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April 1, 2024 (Second Submittal)
Town of Palm Beach
Planning, Zoning and Building Department

**LETTER OF INTENT
RELATED TO MODIFICATIONS TO PROPOSED NEW CONSTRUCTION AT
325 VIA LINDA PALM BEACH, FLORIDA 33480
ZON-24-064**

Section 134-1729(2)c.: Site Plan Review for the installation of a 200 kW generator and multiple generators exceeding 120 kW.

THE FOLLOWING ARE THE REASONS WHY THE SITE PLAN SHOULD BE APPROVED PURSUANT TO SECTION 134-329:

1. Sufficiency of statements on ownership and control of the subject property and the sufficiency of conditions of ownership or control, use and permanent maintenance of common open space, common facilities or common lands to ensure preservation of such lands and facilities for the intended purpose and to ensure that such common facilities will not become a future liability for the Town.

The owner of the property is Three Palm Trees LLC and is the entity that controls the property.

2. Intensity of use and/or purpose of the proposed development in relation to adjacent and nearby properties and the effect thereon.

The proposed 200 KW generator will not intensify the use of the property but will enhance the protection and preservation for the homeowner and will not have any negative effects on nearby properties as the generator will be in the basement.

3. Ingress and egress to the property and the proposed structure thereof, with particular reference to automotive and pedestrian safety; separation of automotive traffic; traffic flow and control; provision of services and servicing of utilities and refuse collection; and access in case of fire, catastrophe or emergency.

Ingress and egress to the property will remain the same on Via Linda.

4. Location and relationship of off-street parking and off-street loading facilities to thoroughfares and internal traffic patterns within the property, with particular reference to automotive and pedestrian safety, traffic flow and control, access in case of fire or catastrophe or emergency.

The location and use of the off-street parking will remain the same.

5. Proposed screens and buffers to preserve internal and external harmony and compatibility with uses inside and outside the property boundaries.

The landscaping will be as approved.

6. Manner of drainage on the property, with particular reference to the effect of provisions for drainage on adjacent and nearby properties and the consequences of such drainage on overall town capacity.

The drainage will be as approved.

7. Utilities, with reference to hook-in locations and availability and capacity for the uses projected.

The utility hook ups will remain the same.

8. Recreation facilities and open spaces, with attention to the size, location and development of the areas as to adequacy, effect on privacy of adjacent and nearby properties and the uses within the property, and the relationship to community-wide open spaces and recreation facilities.

N/A.

9. Such other standards as may be imposed by this chapter for the particular use or activity involved.

The proposed generator should not impose any other standards to the project.

10. Height of commercial structures with reference to adjoining buildings, the effect on uniformity in height, and the general principle of retaining the low-profile scale of commercial architecture.

The proposed generator has no negative impact on scale of the building and adjoining buildings as it is in the basement.

11. Visible size and bulk. The proposed development should be so arranged that it minimizes the visible bulk of the structures to drivers and pedestrians on abutting roadways, the point of reference being the centerline of the abutting roadways, the intent being to maintain visual impact of multistory buildings at the same relative level of intensity as a single-story building at the minimum required setback.

The proposed generator will have no impact on visible size since it is in the basement.

Respectfully Submitted,



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