

TOWN OF PALM BEACH

Information for Town Council Meeting on: August 14, 2019

To: Mayor and Town Council

Via: Kirk Blouin, Town Manager

Via: Josh Martin, Director of Planning, Zoning & Building

From: Wayne Bergman, Asst. Director of Planning, Zoning & Building

Re: Permit Extension, 425 Chilean Ave.

Date: July 19, 2019

STAFF RECOMMENDATION

Staff recommends that the Town Council consider the request from Greg Batten, of Batten Construction, regarding a time extension in which to complete a new 8,109 sq. ft. two-story home at 425 Chilean Ave, and approve the request for a 150 day permit extension.

GENERAL INFORMATION

425 Chilean Ave. is currently owned by Lorraine S. Charman. The property was purchased in March of 2015. ARCOM approved the demolition of the old house and the building of a new two-story home on October 26, 2016. Batten Construction was issued the construction permit on May 2, 2017.

Due to the size of the new two-story building (8,109 sq. ft.), the duration of the construction permit is limited by Town Code 18-237 to just 24 months, and the permit was issued and stated the 24 month duration. However, Mr. Batten claims he relied on a section of the Town website that indicated permits for homes being built and range between 6,000 sq. ft. and 9,999 sq. ft. have a duration of 30 months for construction. This is true for renovations, but not for new construction. Staff did find this reference to 30 months under a "FAQ" section of the Town website. That erroneous information has been removed.

Mr. Batten is requesting an additional one hundred and fifty (150) days in which to complete the new home. Staff supports the request, based upon the misinformation contained on the Town website.

Attachments: Letter from Batten Construction, July 16, 2019
TCOO, Chapter 18, Section 18-237
Permit B-17-62814

WRB