

TOWN OF PALM BEACH

Information for Town Council Meeting on:

June 14, 2023

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 125 El Bravo Way

Date: May 17, 2023

STAFF RECOMMENDATION

Staff recommends that the Town Council consider the request from contractor Courchene Development Corp. (Paul L. Courchene, President) regarding a time extension in which to complete the construction of a new home at 125 El Bravo Way and to extend the permit duration until December 31, 2023.

GENERAL INFORMATION

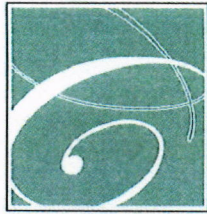
The property is now owned by El Bravo Way 125 LLC. Work on the new home (originally a spec project) started in May of 2021. Based upon the size of the home, the permit was originally valid for 24 months. The property was purchased by the current owner in December of 2021. The master permit expired on May 26, 2023.

The contractor states in his May 15, 2023, letter that the project delay relates to the sale of the home, redesign and changes in materials chosen by the new owner.

They are requesting approval to extend the permit through the end of this year, to expire on December 31, 2023. Remaining work is listed in the attached letter.

Staff has no objection to this request.

Attachments: Letter from Paul L. Courchene, Courchene Development Corp.
Permit Summary for the Property
Property Appraiser Details for the Property



COURCHENE
DEVELOPMENT CORP.

May 15, 2023

Town of Palm Beach
Planning, Zoning, & Building Department
360 S. County Rd
Palm Beach, FL 33480

RE: 125 El Bravo Way – Permit Expiration

To whom it may concern,

The New Single Family Construction permit for 125 El Bravo Way (Permit # B-21-88773) is set to expire on May 26th, 2023 and we would like to ask for an extension through the end of 2023. The project started out as a spec home, but we experienced many delays when the property was sold to the current homeowners who made numerous changes resulting in re-design and re-selections of finish and materials. The following are the items still left to be completed:

Landscape, Hardscape, shutters, railings, cabinets, countertops, tile, paint, pool equipment, fountain installation, generator installation.

Please let us know if there is anything further you require in order to grant the extension.

Best Regards,

COURCHENE DEVELOPMENT CORPORATION
Paul L. Courchene
President
PLC.pm

Permit number	Permit type	Permit type name	Permit description	Permit Address	Customer Nu	Customer	Customer Last Name	Applicati	Issue date	Approval state
B-23-99250	b-r01	R-REVISION	REVISION OTHER: HARDSCAPE, LANDSCAPE & LANDSCAPE LIGHTING	125 EL BRAVO WAY	540886		COURCHENE DEVELOPMENT CO RP	5/11/2023		pending
B-23-99161	b-r01	R-REVISION	REVISION- BUILDING- REVISED ELEVATION SHOWING BBQ	125 EL BRAVO WAY	540886		COURCHENE DEVELOPMENT CO RP	5/5/2023	5/12/2023	final
A-23-02954	a-a01	A-ARCOM STAFF APPROVAL	ARCOM- PROPOSED LANDSCAPING LIGHTING.	125 EL BRAVO WAY	603092		NIEVERA WILLIAMS DESIGN INC	5/1/2023	5/3/2023	final
B-23-98655	b-r01	R-REVISION	REVISION- BUILDING- NEW REFLECTION FOUNTAIN FEATURE	125 EL BRAVO WAY	603883		TOP NOTCH POOL SERVICE LLC	4/7/2023	5/15/2023	final
U-23-12675	u-p05	U-CONSTRUCTION PARKING	CONSTRUCTION PARKING KIRK CHEVALIER 561-414-3706	125 EL BRAVO WAY	540886		COURCHENE DEVELOPMENT CO RP	4/7/2023	4/11/2023	issued
U-23-12676	u-p05	U-CONSTRUCTION PARKING	CONSTRUCTION PARKING KIRK CHEVALIER 561-414-3706	125 EL BRAVO WAY	540886		COURCHENE DEVELOPMENT CO RP	4/7/2023	4/11/2023	issued
U-23-12677	u-p05	U-CONSTRUCTION PARKING	CONSTRUCTION PARKING KIRK CHEVALIER 561-414-3706	125 EL BRAVO WAY	540886		COURCHENE DEVELOPMENT CO RP	4/7/2023	4/11/2023	issued
A-23-02904	a-a01	A-ARCOM STAFF APPROVAL	ARCOM STAFF APPROVAL REVISIONS TO HARDSCAPE AND LANDSCAPE PLANS.	125 EL BRAVO WAY	603092		NIEVERA WILLIAMS DESIGN INC	4/3/2023	4/19/2023	final
B-23-98367	b-r01	R-REVISION	REVISION- OTHER- REVISED DRAINAGE PLAN	125 EL BRAVO WAY	540886		COURCHENE DEVELOPMENT CO RP	3/16/2023	5/12/2023	final
B-23-98291	b-r01	R-REVISION	REVISION BUILDING - WINDOW / DOOR / CHIMNEY AND ARCHITECTURAL DETAIL CHANGES PER APPROVED ARCOM MINOR REVIEW ARC-21-057	125 EL BRAVO WAY	540886		COURCHENE DEVELOPMENT CO RP	3/9/2023	4/3/2023	final
B-22-96790	b-r01	R-REVISION	REVISION BUILDING: 1. BUILD EAST WATER FOUNTAIN FEATURE NOTE: POOL & WEST FOUNTAIN ARE ALREADY APPROVED	125 EL BRAVO WAY	603883		TOP NOTCH POOL SERVICE LLC	10/7/2022		pending
B-22-96658	b-r01	R-REVISION	REVISION- BUILDING- NEW WINDOW/DOOR NOA'S	125 EL BRAVO WAY	540886		COURCHENE DEVELOPMENT CO RP	9/27/2022	10/4/2022	final
B-22-95383	b-r01	R-REVISION	REVISION- REVISED GAS PLAN	125 EL BRAVO WAY	540886		COURCHENE DEVELOPMENT CO RP	7/1/2022	7/11/2022	final
U-22-10306	u-p02	U-USE OF/WORK IN ROW	NEED TO BLOCK TRAFFIC TO UNLOAD ROOF TILE NEXT DAY WE WILL PARK THE TRUCK TO THE LOAD THE TRUCK.	125 EL BRAVO WAY	541087		ACTION ROOFING SERVICES INC	6/22/2022	7/1/2022	issued
U-22-10129	u-p01	U-DEWATERING	DEWATERING FOR POOL DIG	125 EL BRAVO WAY	603883		TOP NOTCH POOL SERVICE LLC	6/2/2022	6/16/2022	final
U-22-10130	u-p02	U-USE OF/WORK IN ROW	USE OF- TO STAGE EQUIPMENT FOR POOL DIG CONSTRUCTION.	125 EL BRAVO WAY	603883		TOP NOTCH POOL SERVICE LLC	6/2/2022	6/16/2022	issued
B-22-94646	b-r01	R-REVISION	REVISION BUILDING: NEW POOL/SPA AND FOUNTAIN FEATURE CONSTRUCTION.	125 EL BRAVO WAY	603883		TOP NOTCH POOL SERVICE LLC	5/17/2022	6/2/2022	final
B-22-93638	b-r01	R-REVISION	REVISION BUILDING - TRUSS LAYOUT / DRAWINGS	125 EL BRAVO WAY	540886		COURCHENE DEVELOPMENT CO RP	3/15/2022	3/18/2022	final
B-22-93313	b-r01	R-REVISION	REVISION- BUILDING- MARCORE DRAWINGS	125 EL BRAVO WAY	540886		COURCHENE DEVELOPMENT CO RP	2/15/2022	3/10/2022	final
U-22-09389	u-p03	U-EXCAVATION IN ROW	EXCAVATE IN REAR GRASS EASEMENT FOR SEWER LATERAL CONNECTION INTO THE MAIN.	125 EL BRAVO WAY	542582		S MACDONALD CONTRACTING LLC	2/15/2022	2/17/2022	issued
U-22-09390	u-p07	U-SEWER/DRAINAGE - CAP-OFF/CONNECTION	EXCAVATE IN REAR GRASS EASEMENT FOR SEWER LATERAL CONNECTION INTO THE MAIN.	125 EL BRAVO WAY	542582		S MACDONALD CONTRACTING LLC	2/15/2022	2/17/2022	issued
A-21-02125	a-a01	A-ARCOM STAFF APPROVAL	STAFF APPROVAL ADJUST POOL SIZE AND ADD SPA.	125 EL BRAVO WAY	603092		NIEVERA WILLIAMS DESIGN INC	12/28/2021	1/18/2022	final
B-21-92275	b-r01	R-REVISION	REVISION- BUILDING- REVISED STRUCTURAL PLANS.	125 EL BRAVO WAY	540886		COURCHENE DEVELOPMENT CO RP	12/7/2021	1/7/2022	final
B-21-90407	b-r01	R-REVISION	REVISION BUILDING REVISED STRUCTURAL PLANS	125 EL BRAVO WAY	540886		COURCHENE DEVELOPMENT CO RP	7/27/2021	8/4/2021	final
B-21-90086	b-p05	P-SITE WORK	PROVIDE TEMPORARY HOSE BIB WITH BACKFLOW FOR USE DURING CONSTRUCTION	125 EL BRAVO WAY	503999		CATOE & SON PLUMBING	7/8/2021	7/14/2021	final
U-21-07625	u-p07	U-SEWER/DRAINAGE - CAP-OFF/CONNECTION	EXCAVATE ROADWAY TO INSTALL 2' WATER SERVICE	125 EL BRAVO WAY	604453		CITY OF WEST PALM BEACH	6/23/2021	6/24/2021	issued
B-21-88773	b-b01	B-RESIDENTIAL NEW CONSTRUCTION/ADDITION	(SEE PERMIT CONDITIONS) NEW CONSTRUCTION OF SFR	125 EL BRAVO WAY	540886		COURCHENE DEVELOPMENT CO RP	4/30/2021	5/26/2021	issued
A-21-01531	a-a01	A-ARCOM STAFF APPROVAL	GRAPHICAL ADJUSTMENTS TO ROOF CONDITIONS IN THE SITE PLAN SECOND FLOOR PLAN AND ROOF PLAN TO MATCH APPROVED ARCOM ELEVATIONS MOVE SECOND FLOOR WINDOW 4" WESTWARD AT SOUTHEAST CORNER OF THE SOUTH ELEVATION TO ALIGN WITH	125 EL BRAVO WAY	602935		MP DESIGN&ARCHITECTURE INC	3/8/2021		final
B-21-87386	b-b13	B-FOUNDATION ONLY	NEW FOUNDATION FOR NEW CONSTRUCTION OF SFR	125 EL BRAVO WAY	540886		COURCHENE DEVELOPMENT CO RP	2/1/2021	4/13/2021	final

Count: 30

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Permit number	Permit type	Permit type name	Permit description	Permit Address	Customer Nu	Customer	Customer Last Name	Applicati	Issue date	Approval state
Z-19-00185	Z-01	Z-DEVELOPMENT REVIEW PERMIT	Lot split of Parcel E of original 89 Middle Rd Estate. The lot split should be granted as the proposed parcel to be split was part of the El Bravo - Singer Annex Plat (Parcel "E") that was approved by the Town under Application for Subdivision # 1-2017 and recorded in Plat Book 124, Page 117. Pursuant to that approval, the Town Council allowed the applicant to return to Town Council after 18 months to further split Parcel "E" into two lots. The proposed lot split would split parcel "E" into two conforming lots within the R-A	125 EL BRAVO WAY	602091		KOCHMAN AND ZISKA	3/8/2019		pending
Count: 30										
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Property Detail

Parcel Control Number: 50-43-43-26-23-005-0020 Location Address: 125 EL BRAVO WAY
 Owners: EL BRAVO WAY 125 LLC
 Mailing Address: 7500 MORROCROFT FARMS LN, CHARLOTTE NC 28211 5013
 Last Sale: DEC-2021 Book/Page#: 33185 / 1826 Price: \$10
 Property Use Code: 0000 - VACANT Zoning: R-A - Estate Residential (50-PALM BEACH)
 Legal Description: EL BRAVO SINGER ANNEX ELY 126.23 FT OF PAR E Total SF: 0 Acres 0.4701

2022 Values (Current)

Improvement Value \$0
 Land Value \$10,050,000
 Total Market Value \$10,050,000
 Assessed Value \$10,050,000
 Exemption Amount \$0
 Taxable Value \$10,050,000

All values are as of January 1st each year.

2022 Taxes

Ad Valorem \$155,726
 Non Ad Valorem \$1,138
 Total Tax \$156,864

2023 Qualified Exemptions

No Details Found

Applicants

No Details Found

Building Footprint (Building 0)

No Image Found

Subarea and Square Footage (Building 0)

Description	Area	Sq. Footage
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Extra Features

Description	Year Built	Unit
No Extra Feature Available		

Structural Details (Building 0)

Description

MAP

