



**Date: April 10, 2023**

**Town Of Palm Beach**  
360 S County Rd,  
Palm Beach, FL 33480

Re: 576 Island Drive Palm Beach, Florida 33480  
ARCOM PROJECT NUMBER: ARC-23-020

## **LETTER OF INTENT**

This firm represents 576 FLORIDA LAND TRUST TOWLE ANNE MARIE TR (the “Applicant”), the owner of the above-referenced parcels, with Palm Beach County Folio No. 50-43-43-27-03-000-0440 (hereinafter referred to as “Property”). Please consider this the letter of intent in connection with the Architectural Review Board (“ARCOM”) for design review for modifications to the entry porch and replacement of the entry door and second floor window.

### **The properties:**

The Property is located at 576 Island Drive in Single Family Residential District (RB). Currently, the property consists of one existing lot with one existing two story single family residence. The lot is 15,973 square feet according to the tax roll and was built in 1968.

### **Applicant’s Proposal:**

The applicant is proposing to replace the existing entry door with a new 40” wide door with sidelites. A new railing and piers shall be added above the existing entry porch. The second floor double doors with transom above shall be replaced with new in the same location.

Additionally, the applicant is proposing modifications to the rear facade. This includes replacing (3) sliding glass doors with (3) new pocketing doors and a proposing a new second level terrace over the existing rear loggia. The (4) windows at the second level will be removed and replaced with (2) double doors to access the new open terrace.

Lastly, there are improvements at the sides of the property including: replacing the master bathroom window with a door to access the garden, adding two windows in the master closet where windows were previously located, and a new triple sash window in the dining room.

The proposed modifications comply with the Town of Palm Beach (the “Code”) zoning requirements. Not additional area is being added to the home.

**Construction Budget Cost Evaluation:           \$200,000.00**

### **Responses to Section 18-205 and/or Section 18-206**

The plan for the proposed building or structure is in conformity with good taste and design and in general contributes to the image of the town as a place of beauty, spaciousness, balance, taste, fitness, charm and high quality.

**Response:** The addition of the upper porch piers and replacement of the existing railing for new, is complementary to the architectural style. The new, solid entry door will provide privacy and the sidelights will allow for light to enter the foyer. The new second level terrace is in alignment with the style of the home as well, and was based on a previous approval for the home. The new pocketing doors on the rear facade will allow better access to the rear loggia and help connect the interior to the rear loggia.

The plan for the proposed building or structure indicates the manner in which the structures are reasonably protected against external and internal noise, vibrations, and other factors that may tend to make the environment less desirable.

**Response:** The modifications proposed are intended to be constructed over the existing foundation. Therefore noise vibrations from piles will not be a factor.

The proposed building or structure is not, in its exterior design and appearance, of inferior quality such as to cause the nature of the local environment to materially depreciate in appearance and value.

**Response:** The proposed modifications aim to improve the appearance from the public right of way. The changes to the front facade add depth to the elevation and the materials used to construct the new moldings, railings and piers shall be of high quality material.

The proposed building or structure is in harmony with the proposed developments on land in the general area, with the comprehensive plan for the town, and with any precise plans adopted pursuant to the comprehensive plan.

**Response:** The style of architectural features proposed is complementary to the existing architecture.

The proposed building or structure is not excessively similar to any other structure existing or for which a permit has been issued or to any other structure included in the same permit application within 200 feet of the proposed site in respect to one or more of the following features of exterior design and appearance:

Apparently visibly identical front or side elevations; Substantially identical size and arrangement of either doors, windows, porticos or other openings or breaks in the elevation facing the street, including reverse arrangement; or Other significant identical features of design such as, but not limited to, material, roof line and height of other design elements.

**Response:** The existing architecture is not excessively similar to the adjacent properties

The proposed building or structure is not excessively dissimilar in relation to any other structure existing or for which a permit has been issued or to any other structure included in the same permit application within 200 feet of the proposed site in respect to one or more of the following features: Height of building or height of roof. Other significant design features including, but not limited to, materials or quality of architectural design. Architectural compatibility Arrangement of the components of the structure. Appearance of mass from the street or from any perspective visible to the public or adjoining property owners. Diversity of design that is complimentary with size and massing of adjacent properties Design

features that will avoid the appearance of mass through improper proportions. Design elements that protect the privacy of neighboring property.

**Response:** The existing architecture is not excessively similar to the adjacent properties. The style of architecture and the modifications are complementary to the existing architecture. The proposed modifications are also complementary to the street and neighboring properties.

The proposed addition or accessory structure is subservient in style and massing to the principal or main structure

**Response:** The proposed modifications are complementary to the existing architecture.

The proposed building or structure is 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)

**Response:** The proposed modifications are complementary to the existing architecture and do not overpower and complete with the adjacent properties.

The proposed development is in conformity with the standards of this Code and other applicable ordinances insofar as the location and appearance of the buildings and structures are involved.

**Response:** The proposed modifications comply with the zoning code and all applicable ordinances.

The project's location and design adequately protects unique site characteristics such as those related to scenic views, rock outcroppings, natural vistas, waterways, and similar features.

**Response:** The proposed modifications are complementary to the existing architecture and do not overpower and complete with the adjacent properties. Any views, rock outcroppings, natural vistas, waterways, and similar features will not be affected.

We believe that the approval of the proposed modifications will be a great addition to this neighborhood. On behalf of the applicant, we look forward to your favorable review. If you have any questions or comments with regard to the application, please give me a call at (561) 659-5683.

Sincerely,

A circular notary seal for the State of Florida, with the text "NOTARY PUBLIC" and "STATE OF FLORIDA" around the perimeter. In the center, there is a handwritten signature that appears to be "Stephen Roy" and the date "11/19/2011".

Stephen Roy, Architect  
Roy & Posey Architects