

**From:** [Charlotte Beers](#)  
**To:** [Craig Omtvedt](#)  
**Cc:** [Margaret Zeidman](#); [Lew Crampton](#); [Gail Coniglio](#); [Bobbie Lindsay](#); [Julie Araskog](#); [Kelly Churney](#); [Richard Rene Silvin](#); [Wayne Bergman](#); [Steven Stern](#); [Martha Schar](#); [Charlotte Lowe](#); [Greg Dryer](#); [Sarah Soter \(srsoter@gmail.com\)](#); [Jill Glazer](#); [ellencunningham@mac.com](#); [susanisbishop@gmail.com](#); [Peter wood](#); [Adam Bulmer](#); [John Preston](#); [cochran63@mac.com](#)  
**Subject:** Re: Transformer Easement  
**Date:** Saturday, July 11, 2020 1:24:39 PM

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\*\*\*\*\***Note:** This email was sent from a source external to the Town of Palm Beach. Links or attachments should not be accessed unless expected from a trusted source. Additionally, all requests for information or changes to Town records should be verified for authenticity.\*\*\*\*\*

Dear Mayor and Council Members ,

I'm adding my support to the painstaking assessment Craig Omtvedt has made regarding this subject. I live at 82 Middle Road. I was attracted to this oasis in part because of the wide peaceful unencumbered streets.

Your work too to remove power lines and require flood basements has I believe , the same goal and result .

Our request of our neighbor at 70

Middle road is to agree to an adjustment on one key exception which affects us all adversely , to help justify so many other exceptions you are reviewing .

I have the greatest sympathy for the confusion and Time such construction takes ; but we have seen that driveway filled with trucks for over three years. I hope we can all press for a fair conclusion here . Fair to the grace and hoped for continued tranquility of Middle Road

Thank you so much for offering your time and concern and expertise in such matters. It's why Palm Beach remains a home for us of restraint , safety , and beauty .

Charlotte Beers

Sent from my iPhone

On Jul 7, 2020, at 5:03 PM, Craig Omtvedt <cpomtvedt@gmail.com> wrote:

Dear Mayor, Town Council Members, and ARCOM members,

I am writing today regarding the various current town matters related to 70 Middle Rd.

Specifically, three items:

1. Request for 5 variance approvals
2. What will be the allowed timeframe for completion of the planned remodeling work
3. Sorting out the required transformer service and transformer placement

Having spoken with or seen correspondence from more than 10 of our neighbors bordering Jennifer's

property or in the vicinity on Middle Rd, this is a matter of grave concern and interest to all of us. Additionally, despite our repeated attempts to engage in constructive conversation with Jennifer, all attempts have been met with ranting emails that have taken us nowhere. We need your help!

All of this said, I am aware that many, if not all of you, have received similar correspondence from her. Sad.  
I offer the following:

1. Variance Approval

As I and others assume you will, please ensure the requested variances are truly necessary and will add to the beauty and architectural aesthetic of the neighborhood.

2. Construction Timeline

The neighborhood has endured years of worker vehicles and dumpsters at 70 Middle Rd. While I am aware that Jennifer has had health issues to deal with both personally and among family members, it only partially excuses the lack of responsible management and consideration of the neighborhood.

3. Transformer requirement and Placement

First, let me say how gracious and helpful Steve Stern has been in helping me understand the issues and possible options.

That said, having had numerous conversations with Steve to understand the issues and possible options, it is clear that Jennifer has not taken the time or put forth the effort to properly consider what best serves both her and the neighborhood

Please note the attached email and attachments sent to Jennifer, her lawyer and architect on June 30th. A few points of emphasis:

1. Jennifer's electric meter calls for a three phase open delta transformer. As such, she can't be serviced by other transformers in the area. Regardless, as you will note, there is at least one reasonable option for a transformer on her property, maybe more. Also, the transformer will serve only her property. She would not be doing this for the greater good.

2. Jennifer refers to a Via Marina Chicane as life saving. Ridiculous. As you all know, Via Marina is a short street with minimal traffic and stop signs east and west at its intersection with Middle Rd.

In closing, let me highlight that our neighborhood is the result of the town's foresight to landmark properties and its investment to maintain the beauty and aesthetic of the area. We as owners have done the same. Our collective effort is not just for us, but for generations to come.

As such, it is requested that you deal with variance approval, construction timeline and undergrounding transformer need/placement in totality rather than as individual matters. It is also requested that any decisions be tabled and put on hold until an informed reasonable discussion can take place regarding the totality of the matters.

Thank you and regards, Craig Omtvedt

----- Forwarded message -----

From: **Craig Omtvedt** <[cpomtvedt@gmail.com](mailto:cpomtvedt@gmail.com)>

Date: Tue, Jun 30, 2020 at 10:28 AM

Subject: Transformer Easement

To: <[2ordernow@gmail.com](mailto:2ordernow@gmail.com)>

Cc: Maura Ziska <[mziska@floridawills.com](mailto:mziska@floridawills.com)>, <[jackie@jackiealbarran.com](mailto:jackie@jackiealbarran.com)>

Hi Jennifer,

Thanks for your recent text. Always good to have the facts. Let me return the favor.

1. Your drawings are a gross exaggeration of what is needed. The 12'x13' you continue to reference is both the transformers and work space requirement.

The worst case space requirement for the actual transformers is 80"L x 36"W x 34"H. If you would take the time to get an electrician out to check your electrical panel and needs, it could be that you could have your meter replaced with a more current meter and only need a single phase transformer 40"L x 36"W x 34"H. Note attachment showing proposed placement of transformers in a partially enclosed area with your air conditioning units. Also note elimination of easement space as shown.

2. Yes, you will have four south side windows, but none on the ground level. The two windows on the first floor will basically be light only windows with likely minimal, if any, exterior viewing down onto the air conditioning units and a placed transformer. The second story windows will either overlook your air conditioning units and a placed transformer or your air conditioning units and a Chicane. As such, and given it can be done right with placement and landscaping, you are giving up very little having the transformer on your property.

Lastly, a few other things for you to ponder:

1. When all is said and done, there will be nine transformers in the area. Five already exist on neighbor's property, two neighbors have graciously accepted transformers, and placement discussion is starting regarding a third.

Only you, who ironically will be the only one served by your transformer, is not taking the actions necessary to get all the facts and support the best outcome for the neighborhood.

2. Again, it's a straightforward process:

- A. Confirm your current electrical needs
- B. Constructively participate in a full, qualitative discussion of options
- C. Go with the best option for both you and the neighborhood

3. You are correct that FPL doesn't know what you currently have for electrical infrastructure. Like other utilities, they only go to the meter, The house side of the meter is your responsibility. If the meter you have is in excess of what you currently need and the meter just didn't get changed out along the way, there may be a simpler transformer option than currently on the table

In summary, Jennifer, please discontinue your extreme emails, get the facts regarding your home's electrical infrastructure, and let's work together to get to an answer we can all understand and accept.

Best, Craig

ps. It is truly disappointing that you won't take a call. We could move this ahead so much more productively and efficiently with a call.

Sent from my iPhone

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<IMG\_2820.JPG>