



ARCHITECT + PLANNER

RECEIVED

By DSR at 12:14 pm, Jun 16, 2022

Re:
2219 Ibis Isle Road
Palm Beach, Florida 33480
Date:
February 4, 2022

SKA Architect+Planner - LETTER OF INTENT
RELATED TO THE NEW CONSTRUCTION OF A RESIDENCE AT
2219 IBIS ISLE RD

We are pleased to submit the accompanying drawings for the new construction of a two story residence at 2219 Ibis Isle Rd. Please note the following:

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

B) ARCOM 18-205

A new two story residence approximately 4,100 sq.ft. in Cape Dutch style on an empty lot. Final landscape and hardscape to be included.

B) ARCOM 18-206 N/A

C) SPECIAL EXCEPTION 134-229 N/A

D) SITE PLAN REVIEW 134-446

Section 134-446(c): Site Plan Review to allow the construction of a residence on a non-conforming platted lot which is 90 feet in width in lieu of the 100 foot minimum width required in the RB Zoning District.

1) The owner of the property is Alfredo Borges and he is in control of the property. A single family residence is a permitted use in the R-B Zoning District.

2) The proposed single family residence is the least intense example of development and will not have a negative impact on the neighborhood, which is a residential neighborhood.

3) Ingress, egress, utilities and refuse collection will be via South Ocean Boulevard and Ibis Isle Road, which is capable of handling traffic and other such uses in a residential neighborhood.

4) The proposed site plan and landscape plan provides for buffers and screening from neighboring properties.

5) The proposed drainage plan meets the Town of Palm Beach's drainage requirements.

6) The utility hook ups will remain or be improved to meet the current Town of Palm Beach requirements.

7) The recreation facilities are private and will be screened from the neighboring properties by landscaping.

8) The proposed two story residence meets all of the setback requirements and is well within the zoning requirements and fits nicely into the neighborhood.

E) VARIANCES 134-201 N/A

F) OTHER

Sincerely,

Daniel Clavijo