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

October 20, 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 am writing again regarding the above referred project because I do not feel my concerns are being heard.

This proposed house is situated between three (3) Maurice Fatio houses. The houses to the east (221) and across the street (220) are landmarked; the house to the west (225) is not landmarked yet.

Town Council President, Maggie Zeidman, upon announcing her intention to seek another term stated:

"I would like to see Code revisions that favor more green space, less massing of homes and which take into consideration the effect of new development on neighboring properties."

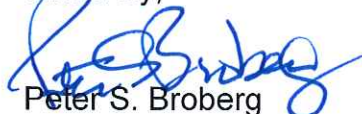
This quote summarizes my concerns.

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).

3. 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.

Sincerely,



Peter S. Broberg