,342	\$715,248
Land Value	\$2,684,725	\$2,324,438	\$1,610,875	\$1,479,188	\$1,710,000
Total Market Value	\$3,932,255	\$3,573,568	\$2,291,632	\$2,251,530	\$2,425,248

**Assessed and Taxable Values**

Tax Year	2023	2022	2021	2020	2019
Assessed Value	\$3,680,775	\$3,573,568	\$1,200,403	\$1,183,829	\$1,157,213
Exemption Amount	\$50,000	\$50,000	\$50,000	\$50,000	\$50,000
Taxable Value	\$3,630,775	\$3,523,568	\$1,150,403	\$1,133,829	\$1,107,213

**Taxes**

Tax Year	2023	2022	2021	2020	2019
AD VALOREM	\$54,669	\$54,761	\$18,837	\$18,877	\$18,755
NON AD VALOREM	\$188	\$184	\$178	\$173	\$175
TOTAL TAX	\$54,857	\$54,945	\$19,015	\$19,050	\$18,930