



Land Planning
Landscape Architecture
Landscape Management

Private Residence
246 Everglade Avenue
Palm Beach, Florida 33480

ARCOM # ARC-22-212

LETTER OF INTENT

The residence of 246 Everglade Avenue is existing

Current zoning for the project is R - C - Medium Density Residential.
Our current proposal, for improvements to the site, does not include any architectural changes.
Existing Landscaping has not been affected

The site is currently in violation of the Town of Palm Beach Open Space Requirements.

SCOPE OF WORK – completed without permits

- Modified pool and deck
- Modified equipment area and entry path
- Modified driveway and entry steps
- Increased height of previously permitted site wall (does not exceed 7' above neighboring property)
- Addition of front entry vehicular gate.

PROPOSED SCOPE OF WORK – to bring all non-conforming aspects into compliance.

- Reduction of driveway area to comply with Town of Palm Beach landscape open space requirements.

VARIANCE REQUESTS

- Landscape Open space 28.8% in lieu of the required 35%

Variance Justification

- Conditions of the site at the time of purchase were worse than proposed.

If there are any questions regarding this project, please feel free to reach out to our office.

Dustin Mizell, *President*

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