



**TOWN OF PALM BEACH**  
Planning, Zoning & Building Department  
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PLANNING, ZONING, & BUILDING DEPARTMENT  
PZ&B Staff Memorandum: Architectural Commission (ARCOM)

TO: ARCOM Chairperson and Members

FROM: Wayne Bergman, MCP, LEED-AP  
Director PZ&B

SUBJECT: ARC-22-043 (ZON-22-073) 143 REEF RD—EXTENSION OF TIME

MEETING: JUNE 28, 2023

**ARC-22-043 (ZON-22-073) 143 REEF RD (COMBO) – EXTENSION OF TIME.** The applicant, John K. Criddle, has filed an application requesting Architectural Commission review and approval for a One (1) year Extension of Time for a previously issued Development Order for the construction of a new two-story residence with associated landscape and hardscape, with variances to exceed maximum amount of fill and to exceed maximum allowed Cubic Content Ratio (CCR). (ORIGINALLY APPROVED AT THE JUNE 29, 2022 ARCOM MEETING)

Applicant: John K. Criddle  
Professional: DAILEY JANSSEN ARCHITECTS PA

**HISTORY/REQUEST:**

The application was approved by the Architectural Commission at the JUNE 29, 2022 ARCOM meeting, pursuant to ARC-22-043.

The following is the scope of work:

- Construction of a new two-story residence
- Pool, landscape, and hardscape improvements

The following Special Exception with Site Plan Review and Variances are required to complete the project:

- a. VARIANCE 1: Sec. 134-1600: To exceed the maximum amount of fill by 1.12' to 2.33' in lieu of the 1.24' maximum allowed.

**VARIANCE REQUEST WITHDRAWN BY APPLICANT**

- b. VARIANCE 2: Sec. 134-893(b)(13): To exceed the maximum Cubic Content Ratio (CCR) by 845 cubic feet for a total of 44835 cubic feet (4.06) in lieu of 43990 cubic feet allowed (3.99).

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

- Approval Date: JUNE 29, 2022
- Expiration Date: JUNE 29, 2023
- Proposed Expiration Date: JUNE 29, 2024

**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, demolition and building were not able to commence this past year, due to a variety of reasons, least of which being continued supply chain delays and contractors' scheduling. Staff has no objection to this request for an extension of time and recommends approval to ensure that the permitting process commences.

WRB:JGM