

# TOWN OF PALM BEACH

Information for Town Council Meeting on:

December 13, 2023

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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 334 Chilean Avenue

Date: November 30, 2023

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## **STAFF RECOMMENDATION**

Staff recommends that the Town Council consider the request from contractor Paul L. Courchene with Courchene Development Corp. regarding a time extension in which to complete a new home project at 334 Chilean Ave. and to extend the permit by eleven months – until October 31, 2024.

## **GENERAL INFORMATION**

The current owner is Overflow Pad Too LLC. The property was purchased in February of 2022 and work on the project began in May of 2022. The permit was valid for 20 months and will expire on January 20, 2024. The contractor explains in his letter dated November 27, 2023, that the change of prime contractors and changes to the foundation structure caused the delay in not finishing on time. Remaining projects include all of the interior and site work, with pool and generator. The proposed schedule is not clear in detailed timelines for each task, but it does show delivery of the home to the owner in mid-September of 2024.

Staff has requested that the contractor notify the abutting neighbors and staff has received copies of letters mailed to numerous abutting and adjacent neighbors.

Attachments: Letter from Paul L. Courchene, with Construction Schedule  
Permit Summary for the Property  
Property Appraiser Details for the Property



COURCHENE  
DEVELOPMENT CORP.

November 27, 2023

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

RE: 334 Chilean Avenue – Permit Expiration

To whom it may concern,

The New Single Family Construction permit for 334 Chilean Avenue (Permit # B-22-94709) is set to expire on January 2<sup>nd</sup>, 2024 and we would like to ask for an extension through October 31<sup>st</sup>, 2024. We experienced delays due completing a change of contractor from G W Purucker Homes who originally permitted the project to Courchene Development Corporation, as well as changing the structural design of the house from the originally permitted stemwall to pilings. The following are the items still left to be completed:

Interior framing, drywall, mechanical installation, interior electrical and plumbing, Landscape, Hardscape, pool installation, painting, cabinet installation, window/door installation, shutters, railings, countertops, tile, elevator, generator installation.

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

Best Regards,

COURCHENE DEVELOPMENT COPORATION  
Paul L. Courchene  
President  
PLC.pm



## 334 CHILEAN AVENUE

Today's Date: 3/20/2023  
(vertical red line)

Start Date: 4/5/2023 Wed

Sample  
NoteSample  
Note

HELP

WBS	Tasks	Start	End	Duration (Days)	% Complete	Working Days	Days Complete	Days Remaining																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																													
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This image shows a full page of blank graph paper. The grid consists of small, uniform squares formed by thin, light blue lines. The paper is otherwise white and contains no other markings or text.



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Printed on: 10/27/12



13.6	Sub Task	8/29/24	8/29/24	1	0%	1	0	1
13.7	Sub Task	8/30/24	8/30/24	1	0%	1	0	1
14	HOMEOWNER WALK THRU	8/30/24	8/31/24	2	0%	1	0	2
14.1	Walk list items	8/30/24	9/03/24	5	0%	3	0	5
14.2	Stucco/ precast punch	9/04/24	9/04/24	1	0%	1	0	1
14.3	Hardscape punch	9/05/24	9/05/24	1	0%	1	0	1
14.4	Elec. /plumbing/ gas punch	9/06/24	9/07/24	2	0%	1	0	2
14.5	Drywall punch	9/08/24	9/08/24	1	0%	0	0	1
14.6	Paint punch out	9/09/24	9/09/24	1	0%	1	0	1
15	Delivery to homeowner	9/09/24	9/14/24	6	0%	5	0	6
		9/09/24	9/09/24	1	0%	1	0	1
		9/10/24	9/10/24	1	0%	1	0	1
		9/11/24	9/11/24	1	0%	1	0	1
		9/12/24	9/12/24	1	0%	1	0	1
		9/13/24	9/13/24	1	0%	1	0	1
		9/14/24	9/14/24	1	0%	0	0	1
		9/15/24	9/15/24	1	0%	0	0	1
		9/15/24	4/04/25	202	0%	145	0	202
		9/15/24	10/01/24	17	0%	12	0	17
		10/02/24	10/18/24	17	0%	13	0	17
		10/19/24	11/24/24	37	0%	25	0	37
		11/25/24	12/23/24	29	0%	21	0	29
		12/24/24	1/29/25	37	0%	27	0	37
		1/30/25	2/27/25	29	0%	21	0	29
		2/28/25	4/05/25	37	0%	26	0	37
		4/05/25	10/23/25	202	0%	144	0	202
		4/05/25	4/21/25	17	0%	11	0	17
		4/22/25	5/08/25	17	0%	13	0	17
		5/09/25	6/14/25	37	0%	26	0	37
		6/15/25	7/13/25	29	0%	20	0	29
		7/14/25	8/19/25	37	0%	27	0	37
		8/20/25	9/17/25	29	0%	21	0	29

## HELP

- Modify the **GREEN** cells and the **WBS**, **Tasks**, and **Task Lead** columns. The rest of the columns are formulas.
- The number of weeks shown in the gantt chart is limited by the maximum number of columns available in Excel.
- The Start Date that you choose determines the first week in the gantt chart, starting on a Monday.
- Use the slider to adjust the range of dates shown in the gantt chart.
- Only 48 weeks can be shown/printed at one time, because each week uses up 5 columns.

**Q:** The Working Days column shows "###". How do I fix that?  
You need to install the Analysis ToolPak add-in that comes with Excel. Go to Tools > Add-ins, and select Analysis ToolPak.

**Q:** How do I make Task 2 start the day after the end of Task 1?  
Use the following formula for the start date of Task 2:  
**=EndDate+1**  
where **EndDate** is the reference to the cell containing the end date of task 1

BACK



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
U-23-14869	u-p05	443644	U-CONSTRUCTION PARKING	CONSTRUCTION PARKING KIRK CHEVALIER 561-414-3706		334 CHILEAN AVE	540886		COURCHENE DEVELOPMENT C ORP	11/21/2023	11/29/2023	11/29/2023	issued
U-23-14870	u-p05	443644	U-CONSTRUCTION PARKING	CONSTRUCTION PARKING KIRK CHEVALIER 561-414-3706		334 CHILEAN AVE	540886		COURCHENE DEVELOPMENT C ORP	11/21/2023	11/29/2023	11/29/2023	issued
U-23-14871	u-p05	443644	U-CONSTRUCTION PARKING	CONSTRUCTION PARKING KIRK CHEVALIER 561-414-3706		334 CHILEAN AVE	540886		COURCHENE DEVELOPMENT C ORP	11/21/2023	11/29/2023	11/29/2023	issued
B-23-01812	b-r01	443644	R-REVISION	REVISION BUILDING - TRUSS LAYOUT AND ENGINEERING		334 CHILEAN AVE	540886		COURCHENE DEVELOPMENT C ORP	11/21/2023	11/27/2023	11/21/2023	final
U-23-14088	u-p02	443644	U-USE OF/WORK IN ROW	CONCRETE TRUCK STAGING		334 CHILEAN AVE	602700		INVISION BUILDERS LLC	9/11/2023	9/14/2023	12/13/2023	issued
U-23-13924	u-p03		U-EXCAVATION IN ROW	EXCAVATE- GRASS EASEMENT AREA TO REMOVE AND REPLACE EXISTING SEWER WITH 6" PVC LATERAL AND SADDLE PER TOWN STANDARDS, MATCHING EXISTING LINE AND GRADE. INSTALL CLEAN OUT.		334 CHILEAN AVE	542582		S MACDONALD CONTRACTING LLC	8/25/2023	8/29/2023	3/4/2024	issued
U-23-13925	u-p07		U-SEWER/DRAINAGE - CAP-OFF/CONNECTION	EXCAVATE- GRASS EASEMENT AREA TO REMOVE AND REPLACE EXISTING SEWER WITH 6" PVC LATERAL AND SADDLE PER TOWN STANDARDS, MATCHING EXISTING LINE AND GRADE. INSTALL CLEAN OUT.		334 CHILEAN AVE	542582		S MACDONALD CONTRACTING LLC	8/25/2023	8/29/2023	12/5/2023	issued
U-23-13583	u-p05	443644	U-CONSTRUCTION PARKING	CONSTRUCTION PARKING KIRK CHEVALIER 561-414-3706		334 CHILEAN AVE	540886		COURCHENE DEVELOPMENT C ORP	7/28/2023	8/8/2023	8/8/2023	final
U-23-13584	u-p05	443644	U-CONSTRUCTION PARKING	CONSTRUCTION PARKING KIRK CHEVALIER 561-414-3706		334 CHILEAN AVE	540886		COURCHENE DEVELOPMENT C ORP	7/28/2023	8/8/2023	8/8/2023	final
U-23-13585	u-p05	443644	U-CONSTRUCTION PARKING	CONSTRUCTION PARKING KIRK CHEVALIER 561-414-3706		334 CHILEAN AVE	540886		COURCHENE DEVELOPMENT C ORP	7/28/2023	8/8/2023	8/8/2023	final
U-23-12800	u-p05	443644	U-CONSTRUCTION PARKING	CONSTRUCTION PARKING KIRK CHEVALIER 561-414-3706		334 CHILEAN AVE	540886		COURCHENE DEVELOPMENT C ORP	4/25/2023	4/28/2023	4/28/2023	final
U-23-12801	u-p05	443644	U-CONSTRUCTION PARKING	CONSTRUCTION PARKING KIRK CHEVALIER 561-414-3706		334 CHILEAN AVE	540886		COURCHENE DEVELOPMENT C ORP	4/25/2023	4/28/2023	4/28/2023	final
U-23-12802	u-p05	443644	U-CONSTRUCTION PARKING	CONSTRUCTION PARKING KIRK CHEVALIER 561-414-3706		334 CHILEAN AVE	540886		COURCHENE DEVELOPMENT C ORP	4/25/2023	4/28/2023	4/28/2023	final
B-23-98368	b-r01	443644	R-REVISION	REVISION- BUILDING- REVISED STRUCTURAL - CHANGED FROM STEM WALL TO PILING		334 CHILEAN AVE	540886		COURCHENE DEVELOPMENT C ORP	3/16/2023	4/14/2023	3/16/2023	final
B-23-98290	b-r01	443644	R-REVISION	REVISION OTHER - REVISED DRAINAGE		334 CHILEAN AVE	540886		COURCHENE DEVELOPMENT C ORP	3/9/2023	3/16/2023	3/9/2023	final
A-23-02767	a-a01		A-ARCOM STAFF APPROVAL	ARCOM STAFF APPROVAL SEE ATTACHED DOCUMENT LIST	BLDG 1	334 CHILEAN AVE	602935		MP DESIGN&ARCHITECTURE INC	1/30/2023	2/16/2023	1/25/2024	final
A-22-02583	a-a01		A-ARCOM STAFF APPROVAL	[WINDOWS AND DOORS] EL 02/16/23 REVISED SIT DATA. REVISED POOL LAYOUT AND ADD TERRACE AS SHOWN. EQUIPMENT PLACEMENT ADJUSTED. ADDITION OF WATER FEATURE, RELOCATION OF OUTDOOR SHOWER. REVISED DRIVEWAY. MINOR LANDSCAPE REVISIONS.		334 CHILEAN AVE	604875		ENVIRONMENT DESIGN GROUP	9/19/2022	10/17/2022	9/14/2023	final
A-22-02474	a-a01		A-ARCOM STAFF APPROVAL	SEE ATTACHED DOCUMENT LIST.		334 CHILEAN AVE	602935		MP DESIGN&ARCHITECTURE INC	7/18/2022	7/25/2022	7/13/2023	final
B-22-94709	b-b01		B-RESIDENTIAL NEW CONSTRUCTION/ADDITION	(SEE PERMIT CONDITIONS) NEW CONSTRUCTION - CHANGE OF CONTRACTOR FROM ORIGINAL GW PURUCKER TO COURCHENE PER ATTACHED LETTER. VALUE OF \$597,625.00 PAID UNDER ORIGINAL SUBMITTED B-22-92827. CHANGED ALL SUBS AS WELL.		334 CHILEAN AVE	540886		COURCHENE DEVELOPMENT C ORP	5/20/2022	5/20/2022	1/20/2024	issued
B-22-94710	b-f01	443644	F-FLOOD PLAIN DEVELOPMENT	FLOOD PLAIN (CHANGE OF CONTRACTOR FROM GW PURUCKER TO COURCHENE AS PER ATTACHED LETTER- FEES PAID ON ORIGINAL B-22-94333)		334 CHILEAN AVE	540886		COURCHENE DEVELOPMENT C ORP	5/20/2022	5/20/2022	11/16/2022	issued
B-22-92827	b-b01	443644	B-RESIDENTIAL NEW CONSTRUCTION/ADDITION	(SEE PERMIT CONDITIONS) NEW CONSTRUCTION		334 CHILEAN AVE	542610		G W PURUCKER HOMES INC	1/12/2022	5/2/2022	10/29/2022	canceled
B-22-94333	b-f01	440263	F-FLOOD PLAIN DEVELOPMENT	FLOOD PLAIN		334 CHILEAN AVE	542610		G W PURUCKER HOMES INC	4/27/2022	5/2/2022	10/29/2022	canceled
B-18-69476	b-p05	394793	P-SITE WORK	IRRIGATION TEMP SYSTEM. BATTERY OPERATED		334 CHILEAN AVE	600170		MANNY ANEIRO IRRIGATION INC	1/8/2018	1/10/2018	7/17/2018	final
U-17-00597	u-p06	394793	U-DELIVERY PERMIT (2-HR LIMIT) LOAD/UNLOAD	DELIVERY PERMIT-LOAD BACKHOE- 8:00AM-10:00AM 11/28/2017		334 CHILEAN AVE	501411		THOMAS B CUSHING DEMOLITION INC	11/27/2017	11/27/2017	12/4/2017	final
U-17-00557	u-p06	394793	U-DELIVERY PERMIT (2-HR LIMIT) LOAD/UNLOAD	DELIVERY- UNLOAD BACKHOE		334 CHILEAN AVE	501411		THOMAS B CUSHING DEMOLITION INC	11/17/2017	11/17/2017	11/24/2017	final
B-17-68316	b-d02		D-DEMOLITION	DEMOLISH 2 STORY APARTMENT BUILDING		334 CHILEAN AVE	501411		THOMAS B CUSHING DEMOLITION INC	10/31/2017	11/13/2017	8/1/2018	final
B-17-67800	b-p02		P-DEMOLITION	CAP OFF WATER AND INSTALL HOSE BIBBS ON BACKFLOW.		334 CHILEAN AVE	601161		KCL HOLDINGS INC	10/11/2017	10/19/2017	4/17/2018	final
U-17-00301	u-p07		U-SEWER/DRAINAGE - CAP-OFF/CONNECTION	USE OF ROW - CAP OFF SEWER FOR DEMO.		334 CHILEAN AVE	601161		KCL HOLDINGS INC	10/11/2017	10/19/2017	3/14/2018	final
B-16-60684	b-m04		M-REPLACEMENT	REPLACE EXISTING A/C SYSTEM EXACT CHANGEOUT 1ST FLOOR (EMERGENCY CHANGEOUT) HOT WORKS	BLDG 1	334 CHILEAN AVE	531647		SZABOLCS ENTERPRISES	10/26/2016	11/1/2016	5/15/2017	final
F-16-01648	f-f01	384612	F-FIRE RESCUE STANDARD	REPLACE EXISTING A/C SYSTEM EXACT CHANGEOUT 1ST FLOOR (EMERGENCY CHANGEOUT) HOT WORKS	BLDG 1	334 CHILEAN AVE	531647		SZABOLCS ENTERPRISES	10/26/2016	10/27/2016	10/22/2017	final
B-13-30206	b-e13	347954	E-OTHER	INSTALL 30 AMP 220V CIRCUIT FOR WATER HEATER (WATER HEATER REPL B-13-30141)	B	334 CHILEAN AVE	535300		GATOR ELECTRIC AND COMMUNICATIONS	2/8/2013	2/11/2013	8/10/2013	final
B-13-30141	b-p01		P-PLUMBING	REPLACE EXISTING ELECTRIC WATER HEATER AND PAN & INSTALL WAGS SHUT-OFF VALVE	B	334 CHILEAN AVE	602226		GENERAL HOME SOLUTIONS INC	2/6/2013	2/7/2013	8/6/2013	final
B-13-29949	b-m04		M-REPLACEMENT	REPLACE EXISTING A/C SYSTEM WITH SAME SIZE TO SAME LOCATION		334 CHILEAN AVE	531647		SZABOLCS ENTERPRISES	1/24/2013	1/25/2013	5/15/2017	final
A-23-02810	a-a01		A-ARCOM STAFF APPROVAL	LANDSCAPE AND HARDSCAPE MODIFICATIONS. MOVEMENT OF EQUIPMENT AND GENERATOR.	BLDG 1	334 CHILEAN AVE	602935		MP DESIGN&ARCHITECTURE INC	2/17/2023		2/12/2024	canceled
A-23-03170	a-a01		A-ARCOM STAFF APPROVAL	HARDSCAPE ALTERATION. LAYOUT OF DRIVEWAY MODIFIED TO ACCOMMODATE REFUSE AREA. SHIFT FRONT SITE WALL 3' AWAY FROM PROPERTY LINE.		334 CHILEAN AVE	604875		ENVIRONMENT DESIGN GROUP	8/9/2023		8/3/2024	canceled
B-22-94708	b-r02		R-CHANGE OF CONTRACTOR/QUALIFIER	CREATED IN ERROR		334 CHILEAN AVE	542610		G W PURUCKER HOMES INC	5/20/2022		5/20/2022	canceled

Count: 38

Filter is Empty



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-22-97480	b-r01	443644	R-REVISION	REVISION- BUILDING- ARCHITECTURAL & STRUCTURAL REVISION PER PLAN, MECHANICAL - REVISION PER PLANS, ELECTRICAL REVISION PER PLAN, SITE PLAN-REVISION PER PLAN. OTHER- HARDSCAPE/LANDSCAPE REVISION PER PLAN.		334 CHILEAN AVE	540886		COURCHENE DEVELOPMENT CORP	12/9/2022		12/9/2022	canceled
Z-21-00361	z-01		Z-DEVELOPMENT REVIEW PERMIT	Section 134-948: A request for a variance to construct a new 5,270 square foot, two story residence, on a non-conforming lot with a lot area of 9,384 sq. ft. in lieu of the 10,000 sq. ft. minimum required in the R-C Zoning District.		334 CHILEAN AVE	602091		KOCHMAN AND ZISKA	5/6/2021		5/1/2022	pending
Count: 38													
Filter is Empty													



## Property Detail

Parcel Control Number:	50-43-43-23-05-011-0110	Location Address:	334 CHILEAN AVE
Owners:	OVERFLOW PAD TOO LLC		
Mailing Address:	777 S FLAGLER DR STE 500E, WEST PALM BEACH FL 33401 6121		
Last Sale:	FEB-2022	Book/Page#:	33362 / 102
Property Use Code:	0000 - VACANT	Zoning:	R-C - MEDIUM DENSITY RESIDENTIAL ( 50-PALM BEACH )
Legal Description:	ROYAL PARK ADD LTS 11 TO 13 INC BLK 11	Total SF:	0
		Price:	\$8,500,000
		Acres	0.2152

## 2023 Values (Current)

Improvement Value	\$0
Land Value	\$5,606,250
Total Market Value	\$5,606,250
Assessed Value	\$5,606,250
Exemption Amount	\$0
Taxable Value	\$5,606,250

All values are as of January 1st each year.

## 2023 Taxes

Ad Valorem	\$84,164
Non Ad Valorem	\$798
Total Tax	\$84,962

## 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

