



February 6, 2024

Re: 461 Venus Drive permit extensions. Permit #'s 20-8320-A, 20-8320-B.

To: Frank Davila,

This letter is a written request for a 90-day extension to the permits of the the new construction of a 2 unit duplex located at 461 Venus Drive, Juno Beach.

There are various permits for this projects, the main two being permits for the individual units, issued 2/16/2021(20-8320 A&B). In addition there are multiple sub contractor permits issued on multiple dates.

The request for a 90 day extension is necessary due to multiple reasons. Delays occurred due to the scope and complexity of the project, multiple weather days, and the sale of both units to future owners, resulting in added time for the selection of finishes and other change orders.

More specifically, the majority of the delays are due to the following:

- Site wall construction: Site wall construction was stopped about half way through to address permitting, erosion control, and engineering concerns. This resulted in a 3+ month stop work order, followed by an approximate 18 month process approving the wall design due to an extensive engineering review process. Upon issuance of permit, wall construction was completed.
- Site wall shift and Lift station, LRD permit: To accommodate adjacent neighbors hedges encroaching on the property, wall was voluntarily moved further into the property 1' - 2' depending on location. An unforeseen consequence of this move was the impact it had on the proposed sewer pumps on each property. As a result of moving the wall inwards, the lift stations had to be moved as well. This required modifying the plans and delay in the permitting. As of this date, the LRD permit for the sewer service is still in process.
- Current Status: Unit A interior and exterior spaces are essentially complete with the exception of the sewer installation, rear driveway grading and installation. Unit B will be win the same status by end of February. As soon as required sewer installation permitting is in place, construction will immediately start to install. Final inspections will happen after.

Thank you in advance for your cooperation on the requested extension. Feel free to contact me with any further questions.

Matthew J. Montgomery
President

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