

COE & BROBERG LLP

ATTORNEYS AND COUNSELORS

223 PERUVIAN AVENUE
PALM BEACH, FLORIDA 33480

PETER S. BROBERG, ESQ.

TELEPHONE (561) 655-5166
FACSIMILE (561) 655-0055

CHARLES FRANCIS COE
(1890-1956)
GUSTAVE T. BROBERG, JR.
(1920-2001)

September 14, 2021

Architectural Commission
Town of Palm Beach
360 South County Road
Palm Beach, FL 33480
Attention: Ms. Kelly Churney

VIA E-MAIL
kchurney@townofpalmbeach.com

Re: 223 Monterey Road, Palm Beach
ARC-21-017

Dear ARCOM Members:

I have lived across the street from this project for the past 36 years. And I have endured looking at a construction site for the past 2+ years as the prior owner started and stopped a remodeling project. Now with a new owner and a new home being proposed, I am going to have to endure another 12 - 18 months of construction.

Having said that, I am not against a two-story house being built on an undersized lot. I also have no problem with Roger Janssen designs. However, I do have a few concerns:

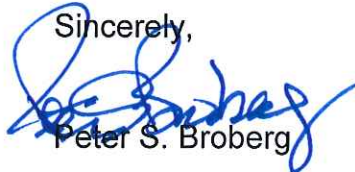
1. This house is too tall. It is shown to be 27'6" high which makes it 2'4" higher than the house to the east (221) and 3'6" higher than the house to the west (225). It is also 1 foot higher than the house this same builder is building on a larger lot further to the west (239).

2. The house's massing is too big for this neighborhood. The proposed lot coverage is 30%; however, the house to the east (221) has 22.3% lot coverage and the house to the west (225) has 23.9% lot coverage. My house across the street (220) is shown to have 24.5% lot coverage (though I believe it is more than that).

The Code allows a maximum height of 30' and 30% lot coverage in this R-B Zone; but that does not mean it is allowed as a matter of right. The house must fit into the neighborhood. The house is too tall and too big and it is an undersized lot. As stated above, the design is fine.

Also, let's not forget this is a "spec" house and the bigger the house the bigger the purchase price. I hope this Board protects the integrity of this neighborhood.

Sincerely,



Peter S. Broberg

PSB/amm