



ARCHITECT + PLANNER

Re:  
1473 N Ocean Blvd  
Palm Beach, Florida 33480  
March 24, 2023

**SKA Architect+Planner - LETTER OF INTENT**  
**RELATED TO THE RENOVATION AND ADDITION OF AN EXISTING RESIDENCE AT**  
**1473 N OCEAN BLVD**

We are pleased to submit the accompanying drawings for the renovation and addition of an existing residence at 1473 N Ocean Blvd. Please note the following:

**A) ARCOM 18-205**

Renovation and addition to an existing one story residence. Addition is approximately 12,000 sq ft. New second story to main building, basement addition, and modifications to windows, doors, loggias, and balconies. New landscape and hardscape.

**B) VARIANCES 134-201**

- 1)Section 134-843(a) (8): a variance for a north side-yard setback of 29.9' in lieu of the 30' required for lots over 60,000 SF in the R-A Zoning District.
- 2)Section 134-843(a) (8): a variance for a south side-yard setback of 10' in lieu of the 30' required for lots over 60,000 SF in the R-A Zoning District.
- 3)Request to rezone a portion of the property from R-B to R-A to have one consistent zoning district for the property.

- 1)The property is located in the R-A/R-B Zoning District and the house is currently non-conforming to the south setback/property line.
- 2)The applicant was not the cause of the special conditions of the property or residence. The non-conforming setback was created when the house was built in 1960 and the setbacks were different then today's code.
- 3)The granting of the variance will not confer on the applicant a special privilege that is denied to the neighboring properties as the setback remains the same as exists today.
- 4)The hardship, which runs with the land, is that the house is nonconforming to today's code which limits the ability to renovate without the need for a variance.
- 5)The variance requested is the minimum necessary to make reasonable use of the land considering the nonconforming aspects house. The proposed additions are to improve the site and livability of the property.
- 6)The granting of the variance will not be injurious to the neighborhood.

**C) OTHER**

Due to the fact that the property has two zoning district overlaying the site, the applicant is requesting the Town to "rezone" the portion of the property that is R-B to R-A – to allow consistency for the entire parcel.

Sincerely,

Daniel Clavijo



**TOWN OF PALM BEACH**  
 Planning, Zoning & Building Department  
 360 South County Road  
 Palm Beach, FL 33480  
 (561) 838-5430 • [www.townofpalmbeach.com](http://www.townofpalmbeach.com)

### DEVELOPMENT REVIEW APPLICATION

Updated 08/16/21

<b>FILE NUMBER:</b> ARC-23-064	<b>ZONING NUMBER (if applicable):</b> ZON-23-054	<b>DATE:</b> 05-1-23
<b>ADDRESS:</b> 1473 NORTH OCEAN BOULEVARD		
<p style="text-align: center;"><input type="checkbox"/> <b>LANDMARKS</b></p> <input type="checkbox"/> Certificate of Appropriateness for design approval <input type="checkbox"/> Certificate of Appropriateness for demolition <input type="checkbox"/> Historically Significant building <input type="checkbox"/> Historic district/ Site designation / undesignation <input type="checkbox"/> Other (expand below) <input type="checkbox"/> Waiver <input type="checkbox"/> Tax abatement project	<p style="text-align: center;"><input checked="" type="checkbox"/> <b>ARCOM</b></p> <input checked="" type="checkbox"/> Design review approval- <b>major project</b> <input type="checkbox"/> Design review approval- <b>minor project</b> <input type="checkbox"/> Design review approval- <b>minor no notice</b> <input type="checkbox"/> Demolition <input type="checkbox"/> Other (expand below)	
<input checked="" type="checkbox"/> <b>TOWN COUNCIL</b>		
<input type="checkbox"/> Special exception <input checked="" type="checkbox"/> Variance(s) <input type="checkbox"/> Site plan review <input type="checkbox"/> Division of land / replat <input type="checkbox"/> Amendment to the Town's Zoning Code or Zoning Map or Comprehensive Plan or Future Land Use Map <input type="checkbox"/> Other (expand below)		
<input type="checkbox"/> <b>Other:</b>		
<b>Property Information</b>		
ADDRESS OF PROPERTY 1473 North Ocean Boulevard		
LEGAL DESCRIPTION (if necessary attach as separate exhibit) See attached Exhibit "B"		
PROPERTY OWNER NAME William C. Powers and Marianne Elaine Elmasri		
CONTACT NUMBER AND/OR EMAIL 561-802-8960/mziska@floridawills.com		
APPLICANT NAME (if different than owner)		
CONTACT NUMBER AND/OR EMAIL		
<b>Authorized Representative(s) Information (if applicable)</b>		
NAME Maura Ziska	<input checked="" type="checkbox"/> Attorney <input type="checkbox"/> Agent <input type="checkbox"/> Other _____	
CONTACT PHONE 561-802-8960	EMAIL ADDRESS mziska@floridawills.com	

**Summary of Request (NOTE: A separate Letter of Intent (LOI) is required as part of the submittal prerequisite)**

PROVIDE A BRIEF SCOPE OF PROJECT REQUEST

Renovation and addition to an existing one story residence. Addition is approximately 12,000 sq ft. New second story to main building, basement addition, and modifications to windows, doors, loggias, and balconies. New landscape and hardscape.

1)Section 134-843(a)(8): a variance for a north side-yard setback of 29.9' in lieu of the 30' required for lots over 60,000 SF in the R-A Zoning District.

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3)Request to rezone a portion of the property from R-B to R-A to have one consistent zoning district for the property.

**Project Information**

Is there an existing building(s) on the site?	<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO
Does the project include minor exterior demolition?	<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO
Does the project include total demolition?	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO
Does the project include exterior alterations?	<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO
Does the project include site plan modifications?	<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO
Provide the total square footage of the new construction.	12,000	SF.
Provide the gross square footage of the new construction (including parking and all usable area).	12,000	SF.

**Design Professional (primary design professional responsible for project design)**

NAME: SKA ARCHITECT+PLANNER	<input checked="" type="checkbox"/> Architect
LICENSE #: AR 10,181	<input type="checkbox"/> Contractor
<input type="checkbox"/> Check this box if you are a Commission member that will result in a voting conflict of interest	<input type="checkbox"/> Landscape Architect
	<input type="checkbox"/> Engineer
	<input type="checkbox"/> Other _____
CONTACT PHONE 561-655-1116	EMAIL ADDRESS DANIEL@SKAARCHITECT.COM PAT@SKAARCHITECT.COM

**Please read the following and acknowledge below:**

- As part of the project approval, I voluntarily agree to dedicate a utility easement supporting the undergrounding project to the satisfaction of the Town of Palm Beach, which may include the installation of aboveground electrical equipment and pads to be placed on my property.

The aforementioned is acknowledged by:

- Owner of the subject property
- Authorized representative

*Maura Ziska*

SIGNATURE

Maura Ziska

PRINT NAME

05-1-23

DATE SIGNED

SKA ARCHITECTS • CF3 DESIGN GROUP

*present*

# M A R A B E L E Z A



A building is alive, like a man,  
and its spirit is the spirit of its maker.

—FRANK LLOYD WRIGHT

1473 N Ocean Blvd • Palm Beach Florida

*Bill and Marianne Powers*

## PROJECT SCOPE

### PROPOSED MODIFICATIONS INCLUDE:

#### EXISTING MAIN LEVEL (BUILDING A)

- New Grand Foyer and entry footprint
- Family Room with Fireplace
- Open Kitchen with informal Dining
- Breakfast Nook
- Indoor/Outdoor conversation lounge area
- Chef's Kitchen with staff table and lockers
- Elevator
- Library with fireplace
- Expand door and window openings to enhance scenic vistas

#### BUILDING A – NEW 2ND LEVEL

- Separate His/Hers En-Suites
- Separate His/Hers Closets
- Asian inspired Bath with Sauna
- Guest En-Suite for future home aide
- East loggia and mezzanine open to Grand Foyer

#### EXISTING POOL HOUSE

- Redesign as Formal Dining venue
- Maintain existing footprint with new interior features

#### NEW WEST POOL HOUSE

- Office
- Lounge Area
- Bath Facilities

#### NEW WEST POOL

#### NEW EAST POOL HOUSE

- Office
- Lounge Area
- Bath Facilities

#### NEW EAST SPA

#### NEW EAST OPEN-AIR VENUE

- Expanded Courtyard and surrounds
- Relaxed seating areas to interact enjoying sports and conversation
- Boutique bar with seating, lounge area and fireplace

#### EXISTING BUILDING B – EAST VIEW

- Expand door and window openings to enhance ocean views
- Redesign existing Kitchen as an Open Bar entertainment area

### SITE PLAN



# MARABELLEZA

## DESIGN APPROACH

A nod to the Colonial massing influence of Bermudian architecture is featured on Building A. Original classic white gable roofs are blended with multiple dual pitch hip roofs for all new construction. Doors and windows, stair railing and lighting fixtures share a metal Black finish accenting the soft white and yellow tones.

*Typical Bermudian Architecture*



*Historical Colonial Architecture*



### **BUILDING A – WEST ELEVATION / GRAND FOYER**

The Grand Foyer with a Juliet balcony covered entry sparks delight like welcoming arms. Tumbled and bush hammered white limestone Portuguese Mission façade set against a soft yellow backdrop of Colonial style massing, both symbolic features of Bermudian architecture.



# MAR A BELEZA

## DESIGN APPROACH

### BUILDING A – 2ND FLOOR ADDITION / SOUTH ELEVATION

A shared private courtyard between Buildings A and B lends a sense of tranquility from the soothing sounds of the waterscape. Statuesque arched columns define the lower level colonnade and gazing from the upper level is Amphitrite, who holds the divine power to still the winds. Nestled between black Juliet balconies are sparkling tumbled blue sea glass mosaics with the Queen of the Sea set in relief.



### BUILDING A – EAST ELEVATION

Optimizing the most important amenity, the expansive view of the ocean, two center columns will be removed from the existing loggia. A new open-air loggia will be built off of the new Master Suite with glass railings. The entire east wall of the upper level will feature folding glass walls for an unobstructed view of the Atlantic. The loggia connects to the "Lido Deck" over the new East Pool House and colonnade.





### **BUILDING A – EAST POOL HOUSE / LOGGIA AND DECK**

As you exit Building A on the ground level, take a stroll through the colonnade courtyard and covered loggia to the East Spa. An elegant buttress of tumbled and bush hammered white limestone wraps the central entryway. Glass French doors and folding glass walls are highlighted with a soft eyebrow arch. On the upper Loggia and Deck, black geometric railing flows between columned parapets. Each view invites you to take a moment and embrace the natural beauty of the ocean.



### **EAST POOL HOUSE OPEN-AIR VENUE**

An exquisitely manicured outdoor space offers a variety of tranquil places to pause and gather. A boutique Bar creates an immersive experience with folding glass walls inviting an ocean breeze embrace. Just steps away is the outdoor fireplace featuring a Terrace highlighted by a tumbled and bush hammered white limestone that borders an artisan tiled Portuguese Mission façade in the same architectural style as the Grand Foyer.



# MAR A BELEZA

## DESIGN APPROACH

### WEST POOL HOUSE

The tranquil sound of water from a negative edge fountain is a soothing lullaby throughout the expansive West Pool House courtyard. Libations are served from the indoor/outdoor Wet Bar for pool guests and those dining in the Formal venue nearby. Both East and West pool house share similar architectural details such as the white limestone central entryway, glass French doors and folding glass walls. A new saltwater lap pool replaces the existing pool.



“Soft buttery architecture accented  
with feathery palm fronds that melted  
in to the turquoise waters below.”

—MAR A BELEZA STORY

# MAR A BELEZA

## OUR STORY

“Soft buttery architecture accented with feathery palm fronds that melted in to the turquoise waters below.”

This was the homeowners first impression of “*Mar A Beleza*,” as it truly stands out as a Beauty of the Sea. It has always been the collective intent to maintain the design integrity of the home, a worthy tribute to the original architect of this classic Bermudian style of architecture.

Historically the revivalist Bermudian vernacular style came to define the Island’s architecture and inspired future architects. The allure of these traditional references and details captivated the owners of *Mar A Beleza*. Charmed design that emerges organically out of intrinsic materials and function. Well proportioned structural heritage with façades and buttresses, U-shaped courtyards and butteries, master bedroom with fireplace, French doors from the master suite that open onto a large porch with loads of character.

It is the desire of the homeowners to preserve the architectural gift of *Mar A Beleza* in Palm Beach. At first your eye will naturally be drawn to the limestone Portuguese Mission façade set against a clean backdrop of Colonial style massing, both historical features of Bermudian architecture. Other awe-inspiring elements range from arched inset blue sea glass mosaics, French doors set in soft eyebrow arches and Juliet balconies. Together they add character and mirror the beauty of the sea.

*Mar a Beleza*’s hidden gem is the inner beauty of it’s original structural design. The rhythmic flow of “old and new” architectural features create a delightful symphony that resonates on a subconscious level.

