

March 13, 2025

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

Dear Members of the Town of Palm Beach ARCOM Commission,

Please find this application on behalf of M2B Properties LLC (the “Applicant”), the owners of the property located at 1285 N Ocean Blvd (collectively the “Property”) in the Town of Palm Beach (the “City”). The applicants’ goal is to build a beautifully designed single-family home with amenities for their family. Please allow this letter to serve as the letter of intent in connection with a request to the Development Review for a new single-family home on the site.

Property Description. The Palm Beach County Property Appraiser’s Office identifies the Property with Folio Nos. 50-43-43-03-07-000-0050. See Exhibit A Property Appraiser Summary Reports. The Property is a rectangular shaped lot comprised of approximately 14,575 square feet.

Located in Bello Lido neighborhood in the R-B, Single Family Residential Zoning District, the Property is surrounded with similar single-family homes. This residential area is a mix of single-story and two-story homes with pools, and lush landscaping.

Proposed Development. The Applicants propose to construct an exquisitely designed, British Colonial style two-story residence. The home features a welcoming front façade with a (2) two car garage on the north side of the property. The second-floor façade features wood casement windows with operable louvered shutters. The roof is covered with Ludowici tile and the walls are clad with steel trowel finished masonry stucco.

The new home embraces the character of the surrounding neighborhood and complies with the Code requirements for height, setbacks, and lot coverage. The height of the main home is 29.76’ which is within the maximum permitted height for roof structures. The size of the proposed home is approximately 6,805 SF under roof. The main home and amenities all comply with the applicable required setbacks. This ensures that the home is centrally located which minimizes any potential impacts on the neighboring lots.

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Conclusion. The Applicants' goal is the develop a dream single-family home with beautiful architecture, and sensitive amenities that minimize any impact on the neighboring lots and the surrounding area. Granting this design review application will permit the achievement of this goal and ensure the new residence will be in harmony with the surrounding properties, and resilient for years to come.

Sincerely,



Gregory L. Palmer, AIA