



July 11, 2023

225 Worth Avenue, Palm Beach, FL 33480
Attn: Town of Palm Beach

Re: **225 Worth Avenue – Letter of Intent – ARCOM Submittal – Final Submittal**

To whom this may concern,

Our intent, with this first ARCOM submittal, is to indicate the following modifications at 225 Worth Avenue in Palm Beach:

EXTERIOR MODIFICATIONS AT NORTH PORTION OF PROPERTY (REAR) INCLUDING REMOVAL OF EXISTING HARDSCAPE (PAVERS & A PORTION OF THE EXISTING CONCRETE STOOPS) AND INSTALLATION OF PROPOSED HARDSCAPE (765 SF PAVERS) AND PROPOSED LANDSCAPING (857 SF). THE EXISTING REAR HARDSCAPE HAS BEEN PATCHED AND REPAIRED IN THE PAST AND IS NOT CONSISTENT, NOT ACCESSIBLE AND MAY PRESENT A SAFETY CONCERN. MOST OF THE REAR AREA IS UNFINISHED AND IS DIRT WHICH IS NOT IDEAL FOR RETAIL BUSINESSES (DIRT IS TRACKED INSIDE). IT IS THE INTENT OF THE OWNER TO INSTALL A CONSISTENT HARDSCAPE AREA THAT IS ACCESSIBLE AND SAFE. NO PROPOSED MODIFICATIONS TO EXISTING BUILDING OR TO HARDSCAPE OR LANDSCAPE AT FRONT OF BUILDING (ALONG WORTH AVENUE). TOTAL PROPOSED HARDSCAPE & LANDSCAPE MODIFICATIONS ARE 63.0% OF THE TOTAL NON-BUILDING AREA.

THE APPLICANT IS REQUESTING RELIEF FROM SECTION 134-1163 LANDSCAPED OPEN SPACE THE 225 WORTH AVENUE SITE. THE PERCENTAGE OF LANDSCAPED OPEN SPACE IS REQUIRED TO BE 15% MINIMUM FOR SITES WITH A ONE-STORY BUILDING. THE EXISTING FRONT OF THE PROPERTY HAS VERY LITTLE LANDSCAPING (12 SF, 0.001%) AND IS LIMITED BASED ON SIDEWALK REQUIREMENTS ALONG WORTH AVENUE; THE TOTAL HARDSCAPE AT THE FRONT OF THE PROPERTY IS 856 SF (6.8%). THE REAR IN TOTAL IS 1,701 SF (13.6% OF TOTAL SITE). BASED ON THE PREVIOUS APPROVAL FOR 12.5% OF LANDSCAPED OPEN SPACE THIS ONLY LEAVES 138 SF FOR HARDSCAPE WHICH IS NOT ADEQUATE FOR PEDESTRIAN CIRCULATION AND ACCESS TO EACH TENANT SUITES' REAR EGRESS DOORS. LANDSCAPING 12.5% OF THE PROPERTY WOULD HAVE A DETRIMENTAL EFFECT ON THE TENANTS IN TERMS OF BUSINESS OPERATIONS (NO ACCESS TO BRING IN STOCK MATERIALS FOR RETAIL) AND BUILDING EGRESS. THE VARIANCE REQUEST IS NEEDED TO ACCOMMODATE THE 845 SF PROPOSED REAR HARDSCAPE (765 SF PROPOSED PAVERS PLUS 80 SF EXISTING CONCRETE STOOPS AND CATCH BASINS) WITH 857 SF LANDSCAPE OPEN SPACE. FOR THE TOTAL SITE, THIS RESULTS IN 1,701 SF OR 13.6% OF HARDSCAPE (856 SF AT FRONT PLUS 845 SF AT REAR) AND 869 SF OR 6.9% OR LANDSCAPE OPEN SPACE (12 SF IN FRONT PLUS 857 SF AT REAR) THE VARIANCE REQUEST IS FOR A DECREASE IN THE MINIMUM LANDSCAPE OPEN SPACE REQUIREMENTS TO 6.9% OR 869 SF.

CONTINUED...

PLEASE NOTE, THE APPROVED SITE PLAN FROM 1987 (AND VARIANCE REQUEST ARCOM B-14-87) NOTES THE LANDSCAPED OPEN SPACE AS 12.5%. IT IS LIKELY THE EXISTING CONCRETE STOOPS AT THE REAR DOORS AND THE CATCH BASINS WERE PART OF THE ORIGINAL MODIFICATIONS; THUS THE LANDSCAPED OPEN SPACE WOULD BE 11.9% OF THE SITE (1,486 SF AT REAR PLUS 12 SF ALONG WORTH AVENUE).

Sincerely yours,

A handwritten signature in black ink, reading "Polly Daugherty". The signature is fluid and cursive, with the first name "Polly" and last name "Daugherty" clearly distinguishable.

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