

# TOWN OF PALM BEACH

Information for Town Council Meeting on:

October 9, 2024

---

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 249 Seabreeze Ave, Permit B-23-98990

Date: September 23, 2024

---

## **STAFF RECOMMENDATION**

Staff recommends that the Town Council consider the request from James M. Crowley with Gunster, regarding a time extension in which to complete the renovations at 249 Seabreeze Ave. The request is to extend the permit by and additional ninety (90) days - work to be complete by February 9, 2025.

## **GENERAL INFORMATION**

The current owner is Joseph & Elizabeth Berger who purchased the property in November of 2020. The permit was issued in 2023 for exterior work. In the letter from Gunster dated September 23, 2024, they explain in detail the need for extension. Work to be complete by February 9, 2025.

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

Attachments: Letter from Gunster Law Firm with Nuisance Mitigation Measures, and Neighbor Notice  
Permit Summary for the Property  
Property Appraiser Details for the Property



# TOWN OF PALM BEACH

Planning, Zoning and Building

## BUILDING PERMIT TIME EXTENSION REQUEST

Ext Permit -24-00027

RECEIVED

SEP 23 2024

TOWN OF PALM BEACH  
PZB DEPARTMENT

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 to neighbors. Be sure to include the meeting date in the letter 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 all applicable fees (1% of remaining, unfinished construction plus technology fee).

**Deadlines:** See Permit Time Extension Schedule for submittal deadlines (page 3). For Town Council Meeting dates please visit our website at [www.townofpalmbeach.com](http://www.townofpalmbeach.com)

- Town Council Development Review Date (Wednesday): OCTOBER 9, 2024
- Deadline for submittal of request/backup must be received by: SEPTEMBER 23, 2024  
(Deadline is approximately two weeks prior to the Town Council Development Review Meeting).
- Deadline for Notice to Neighbors: SEPTEMBER 20, 2024  
(must be provided 25 days in advance of TC/DRC Meeting)

Permit #: B-23-98990 Exp. Date: NOVEMBER 9, 2024

Job Address: 249 SEABREEZE AVENUE

Length of time extension being requested: (in days) 90

Proposed completion date if requested time extension is granted: FEBRUARY 9, 2025  
(Must attach completion schedule)

Contact: JAMIE CROWLEY, ESQ. Phone: 561.650-0633

Email: JCROWLEY@GUNSTER.COM

**VALUATION OF PERMITS TO DATE:**

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

Job Address: 249 SEABREEZE AVENUE

Permit# :	<u>B-23-98990</u>	Job Value	\$ <u>122,000.00</u>
Permit# :	<u>REV-24-00508</u>	Job Value	\$ <u>119,280.00</u>
Permit# :	<u>                    </u>	Job Value	\$ <u>                    </u>
Permit# :	<u>                    </u>	Job Value	\$ <u>                    </u>
TOTAL valuation of project			\$ <u>241,280.00</u>

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 \$ 209,280.00

Time Extension fee due based upon 1% of this amount: \$ 2,092.80  
Technology Fee (2% of permit fee above) \$ 41.86

Total Time Extension Fee Due:  
(attach a copy of the receipt for payment) \$ 2,134.66

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

OWNER SIGNATURE

DATE

9/20/24

NOTARY TO OWNER

STATE OF FLORIDA  
COUNTY OF PALM BEACH

Sworn to (or affirmed) and subscribed before me

this 20th day of September

20 24, By Joseph Berger

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

Odette Pease  
Printed Name of Notary

Odette Pease  
Signature of Notary

SEAL:



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

CONTRACTOR SIGNATURE

DATE

9/19/2024

NOTARY TO CONTRACTOR

STATE OF Florida  
COUNTY OF Broward

Sworn to (or affirmed) and subscribed before me

this 19th day of September

20 24, By Shwan Aziz

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

Cecilia Henry  
Printed Name of Notary

Cecilia Henry  
Signature of Notary

SEAL:



CECILIA HENRY  
Notary Public  
State of Florida  
Comm# HH221348  
Expires 3/23/2026



RECEIPT (REC-004864-2024)  
FOR TOWN OF PALM BEACH

**BILLING CONTACT**  
James Crowley



Payment Date: 09/23/2024

Reference Number	Fee Name	Transaction Type	Payment Method	Amount Paid
EXTPERMIT-24-00027	Construction Permit, Time Extension	Fee Payment	Check #160451	\$2,092.80
	Technology Fee	Fee Payment	Check #160451	\$41.86
249 Seabreeze Ave Palm Beach, FL 33480				<b>SUB TOTAL</b> \$2,134.66
				<b>TOTAL</b> \$2,134.66



.Our File Number: 63770-00001  
Writer's Direct Dial: (561) 650-0633  
Writer's E-Mail Address: [jcrowley@gunster.com](mailto:jcrowley@gunster.com)

September 23, 2024

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

Re: Building Permit Time Extension Request for 249 Seabreeze Avenue  
Permit #: B-23-98990

We are respectfully submitting a building permit time extension request for an additional 90 days to complete the installation of a site wall and landscape hedge along the north and west sides of the 249 Seabreeze Avenue property. The permit was originally issued on June 9, 2023 after Architectural Commission (ARCOM) administrative or "staff" approval (A-23-02895) was granted on May 12, 2023 that included neighbor consent, which included a masonry wall along the north and a portion of the west side of the property. Further investigation of the situation, and the close proximity of the neighbor's house to the west resulted in a desire to install a less impacting fence with hedging material so as to not potentially damage the neighbor's home/foundation. The replacement of the fence in lieu of the masonry wall was not supported by the neighbor; therefore, the fence could not be approved by the Town administratively. We submitted a subsequent ARCOM application and eventually went before the Commission on February 28, 2024. ARCOM did not support the proposed fence and recommended the use of a masonry wall instead. Over the next several months we worked with the neighbor to secure their agreement to indemnifying us from any potential damage that may occur to their home from the installation of the wall. Agreement was finally reached the day before the July 24, 2024 ARCOM meeting, and ARCOM approved the wall and hedging for the north and west property lines. The new design of the wall extends the wall further than what was previously approved with the administrative approval; therefore, a permit update/revision (REV-24-00508) was submitted on September 10, 2024 to reflect the change, and we are currently waiting for the issuance of this permit.

Because we have an existing permit for the wall, we are allowed to work on its construction, so we are actively working on the installation of the wall while we wait for the issuance of the permit update/revision. However, given the time for us to come to an agreement with the neighbor and get ARCOM approval for the wall, we believe we will not be able to complete the construction of the wall, install the approved landscape hedge, and complete all inspections and close-out the permit before the November 9, 2024 expiration date for the permit. Therefore, we are requesting an additional 90 days to complete the work and close-out the permit, which will extend the permit expiration date

to February 9, 2025. However, it is the strong desire of the property owner to complete the construction and installation of the landscaping before Thanksgiving, and the start of the season when they will be in residence. The owners want to complete this project before they return to Town for the season, and will do everything in their power to make this happen. The requested 90-day extension is a worst-case scenario that will account for weather delays and any other unforeseen issues, and hopefully will not be needed.

As part of the construction work, we should note that a temporary green fabric construction fence has been installed along the west side of the property to mitigate the impact to the neighbor, and we have been in contact with the western neighbor to update them on our anticipated construction schedule for the wall and installation of the landscaping/hedge. As stated previously, we are targeting November 27, 2024 (day before Thanksgiving) to have the wall and landscape installation complete, and to have the permit closed-out in advance of the requested February 9, 2025 expiration date. Notices for this building permit time extension request were mailed on September 13, 2024 via first class mail to the surrounding property owners within 300 feet of 249 Seabreeze Avenue, and a copy of the notice as well as a certificate of mailer verifying the mailing of the notices has been submitted as part of this request.

We thank you for your consideration of our time extension request.

Sincerely,



James M. Crowley

JMC/jl



**TOWN OF PALM BEACH**  
Planning, Zoning & Building Department  
360 South County Road  
Palm Beach, FL 33480  
(561) 838-5431 • [www.townofpalmbeach.com](http://www.townofpalmbeach.com)

# NOTICE

## TOWN COUNCIL MEETING

NOTICE IS HEREBY GIVEN to all property owners within 300' of the subject property that the TOWN COUNCIL of the Town of Palm Beach will hold a public meeting on **WEDNESDAY, OCTOBER 9, 2024 at 9:30 a.m.** in the Town Council Chambers, Town Hall, 360 South County Road, 2nd Floor, Palm Beach, Florida 33480. At this meeting, the Town Council will review the following request:

**249 SEABREEZE AVENUE — BUILDING PERMIT TIME EXTENSION REQUEST.** The applicant, Joseph & Elizabeth Berger (James M. Crowley, Authorized Representative), has filed a request to the Town Council to extend the November 9, 2024 building permit expiration date by 90 days to ensure the completion of an ARCOM approved site wall and landscaping along the western portion of the property, and to allow for final inspections to be completed, and the closing of the permit.

This request has been filed with the Planning, Zoning, and Building Department for review by the Town Council, and will be considered pursuant to the Town Council's authority under Town of Palm Beach Code. The time listed above indicates the start of the Town Council meeting only, it does not intend to reflect the actual time any item will be heard or the order in which the matter will be arranged with the other items on the agenda. The above item may be deferred and, under such circumstances, additional legal notice would not be provided. Any person may contact the Department at (561)-838-5431 for information as to the status of this item as a result of any action at the meeting.

All interested persons may appear and be heard at said Public Hearing and may likewise submit written statements prior to and at said Public Hearing and such shall be made part of the record of such proceedings. Copies of the written request are on file in the Planning, Zoning & Building Department, 360 South County Road, Palm Beach, and are available for view between 8:30 am and 4:00 pm. Monday through Friday.

Pursuant to Section 286.0105, Fla. Stat., the Town hereby advises the public that: If any person decides to appeal any decision made by the Town Council with respect to any matter considered at its meeting or hearing, such person will need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based. This notice does not constitute consent by the Town for the introduction or admission of otherwise inadmissible or irrelevant evidence, nor does it authorize challenges or appeals not otherwise allowed by law.

In Accordance with the Americans with Disabilities Act of 1990, persons needing special accommodation to participate in this proceeding should contact the Town Manager's Office, at (561) 838-5410 for assistance, no later than five (5) days prior to the proceeding. If hearing impaired, telephone the Florida Relay Service Numbers, (800) 955-8771 (TDD) or (800) 955-8770 (Voice), for assistance.

## NOTIFICATION TO SURROUNDING PROPERTIES OF PENDING APPLICATION

*Rich in history Rich in service Always exceptional!*



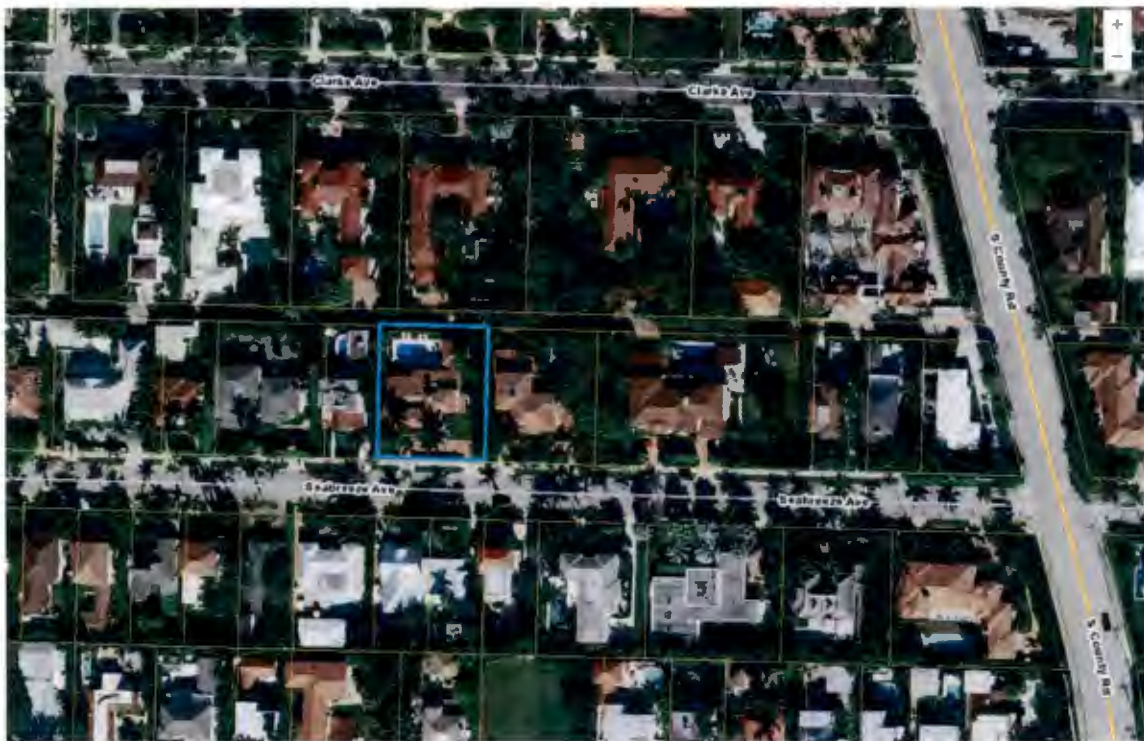


**TOWN OF PALM BEACH**  
Planning, Zoning & Building Department  
360 South County Road  
Palm Beach, FL 33480  
(561) 838-5431 • [www.townofpalmbeach.com](http://www.townofpalmbeach.com)

# NOTICE

## TOWN COUNCIL BUILDING PERMIT TIME EXTENSION REQUEST REVIEW

249 SEABREEZE AVENUE



The above image is generated from the Palm Beach County Property Appraiser's Office and is intended to indicate location only.

**NOTIFICATION TO SURROUNDING PROPERTIES OF PENDING APPLICATION**

*Rich in history... Rich in service... Always exceptional!*



Master Permit #	Permit number	Permit type name	Permit description	Permit Address	Permit Suite	Customer Last Name	Application date	Issue date	Approval state
	A-21-01558	A-ARCOM STAFF APPROVAL	ARCOM- REDUCTION OF POOL DECK HARDSCAPE, PROPOSED 9" X 24" STONE POOL COPING. PROPOSED 6' HT SITE WALL AND PEDESTRIAN GATE ALONG REAR NORTH PROPERTY LINE ABUTTING ALLEY. PROPOSED 6' HT SITE WALL ALONG WEST PROPERTY LINE. PROPOSED NEW STONE REAR TERRACES ABUTTING RESIDENCE. PROPOSED PLANTING ALONG NORTH AND WEST BUFFERS. PROPOSED FOUNDATION PLANTING ALONG WEST AND NORTH CORNER OF RESIDENCE. REMAIN	249 SEABREEZE AVE		NIEVERA WILLIAMS DESIGN INC	3/22/2021		canceled
	A-23-02749	A-ARCOM STAFF APPROVAL	ARCOM STAFF APPROVAL EXISTING POOL DECK TO BE RE-SURFACED WITH LIMESTONE AND REDUCED IN SIZE. EXISTING CHAIN-LINK FENCE TO BE REPLACED NEW CHAIN-LINKED FENCE. NEW FENCE TO BE RATED TO EXPOSURE D. REVISED SITE DATA CALCULATIONS. MINOR MODIFICATIONS TO EXISTING LANDSCAPE BUFFER - SEE SHEET L3.0 FOR DETAILS.	249 SEABREEZE AVE		ENVIRONMENT DESIGN GROUP	1/17/2023		canceled
	B-18-76045	B-RESIDENTIAL ALTERATION	REPLACE EXISTING TILE FINISHES WITH NEW IN MASTER BATH. REMOVE REPLACE KITCHEN COUNTER TOPS REPLACE WITH NEW.	249 SEABREEZE AVE		TIM GIVENS BLDG & REMODELING I	10/19/2018	11/6/2018	canceled
	B-21-90623	B-RESIDENTIAL ALTERATION	NEW EXTERIOR PERIMETER WALL, POOL REMODEL AND INTERIOR RENOVATIONS.	249 SEABREEZE AVE		ECO BUILDING SOLUTIONS INC	8/9/2021		canceled
B-23-98990	B-23-02007	R-REVISION	REVISION- OTHER - INSTALLATION OF TEMPORARY PVC SHEET PILE DRAINAGE CURB.	249 SEABREEZE AVE		ECO BUILDING SOLUTIONS INC	12/15/2023		canceled
	B-10-14804	B-RESIDENTIAL ALTERATION	REMOVE 1ST FLOOR FIREPLACE & ADD STEEL 'I' BEAM OWNER LISTED AS SCHAFER ON PERMIT APP/NOC	249 SEABREEZE AVE		GREG GIULIANO CONSTRUCTION INC	12/16/2010	12/17/2010	expired
B-21-91179	A-21-01944	A-ARCOM STAFF APPROVAL	STAFF APPROVAL REPLACING EXISTING SET OF FRENCH DOORS WITH A PICTURE WINDOW. LOCATED ON THE EAST SIDE OF THE RESIDENCE. NOT VISIBLE FROM THE STREET.	249 SEABREEZE AVE		ECO BUILDING SOLUTIONS INC	8/30/2021	8/31/2021	final
	A-23-02895	A-ARCOM STAFF APPROVAL	ARCOM STAFF APPROVAL ADDITION OF A 7' HT SITE WALL (POOL GARDEN. PLANTING OF A CALOPHYLLUM HEDGE (12' HT). ADDITION OF A DRAINAGE CURB & CHAINLINK FENCE (	249 SEABREEZE AVE		ENVIRONMENT DESIGN GROUP	3/29/2023	5/12/2023	final
B-22-96571	A-23-02979	A-ARCOM STAFF APPROVAL	ARCOM STAFF APPROVAL DECK OVER EXISTING AND REPLACE POOL LIGHTS.	249 SEABREEZE AVE		VAN KIRK & SONS INC	5/11/2023	5/15/2023	final
B-10-14804	B-11-19464	R-CHANGE OF CONTRACTOR/QUALIFIER	PERMIT UPDATE CHANGE OF CONTRACTOR-ROYAL DIAMOND HOMES WILL BE TAKING OVER THE PERMIT AND SCOPE OF WORK FROM GREG GIULIANO CONSTRUCTION-OWNER LISTED AS SCHAFER ON PERMIT APP AND NOC	249 SEABREEZE AVE		ROYAL DIAMOND HOMES	8/22/2011	8/24/2011	final
B-10-14804	B-11-19465	R-PERMIT UPDATE-CHG OF PLANS & VALUE/CORRECTION	NEW WINDOW AND DOOR @BREAKFAST AREA PAINT BREAKFAST AREA OWNER LISTED AS SCHAFER ON PERMIT APP AND NOC	249 SEABREEZE AVE		ROYAL DIAMOND HOMES	8/22/2011	8/24/2011	final
B-10-14804	B-11-21850	R-REVISION	REVISION-BUILDING 2X4 BUCKS ENGINEER DRAWINGS	249 SEABREEZE AVE		ROYAL DIAMOND HOMES	12/7/2011	12/8/2011	final
B-10-14804	B-12-22300	E-ELECTRICAL	SUB-ELECTRIC-MISC ELECTRIC PER PLAN OWNER LISTED AS SCHAFER ON PERMIT APP	249 SEABREEZE AVE		EASTMAN MERRY ELECTRIC INC	1/11/2012	1/12/2012	final
	B-13-31035	M-REPLACEMENT	EXACT CHANGEOUT OF EXISTING AC MASTER BEDROOM RHEEM COND 14AJM25 RHEEM AHU RBHP17506 15 SEER 2 TON 5 KW MAIN UNIT RHEEM COND 14AJM48 RHEEM AHU	249 SEABREEZE AVE		JOHN C CASSIDY AIR CONDITIONING	3/27/2013	3/29/2013	final
	B-18-76292	B-WINDOWS/DOORS/SHUTTERS/GARAGE DOORS	REPLACE 1 DOOR	249 SEABREEZE AVE		WINDOW & DOOR DESIGN CENTERS OF FLORIDA	11/1/2018	1/7/2019	final
	B-20-85283	B-ROOF NEW/REROOF/REPAIR	RE-ROOF PER CONTRACT	249 SEABREEZE AVE		CAMPANY ROOF MAINTENANCE ROOFI	8/6/2020	8/12/2020	final
	B-20-86890	B-SITE WORK	REPLACE BACKFLOW DEVICE 1" FEBCO 8254 WITH 1" WILKINS ZURN 975XL2	249 SEABREEZE AVE		ALL PRO PLUMBING & DRAIN CLEANING	12/7/2020	12/8/2020	final
B-21-91179	B-21-91178	F-FLOOD PLAIN DEVELOPMENT	SUB-FLOOD PLAIN	249 SEABREEZE AVE		ECO BUILDING SOLUTIONS INC	9/16/2021	10/5/2021	final
	B-21-91179	B-RESIDENTIAL ALTERATION	(SEE PERMIT CONDITIONS) INTERIOR RENOVATIONS	249 SEABREEZE AVE		ECO BUILDING SOLUTIONS INC	9/16/2021	10/5/2021	final
B-21-90623	B-21-91201	FEE CHARGE	REFUND FROM PMC ACCOUNT FOR DECREASE IN JOB VALUE	249 SEABREEZE AVE		ECO BUILDING SOLUTIONS INC	9/16/2021	9/16/2021	final
B-21-91179	B-21-92245	R-REVISION	REVISION- SEE REVISED PLANS AND NARRATIVE ATTACHED.	249 SEABREEZE AVE		ECO BUILDING SOLUTIONS INC	12/6/2021	12/10/2021	final

Count: 46

Page 1 of 1



Master Permit	Permit number	Permit type name	Permit description	Permit Address	Permit Suite	Customer Last Name	Application date	Issue date	Approval state
B-21-91179	B-22-95310	B-AGREEMENTS PUBLIC WORKS	STORMWATER MANAGEMENT AGREEMENT	249 SEABREEZE AVE		ECO BUILDING SOLUTIONS INC	6/28/2022		final
B-21-91179	B-22-96072	R-PERMIT UPDATE-CORRECTION /CHANGE IN VALUE ONLY	FINAL VALUE UPDATE	249 SEABREEZE AVE		ECO BUILDING SOLUTIONS INC	8/18/2022	2/9/2023	final
B-22-96571	B-22-97288	R-CHANGE OF CONTRACTOR/Q UALIFIER	CHANGE OF CONTRACTOR- FROM ECO BUILDING TO VAN KIRK	249 SEABREEZE AVE		VAN KIRK & SONS INC	11/18/2022	11/18/2022	final
B-22-96571	B-22-97289	R-PERMIT UPDATE-CHG OF PLANS & VALUE/CORRECTION	(SEE PERMIT CONDITIONS) RE-GEM EXISTING POOL	249 SEABREEZE AVE		VAN KIRK & SONS INC	11/18/2022	12/1/2022	final
B-23-98990	B-23-00163	R-REVISION	REVISION SITE PLAN: SITE UTILIZATION PLAN	249 SEABREEZE AVE		ECO BUILDING SOLUTIONS INC	7/11/2023	8/3/2023	final
B-22-96571	B-23-99260	R-PERMIT UPDATE-CHG OF PLANS & VALUE/CORRECTION	PERMIT UPDATE CHANGE IN PLANS AND VALUE DECK OVER EXISTING & REPLACE POOL LIGHTS.	249 SEABREEZE AVE		VAN KIRK & SONS INC	5/11/2023	6/9/2023	final
B-23-98990	B-24-02376	R-REVISION	REVISION- INSTALLATION OF TEMPORARY DEEPROOT UB 24 -2 HDPE DRAINAGE BARRIER - SUBSTITUTION FOR MATERIAL SUBMITTED UNDER REVISION B-23-02007	249 SEABREEZE AVE		ECO BUILDING SOLUTIONS INC	1/31/2024	2/20/2024	final
B-20-85283	U-20-06211	U-USE OF/WORK IN ROW	USE OF- MATERIAL DELIVERY	249 SEABREEZE AVE		CAMPANY ROOF MAINTENANCE ROOF	10/9/2020	11/12/2020	final
B-21-91179	U-21-08904	U-CONSTRUCTION PARKING	CONSTRUCTION PARKING	249 SEABREEZE AVE		ECO BUILDING SOLUTIONS INC	11/17/2021	11/29/2021	final
B-21-91179	U-21-08905	U-CONSTRUCTION PARKING	CONSTRUCTION PARKING	249 SEABREEZE AVE		ECO BUILDING SOLUTIONS INC	11/17/2021	11/29/2021	final
B-21-91179	U-21-08906	U-CONSTRUCTION PARKING	CONSTRUCTION PARKING	249 SEABREEZE AVE		ECO BUILDING SOLUTIONS INC	11/17/2021	11/29/2021	final
B-21-91179	U-22-09396	U-CONSTRUCTION PARKING	CONSTRUCTION PARKING	249 SEABREEZE AVE		ECO BUILDING SOLUTIONS INC	2/16/2022	2/28/2022	final
B-21-91179	U-22-09397	U-CONSTRUCTION PARKING	CONSTRUCTION PARKING	249 SEABREEZE AVE		ECO BUILDING SOLUTIONS INC	2/16/2022	2/28/2022	final
B-21-91179	U-22-09398	U-CONSTRUCTION PARKING	CONSTRUCTION PARKING	249 SEABREEZE AVE		ECO BUILDING SOLUTIONS INC	2/16/2022	2/28/2022	final
B-21-91179	U-22-09775	U-CONSTRUCTION PARKING	CONSTRUCTION PARKING	249 SEABREEZE AVE		ECO BUILDING SOLUTIONS INC	4/20/2022	4/27/2022	final
B-21-91179	U-22-09776	U-CONSTRUCTION PARKING	CONSTRUCTION PARKING	249 SEABREEZE AVE		ECO BUILDING SOLUTIONS INC	4/20/2022	4/27/2022	final
B-21-91179	U-22-09777	U-CONSTRUCTION PARKING	CONSTRUCTION PARKING	249 SEABREEZE AVE		ECO BUILDING SOLUTIONS INC	4/20/2022	4/27/2022	final
	U-22-11454	U-USE OF/WORK IN ROW	REMOVAL OF BACKYARD LANDSCAPE MATERIAL. UNLOADING OF LANDSCAPE MATERIAL AND EQUIPMENT. WORK IN REAR ALLEY WAY.	249 SEABREEZE AVE		BE GREEN LANDSCAPE CONTRACTORS INC	10/5/2022	11/15/2022	final
B-22-96571	U-22-12000	U-DEWATERING	DEWATERING - DRAIN POOL	249 SEABREEZE AVE		VAN KIRK & SONS INC	11/30/2022	12/13/2022	final
B-22-96571	U-23-13264	U-DEWATERING	DEWATERING POOL	249 SEABREEZE AVE		VAN KIRK & SONS INC	6/23/2023	6/28/2023	final
B-22-96571	U-23-13338	U-CONSTRUCTION PARKING	CONSTRUCTION PARKING Parking Attendant: Dennis Cavalcanti - (954) 818-3153	249 SEABREEZE AVE		VAN KIRK & SONS INC	7/5/2023	7/7/2023	final
B-22-96571	U-23-13903	U-CONSTRUCTION PARKING	CONSTRUCTION PARKING Parking Attendant: Dennis Cavalcanti - (954) 818-3153	249 SEABREEZE AVE		VAN KIRK & SONS INC	8/23/2023	8/29/2023	final
B-22-96571	U-23-14212	U-DEWATERING	DEWATERING POOL	249 SEABREEZE AVE		VAN KIRK & SONS INC	9/21/2023	9/26/2023	final
	B-22-96571	S-POOL/WATER FEATURE	EXPLORATORY WORK TO FIND POOL LEAK	249 SEABREEZE AVE		ECO BUILDING SOLUTIONS INC	9/21/2022	9/21/2022	issued
	B-23-98990	S-SITE WORK/DRAINAGE	(SEE PERMIT CONDITIONS) EXTERIOR SITE WORK TO INCLUDE; LANDSCAPING, DECKING, PERIMETER WALL, CHAIN LINK FENCE AND DRAINAGE CURB.	249 SEABREEZE AVE		ECO BUILDING SOLUTIONS INC	4/27/2023	6/9/2023	issued

Count: 46

Page: 1 of 1

**Property Detail**

**Location Address :** 249 SEABREEZE AVE  
**Municipality :** PALM BEACH  
**Parcel Control Number :** 50-43-43-22-06-000-1120  
**Subdivision :** POINCIANA PARK IN  
**Official Records Book/Page :** 31905 / 1269  
**Sale Date :** NOV-2020  
**Legal Description :** POINCIANA PARK LTS 112, 114, 116 & 118

**Owner Information****Owner(s)**

BERGER ELIZABETH L  
 BERGER JOSEPH G &

**Mailing Address**

249 SEABREEZE AVE  
 PALM BEACH FL 33480 6130

**Sales Information**

Sales Date	Price	OR Book/Page	Sale Type	Owner
NOV-2020	\$6,300,000	31905 / 01269	WARRANTY DEED	BERGER JOSEPH G &
JUL-2010	\$10	23950 / 01058	WARRANTY DEED	SCHAEFFER GERALD H &
NOV-2009	\$3,300,000	23556 / 00447	WARRANTY DEED	SCHAEFFER GERALD H &
OCT-2001	\$2,550,000	13121 / 01242	WARRANTY DEED	COHEN STANLEY M &
JUL-2000	\$2,500,000	11897 / 00614	WARRANTY DEED	NIETO MARIO J
DEC-1998	\$600,000	10863 / 01999	WARRANTY DEED	W3 ENT INC
MAY-1994	\$530,000	08283 / 00076	WARRANTY DEED	
APR-1993	\$529,000	07668 / 00850	CERT OF TITLE	
JUL-1990	\$100	06519 / 01860	QUIT CLAIM	
JAN-1977	\$200,000	02736 / 01945		

**Exemption Information**

Applicant/Owner(s)	Year	Detail
BERGER ELIZABETH L	2024	HOMESTEAD
BERGER ELIZABETH L	2024	ADDITIONAL HOMESTEAD
BERGER JOSEPH G &	2024	HOMESTEAD
BERGER JOSEPH G &	2024	ADDITIONAL HOMESTEAD

**Property Information**

**Number of Units :** 1  
**\*Total Square Feet :** 5064  
**Acres :** 0.2812  
**Property Use Code :** 0100—SINGLE FAMILY  
**Zoning :** R-B—LOW DENSITY RESIDENTIAL (50-PALM BEACH)

**Appraisals**

Tax Year	2024	2023	2022	2021	2020
Improvement Value	\$4,444,775	\$3,771,395	\$2,726,193	\$1,788,093	\$2,451,669
Land Value	\$7,656,250	\$5,366,557	\$4,437,563	\$3,221,750	\$2,958,375
Total Market Value	\$12,101,025	\$9,137,952	\$7,163,756	\$5,009,843	\$5,410,044

**Assessed and Taxable Values**

Tax Year	2024	2023	2022	2021	2020
Assessed Value	\$7,600,029	\$7,378,669	\$7,163,756	\$5,009,843	\$5,410,044
Exemption Amount	\$50,000	\$50,000	\$50,000	\$0	\$0
Taxable Value	\$7,550,029	\$7,328,669	\$7,113,756	\$5,009,843	\$5,410,044

**Taxes**

Tax Year	2024	2023	2022	2021	2020
AD VALOREM	\$112,430	\$110,184	\$110,391	\$81,285	\$89,233
NON AD VALOREM	\$943	\$868	\$864	\$931	\$916
TOTAL TAX	\$113,373	\$111,052	\$111,256	\$82,217	\$90,149

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