



NIEVERA WILLIAMS  
DESIGN

December 16, 2024

Letter of Intent  
249 West Indies

Second Submittal-ARC-24-0115

We are requesting approval for the following landscape adjustments to the referenced property.

1. Removal of all existing hardscape and replacement, including new motorcourt, driveway, terraces, and pool.
2. Removal of all planting except for the front Royal Palms, and replacement with new. This includes new buffer hedges to replace the existing ficus hedges.
3. Proposed generator on the north side of the property.
4. Relocate the pool equipment to the east side to comply with today's setback requirements.

The modifications set forth above meet all subsections of Sec 18-205. We believe the additions enhance the property and are in conformity of good taste and design. None of the proposed changes are of inferior quality or will have a negative impact on the surrounding neighborhood.

Please let us know if you have any questions or need anything further.

Cory Meyer  
Nievera Williams Design

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## First Submittal Comment Response

### 2. ARCHITECTURAL PRESENTATION

- a. Please complete the Town of Palm Beach Zoning legend. Specifically, items 1-15 and 20- 26. **See updates on sheet EX1.**
- b. Checklist Item I5 – Provide a landscape alteration diagram highlighting/hatching the areas being altered on the site as well as percentage of existing site landscaping to be altered. Should you be altering the entire site please note within your Letter of Intent and a diagram shall not be required. **See added sheet OS1.1.**
- c. Sheet LP1 – Please provide measurements of pool equipment for setbacks and distance to waters edge. **Dimensions were added to Sheet L1.**
- d. Sheet LP1 – Confirm if the proposed water feature is located adjacent to the new swimming pool? **No water feature is proposed adjacent to the pool**
- e. Provide renderings/elevations by final submittal. **Will provide.**
- f. Sheet D1 – Provide dimensions of proposed water feature. A colored rendering of the details sheet is strongly recommended for Commissioner review. **Dimensions have been added, see sheet D1. Rendering has been added to set and will be in presentation set.**

### 3. ZONING

VARIANCE IDENTIFIED: Section 134-893(b)12: LANDSCAPE OPEN SPACE NOT 45%

*The minimum landscaped open space is 45 percent, of which 50 percent of that percentage is required to be perimeter landscaping within ten feet of the property line. The perimeter landscaped open space requirement shall not apply to lots 20,000 square feet or more in area.*

*Additionally, not less than 40 percent of the required front yard must be landscaped open space in the R-B district. See OS1.1-We are altering less than 50% of the open space and improving the existing non-conformity.*

- a. Call out all new locations of all mechanical equipment and provide dimensions from setbacks. **See L1 for all equipment locations and setbacks.**

### 4. LANDSCAPE

**Species have been updated to comply with the native requirement.**



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## 5. PUBLIC WORKS

*Comments by Craig Hauschild, P.E., CFM | (561) 227-7042 |  
CHauschild@TownofPalmBeach.com*

- a. Any comments from public works may be reviewed in the EPL Citizen Access Portal.

**No comments received.**

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