

SMITH AND MOORE ARCHITECTS, INC.

Harold Smith • Jonathan Moore • Peter Papadopoulos • Daniel Kahan
Florida AAC No. 001285



Re: 1030 South Ocean Boulevard
Palm Beach, FL 33480

September 13, 2022

LETTER OF INTENT
ADDITION OF TWO DRIVEWAY GATES
AT 1030 SOUTH OCEAN BOULEVARD
ARC-22-242 ZON-23-003

Please find for review the attached drawings for our project at 1030 South Ocean Boulevard in the R-A Zoning District Palm Beach. The site has an existing two-story main residence, a one-story cabana accessory structure attached to the main residence by a pergola in the rear yard, a rear yard pool, and a circular driveway in the front yard. Our project proposal is to add two vehicular driveway gates and gateposts behind the plane of the existing front site wall and gateposts. Please note the following:

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

Not applicable – This property is not landmarked.

B) ARCOM 18-205

We are submitting a proposal that we consider tastefully designed, with harmonious and balanced elevations, providing texture, privacy with visibility. The gates are designed implementing appropriate materials and details consistent with the existing Classical Modern Style residence.

1. The addition of the vehicular gates is in conformity with good taste and design and in general contributes to the image of the Town and neighborhood as a place of beauty, spaciousness, balance, charm and high quality.
2. Not Applicable.
3. The proposed gate design and appearance is not of inferior quality such as to cause the nature of the local environment to materially depreciate in appearance value.
4. The proposed residence is in harmony with the proposed developments on land in the general area and with the comprehensive plan for the town.
5. The proposed residence is not excessively similar to any other structure existing or within 200 feet of the proposed site in respect to one or more of the following features of the exterior design and appearance:
 - a. This proposal does not have apparently visible identical front or side elevations.
 - b. We do not have other significant identical features of design such as, but not limited to, material roof line and height of other design elements.
6. The proposed vehicular gates are not excessively dissimilar in relation to any other structures existing or within 200 feet of the proposed site in respect to one or more of the following features:

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- a. Height of gates.
 - b. Other significant design features including, but not limited to, materials or quality of architectural design.
 - c. Architectural compatibility.
 - d. Arrangements of components of the structure.
 - e. Appearance of mass from the street or from any perspective visible to the public or adjoining property owners.
 - f. Diversity of design that is complimentary with the size and massing of adjacent properties.
 - g. Design features that will avoid the appearance of mass through improper proportions.
 - h. Design elements that protect the privacy of a neighboring property.
7. The proposed addition or accessory structure is subservient in style and massing to the principal or main structure.
 - a. The proposed massing and details will be congruent with but subservient to those of the principal existing structure.
 - b. The details and proportions will also be in keeping with the main structure but scaled to the proportions of the accessory structure.
8. The proposed gates are 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).
 - a. There are other existing driveway gates along Via Palma and South Ocean Boulevard.
9. The proposed gates are in conformity with the standards of this code and other applicable ordinances with the exception of the required street setback requirement. The gates meet all other dimensional requirements of the code.
10. The projects' location and design adequately protect unique site characteristics such as those related to scenic views, rock outcroppings, natural vistas, waterways and similar features. The proposed gates do not negatively impact any existing natural features.

C) ARCOM 18-206

Not applicable.

D) SITE PLAN REVIEW 134-329

Not applicable.

E) SPECIAL EXCEPTION 134-229

Section 134-1668. – Gateposts and gates located in front, street side and rear street yard areas.

A request for a special exception to add two sliding gates on Via Palma, which is a dead end street. The proposed gates would be 10'2" from the street pavement in lieu of the 18 foot minimum required.

1. Pursuant to Section 134-1668 of the Code, driveway gates closer than 18 feet from the street pavement are permitted if the property is located on a dead end, with Special Exception approval by the Town Council

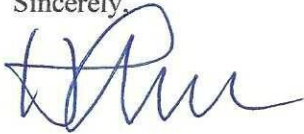
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2. The driveway gates are proposed to be operated so as to not adversely affect public health, safety, welfare or morals. Since the property is on a dead end street used mostly by the residents of the street, the use of the gate will not create an unsafe condition as there will not be any traffic build up from cars travelling past the property.
3. The proposed driveway gates will not adversely affect the value of other properties in the neighborhood as it is not relevant to the neighboring property values.
4. The proposed driveway gates will be compatible with the neighborhood as many other property owners in the neighborhood have similar gates with non-conforming setbacks.
5. The proposed driveway gates will comply with all other yard, other open space and any special requirements set forth in Article VI of the Zoning Code.
6. The proposed driveway gates will comply with the comprehensive plan, if applicable.
7. The proposed driveway gates will not result in substantial economic, noise, glare, or odor impacts on adjoining properties and properties generally in the district.
8. N/A
9. N/A
10. N/A
11. N/A
12. N/A
13. N/A
14. The proposed driveway gates will not place a greater burden on police or fire protection services since the property is on a dead end street and is not heavily travelled and the use of the gates will not create an unsafe traffic condition as they are setback a significant distance from the street.

F) OTHER

Site History: In September of 2019 Variance Number Z-18-00100 for point of measurement and building height plane was granted by the Town Council.

Sincerely,



Harold J. Smith
Principal Architect