



SMITH | KELLOGG ARCHITECTURE, INC.
ARCHITECTURE | HISTORIC PRESERVATION | INTERIOR DESIGN

May 11, 2023
Revised May 30, 2023

Town of Palm Beach Building Department
360 South County Road, Palm Beach, Florida 33480

Re: ARC-23-095

Site Plan Modifications to
870 South Ocean Boulevard, Palm Beach, Florida 33480

LETTER OF INTENT (LOI) FOR DEVELOPMENT REVIEW

Smith Kellogg Architecture, Inc. is submitting this Letter of Intent on behalf of the Owners of 870 South Ocean Boulevard.

Please find for review the attached drawings for the proposed Site Plan Modifications, with no proposed alterations to the existing residence, in the R-A Zoning District of Palm Beach.

The proposed scope of work includes replacement of and modifications to the existing east and south yard perimeter site walls along South Ocean Boulevard and Via Vizcaya, respectively; removal of the two existing horizontal rolling vehicular gates located on Via Vizcaya; addition of a pedestrian gate to provide ease of access from the site to the beach cabana and portion of the site located to the east of South Ocean Boulevard; replacement and partial reconfiguration of the driveway; and associated hardscape and landscape improvements. The proposed modifications will provide an increase in landscape open space, a reduction in total impermeable hardscaped space, and an increase in the native plant species count from 17.9% to 35.1%.

Three existing site conditions have been identified by the project design team as nonconforming to current zoning requirements. First, the existing east perimeter wall does not meet the six feet height requirement for screen walls for swimming pools located in the required street side yard, per Sec. 134-1757. Second, the existing driveway gates do not comply with the provisions of Sec. 13-1668. Lastly, the existing driveway entrances do not comply with the 15'x8' safe sight triangle requirements. The proposed site plan modifications will eliminate these nonconformities through removal of the nonconforming components and replacement with a zoning-compliant site wall configuration.

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Additionally, the existing concrete perimeter site walls have been observed to be in disrepair and structurally compromised, with spalling and cracking identified along portions of the east and south site walls. Damage to the existing stone cladding has also been observed at the wall piers which flank the driveway entrances. These elements are proposed to be removed and replaced in a new configuration.

Architectural Review code:

Sec. 18-205. - Criteria for building permit.

(a) The architectural commission may approve, approve with conditions, or disapprove the issuance of a building permit in any matter subject to its jurisdiction only after consideration of whether the following criteria are complied with:

(1) The plan for the proposed building or structure is in conformity with good taste and design and in general contributes to the image of the town as a place of beauty, spaciousness, balance, taste, fitness, charm and high quality.

-The design of proposed site plan modifications references existing architectural treatment found on the site and within the site's context.

(2) The plan for the proposed building or structure indicates the manner in which the structures are reasonably protected against external and internal noise, vibrations, and other factors that may tend to make the environment less desirable.

-The proposed construction is within the allowed building area of the property and will be performed using standard methods to minimize the environmental impact.

(3) The proposed building or structure is not, in its exterior design and appearance, of inferior quality such as to cause the nature of the local environment to materially depreciate in appearance and value.

-The site plan modifications improve upon the existing conditions of the property, through application of design and construction materials and methods that are consistent within the local environment.

(4) The proposed building or structure is in harmony with the proposed developments on land in the general area, with the comprehensive plan for the town, and with any precise plans adopted pursuant to the comprehensive plan.

- The proposed modifications are harmonious with the comprehensive plan and zoning requirements.

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(5) The proposed building or structure is not excessively similar to any other structure existing or for which a permit has been issued or to any other structure included in the same permit application within 200 feet of the proposed site in respect to one or more of the following features of exterior design and appearance:

- a. Apparently visibly identical front or side elevations;*
- b. Substantially identical size and arrangement of either doors, windows, porticos or other openings or breaks in the elevation facing the street, including reverse arrangement; or*
- c. Other significant identical features of design such as, but not limited to, material, roof line and height of other design elements.*

-The proposed site plan modifications are not excessively similar to any structures within 200'.

(6) The proposed building or structure is not excessively dissimilar in relation to any other structure existing or for which a permit has been issued or to any other structure included in the same permit application within 200 feet of the proposed site in respect to one or more of the following features:

- a. Height of building or height of roof.*
- b. Other significant design features including, but not limited to, materials or quality of architectural design.*
- c. Architectural compatibility.*
- d. Arrangement of the components of the structure.*
- e. Appearance of mass from the street or from any perspective visible to the public or adjoining property owners.*
- f. Diversity of design that is complimentary with size and massing of adjacent properties.*
- g. Design features that will avoid the appearance of mass through improper proportions.*
- h. Design elements that protect the privacy of neighboring property.*

-The proposed site plan modifications are not excessively dissimilar to any structures within 200'.

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(7) The proposed addition or accessory structure is subservient in style and massing to the principal or main structure.

- The proposed modifications are largely consistent with the existing site configuration and are inherently subservient in style and massing to the existing house.

(8) The proposed building or structure is appropriate in relation to the established character of other structures in the immediate area or neighboring areas in respect to significant design features such as material or quality or architectural design as viewed from any public or private way (except alleys).

- The proposed site components are similar in character to the existing components to be replaced, and are in conformance to the established character of the immediate site and contextual streetscape.

(9) The proposed development is in conformity with the standards of this Code and other applicable ordinances insofar as the location and appearance of the buildings and structures are involved.

- The proposed site modifications meet all applicable zoning requirements, including, but not limited to, site wall height, setback, landscape screening, intersection and driveway sight triangle requirements, and all applicable landscaped open space and native landscape requirements.

(10) The project's location and design adequately protects unique site characteristics such as those related to scenic views, rock outcroppings, natural vistas, waterways, and similar features.

- The proposed modifications largely retain existing configurations and do not infringe on any unique site characteristics, natural vistas, etc. The scope of this application does not include any proposed changes to the portion of the site located to the east of South Ocean Blvd.

Site History:

The existing two-story residence was constructed in 1987 with the driveway, east perimeter wall, and south perimeter wall added approximately at that time. In 2000, a swimming pool was added to the eastern portion of the property. In 2003, the original brick paver driveway was replaced with a coquina paver driveway matching approximately the original footprint. Sometime between 2003 and 2017, two existing rolling vehicular gates were added to the driveway entrances at Via Vizcaya. In 2017, the existing privacy wall and gate were added to the interior of the lot near the southeast corner of the property. In 2021, a new main house swimming pool was administratively approved and permitted (A-21-O2070, B-21-91877). This swimming pool is currently under construction. In 2022, a new beach cabana, cabana swimming pool, and seawall were approved by ARCOM and Town Council and

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subsequentially permitted (ARC-21-O22, Z-21-00359, B-21-92487, B-21,90025). This approved work is currently under construction and is located within the noncontiguous portion of the site eastward of S. Ocean Boulevard, in the BA (Beach Area) zoning district. No modifications to the Beach Area located eastward of S. Ocean Boulevard are proposed under this application.

Should you have any questions or concerns, please do not hesitate to contact us.

Sincerely Yours,

A handwritten signature in dark ink, reading "Taylor R. Smith". The signature is written in a cursive, flowing style.

Taylor R. Smith

Principal Architect | Smith Kellogg Architecture, Inc.

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EXHIBIT A

Refer to the following page of official records provided through the Town of Palm Beach.

Permit #:	App. Date	Street Address	Type	Description	Fees Due
A-18-00268	12/11/2018	870 S OCEAN BLVD	A-ARCOM STAFF APPROVAL	ARCOM STAFF APPROVAL FOR MODIFICATION OF BALCONY AND REPLACING WINDOW WITH SLIDING DORRS. SEE ATTACHED DRAWINGS.	0.00
A-19-00474	05/17/2019	870 S OCEAN BLVD	A-ARCOM STAFF APPROVAL	ARCOM STAFF APPROVAL - FROM THE APPROVED ARCOM ELEVATION, CHANGES INCLUDE EXTENDING THE WIDTH OF THE FRONT BALCONY AND MAINTAINING WINDOWS IN THEIR EXISTING LOCATION. SITE PLAN CALCULATIONS HAVE BEEN INCLUDED.	0.00
A-19-00656	09/09/2019	870 S OCEAN BLVD	A-ARCOM STAFF APPROVAL	REPLACEMENT OF DOORS & WINDOWS AND FENESTRATION CHANGES (MODIFICATIONS).	0.00
A-20-00851	01/21/2020	870 S OCEAN BLVD	A-ARCOM STAFF APPROVAL	ARCOM- NEW ENTEGRA BUTTERSCOTCH PLANTATION TILE ROOF.	0.00
A-20-01286	10/29/2020	870 S OCEAN BLVD	A-ARCOM STAFF APPROVAL	ARCOM- REVISING FRONT ELEVATION TO LEAVE GARAGE DOOR, ENTRY DOOR & ALL WINDOWS NEITHER CHANGED NOR REPLACED FROM ORIGINAL, PRIOR TO ARCOM APPROVAL IN 2016. PREVIOUSLY APPROVED BALCONY POSTS, PILLASTERS, ENTRY STEPS WITH NOT BE INCLUDED.	0.00
A-20-01373	12/14/2020	870 S OCEAN BLVD	A-ARCOM STAFF APPROVAL	MINOR MODIFICATIONS TO WINDWOS, DOORS, BALCONIES, FENSTRATION AND ASSOCIATED CHANGES	0.00
A-21-01988	09/22/2021	870 S OCEAN BLVD	A-ARCOM STAFF APPROVAL	STAFF APPROVAL FOR INSTALLATION OF HIGH IMPACT RESISTANT WINDOWS AND DOORS	0.00
A-21-02070	11/22/2021	870 S OCEAN BLVD	A-ARCOM STAFF APPROVAL	STAFF APPROVAL FOR CONSTRUCTION OF A MAIN POOL	0.00
A-22-02253	03/25/2022	870 S OCEAN BLVD	A-ARCOM STAFF APPROVAL	STAFF APPROVAL TO REPLACE ARCOM APPROVED WOOD DOORS ON SOUTH ELEVATION WITH GLASS/ ALUMINUM DOORS TO AVOID THE PROBLEM OF HAVING WOOD DOORS QUICKLY DETERIORIATE DUE TO SALT WATER PROXIMITY.	0.00

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A-22-02399	06/07/2022	870 S OCEAN BLVD	A-ARCOM STAFF APPROVAL	ARCOM- ADD NEW CODE COMPLIANT GENERATOR ENCLSOURE, PAINTED TO MATCH EXISTING HOUSE.	0.00
B-17-64376	05/26/2017	870 S OCEAN BLVD	B-WINDOWS/DOORS/SHUTTERS/GARAGE DOORS	REPLACEMENT OF DOORS & WINDOWS AND FENESTRATION CHANGES (MODIFICATIONS).	0.00
B-17-64377	05/26/2017	870 S OCEAN BLVD	S-FENCE/WALL/GATE	REPLACE SOUTH PORTION OF POOL WALL.	0.00
B-17-65167	06/26/2017	870 S OCEAN BLVD	R-REVISION	REVISION BUILDING - ENGINEERING - WINDOWS AND DOOR OPENINGS.	0.00
B-17-69324	12/21/2017	870 S OCEAN BLVD	R-REVISION	REVISION SITE PLAN - MINOR REVISION TO POOL WALL TO SAVE PALM TREES	0.00
B-18-76971	12/12/2018	870 S OCEAN BLVD	R-REVISION	REVISION BUILDING - BALCONY MODIFICATION (EAST) EAST SLIDING GLASS DOOR OPENING - CHANGES ONLY - NO ADDED VALUE	0.00
B-19-77405	01/22/2019	870 S OCEAN BLVD	R-REVISION	REVISION BUILDING: REPAIR OVERHANG ROOF ABOVE BALCONY - (EAST).	0.00
B-19-81280	09/09/2019	870 S OCEAN BLVD	R-REVISION	REVISION- OTHER- ARCOM STAFF APPROVAL (FRONT BALCONY SECTION)	0.00
B-19-81305	09/10/2019	870 S OCEAN BLVD	R-REVISION	REVISION BUILDING - NEW FRONT BALCONY (ENGINEERING)	0.00
B-19-81390	09/13/2019	870 S OCEAN BLVD	R-PERMIT UPDATE-CHG OF PLANS & VALUE/CORRECTION	PERMIT UPDATE- CHANGE FRONT BALCONY AND INTERIOR MODIFICATIONS	0.00
B-20-86532	11/03/2020	870 S OCEAN BLVD	R-PERMIT UPDATE-CHG OF PLANS & VALUE/CORRECTION	DEMOLITION OF 2ND FLOOR INTERIOR (PARTIAL) AND CHANGES TO FLOOR PLAN	0.00
B-20-86600	11/09/2020	870 S OCEAN BLVD	R-REVISION	BUILDING: ENGINEERING TO REINSTALL ORIGINALLY APPROVED EAST ELEVATION WINDOWS (1 PAGE)	0.00
B-20-86917	12/08/2020	870 S OCEAN BLVD	R-REVISION	REVISION- BUILDING - WINDOWS NOA	0.00
B-20-86966	12/14/2020	870 S OCEAN BLVD	R-REVISION	REVISION - MODIFICATIONS TO WINDOWS, DOORS, BALCONIES, FENSTRATION CHANGES PER ARCOM STAFF APPRVOAL (A-20-01373)	0.00
B-21-88068	03/24/2021	870 S OCEAN BLVD	B-RESIDENTIAL ALTERATION	SECOND FLOOR RENOVATIONS (INTERIOR) AND ADDING BATHROOM ON FIRST FLOOR	0.00
B-21-90025	07/06/2021	870 S OCEAN BLVD	S-POOL/WATER FEATURE	(SEE PERMIT CONDITIONS) CABANA NEW SWIMMING POOL	0.00
B-21-90464	07/30/2021	870 S OCEAN BLVD	FEE CHARGE	DEP LETTER	0.00

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B-21-91599	10/14/2021	870 S OCEAN BLVD	B-WINDOWS/DOORS/SHUTTERS/GARAGE DOORS	*****PRIVATE PROVIDER***** INSTALLATION OF HIGH IMPACT WINDOWS AS PER STAFF APPROVAL L-21-00482	0.00
B-21-91877	11/04/2021	870 S OCEAN BLVD	S-POOL/WATER FEATURE	****MAIN HOUSE POOL*** (SEE PERMIT CONDITIONS) NEW SWIMMING POOL	0.00
B-21-92028	11/12/2021	870 S OCEAN BLVD	FEE CHARGE	DEP LETTER	0.00
B-21-92487	12/15/2021	870 S OCEAN BLVD	B-RESIDENTIAL NEW CONSTRUCTION/ADDITION	***** PRIVATE PROVIDER ***** (SEE PERMIT CONDITIONS) NEW CABANA BATH, STORAGE AND PERGOLA	0.00
B-21-92489	12/15/2021	870 S OCEAN BLVD	F-FLOOD PLAIN DEVELOPMENT	***** PRIVATE PROVIDER ***** FLOOD PLAIN	0.00
B-22-93509	03/03/2022	870 S OCEAN BLVD	FEE CHARGE	DEP LETTER	0.00
B-22-93945	04/01/2022	870 S OCEAN BLVD	R-REVISION	REVISION- BUILDING- AS BUILD INTERIOR RENOVATIONS, REVISION.	0.00
B-22-93970	04/04/2022	870 S OCEAN BLVD	R-REVISION	***** PRIVATE PROVIDER ***** REVISION BUILDING - REVISION TO CLEAR CONDITIONS	0.00
B-22-94068	04/08/2022	870 S OCEAN BLVD	R-REVISION	***** PRIVATE PROVIDER ***** REVISION BUILDING - REVISION TO INCLUDE CABANA ROOF NOA'S	0.00
B-22-94200	04/19/2022	870 S OCEAN BLVD	R-REVISION	REVISION BUILDING - REVISION TO CLEAR CONDITION - DEP APPROVAL COASTAL CONSTRUCTION CONTROL LINE MAIN POOL	0.00
B-22-94201	04/19/2022	870 S OCEAN BLVD	R-REVISION	***** PRIVATE PROVIDER ***** REVISION BUILDING - REVISION TO CLEAR CONDITIONS- DEP APPROVAL - COASTAL CONSTRUCTION CONTROL LINE - NEW CABANA BATH/STORAGE AND PERGOLA	0.00
B-22-94202	04/19/2022	870 S OCEAN BLVD	R-REVISION	REVISION TO CLEAR CONDITIONS - DEP APPROVAL - COASTAL CONSTRUCTION CONTROL LINE CABANA NEW SWIMMING POOL	0.00
B-22-94720	05/20/2022	870 S OCEAN BLVD	FEE CHARGE	DEP LETTER	0.00
B-22-94721	05/20/2022	870 S OCEAN BLVD	S-MARINE STRUCTURE	(SEE PERMIT CONDITIONS) INSTALLATION OF A NEW RETAINING WALL	0.00
B-22-94956	06/07/2022	870 S OCEAN BLVD	R-REVISION	***** PRIVATE PROVIDER ***** REVISION- BUILDING- WINDOWS AND DOORS INSTALLATION.	0.00
B-22-95286	06/27/2022	870 S OCEAN BLVD	R-REVISION	***** PRIVATE PROVIDER ***** REVISION PLUMBING / MECHANICAL AND ELECTRICAL - AS BUILTS	0.00

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B-22-95807	08/02/2022	870 S OCEAN BLVD	R-REVISION	REVISION BUILDING - REVISION TO SHOW THE LOCATION OF POOL EQUIPMENT AT CABANA POOL	0.00
B-22-95972	08/12/2022	870 S OCEAN BLVD	R-REVISION	REVISION BUILDING: CIVIL PAGES ABOUT EROSION DEMOLITION AND ENGINEERING	0.00
B-22-96949	10/19/2022	870 S OCEAN BLVD	R-REVISION	***** PRIVATE PROVIDER ***** REVISION- MAIN POOL REVISION	0.00
B-23-97748	01/12/2023	870 S OCEAN BLVD	FEE CHARGE	REFUND - ROW DENIED PER PB	0.00
B-23-97839	01/23/2023	870 S OCEAN BLVD	R-CHANGE OF CONTRACTOR/QUALIFIER	***** PRIVATE PROVIDER ***** CHANGE OF CONTRACTOR	0.00
B-23-97840	01/23/2023	870 S OCEAN BLVD	R-CHANGE OF CONTRACTOR/QUALIFIER	***** PRIVATE PROVIDER ***** CHANGE OF CONTRACTOR	0.00
B-23-97841	01/23/2023	870 S OCEAN BLVD	R-CHANGE OF CONTRACTOR/QUALIFIER	CHANGE OF CONTRACTOR	0.00
B-23-99239	05/10/2023	870 S OCEAN BLVD	R-REVISION	***** PRIVATE PROVIDER ***** REVISION OTHER: CIVIL COMMENTS ABOUT N WALL	150.00
L-21-00482	09/17/2021	870 S OCEAN BLVD	L-LPC STAFF APPROVAL	STAFF APPROVAL FOR INSTALLATION OF HIGH IMPACT RESISTANT WINDOWS AND DOORS	0.00
U-22-09488	03/07/2022	870 S OCEAN BLVD	U-USE OF/WORK IN ROW	***** PRIVATE PROVIDER ***** USE OF ROW FOR DELIVERY OF EQUIPMENT - PREPARE SITE REMOVE HEDGE AND ADD TRAFFIC ROCK ON EASEMENT	0.00
U-22-09489	03/07/2022	870 S OCEAN BLVD	U-USE OF/WORK IN ROW	***** PRIVATE PROVIDER ***** USE OF ROW FOR DELIVERY OF EQUIPMENT	0.00
U-22-09490	03/07/2022	870 S OCEAN BLVD	U-USE OF/WORK IN ROW	***** PRIVATE PROVIDER ***** USE OF ROW FOR DELIVERY OF EQUIPMENT	0.00
U-22-09558	03/22/2022	870 S OCEAN BLVD	U-USE OF/WORK IN ROW	***** PRIVATE PROVIDER ***** USE OF- CONCRETE POUR IN EASEMENT FOR CABANA (WORK DATE THUR 3-31)	0.00
U-22-09649	04/04/2022	870 S OCEAN BLVD	U-USE OF/WORK IN ROW	***** PRIVATE PROVIDER ***** ROW UNLOAD EQUIPMENT FOR WORK ON CABANA (BEACH SIDE).	0.00
U-22-09991	05/12/2022	870 S OCEAN BLVD	U-USE OF/WORK IN ROW	USE OF ROW FOR UNLOADING EXCAVATOR	0.00
U-22-09994	05/12/2022	870 S OCEAN BLVD	U-DEWATERING	DEWATERING FOR POOL.	0.00
U-22-10046	05/20/2022	870 S OCEAN BLVD	U-USE OF/WORK IN ROW	USE OF ROW FOR REFRIGERATOR DELIVERY	0.00

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<u>U-22-10154</u>	06/03/20 22	870 S OCEAN BLVD	U-USE OF/WORK IN ROW	EQUIPMENT AND MATERIAL DELIVERY FOR NEW POOL CONSTRUCTION.	0.00
<u>U-22-11250</u>	09/15/20 22	870 S OCEAN BLVD	U-USE OF/WORK IN ROW	USE OF- MATERIAL AND EQUIPMENT DELIVERY FOR MAIN HOUSE POOL BUILD.	0.00
<u>U-22-11848</u>	11/08/20 22	870 S OCEAN BLVD	U-USE OF/WORK IN ROW	DELIVERY OF POOL MATERIALS	0.00
<u>X-03-01013</u>	02/10/20 03	870 S OCEAN BLVD	X-LEGACY PERMIT	REPLACE GARAGE DOOR & OP (SAME STYLE DOOR)	0.00
<u>X-03-03271</u>	06/19/20 03	870 S OCEAN BLVD	X-LEGACY PERMIT	BURGLAR ALARM;1-PANEL,4- KEYPADS,2-HEATS,33-DEVICES 14- SMOKES	0.00
<u>X-03-04629</u>	08/22/20 03	870 S OCEAN BLVD	X-LEGACY PERMIT	REMOVE EXISTING DRIVEWAY REPLACE W/COQUINA STONE POUR SLAB 4"	0.00
<u>X-03-04630</u>	09/15/20 03	870 S OCEAN BLVD	X-LEGACY PERMIT	UPDATE ADDITIONAL WORK;SLOT DRAIN & EXFILTRATION TRENCH	0.00
<u>X-04-07571</u>	02/23/20 04	870 S OCEAN BLVD	X-LEGACY PERMIT	INSTALL POOL HEATER & 300' OF FUEL LINE (NATURAL GAS)	0.00
<u>X-04-08557</u>	04/30/20 04	870 S OCEAN BLVD	X-LEGACY PERMIT	POOL HEATER:DISC.EXIST ELECTIC & HOOKUP GAS HEATER	0.00