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By yfigueroa at 11:11 am, Jul 11, 2023

July 11, 2023

Town of Palm Beach
Planning, Zoning & Building Department
360 South County Road
Palm Beach, FL
33480

Re: ARC-23-110 (ZON -23-079) 2773 S OCEAN BLVD-LOI-
FINAL DROP

This letter is to serve as our Letter of Intent to request Architectural Review and Site Plan Review for The Carlyle House Condominium located at 2773 South Ocean Boulevard.

We are requesting review and approval to update the north and south parking surfaces from asphalt to pavers (including improved grading and drainage) with selective removal of hardscape and a net increase of parking, improved landscape including the required native plants, landscape lighting, (2) awnings over the existing north and south building entrances, improved pedestrian egress (proposed outdoor stairs and all associated improvements as illustrated in the attached Development Review Documents.

The first phase (ARC-22-162 (ZON-22-110)) of this 2 phase improvement was approved in April/May 2023 and will start construction in July 2023. We have worked closely with the Condominium's Board of Directors on the proposed design and it was approved by majority vote by the current residents for Development Review and Construction. All zoning calculations assume phase 1 as existing when calculating totals for the project.

The proposed improvements were designed to meet the criteria set forth in Section 18-205-Criteria for Building Permit and Architectural Review and the requirements of Section 134-329-Site Plan Review.

We acknowledge that Site Plan Approval (Sec. 134-1052(4)) is required for this project and variance 2 is required to construct (2) 450 sf awnings to the north and



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south entrance (adding .72% additional lot coverage) to a non-conforming existing property (Sec. 134-1064(a)(2)).

Variance 1 (Sec 134-1060(9)(d)) is unclear to what triggers this. We are improving an existing non conforming condition for LOS by 1% over the existing. We would like to discuss this further as we can cite multiple (multi-phased) projects under the same or similar conditions that did not require such a variance.

We acknowledge Variances 3 & 4 but we will retain the existing signage as currently constructed.

Our team Civil Engineer is working with the Town's Civil Stormwater Engineer to address any concerns and requirements. They are currently addressing phase 1 comments and they have discussed phase 2 and overlap.

Thank you,

Donald J. Skowron, Jr. RLA
Managing Member
BGS Landscape Architecture & Engineering