



Land Planning
Landscape Architecture
Landscape Management

May 1, 2023

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

320 Chilean Avenue

Letter of Intent

The following modifications are proposed at 320 Chilean:

- New Hardscape, including swimming pool
- New Landscape
- New site wall and sculpture feature in front of building existing central breezeway/entrance
- New Paint color for building, window bays, underside of soffits, roof tile.
- New glass railing for front entry steps.

The following Variances are requested:

1. Sec. 134-1457: A variance to reduce the required side setback with a 7'-4" side yard setback in lieu of the 10'0" required in order to install a swimming pool.
2. Sec. 134-1728(c)(2): A variance to install a pool heater with a 5'-0" rear setback in lieu of the 10'0" required.
3. Sec. 134-1728(c): A variance to install new pool equipment within a yard setback at a distance of 30'-5" from the edge of the pool in lieu of the 25' maximum allowed.
4. Sec. 134-948(11)(d): A variance to allow a landscape open space amount of 22.5% in lieu of the 35% minimum required for multi-family uses within the R-C zoning district.
5. Sec. 134-948(11)(d): A variance to allow a front yard open space amount of 19.8% in lieu of the 35% minimum required for multi-family uses within the R-C zoning district.
6. Sec 134-2176: A variance to eliminate 1 parking space where 8 is required in order to provide 6 spaces in the redesign of the parking area.

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

Dustin Mizell, *President*

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