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ARC-22-104
ZON-22-067
281 Monterey Road
Palm Beach FL 33480

March 7, 2022

Letter of Intent – New Two Story House with landscape, pool and hardscape
281 Monterey Road Palm Beach FL 33480

We are submitting this letter of intent with the accompanying drawings for consideration of ARCOM for a new two story house. The project is located at 281 Monterey Road. The proposed home consists of 5,325 sq ft of enclosed space. Demolition of the existing structure was approved as application ARC-21-2021. The existing lot is 13,100 square feet and meets the zoning requirements of an RB District lot.

A) LANDMARKS PRESERVATION COMMISSION 54-122 & 54-161

Not Applicable – This property is not landmarked.

B) ARCHITECTURAL REVIEW –

SECTION 18-205

We are submitting the proposed application on behalf of our clients, Mr. & Mrs. Adam Demark. The design has been thoughtfully considered to be in harmony with the surrounding properties. The architectural design, building and hardscape materials, and landscape selections are of the highest quality and in keeping with the character of the street.

1. The plans for the house are confirming to the RB zoning codes. The design was thoughtfully considered to be in harmony with the neighborhood, in balance with the sizes of surrounding properties, of the highest quality of chosen materials, and contributing to the charm of the north end of Palm beach.
2. The home has been designed to provide a quiet and serene environment for use by owners and their children. The proposed landscape and screening will protect against external noise
3. The proposed home includes the highest quality materials in keeping with the surrounding property, level of finish, and charm of design to the neighborhood.
4. The proposed home is in harmony with the surrounding properties through design, materials, character, and size.
5. The proposed home has been designed to be harmonious to the surrounding properties. It is a two story home in a Mediterranean Revival style, with quality

materials, compatible colors, appropriate massing, and consideration of neighbors privacy.

SECTION 18-206

Not Applicable – Demolition was previously granted ARC-21-2021

C) SPECIAL EXCEPTION 134-229

1. The use is a permitted special exception use as set forth in article VI of this chapter.

Single-family residences are permitted in the R-B zoning district.

2. The use is so designed, located and proposed to be operated that the public health, safety, welfare and morals will be protected.

The siting of the proposed home meets all requirements of the code and is compatible with the existing structures in the neighborhood and the R-B zoning district.

3. The use will not cause substantial injury to the value of other property in the neighborhood where it is to be located.

The single-family use will not cause injury to other properties.

4. The use will be compatible with adjoining development and the intended purpose of the district in which it is to be located.

The single-family use will be compatible with adjoining development.

5. The use will comply with yard, other open space, and any special requirements set out in article VI for the particular use involved.

The proposed project complies with all provisions of Chapter 134 and no variances are required. Special Exception approval is required only because the underlying lot is not platted.

6. The use will comply with all elements of the comprehensive plan.

The residential use complies with the comprehensive plan.

7. The use will not result in substantial economic, noise, glare, or odor impacts on adjoining properties and properties generally in the district.

The residential use will not cause any negative impacts on surrounding properties.

8. Adequate ingress and egress to property and proposed structures thereon and off-street parking and loading areas will be provided where required, with particular reference to automotive and pedestrian safety and convenience, traffic flow and control, and access in case of fire or catastrophe.

Ingress and egress to the property will not change as a result of this request.

9. Signs, if any, and proposed exterior lighting with reference to glare, traffic safety, and economic impact shall be compatible and in harmony with properties in the district.

Not applicable to this request.

10. Location, availability and compatibility of utility service for the use shall be satisfactory to ensure health and safety.

Utility service for the use already exists.

11. Refuse and service areas for the use shall not adversely affect automotive and pedestrian safety and convenience, traffic flow and control, or access in case of fire or catastrophe.

Not applicable to this request.

12. In all districts except the C-OPI district, and also with the exception of hotel, motel and timeshare uses, the proposed special exception use will not attract the principal portion of its customers/clients from off-island locations. The applicant shall submit evidence satisfactory to the town council that not less than 50 percent of the customers of the proposed use will be town persons. Evidence submitted in support of this contention shall include credible data or information suitable for review by the town to determine the credibility and the appropriateness of the applicant's conclusion. The submittal shall include a description of the types of information used and the methodology employed to arrive at the conclusion. Information used shall include, but shall not be limited to, lists of customer/client addresses or certification thereof by an independent certified public accountant approved by the town, market studies prepared by independent professional firms, or data from similar operations under the control of the applicant. The town may in the future require the applicant to demonstrate to the satisfaction of the town council that the special exception use is continuing to be town-serving.

Not applicable to residential development.

13. If historic/specimen trees are located on the subject property, the location of said historic/specimen trees shall be identified on a signed and sealed survey. In addition, adequate landscaping, screening and barricade protection of historic/specimen trees shall be demonstrated to be provided as required in this chapter.

Not applicable to this property.

14. The proposed use will not place a greater burden than would be caused by a permitted use on municipal police services due to increased traffic or on fire protection services due to the existence of or increased potential for fire/safety code violations.

The proposed residential use will not create a greater burden on police or fire.

D) SITE PLAN REVIEW APPROVAL 134-329

1. Sufficiency of statements on ownership and control of the subject property and sufficiency of conditions of ownership or control, use and permanent maintenance of common open space, common facilities or common lands to ensure preservation of such lands and facilities for their intended purpose and to ensure that such common facilities will not become a future liability for the Town.

The Property is owned by Adam C. Demark, as evidenced by the Palm Beach County Property Appraiser's Website.

2. Intensity of use and/or purpose of the proposed development in relation to adjacent and nearby properties and the effect thereon.

The proposed single-family residence is permitted and consistent with adjacent properties, as well as existing and historic uses at the Property.

3. Ingress and egress to the property and the proposed structure thereof, with particular reference to automotive and pedestrian safety; separation of automotive traffic; traffic flow and control; provision of services and servicing of utilities and refuse collection; and access in case of fire, catastrophe or emergency.

Ingress and egress to the property will not change as a result of this application.

4. Location and relationship of off-street parking and off-street loading facilities to thoroughfares and internal traffic patterns within the property, with particular reference to automotive and pedestrian safety, traffic flow and control, access in case of fire or catastrophe, and screening and landscaping.

Not applicable to this residential property.

5. Proposed screens and buffers to preserve internal and external harmony and compatibility with uses inside and outside the property boundaries.

The proposed landscape plan will provide adequate screening and buffering as required by Chapter 134 of the Code.

6. Manner of drainage on the property, with particular reference to the effect of provisions for drainage on adjacent and nearby properties and the consequences of such drainage on overall town capacity.

A paving and drainage plan has been submitted.

7. Utilities, with reference to hook-in locations and availability and capacity for the uses projected.

Sufficient utility capacity exists to existing services and proposed development at the Property and approval of the site plan will not adversely affect the public interest.

8. Recreation facilities and open spaces, with attention to the size, location and development of the areas as to adequacy, effect on privacy of adjacent and nearby properties and uses within the property, and relationship to community-wide open spaces and recreation facilities.

Not applicable to this request.

9. Such other standards as may be imposed by this chapter for the particular use or activity involved.

Not applicable to this request.

10. Height of commercial structures with reference to adjoining buildings, the effect on uniformity in height, and the general principle of retaining the low profile scale of commercial architecture.

Not applicable to this residential project.

11. Visible size and bulk. The proposed development should be so arranged that it minimizes the visible bulk of the structures to drivers and pedestrians on abutting roadways, the point of reference being the centerline of the abutting roadways, with the intent being to maintain visual impact of multistory buildings at the same relative level of intensity as a single-story building at the minimum required setback.

The visible size and bulk of the proposed development is consistent with the existing homes in the neighborhood.

E) VARIANCES 134-201

The proposed project does not request any variances.