

TOWN OF PALM BEACH

Information for Town Council Meeting on:

June 12, 2024

To: Mayor and Town Council

Via: Kirk Blouin, Town Manager / Wayne Bergman, Director of Planning, Zoning & Building

From: Michelle Sentmanat, Business Services Manager in PZB

Re: Waiver of Town Code Section 18-237, For Building Permit Extension at 200 Bahama Ln.

Date: May 21, 2024

STAFF RECOMMENDATION

Staff recommends that the Town Council consider the request from Ed Cury, the President of The Cury Group, regarding a second time extension in which to complete the construction of a new two-story single-family residence at 200 Bahama Lane. The original extension was granted on December 13, 2023, for six and a half months to expire on June 30, 2024. The new request is to extend the permit by four months – until October 31, 2024.

GENERAL INFORMATION

The current owner is 200 Bahama LLC, which 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 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 to expire on December 20, 2023. The contractor went to the Town Council back in December 2023 for their initial time extension request which was granted allowing an additional six and a half months to expire June 30, 2024. The contractor explains in his letter dated May 17, 2024, the changes made by the owner and the design team account for further delays. The revised construction schedule shows completion by October 31, 2024.

The applicant appears to have complied with all new requirements for neighbor notice.

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

May 17, 2024

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 Lane)

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 April 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. This delay in the start of construction has had a lingering effect on our schedule. Also, since the last request for an extension, the owner and design team have continued to reevaluate and improve the design. Based on these improvements, the construction timeline has been pushed further out.

Another mitigating factor that is affecting the schedule, is our ability to acquire consent by the property's neighbor for work being done along the west property line. This issue has affected both the staff approval and subsequent site work permit.

At this time almost all design changes have been finalized and the remaining permits are being applied for. The Cury Group is requesting a through October 31, 2024, to complete the project.

I would ask that you please add this matter to the next town council meetings agenda scheduled for June 12, 2024. Thank you.

Sincerely,

Ed Cury

Ed Cury, President
The Cury Group



THE CURY GROUP, INC.
Development – Construction – Design

May 17, 2024

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

RE: Nuisance Mitigation Measures for Permit #B-22-92855 (200 Bahama Lane)

Dear Mr. Bergman,

Please accept this letter as a written notification that all possible measures will be taken to ensure that the nuisance level is reduced for the neighboring properties surrounding 200 Bahama Lane during construction.

Examples of mitigation are as follows:

1. There will be staff on site to direct traffic onto the site.
2. Flagman will be used to move traffic along during work in the ROW.
3. Silt fences and wind screens will be maintained to keep dust and debris within the property lines.
4. Strict adherence to the mandated working hours will be maintained for the duration of the project.
5. Noise will be kept at a minimum as much as possible during construction hours.

Sincerely,

Ed Cury

Ed Cury, President
The Cury Group



THE CURY GROUP, INC.
Development – Construction – Design

May 17, 2024

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

RE: Neighbor Notification of Request for Extension for Permit #B-22-92855 (200 Bahama Lane)

Dear Mr. Bergman,

Please accept this letter as a written notification that neighbors within 300 feet of 200 Bahama Lane will be notified via first class mail of our request for permit extension at least 25 days prior to the Town Council meeting. Thank you.

Sincerely,

Ed Cury

Ed Cury, President
The Cury Group



THE CURY GROUP, INC.
Development – Construction – Design

May 15, 2024

Current Resident
Palm Beach, FL 33480

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

Greetings,

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. The Owner and design team have requested further design changes have pushed the timeline for completion 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 May 20, 2024. A designee from The Cury Group will be attending the next Town Council meeting on June 12, 2024, 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



TOWN OF PALM BEACH

Planning, Zoning and Building

BUILDING PERMIT TIME EXTENSION REQUEST

A request for a building permit time extension must be submitted to the Town no later than 30 days PRIOR to permit expiration. Please send the following items to Director Bergman and Deb Moody at dmoody@townofpalmbeach.com and wbergman@townofpalmbeach.com

1. Provide a detailed letter explaining the reasons why a time extension is being requested.
2. Provide a construction schedule to show completion timeline (CPM, Gantt Chart).
3. Provide nuisance mitigation measures.
4. Provide a statement that first class mailed notice to neighbors within 300 feet will be provided at least 25 days prior to the meeting at which the extension is to be considered.
5. Include a copy of the above notification to neighbors. Be sure to include the meeting date in the letter to neighbors.
6. Provide a USPS Certificate of Mailing as proof of the mailed notice.
7. Payment – provide a copy of the receipt showing payment of all applicable fees (1% of remaining, unfinished construction plus technology fee).

Deadlines: See Permit Time Extension Schedule for submittal deadlines (page 3). For Town Council Meeting dates please visit our website at www.townofpalmbeach.com

- Town Council Development Review Date (Wednesday): June 12, 2024
- Deadline for submittal of request/backup must be received by: May 20, 2024
(Deadline is approximately two weeks prior to the Town Council Development Review Meeting).
- Deadline for Notice to Neighbors: May 17, 2024
(must be provided 25 days in advance of TC/DRC Meeting)

Permit #: B-22-92855 Exp. Date: June 30, 2024

Job Address: 200 Bahama Lane, Palm Beach, FL 33480

Length of time extension being requested: (in days) 122

Proposed completion date if requested time extension is granted: October 31, 2024
(Must attach completion schedule)

Contact: Todd Cury Phone: 561-644-2652

Email: permitting@curygroup.com



VALUATION OF PERMITS TO DATE:

(Original permit value and any permit updates containing valuation to date)

Job Address: 200 Bahama Lane, Palm Beach, FL 33480

Permit# :	<u>B-22-92855</u>	Job Value	\$ <u>2,710,825.00</u>
Permit# :	<u></u>	Job Value	\$ <u></u>
Permit# :	<u></u>	Job Value	\$ <u></u>
Permit# :	<u></u>	Job Value	\$ <u></u>
TOTAL valuation of project			\$ <u>2,710,825.00</u>

Value of work remaining to complete the project, even if included in valuation above. Include labor, materials and the value of any owner supplied items, etc \$ 1,586,269.49

Time Extension fee due based upon 1% of this amount:	\$ <u>15,862.69</u>
Technology Fee (2% of permit fee above)	\$ <u>317.25</u>

Total Time Extension Fee Due:
(attach a copy of the receipt for payment)\$ 16,179.94**OWNERS CERTIFICATION:** I certify the information listed above to be true and correct.MJD May 15, 2024
OWNER SIGNATURE DATE**CONTRACTOR CERTIFICATION:** I certify the information listed above to be true and correct.[Signature] 5/14/2024
CONTRACTOR SIGNATURE DATE**NOTARY TO OWNER**STATE OF
COUNTY OF

Sworn to (or affirmed) and subscribed before me

this 15th day of May
20 24, By Stephen LivaditisWho are personally known ☒ OR produced
identification (Type of identification) _____
OR Online Notarization _____KRISTEN INESTA
Printed Name of Notary[Signature]
Signature of Notary

SEAL:

**NOTARY TO CONTRACTOR**STATE OF
COUNTY OF

Sworn to (or affirmed) and subscribed before me

this 14th day of May
20 24, By Ed CuryWho are personally known ☒ OR produced
identification (Type of identification) _____
OR Online Notarization _____KRISTEN INESTA
Printed Name of Notary[Signature]
Signature of Notary

SEAL:



200 Bahama (REV.2) 5.16.2023


smartsheet

200 Bahama Lane

Owner: Steven Livaditis d.b.a. 200 Bahama LLC

General Contractor: The Cury Group LLC

Task Name	Duration	Start	Finish	Q2				Q3	
				Apr	May	Jun	Jul	Aug	Sep
200 Bahama	324d	07/24/23	10/31/24						
Submittal - A/E Review									
Fabrication and Delivery	261d	08/03/23	08/14/24						
Schedule Impacts	70d	05/20/24	08/28/24						
Generator Approval By Town Council	65d	05/28/24	08/28/24						
Site Work Permit	50d	05/20/24	07/31/24						
House Envelope	13d	06/10/24	06/27/24						
Roofing	15d								
Stucco / Stucco Bands	20d								
Water Proof Exterior Walls	4d								
Paint	10d	06/10/24	06/24/24						
Light Fixtures - Exterior	3d	06/24/24	06/26/24						
Gutter and Down Spouts	3d	06/25/24	06/27/24						
Build Out	307d	07/24/23	10/08/24						
Frame	8d	07/24/23	08/02/23						
Backing	4d	05/14/24	05/20/24						
Wall Insulation	2d	05/15/24	05/16/24						
Plumbing Rough	15d	07/26/23	08/15/23						
Mechanical Rough 1st Floor	15d	07/26/23	08/15/23						

Task Name	Duration	Start	Finish	Q2						Q3	
				Apr	May	Jun	Jul	Aug	Sep		
Electrical Rough 1st Floor	15d	08/21/23	09/11/23								
Inspection - Final QC and Owner Walk - Verify in Wall Rough	3d	05/27/24	05/29/24								
Drywall - Rock & Roll!	25d	05/30/24	07/05/24								
Finish Walls - 1st Floors	25d	07/08/24	08/09/24								
Late Window Impacts - Touch Up Stucco, Paint	10d	06/24/24	07/08/24								
Prime walls -	3d	08/12/24	08/14/24								
Set Doors Frames -	10d	08/15/24	08/28/24								
Cabinets / Vanities 1st Floor	10d	08/15/24	08/28/24								
Mechanical Trim - 1nd Floor	5d	08/29/24	09/05/24								
Tops Cabinets & Vanities	5d	07/25/24	07/31/24								
Generator Install	7d	08/29/24	09/09/24								
FPL Meter	1d	09/06/24	09/06/24								
Appliances	3d	08/01/24	08/05/24								
Base Boards, Casing and Moulding 1st Floor	20d	08/29/24	09/26/24								
Plumbing Trim -	10d	08/06/24	08/19/24								
Electrical Trim -	10d	08/20/24	09/03/24								
Final Paint	10d	09/04/24	09/17/24								
Cury Punch	10d	09/18/24	10/01/24								
Owner Punch	5d	10/02/24	10/08/24								
 Pool	76d	07/05/24	10/21/24								
Excavate	5d	07/05/24	07/11/24								
Form	5d	07/12/24	07/18/24								
Plumbing & Electrical Rough	5d	07/19/24	07/25/24								

	Task Name	Duration	Start	Finish	Q2				Q3	
					Apr	May	Jun	Jul	Aug	Sep
103	Gunnite	1d	07/26/24	07/26/24						
104	Coping Pavers	5d	07/29/24	08/02/24						
105	Tile	5d	08/05/24	08/09/24						
106	Equipment Install	5d	10/04/24	10/10/24						
107	Plaster	1d	10/11/24	10/11/24						
108	Fill Pool	3d	10/14/24	10/16/24						
109	Inspections	3d	10/17/24	10/21/24						
110	Civil / Site Work	65d	08/01/24	10/31/24						
111	Site Wall	10d	08/01/24	08/14/24						
112	Drainage	10d	08/15/24	08/28/24						
113	Site Electrical	10d	08/29/24	09/12/24						
114	Rough Grade	5d	09/13/24	09/19/24						
115	Trees	5d	09/20/24	09/26/24						
116	Pads for AC / Generator	5d	09/27/24	10/03/24						
117	Paver and Or Hardscape	20d	10/04/24	10/31/24						
118	Irrigation	10d	09/27/24	10/10/24						
119	Landscaping	7d	10/11/24	10/21/24						
120	FINAL Inspections	51d	08/20/24	10/30/24						
121	Electrical Final	1d	09/13/24	09/13/24						
122	Mechanical Final	1d	09/18/24	09/18/24						
123	Plumbing Final	1d	08/20/24	08/20/24						
124	Civil Final	1d	10/25/24	10/25/24						
125	Windows and Doors Final	1d	09/16/24	09/16/24						
126	Zoning Final	1d	10/28/24	10/28/24						
127	Building Final	1d	10/29/24	10/29/24						

Task Name	Duration	Start	Finish	Q2				Q3	
				Apr	May	Jun	Jul	Aug	Sep
Certificate Of Occupancy Final	1d	10/30/24	10/30/24						

Master Permit	Permit number	Permit type name	Permit description	Permit Address	Permit Suite	Customer Last Name	Application date	Issue date	Final date	Approval state
B-22-92855	B-23-99710	S-FENCE/WALL/GATE	SITE WALL	200 BAHAMA LN		CURY ENTERPRISES LLC	6/13/2023		10/13/2023	canceled
B-22-92855	A-22-02723	A-ARCOM STAFF APPROVAL	STAFF APPROVAL FOR WINDOW, SHUTTERS AND FRONT DOOR MODIFICATION. ADDITION OF SHUTTERS TO THE FRONT ELEVATION, RE-ENTERING OF WINDOWS ON THE SIDE ELEVATIONS, AND 1 WINDOW C	200 BAHAMA LN		CURY ENTERPRISES LLC	12/20/2022	12/21/2022	12/21/2022	final
	B-18-74488	B-WINDOWS/DOORS/SHUTTERS/GARAGE DOORS	REMOVE AND REPLACE 16X7 GARAGE DOOR (REPLACE WHITE DOOR WITH NEW WHITE DOOR)	200 BAHAMA LN		D & D GARAGE DOORS OF THE T REA	8/16/2018	10/11/2018	10/30/2018	final
	B-21-91545	D-DEMOLITION	(SEE PERMIT CONDITIONS) DEMOLITION OF SFR AND HARDSCAPES	200 BAHAMA LN		RAPID REMOVAL INC	10/11/2021	11/4/2021	5/5/2022	final
B-22-92855	B-23-00251	R-REVISION	REVISION- BUILDING- ROOFING NOA'S (2) STD FL APPROVALS.	200 BAHAMA LN		CURY ENTERPRISES LLC	7/17/2023	7/19/2023	7/19/2023	final
B-23-99710	B-23-01406	FEE CHARGE	CONTRACTOR CANCELLED	200 BAHAMA LN		CURY ENTERPRISES LLC	10/13/2023	1/18/2024	1/18/2024	final
B-22-92855	B-23-99374	R-REVISION	REVISION BUILDING - TRUSS SHOP DRAWINGS AND ENGINEERING AND WINDOW AND FRENCH DOOR SHOP DRAWINGS AND NOA'S	200 BAHAMA LN		CURY ENTERPRISES LLC	5/18/2023	5/19/2023	5/19/2023	final
B-22-92855	B-23-99428	R-REVISION	REVISION BUILDING - ROOFING NOA'S AS REQUESTED IN MASTER PERMIT CONDITIONS	200 BAHAMA LN		CURY ENTERPRISES LLC	5/23/2023	6/1/2023	6/1/2023	final
B-21-91545	U-21-08797	U-USE OF/WORK IN ROW	ROW - DROP OFF EXCAVATOR	200 BAHAMA LN		RAPID REMOVAL INC	11/5/2021	11/17/2021	12/15/2023	final
	U-21-08920	U-USE OF/WORK IN ROW	ROW PICK UP EXCAVATOR.	200 BAHAMA LN		RAPID REMOVAL INC	11/18/2021	11/22/2021	12/15/2023	final
B-22-92855	U-22-10929	U-CONSTRUCTION PARKING	CONSTRUCTION PARKING	200 BAHAMA LN		CURY ENTERPRISES LLC	8/17/2022	8/23/2022	1/9/2023	final
B-22-92855	U-22-10930	U-CONSTRUCTION PARKING	CONSTRUCTION PARKING	200 BAHAMA LN		CURY ENTERPRISES LLC	8/17/2022	8/23/2022	1/9/2023	final
B-22-92855	U-22-10931	U-CONSTRUCTION PARKING	CONSTRUCTION PARKING	200 BAHAMA LN		CURY ENTERPRISES LLC	8/17/2022	8/23/2022	1/9/2023	final
B-22-92855	U-22-11157	U-USE OF/WORK IN ROW	USE OF- 1 MONTH- DELIVERY & PICK UP - FONDATION STEEL / CONCRETE BLOCK 40-FOOT LOW BOY TRAILERS - SEE ATTACHED SCHEDULE	200 BAHAMA LN		CURY ENTERPRISES LLC	9/7/2022	9/9/2022	10/31/2023	final
B-22-92855	U-22-11355	U-USE OF/WORK IN ROW	USE OF- LOADING AND OFF LOADING MATERIAL 1 MONTH- DELIVERY AND PICK UP.	200 BAHAMA LN		CURY ENTERPRISES LLC	9/26/2022	10/18/2022	10/31/2023	final
B-22-92855	U-22-12166	U-USE OF/WORK IN ROW	RIGHT OF WAY - CONCRETE DELIVERY 9AM-11AM	200 BAHAMA LN		CURY ENTERPRISES LLC	12/29/2022	1/3/2023	10/2/2023	final
B-22-92855	U-23-12216	U-CONSTRUCTION PARKING	CONSTRUCTION PARKING	200 BAHAMA LN		CURY ENTERPRISES LLC	1/6/2023	1/9/2023	9/6/2023	final
B-22-92855	U-23-12217	U-CONSTRUCTION PARKING	CONSTRUCTION PARKING	200 BAHAMA LN		CURY ENTERPRISES LLC	1/6/2023	1/9/2023	9/6/2023	final
B-22-92855	U-23-12218	U-CONSTRUCTION PARKING	CONSTRUCTION PARKING	200 BAHAMA LN		CURY ENTERPRISES LLC	1/6/2023	1/9/2023	9/6/2023	final
B-22-92855	U-23-12219	U-USE OF/WORK IN ROW	USE OF ROW FOR 2 HOURS TO DELIVER BLOCK & MORTAR	200 BAHAMA LN		CURY ENTERPRISES LLC	1/6/2023	1/12/2023	10/31/2023	final
B-22-92855	U-23-12567	U-CONSTRUCTION PARKING	CONSTRUCTION PARKING Parking Attendant: Todd Curry (561) 533-8888	200 BAHAMA LN		CURY ENTERPRISES LLC	3/21/2023	3/24/2023	9/18/2023	final
B-22-92855	U-23-12568	U-CONSTRUCTION PARKING	CONSTRUCTION PARKING Parking Attendant: Todd Curry (561) 533-8888	200 BAHAMA LN		CURY ENTERPRISES LLC	3/21/2023	3/24/2023	9/18/2023	final
B-22-92855	U-23-12569	U-CONSTRUCTION PARKING	CONSTRUCTION PARKING Parking Attendant: Todd Curry (561) 533-8888	200 BAHAMA LN		CURY ENTERPRISES LLC	3/21/2023	3/24/2023	9/18/2023	final
B-22-92855	U-23-12655	U-USE OF/WORK IN ROW	RIGHT OF WAY DELIVERY OF BLOCK	200 BAHAMA LN		CURY ENTERPRISES LLC	4/5/2023	4/7/2023	10/2/2023	final
B-22-92855	U-23-13369	U-CONSTRUCTION PARKING	CONSTRUCTION PARKING Parking Attendant: Todd Curry (561) 533-8888	200 BAHAMA LN		CURY ENTERPRISES LLC	7/7/2023	7/13/2023	11/20/2023	final
B-22-92855	U-23-13370	U-CONSTRUCTION PARKING	CONSTRUCTION PARKING Parking Attendant: Todd Curry (561) 533-8888	200 BAHAMA LN		CURY ENTERPRISES LLC	7/7/2023	7/13/2023	11/20/2023	final
B-22-92855	U-23-13371	U-CONSTRUCTION PARKING	CONSTRUCTION PARKING Parking Attendant: Todd Curry (561) 533-8888	200 BAHAMA LN		CURY ENTERPRISES LLC	7/7/2023	7/13/2023	10/31/2023	final
B-22-92855	U-23-14238	U-CONSTRUCTION PARKING	CONSTRUCTION PARKING Parking Attendant: Todd Curry (561) 533-8888	200 BAHAMA LN		CURY ENTERPRISES LLC	9/25/2023	9/28/2023	1/19/2024	final
B-22-92855	U-23-14239	U-CONSTRUCTION PARKING	CONSTRUCTION PARKING Parking Attendant: Todd Curry (561) 533-8888	200 BAHAMA LN		CURY ENTERPRISES LLC	9/25/2023	9/28/2023	1/19/2024	final
B-22-92855	U-23-14240	U-CONSTRUCTION PARKING	CONSTRUCTION PARKING Parking Attendant: Todd Curry (561) 533-8888	200 BAHAMA LN		CURY ENTERPRISES LLC	9/25/2023	9/28/2023	1/19/2024	final
B-22-92855	U-24-15110	U-CONSTRUCTION PARKING	CONSTRUCTION PARKING Parking Attendant: Todd Curry (561) 533-8888	200 BAHAMA LN		CURY ENTERPRISES LLC	1/3/2024	1/10/2024	5/21/2024	final
B-22-92855	U-24-15111	U-CONSTRUCTION PARKING	CONSTRUCTION PARKING Parking Attendant: Todd Curry (561) 533-8888	200 BAHAMA LN		CURY ENTERPRISES LLC	1/3/2024	1/10/2024	5/21/2024	final
B-22-92855	U-24-15112	U-CONSTRUCTION PARKING	CONSTRUCTION PARKING Parking Attendant: Todd Curry (561) 533-8888	200 BAHAMA LN		CURY ENTERPRISES LLC	1/3/2024	1/10/2024	5/21/2024	final

Master Permit #	Permit number	Permit type name	Permit description	Permit Address	Permit Suite	Customer Last Name	Application date	Issue date	Final date	Approval state
	X-06-23707	X-LEGACY PERMIT	TEAR-OFF, RE-ROOF -TILE TO TILE 9100SF ENTEGRA BERMUDA CO NCRETE FLAT CONCRETE TILE	200 BAHAMA LN		INACTIVE	7/6/2006	7/6/2006	12/27/2006	final
	X-06-23708	X-LEGACY PERMIT	UPDATE: TEAR OFF TORCH DOWN FLAT ROOF	200 BAHAMA LN		INACTIVE	8/2/2006	8/2/2006	12/27/2006	final
	B-21-91704	P-PLUMBING	(SEE PERMIT CONDITIONS) CUTTING & CAPPING OF WATER LINES	200 BAHAMA LN		POO-MAN PLUMBING & DRAIN CLEANING CO	10/22/2021	10/26/2021		issued
	B-22-92855	B-RESIDENTIAL NEW CONSTRU CTION/ADDITION	**TC EXTENDED PERMIT TO 6/30/2024** NEW CONSTRUCTION	200 BAHAMA LN		CURY ENTERPRISES LLC	1/14/2022	4/21/2022		issued
B-22-92855	B-22-96991	E-ELECTRICAL	TEMP POWER POLE	200 BAHAMA LN		PVM ELECTRIC LLC	10/21/2022	10/26/2022		issued
	U-21-08486	U-SEWER/DRAINAGE - CAP-OFF /CONNECTION	SEWER CAP OFF	200 BAHAMA LN		RAPID REMOVAL INC	10/5/2021	10/11/2021		issued
B-22-92855	U-23-14661	U-EXCAVATION IN ROW	EXCAVATE	200 BAHAMA LN		CURY ENTERPRISES LLC	11/1/2023	11/6/2023		issued
B-22-92855	U-23-14663	U-DRIVEWAY	DRIVEWAY/SIDEWALK/CURB	200 BAHAMA LN		CURY ENTERPRISES LLC	11/1/2023	11/6/2023		issued
B-22-92855	U-23-14665	U-SEWER/DRAINAGE - CAP-OFF /CONNECTION	SEWER TIE IN ROW	200 BAHAMA LN		CURY ENTERPRISES LLC	11/1/2023	11/6/2023		issued
B-18-74488	A-18-00177	A-ARCOM STAFF APPROVAL	*****STATUS IS "FINAL" ***** ARCOM STAFF APPROVAL TO REMOVE OLD WOODEN WHITE 16X7 GARAGE DOOR AND REPLACE WITH A 16 X7 STEEL DOOR. WHITE.	200 BAHAMA LN		D & D GARAGE DOORS OF THE T REA	10/5/2018			pending
B-22-92855	A-24-03492	A-ARCOM STAFF APPROVAL	ARCOM- ADDED FRENCH DOORS TO THE LIBRARY. ADDED BAHAMA S HUTTERS ON THE SECOND FLOOR WEST ELEVATION. ADDED ADDITIO NAL LOUVERS TO BOTTOM OF GARAGE DOOR. ADDED WALL SCONCE S ADJACENT FRENCH DOORS AND GARAGE DOOR OPENING. REVISED POOL FOOTPRINT. ADDED FOUNTAINS AND SPA. REVISED HARDSCAP E AND SITEWALL/GATES. ADDED GENERATOR AND ENCLOSURE. RELO CATED POOL EQUIPMENT ENCLOSURE. RELOCATED POOL EQUIPMEN	200 BAHAMA LN		CURY ENTERPRISES LLC	1/19/2024			pending
B-22-92855	B-22-93517	B-AGREEMENTS PUBLIC WORK	EASEMENT INSTALLATION AND REMOVAL AGREEMENT	200 BAHAMA LN		CURY ENTERPRISES LLC	3/4/2022			pending
B-22-92855	B-22-97234	B-AGREEMENTS PUBLIC WORK	DRIVEWAY AGREEMENT	200 BAHAMA LN		CURY ENTERPRISES LLC	11/15/2022			pending
	Z-21-00349	Z-DEVELOPMENT REVIEW PER MIT	Section 134-893(b): Site Plan Review to allow the construction of a 5, 856 square foot two-story, single family residence on a non-conformi ng platted lot that is 90.17 feet in depth in lieu of the 100 foot minim	200 BAHAMA LN		KOCHMAN AND ZISKA	4/12/2021			pending

Property Detail

Location Address : 200 BAHAMA LN
Municipality : PALM BEACH
Parcel Control Number : 50-43-43-10-02-000-0220
Subdivision : BAHAMA ADD IN
Official Records Book/Page : 32562 / 668
Sale Date : MAY-2021
Legal Description : BAHAMA ADDITION LT 22

Owner Information

Owner(s)	Mailing Address
200 BAHAMA LLC	PO BOX 508 PALM BEACH FL 33480 0508

Sales Information

Sales Date	Price	OR Book/Page	Sale Type	Owner
MAY-2021	\$10	32562 / 00668	QUIT CLAIM	200 BAHAMA LLC
MAY-2021	\$3,700,000	32562 / 00666	DEED OF TRUST	200 BAHAMA LLC
APR-1997	\$100	09766 / 00979	REP DEED	
JAN-1968	\$80,000	01663 / 00862		

Exemption Information

No Exemption Information Available.

Property Information

Number of Units : 0
***Total Square Feet :** 0
Acres : 0.3153
Property Use Code : 0000—VACANT
Zoning : R-B—LOW DENSITY RESIDENTIAL (50-PALM BEACH)

Appraisals

Tax Year	2023	2022	2021	2020	2019
Improvement Value	\$0	\$0	\$202,630	\$68,688	\$212,933
Land Value	\$7,210,350	\$5,218,920	\$3,268,692	\$2,966,544	\$2,746,800
Total Market Value	\$7,210,350	\$5,124,500	\$3,471,322	\$3,035,232	\$2,959,733

Assessed and Taxable Values

Tax Year	2023	2022	2021	2020	2019
Assessed Value	\$5,636,950	\$5,124,500	\$3,471,322	\$1,018,247	\$995,354
Exemption Amount	\$0	\$0	\$0	\$50,500	\$50,500
Taxable Value	\$5,636,950	\$5,124,500	\$3,471,322	\$967,747	\$944,854

Taxes

Tax Year	2023	2022	2021	2020	2019
AD VALOREM	\$94,785	\$79,405	\$56,323	\$16,137	\$16,031
NON AD VALOREM	\$907	\$1,091	\$1,182	\$1,164	\$1,165
TOTAL TAX	\$95,692	\$80,496	\$57,505	\$17,301	\$17,196