

TOWN OF PALM BEACH

Information for Town Council Meeting on:

November 13, 2024

To: Mayor and Town Council

Via: Kirk Blouin, Town Manager / Wayne Bergman, Director of Planning, Zoning & Building

From: Michelle Sentmanat, Business Services Supervisor in PZB

Re: Waiver of Town Code Section 18-237, For Building Permit Extension at 70 Middle Rd,
Permit B-22-94449

Date: October 23, 2024

STAFF RECOMMENDATION

Project was heard at the October 15th Town Council meeting at which time the contractor was granted a thirty-day extension. Over the last month a construction management agreement was drafted to place “guard rails” on the continuance of this project. The original request for extension was from Genny L. Contreras, with Linkhorst Law Firm in which they requested to extend the permit by and additional thirty (30) months - work to be complete by May 5, 2027.

GENERAL INFORMATION

The current owner is Jennfier Naegele who purchased the property in June of 2004. The original permit was issued in 2013 for interior renovations. In 2020 permits were issued for exterior renovations. Permits have been extended under the covid pandemic order with a new expiration date of November 5, 2024. In the letter from Linkhorst Law Firm, dated September 23, 2024, they explain in detail the need for extension which is due to the numerous setbacks and delays that were beyond Ms. Naegele’s control. Originally requested was 24 months however this has been changed to 30 months for an expiration date of May 5, 2027.

The applicant appears to have complied with all new requirements for neighbor notice.

Attachments: Letter from Linkhorst Law Firm with Construction Schedule, Nuisance Mitigation Measures, and Neighbor Notice
Permit Summary for the Property
Property Appraise: Details for the Property



TOWN OF PALM BEACH

Planning, Zoning and Building

BUILDING PERMIT TIME EXTENSION REQUEST

RECEIVED

SEP 23 2024

**TOWN OF PALM BEACH
PZB DEPARTMENT**

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 and 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

- Town Council Development Review Date (Wednesday): 10/9/24
- Deadline for submittal of request/backup must be received by: 9/25/24
(Deadline is the Wednesday, two weeks prior to the Town Council Development Review Meeting)
- Deadline for Notice to neighbors: 9/20/24
(must be provided 25 days in advance of TC/DRC Meeting)

Permit #: B-22-94449 Exp. Date: 11/5/24

Job Address: 70 MIDDLE ROAD, PALM BEACH, FL 33480

Length of time extension being requested: (in days) 746 Working Days (911 Calendar Days)

Proposed completion date if requested time extension is granted: 4/9/27
(Must attach completion schedule)

VALUATION OF PERMITS TO DATE:

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

Permit#: B-22-94449 Job Value \$700,000.00

Permit#: B-24-00016 Job Value \$150,000.00

Permit#: B-24-00055 Job Value \$50,000.00

Permit#: _____ Job Value \$ _____

Valuation of work remaining to complete the project: \$1,200,000.00

(Include labor, materials and the value of any owner supplied items, etc.)

Permit fee due based upon 1% of this amount: \$12,000.00

(attach a copy of the receipt for payment)

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

OWNER SIGNATURE

DATE

NOTARY TO OWNER

STATE OF
COUNTY OF

Sworn to (or affirmed) and subscribed before me

this 20th day of Sept
2024, By Jennifer Naegle

Who are personally known _____ OR produced
identification (Type of identification) _____
OR Online Notarization _____

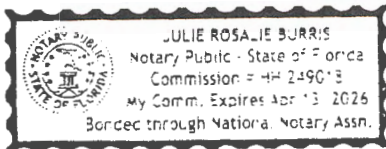
Julie Burris

Printed Name of Notary

[Signature]

Signature of Notary

SEAL:



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

CONTRACTOR SIGNATURE

DATE

NOTARY TO CONTRACTOR

STATE OF
COUNTY OF

Sworn to (or affirmed) and subscribed before me

this 20th day of Sept
2024, By Timothy A. Boush

Who are personally known _____ OR produced
identification (Type of identification) _____
OR Online Notarization _____

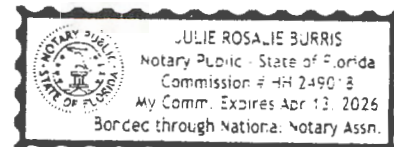
Julie Burris

Printed Name of Notary

[Signature]

Signature of Notary

SEAL:



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

RECEIPT (REC-004874-2024)
FOR TOWN OF PALM BEACH

BILLING CONTACT

T.A.B. Construction Company
JAMES BOWSER
2811 Village Blvd. #304
#304
West Palm Beach, FL 33409
Payment Date: 09/23/2024



Reference Number	Fee Name	Transaction Type	Payment Method	Amount Paid
EXTPERMIT-24-00028	Construction Permit, Time Extension	Fee Payment	Check #0962	\$12,000.00
70 Middle Rd Palm Beach, FL 33480				
SUB TOTAL				\$12,000.00
TOTAL				\$12,000.00

RECEIPT (REC-004875-2024)
FOR TOWN OF PALM BEACH

BILLING CONTACT

T.A.B. Construction Company
JAMES BOWSER
2811 Village Blvd. #304
#304
West Palm Beach, FL 33409
Payment Date: 09/23/2024



Reference Number	Fee Name	Transaction Type	Payment Method	Amount Paid
EXTPERMIT-24-00028	Technology Fee	Fee Payment	Check #0963	\$240.00
70 Middle Rd Palm Beach, FL 33480				
SUB TOTAL				\$240.00
TOTAL				\$240.00

LINKHORST LAW FIRM

Attorneys at Law

www.FloridaHardhatLaw.com

Adam C. Linkhorst^{1,2}

Malinda R. Linkhorst

R. Scott Clayton³

Genny L. Contreras^{2,4,5}

Richard L. Cartlidge¹



¹ Board Certified by the Florida Bar in Construction Law

² Florida Supreme Court Certified Circuit Court Mediator

³ Also Admitted in the State of New Jersey

⁴ State of Florida Certified General Contractor

⁵ State of Florida Certified Air Conditioning Contractor

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September 23, 2024

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

Re: 70 Middle Road, Palm Beach, FL 33480

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

Our firm represents Jennifer Naegele in connection with an application to extend the permit for a remodeling project and several variances on the property located at 70 Middle Road, Palm Beach, FL 33480. This Project has faced numerous setbacks detailed below which has caused delays that were beyond Ms. Naegele's control. Below is a timeline to reference the obstacles faced and thereby provide an explanation for such delays.

Below is a narrative detailing the delays.

- In 2019 SKA Architect + Planner was hired by the Owner to prepare the Landmarks Preservation Commission (LPC) drawings required for exterior renovations.
- In December 2024, it will mark five years since the initial "Landmark Approval" was granted in December 2019, which subsequently led to the "Landmark Fraud."
- The Attorney representing the Owner, who also represented an opposing party, failed to send out the required Notices. The explanation provided by the Attorney was that "the post office screwed up". After an extended period of investigation, it was revealed that there was no proof that any Notices had been mailed out.
- Hence, the 1st Landmark Approval was reversed; a 2nd Landmark Approval was mandated and thereafter approved in May 2020.
- Immediately, the TPB began pressuring the Owner to accept a "Utilities Easement" which would involve the installation of 2 large transformers in the Owner's front yard; in exchange for the variances needed for the rehabilitation of the Landmark House.
- Following this, the COVID-19 pandemic began, which further impacted the project.
- In June 2022, renovations for the exterior of the Landmark House commenced, with the aim of restoring the property.
- Right from the start, the General Contractor (GC) was burdened with numerous false code complaints reported by certain Neighbors which impeded the project.

- Additionally, a police incident occurred on May 1st, 2023, when a Neighbor, without authorization, entered the Owner's private property and behaved aggressively towards the workers, using offensive language and hate speech, which was perceived as an attempt to intimidate and harass.
- Upon learning of this incident, the Owner promptly reported the matter to the Palm Beach Police department. Four officers visited the 70 Middle Road to investigate and interview witnesses, including the GC and workers.
- On May 6th, 2023, five days after the aforementioned incident, an Attorney/Agent for that same Neighbor began contacting the GC and Structural Engineer in an attempt to obtain copies of the floor plans of the Owner's entire house--without disclosing who he was working for.
- Shortly after the May 1st, 2023 police incident, that same Neighbor initiated an urgent meeting with Town official (and 4 Neighbors) for May 11th 2023 regarding 70 Middle Road (despite the GC working under legally obtained Building Permits and Landmark approved Plans).
- During that meeting on May 11th, 2023, decisions were made by Town Officials that no minor or significant alterations beyond the original Certificate of Appropriateness (COA) would be permitted, including any necessary revisions for existing field conditions, structural issues, M.E.P, Mechanical , Electrical and/or any other essential matters.
- Following the police incident, during the first 2 weeks of May 2023, the GC was inconvenienced by numerous false code complaints made by the same Neighbor (and/ or his Agents); causing delays to the GC by Inspectors and Code Enforcement Officials. All code complaints were dismissed as unfounded.
- Following the May 11th, 2023 meeting, Town Officials also revoked all the Owner's tentative email "staff approvals" (in discussion since 2022 that were necessary to resolve complex issues with the GC, Subcontractors, Structural Engineers, M.E.P., Electrical, HVAC, Pool, Roofing Company, and Vendors, etc.) all of which would have made significant improvements to the exterior of the house. Correspondence dated on May 22nd, May 30th, and May 31st, 2023, detail how all email staff approvals --that had been relied upon by the Owner and GC --would be revoked as a direct consequence of the May 11th, 2023 meeting.
- In addition, on May 22nd, and May 30th, 2023, the Owner was also notified that she would be prohibited from receiving any and all future staff approvals; a restriction that had never been imposed on any other Landmark homeowner.
- In numerous emails from the Owner to Town Officials between the period of May 2023 and November 2023, the Owner indicated that based on the prohibition of submitting staff approval applications (of which other Landmark Owners were allowed to submit staff approval applications) that no exterior improvements could or would proceed at 70 Middle Road to include the following:
 - Restoration or repainting of the exterior (previously approved via email on 7/8/22 and then rescinded).
 - Installation of new hurricane impact windows and doors (previously approved via email on 6/22/22 and then rescinded).
 - Installation of a new roof (previously approved via email on 7/8/22 and then rescinded).
 - Installation of a new permanent driveway. (Denied via 10/31/23 zoom meeting)

- Installation of new grass and landscaping in the front yard. (Denied via 10/31/23 zoom meeting)
- It has been documented that certain Neighbors have engaged in behavior intended to intimidate, harass and delay the project. This includes filing false complaints and conducting invasive surveillance without proper disclosure.
- Due to complications arising from the aforementioned mandates against the Owner ; including the revocation of tentative email staff approvals and the prohibition of any and all staff approvals-- there has been a real-time loss of approximately ten months in construction time for the GC (of the 30 months construction window that began in June 2022).
- After ten months of addressing these mandates ordered by Town Officials (since May 2023), the Owner was finally allowed to submit the staff approval applications in March 2024. The staff approvals were granted on April 2nd, 2024, allowing work to proceed. Unfortunately, this unnecessary delay resulted in a ten-month setback, which cannot be recovered.
- Consequently, a formal appeal was made to the National Trust for Historic Preservation to consider adding the property at 70 Middle Road to the list of "America's Most Endangered Places." This appeal aimed to highlight the challenges faced by historic properties threatened by public policies and local interference.
- The property has been vandalized on at least eight occasions between 2021 and 2024; each incident has been reported to Palm Beach Police.
- To ensure security, discreet surveillance cameras were installed on the property, including one on the security fence and another cleverly positioned on the balcony.
- In April 2024, it was discovered that portions of three walls required rebuilding. Drawings signed and sealed by the Structural Engineer for these urgent structural repairs were submitted on April 26th, 2024, to the Building Department. Those drawings were denied. Thereafter, initiated by the Owner, the GC and the Structural Engineer an emergency on-site meeting was scheduled and occurred at 70 Middle Road on May 3rd, 2024. Participants included the Building Director, the LPC Chairperson and Staff. During the meeting, the GC was told that the repairs would need to be submitted to the LPC requiring a four-month process for "retroactive approval".
- Unfortunately, the option for staff level approval was not even considered, despite the repairs being necessary and in accordance with the original plans submitted to the Building Department on April 26th, 2024.
- These unforeseen mandatory structural repairs should have been approved at the staff level, supported by documentation from the licensed Structural Engineer of Record (who had originally signed and sealed the Plans).
- The decision by the LPC on August 21st, 2024, to deny the rebuilding of structurally deficient portions of three walls—which are essential to support new hurricane impact windows—will unfortunately result in a 16-month delay to the project (6 months for wall repairs + 10 months for window ordering lead time).
- Never at any time were the GC and the licensed Structural Engineer aware that these mandatory structural repairs were not permissible. This was an honest oversight and not indicative of any intent to circumvent regulations.

- The primary objective of the GC and licensed Structural Engineer is to advance the project efficiently.
- The LPC's August 21st, 2024 denial has led to an avoidable delay of 16 months+ since the submission of the drawings to the Building Department occurred on April 26th, 2024.
- The LPC's denial was then appealed to the Town Council. Instead of approving the Appeal to allow the necessary repairs to commence, Town Council deferred the Appeal, which has added even more delays.
- The recommendation to defer the repair for an additional month has resulted in a total delay of seven months since the initial submission of the drawings on April 26th, 2024.
- It is unclear how Town Officials expect any progress to occur regarding exterior improvements (and complex structural issues in general) when denial of staff approvals continue; particularly when those matters are controlled by other Powers beyond Town Officials which are beyond the Owner's control. All of the above has undermined efforts to advance the project at 70 Middle Road.
- Since construction began, the renovation has also encountered many unforeseen structural issues that have impacted the project and created numerous delays. The GC has worked diligently along with the Structural Engineer, Botkin Parssi, to rehabilitate the structural integrity of the house.
- The objective is to rehabilitate this historic 100-year-old Landmark house so it will last another 100 years to come. For this reason, we ask for your support to extend the project until April 2027. We apologize for the inconvenience this difficult and lengthy renovation has caused and we humbly ask you to please bear with us so the work can be done properly and can conclude.

We look forward to participating at the hearing with the Town Council on **October 9, 2024 @9:00 a.m.** We anticipate our General Contractor to be involved with the neighbors in order to achieve a successful project and be mindful of the surrounding properties. The General Contractor is committed to move forward and finalize the renovation project as soon as possible.

Respectfully,

/s/ Genny L. Contreras

Genny L. Contreras

GLC/sf

Task Name	Duration	Start	Finish
70 Middle Road Renovation (from LPC COA-24-0013 Appeal and Permit Extension approval)	911 Days	10/10/24	04/09/27
Exterior Wall Repairs (West/North Wall/Vaulted Loggia)	195 Days	10/10/24	04/23/25
Rebuild As Existing (Family Room/Covered Terrace/Laundry Room)	245 Days	10/10/24	04/29/26
All Exterior Structural Work completion	730 Days	10/10/24	10/10/26
Roof Reinforcement	90 Days	04/25/25	07/26/25
Roof ordered	60 Days	07/27/25	09/23/25
Roof Installation	90 Days	09/24/25	12/26/25
Windows Ordered and Delivered	300 Days	11/01/24	08/28/25
Window and Door Installation	120 Days	08/29/25	12/29/25
MEP Installation	730 Days	10/10/24	10/10/26
Interior Finishes and Trim	270 Days	06/03/25	02/28/26
Exterior Finishes	270 Days	03/10/26	12/10/26
Site Work – Pool – Exterior Hardscape and Landscape	167 Days	08/10/26	01/24/27
Final Building Inspection	15 Days	01/24/27	02/08/27
CO	15 Days	02/08/27	02/23/27
Punch Out	50 Days	02/18/27	04/09/27



TAB Construction Company

"We Build Dreams"



Nuisance Mitigation Measures

70 Middle Road

Town Of Palm Beach

9/17/2024

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.

- Maintain 16-18' screening along the West and North sides where there are no hedges.
- Maintain 6' construction fence with security gates along the East and South sides.
- Remove dirt and debris from sidewalks as needed.
- Maintain parking lot in front yard behind construction fence.
- Trim hedges and mow grass along East and South sides.
- Follow all Palm Beach directives on work hours, ROW permits and delivery:
 - Summer hours of 8am-6pm with no noise before 9am Monday to Friday
 - Summer hours Saturdays 9am 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

James Bowser

Vice President

C: 561-248-3649

LINKHORST LAW FIRM

Attorneys at Law

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⁵ State of Florida Certified Air Conditioning Contractor

September 19, 2024

VIA HAND DELIVERY

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

Re: 70 Middle Road, Palm Beach, FL 33480

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

This letter with the attached mail out list represents that the Owner will satisfy the mailing to notify neighbors prior to the October Town Council meeting.

Respectfully,

/s/ Genny L. Contreras

Genny L. Contreras

LINKHORST LAW FIRM

Adam C. Linkhorst¹
Malinda R. Linkhorst
R. Scott Clayton²
Genny L. Contreras^{2,4,5}
Richard L. Cartlidge¹

Attorneys at Law
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www.floridahardhatlaw.com



¹ Board Certified by the Florida Bar in Construction Law
² Florida Supreme Court Certified Circuit Court Mediator
³ Also Admitted in the State of New Jersey
⁴ State of Florida Certified General Contractor
⁵ State of Florida Certified Air Conditioning Contractor

September 18, 2024

VIA CERTIFIED MAIL

NEIGHBOR NAME
NEIGHBOR ADDRESS

Re: 70 Middle Road, Palm Beach, FL 33480

Dear Neighbor,

Our firm represents Jennifer Naegele in connection with an application to extend the permit for a remodeling project and several variances on the property located at 70 Middle Road, Palm Beach, FL 33480. Per the Town of Palm Beach, a statement must be mailed to provide you notice that we are seeking an extension of the permit to allow for the completion of the Project. Upon information and belief, you are the owner listed in the same street or within 300' of this property. This Project has faced numerous setbacks detailed below which has caused delays that were beyond Ms. Naegele's control. Below is a timeline to reference the obstacles faced and thereby provide an explanation for such delays.

Below is a narrative detailing the delays.

- In 2019 SKA Architect + Planner was hired by the Owner to prepare the Landmarks Preservation Commission (LPC) drawings required for exterior renovations.
- In December 2024, it will mark five years since the initial "Landmark Approval" was granted in December 2019, which subsequently led to the "Landmark Fraud."
- The Attorney representing the Owner, who also represented an opposing party, failed to send out the required Notices. The explanation provided by the Attorney was that "the post office screwed up". After an extended period of investigation, it was revealed that there was no proof that any Notices had been mailed out.
- Hence, the 1st Landmark Approval was reversed; a 2nd Landmark Approval was mandated and thereafter approved in May 2020.
- Immediately, the TPB began pressuring the Owner to accept a "Utilities Easement" which would involve the installation of 2 large transformers in the Owner's front yard; in exchange for the variances needed for the rehabilitation of the Landmark House.
- Following this, the COVID-19 pandemic began, which further impacted the project.

- In June 2022, renovations for the exterior of the Landmark House commenced, with the aim of restoring the property.
- Right from the start, the General Contractor (GC) was burdened with numerous false code complaints reported by certain Neighbors which impeded the project.
- Additionally, a police incident occurred on May 1st, 2023, when a Neighbor, without authorization, entered the Owner's private property and behaved aggressively towards the workers, using offensive language and hate speech, which was perceived as an attempt to intimidate and harass.
- Upon learning of this incident, the Owner promptly reported the matter to the Palm Beach Police department. Four officers visited the 70 Middle Road to investigate and interview witnesses, including the GC and workers.
- On May 6th, 2023, five days after the aforementioned incident, an Attorney/Agent for that same Neighbor began contacting the GC and Structural Engineer in an attempt to obtain copies of the floor plans of the Owner's entire house--without disclosing who he was working for.
- Shortly after the May 1st, 2023 police incident, that same Neighbor initiated an urgent meeting with Town official (and 4 Neighbors) for May 11th 2023 regarding 70 Middle Road (despite the GC working under legally obtained Building Permits and Landmark approved Plans).
- During that meeting on May 11th, 2023, decisions were made by Town Officials that no minor or significant alterations beyond the original Certificate of Appropriateness (COA) would be permitted, including any necessary revisions for existing field conditions, structural issues, M.E.P, Mechanical , Electrical and/or any other essential matters.
- Following the police incident, during the first 2 weeks of May 2023, the GC was inconvenienced by numerous false code complaints made by the same Neighbor (and/ or his Agents); causing delays to the GC by Inspectors and Code Enforcement Officials. All code complaints were dismissed as unfounded.
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- In addition, on May 22nd, and May 30th, 2023, the Owner was also notified that she would be prohibited from receiving any and all future staff approvals; a restriction that had never been imposed on any other Landmark homeowner.
- In numerous emails from the Owner to Town Officials between the period of May 2023 and November 2023, the Owner indicated that based on the prohibition of submitting staff approval applications (of which other Landmark Owners were allowed to submit staff approval applications) that no exterior improvements could or would proceed at 70 Middle Road to include the following:
 - Restoration or repainting of the exterior (previously approved via email on 7/8/22 and then rescinded).

- Installation of new hurricane impact windows and doors (previously approved via email on 6/22/22 and then rescinded).
- Installation of a new roof (previously approved via email on 7/8/22 and then rescinded).
- Installation of a new permanent driveway. (Denied via 10/31/23 zoom meeting)
- Installation of new grass and landscaping in the front yard. (Denied via 10/31/23 zoom meeting)
- It has been documented that certain Neighbors have engaged in behavior intended to intimidate, harass and delay the project. This includes filing false complaints and conducting invasive surveillance without proper disclosure.
- Due to complications arising from the aforementioned mandates against the Owner ; including the revocation of tentative email staff approvals and the prohibition of any and all staff approvals-- there has been a real-time loss of approximately ten months in construction time for the GC (of the 30 months construction window that began in June 2022).
- After ten months of addressing these mandates ordered by Town Officials (since May 2023), the Owner was finally allowed to submit the staff approval applications in March 2024. The staff approvals were granted on April 2nd, 2024, allowing work to proceed. Unfortunately, this unnecessary delay resulted in a ten-month setback, which cannot be recovered.
- Consequently, a formal appeal was made to the National Trust for Historic Preservation to consider adding the property at 70 Middle Road to the list of "America's Most Endangered Places." This appeal aimed to highlight the challenges faced by historic properties threatened by public policies and local interference.
- The property has been vandalized on at least eight occasions between 2021 and 2024; each incident has been reported to Palm Beach Police.
- To ensure security, discreet surveillance cameras were installed on the property, including one on the security fence and another cleverly positioned on the balcony.
- In April 2024, it was discovered that portions of three walls required rebuilding. Drawings signed and sealed by the Structural Engineer for these urgent structural repairs were submitted on April 26th, 2024, to the Building Department. Those drawings were denied. Thereafter, initiated by the Owner, the GC and the Structural Engineer an emergency on-site meeting was scheduled and occurred at 70 Middle Road on May 3rd, 2024. Participants included the Building Director, the LPC Chairperson and Staff. During the meeting, the GC was told that the repairs would need to be submitted to the LPC requiring a four-month process for "retroactive approval".
- Unfortunately, the option for staff level approval was not even considered, despite the repairs being necessary and in accordance with the original plans submitted to the Building Department on April 26th, 2024.
- These unforeseen mandatory structural repairs should have been approved at the staff level, supported by documentation from the licensed Structural Engineer of Record (who had originally signed and sealed the Plans).
- The decision by the LPC on August 21st, 2024, to deny the rebuilding of structurally deficient portions of three walls—which are essential to support new hurricane impact

windows—will unfortunately result in a 16-month delay to the project (6 months for wall repairs + 10 months for window ordering lead time).

- Never at any time were the GC and the licensed Structural Engineer aware that these mandatory structural repairs were not permissible. This was an honest oversight and not indicative of any intent to circumvent regulations.
- The primary objective of the GC and licensed Structural Engineer is to advance the project efficiently.
- The LPC's August 21st, 2024 denial has led to an avoidable delay of 16 months+ since the submission of the drawings to the Building Department occurred on April 26th, 2024.
- The LPC's denial was then appealed to the Town Council. Instead of approving the Appeal to allow the necessary repairs to commence, Town Council deferred the Appeal, which has added even more delays.
- The recommendation to defer the repair for an additional month has resulted in a total delay of seven months since the initial submission of the drawings on April 26th, 2024.
- It is unclear how Town Officials expect any progress to occur regarding exterior improvements (and complex structural issues in general) when denial of staff approvals continue; particularly when those matters are controlled by other Powers beyond Town Officials which are beyond the Owner's control. All of the above has undermined efforts to advance the project at 70 Middle Road.
- Since construction began, the renovation has also encountered many unforeseen structural issues that have impacted the project and created numerous delays. The GC has worked diligently along with the Structural Engineer, Botkin Parssi, to rehabilitate the structural integrity of the house.
- The objective is to rehabilitate this historic 100-year-old Landmark house so it will last another 100 years to come. For this reason, we ask for your support to extend the project until April 2027. We apologize for the inconvenience this difficult and lengthy renovation has caused and we humbly ask you to please bear with us so the work can be done properly and can conclude.

We hope for a positive outcome at the hearing with the Town Council on **October 9, 2024 @9:00 a.m.** In addition, we will keep you informed as new information develops. Our General Contractor is mindful of the surrounding properties and is committed to cause as little disturbance to the neighborhood as possible for the duration of the Project.

We welcome your input and encourage you to reach out to our office should you have any questions regarding the future of this Project.

Respectfully,

/s/ Genny L. Contreras

Genny L. Contreras

GLC/sf

Master Permit	Permit number	Permit type name	Permit description	Permit Address	Permit Suite	Customer Last Name	Application date	Issue date	Approval state
B-15-53846	B-13-33635	B-RESIDENTIAL ALTERATION	REPAIR OF BEAMS & COLUMNS ADD BATHROOM, DEMO INTERIOR WALL ALTERATIONS	70 MIDDLE RD		JACKSON CONSTRUCTION GROUP INC	7/10/2013	8/2/2013	canceled
B-13-32963	B-13-36422	R-PERMIT UPDATE-CHG OF PLANS & VALUE/CORRECTION	REPLACE 400 AMP MAIN DISCONNECT	70 MIDDLE RD		DECCA ELECTRIC INC	10/18/2013		canceled
B-15-53846	B-14-37941	E-ELECTRICAL	SUB- ELECTRICAL SPACE AS PER PLANS	70 MIDDLE RD		STONE ELECTRIC & GENERAL CONTRACTOR	1/22/2014	1/24/2014	canceled
	B-15-53846	B-RESIDENTIAL ALTERATION	INTERIOR RENOVATION-SEE DISCHARGE LETTER ATTACHED, SEE INSPECTIONS UNDER B-13-33635	70 MIDDLE RD		WORTH BUILDERS OF PALM BEACH INC	12/15/2015	12/17/2015	canceled
B-15-53846	B-17-67322	E-ELECTRICAL	SUB ELECTRIC PER APPROVED PLANS SEE B14-37941 FOR INSPECTION HISTORY. PREVIOUS CONTRACTOR STONE ELECTRIC & GENERAL CONTR.	70 MIDDLE RD		LEWIS H GREEN & ASSOCIATES INC	9/21/2017	10/2/2017	canceled
	B-19-81357	B-RESIDENTIAL ALTERATION	COLUMN REPAIR	70 MIDDLE RD		HILLARD BARRY CONSTRUCTION INC	9/12/2019	9/18/2019	canceled
	B-20-85128	D-DEMOLITION	DEMOLITION OF POOL AND SITE WALL AND CONCRETE (SEE PLAN)	70 MIDDLE RD		N & P CONSTRUCTION AND DEVELOPMENT	7/28/2020	9/21/2020	canceled
B-22-94449	B-23-00395	R-REVISION	*****PRIVATE PROVIDER***** REVISION - BUILDING- ADDED NOTES FROM PREVIOUS PLAN REVIEW. STRUCTURAL REPAIR WORK.	70 MIDDLE RD		TAB CONSTRUCTION COMPANY	7/25/2023		canceled
	L-21-00420	L-LPC STAFF APPROVAL	LANDMARKS- POOL SHAPE REVISION (SEE ENCLOSED) CHANGED FROM RECTANGLE TO CROSS SHAPE, INSTALLATION OF PLASTIC SHEET PILE FOR RAINWATER CONTROL @ WEST	70 MIDDLE RD		JENNIFER NAEGELE	6/2/2021		canceled
B-13-33635	B-13-32963	E-ELECTRICAL	REPLACE 400 AMP MAIN DISCONNECT	70 MIDDLE RD		DECCA ELECTRIC INC	6/17/2013	6/20/2013	final
B-13-32963	B-13-33140	R-PERMIT UPDATE-CHG OF PLANS & VALUE/CORRECTION	PERMIT UPDATE CHANGE IN PLANS AND VALUE FOR COMPLETE ELECTRIC AS SHOWN ON PLANS	70 MIDDLE RD		DECCA ELECTRIC INC	6/21/2013	6/26/2013	final
B-13-32963	B-13-33141	E-WATER FEATURE	SUB ELECTRIC WATER FEATURE - REPLACE POOL LOAD CENTER	70 MIDDLE RD		DECCA ELECTRIC INC	6/21/2013	6/26/2013	final
B-13-32963	B-13-33658	R-PERMIT UPDATE-CHG OF PLANS & VALUE/CORRECTION	PERMIT UPDATE- COMPLETE WORK AS PER PLANS	70 MIDDLE RD		DECCA ELECTRIC INC	7/11/2013	7/15/2013	final
B-13-32963	B-13-34756	R-PERMIT UPDATE-CHG OF PLANS & VALUE/CORRECTION	PERMIT UPDATE- COMPLETE WORK AS SHOWN ON PLANS	70 MIDDLE RD		DECCA ELECTRIC INC	8/19/2013	8/20/2013	final
B-13-32963	B-13-34911	R-PERMIT UPDATE-CHG OF PLANS & VALUE/CORRECTION	PERMIT UPDATE- CHANGEOUT METER CAN	70 MIDDLE RD		DECCA ELECTRIC INC	8/22/2013	8/27/2013	final
B-13-33635	B-13-34994	R-PERMIT UPDATE-CHG OF PLANS & VALUE/CORRECTION	PERMIT UPDATE - DEMO / REBUILD STAIRS, INTERIOR RENOVATIONS.	70 MIDDLE RD		JACKSON CONSTRUCTION GROUP INC	8/26/2013	9/26/2013	final
B-15-53846	B-13-35207	P-PLUMBING	SUB PLUMBING - PLUMBING INSTALL BATHROOM	70 MIDDLE RD		RENCO PLUMBING INC	9/4/2013	9/6/2013	final
B-13-32963	B-13-36394	R-REVISION	REVISION- ELECTRICAL- AS BUILT	70 MIDDLE RD		DECCA ELECTRIC INC	10/17/2013	10/30/2013	final
B-13-35207	B-13-36421	R-PERMIT UPDATE-CHG OF PLANS & VALUE/CORRECTION	PERMIT UPDATE CHANGE IN PLANS AND VALUE TO ADD MOP SINK, ICE MAKER, WASHER/DRYER	70 MIDDLE RD		JACKSON CONSTRUCTION GROUP INC	10/18/2013	10/21/2013	final
B-13-33635	B-13-36423	R-REVISION	REVISION BUILDING - AS BUILT	70 MIDDLE RD		JACKSON CONSTRUCTION GROUP INC	10/18/2013	10/18/2013	final
B-15-53846	B-13-36863	M-MECHANICAL	SUB- MECHANICAL - HVAC WORK PER PLAN	70 MIDDLE RD		SMYTH AIR CONDITIONING INC	11/7/2013	11/8/2013	final
B-13-35207	B-13-37297	R-PERMIT UPDATE-CORRECTION/CHANGE IN VALUE ONLY	PERMIT UPDATE CHANGE IN VALUE ONLY- PLUMBING AS PER PLANS	70 MIDDLE RD		RENCO PLUMBING INC	12/4/2013	12/6/2013	final
B-13-33635	B-13-37596	R-REVISION	REVISION BUILDING: AS BUILT	70 MIDDLE RD		JACKSON CONSTRUCTION GROUP INC	12/20/2013	12/27/2013	final
B-13-33635	B-14-37850	R-REVISION	REVISION BUILDING - AS BUILT	70 MIDDLE RD		JACKSON CONSTRUCTION GROUP INC	1/15/2014	1/21/2014	final
B-13-33635	B-14-38188	R-REVISION	REVISION BUILDING: ALTERATION REVISION, ELECTRICAL: LIGHTS, OUTLETS	70 MIDDLE RD		JACKSON CONSTRUCTION GROUP INC	2/5/2014	2/7/2014	final
B-13-33635	B-14-38279	R-REVISION	REVISION BUILDING - AS BUILT	70 MIDDLE RD		JACKSON CONSTRUCTION GROUP INC	2/11/2014	2/18/2014	final
B-13-33635	B-14-38323	R-PERMIT UPDATE-CHG OF PLANS & VALUE/CORRECTION	PERMIT UPDATE, CHG OF PLANS AND VALUE: INTERIOR ALTERATION, JOIST REPAIR, BATHROOM (NEW) LAUNDRY	70 MIDDLE RD		JACKSON CONSTRUCTION GROUP INC	2/13/2014	2/14/2014	final
B-13-33635	B-14-38908	R-REVISION	REVISION BUILDING / ELECTRICAL - AS BUILT	70 MIDDLE RD		JACKSON CONSTRUCTION GROUP INC	3/18/2014	3/24/2014	final

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Master Permit	Permit number	Permit type name	Permit description	Permit Address	Permit Suite	Customer Last Name	Application date	Issue date	Approval state
B-13-33635	B-14-39562	R-REVISION	REVISION BUILDING - CEILING FRAMING PLAN DIMENSIONS , ELECTRICAL - SMOKE DETECTORS DETAILS ON PLANS	70 MIDDLE RD		JACKSON CONSTRUCTION GROUP INC	4/21/2014	5/1/2014	final
B-13-33635	B-14-42622	R-REVISION	REVISION BUILDING AND ELECTRICAL - AS BUILTS (REVISION)	70 MIDDLE RD		JACKSON CONSTRUCTION GROUP INC	8/12/2014	8/27/2014	final
B-15-53846	B-15-53924	R-REVISION	REVISION BUILDING - REVISIONS AS BUILT	70 MIDDLE RD		WORTH BUILDERS OF PALM BEACH I	12/17/2015	12/30/2015	final
B-15-53846	B-16-55684	R-REVISION	REVISION BUILDING - REVISIONS AS BUILT	70 MIDDLE RD		WORTH BUILDERS OF PALM BEACH I	4/1/2016	4/22/2016	final
B-15-53846	B-16-57028	R-REVISION	REVISION BUILDING - CONCRETE BEAM REPAIR PROC. CHANGED, TERRACE STAIRS STRUCTURAL PRODEDURE CHANGED, FLOOR SLAB CHANGES.	70 MIDDLE RD		WORTH BUILDERS OF PALM BEACH I	5/25/2016	6/8/2016	final
B-15-53846	B-16-57513	R-PERMIT UPDATE-CHG OF PLANS & VALUE/CORRECTION	PERMIT UPDATE- STRUCTURAL CONCRETE REPAIR AND HVAC & ELECTRICAL IN GARAGE	70 MIDDLE RD		WORTH BUILDERS OF PALM BEACH I	6/13/2016	7/1/2016	final
B-15-53846	B-16-58144	R-REVISION	REVISION PLUMBING/GAS- GARAGE SINK & HOSE BIB RELOCATION.	70 MIDDLE RD		WORTH BUILDERS OF PALM BEACH I	7/6/2016	7/15/2016	final
B-15-53846	B-16-58570	R-REVISION	REVISION MECHANICAL & ELECTRICAL: UPDATED MECHANICAL & ELECTRICAL GARAGE PLAN. TWO LIGHTS RELOCATED.	70 MIDDLE RD		WORTH BUILDERS OF PALM BEACH I	7/22/2016	8/2/2016	final
B-15-53846	B-16-60682	R-CHANGE OF CONTRACTOR/QUALIFIER	CHANGE OF QUALIFIER B15-53846 INTERIOR RENOVATION-SHEET DISCHARGE LETTER ATTACHED, SEE INSPECTIONS UNDER B-13-33635	70 MIDDLE RD		WORTH BUILDERS OF PALM BEACH I	10/26/2016	11/3/2016	final
B-13-36863	B-17-61779	R-REVISION	REVISION- MECHANICAL- AS BUILTS FOR SYSTEMS 2, 5, 6, & 7	70 MIDDLE RD		SMYTH AIR CONDITIONING INC	1/9/2017	1/13/2017	final
	B-17-66177	M-REPLACEMENT	REPLACE 2 1/2 TON AC UNIT WITH NEW 2 1/2 TON AC SYSTEM TRANE 4TTR603J1, TEM6A0B30	70 MIDDLE RD		JOHN C CASSIDY AIR CONDITIONING INC	8/2/2017	8/7/2017	final
B-17-66177	B-17-66697	R-PERMIT UPDATE-CHG OF PLANS & VALUE/CORRECTION	PERMIT UPDATE- REPLACE EXISTING 2.5 TON AC UNIT W/NEW 2.5 TON AC UNIT. TRANE 4TTR6030, TEM6A0B30	70 MIDDLE RD		JOHN C CASSIDY AIR CONDITIONING INC	8/17/2017	8/18/2017	final
	B-17-68695	M-REPLACEMENT	*EMERGENCY CHANGE OUT* REPLACE EXISTING 2.5 TON A/C UNIT W/NEW 2.5 TON A/C UNIT. TRANE 4TTR6030, TEM6A0B30.	70 MIDDLE RD		JOHN C CASSIDY AIR CONDITIONING INC	11/15/2017	11/21/2017	final
B-15-53846	B-17-69303	R-PERMIT UPDATE-CHG OF PLANS & VALUE/CORRECTION	PERMIT UPDATE- REBUILD EXISTING BACK STAIRS, ADD CHANDELIER LIFT, HURRICANE MITIGATION	70 MIDDLE RD		WORTH BUILDERS OF PALM BEACH I	12/20/2017	1/17/2018	final
B-19-81357	B-19-82104	R-REVISION	REVISION- BUILDING- COLUMN REPAIR	70 MIDDLE RD		HILLARD BARRY CONSTRUCTION INC	10/31/2019	11/1/2019	final
B-20-86736	B-21-92239	R-PERMIT UPDATE-CHG OF PLANS & VALUE/CORRECTION	PERMIT UPDATE CHANGE OF PLANS AND VALUE ELECTRICAL WORK ONLY.	70 MIDDLE RD		LEWIS H GREEN & ASSOCIATES INC	12/3/2021	12/13/2021	final
B-22-94449	B-22-94567	R-REVISION	REVISION- BUILDING- STRUCTURAL PLANS FOR GARAGE BEAM & COLUMN REPAIR (INTERIOR)	70 MIDDLE RD		FASCA INC	5/11/2022	5/16/2022	final
B-22-94449	B-22-94568	R-REVISION	REVISION- BUILDING- ARCHITECTURAL AND STRUCTURAL PLANS FOR SHED ROOM DOOR OPENING & KITCHEN DOOR OPENING (BOTH OPENINGS ARE INTERIOR OPENINGS)	70 MIDDLE RD		FASCA INC	5/11/2022	5/16/2022	final
B-22-94449	B-22-94569	R-REVISION	REVISION- BUILDING- ARCHITECTURAL AND STRUCTURAL PLANS FOR ACCESS 2 (INTERIOR)	70 MIDDLE RD		FASCA INC	5/11/2022	5/16/2022	final
B-22-94449	B-22-95551	R-REVISION	*****PRIVATE PROVIDER***** REVISION BUILDING - EXTERIOR WEST WALL REVISION	70 MIDDLE RD		FASCA INC	7/14/2022	7/19/2022	final
B-23-00395	B-23-00489	FEE CHARGE	REFUND FOR REVISION THAT SHOULD HAVE BEEN SUBMITTED AS A RESUBMITTAL	70 MIDDLE RD		TAB CONSTRUCTION COMPANY	8/2/2023	8/2/2023	final
B-22-94449	B-23-97766	R-REVISION	*****PRIVATE PROVIDER***** REVISION PLUMBING, MECHANICAL AND ELECTRICAL - REVISED PLANS NO ADDED VALUE	70 MIDDLE RD		FASCA INC	1/13/2023	1/19/2023	final
B-22-94449	B-23-98746	R-CHANGE OF CONTRACTOR/QUALIFIER	*****PRIVATE PROVIDER***** CHANGE OF CONTRACTOR FROM FASCA TO TAB CONSTRUCTION COMPANY	70 MIDDLE RD		TAB CONSTRUCTION COMPANY	4/11/2023	4/11/2023	final
B-22-94449	B-23-99316	R-PERMIT UPDATE-CHG OF PLANS & VALUE/CORRECTION	*****PRIVATE PROVIDER***** REVISION TO ORIGINAL PLANS FOR FAMILY ROOM, KITCHEN WALLS, CYPRESS LOGGIA & GARAGE, VAULTED LOGGIA DINING ROOM, EXTERIOR SHOWER, KITCHEN MEP, ATTIC, SOUTH SITE WALL, GUEST APARTMENT	70 MIDDLE RD		TAB CONSTRUCTION COMPANY	5/15/2023	8/22/2023	final
	L-20-00265	L-LPC STAFF APPROVAL	LANDMARK- DEMO PLAN (SEE ENCLOSED) TO INCLUDE POOL PATIO, CONCRETE WALKWAYS & SITE WALLS; TO INCLUDE ACCESS OPENING OF SOUTH EAST SITE WALL ETC.	70 MIDDLE RD		N & P CONSTRUCTION AND DEVELOPMENT	4/29/2020		final

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Master Permit	Permit number	Permit type name	Permit description	Permit Address	Permit Suite	Customer Last Name	Application date	Issue date	Approval state
B-22-94449	L-22-00606	L-LPC STAFF APPROVAL	***DISCRPTION: C) RAISING EXISTING SHOWER WALL FOR PRIVACY (REAR OF HOUSE) D) RMOVE CHIMNEY FROM SCOPE OF WORK E) MODIFICATION OF THREE (3) WINDOWS F) STAIR REPLACEMENT G) RELOCATE DOOR IN WEST ELEVATION*** LPC STAFF APPROVAL A) MODIFICATIONS OF WEST (REAR OF HOUSE) AND NORTH (SIDE OF HOUSE) ELEVATIONS. B) REVISED POOL DESIGN (NECESSITATED BY RELOCATION OF EXISTING ELECTRICAL LINES AND SAFETY REASONS. C) RAISIN	70 MIDDLE RD		JENNIFER NAEGELE	5/13/2022	6/8/2022	final
B-22-94449	L-24-00946	L-LPC STAFF APPROVAL	LPC STAFF APPROVAL 1) WINDOW REVISIONS; 2) REQUEST TO CHANGE EXTERIOR PAINT COLOR AND WINDOW FRAME COLOR; 3) REQUEST TO REMOVE INTERIOR COURTYARD EAST STEPS THAT ARE NON-ORIGINAL AND NON-FUNCTIONAL; 4) REQUEST TO CHANGE POOL TO CROSS SHAPE; 5) REQUEST TO CHANGE DRIVEWAY AND WALKWAY MATERIAL; 6) REQUEST TO CHANGE ROOF TILE COLORS; 7) REQUEST TO INSTALL NEW ROOF HATCH; 8) REQUEST TO INSTALL STRIPPER STEPS TO ACCESS FLAT ROOF FROM ROOF HATCH; 9) REQUEST TO CHANGE GENERATOR LOCATION TO INTERIOR	70 MIDDLE RD		JENNIFER NAEGELE	4/1/2024	4/2/2024	final
B-19-81357	U-19-04356	U-USE OF/WORK IN ROW	USE OF ROW FOR CONCRETE PUMP	70 MIDDLE RD		HILLARD BARRY CONSTRUCTION INC	10/31/2019	11/4/2019	final
	U-20-05451	U-DEWATERING	DRAIN EXISTING POOL TO PRESSURE CLEAN	70 MIDDLE RD		ROYAL PALM POOLS LLC	6/3/2020	6/4/2020	final
	U-21-07037	U-USE OF/WORK IN ROW	RELOCATION OF EXISTING PLANT MATERIALS.	70 MIDDLE RD		LOPEZ GROUP INC	3/19/2021	3/30/2021	final
B-22-94449	U-22-09945	U-USE OF/WORK IN ROW	LOADING AND UNLOADING OF DEMOLITION DEBRIS FROM REMOVAL OF EXISTING HARDSCAPE.	70 MIDDLE RD		FASCA INC	5/9/2022	5/23/2022	final
B-22-94449	U-22-10000	U-CONSTRUCTION PARKING	CONSTRUCITON PARKING	70 MIDDLE RD		FASCA INC	5/13/2022	5/25/2022	final
B-22-94449	U-22-10001	U-CONSTRUCTION PARKING	CONSTRUCITON PARKING	70 MIDDLE RD		FASCA INC	5/13/2022	5/25/2022	final
B-22-94449	U-22-10002	U-CONSTRUCTION PARKING	CONSTRUCITON PARKING	70 MIDDLE RD		FASCA INC	5/13/2022	5/25/2022	final
B-22-94449	U-22-11770	U-USE OF/WORK IN ROW	UNLOADING OF PALLETS OF CONSTRUCTION MATERIALS	70 MIDDLE RD		FASCA INC	11/1/2022	11/7/2022	final
B-22-94449	U-23-12481	U-USE OF/WORK IN ROW	INSTALLING ELECTRICAL CONDUIT UNDER SIDEWALK SW CORNER BLOCK OFF SIDE WALK TO RUN CONDUIT FOR 3 DAYS REMOVE ONE SECTION AND RE-POUR	70 MIDDLE RD		FASCA INC	3/3/2023	3/7/2023	final
	X-09-05251	X-LEGACY PERMIT	REPLACE EXISTING EQUIPMENT; (2) 2.5T AHU	70 MIDDLE RD		JOHN C CASSIDY AIR CONDITIONING	9/19/2003	9/19/2003	final
	X-03-05252	X-LEGACY PERMIT	INSTALL RAIN SENSOR FOR LAWN SPRINKLER SYSTEM	70 MIDDLE RD		SUPERIOR SPRINKLER SYSTEMS INC	9/19/2003	9/19/2003	final
	X-07-32355	X-LEGACY PERMIT	EXACT CHANGE OUT: 2T/5KW; 3T/10KW; 2.5T/7.5KW; 2.5T/5KW	70 MIDDLE RD		JOHN C CASSIDY AIR CONDITIONING	10/18/2007	10/18/2007	final
B-22-94449	B-20-86736	E-ELECTRICAL	ELECTRICAL PER PLANS	70 MIDDLE RD		LEWIS H GREEN & ASSOCIATES INC	11/18/2020	12/15/2020	issued
	B-22-94449	B-RESIDENTIAL ALTERATION	*****PRIVATE PROVIDER***** NEW PERMIT TO TAKE OVER PREVIOUS PERMITS TO ACCESS TWO DEMOLITION & SHELL, REMOVE EXISTING POOL AND LOGGIA FLOOR, REPAIR COLUMN IN GARAGE AND INTERIOR RENOVATIONS. PREVIOUS PERMITS B-13-33635, B-19-81357, B-20-85128 - TOTAL ORIGINAL VALUE INCLUDING UPDATE PERMITS \$115,544.00. DIFFERENCE THIS PERMIT \$584,456.00 TO TOTAL \$700,000.00	70 MIDDLE RD		FASCA INC	5/3/2022	5/5/2022	issued
B-22-94449	U-23-13064	U-EXCAVATION IN ROW	*****PRIVATE PROVIDER***** EXCAVATE- REMOVE CRACKED SIDEWALK AND REPLACE WITH NEW CONCRETE.	70 MIDDLE RD		TAB CONSTRUCTION COMPANY	5/25/2023	6/1/2023	issued

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Master Permit	Permit number	Permit type name	Permit description	Permit Address	Permit Suite	Customer Last Name	Application date	Issue date	Approval state
	Z-19-00236	Z-DEVELOPMENT REVIEW PERMIT	The applicant is undertaking a renovation of a 3 story landmarked residence located in the R-8 Zoning District. The renovation includes a 91 square foot laundry room addition to the northwest corner of the house; a 191 square foot covered terrace addition on the north side of the house; and a 60 KW generator proposed in the street side yard along Via Marina. The following variances are being requested: 1) Sec. 134-1729: a variance to allow a 60 KW generator to be placed in the street side yard along Via Marina with a setback of 8.5 feet in lieu of the 25 foot minimum required. 2) Sec. 134-893(11): a variance for lot coverage for the laundry room addition of 34.47% in lieu of the 33.07% existing and the 30% maximum allowed. 3) Sec. 134-893(13): a variance for a cubic content ratio ("CCR") for the laundry room and covered terrace of 8.85 in lieu of the 8.32 existing and the 3.95 maximum allowed. 4) Sec. 134-893(7): a variance for a north side yard setback of 7.6 feet in lieu of the 12.5 feet minimum required for the laundry room addition. 5) Sec. 134-893(7): a variance to convert the existing flat roof to a covered balcony with railing that will have a north side yard setback of 7.6 feet in lieu of the 15 foot minimum required.	70 MIDDLE RD		KOCHMAN AND ZISKA	12/10/2019		pending
Count: 71									

Property Detail

Location Address : 70 MIDDLE RD
Municipality : PALM BEACH
Parcel Control Number : 50-43-43-26-03-000-0621
Subdivision : SINGER ADD TO P B IN
Official Records Book/Page : 17162 / 1188
Sale Date : JUN-2004
Legal Description : SINGER ADD S 3 FT OF W 81 FT OF LT 62, LTS 63, 64 & E 10 FT OF LT 79

Owner Information

Owner(s)

NAEGELE JENNIFER J

Mailing Address

150 BRADLEY PL APT 803
PALM BEACH FL 33480 3847

Sales Information

Sales Date	Price	OR Book/Page	Sale Type	Owner
JUN-2004	\$4,900,000	17162 / 01188	WARRANTY DEED	NAEGELE JENNIFER J
AUG-1999	\$100	11335 / 00803	QUIT CLAIM	ATKINSON BARBARA LYNN NKA
MAY-1985	\$1,425,000	04558 / 00942	WARRANTY DEED	
NOV-1984	\$1,400,000	04408 / 01068	WARRANTY DEED	
JAN-1984	\$100	04148 / 01580	WARRANTY DEED	
JAN-1975	\$287,500	02456 / 00160	WARRANTY DEED	

Exemption Information

No Exemption Information Available.

Property Information

Number of Units : 1
***Total Square Feet :** 10045
Acres : 0.3562
Property Use Code : 0100—SINGLE FAMILY
Zoning : R-B—LOW DENSITY RESIDENTIAL (50-PALM BEACH)

Appraisals

Tax Year	2024	2023	2022	2021	2020
Improvement Value	\$5,561,470	\$5,864,645	\$5,215,285	\$3,806,323	\$3,420,297
Land Value	\$7,687,500	\$6,519,000	\$6,485,600	\$4,400,000	\$4,320,000
Total Market Value	\$13,248,970	\$12,383,645	\$11,700,885	\$8,206,323	\$7,740,297

Assessed and Taxable Values

Tax Year	2024	2023	2022	2021	2020
Assessed Value	\$10,922,616	\$9,929,651	\$9,026,955	\$8,206,323	\$7,740,297
Exemption Amount	\$0	\$0	\$0	\$0	\$0
Taxable Value	\$10,922,616	\$9,929,651	\$9,026,955	\$8,206,323	\$7,740,297

Taxes

Tax Year	2024	2023	2022	2021	2020
AD VALOREM	\$177,112	\$164,915	\$157,305	\$133,148	\$127,668
NON AD VALOREM	\$194	\$188	\$184	\$178	\$1,164
TOTAL TAX	\$177,306	\$165,103	\$157,489	\$133,326	\$128,832

Dorothy Jacks, CFA, AAS PALM BEACH COUNTY PROPERTY APPRAISER www.pbcpa.gov