

October 21st, 2024

Development Reviewer
Planning, Zoning & Building Department
360 South Country Road
Palm Beach, FL 33480

Re: Letter of Intent - PROJECT #: ARC-24-0110

Dear Sir/Madam:

Please find in this LOI information regarding the proposed site alterations at 233 Oleander Avenue, Palm Beach, FL 33480. As the agent and landscape architect for clients Kimberly and David Smick, I propose the following:

Revising the front driveway and walkways to create a more attractive and functional entry sequence while providing more screening of the parking from both the roadway and neighbors. New decorative aluminum garden gates in the front garden area to secure the property and create an attractive view of the property from Oleander Avenue. New decorative aluminum screening of HVAC/pump area. Expanding greenspace areas along the west and north property lines with new trees, hedges and herbaceous materials. Replacing the existing rear terrace paving and adding new water storage methods under the paved areas to mitigate existing drainage issues and bring the property into current code compliance.

The residence was built in 1955 as two rental units with renovations in the 1970s, 1990, and finally in 2011 to combine the units and add the attached garage. Over the years the landscape has deteriorated and the present site has little foliage and persistent drainage issues that require remediation

Variances requested will likely include those for Landscape Open Space and Perimeter Open Space. The existing building footprint and required paving for normal vehicle & pedestrian accommodation and standard use does not allow expansion of landscape areas to the full required amounts of LOS and POS without detriment to the owners' full use and enjoyment of the property. The new plans propose increasing the square footage of all the exterior green areas, replacing existing paving with new pervious paving, and upgraded hedges and trees to create new screening between all adjacent properties and the street.

Sincerely,

A handwritten signature in black ink, appearing to read 'RJB', with a stylized flourish at the end.

ROBERT J. BELL
President

Bell Design, Inc.
1901 Columbia Rd NW #504
Washington, D.C. 20009