



**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 *WB*  
Director PZ&B

SUBJECT: ARC-22-027 (ZON-22-034) 127 EL BRAVO WAY—EXTENSION OF TIME

MEETING: MARCH 27, 2024

**ARC-22-027 (ZON-22-034) 127 EL BRAVO WAY – EXTENSION OF TIME.** An application has been filed requesting an Architectural Commission review and approval for a One (1) year Extension of Time for a previously issued Architectural Commission Approval for the construction of a new two-story residence. (ITEM WAS APPROVED AT THE FEBURARY 23, 2022, ARCOM MEETING AND PREVIOUSLY RECEIVED A ONE YEAR EXTENSION OF TIME AT THE MARCH 29, 2023 MEETING)

Applicant: 127 El Bravo Trust (Guy Rabideau, Trustee)  
Professional: Roger Janssen / Dailey Janssen Architects  
Representative: Guy Radibeau, Trustee

**HISTORY/REQUEST:**

The application was approved by the Architectural Commission at the FEBURARY 23, 2022 meeting, pursuant to **ARC-22-027 (ZON-22-034).**

The following is the scope of work for the Project:

- Construction of a new approximately 7,500 SF two-story residence.

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

- Approval Date: FEBURARY 23, 2023
- Expiration Date: FEBURARY 23, 2024
- Proposed Expiration Date: FEBURARY 23, 2025

**STAFF ANALYSIS**

This application for a second request of a one-year extension of time which may be granted by the Commission for just cause, pursuant to Sec. 18-203. Due to personal reasons, the applicant was unable to start construction. A building permit has yet to be applied for.

It must be noted that the applicant had already received approval for a one year extension of time at the March 29, 2023 meeting for a project approved at the start of 2022. 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. As such, the Planning, Zoning and Building department is seeking policy direction from the Town Council to limit the number of time extensions to one for future applications. Until that time, staff has no objection to this request for an extension of time and recommends approval to ensure that the permitting process commences.

WRB:JGM:SCP