

BRASSEUR & DROBOT ARCHITECTS, P.A.

December 7, 2023

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

Re: COA-24-003 (ZON-24-021) 800 South County Rd, Letter of Intent (Drop Off)

To whom it may concern,

This is a letter of intent for the renovation of a previously approved 20,221 sq. ft., two story residence including the renovation of the original 10,819 S.F. two story residence designed by Addison Mizner in 1923.

The project consists of:

1. Minor hardscape changes which will not affect the Landscape Open Space requirement.
2. The addition of a small 40.94 sq. ft. uncovered bridge between the Guest/Boat House and the Old Generator Building which requires (2) variances:
 1. A variance for a north side yard setback of 20.5 ft. i.l.o. the 30 ft. minimum required for lots over 60,000 sq. ft.
 2. A variance for a lot coverage of 25.43% i.l.o. the 25.36% previously approved and 25% maximum allowed.
3. Change of (4) approved wood paneled doors to French doors at the Cabana Bath, Guest/Boat House, and the Old Generator Building.
4. Change of a Gothic French door to a square topped French door at the Staff Kitchen.
5. Change of a window to a French door at the second floor of the Guest/Boat House.
6. Change a single French door to a double French door at His Bath.
7. Change (3) first floor windows height from 40" tall to 55" tall at the south side of the Guest House Lounge.

The Certificate of Appropriateness application will be submitted on November 20, 2023 for the January 17, 2024 Landmark Preservation Commission meeting.

It is this offices opinion that the request complies with Section 54-122 and Section 54-161 of the Landmark Manual. Materials used will match that which was previously approved by the Landmarks Commission in October of 2020. Stucco, cast stone and wood finishes will match existing. The proposed door and window openings are similar in proportion to existing openings.

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This office reviewed the archived plans received from the Town of Palm Beach's Archive Department. To the best of our knowledge, Zoning related requests on after January 1979 include:

1931: Alterations were made by the original architect, Addison Mizner. These included the addition of the round stair tower, changing Living Room windows to French doors, and miscellaneous interior renovations that required some minor fenestration changes.

1977: a Pool Cabana was added. The Cabana was constructed in conjunction with the installation of a swimming pool and raised deck at the west edge of the property.

1988: the original French doors and windows were replaced with matching wood units.

1992: a Covered Loggia with open deck above, designed by Michael Johnson, and was added to the southwest corner of the house.

Please let me know if you have any questions. My office number is (561) 820-8088.

Respectfully,

Jason P. Drobot
Architect

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