

Our File Number: 00060916-00001
Writer's Direct Dial: (561) 650-0633
Writer's E-Mail Address: jcrowley@gunster.com

June 10, 2024

Town of Palm Beach
360 S. County Road
Palm Beach, FL 33480

Re: LOI for 1330 N Ocean Boulevard – ARC-24-051

We are pleased to submit the accompanying documents and drawings in connection with our application for Development Review for a new single-family residence with final landscape and hardscape for a site located at 1330 North Ocean Boulevard, Palm Beach, FL (the "Property"). The Property is currently a vacant site.

The proposed house consists of three interconnected building encircling a central courtyard. Given the substantial fall of existing grade on the property from east to west, careful consideration has been given to gradate the structures to mirror the topography and scale of the adjoining neighbors.

The main house (and tallest part of the building) faces the ocean and an expansive open lawn, giving the house a refined and symmetrical frontage on South Ocean Boulevard. It houses the public functions (Living, Dining and Kitchen) on the ground floor and the Primary Suite in a second floor penthouse. The penthouse is recessed back from the first floor base of the house allowing multiple surrounding roof terraces.

As you turn the corner onto Ocean Terrace, the symmetry immediately breaks down. A one story two-bedroom guest house runs alongside this street, stepping down from the main house floor level, lowering the scale of house as it traverses into the neighborhood. Sandwiched between the main house and this guest house is a small, glassy entrance foyer.

The Service and Children's wing runs along the east (Rear of the property). Again, to stagger the scale of the house along the length of the property, this wing lowers in height (and floor level) from the main house. The end of this wing is terminated by a single story two car garage on North Ocean Way.

The roof forms found on all three wings are a combination to further break down scale and designate importance of function – flat roofs (situated on secondary function areas) and low pitched roofs with bracketed deep overhangs (located on more important areas).

These three wings surround and witness a landscaped pool courtyard central to the middle of the property. This creates an internal hidden oasis. A casual and landscaped guest drive sequence has been created with both access on Ocean Terrace and North Ocean Way.

The overall house material will be white stucco topped with a white concrete roof. The windows and doors will be metal, painted a dark color. All wood overhangs and bracketing will also be bathed in white.

The landscape and hardscape design proposes to use a harmonious outdoor space that complements the architectural style of the new house, while adhering to all town requirements and contributing positively to the neighborhood. Our design approach is rooted in enhancing the property in good taste, and ensuring that the outdoor space becomes an integral and aesthetically pleasing extension of the residence.

Please note the following as it relates to this application:

A. Architectural Commission review in accordance with Section 18-205.

- (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.
 - (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.
 - (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.
 - (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.
 - (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.
- (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.
- (7) The proposed addition or accessory structure is subservient in style and massing to the principal or main structure.
- (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).
- (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.
- (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.
- (b) If the above criteria are met, the application shall be approved. Conditions may be applied when the proposed building or structure does not comply with the above criteria and shall be such as to bring such building or structure into conformity. If an application is disapproved, the architectural commission shall detail in its findings the criterion or criteria that are not met. The action taken by the architectural commission shall be reduced to writing, and a copy thereof shall be made available to the applicant upon request.

- (c) A decision or order of the commission or the planning, zoning and building department director or his/her designee shall not become effective until the expiration of ten working days after the date upon which a ruling of the commission or the planning, zoning and building department director or his/her designee has been made.

The proposed home as designed has a simple but pleasing architectural design, which also uses quality materials that complement the residence and other homes nearby. The home has been carefully designed so as not to be too similar, nor too dissimilar to the existing homes in the surrounding neighbourhood, and is in harmony with the neighbourhood. The project also includes various landscape materials to soften the home's appearance, which allows for the house to better blend into the Property and not draw attention to itself.

Revisions Made Per ARCOM Direction at May 29, 2024 Meeting

Per the request of the Commission, the architectural revisions include the reduction of the south wing from a two-story element to one story, which significantly reduces the mass of the home, and will allow for more sun in the pool area. The first-floor programming for the south wing has been rearranged because of the elimination of one floor. The landscape design revisions include additional Coconut Palms on the east side of the Property along North Ocean Boulevard, and additional Thrinax Palms on the north side of the Property along Ocean Terrace, per the request of the Commission.

Sincerely,



James M. Crowley