

TOWN OF PALM BEACH

Information for Town Council Meeting on:

November 13, 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 224 S. Ocean Blvd – Permit B-21-92107

Date: October 30, 2024

STAFF RECOMMENDATION

Request was heard at the October 15th Town Council meeting for a permit extension at 224 S. Ocean Blvd. Contractor was granted a one-month extension requiring them to return in November with project updates, at which time a further extension may be considered. The contractor is scheduled to go to the Code Enforcement board meeting on December 19th for the installation of artificial turf. In addition, the Town has agreed to fast track their ARCOM project from the January meeting to the December 20th meeting date for the design changes to the driveway as well as the installation of artificial turf. Currently, it is at the sole discretion of the Town Council if they wish to extend the project for another 30-60 days and return to Council for an update in January. The original extension request was for a one-year extension with work to be completed by May 12, 2025.

GENERAL INFORMATION

The property is owned by Manoogian Armen A. Trust. The property was purchased in November of 2020. The original permit was issued May 13, 2022. Based upon the size of the home, the permits were originally valid for 24 months. The master permit expired May 13, 2024. The contractor has stated in their letter dated September 17, 2024, the reason for the extension is they were unaware of the overall construction expiration time as well as delays in materials, design changes, added scope of work and delays with the local utility companies having to come in to remove the abandoned undergrounds to make room to build the pool.

Staff would like to bring to the attention of the Town Council that the contractor does have an open code case for material and pattern of driveway which is different from the ARCOM approved. Contractor would need ARCOM approval for changes. In addition, they are in violation for the installation of artificial turf without approval/permit.

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

Attachments: Letter from ECO Building Inc., with Nuisance Mitigation measures and
Construction Schedule
Neighbor Notice
Permit Summary for the Property
Property Appraiser Details for the Property



TOWN OF PALM BEACH
 Planning, Zoning & Building Department
 360 South County Road
 Palm Beach, FL 33480
 (561) 838-5431 • www.TownofPalmBeach.com

DEVELOPMENT REVIEW CHECKLIST

Updated 06/10/2024

PROJECT INFORMATION & SCHEDULE					
Project Address	224 S OCEAN BLVD				
Design Professional(s)	SHILUN ZHOU / GONAZALEZ ARCH. (JOSE GONZALEZ)				
Pre-Application Date	OCTOBER 28, 2024				
Project Type	COA	ARCOM Minor	✓	ARCOM Major	
	H S B	Demolition		Site Plan Review	
	LPC Tax Abatement	Variance		Special Exception	
First Submittal Date	AS SOON AS POSSIBLE				
Development Review	ARCOM	✓	LANDMARKS		TOWN COUNCIL
Project Number(s)	ARC: ARC-24-0112		COA: H S B:	ZON:	
Projected Hearing Dates	DECEMBER 20, 2024				

A. APPLICATION DOCUMENTS		Provide (1) hardcopy and (1) electronic copy
A1.	Development Review Checklist, signed and dated	✓
A2.	Development Review Application and Noticing Affidavit , signed, dated and notarized	✓

B. NOTICING REQUIREMENTS		Provide (1) hardcopy and (1) electronic copy
A Public Notice is required for this project. A notice mailer will be provided at Notice to Proceed (NTP) issuance per the Development Review Calendar Schedule of Meetings and Deadlines . Items B1 and B2 shall be obtained through the Palm Beach County Property Appraiser.		●
B1.	Tax Radius Map identifying all properties within a 300 FT. radius of the subject property	✓
B2.	List of Property Owners (including subject property) located within the radius distance provided above for the subject property	✓
B3.	USPS Certificate of Mailing (PS Form 3665) shall be submitted with a postmarked date of receipt by the US Postal Service on the scheduled submittal date following NTP issuance	✓

C. LETTER OF INTENT		Provide (1) hardcopy and (1) electronic copy	
		Attach one copy to each hardcopy plan set	
A Letter of Intent (LOI) is required for this project. The LOI shall provide the project narrative, justification, and site history if applicable. LOI shall provide responses to all pertinent review criteria provided below:		✓	
	Architectural Review	Section 18-205	✓
	Certificate of Appropriateness	Section 54-122 and/or 18-306 and/or 54-125	
	Special Exception	Section 134-229	
	Site Plan Review	Section 134-329	
	Variance(s)	Section 134-201	
	Worth Avenue Design Guidelines	Section 134-233 Worth Avenue Design Guidelines	
	Landmarks Tax Abatement	Section 54-198 Tax Abatement Application	
Other:			

Project Address: **224 S OCEAN BLVD**Review: **ARCOM** **PZ&B:** **BMF**

D. GENERAL REQUIREMENTS		Provide (1) 11"x17" hardcopy and (1) electronic copy
D1.	Cover Sheet clearly labeled "First", "Second" or "Final Submittal", including assigned project number and address, project team, complete bullet pointed scope of work, sheet index, submittal date, and projected date of hearing(s)	✓
D2.	Property Survey reflecting current conditions, dated no more than one year from application date. For New Construction and/or projects involving fill, surveys shall have Crown of Road and spot elevations	✓
D3.	Vicinity Location Map color ¼ mile aerial radius identifying subject property and street names	✓
D4.	Location Plan indicating plan of the proposed project in reference to outlined adjacent property buildings and rights-of-way	✓
D5.	Photo Sheet(s) Current color photographs of all sides of the property illustrating all existing conditions and site features, labeled and corresponding to a key plan Current color photographs capturing neighborhood context, corner to corner, across the street, and surrounding properties, labeled and corresponding to a key plan All photos shall be of a sufficient size and shall not be Google or web-based screenshots	✓
D6.	Site Plan (Existing and Proposed) illustrating the configuration and dimension of all structures and the location of all fences, walls, gates, pools, hardscapes, and mechanical equipment (AC, pool equip, and generators). Include a north arrow and cardinal directions, graphic drawing scale, property lines, adjacent streets, and line of sight graphics	✓
D7.	Town of Palm Beach Zoning Legend with all applicable zoning information provided (Insert on Zoning Diagram on Site Plan sheet(s))	✓

E. DEMOLITION		Provide (1) 11"x17" hardcopy and (1) electronic copy
<i>Collated with all checked items in Section D</i>		
E1.	Demolition Report providing year of construction, original architect, timeline of alterations to the property, and descriptions of existing conditions	
E2.	Demolition Plan in floor plan and elevation, graphically depict areas of demolition including roofs, trusses, slabs/floorplates, walls, fenestration, and/or architectural features. Drawings shall depict areas of demolition with hatching, rendering, or color blocks	
E3.	Color Photographs minimum of 6 interior and 6 exterior photographs documenting existing conditions, labeled and corresponding to a key plan. All photos shall be of a sufficient size and shall not be Google Streetview or web-based screenshots	
E4.	Perimeter Landscape Plan pre-demolition and post-demolition	
E5.	Construction Screening Plan illustrating how adjacent properties will be screened from construction activity utilizing landscaping and/or construction fences/screening	
E6.	Construction Staging and Truck Logistics Plan demonstrating how and where contractors will park, deliver and store materials, and including the location of dumpsters, portable toilets, silt fencing, and tire cleaning areas. Indicate the proposed truck routes from island entry to project site	

F. NEW CONSTRUCTION		Provide (1) 11"x17" hardcopy and (1) electronic copy
<i>Collated with all checked items in Section D</i>		
F1.	Zoning Diagrams depicting Zoning Legend calculations in shaded graphic plan illustrating; lot coverage, open space, angle of vision, building height plane, and safe sight triangles. Cubic Content Ratio (CCR) diagram shall be depicted in axonometric form.	
F2.	Floor Plans clearly dimensioned and indicating the location of all property lines and setbacks	
F3.	Roof Plans clearly dimensioned and indicating the location of all property lines and setbacks	

Project Address: **224 S OCEAN BLVD**Review: **ARCOM** **PZ&B:** **BMF**

F4.	Elevations clearly dimensioned illustrating grade, base flood elevation, FFE, and building height and overall building heights in NAVD. Elevations shall indicate the location of all property lines and setbacks. Include human scale figures	
F5.	Color Elevations indicating color choices, materials, and finishes and providing descriptions and visuals of all exterior building finishes	
F6.	Streetscape Elevations illustrating the subject property and the (2) abutting properties on either side depicting the grades and building heights in NAVD. Streetscape Elevations shall properly illustrate massing, architectural styles, approximate location of windows, doors, architectural features, and changes in grade in relation to the topographical right-of-way	
F7.	Architectural Details providing dimensioned details (including cross sections) for all eaves, cornices, columns, windows, entries, loggias, shutters, chimneys, etc. Include details for all proposed vehicular and pedestrian gates	
F8.	Product Approvals and Brochure Images for windows, doors, roof, and shutters	
F9.	Building Section Diagrams with key plan illustrating the grade, base flood elevation, FFE, and overall heights in NAVD	
F10.	Yard Section Diagrams including key plan illustrating enlarged sections of all required yard setbacks (front, rear and sides) depicting existing grade, proposed fill grade, and adjacent neighboring grade in NAVD, and including all encroachments, projections, overhangs, eaves, etc. All equipment (AC, generator, pool pumps, pool heaters, etc.) placed in required yards shall be labeled and shall include slab dimensions, elevations, heights, and required screening. Include labels for all property lines, setback lines, and the proposed setbacks of all elements within. Yard section diagrams shall include complete through-lot (N-S & E-W) sections depicting all current grades and proposed fill. Grades shall correspond to survey NAVD datum points	
F11.	Color Renderings of elevations and a minimum of 3 dimensional perspectives with and without landscaping	
F12.	Fences, Walls, and Gates identifying all perimeter fences, walls, and gates in section and elevation, demonstrating height, material, color, and finish (for both sides). Height measurements shall depict existing grade, proposed fill grade, and adjacent neighboring grade	
F13.	Site Civil Drainage Plan/Storm Water Management Plan (Ordinance 15-01, Section 86-91)	
F14.	Construction Screening Plan illustrating how adjacent properties will be screened from construction activity utilizing landscaping and/or construction fences/screening	
F15.	Construction Staging and Truck Logistics Plan demonstrating how and where contractors will park, deliver and store materials, and including the location of dumpsters, portable toilets, silt fencing, and tire cleaning areas. Indicate the proposed truck routes from island entry to project site	
F116.	*For structures over 10,000 sq. ft., a physical architectural model or virtual model is required at hearing	

G. ADDITIONS**Provide (1) 11"x17" hardcopy and (1) electronic copy***Collated with all checked items in Section D*

G1.	Zoning Diagrams depicting Zoning Legend calculations in shaded graphic plan illustrating; lot coverage, open space, angle of vision, building height plane, and safe sight triangles. Cubic Content Ratio (CCR) diagram shall be depicted in axonometric form.	
G2.	Demolition Plans in floor plan, roof plan and elevation, graphically depict areas of demolition including roofs, trusses, slabs/floorplates, walls, fenestration, and/or architectural features. Drawings shall depict areas of demolition with hatching or color blocks. Provide percentage of	

Project Address: **224 S OCEAN BLVD**Review: **ARCOM** **PZ&B:** **BMF**

	roof area and elevation area of each façade proposed to be demolished. Provide demolition plans for all elevations impacted. Each plan sheet shall depict the historic elevation, existing elevation, and proposed area of demolition with red hatched lines proposed elevations.	
G3.	Floor Plans (<i>Existing and Proposed</i>) clearly dimensioned and indicating the location of all property lines and setbacks	
G4.	Roof Plans (<i>Existing and Proposed</i>) clearly dimensioned and indicating the location of all property lines and setbacks	
G5.	Elevations (<i>Existing and proposed</i>) clearly dimensioned illustrating grade, base flood elevation, FFE, and building height and overall building heights in NAVD. Elevations shall indicate the location of all property lines and setbacks. Include human scale figures	
G6.	Color Elevations (<i>Existing and proposed</i>) indicating color choices, materials, and finishes and providing descriptions and visuals of all exterior building finishes	
G7.	Architectural Details providing dimensioned details (including cross sections) for all eaves, cornices, columns, windows, entries, loggias, shutters, chimneys, etc. Include details for all proposed vehicular and pedestrian gates	
G8.	Product Approvals and Brochure Images for windows, doors, roof, and shutters	
G9.	Streetscape Elevations if alterations are visible from a public right-of-way, illustrate the subject property and the (2) abutting properties on either side depicting the grades and building heights in NAVD. Streetscape Elevations shall properly illustrate massing, architectural styles, approximate location of windows, doors, and architectural features in relation to the topographical right-of-way	
G10.	Building Section Diagrams with key plan illustrating the grade, base flood elevation, FFE, and overall heights in NAVD	
G11.	Yard Section Diagrams including key plan illustrating enlarged sections of all required yard setbacks (front, rear and sides) depicting existing grade, proposed fill grade, and adjacent neighboring grade in NAVD, and including all encroachments, projections, overhangs, eaves, etc. All equipment (AC, generator, pool pumps, pool heaters, etc.) placed in required yards shall be labeled and shall include slab dimensions, elevations, heights, and required screening. Include labels for all property lines, setback lines, and the proposed setbacks of all elements within. Yard section diagrams shall include complete through-lot (N-S & E-W) sections depicting all current grades and proposed fill. Grades shall correspond to survey NAVD datum points	
G12.	Color Renderings of elevations and a minimum of 3 dimensional perspectives	
G13.	Fences, Walls, and Gates sheet identifying all perimeter fences, walls, and gates in section and elevation, demonstrating height, material, color, and finish (for both sides). Height measurements shall depict existing grade, proposed fill grade, and adjacent neighboring grade	
G14.	Landscape Plans for affected areas	
G15.	Site Civil Drainage Plan/Storm Water Management Plan (Ordinance 15-01, Section 86-91)	
G16.	Construction Screening Plan illustrating how adjacent properties will be screened from construction activity utilizing landscaping and/or construction fences/screening	
G17.	Construction Staging and Truck Logistics Plan demonstrating how and where contractors will park, deliver and store materials, and including the location of dumpsters, portable toilets, silt fencing, and tire cleaning areas. Indicate the proposed truck routes from island entry to project site	

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H. EXTERIOR ALTERATIONS		Provide (1) 11"x17" hardcopy and (1) electronic copy
<i>Collated with all checked items in Section D</i>		
H1.	Elevations (Existing and Proposed) with materials and finishes clearly noted and illustrating the grades, base flood elevation, FFE, and building heights in NAVD. Elevations shall indicate the location of all property lines and setbacks.	
H2.	Streetscape Elevations if alterations are visible from a public right-of-way, illustrate the subject property and the (2) abutting properties on either side depicting the grades and building heights in NAVD. Streetscape Elevations shall properly illustrate massing, architectural styles, approximate location of windows, doors, and architectural features in relation to the topographical right-of-way	
H3.	Architectural Details sheet(s) providing dimensioned details (including cross sections) for all eaves, cornices, columns, windows, entries, loggias, shutters, chimneys, etc. Include details for all proposed vehicular and pedestrian gates	
H4.	Product Approvals and Brochure Images for windows, doors, roof, and shutters	
H5.	Color Renderings of elevations and dimensional perspectives with and without landscaping	
H6.	Exterior Material & Finishes Sheet providing descriptions and visuals of all exterior building and hardscape finishes including material and color	
H7.	Fences, Walls, and Gates sheet identifying all perimeter fences, walls, and gates in section and elevation, demonstrating height, material, color, and finish (for both sides). Height measurements shall depict existing grade, proposed fill grade, and adjacent neighboring grade	
H8.	Construction Screening Plan illustrating how adjacent properties will be screened from construction activity utilizing landscaping and/or construction fences/screening	
H9.	Construction Staging and Truck Logistics Plan demonstrating how and where contractors will park, deliver and store materials, and including the location of dumpsters, portable toilets, silt fencing, and tire cleaning areas. Indicate the proposed truck routes from island entry to project site	

I. LANDSCAPE & HARDSCAPE		Provide (1) 11"x17" hardcopy and (1) electronic copy
<i>Collated with all checked items in Section D</i>		
I1.	Existing Conditions Inventory	
I2.	<u>Town of Palm Beach Landscape Legend</u> with all applicable information provided	
I3.	Proposed Landscape & Hardscape Plans and Elevations identifying all landscaping including a material key, species, and container size, and including all site lighting and irrigation. Provide all raised curbs, hardscaping, pools, fences, walls, and gates. Include a tree survey and tree disposition plan identifying all historic/specimen sized tree resources. Include relocation and/or protection plan. Elevations required at property lines	✓
I4.	Open Space Diagrams Color blocked plan of open space relative to structures, hardscapes, and greenspace. Provide structures in dark grey, hardscape in light grey, water features in blue, and greenspace in green. Provide total square footages and percentages per category	✓
I5.	Landscape Alteration Diagram Color blocked plan and table illustrating the square footage and percentage of existing site landscaping to be altered. Not required for total site redevelopment	
I6.	Color Renderings	✓
I7.	Fences, Walls, and Gates sheet identifying all perimeter fences, walls, and gates in section and elevation, demonstrating height, material, color, and finish (for both sides). Height measurements shall depict existing grade, proposed fill grade, and adjacent neighboring grade	
I8.	Exterior Material & Finishes Sheet providing descriptions and visuals of all exterior building and hardscape finishes including material and color, including fences, walls, and gates.	✓

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I9.	Site Civil Drainage Plan/Storm Water Management Plan (Ordinance 15-01, Section 86-91)	
I10.	Construction Screening Plan illustrating how adjacent properties will be screened from construction activity utilizing landscaping and/or construction fences/screening	
I11.	Construction Staging and Truck Logistics Plan demonstrating how and where contractors will park, deliver and store materials, and including the location of dumpsters, portable toilets, silt fencing, and tire cleaning areas. Indicate the proposed truck routes from island entry to project site	

J. VARIANCE		Provide (1) 11"x17" hardcopy and (1) electronic copy
<i>Collated with all checked items in Section D</i>		
J1.	Variance Diagrams graphically depicting requested variance	
J2.	Variance Narrative addressing code provision, variance criteria, requested relief, and hardship description for each variance. Variance narrative must also be outlined in Letter of Intent (LOI) (Section C of Checklist)	

K. ADDITIONAL PLANS as determined by staff		Provide (1) hardcopy and (1) electronic copy
<i>Collated with all checked items in Section D</i>		
K1.	Seating Plan illustrating number and location of indoor and outdoor seats, tables, umbrellas, and corresponding storage plan	
K2.	Signage Plan illustrating all signage indicating size, material, and finish	
K3.	Operational Plan including circulation paths, drop-off & pick-up locations and times, valet route and valet stand location	
K4.	Parking Plan	
K5.	Traffic Concurrency Report and Palm Beach County Traffic Concurrency determination	
K6.	School Concurrency Report and Palm Beach County School Concurrency determination	
K7.	Historic Documentation including drawings, photographs, etc.	
K8.	Historic Preservation Tax Abatement Application or Amendment	
K9.	SUBMIT ONE (1) hardcopy mini set of 11"x17" architectural plans with completed Letter of Intent, Checklist & Application documents at first submittal.	✓
K10.	PREPARE PLANS TO COMPARE PREVIOUSLY APPROVED TO PROPOSED. CLEARLY IDENTIFY ANY ARTIFICIAL TURF MATERIAL	✓
K11.	DEMONSTRATE / CONFIRM THAT THERE IS NO CHANGE IN DRIVE FOOTPRINT OR DRIVE LAYOUT.	✓
K12.	STAFF IS FACILITATING EARLIER TIMELINE TO ACCOMMODATE UPCOMING TOWN COUNCIL AND CODE HEARINGS. INCOMPLETE PLANS/DOCUMENTS WILL RESULT IN DELAY	✓

PROJECT CORRESPONDENCE

Provide the names, titles, and email addresses of all professionals to be copied on Town email correspondence for this project.

NAME	TITLE	EMAIL

Project Address: 224 S OCEAN BLVDReview: ARCOM PZ&B:Bradley Falco
Digitally signed
by Bradley Falco
Date: 2024.10.30
11:53:38 -0400**INFORMATION AND ACKNOWLEDGEMENTS**

Additional information/documentation required for First Submittal may be identified during the Pre-Application meeting but may be modified based on further analysis. It is the responsibility of the applicant to confirm that paper document sets (First and Second Submittal) and a digital version on CD/jump drive are consistent and legible. A complete submission will include the above selected items, disc copy, and other documents as indicated, reviewed to the satisfaction of the Director of Planning, Zoning, and Building, or designee. Please refer to the [Development Review Instructions](#) for reference. Incomplete or incorrectly prepared submittal materials will not be accepted or allowed to proceed. Only those submittals deemed **complete applications** shall be scheduled for consideration and placed on an agenda. Substantial plan revisions and modifications to the application **will not** be accepted after the Second Submittal deadline. Minor plan revisions beyond Second Submittal, including supplemental renderings or additional information as requested by staff, may be presented and considered at the scheduled meeting. These "Supplemental" sheets shall only be accepted with the approval of the Director of Planning, Zoning and Building, or designee.

Applicant or Designee's Name_____
Applicant or Designee's Signature_____
Date



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

PLANNING, ZONING & BUILDING DEPARTMENT
RE: Notice To Proceed (NTP)

Project Number: **ARC-24-0112**
Project Address: **224 S OCEAN BLVD**
PZ&B Project Lead: **Bradley Falco, Design and Preservation Planner**
bfalco@townofpalmbeach.com
Previous Comments Issued: **N/A (Fast Track)**
Notice to Proceed Issued: **10/30/24**
Cert. of Mailing Due: **11/04/24**
Final Drop Off: **12/04/24**
Meeting Date: **12/20/24 ARCOM**

NEXT STEP: Final Drop Off & Certificate of Mailing – Submitted to Town Of Palm Beach

- Deliver (12) sets of 11X17 Final Plans with updated LOI to Town Hall by Final Drop-Off Date provided above.
- Upload Final Plans to EPL (online portal). Electronic copy files shall not exceed 25 MB. If necessary, separate plan files into Architecture, Landscape, Civil, etc.
- Email your Presentation File to DEVREV@townofpalmbeach.com by 2 PM the Friday before the meeting. *(Plan changes not permitted)*

Certificate of Mailing

Mail notices are required to be verified through a **Certificate of Mailing by the USPS**. Please note that a Certificate of Mailing is **NOT** Certified Mail. The mailer notice is provided by staff via the EPL portal under attachments. Failure to submit the completed Certificate of Mailing will result in the removal of your project from the scheduled hearing date agenda.

Please reference the updated [Development Review Calendar Schedule of Meetings and Deadlines](#) for all future review cycle Certificate of Mailing due dates.

FINAL NOTICE:

ARC-24-0112 224 S OCEAN BLVD. The applicants, Armen & Claudia Manoogian, have filed an application requesting Architectural Commission (ARCOM) review and approval for modifications to a previously approved new driveway design.

1. REQUIRED APPLICATION DOCUMENTS

Checklist Item	Incomplete	Complete	Staff Notes
A1. Development Review Checklist	X		Please upload to EPL
A2. Development Review Application	X		Please upload to EPL
A2. Noticing Affidavit.	X		Please upload to EPL
B1. Tax Radius Map	X		Please upload to EPL BY 11/04
B2. List of Property Owners	X		Please upload to EPL BY 11/04
B3. USPS Certificate of Mailing	X		Please upload to EPL BY 11/04
C. A Letter of Intent (LOI)	X		Please upload to EPL

2. ARCHITECTURAL PRESENTATION

- a. See development review checklist for required drawings and upload to the citizen access portal on EPL website as soon as possible.
- b. Staff will review the drawings and reach out if there are any adjustments that need to be made or additional documentation required.

3. PUBLIC WORKS

Craig Hauschild, P.E., CFM | (561) 227-7042 | CHauschild@TownofPalmBeach.com

- a. Comments from public works are not included in this document. Please coordinate directly with Craig Hauschild (contact info above) for public works requirements, if any.

These comments have been provided as a preliminary review of the documents and plans submitted and are subject to additions and/or deletions pending further review.



TOWN OF PALM BEACH
Planning, Zoning & Building Department
360 South County Road
Palm Beach, FL 33480
www.townofpalmbeach.com

NOTICE

ARCHITECTURAL COMMISSION

NOTICE IS HEREBY GIVEN to all property owners within 300' of the subject property that the ARCHITECTURAL COMMISSION of the Town of Palm Beach will hold a public meeting on **FRIDAY, DECEMBER 20, 2024 at 9:00 am** in the Town Council Chambers, Town Hall, 2nd Floor, 360 South County Road, Palm Beach, Florida 33480. At this meeting, the Commission will review the following project:

ARC-24-0112 224 S OCEAN BLVD. The applicants, Armen & Claudia Manoogian, have filed an application requesting Architectural Commission (ARCOM) review and approval for modifications to a previously approved new driveway design.

This application has been filed with the Planning, Zoning, and Building Department for review by the Architectural Commission, and will be considered pursuant to the Commission's authority under Town of Palm Beach Code. The time listed above indicates the start of the Architectural Commission 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. Any of the above items 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. These applications and plans 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, or may also be available for viewing digitally by scanning the static QR code below. Digital plans are made available 30 days prior to the meeting date on the online agenda system for the Town.



<https://www.townofpalmbeach.com/853/Public-Meetings>

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.

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



TOWN OF PALM BEACH
Planning, Zoning & Building Department
360 South County Road
Palm Beach, FL 33480
www.townofpalmbeach.com

NOTICE

NOTIFICATION TO SURROUNDING PROPERTIES OF PENDING APPLICATION
ARCHITECTURAL COMMISSION
ARC-24-0112 224 S OCEAN BLVD



**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!



TOWN OF PALM BEACH

Planning, Zoning and Building

RECEIVED

SEP 18 2024

BUILDING PERMIT TIME EXTENSION REQUEST

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 and 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).

EXT-24-00024

Deadlines: See Permit Time Extension Schedule for submittal deadlines (page 3). For Town Council Meeting dates please visit our website at 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 13, 2024
(must be provided 25 days in advance of TC/DRC Meeting)

Permit #: B-21-92107 Exp. Date: 5/13/2024

Job Address: 224 SOUTH OCEAN BOULEVARD

Length of time extension being requested: (in days) 364 DAYS (WORST CASE SCENARIO)

Proposed completion date if requested time extension is granted: 5/12/2025 (WORST CASE SCENARIO)
(Must attach completion schedule)

Contact: CECILIA HENRY Phone: 954-884-3431


Email: cecilia@ecobuildinginc.com

VALUATION OF PERMITS TO DATE:

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

Job Address: 224 SOUTH OCEAN BOULEVARD

Permit# :	B-21-92107	Job Value	\$	750,000.00
Permit# :	B-23-00280	Job Value	\$	69,000.00
Permit# :	B-23-00283	Job Value	\$	73,285.00
Permit# :	B-23-99356	Job Value	\$	46,021.00
TOTAL valuation of project			\$	939,106.00

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 \$ 132,000.00Time Extension fee due based upon 1% of this amount: \$ 1,320.00
Technology Fee (2% of permit fee above) \$ 26.40Total Time Extension Fee Due
(attach a copy of the receipt for payment) \$ 1,346.40**OWNERS CERTIFICATION:** I certify the information listed above to be true and correct.
OWNER SIGNATURE 9.12.24 DATE

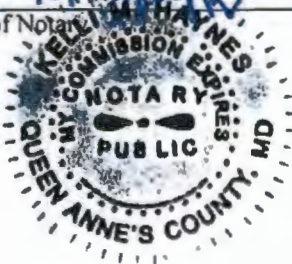
NOTARY TO OWNER

STATE OF MARYLAND
COUNTY OF QUEEN ANNE

Sworn to (or affirmed) and subscribed before me

this 12 day of September2024, By Armen ManagjanWho are personally known ☒ OR produced
identification (Type of identification) _____
OR Online Notarization _____Kelli M. Haynes
Printed Name of Notary
Signature of Notary

SEAL:

**CONTRACTOR CERTIFICATION:** I certify the information listed above to be true and correct
CONTRACTOR SIGNATURE 9/10/2024 DATE

NOTARY TO CONTRACTOR

STATE OF Florida
COUNTY OF Broward

Sworn to (or affirmed) and subscribed before me

this 10th day of September2024, By Shwan AzizWho are personally known ☒ OR produced
identification (Type of identification) _____
OR Online Notarization _____CECILIA HENRY
Printed Name of Notary
Signature of Notary

SEAL:

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

RECEIPT (REC-004719-2024)
FOR TOWN OF PALM BEACH

BILLING CONTACT
ECO BUILDING SOLUTIONS, INC
CECILIA HENRY
1552 SW 13 COURT
POMPANO BEACH, FL 33069



Payment Date: 09/18/2024

Reference Number	Fee Name	Transaction Type	Payment Method	Amount Paid
EXTPERMIT-24-00024	Construction Permit, Time Extension	Fee Payment	Credit Card	\$1,320.00
	Technology Fee	Fee Payment	Credit Card	\$26.40
224 S Ocean Blvd Palm Beach, FL 33480				SUB TOTAL \$1,346.40
				TOTAL \$1,346.40

September 17, 2024

Town of Palm Beach
Planning, Zoning and Building
360 South County Road
Palm Beach, Florida. 33480

***RE: Manoogian Residence
224 South Ocean Boulevard***

Town Council,

We are requesting for an extension to the expiration date of this permit. We were not aware of a project timeline expiration date as we continued to look at the Eden website for expiration dates coinciding with the scheduling and passing of inspections. There is no project timeline expiration date listed on the Eden website and no notification was received from the Town indicating that we were coming close to the expiration date or even that the permit had expired. Apparently, the permit expired on May 13, 2024, but the Eden website continues to update and currently reflects an expiration date of February 10, 2025, thus our confusion.

Some of the reasons why this project has taken so long can be attributed to several things such as:

- Delays in materials availability and deliveries post Covid.
- Having to pause and replace materials due to unforeseen existing conditions.
- Delays due to owner design changes.
- Adding a new pool to the scope of work.
- Delays in working with the local utility companies having to come in and remove abandoned undergrounds to make room to build the pool.

We are almost complete with the work and would appreciate the opportunity to complete this project.

Items still needing to be completed are:

- Installing a gas line for the pool heater. Sub-permit is ready to be applied for.
- Final inspections for the pool.
- Finalizing ARCOM plan review approvals for the generator permit and then installation of the generator.
- Revisiting with ARCOM for approval of the Owner's re-design of the driveway. This work has already been done.
- Applying for ARCOM Staff approval and permit for artificial turf that the owner installed. This work has already been done.
- Recertification of the stormwater system. This is part of the conditions placed on the permit and we were waiting until the project had completed to finalize this last task.
- Final inspections and closing out the permit. Certificate of Completion request.

Phone

HQ: +1(954) 884.3426
Puerto Rico: +1(787) 789-2830

Website

ecobuildinginc.com

Puerto Rico & The Caribbean

405 Esmeralda Ave. Ste 102 - PMB 133
Guaynabo, PR 00969

Corporate HQ

1552 SW 13th Ct.
Pompano Beach, FL 33069

Taking into consideration committee calendars and upcoming holidays, we estimate that we would need at least a few months to allow for scheduling a meeting with ARCOM and the possibility of having to resubmit to ARCOM a second time for approval. And then consider time for any changes in the already completed work. We have also accounted for the possibility of any necessary changes when the stormwater recertification takes place.

We have padded our request presuming the worst case scenarios as to not reach another expiration. We expect to have all work completed and the project closed out before the requested extension time but want to err on the side of caution.

We are currently at the mercy of your decision and would greatly appreciate being granted the extension requested here.

Respectfully,

Shwan Aziz
President

September 17, 2024

Town of Palm Beach
Planning, Zoning and Building
360 South County Road
Palm Beach, Florida. 33480

*RE: Manoogian Residence
224 South Ocean Boulevard*

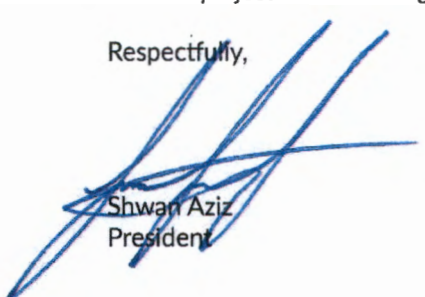
To Whom It May Concern,

Please accept this as our statement regarding the nuisance mitigation measures for this project.

The following measures have been put into place to help mitigate any situation(s) that may be considered as being of nuisance to any neighbor:

- *Installed gated chain link fence with green privacy screen along the entire property line per permitted drawings and maintained it in optimal conditions to keep presentable jobsite conditions.*
- *Performed daily and weekly cleaning of exterior and interior of residence to promote clean and safe conditions.*
- *Always parked all construction vehicles within property to avoid traffic interruptions on Seaspray Avenue and South Ocean Boulevard and meet Town of Palm Beach requirements.*
- *Parking permits were acquired when needed.*
- *Maintained erosion control measures up to date on weekly basis to ensure no soil erosion would affect neighboring properties.*
- *When gas utility company installed service line, we implemented and followed adequate MOT measures as per FDOT indexes and Town of Palm Beach requirements.*
- *Avoided any demolition or loud work prior to 10am, allowing us to reach final stages of completion of the project without a single neighbor complain.*

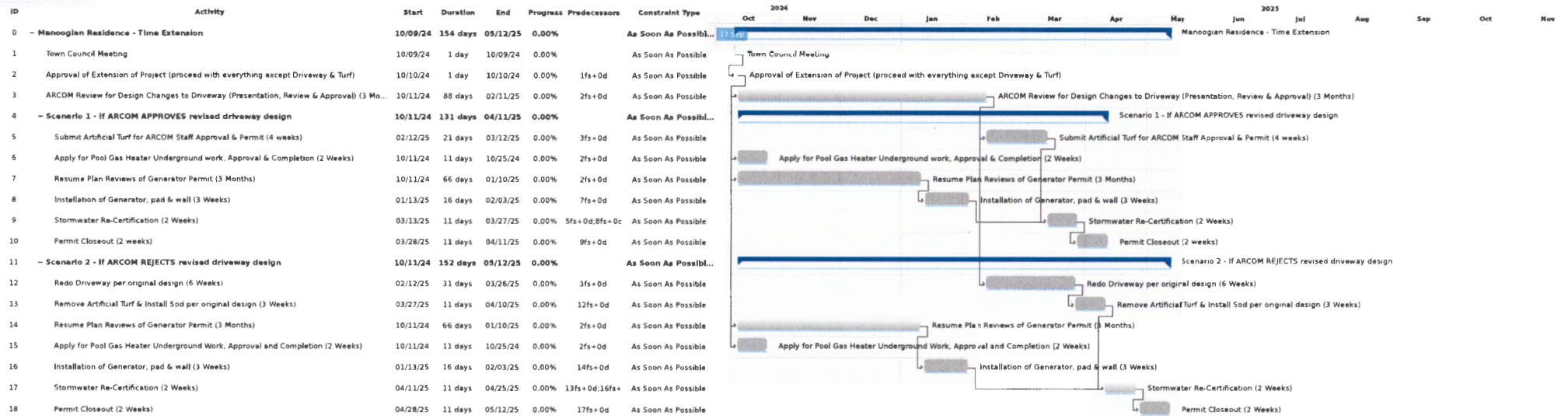
Respectfully,



Shwan Aziz
President



Manoogian Time Extension Main Schedule



General

- Parent Activity
- Child Activity
- Baseline
- Delay (+ # days)
- Milestone

Links

Status

- Completed
- Overdue
- Ahead
- Uninitiated

September 17, 2024

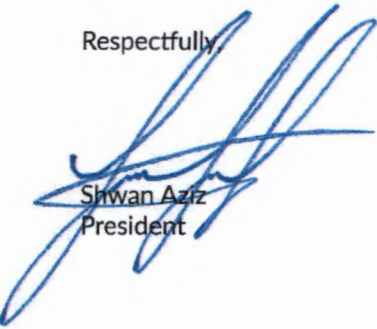
Town of Palm Beach
Planning, Zoning and Building
360 South County Road
Palm Beach, Florida. 33480

*RE: Manoogian Residence
224 South Ocean Boulevard*

To Whom It May Concern,

Please accept this as our statement that first class mailing notifications were sent to all surrounding neighbors within 300 feet advising that we are requesting a permit extension. See attached sample of the letter sent and the Certificate of Mailing form acknowledged by the USPS.

Respectfully,



Shwan Aziz
President

Phone

HQ: +1(954) 884.3426
Puerto Rico: +1(787) 789-2830

Website

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Puerto Rico & The Caribbean

405 Esmeralda Ave. Ste 102 - PMB 133
Guaynabo, PR 00969

Corporate HQ

1552 SW 13th Ct.
Pompano Beach, FL 33069



Eco Building Solutions, Inc.
1552 Southwest 13th Court
Pompano Beach, Florida 33069

September 3, 2024

To NEIGHBOR

***RE: Manoogian Residence Renovation
224 South Ocean Boulevard***

Good afternoon,

Please accept this as a courtesy notice that a Building Permit Time Extension is being requested of the Town to complete the renovation project for the residence mentioned above.

We will be presenting our extension request at the Town Council Meeting being held on Wednesday, October 9, 2024.

Respectfully,

Shwan Aziz
President

Phone

HQ: +1(954) 884.3426
Puerto Rico: +1(787) 789-2830

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Puerto Rico & The Caribbean

405 Esmeralda Ave. Ste 102 - PMB 133
Guaynabo, PR 00969

Corporate HQ

1552 SW 13th Ct.
Pompano Beach, FL 33069

Master Permit	Permit number	Permit type name	Permit description	Permit Address	Permit Suite	Customer Last Name	Application date	Issue date	Approval state
	X-05-14538	X-LEGACY PERMIT	5 - 20' X 20' WHITE TENTS	224 S OCEAN BLVD		TENTLOGIX INC	2/24/2005	2/24/2005	final
	X-05-15259	X-LEGACY PERMIT	WIRE AS PER PLANS	224 S OCEAN BLVD		MONTEGO ELECTRIC	4/5/2005	4/5/2005	final
	X-05-15389	X-LEGACY PERMIT	INSTALL PLUMBING IN CABANA POOL HOUSE - 1 WATER CLOSET, 1 LAV, 1 KITCHEN, 1 W/H, 1 OUTSIDE SHOWER	224 S OCEAN BLVD		ENTERPRISE PLUMBING SVCS OF JU	4/13/2005	4/13/2005	final
	X-05-16471	X-LEGACY PERMIT	REMODEL/ALTER ALL ROOMS & INTERIOR RENOVATIONS RE-PLACE DOORS & WINDOWS TO MATCH EXISTING	224 S OCEAN BLVD		CURTIS D MEADE INC	5/31/2005	5/31/2005	final
	X-05-17023	X-LEGACY PERMIT	INSTALL NATURAL GAS LINES FROM EXISTING METER TO WATER HEATER, LOGS & GRILL	224 S OCEAN BLVD		ENTERPRISE PLUMBING SVCS OF JU	6/22/2005	6/22/2005	final
	X-05-17024	X-LEGACY PERMIT	14 ELECTRICAL PHONES, CATV, SECURITY W/HEATS & SMOKES, A/V W/SPEAKERS & VOLUME & LIGHTING CONTROLS	224 S OCEAN BLVD		ENVIRONMENTAL TECHNOLOGY CONTROLS	6/22/2005	6/22/2005	final
	X-05-17068	X-LEGACY PERMIT	INSTALL CEDAR SHAKES ON NEW POOL CABANA	224 S OCEAN BLVD		THE REGENCY ROOFING COMPANIES	6/23/2005	6/23/2005	final
	X-05-17294	X-LEGACY PERMIT	INSTALL A/C INTO CABANA PER PLANS	224 S OCEAN BLVD		ASTRO AIR INC	7/1/2005	7/1/2005	final
	X-05-17437	X-LEGACY PERMIT	INSTALL TEMP POWER POLE	224 S OCEAN BLVD		MONTEGO ELECTRIC	7/12/2005	7/12/2005	final
	X-05-17845	X-LEGACY PERMIT	WIRE AS PER PLANS	224 S OCEAN BLVD		MONTEGO ELECTRIC	7/28/2005	7/28/2005	final
	X-05-18119	X-LEGACY PERMIT	INSTALL PLUMBING, REMOVE EXISTING CAST IRON, REPLACE WITH PVC & COPPER	224 S OCEAN BLVD		HYPOLUXO PLUMBING INC	8/10/2005	8/10/2005	final
	X-05-18522	X-LEGACY PERMIT	INSTALL A/C AS PER PLAN	224 S OCEAN BLVD		ASTRO AIR INC	9/1/2005	9/1/2005	final
	X-06-16472	X-LEGACY PERMIT	UPDATE PERMIT FOR INCREASE IN VALUE	224 S OCEAN BLVD		CURTIS D MEADE INC	11/29/2006	11/29/2006	final
	X-06-20756	X-LEGACY PERMIT	INSTALL 13D FIRE SPRINKLER SYSTEM	224 S OCEAN BLVD		J W FIRE SPRINKLER INC	1/20/2006	1/20/2006	final
	X-06-21202	X-LEGACY PERMIT	4 - 20X20 WHITE TENTS	224 S OCEAN BLVD		TENTLOGIX INC	2/22/2006	2/22/2006	final
	X-06-21626	X-LEGACY PERMIT	LOW VOLTAGE STRUCTURED WIRING, A/V WITH SPEAKERS, LIGHTING CONTROL, CATV, PHONES, SECURITY SYSTEM **	224 S OCEAN BLVD		ENVIRONMENTAL TECHNOLOGY CONTROLS	3/21/2006	3/21/2006	final
	X-06-22694	X-LEGACY PERMIT	ROOF WORK:WATKINS CEDAR SHAKES ON ROOFS	224 S OCEAN BLVD		THE REGENCY ROOFING COMPANIES	5/23/2006	5/23/2006	final
	X-06-22697	X-LEGACY PERMIT	WATERPROOF BALCONY 2ND FLOOR;WATERPROOF 3RD FLOOR ROOF DECK.HYDROSTOP PREMIUM ROOF COAT SYSTEM	224 S OCEAN BLVD		INACTIVE	5/23/2006	5/23/2006	final
	X-06-23867	X-LEGACY PERMIT	INSTALL GAS LINE	224 S OCEAN BLVD		HYPOLUXO PLUMBING INC	7/11/2006	7/11/2006	final
	X-06-25531	X-LEGACY PERMIT	GATE,FENCE,REPLACE DRIVEWAY,ADD COLUMNS AND DRAINAGE. AND REMARCITE POOL REPLACE POOL EQUIP.	224 S OCEAN BLVD		CURTIS D MEADE INC	10/3/2006	10/3/2006	final
	X-06-25606	X-LEGACY PERMIT	REPLASTER EXISTING POOL; NEW TILE	224 S OCEAN BLVD		ROYAL PALM POOLS LLC	10/9/2006	10/9/2006	final
	X-06-25607	X-LEGACY PERMIT	POOL PIPING: REPLACE EXISTING SURFACE SKIMMER, REPAIR INLET LINE - OVERFLOW DRAIN TO SITE	224 S OCEAN BLVD		ROYAL PALM POOLS LLC	10/9/2006	10/9/2006	final
	X-06-25608	X-LEGACY PERMIT	REWIRE POOL EQUIPMENT - ELECTRIC IF NECESSARY	224 S OCEAN BLVD		MONTEGO ELECTRIC	10/9/2006	10/9/2006	final
	X-08-33931	X-LEGACY PERMIT	TENT PERMIT:INSTALL 2/21/08;USE 2/22/08;REMOVE 2/23/08.(2)20X20 FRAME TENT (1)10X10 BOTH WHITE**	224 S OCEAN BLVD		TENTLOGIX INC	2/21/2008	2/21/2008	final
	B-17-64039	S-FENCE/WALL/GATE	CHAINLINK BVS FENCE 4' - 129' AS PER STAFF APPROVAL	224 S OCEAN BLVD		FRITZ MASSIE FENCE INC	5/15/2017	5/22/2017	issued
B-17-67871	B-17-67878	S-SITE WORK/DRAINAGE	SUB SITE WORK- SITE WORK AS PER PLANS, INCLUDING DRIVEWAY, PAVERS, LANDSCAPING.	224 S OCEAN BLVD		ECO BUILDING SOLUTIONS INC	10/13/2017	3/2/2018	issued
	B-21-92107	B-RESIDENTIAL NEW CONSTRUCTION/ADDITION	(SEE PERMIT CONDITION) INT/EXT RENOVATION OF EXISTING GUEST HOUSE TO INCLUDE CONVERSION OF 715 SQFT TO ACCOMMODATE A MULTI-CAR GARAGE. ADDITION A COLONNADE WALKWAY CONNECTING GUEST HOUSE AND MAIN	224 S OCEAN BLVD		ECO BUILDING SOLUTIONS INC	11/18/2021	5/13/2022	issued
	B-23-97993	S-POOL/WATER FEATURE	(SEE PERMIT CONDITIONS) POOL 20' X 50' GAL 29.920 DECK PAVERS SET ON SAND	224 S OCEAN BLVD		VAN KIRK & SONS INC	2/7/2023	7/13/2023	issued
B-19-78708	A-19-00429	A-ARCOM STAFF APPROVAL	***NOT APPROVED*** STAFF APPROVAL AT NORTH END OF POOL. COLOR TO BE WHITE	224 S OCEAN BLVD		AMERICAN AWNING COMPANY INC	4/15/2019		pending
B-17-67878	B-18-71376	R-PERMIT UPDATE-CHG OF PLANS & VALUE/CORRECTION	PERMIT UPDATE CHANGE IN PLANS AND VALUE TO ADD SHEDDING FOOTERS (SITE WALLS) REARRANGING PALM TREES ADDING LANDING STEPS.	224 S OCEAN BLVD		ECO BUILDING SOLUTIONS INC	4/25/2018		pending
	B-23-01881	E-ELECTRICAL	INSTALLATION OF A 80 KW GENERATOR (PRE-CAST SLAB)	224 S OCEAN BLVD		RACK ELECTRIC LLC	11/30/2023		pending
	Z-17-00039	Z-DEVELOPMENT REVIEW PERMIT		224 S OCEAN BLVD		GONZALEZ ARCHITECTS	9/1/2017		pending

Count: 95

Master Permit #	Permit number	Permit type name	Permit description	Permit Address	Permit Suite	Customer Last Name	Application date	Issue date	Approval state
	Z-17-00047	Z-DEVELOPMENT REVIEW PERMIT	Construction of three dormers on existing third story. 1. Sec. 134-893 (b)(10)b To allow a building height of +37'-7 1/2" in lieu of the 22'-0" maximum allowable. 2. Sec. 134-893 (b)(10)c 134-2: To allow an overall building height of 42'-1 3/4" in lieu of the 30'-0" maximum allowable. 3. Sec. 134-2 Definitions Building, height of (applicable only in the R-B districts) To allow dormer windows in a non-habitable third story space which is not permitted by Code.	224 S OCEAN BLVD		GONZALEZ ARCHITECTS	10/16/2017		pending
	Z-19-00213	Z-DEVELOPMENT REVIEW PERMIT	A request to add a two car one-story garage onto the North side of the house which requires the following variances: 1. Sec 134-1576 A street side yard setback of six feet in lieu of the eighteen foot minimum required 2. Sec 134-893 b (13) A Cubic Content Ratio of 6.13 in lieu of the 5.82 existing an	224 S OCEAN BLVD		GONZALEZ ARCHITECTS	7/18/2019		pending

Count: 95

Page: 4 of 4

Property Detail

Location Address : 224 S OCEAN BLVD
Municipality : PALM BEACH
Parcel Control Number : 50-43-43-22-07-000-5270
Subdivision : POINCIANA PARK 2ND ADD IN
Official Records Book/Page : 32021 / 1168
Sale Date : NOV-2020
Legal Description : POINCIANA PARK 2ND ADD LTS 527, 528, 532 & 533

Owner Information**Owner(s)**

MANOOGIAN ARMEN A &
 MANOOGIAN CLAUDIA B
 ARMEN A MANOOGIAN TR TITL HLDR
 MANOOGIAN ARMEN A TR
 MANOOGIAN CLAUDIA B TR

Mailing Address

224 S OCEAN BLVD
 PALM BEACH FL 33480 4242

Sales Information

Sales Date	Price	OR Book/Page	Sale Type	Owner
NOV-2020	\$10	32041 / 01579	WARRANTY DEED	
NOV-2020	\$10	32021 / 01168	WARRANTY DEED	MANOOGIAN ARMEN A &

Exemption Information

Applicant/Owner(s)	Year	Detail
MANOOGIAN ARMEN A &	2024	HOMESTEAD
MANOOGIAN ARMEN A &	2024	ADDITIONAL HOMESTEAD
MANOOGIAN CLAUDIA B	2024	HOMESTEAD
MANOOGIAN CLAUDIA B	2024	ADDITIONAL HOMESTEAD

Property Information

Number of Units :
***Total Square Feet :** 12449
Acres : 0.9204
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	\$2,424,909	\$2,805,566	\$2,552,427	\$0	\$0
Land Value	\$25,807,155	\$23,962,125	\$20,771,605	\$0	\$0
Total Market Value	\$28,232,064	\$26,767,691	\$23,324,032	\$0	\$0

Assessed and Taxable Values

Tax Year	2024	2023	2022	2021	2020
Assessed Value	\$17,210,982	\$16,709,691	\$16,223,001	\$0	\$0
Exemption Amount	\$50,000	\$50,000	\$50,000	\$0	\$0
Taxable Value	\$17,160,982	\$16,659,691	\$16,173,001	\$0	\$0

Taxes

Tax Year	2024	2023	2022	2021	2020
AD VALOREM	\$255,349	\$250,267	\$250,765	\$0	\$0
NON AD VALOREM	\$1,885	\$1,737	\$1,729	\$0	\$0
TOTAL TAX	\$257,234	\$252,003	\$252,494	\$0	\$0

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