

Land Planning
Landscape Architecture
Landscape Management

May 23, 2024

Town of Palm Beach
Planning, Zoning, & Building Department
360 S. County Road
Palm Beach, Florida 33480

ATTN: *ARCOM Staff*
Re: 336 W Australian Avenue - Landscape Architecture
Our Ref # 24085.00 LA
ARC-24-0034 / ZON-24-0020

LETTER OF INTENT

Current zoning for the project is R-C - MEDIUM DENSITY RESIDENTIAL
Our current proposal, for improvements to the site, does not include any architectural changes to the approved house.
We are proposing the following revisions to the originally approved ARCOM plans.

The proposed changes include:

1. Modified pool garden layout
2. Modified entry courtyard
3. Addition of generator
4. Associated landscape improvements
5. Relocation of pool equipment
6. Addition of pool heater
7. Addition of easter privacy wall

Variance request:

The following variance request will be in harmony with the general intent and purpose of Chapter 134-201 as well as Sec. 18-205 per the TOPB Code.

1. Pool equipment relocation/proximity to west property line to be 3' instead of requested 5' required (deficit of 2') as well as distance of pool equipment to pool water to be 54'-2" instead of 25' required (excess of 29'-2"). The proposed location improves upon the existing location to benefit our client as well as western neighbor. The proposed location will be adjacent to neighbor's service area.
2. Addition of generator. Proposed generator to be located adjacent to neighbor's service area. Variance request is for proximity of equipment to west property line to be 4'-4" instead of requested 5' required.
3. Lot coverage (under requirement). Variance request for deficiency of 13.65%, proposed lot coverage is 36.35% instead of the 45% required. Note: overall open/ permeable space improved from existing 26.74% to proposed 36.35%.

The attached plan reflects the above-outlined revisions.

If there are any questions regarding this project, please feel free to reach out to our office.

Thank you for your assistance.

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