



April 9, 2024

Town of Palm Beach
Planning, Zoning & Building Dept.
360 South County Road
Palm Beach, FL 33480

RE: **Letter of Intent**
910 S Ocean Blvd, Palm Beach, FL 33480

To whom it may concern,

Please find enclosed drawings illustrating proposed design revisions to a previously approved project with case #B-17-2021 and Z-21-00329. The enclosed drawings illustrate minor revisions to the project as requested by owner, to include elimination of a chimney in the courtyard, revision to the North-facing façade of interior courtyard, and revision to the typical balcony railing design.

Additionally, the proposed residence is designed to be in keeping with the criteria outlined in section 18-205 of the Town of Palm Beach Code of Ordinances, and criteria listed as follows:

- (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 causing 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 according 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, roofline, and height of other design elements.

(6) The proposed building or structure is not excessively dissimilar 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 with respect to one or more of the following features:

- a. Height of building or height of roof.
- b. Other significant design features include but are 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 any perspective visible to the public or adjoining property owners.
- f. Diversity of design that is complimentary with the 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) (N/A)

(8) The proposed building or structure is appropriate to the established character of other structures in the immediate area or neighboring areas with 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 project's location and design adequately protect unique site characteristics such as those related to scenic views, rock outcroppings, natural vistas, waterways, and similar features.

Respectfully,

Carlos Esteban
Sr. Project Manager