



**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 *WRB*  
Director PZ&B

SUBJECT: ARC-22-059 2284 IBIS ISLE RD– EXTENSION OF TIME

MEETING: APRIL 24, 2024

**ARC-22-059 2284 IBIS ISLE RD W– EXTENSION OF TIME** An application has been filed requesting an Architectural Commission review and approval for a second One (1) year Extension of Time for a previously issued Architectural Commission Approval for the modifications to an existing residence. (ITEM WAS APPROVED AT THE MARCH 29, 2022 ARCOM MEETING), (ITEM RECEIVED A PRIOR ONE YEAR EXTENSION AT THE MARCH 29, 2023 ARCOM MEETING)

Applicant: 2284 Ibis Isle, LLC  
Professional: SKA Architect + Planner

**HISTORY:**

The application was approved by the Architectural Commission at the March 29, 2022 meeting, pursuant to ARC-22-059, for the addition of a 1418 SF second story addition and fenestration changes.

The following is the proposed changes to the approved Development Order:

- Approval Date: MARCH 29, 2022
- Expiration Date: MARCH 29, 2023
- Second Extension Date: MARCH 29, 2024
- Second Expiration Date: MARCH 29, 2025

**STAFF ANALYSIS**

This application for a One-year extension of time which may be granted by the Commission for just cause, pursuant to Sec. 18-203. According to the applicant, the homeowner was unable to commence due to construction cost analysis and selection of contractors. Currently the Town's code does not expressly limit the amount of time extensions an applicant can request.

*A time extension from any of the requirements in subsection may be granted or denied by the architectural commission for just cause. Said time extension request...*

It is very common within other municipalities to limit the time lengthening for a development project to one, one-year time extension. This limited timeframe for completion allows surrounding properties a reasonable time expectancy of when a project may be realized and constructed. Additionally, zoning codes or rules or changes to the ordinance may occur, which could perpetuate

a design that is no longer relevant to the code. The lengthening process is typically even further compounded and extended at the permit level. An ordinance passed on First Reading that now limits the number of time extensions that can be granted by a design commission, to only one. However, this application was submitted prior to the ordinance reading, therefore staff has no objection to this request for an extension of time to ensure that the permitting process commences granted the applicant make no changes to the previously approved design.

WRB:JGM:SCP