



April 30, 2024

Frank Davila, CFM
Town of Juno Beach
340 Ocean Drive, Juno Beach FL 33408

Re: 461 Venus Ave. permit extension request

Dear Frank,

This submission is to formally request a 120 day extension to the Building Permits for 461 Venus Ave. Current expiration is 5/17/2024.

We are requesting an additional extension due to delays in the site work, retaining wall construction, water & sewer service installation and permitting delays. In addition, issuance of the building permit prior to site work being completed resulted in over 6 month delay of the start.

The construction of the building is substantially completed. The remaining work is the installation of the sewer lines followed by the driveway, exterior mechanical and pool equipment, and rear landscaping. These items can not be installed until the sewer services are completed. We are hopeful this work can be completed by the end of June.

The following is a summary timeline and history, included the resulting delays:

Permits History:

Building permits were submitted in Fall of 2020. Permits were issued as follows:

- Site Wall Permit: 12/30/2020
- Water Service Permit: 2/11/2021
- Building Permit: 2/16/2021 (unit A & B)
- MEP Permits: 3/16/2021



Construction History:

In order to start the building construction, extensive site work and site wall construction had to be completed. Work started with the removal of the old water and sewer and installation of new service on the eastern property line. After the new service was completed, work could begin on the site wall was grading for the building pad. Even though the site wall permit was issued on 12/30/2020, the work could not start until the water services were completed.

Water Service Removal and Installation:

- Permit was issued on 2/11/2021.
- Work commenced on 2/19/2021.
- Town passed the rough water service on 3/26/2021.
- Removal of Asbestos water line was completed on 4/1/2021.

Site Wall Construction:

- Permit Issued on 12/30/2020, construction can't start until water service complete.
- Excavation and construction along the east and south sides commenced on 4/14/2021.
- Construction of east and south walls continued through end of June 2021.
- North wall construction starts on 6/27/2021
- Construction of North wall continues through 8/6/2021
- 8/02/2021: Town issues stop work order due to erosion and wall engineering concerns.
- Building still not started as of 8/6/2021 due to site wall and stop work order.
- Conversations with town and engineers starts to address concerns with erosion control and wall engineering.
- 10/11/2021: Injection pipes installed for soil stabilization.
- 11/13/2021: Installation of temporary erosion control installed. Still not approval on injection grouting.
- **12/15/2021: Town approves the start of building while wall construction concerns are addressed. 10 months after permit was issued.**
- 1/26/2022: Installation of chemical grout.
- **8/2/2021 - 8/30/2023: Site was gets approval from Town to restart. 2 year process to approve the stack block wall design.**
- **September 2023: Owner agrees to move north and west walls 1' - 2' further into property to accommodate adjacent neighbors hedge materials. As a result, sewer pump stations for both units has to be revised with Loxahatchee River District. (See timeline below)**
- November 2023: Site wall completed.



Lift Station/Sewer permitting:

- Lift station work could not commence until completion of walls.
- Permit needed to be revised due to the moving of the walls further into property.
- **October 2023 - April 2024: Permit revision takes 6 months to approve with LRD.**
- May 1, 2024: Preconstruction meeting to start utility work.
- June 15, 2024: Estimated completion and approval of LRD / Sewer work.

Building Construction:

- Permit issued: 2/16/2021 but construction can not start until site wall and grading completed.
- Work was scheduled to start in August but stop work order held up start until December.
- **10 months after issuance of permit, building starts.**
- Building proceeds but can not be completed until sewer service is installed.
- Wall construction delayed 2 years due to erosion and engineering concerns.
- LRD permitting causes another 6 month delay due to revision for moving of wall.
- Current estimated completion: June/July 2024

As the timeline above shows, the delays related to the site work, permitting and sewer installation are as follows:

- Delay for permit issuance to construction start: 10 months
- Wall approvals: 2 year process. Delay to critical path: 2 - 4 months.
- Delay with LRD permitting: 6 months.
- Total Delays: 16+ months.

As a result of the delays summarized above, we are requesting a 120 day extension from May 17, 2024 be granted. While we are hopeful for a June completion, we would prefer the extra time in case there are delays completing the on site and off site utility installation.

Thank you for your attention in this matter and please contact us if you require additional information.

Regards,



Matthew J. Montgomery