



ROGER PATTON JANSSEN, A.I.A.

Date: April 24<sup>th</sup>, 2023 (pre-application)  
May 11<sup>th</sup>, 2023 (first submittal)  
May 30<sup>th</sup>, 2023 (second submittal)  
June 26<sup>th</sup>, 2023 (second submittal REV01)  
July 11<sup>th</sup>, 2023 (final submittal)

LETTER OF INTENT RELATED TO PROPOSED NEW CONSTRUCTION AT  
206 CARIBBEAN ROAD, PALM BEACH, FLORIDA, 33480

ARCOM: ARC-23-090

TOWN COUNCIL: ZON-23-068

We are pleased to submit the accompanying drawings for the second submittal review of our project at 206 Caribbean Road. The site is currently vacant and sodded. Our project is for the proposed construction of a 2-Story residence including pool, hardscape and landscape. This project does not require any variances. We have paid special attention to the cubic content and zoning requirements of the district and have increased our allowable setbacks, dropped the overall beams heights and included more native plantings.

**A) LANDMARKS PRESERVATION COMMISSION 54-122 & 54-161**

Not applicable

**B) ARCOM 18-205**

We are submitting a design that we consider tastefully designed, with harmonious and balanced elevations and to be built with the highest quality materials.

1. New 2-Story Bungalow Residence.
2. New swimming pool.
3. New hardscape and landscape.

**B) ARCOM 18-206**

Not applicable

**C) SPECIAL EXCEPTION 134-229**

No Applicable

**D) SITE PLAN REVIEW 134-893**

Per Section 134-893(c) Site Plan Review to allow development of a platted lot in the R-B zoning district with a lot width of 75' in lieu of the 100' required, and a lot area of 9,750 sq. ft. in lieu of the 10,000 sq. ft. required.

**E) VARIANCES 134-201**

Not Applicable