

**FAIRFAX & SAMMONS**  
— ARCHITECTURE —

301 Plantation Road – Palm Beach, FL 33480

*Letter of Intent: ARC-23-061 & ZON-23-062*

April 11, 2023

To: Planning, Zoning and Building Dept.

Re: Request for Design Review Approval of 301 Plantation Rd., in Palm Beach, Florida.

Dear ARCOM Board Members,

The applicant for this property is Roberto and Joanne DeGuardiola (Contract Purchasers), Maura Ziska (Authorized Representative), and the Design Professional is Richard Franklin Sammons.

The scope of work is as follows:

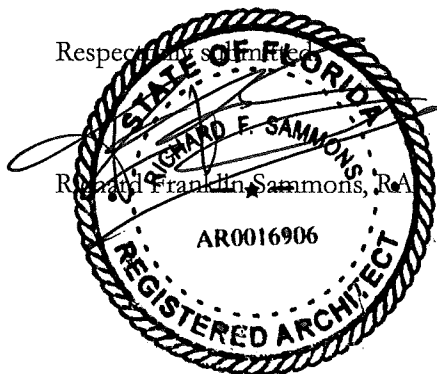
- (1) Construction of a new two-story residence & pool cabana
- (2) Hardscape and landscape improvements including pool, hot tub, site/retaining walls

Let this letter serve as the intent in support of the owner's and applicant's request for ARCOM (Architectural Review Committee) approval of the construction of a new 6 bedroom, 7,800 sq ft 2-story house and 1-story pool cabana on the corner of Plantation Rd and N Lake Way. The house is designed in the English-Regency Style and character. The proposed project includes landscape and hardscape improvements throughout the site designed as appropriate for Flood Zone X. The corresponding variance(s) request to be spelled out by the representing attorney, Maura Ziska and F&S are in response to the hardship discovered with the existing site conditions. Ownership respectfully requests not locate the FFE closer to the adjacent other flood area located at N Lake Way:

- Building Height: (**variance** to exceed N.A.V.D. 22')
- Overall Building Height: (**variance** to exceed N.A.V.D. 30')
- Chimney Height: (**variance** to exceed N.A.V.D. 30.8')

I ask for your support and your vote in favor of this application so that we may proceed with the building permit and construction phases. We ask the ARCOM Board Members and the Town Council Members to approve the application as submitted. Should you have any questions with regards to this application, please do not hesitate to contact us.

Respectfully submitted,



Richard Franklin Sammons, RA