



















PH: 561.688.2555

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[bjanssen@janssenconstructionfl.com](mailto:bjanssen@janssenconstructionfl.com)

**Dream it, Design It, Build It.**

License #CBC041857

March 14, 2019

**RECEIVED**

**MAR 18 2019**

Town of Palm Beach  
PZB Dept

Re: Request For Construction Time Period Extension  
Six (6) Month Request  
232 Colonial Lane  
Palm Beach, Florida 33480

Dear Homeowner,

We are requesting an extension for the construction time period at the referenced project for a period of six (6) months. The new completion date will be September 13, 2019.

Thanking you beforehand for your time and cooperation in this matter, I remain

Sincerely,

**JANSSEN CONSTRUCTION CORPORATION**

A handwritten signature in blue ink, appearing to be 'Benno' or 'Chip' Janssen, III, written over a circular stamp.

Benno 'Chip' Janssen, III  
President

Cell 561.718.4222

Email [bjanssen@janssenconstructionfl.com](mailto:bjanssen@janssenconstructionfl.com)

cc: Mr. Wayne Bergman, Town of Palm Beach Building & Zoning Dept.







## Wayne Bergman

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**From:** Wayne Bergman  
**Sent:** Thursday, March 07, 2019 4:05 PM  
**To:** 'Benno Janssen'  
**Cc:** Joshua Martin; Kathleen Ruderman  
**Subject:** RE: 232 Colonial Lane - Request For Additional Construction Time Frame, Six (6) Months  
**Attachments:** Sec\_18\_237.  
\_\_\_Agreed\_maximum\_time\_schedule\_for\_completion\_of\_major\_construction..doc

Chip – attached is the code for the length of permits and the process for obtaining extensions. You are required to notify the neighbors within 200 feet of your project of the requested extension, and at least 25 days prior to the Town Council meeting. We will schedule this for the April 10, 2019 Town Council meeting.

Thank you,

**Wayne Bergman, MCP, LEED-AP**  
**Asst. Director**

Town of Palm Beach  
Planning, Zoning, Building  
360 S. County Road  
Palm Beach, FL 33480  
Office: 561-227-6426  
Mobile: 561-232-7406  
[www.townofpalmbeach.com](http://www.townofpalmbeach.com)

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**From:** Benno Janssen <[bjanssen@janssenconstructionfl.com](mailto:bjanssen@janssenconstructionfl.com)>  
**Sent:** Thursday, March 07, 2019 2:52 PM  
**To:** Wayne Bergman <[wbergman@TownOfPalmBeach.com](mailto:wbergman@TownOfPalmBeach.com)>  
**Subject:** 232 Colonial Lane - Request For Additional Construction Time Frame, Six (6) Months

Mr. Wayne Bergman,

We are presently under construction at 232 Colonial Lane. We are requesting an additional six (6) months of construction time frame to complete the project from today, 3/8/19. The reason for our request was for interpretation of specified interior heights. The project was basically 'shut-down' for over six (6) months due to this interpretation. During this period, the architect of record, SKA, was released from the project, and the owner hired Botkin-Parssi as a consulting firm on the balance of construction. All issues have been resolved and we are back on schedule. We are presently commencing flooring installation with cabinetry scheduled to arrive in a few weeks. An updated schedule for your review has been attached.

We greatly appreciate your time and cooperation in this matter.

Sincerely,

**JANSSEN CONSTRUCTION CORPORATION**

*Benno 'Chip' Janssen, III*  
*President*  
*P.O. Box 10417/ Riviera Beach, Florida 33419*



Sec. 18-237. - Agreed maximum time schedule for completion of major construction.

A maximum time, calculated from the date of commencement, is established for the completion of major construction projects in the construction schedule shown in Table 1 herein. Said maximum time is a condition of all applicable permits and applicant and owner accept such condition upon acceptance of a permit. The construction schedule shall take into effect historical data of the town of construction of similar structures within the limits of the town. Failure of the permit holder to complete construction under the permit in accordance with the maximum time schedule shall be prima facie evidence that the building project has not been commenced or has been suspended or abandoned. Such prima facie evidence shall be in addition to any other evidence that construction under the permit has not been commenced or has been suspended or abandoned under the permit.

This schedule may be extended to accommodate additional time for individual condominium units that are required by condominium rules and regulations to cease work during the season as defined by the rules and regulations of the condominium association. This extension shall be equal to the number of months during which construction is required by the condominium rules to cease. Similarly, for residential projects in the C-WA zoning district, this schedule may be extended to take into account the period of time during which construction is required to cease in the C-WA zoning district as specified in section 42-199(b) pursuant to town regulations.

**TABLE 1. CONSTRUCTION SCHEDULE**

	Square Footage Under Roof	New Construction* Maximum Time Permitted	Remodel/Accessory Construction Maximum Time Permitted
I.	Projects 3,999 sq. ft. or less	16 months	16 months
II.	Projects 4,000 sq. ft. to 5,999 sq. ft.	20 months	24 months
III	Projects 6,000 sq. ft. to 9,999 sq. ft	24 months	30 months
IV	Projects 10,000 sq. ft. to 19,999 sq. ft	30 months	36 months
V	Projects 20,000 sq. ft. to 39,999 sq. ft	36 months	42 months
VI	Projects larger than 40,000 sq. ft.	To be determined by the town council prior to permit issuance	To be determined by the town council prior to permit issuance



\* Principal structure

- (a) Requests for extension from this schedule will be considered by the town council and approval may be granted for good cause shown as determined in the sole discretion of the town council. Said request for extension shall be filed with the town by the contractor and the owner no later than 45 calendar days, nor earlier than six months, prior to the scheduled completion date. The request for extension shall include reasons for the necessity of granting an extension, a revised construction schedule, proposed nuisance mitigation measures and a statement that notice to neighbors within 200 feet will be provided at least 25 days prior to the meeting at which the extension is to be considered. In the event the town council determines that good cause is not shown for granting the extension, the council may deny the extension. In the event the town council grants an extension, it may impose conditions on the extension which may include the implementation of mitigation measures deemed appropriate by the council and the imposition of a fee as established by resolution by the town council for each day of the extension beyond the term set forth in the above stated construction schedule.
- (b) In the event no request is made for extension of time from the above referenced schedule, the building permit shall be immediately revoked and all work shall cease and desist on the project. In order to resume work, the contractor and the owner must apply to the town council for an extension of time. The application for extension shall include reasons for the necessity of granting an extension of time, a revised construction schedule, proposed nuisance mitigation measures, and a statement that notice to neighbors within 200 feet will be provided at least 25 days prior to the hearing before town council to consider the extension of time. The town council, in its sole discretion, may grant or deny the extension. In the event the town council grants an extension, it may impose conditions on the extension which may include the implementation of mitigation measures deemed appropriate by the council and the imposition of a fee as established by resolution by the town council for each day of the extension beyond the term set forth in the above state construction schedule. If an extension of time is granted, a new permit application is required and a permit reactivation fee shall be paid.
- (c) Failure of the permit holder and/or the property owner to complete the construction within the preceding time table or within the time extension granted by the town council constitutes prima facie evidence that the building project has not been commenced or has been suspended or abandoned. All permits will be terminated, and all work at the site will stop immediately until the applicant and owner apply for and receive a reinstatement of the permit by the town council. If conditions are attached to the re-issuance, the permit may be reissued by the building official only upon continued conformance to the conditions established by the town council. Any conditions attached to re-issuance are conditions of all applicable permits and applicant and owner accept such conditions upon acceptance of a permit. The issuance of the certificate of occupancy or completion will be withheld until any fees incurred under this section are paid. If the town council does not approve the extension of time, applicant and owner may be required by the town council to remove all evidence of construction, and ensure that the project conforms to all applicable provisions of the code. Failure to cease construction or conform to all codes constitutes a violation and will be referred to the town's code enforcement board.

(Ord. No. 11-2015, § 1(Att.), 4-15-15)



Permit num	Permit type name	Permit description	Permit Address	Cus	Customer Last Name	Application d	Issue dat	Approval
U-19-02805	U-DEWATERING	DEWATER PERMIT	232 COLONIAL LN	6046	EAST COAST POOL CONSTRUCTION INC	3/8/2019	3/11/2019	issued
B-19-77412	R-REVISION	ELECTRICAL: TEMPORARY POLE REVISED.	232 COLONIAL LN	535275	JANSSEN CONSTRUCTION CORP	1/22/2019	1/23/2019	final
U-19-02571	U-CONSTRUCTION PARKING	CONSTRUCTION PARKING	232 COLONIAL LN	535275	JANSSEN CONSTRUCTION CORP	1/15/2019	1/17/2019	final
U-19-02572	U-CONSTRUCTION PARKING	CONSTRUCTION PARKING	232 COLONIAL LN	535275	JANSSEN CONSTRUCTION CORP	1/15/2019	1/17/2019	final
U-19-02573	U-CONSTRUCTION PARKING	CONSTRUCTION PARKING	232 COLONIAL LN	535275	JANSSEN CONSTRUCTION CORP	1/15/2019	1/17/2019	final
U-19-02538	U-USE OF/WORK IN ROW	USE OF ROW FOR DRYWALL DELIVERY. UNLOAD ON PROPERTY AS MUCH AS POSSIBLE.	232 COLONIAL LN	5352	JANSSEN CONSTRUCTION CORP	1/7/2019	1/15/2019	issued
B-18-73280	E-LOW VOLTAGE RES	INSTALLATION OF STEREO WIRING	232 COLONIAL LN	539923	MELLON SECURITY & SOUND SYSTEM	7/3/2018	7/18/2018	issued
B-18-71810	E-LOW VOLTAGE RES	SUB- LOW VOLTAGE -INSTALLATION OF ALARM SYSTEM WITH SMOKE/CO, PHONE/TV WIRING AND CAMERA SYSTEM	232 COLONIAL LN	539923	MELLON SECURITY & SOUND SYSTEM	5/11/2018	5/15/2018	issued
B-18-71117	B-ROOF NEW/REROOF/REPAIR	SUB- ROOFING- NEW TILE ROOF	232 COLONIAL LN	6002	STUART ROOFING INC	4/16/2018	5/3/2018	issued
F-18-02747	F-FIRE RESCUE STANDARD	SUB- ROOFING- NEW TILE ROOF	232 COLONIAL LN	600237	STUART ROOFING INC	4/16/2018	4/17/2018	final
U-18-00742	U-USE OF/WORK IN ROW	USE OF- WORK IN ROW-CRANE AND TRUCK TO INSTALL CONCRETE SLAB, Lane Closure - FDOT Index 603	232 COLONIAL LN	535275	JANSSEN CONSTRUCTION CORP	1/11/2018	1/17/2018	final
B-18-69462	R-REVISION	REVISION BUILDING - 2ND FLOOR DECKING SYSTEM REVISED STRUCTURAL NEW BEAM DETAILS (S2,S3,S6)	232 COLONIAL LN	535275	JANSSEN CONSTRUCTION CORP	1/5/2018	1/10/2018	final
B-17-64801	M-MECHANICAL	SUB MECHANICAL - 2 STORY RESIDENCE - 2 ZONE HVAC SYSTEM, DUCTWORK, GRILLES AND EQUIPMENT	232 COLONIAL LN	535275	JANSSEN CONSTRUCTION CORP	6/12/2017	8/29/2017	issued
B-17-64868	B-RESIDENTIAL NEW CONSTRUCTION/ADDITION	2 STORY RESIDENCE, INTERIOR AND EXTERIOR FINISHES, DOORS, WINDOWS AND AMENITIES	232 COLONIAL LN	5352	JANSSEN CONSTRUCTION CORP	6/14/2017	8/29/2017	issued
B-17-64869	S-SITE WORK/DRAINAGE	SUB SITE WORK - SITE WORK TO INCLUDE HARDSCAPE, DRIVEWAY, POOL DECK, FENCING AND AMENITIES.	232 COLONIAL LN	535275	JANSSEN CONSTRUCTION CORP	6/14/2017	8/29/2017	issued
B-17-64870	P-PLUMBING	SUB PLUMBING - 2 STORY RESIDENCE, WATER, SEWER, TOILETS, SINKS, SHOWERS, TUB, HOSE BIB, ETC.	232 COLONIAL LN	535275	JANSSEN CONSTRUCTION CORP	6/14/2017	8/29/2017	issued
B-17-64871	G-GAS	SUB GAS - 2 STORY RESIDENCE, GAS LINES AND CONNECTIONS FOR RANGE, WATER HEATERS, F/P, BBQ, GENERATOR.	232 COLONIAL LN	535275	JANSSEN CONSTRUCTION CORP	6/14/2017	8/29/2017	issued
B-17-64872	E-ELECTRICAL	SUB ELECTRIC - 2 STORY RESIDENCE - PANELS, SERVICE, DISTRIBUTION, OUTLETS, SWITCHES, ETC.	232 COLONIAL LN	535275	JANSSEN CONSTRUCTION CORP	6/14/2017	8/29/2017	issued
B-17-65990	F-FLOOD PLAIN DEVELOPMENT	FLOOD PLAIN	232 COLONIAL LN	535275	JANSSEN CONSTRUCTION CORP	7/25/2017	8/29/2017	issued
B-17-65052	D-DEMOLITION	DEMOLITION AND REMOVAL OF ONE STORY RESIDENCE	232 COLONIAL LN	535275	JANSSEN CONSTRUCTION CORP	6/21/2017	6/30/2017	final
B-17-65053	D-DEMOLITION	DEMOLITION AND REMOVAL OF SWIMMING POOL, DECK AND DRIVEWAY.	232 COLONIAL LN	535275	JANSSEN CONSTRUCTION CORP	6/21/2017	6/28/2017	final

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Permit num	Permit type name	Permit description	Permit Address	Cus	Customer Last Name	Application d	Issue dat	Approval
B-17-64346	b-p P-DEMOLITION 02	BACKFLOW PREVENTER OWNER LIST AS KLEINFELD PER RECORDED WARRANTY DEED	232 COLONIAL LN	53 52	JANSSEN CONSTRUCTION CORP	5/25/2017	5/31/2017	final
B-13-33293	b-g G-GAS 01	RUN NATURAL GAS SYSTEM TO (1) RANGE, (1) BBQ & (1) FIREPLACE	232 COLONIAL LN	50 43 85	BUCKEY PLUMBING INC	6/27/2013	7/1/2013	final
B-10-12743	b-b B-WINDOWS/DOORS/SHUTTERS/G 11 ARAGE DOORS	REPLACE BACK SLIDINGGLASS DOOR	232 COLONIAL LN	53 32 32	A D SABA ENTERPRISES INC	9/2/2010	9/9/2010	final
B-09-04143	b-b B-SHUTTERS 12	INSTALL ONE FORCE 12 PLUS SCREEN	232 COLONIAL LN	50 15 70	FOLDING SHUTTER CORPORATION	6/8/2009	6/22/2009	final
X-07-27515	leg X-LEGACY PERMIT ac y	BURGLAR ALARM;(1)PANEL,(1)KEYPAD,(3)CONTACTS,(1) GLASS BREAK,(1)SOUNDER,(5)SMOKES,(1)HEAT	232 COLONIAL LN	54 27 54	ADT SECURITY SERVICES INC (ZAC	2/1/2007	2/1/2007	final
X-06-21578	leg X-LEGACY PERMIT ac	INSTALL SHUTTERS	232 COLONIAL LN	50 15	FOLDING SHUTTER CORPORATION	3/17/2006	3/17/2006	final
A-19-00387	a-a A-ARCOM STAFF APPROVAL 01	ARCOM-REDUCE HEIGHT OF EXISTING CMU WALL TO 6" ABOVE GRADE (CURB HT) REPLACE W 6' HIGH BLACK VINYL C OATED CHAIN LINK FENCE ALONG THE SOUTH PROPERTY LINE WOVEN WITH CONFEDERATE JAMINE VINE. RELOCATE P REVIOUSLY APPROVED GREEN ISLAND FICUS BETWEEN CURB AND FENCE AND ADD A ROW OF GRASS.	232 COLONIAL LN	53 52 75	JANSSEN CONSTRUCTION CORP	3/14/2019		pending
B-17-64873	b-e E-TEMPORARY POLE 11	SUB ELEC TEMP POLE - TEMP POWER	232 COLONIAL LN	53 52 75	JANSSEN CONSTRUCTION CORP	6/14/2017		pending
B-18-76966	b-r R-REVISION 01	REVISION- PLUMBING/GAS - REVISED RISER, ADDED DRYERS (2) GAS LAMP (1) CHANGED ONE (1) TANKLESS TO FUTUR E AS BUILTS. EXT SHOWER, ADD SINK AT KITCHEN. ELECTRICAL- ADDED SWITCHES (3 WAY) IN BEDROOMS, ELIMINATED	232 COLONIAL LN	53 52	JANSSEN CONSTRUCTION CORP	12/12/2018		pending
B-19-77289	b-s S-FENCE/WALL/GATE 02	SUB-FENCE- INSTALL VINYL CHAIN LINK FENCE, CUT DOWN EXISTING MASONRY WALL.	232 COLONIAL LN	53 52 75	JANSSEN CONSTRUCTION CORP	1/11/2019		pending
B-19-78138	b-s S-POOL/WATER FEATURE 01	SUB: CONSTRUCT POOL	232 COLONIAL LN	60 46 84	EAST COAST POOL CONSTRUCTION I NC	3/8/2019		pending
B-19-78139	b-p P-PLUMBING 01	SUB: PLUMBING FOR SWIMMING POOL	232 COLONIAL LN	60 46 84	EAST COAST POOL CONSTRUCTION I NC	3/8/2019		pending
B-19-78140	b-e E-ELECTRICAL 01	SUB: ELECTRICAL TO CONSTRUCT POOL	232 COLONIAL LN	60 46 84	EAST COAST POOL CONSTRUCTION I NC	3/8/2019		pending
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**Property Detail**

Parcel Control Number:	50-43-43-03-11-000-0472	Location Address:	232 COLONIAL LN		
Owners:	KLEINFELD GEORGE D ,KLEINFELD ZVENKA V				
Mailing Address:	2636 N GLEBE RD,ARLINGTON VA 22207 3549				
Last Sale:	APR-2017	Book/Page#:	29078 / 403	Price:	\$736,944
Property Use Code:	0000 - VACANT	Zoning:	RB - ( 50-PALM BEACH )		
Legal Description:	EL ENCANTO PL 2 E 15 FT OF LT 47 & W 60 FT OF LT 48 (LESS S 12 FT) & 10 FT STRIP LYG N OF & ADJ THERETO	Total SF:	0	Acres	0.1419

**2018 Values (Current)**

Improvement Value	\$0
Land Value	\$1,143,115
Total Market Value	\$1,143,115
Assessed Value	\$1,143,115
Exemption Amount	\$0
Taxable Value	\$1,143,115

**All values are as of January 1st each year.****2018 Taxes**

Ad Valorem	\$18,629
Non Ad Valorem	\$0
Total Tax	\$18,629

**2019 Qualified Exemptions**

No Details Found

**Applicants**

No Details Found

**Building Footprint (Building 0 )**

No Image Found

**Subarea and Square Footage (Building 0 )**

Description	Area	Sq. Footage
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**Extra Features**

Description	Unit
No Extra Feature Available	

**Structural Details (Building 0 )**

No	Description
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**MAP**