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July 21, 2022

Town of Palm Beach
360 S. County Road
Palm Beach, FL 33480

Project: 363 Coconut Row, Palm Beach, FL 33480
Landmarks Case Number: COA-23-029

We are pleased to submit the accompanying drawings for our project at 363 Coconut Row, Palm Beach, FL. The current application includes the following modifications to the previously approved design:

- Exterior doors & windows to be white in lieu of green.
- East Elevation Updates (Not Visible from ROW)
 - Historic Window Location on East Elevation Updated following Interior Demolition.
 - Back of House Service Door Locations Updated.

Please note the following as it relates to this application:

A. Landmarks Preservation in accordance with Section 54-122 and/or Section 54-161.

- a. We are submitting modifications to the existing building that are visually compatible with the buildings and environment as previously approved.
 - 1) The proposed modifications to the subject property will be visually compatible with the height, gross volume, and the proportion between width and height of the façade of the existing building as previously approved.
 - 2) The original proportions and relationships between doors and windows will be reconstructed from historic images as previously approved.
 - 3) The original rhythm of solids to voids created by openings in the facade will be reconstructed from historic images.
 - 4) The proposed materials used in the façade will match the existing building.
 - 5) The proposed texture used in the façade will match the existing building as previously approved.
 - 6) The colors, patterns and trim used in the façade will be reconstructed from historic images.
 - 7) The design of the roof will match the existing building as previously approved.
- b. The existing rhythm created by the existing building masses and space between them will be preserved as previously approved.
- c. The landscape plan is sensitive to the individual building and its occupants and needs and is visually compatible with the buildings and environment with which it is visually related and historic images as previously approved.
- d. The proposed modifications to the existing street (west) façade blend directionally with the existing building and historic images as previously approved.
- e. At existing elements, architectural details will be restored or replaced. Details and fenestration represented in historic images will be reintroduced, directly relating the new with the old and enhancing the inherent architectural characteristics of the area as previously approved.

B. Architectural Review in accordance with Section 18-205 and/or Section 18/206.

- a. Not Applicable

C. Site Plan Review pursuant to Section 134-329.

- a. Not Applicable

D. Special Exception in accordance with Section 134-229.

a. Not Applicable

E. Variance (s) in accordance with Section 134-201.

a. Not Applicable

Very truly yours,

A handwritten signature in black ink, appearing to read 'KMS', with a horizontal line extending from the end.

KEITH M. SPINA
CEO