



Land Planning  
Landscape Architecture  
Landscape Management

February 27, 2023

Town of Palm Beach  
Planning, Zoning, & Building Department  
360 S. County Road  
Palm Beach, Florida 33480

ATTN: **ARCOM Staff**  
Re: Phipps Plaza - Town of Palm Beach  
ZON-23-045  
COA-23-018

## LETTER OF INTENT

Current zoning for the project is R-C Medium Density Residential.  
The proposed work only pertains to the hardscape and landscape changes.

The proposed changes include:

- Addition of new path & entry landings
- Landscape Improvements

## NARRATIVE RESPONSE

### 1. APPLICATION

- a. Development Review Checklist Provided.

### 2. ARCHITECTURAL PRESENTATION

- a. Checklist items added for review.
- b. Elevation detail provided for the entry trellis.

### 3. HISTORIC PRESERVATION

- a. Historical Photos provided on sheets 1-4.
- b. Photos for bike rack and entry trellis have been added.
- c. The five entrances to the park are landings and entry trellis with vines attached. No gates or other elements are being proposed.

### 4. ZONING

- a. Survey to be provided upon receipt.
- b. Vicinity location map provided on Cover Sheet.
- c. Photos of existing property added on sheets L1.1-L1.3.



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d. TOPB Zoning Legend provided.

## **5. LANDSCAPE**

- a. Hardscape Plan added as "Site Plan" on sheet L5.0.
- b. Landscape Plan modified to comply with native requirements.
- c. Proposed Hardscape Materials added with reference image on sheet L5.0.
- d. Drainage Plan to be provided upon receipt of survey.
- e. Construction Screening Plan Provided on Sheet L2.0.
- f. Truck Logistics Plan Provided on Sheet L4.0.

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

Dustin Mizell, *President*

**E**nvironment **D**esign **G**roup