



**TOWN OF PALM BEACH**  
Planning, Zoning & Building Department  
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PLANNING, ZONING, & BUILDING DEPARTMENT  
PZ&B Staff Memorandum: Architectural Commission (ARCOM)

FROM: Wayne Bergman, MCP, LEED-AP  
Director PZ&B

SUBJECT: ARC-22-091 256 MOCKINGBIRD TRL —EXTENSION OF TIME

MEETING: JULY 26, 2023

**ARC-22-091 256 MOCKINGBIRD TRL—EXTENSION OF TIME.** The applicant, M2B Properties LLC, has filed an application requesting an Extension of Time for a previously issued Architectural Commission Approval for the construction of a new single-family residence designed in a “Cottage” style, with associated pool, hardscape, and landscape improvement. (ORIGINALLY APPROVED AT THE JUNE 29, 2022 ARCOM MEETING)

Applicant: M2B Properties LLC  
Professional: Gregory Palmer

**HISTORY/REQUEST:**

The application was approved by the Architectural Commission at the JUNE 29, 2022 meeting, pursuant to **ARC-22-091**. A building permit has yet to be applied for.

- Approval Date: JUNE 29, 2022
- Expiration Date: JUNE 29, 2023
- Proposed Expiration Date: SEPTEMBER 29, 2023

The scope of work for the project was as follows:

- Construction of a 5,683 SF single family residence with related landscape and hardscape improvements.

**STAFF ANALYSIS**

This application for a three month extension of time which may be granted by the Commission for just cause, pursuant to Sec. 18-203. The project was delayed due to the labor and supply shortages over the last year stemming from the COVID global pandemic. Staff has no objection to this request for an extension of time and recommends approval. However, the applicant requested a three month extension, staff recommends approval a full year in order to ensure that the permitting process commences.

WRB:JGM