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By yfigueroa at 1:47 pm, Apr 10, 2023

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Town of Palm Beach
Planning, Zoning & Building Department
360 South County Road
Palm Beach, FL
33480

Re: ARC-22-162 (ZON -22-110) 2773 S OCEAN BLVD (COMBO)

This letter is to serve as our Letter of Intent to request Architectural Review and Site Plan Review for The Carlyle House Condominium located at 2773 South Ocean Boulevard. The project was presented on March 29, 2023 and deferred one month to study the pool shape and look for areas to increase landscape. The attached plans reflect these modifications, please note the additions of L2R, L2.1a, L2.1b, L2.2, L4, L5 and Z3 for clarification.

We are requesting review and approval to demolish the existing pool and pool terrace, provide access to pool area from the ground floor and first floor egress, refinish terrace at first floor level over garage roof, new pool, pool terrace, small shade structure, hardscape, landscape, landscape lighting and all associated improvements as illustrated in the attached Development Review Documents.

The current site conditions of the property have been subject to years of deferred maintenance due to condominium board changes and interior focused agendas every couple years. The pool has been empty and the deck closed for the last two seasons. Last year, the board has focused its attention to facility maintenance, deferred maintenance and opportunities to improve the facility. We have worked with the board on the current design and it was approved by majority vote by current residents for Development Review and Construction.

The pool area is located in the SW corner of the property and is **+/- 375 feet west of A1A**. The pool area is completely screened with tall Clusia hedges and palms making the project area private to its own residents. Since our initial presentation, we have met with 3 board members from Sutton Place, our immediate neighbor to the south. We reviewed our plans and renderings with them and they were enthusiastic about our project and had no objections. Their

only concern was impact during construction. We discussed the process and our commitments as good neighbors.

We reviewed the meeting meeting minutes and audio (3/29/23) multiple times and concluded that the comments centered around the shape of the pool and to search for space to add more landscape. We studied multiple pool options and found a number of locations to add landscape.

We reviewed the round pool and and the originally proposed pool and concluded that, even though the round pool maybe be popular in some settings , a rectangular shape is better serving for the residents in this condominium complex setting. We found that the rectangle to be better for **space utilization**. The pool deck is a premium space at a condo and the rectangular pool provides the different needs of the community. **Lap swimming**. We have lap swimmers and residents that use the pool for exercise. The round pool eliminates the ability to swim laps. The residents like the aesthetics of a rectangular pool and voted for it per the condominium documents. We are presenting a new option to review for the pool that pays an esthetic homage to the previous pool while achieving the function needs of the complex. The western edge of the pool is radial against the intracoastal and rectangular east.

We reviewed areas for more landscape that would enhance the landscape experience of the resident's and provided additions that were consistent with our design intent. *Please note: **L2** illustrates +/- 1248. sf of planters over the garage roof, additions of (4) coconuts around the pool with some grass and the addition of (2) Gumbo Limbo, (1)Seagrape and the clustering of Thrinax palms along the promenade.*

Our desire is to keep the previously proposed pool and to add the requested landscape. Thank you for your consideration.

Thank you,
BGS Landscape Architecture & Engineering



Donald J. Skowron, Jr. RLA
Manager/Member