



December 4, 2024

1240 N Ocean Way, Palm Beach, FL 33480  
Attn: Town of Palm Beach

Re: **1240 N Ocean Way – Letter of Intent – ARCOM Submittal – Final Submittal**

To whom this may concern,

Our revised submittal included a Street View Study (sheets A105.AR – A115.AR) showing what is visible of the existing solar panels with photographs taken at 6'-0"H at the crown of the road. No existing solar panels are visible from the street at this height. We are also showing the proposed solar panel locations and what may potentially be visible from the street. We would respectfully ask that you consider the full scope of the solar panels proposed as there is minimal impact.

---

On behalf of Terry Collier ("Owner"), Paradelo Burgess Design Studio respectfully requests your consideration of this application for the project at *1240 N Ocean Way*. The subject site is located within the R-B Low Density Residential District area on the north side of Palmo Way between N Ocean Way (to the east) and N Lake Way (to the west) in the Town of Palm Beach ("subject property").

1240 N Ocean Way is on 0.2877-acres (12,532 SF) of property with one two story building (PCN: 50-43-43-03-08-000-0240). The project scope includes the addition of a new grid interactive photovoltaic system (24.40kW) roof mounted with new whole home batter backup energy storage system. The existing photovoltaic system is to remain.

Criteria for building permit (Sec. 18-205):

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.
  - a. ***RESPONSE: The proposed solar panels are similar to the existing solar panels and are roof mounted. They will be a good example of sustainable design that works with the current architectural style of the existing residence.***
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.
  - a. ***RESPONSE: The solar panels and battery backup will emit very minimal sound which is typical of appliances on residential projects. This will not impact the neighbors or 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.
  - a. ***RESPONSE: Design of PV panels is typical of what is already existing. Existing and proposed PV panels are not visible from street view.***
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.
  - a. ***RESPONSE: The proposed modifications are in harmony with the neighboring residences and town comprehensive plan and will be a good example of sustainable development.***

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.

a. **RESPONSE: The proposed modifications have no impact on the architectural design of the residence or facades.**

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.

a. **RESPONSE: The proposed modifications does not impact the architectural design of the residence.**

7. The proposed addition or accessory structure is subservient in style and massing to the principal or main structure.

a. **RESPONSE: The installation of the solar panels are secondary to the style of the primary 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).

a. **RESPONSE: The proposed modifications are appropriate. Modifications are not visible from street view.**

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.

a. **RESPONSE: The proposed development is in conformity with codes and ordinances.**

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.

a. **RESPONSE: The proposed modifications do not impact the unique characteristics of the site.**

Sincerely yours,



Polly Daugherty, AIA, LEED BD+C  
License #: AR99545  
561.386.7512 | polly@paradeloburgess.com  
For: Paradelo Burgess Design Studio, LLC  
1177 Clare Avenue, Suite 7, West Palm Beach, FL 33401