

September 3, 2020

Town Clerk
Town of Palm Beach
360 South County Road
Palm Beach, FL 33480

Re: Appeal Request

ARCOM Review # B-037-2020

Property Address: 110 Seagate Road, Palm Beach FL, 33480

Deferred July 29th, 2020

Approved August 26th, 2020

Dear Members of Town Council,

We are requesting an appeal to ARCOM'S final decision to approve the plan for 110 Seagate Road, # B-037-2020, on August 26th, 2020.

The basis for this appeal is ARCOM's deviation from Town Code, Sec. 18-205. Criteria for a building permit.

Sec. 18-205. - Criteria for a building permit.

(a) The architectural commission may approve, approve with conditions, or disapprove the issuance of a building permit in any matter subject to its jurisdiction only after consideration of whether the following criteria are complied with:

(1) The plan for the proposed building or structure is **(NOT)** 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.

(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.

(4) The proposed building or structure is **(NOT)** 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.

(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:

- 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 any perspective visible to the public or adjoining properties.

(8) The proposed building or structure is **(NOT)** 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).

Our code is quite clear that no new residence may be too similar or too dissimilar to any residence within 200 feet of the proposed structure.

Further, the changes to the approved plan were basically landscape additions, not substantive architectural modifications. An accepted guiding principal, not a written rule of ARCOM, has always been that an inappropriate plan cannot be approved if it is being hidden by the landscaping. Simply put, the house needs to stand on its own.

Thank you for your attention to this matter.

Sincerely,

Joanne Paladino
148 Seagate Road
Palm Beach, FL 33480

Katy & Jeff Amling
161 Seagate Road
Palm Beach FL, 33480