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ROGER PATTON JANSSEN, A.I.A.

Date: April 24<sup>th</sup>, 2023 (pre-application)  
June 8<sup>th</sup>, 2023 (first submittal)  
June 26, 2023 (second submittal)  
July 11, 2023 (final submittal)  
September 5, 2023 (second submittal)  
January 4, 2024 (third submittal)

LETTER OF INTENT RELATED TO PROPOSED NEW CONSTRUCTION AT  
217 BAHAMA LANE, PALM BEACH, FLORIDA, 33480

ARCOM: ARC-23-092

TOWN COUNCIL: ZON-23-070

We are pleased to submit the accompanying drawings for the first submittal review of our project at 217 Bahama Lane. The site currently has a single-family residence to be demolished. Our project is for the proposed construction of a 2-Story residence including pool, hardscape and landscape. This project does not require any variances. We have paid special attention to the cubic content and zoning requirements of the district and have increased our allowable setbacks, dropped the overall beams heights, and included more native plantings.

**A) LANDMARKS PRESERVATION COMMISSION 54-122 & 54-161**

Not applicable

**B) ARCOM 18-205**

We are submitting a design that we consider tastefully designed, with harmonious and balanced elevations and to be built with the highest quality materials.

1. New 2-Story Residence.
2. New swimming pool.
3. New hardscape and landscape.

**B) ARCOM 18-206**

Not applicable

**C) SPECIAL EXCEPTION 134-229**

Not Applicable

**D) SITE PLAN REVIEW 134-329**

Site Plan Review for development of a new dwelling on portions of platted lots which is 10,283 SQ FT in lieu of the 10,000 SQ FT required in the R-B zoning district.

**E) VARIANCES 134-201**

Not Applicable