

# TOWN OF PALM BEACH

Information for Town Council Meeting on:

May 15, 2024

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To: Mayor and Town Council

Via: Kirk Blouin, Town Manager

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



Re: Waiver of Town Code Section 18-237, For Building Permit Extension at 100 Casa Bendita

Date: April 24, 2024

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## **STAFF RECOMMENDATION**

Staff recommends that the Town Council consider the request from Attorney Genny L. Contreras, regarding a time extension in which to remodel a single-family residence at 100 Casa Bendita and to extend the permit by two and a half years – until November 27, 2026.

## **GENERAL INFORMATION**

The current owner is Villa Bendita LLC, which purchased the property in July of 2018. The building permit was issued in April of 2021, has a duration of 37 months, and will expire on May 5, 2024. Ms. Contreras explains in her letter of April 19, 2024, that the time extension is needed due to multiple issues and conflicts that arose between the prime architect, the interior architect, the interior designer, and the owner. Other delays resulted when the interior architect, the interior designer, and the owner's representative all left the project. Undefined neighbor concerns were recently provided to the applicant, which we are told that the owner is attempting to resolve. The revised construction schedule shows that the project should be completed by late November 2026.

The applicant appears to have complied with all new requirements for neighbor notice. Staff has no direct issue with this request but must point out the project will take at least five and a half years to complete, and we would like to know the exact nature of the neighbor concerns.

Attachments: Letter from Genny L. Contreras, w/ Construction Schedule  
Permit Summary for the Property  
Property Appraiser Details for the Property

# LINKHORST & HOCKIN, P.A.

*Attorneys at Law*

[www.FloridaHardhatLaw.com](http://www.FloridaHardhatLaw.com)

**Adam C. Linkhorst** <sup>1,2</sup>

**John A. Hockin** <sup>1,3</sup>

**Malinda R. Linkhorst**

**R. Scott Clayton** <sup>4</sup>

**Genny L. Contreras** <sup>2,6,7</sup>

**G.M. Heitman** <sup>1,5,8,9</sup>



<sup>1</sup> Board Certified by the Florida Bar in Construction Law

<sup>2</sup> Florida Supreme Court Certified Circuit Court Mediator

<sup>3</sup> Also Admitted in the State of Georgia (inactive)

<sup>4</sup> Also Admitted in the State of New Jersey

<sup>5</sup> Also Admitted in the State of Texas and State of Georgia

<sup>6</sup> State of Florida Certified General Contractor

<sup>7</sup> State of Florida Certified Air Conditioning Contractor

<sup>8</sup> State of Florida Certified General Contractor (inactive)

<sup>9</sup> State of Florida Professional Engineer (retired)

April 19, 2024

Town of Palm Beach Building Department  
360 S. County Rd.  
Palm Beach, FL 33480

**Re: 100 Casa Bendita, Palm Beach, FL 33480**

At the attention of the Planning, Zoning and Building Department of the Town of Palm Beach,

Our firm represents Villa Bendita LLC in connection with an application to extend the permit for a remodeling project on the property located at 100 Casa Bendita, Palm Beach, FL 33480. The Project on the property has faced numerous amount of setbacks including the pandemic that ultimately delayed the start of the interior and exterior remodel. Below is a timeline to reference the obstacles faced and thereby provide an explanation for such delays, explaining the reasons why a time extension is being requested.

*Below is a narrative from our client.*

- By the end of 2019, we signed an agreement with an Architect who started preparing the drawings requested by ARCOM.
- An Interior Architect and an Interior Designer were also hired beginning 2020 to perform these specific services. Hence, we signed an amendment to the existing contract with the Architect to include these two new professionals.

- The building permit was obtained on April 05, 2021. However, the Interior Architect and Interior Designer had difficulties collaborating:
  - both professionals had very different ideas on the direction of the project;
  - delays taken by these professionals to update the project according to the Owner's wishes were too long (weeks, sometimes months);
  - the Interior Architect was only producing black and white hand drawings, and no computer renderings, which made the collaboration more complicated.
- Because the two new professionals were hired directly by the Architect, it was difficult to intervene and control the situation.
- All these disagreements culminated with the Interior Designer leaving the project, which obliged us to look for an interior designer replacement and go through several interviews. Most interior designers did not want to share their Scope of Work with the Interior Architect, which made the selection more difficult.
- At this point, the Interior Architect was missing deadlines and not considering the Owner's preferences and requests. This ultimately led to the Interior Architect leaving the project.
- This tangled situation has been suggested and supported by our Owner's Representative. Hence, he left the project in mid-2022. We then hurried to hire a new Interior Architect/Interior Designer, as well as a new Owner's Representative.
- We had to get everyone up to date on the status of the project: the Interior Architect/Designer especially had to start his work from the beginning, which lengthened the project. Once his work was approved, we started the bidding process to select a GC.
- After a thorough bidding process and meeting in person in London, the Owner selected Willoughby Construction for the renovation project, as they stood out for the level of details in their proposals, the accuracy of their budget and the effort made in preparing the documentation.
- On April 9, we were informed that the neighbors had some concerns about the project. During a Zoom call on April 12, Mr. Schlager, representing the neighbors, has clearly explained the main concerns. We are in action to solve them in the briefest delay.

Casa Bendita  
April 19, 2024  
Page 3

We look forward to participating to the hearing with Town Council on May 15, 2024 @ 9:00 a.m. We anticipate our contractor to be involved with the neighbors in order to achieve a successful project and be mindful of the surrounding properties. Our goal is to move forward and finalize the renovation project as soon as possible.

Respectfully,

*/s/ Genny L. Contreras*
























Genny L. Contreras






















GLC/vm  
Encl.



ID	Task Mode	Task Name	Duration	Start	Finish
1		<b>100 Casa Bendita Renovation (from window order date)</b>	<b>650 days</b>	<b>Fri 5/10/24</b>	<b>Thu 11/5/26</b>
2		<b>Permit Phase</b>	<b>20 days</b>	<b>Mon 6/3/24</b>	<b>Fri 6/28/24</b>
3		Building Permit and Hearing	20 days	Mon 6/3/24	Fri 6/28/24
4		<b>SITE PREP AND STAGING</b>	<b>34 days</b>	<b>Mon 6/3/24</b>	<b>Thu 7/18/24</b>
5		Protect Driveway	10 days	Mon 6/3/24	Fri 6/14/24
6		Transplant trees from left side of house	15 days	Mon 6/17/24	Fri 7/5/24
7		Demo North side walk and strip back yard	7 days	Wed 7/3/24	Thu 7/11/24
8		Install 57 Rock drive and parking area	5 days	Fri 7/12/24	Thu 7/18/24
9		Deliver Dumpsters	1 day	Mon 6/17/24	Mon 6/17/24
10		Protect interior of house	30 days	Mon 6/3/24	Fri 7/12/24
11		<b>DEMOLITION</b>	<b>100 days</b>	<b>Mon 6/3/24</b>	<b>Fri 10/18/24</b>
12		Remove all interior doors to save	25 days	Mon 6/3/24	Fri 7/5/24
13		Demo per plan excluding windows	70 days	Mon 7/15/24	Fri 10/18/24
14		<b>STRUCTURAL</b>	<b>330 days</b>	<b>Fri 5/10/24</b>	<b>Thu 8/14/25</b>
15		Garage opening and Piles	20 days	Mon 10/21/24	Fri 11/15/24
16		Window openings	30 days	Fri 2/14/25	Fri 3/28/25
17		Cast in place stairs	15 days	Mon 7/1/24	Fri 7/19/24
18		Windows ordered	260 days	Fri 5/10/24	Thu 5/8/25
19		Window installation	70 days	Fri 5/9/25	Thu 8/14/25
20		<b>INTERIOR ROUGH</b>	<b>240 days</b>	<b>Mon 10/21/24</b>	<b>Fri 9/19/25</b>
21		HVAC	90 days	Mon 4/7/25	Fri 8/8/25
22		Plumbing	50 days	Mon 4/7/25	Fri 6/13/25
23		Electrical	100 days	Mon 4/7/25	Fri 8/22/25

Project: Boyle Schedule 12-13-2 Date: Fri 4/19/24	Task		Inactive Summary		External Tasks	
	Split		Manual Task		External Milestone	
	Milestone		Duration-only		Deadline	
	Summary		Manual Summary Rollup		Critical	
	Project Summary		Manual Summary		Critical Split	
	Inactive Task		Start-only		Progress	
	Inactive Milestone		Finish-only		Manual Progress	











ID	Task Mode	Task Name	Duration	Start	Finish
24		Low Voltage	100 days	Mon 4/7/25	Fri 8/22/25
25		Metal framing	100 days	Mon 10/21/24	Fri 3/7/25
26		Insulation	20 days	Mon 8/25/25	Fri 9/19/25
27		<b>FINISHES</b>	<b>500 days</b>	<b>Mon 10/21/24</b>	<b>Fri 9/18/26</b>
28		Hang drywall	30 days	Mon 9/22/25	Fri 10/31/25
29		Plaster finish	60 days	Mon 11/3/25	Fri 1/23/26
30		Interior cast stone order and fabrication	80 days	Mon 10/21/24	Fri 2/7/25
31		Install bath tile	80 days	Mon 11/3/25	Fri 2/20/26
32		Install wood flooring	30 days	Mon 1/26/26	Fri 3/6/26
33		Interior carpentry	80 days	Mon 11/17/25	Fri 3/6/26
34		Install interior cast stone	65 days	Mon 12/1/25	Fri 2/27/26
35		Install stone floors	20 days	Mon 11/3/25	Fri 11/28/25
36		Order cabinets	5 days	Mon 3/10/25	Fri 3/14/25
37		Deliver cabinets	5 days	Mon 6/23/25	Fri 6/27/25
38		Install cabinets	30 days	Mon 6/30/25	Fri 8/8/25
39		Template tops	15 days	Mon 4/20/26	Fri 5/8/26
40		Countertop shop drawing review	15 days	Mon 5/11/26	Fri 5/29/26
41		Fabricate tops	40 days	Mon 6/1/26	Fri 7/24/26
42		Top installation	20 days	Mon 6/15/26	Fri 7/10/26
43		Interior paint and stain	120 days	Mon 1/26/26	Fri 7/10/26
44		JPM finishes	140 days	Mon 1/26/26	Fri 8/7/26
45		JPM cabs	40 days	Mon 2/23/26	Fri 4/17/26
46		JPM Wall and ceiling coverings	20 days	Mon 7/13/26	Fri 8/7/26






















Project: Boyle Schedule 12-13-2 Date: Fri 4/19/24	Task		Inactive Summary		External Tasks	
	Split		Manual Task		External Milestone	
	Milestone		Duration-only		Deadline	
	Summary		Manual Summary Rollup		Critical	
	Project Summary		Manual Summary		Critical Split	
	Inactive Task		Start-only		Progress	
	Inactive Milestone		Finish-only		Manual Progress	

ID	Task Mode	Task Name	Duration	Start	Finish
47		Plumb trim	20 days	Mon 7/13/26	Fri 8/7/26
48		Electric trim	20 days	Mon 7/13/26	Fri 8/7/26
49		HVAC trim	20 days	Mon 7/13/26	Fri 8/7/26
50		Low voltage trim	20 days	Mon 7/13/26	Fri 8/7/26
51		Resurface floors	20 days	Mon 8/10/26	Fri 9/4/26
52		Clean house	20 days	Mon 8/24/26	Fri 9/18/26
53		<b>Exterior</b>	<b>499 days</b>	<b>Mon 4/15/24</b>	<b>Thu 3/12/26</b>
54		Inspect drainage	10 days	Mon 4/15/24	Fri 4/26/24
55		Demo driveway	25 days	Fri 5/10/24	Thu 6/13/24
56		Replace drainage	25 days	Fri 9/26/25	Thu 10/30/25
57		Roof demo and dry in	60 days	Fri 5/10/24	Thu 8/1/24
58		Remove and save cast stone at windows	45 days	Fri 8/2/24	Thu 10/3/24
59		Exterior wood ceilings	60 days	Fri 8/2/24	Thu 10/24/24
60		Stucco repairs	30 days	Fri 8/15/25	Thu 9/25/25
61		Reinstall exterior cast stone windows	60 days	Fri 9/26/25	Thu 12/18/25
62		Exterior paint	30 days	Fri 12/19/25	Thu 1/29/26
63		Install driveway	25 days	Fri 10/31/25	Thu 12/4/25
64		Gutters and Downspouts	10 days	Fri 10/31/25	Thu 11/13/25
65		Exterior site walls	15 days	Fri 8/15/25	Thu 9/4/25
66		Irrigation	15 days	Fri 9/26/25	Thu 10/16/25
67		Large landscape	15 days	Fri 12/19/25	Thu 1/8/26
68		Rough grade and removal of parking area	20 days	Fri 1/9/26	Thu 2/5/26
69		Install walkways	10 days	Fri 2/6/26	Thu 2/19/26

Project: Boyle Schedule 12-13-2 Date: Fri 4/19/24	Task		Inactive Summary		External Tasks	
	Split		Manual Task		External Milestone	
	Milestone		Duration-only		Deadline	
	Summary		Manual Summary Rollup		Critical	
	Project Summary		Manual Summary		Critical Split	
	Inactive Task		Start-only		Progress	
	Inactive Milestone		Finish-only		Manual Progress	



ID	Task Mode	Task Name	Duration	Start	Finish
70		Sod and small plantings	15 days	Fri 2/20/26	Thu 3/12/26
71		<b>PUNCHOUT PHASE</b>	<b>70 days</b>	<b>Mon 8/24/26</b>	<b>Fri 11/27/26</b>
72		Final plumbing inspection	2 days	Mon 8/24/26	Tue 8/25/26
73		Final HVAC inspection	2 days	Mon 8/24/26	Tue 8/25/26
74		Final electrical inspection	2 days	Mon 8/24/26	Tue 8/25/26
75		Final gas inspection	2 days	Mon 8/24/26	Tue 8/25/26
76		Final structured wire inspection	2 days	Mon 8/24/26	Tue 8/25/26
77		Final building inspection	10 days	Mon 8/24/26	Fri 9/4/26
78		CO	15 days	Fri 9/4/26	Thu 9/24/26
79		Punchout	50 days	Mon 9/21/26	Fri 11/27/26

Project: Boyle Schedule 12-13-2 Date: Fri 4/19/24	Task		Inactive Summary		External Tasks	
	Split		Manual Task		External Milestone	
	Milestone		Duration-only		Deadline	
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WILLOUGHBY  
CONSTRUCTION

#### Nuisance Mitigation Measures

100 Casa Bendita

Town Of Palm Beach

This letter is to address the nuisance mitigation measures letter required for the permit extension. We understand the long duration of this project has caused frustration for the neighbors and we are here to work with them to make this as easy as possible for all parties involved.

The measures being taken are listed below in bullet points.

- Install screening along the sides 16-18' in height and a screened security gate at the front of the property
- Remove overgrown sea grapes that are impacting the roof
- Clean up and trim overgrown sea grapes at the front of the driveway and in the motor court to improve curb appeal and accessibility
- Create a parking area in the back of the property
- In addition to on-site parking, Willoughby Construction has secured two floors of a parking garage in West Palm Beach and owns a van to shuttle people to and from the job site
- Have a dedicated laborer for directing parking and traffic daily once construction commences
- Inspect and address any drainage issues
- Follow all Palm Beach directives on work hours and ROW permits and delivery
  - Summer hours of 8am-6pm with no noise before 9am Monday to Friday
  - Summer hours Saturdays 9 am to 5pm for quiet interior work
  - Winter hours Monday through Friday 8am to 5pm No noise before 9am and no weekend work
  - Follow all Palm Beach recognized holidays

FRED COON

Project Manager

O: 561.744.0367

C: 602.614.3770



TIME EXT

100 Casa Bendita

Ext Permit-24-00003

RECEIVED

APR 19 2024



# TOWN OF PALM BEACH

TOWN OF PALM BEACH  
PZB DEPARTMENT

## Planning, Zoning and Building

### BUILDING PERMIT TIME EXTENSION REQUEST

A request for a building permit time extension must be submitted to the Town no later than 30 days PRIOR to permit expiration. Please send the following items to Director Bergman and Deb Moody at [dmoodv@townofpalmbeach.com](mailto:dmoodv@townofpalmbeach.com) and [wbergman@townofpalmbeach.com](mailto:wbergman@townofpalmbeach.com)

1. Provide a detailed letter explaining the reasons why a time extension is being requested.
2. Provide a construction schedule to show completion timeline (CPM, Gantt Chart).
3. Provide nuisance mitigation measures.
4. Provide a statement that first class mailed notice to neighbors within 300 feet will be provided at least 25 days prior to the meeting at which the extension is to be considered.
5. Include a copy of the above notification sent to neighbors.
6. Provide a USPS Certificate of Mailing as proof of the mailed notice.
7. Payment – provide a copy of the receipt showing payment of applicable fees (1% of remaining, unfinished construction).

**Deadlines:** For meeting dates please visit our website at [www.townofpalmbeach.com](http://www.townofpalmbeach.com)

- Town Council Development Review Date (Wednesday): 5/15/24
- Deadline for submittal of request/backup must be received by: 5/1/24  
(Deadline is the Wednesday, two weeks prior to the Town Council Development Review Meeting)
- Deadline for Notice to neighbors: 4/19/24  
(must be provided 25 days in advance of TC/DRC Meeting)

Permit #: B-21-87971 / RALT-24-00007 Exp. Date: 4/5/25

Job Address: 100 CASA BENDITA, PALM BEACH, FL 33480

Length of time extension being requested: (in days) 750 Working Days (1095 Calendar Days)

Proposed completion date if requested time extension is granted: 11/27/26  
(Must attach completion schedule)

Post Office Box 2029 • 360 South County Road • Palm Beach, Florida 33480  
Telephone: (561)838-5431 • Facsimile (561)835-4621  
E-Mail: [pzb@townofpalmbeach.com](mailto:pzb@townofpalmbeach.com) • Website: [www.townofpalmbeach.com](http://www.townofpalmbeach.com)



Recycled Paper

Pg 1 of 2



Town of Palm Beach  
Planning, Zoning & Building  
360 S. County Rd  
Palm Beach, FL 33480  
(561) 838-5431  
www.townofpalmbeach.com  
Welcome

04/19/2024 12:45PM Michelle  
032889-0001

EPL INVOICE

Willoughby, Craig (WILLOUGHBY  
CONSTRUCTION LLC)

2024 Item: INV-24-00000444

Construction Permit,  
Time Extension,  
Building

\$70,000.00

Technology fee

\$0.00

\$70,000.00

Subtotal

\$70,000.00

Total

\$70,000.00

CHECK

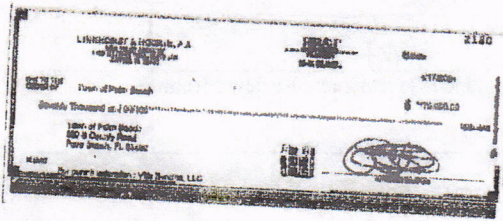
\$70,000.00

Check Number 00002180

Change due

\$0.00

Paid by: Willoughby, Craig (WILLOUGHBY  
CONSTRUCTION LLC)



Thank you for your payment

Town of Palm Beach COPY  
DUPLICATE RECEIPT

Town of Palm Beach  
Planning, Zoning & Building  
360 S. County Rd  
Palm Beach, FL 33480  
(561) 838-5431  
www.townofpalmbeach.com  
Welcome

04/22/2024 01:59PM Christine  
032893-0004

EPL INVOICE

Willoughby, Craig (WILLOUGHBY  
CONSTRUCTION LLC)

2024 Item: INV-24-00000444

Construction Permit,  
Time Extension,  
Building

\$0.00

Technology fee

\$1,400.00

\$1,400.00

Subtotal

\$1,400.00

Total

\$1,400.00

CHECK

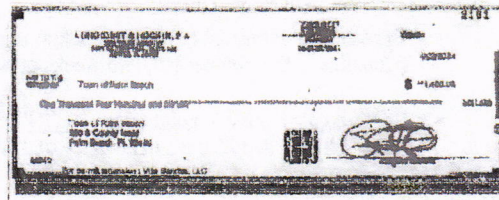
\$1,400.00

Check Number 00002181

Change due

\$0.00

Paid by: Willoughby, Craig (WILLOUGHBY  
CONSTRUCTION LLC)



Thank you for your payment

Town of Palm Beach COPY  
DUPLICATE RECEIPT



**VALUATION OF PERMITS TO DATE:**

(Original permit value and any permit updates containing valuation to date)

Permit# : 8-21-07971 / RALT-24-00007 Job Value \$ 7,000,000

Permit# : \_\_\_\_\_ Job Value \$ \_\_\_\_\_

Permit# : \_\_\_\_\_ Job Value \$ \_\_\_\_\_

Permit# : \_\_\_\_\_ Job Value \$ \_\_\_\_\_

Valuation of work remaining to complete the project: \$ 7,000,000  
(Include labor, materials and the value of any owner supplied items, etc.)Permit fee due based upon 1% of this amount: \$ 70,000  
(attach a copy of the receipt for payment)**OWNERS CERTIFICATION:** I certify the information listed above to be true and correct.

OWNER SIGNATURE

DATE

**CONTRACTOR CERTIFICATION:** I certify the information listed above to be true and correct.

CONTRACTOR SIGNATURE

DATE

**NOTARY TO OWNER**STATE OF  
COUNTY OF

Sworn to (or affirmed) and subscribed before me

this 19 day of April  
2024 By M. Konstantin KosevWho are personally known \_\_\_\_\_ OR produced  
identification (Type of identification) IC 71884C317  
OR Online Notarization (Caricature)

Printed Name of Notary

Signature of Notary

SEAL: **CÉCILE MASCARELLI**  
NOTAIRE  
SCP DELPHINE ARNAUD  
LAURENCE FRANCO  
FLORIAN PERNES  
8 bis, avenue Jean Médecin  
06000 NICE  
Tél. 04 93 62 18 88 Fax 04 93 80 46 26

**NOTARY TO CONTRACTOR**STATE OF  
COUNTY OF

Sworn to (or affirmed) and subscribed before me

this 17th day of April  
2024 By Craig WilloughbyWho are personally known ☒ OR produced  
identification (Type of identification) \_\_\_\_\_  
OR Online Notarization \_\_\_\_\_

Printed Name of Notary

Signature of Notary

SEAL:

**KELLY PALMIERI**  
Notary Public - State of Florida  
Commission # HH 009212  
My Comm. Expires Jun 14, 2024  
Bonded through National Notary Assn.

Post Office Box 2029 • 360 South County Road • Palm Beach, Florida 33480  
Telephone: (561) 838-5431 • Facsimile (561) 835-4621  
E-Mail: pzb@townofpalmbeach.com • Website: www.townofpalmbeach.com



Permit number	Permit type	Master permit ID	Permit type name	Permit description	Permit Suite	Permit Address	Customer N	Customer First	Customer Last Name	Application date	Issue date	Expiration date	Approval state
B-21-87971	b-b02		B-RESIDENTIAL ALTERATION	INTERIOR AND EXTERIOR ALTERATIONS. **30 day extension approved by WB pending TC - exp 5/5/24**		100 CASA BENDIT A	533579		WOOLEMS INC	3/18/2021	4/5/2021	5/5/2024	issued
B-12-28341	b-p07		P-REPLACEMENT	REPLACE WATER HEATER AND PAN IN GUEST AREA CLOSET OWNER LISTED AS LORD ANTHONY JACOBS ON PERMIT APP		100 CASA BENDIT A	602226		GENERAL HOME SOLUTIONS IN C	10/16/2012	10/19/2012	4/17/2013	final
B-12-24471	b-m04		M-REPLACEMENT	REPLACE ONE WATER SOURCE HEAT PUMP FOR MASTER BATH FHP EC-018 (OWNER LISTED AS LORD ANTHONY JACOBS ON APP)		100 CASA BENDIT A	505209		SMYTH AIR CONDITIONING INC	5/18/2012	5/25/2012	4/13/2013	final
B-12-24472	b-p07		P-REPLACEMENT	REPLACE HARDWIRED WATER HEATER IN EXISTING LOCATION IN BASEMENT ***EMERGENCY REPAIR - LEAKING*** (OWNER LISTED AS LORD ANTHONY JACOBS ON APP)		100 CASA BENDIT A	602226		GENERAL HOME SOLUTIONS IN C	5/18/2012	5/22/2012	11/18/2012	final
B-08-01557	b-e13	315958	E-OTHER	RE-CONNECT EXISTING HARDWIRE TO NEW WATER HEATER		100 CASA BENDIT A	537669		LIFESTYLES ELECTRICAL SERVIC	12/16/2008	1/9/2009	7/15/2009	final
B-08-01555	b-p07		P-REPLACEMENT	REPLACE EXISTING ELECTRIC WATER HEATER		100 CASA BENDIT A	602226		GENERAL HOME SOLUTIONS IN C	12/16/2008	12/18/2008	7/15/2009	final
X-07-31560	legacy		X-LEGACY PERMIT	RELOCATE GAS LINE FROM METER TO HOUSE STUB OUT DUE TO NEW POOL CONSTRUCTION		100 CASA BENDIT A	542473		BOUCHER GAS APPLIANCE SERVICE	9/7/2007	9/7/2007	10/2/2008	final
X-07-30775	legacy		X-LEGACY PERMIT	ELECTRICAL HOOK UP OF NEW SWIMMING POOL & FOUNTAIN		100 CASA BENDIT A	541802		ENERGY EFFICIENT ELECTRIC IN	8/2/2007	8/2/2007	10/2/2008	final
X-07-30776	legacy		X-LEGACY PERMIT	PIPING PERMIT:(2)MAIN DRAINS,(1)VAC LINE,(8)INLET LINES,(1)OVERFLOW DRN,(1)WST LINE, REUSE EXISTING **		100 CASA BENDIT A	541844		HACKL POOL CONSTRUCTION COMPANY	8/2/2007	8/2/2007	10/2/2008	final
X-07-30769	legacy		X-LEGACY PERMIT	NEW SWIMMING POOL WITH FOUNTAIN AND DECK		100 CASA BENDIT A	541844		HACKL POOL CONSTRUCTION COMPANY	8/1/2007	8/1/2007	10/2/2008	final
X-07-29569	legacy		X-LEGACY PERMIT	DEMOLISH & REMOVE SWIMMING POOL & SURROUNDING DECK RECONSTRUCTION TO FOLLOW UNDER SEPARATE PERMIT APP		100 CASA BENDIT A	541844		HACKL POOL CONSTRUCTION COMPANY	6/12/2007	6/12/2007	10/2/2008	final
X-05-19119	legacy		X-LEGACY PERMIT	SEAWALL RECONSTRUCTION		100 CASA BENDIT A	500294		MURRAY LOGAN CONSTRUCTION INC	9/30/2005	9/30/2005	10/2/2008	final
X-03-00767	legacy		X-LEGACY PERMIT	LITE TOUCH KEYPAD AND PRE-WIRE TO CONNECT TO A/V EQUIPMENT		100 CASA BENDIT A	532954		ENVIRONMENTAL TECHNOLOGY CONTROLS	1/22/2003	1/22/2003	10/2/2008	final
A-18-00016	a-a01		A-ARCOM STAFF APPROVAL	*****FEES DUE*****ARCOM STAFF APPROVAL OF WINDOW & DOOR REPLACEMENT W/SAME LOOK, COLOR, STYLE AND MATERIAL DATED 5/31/2		100 CASA BENDIT A	604845		*****DO NOT PAY HERE*****	8/13/2018		8/8/2019	pending
A-20-00938	a-a01	430825	A-ARCOM STAFF APPROVAL	STAFF APPROVAL FOR EXTERIOR CHANGES OUR OUTLINED IN ATTACHED EMAIL		100 CASA BENDIT A	601454		SMITH AND MOORE ARCHITECTS INC	3/25/2020		3/20/2021	final
Count: 15													
Filter is Empty													

**Property Detail**

**Location Address :** 100 CASA BENDITA  
**Municipality :** PALM BEACH  
**Parcel Control Number :** 50-43-43-14-14-000-0072  
**Subdivision :** CASA BENDITA IN  
**Official Records Book/Page :** 30039 / 352  
**Sale Date :** JUL-2018  
**Legal Description :** CASA BENDITA LT 7 /LESS W 94.60 FT/

**Owner Information**

<b>Owner(s)</b>	<b>Mailing Address</b>
VILLA BENDITA LLC	100 CASA BENDITA PALM BEACH FL 33480 3602

**Sales Information**

Sales Date	Price	OR Book/Page	Sale Type	Owner
JUL-2018	\$35,000,000	30039 / 00352	WARRANTY DEED	VILLA BENDITA LLC
APR-2017	\$34,000,000	29062 / 01575	WARRANTY DEED	VILLA DENIZ LLC
SEP-1995	\$4,150,000	08929 / 00803	WARRANTY DEED	EBERLEIN HOLDINGS INC
JAN-1971	\$215,000	01922 / 00112		
JAN-1969	\$160,000	01707 / 00000	WARRANTY DEED	

**Exemption Information**

No Exemption Information Available.

**Property Information**

**Number of Units :** 1  
**\*Total Square Feet :** 13773  
**Acres :** 0.9508  
**Property Use Code :** 0100—SINGLE FAMILY  
**Zoning :** R-B—LOW DENSITY RESIDENTIAL (50-PALM BEACH)

**Appraisals**

Tax Year	2023	2022	2021	2020	2019
Improvement Value	\$15,452,089	\$14,679,336	\$10,102,385	\$4,977,149	\$5,472,771
Land Value	\$33,546,100	\$32,336,700	\$23,000,000	\$20,600,000	\$20,000,000
Total Market Value	\$48,998,189	\$47,016,036	\$33,102,385	\$25,577,149	\$25,472,771

**Assessed and Taxable Values**

Tax Year	2023	2022	2021	2020	2019
Assessed Value	\$34,043,185	\$30,948,350	\$28,134,864	\$25,577,149	\$25,472,771
Exemption Amount	\$0	\$0	\$0	\$0	\$0
Taxable Value	\$34,043,185	\$30,948,350	\$28,134,864	\$25,577,149	\$25,472,771

**Taxes**

Tax Year	2023	2022	2021	2020	2019
AD VALOREM	\$607,641	\$584,293	\$490,643	\$421,867	\$427,367
NON AD VALOREM	\$2,456	\$2,452	\$2,689	\$2,651	\$2,650
TOTAL TAX	\$610,097	\$586,745	\$493,332	\$424,518	\$430,016