

# TOWN OF PALM BEACH

Information for Town Council Meeting on:

December 13, 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 200 Bahama Lane

Date: November 30, 2023

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## **STAFF RECOMMENDATION**

Staff recommends that the Town Council consider the request from contractor Ed Cury with The Cury Group, Inc. regarding a time extension in which to complete a new home project at 200 Bahama Lane and to extend the permit by six and a half months – until June 30, 2024.

## **GENERAL INFORMATION**

The current owner is 200 Bahama LLC, who purchased the property in May of 2021. The original residence was demolished around the time of purchase. The building permit was issued in April of 2021 but with the sale of the property, architectural design and Arcom meetings, work did not begin until August of 2022. During that delay period, the new owner had plans approved at Arcom for a new two-story residence with accessory building. In December of 2022, additional window, door, and shutter changes were made to the design. The building permit was valid for 20 months and will expire on December 20, 2023. The contractor explains in his letter dated November 28, 2023, that the changes driven by the owner account for the delays. The proposed schedule shows completion of the entire project by early June 2024.

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

Attachments: Letter from Ed Cury, with Construction Schedule  
Permit Summary for the Property  
Property Appraiser Details for the Property



**THE CURY GROUP, INC.**  
*Development – Construction – Design*

November 28, 2023

Wayne Bergman, Building Official  
Town of Palm Beach Development Services  
360 South County Road  
Palm Beach, FL 33480

RE: Request for Construction Time Extension for Permit #B-22-92855 (200 Bahama Ln.)

Dear Mr. Bergman,

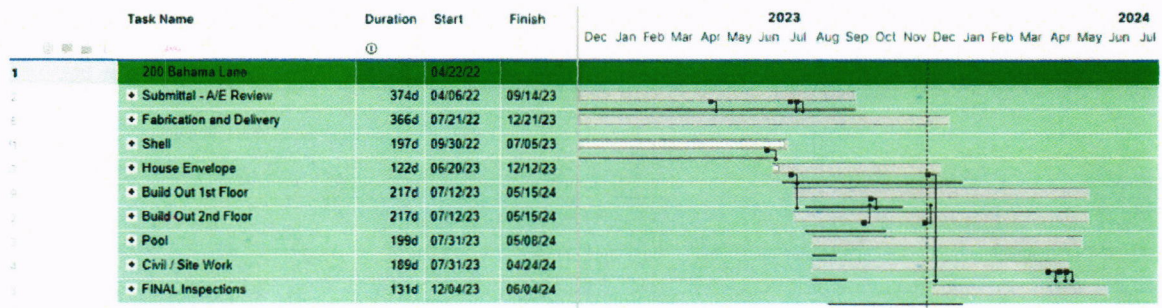
Please accept this letter as a written request to provide a time extension for permit B-22-92855. The permit was issued on 4/21/2022. At that time the owner requested that The Cury Group place sod on the lot and put the project on hold. We were instructed to remobilize and begin foundation auger piles in mid-August of 2022. Once construction was underway the owner and design team decided to reevaluate and improve the design. Based on these improvements the construction process has been further delayed.

At this time all design changes have been finalized and material has been procured. The Cury Group is requesting a 6.5-month extension to finish this project.

I would ask that you please add this matter to the next town council meetings agenda scheduled for December 13, 2023. Thank you.

Sincerely,

Ed Cury, President  
The Cury Group







**THE CURY GROUP, INC.**  
*Development – Construction – Design*

Example of  
Neighbor  
Letter

November 29, 2023

Lawrence & Antonette Landry  
208 Bahama Lane  
Palm Beach, FL 33480

RE: Request to Extend Construction Time for the Renovation at 200 Bahama Lane

Dear Mr. & Mrs. Landry,

The purpose of this letter is to notify the properties adjacent to 200 Bahama Lane that a request is being made by The Cury Group for a time extension. Client requested design changes have delayed the construction of the project. At this time the requested changes have been finalized and are being implemented.

A formal request for the time extension will be submitted to the Town of Palm Beach on November 29, 2023. A designee from The Cury Group will be attending the next Town Council meeting on December 13, 2023, to present this request.

We appreciate your patience, as we try to complete the remaining work for this project as quickly and efficiently as possible.

If you have any questions, please feel free to contact Ed Cury at 561-533-8888.

Sincerely,

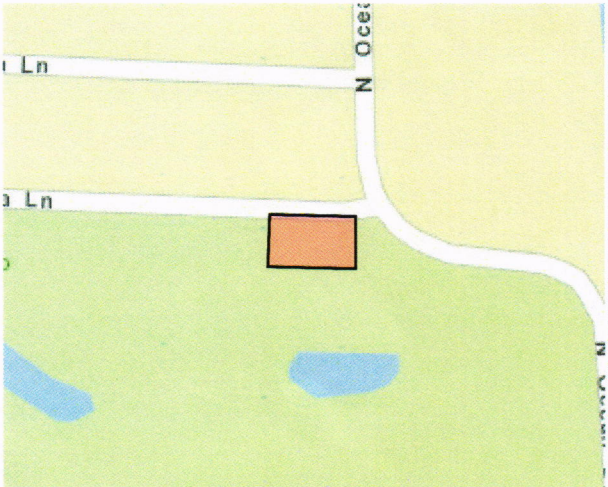
*Ed Cury*

Ed Cury, President  
The Cury Group

Parcel Control Number:	50-43-43-10-02-000-0220	Location Address:	200 BAHAMA LN		
Owners:	200 BAHAMA LLC				
Mailing Address:	PO BOX 508,PALM BEACH FL 33480 0508				
Last Sale:	MAY-2021	Book/Page#:	32562 / 668	Price:	\$10
Property Use Code:	0000 - VACANT	Zoning:	R-B - LOW DENSITY RESIDENTIAL ( 50-PALM BEACH )		
Legal Description:	BAHAMA ADDITION LT 22	Total SF:	0	Acres	0.3153

2023 Values (Current)		2023 Taxes	
Improvement Value	\$0	Ad Valorem	\$94,785
Land Value	\$7,210,350	Non Ad Valorem	\$907
Total Market Value	\$7,210,350	Total Tax	\$95,692
Assessed Value	\$5,636,950	2023 Qualified Exemptions	
Exemption Amount	\$0	No Details Found	
Taxable Value	\$5,636,950	Applicants	
All values are as of January 1st each year.		No Details Found	

Building Footprint (Building 0 )		Subarea and Square Footage (Building 0 )	
Description		Area	Sq. Footage
<div>No Image Found</div>		Extra Features	
		Description	Year Built Unit
		No Extra Feature Available	

Structural Details (Building 0 )	MAP
Description	





# TOWN OF PALM BEACH

Planning, Zoning & Building Department

## DEVELOPMENT ORDER (ARCOM)

File: B-039-2021  
Property: 200 Bahama Lane  
Meeting Date: May 26, 2021

The Architectural Commission (ARCOM) approved the proposed demolition (7-0) in accordance with Section 18-206 of the Town Code with the following condition(s) to be included as part of this Development Order:

1. The property shall be sodded and irrigated within 30 days.
2. A construction screening plan shall be provided in accordance with Sec. 18-201(d).
3. Prior to the issuance of a building permit, the applicant shall either dedicate and record a utility easement, or enter into an agreement ensuring said easement, if necessary to facilitate utility undergrounding in the area.

Additionally, the Commission deferred the proposed new construction of a two-story residence (7-0) to a date certain on June 28, 2021.

Provided, the applicant build substantially in accordance with the approved plans, as prepared and submitted by **SKA Architect+Planner** on May 17, 2021, and as approved by ARCOM, as determined by staff.

Approval of this application by the ARCOM does not relieve the owner and/or applicant from obtaining additional Town approvals as may be required, such as Town Council approval and the necessary building permits. A building permit for the work authorized under this approval must be obtained within one year from the date of approval or said approval will expire.

When requesting a building permit, the plans submitted to the Town for permit are required to be consistent with the plans approved by the Commission and modified in accordance with the conditions of approval that must be satisfied prior to permit issuance, as set forth in this Development Order. A copy of all pages of the Development Order shall be scanned into the plans submitted for building permit, and shall be located immediately after the front cover page of the permit plans.

Upon the issuance of a final Certificate of Occupancy or Certificate of Completion, as applicable, the project approved herein shall be maintained in accordance with the plans approved by the Commission, and shall be subject to all conditions of approval herein, unless otherwise modified by the Commission. Failure to maintain shall result in the issuance of a Code Compliance citation, and continued failure to comply may result in revocation of the Certificate of Occupancy, Completion and Business Tax Receipt.

This Development Order shall serve as the written finding of the ARCOM in accordance with Section 18-203(d).

Sincerely,

Wayne Bergman, Director of Planning, Zoning and Building, on behalf of  
ARCHITECTURAL COMMISSION

cc: James G. Murphy, Assistant Director of Planning, Zoning and Building  
Laura Groves van Onna, Historic Preservation Planner  
Sarah Pardue, Planner II







# TOWN OF PALM BEACH

Planning, Zoning & Building Department

## DEVELOPMENT ORDER (ARCOM)

File: B-039-2021  
Property: 200 Bahama Lane  
Meeting Date: September 29, 2021

The Architectural Commission (ARCOM) approved the construction of a new two-story residence and accessory structure (7-0) in accordance with Section 18-205 of the Town Code with the following condition(s) to be included as part of this Development Order:

1. Prior to the issuance of a building permit, the applicant shall either dedicate and record a utility easement, or enter into an agreement ensuring said easement, if necessary to facilitate utility undergrounding in the area.
2. The floor plan of the accessory structure shall not be approved as proposed; the architect shall design in accordance with the floor plan presented at the Sept. 29, 2021 ARCOM meeting that has a "flattened entry" to the south.
3. The roof design of the accessory structure shall not be approved as proposed; the architect shall design in accordance with the roof design presented at the Sept. 29, 2021 ARCOM meeting that has a "lower roof".

Provided, the applicant build substantially in accordance with the approved plans, as prepared and submitted by **SKA Architect + Planner** date stamped Sept. 2, 2021, except as modified above, and as approved by ARCOM, as determined by staff.

Approval of this application by the ARCOM does not relieve the owner and/or applicant from obtaining additional Town approvals as may be required, such as Town Council approval and the necessary building permits. A building permit for the work authorized under this approval must be obtained within one year from the date of approval or said approval will expire.

When requesting a building permit, the plans submitted to the Town for permit are required to be consistent with the plans approved by the Commission and modified in accordance with the conditions of approval that must be satisfied prior to permit issuance, as set forth in this Development Order. A copy of all pages of the Development Order shall be scanned into the plans submitted for building permit, and shall be located immediately after the front cover page of the permit plans.

Upon the issuance of a final Certificate of Occupancy or Certificate of Completion, as applicable, the project approved herein shall be maintained in accordance with the plans approved by the Commission, and shall be subject to all conditions of approval herein, unless otherwise modified by the Commission. Failure to maintain shall result in the issuance of a Code Compliance citation, and continued failure to comply may result in revocation of the Certificate of Occupancy, Completion and Business Tax Receipt.

This Development Order shall serve as the written finding of the ARCOM in accordance with Section 18-203(d).

Sincerely,

  
Wayne Bergman, Director of Planning, Zoning and Building, on behalf of  
ARCHITECTURAL COMMISSION

cc: James G. Murphy, Assistant Director of Planning, Zoning and Building  
Sarah C. Pardue, Historic Preservation Planner