

Land Planning
Landscape Architecture
Landscape Management

November 30, 2023

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

ATTN: **ARCOM Staff**
Re: 334 Chilean Rd - Town of Palm Beach
Ref # 22180.00 LA

LETTER OF INTENT

Regarding the application ARC-24-004/ZON-24-014, our current proposal, for improvements to the site, does not include any architectural changes. The proposed improvements are developed in compliance with the Sec. 18-205 as they are in conformity with the standards of this Code and other applicable ordinances insofar as the location and appearance of the buildings and structures are involved.

The proposed work only pertains to the hardscape and landscape changes as following:

- Revised previously approved driveway layout and material.
- Shift proposed front site wall (North) 3' away from property line.
- Addition of gate design for vehicular and pedestrian gates along North property line.
- New refuse area.
- Revised landscape for the entire property.

Additionally we are requesting the following variances:

VARIANCE 1: Sec. 134-1669: Variance for a perimeter site wall of 10'-7" in lieu of the 7' max height permitted, for the west yard outdoor shower area.

VARIANCE 2: Sec. 134-1669: Variance for a perimeter site wall of 8'-4" in lieu of the 7' max height permitted, for the east yard generator area.

VARIANCE 3: Sec. 134-1669: Variance for a site wall of 9'-0 in lieu of the 7' max height permitted, for the south yard pool equipment area.

VARIANCE 4: Sec. 134-1728 (c)(2): Variance for pool heater with 5' rear-yard setback in lieu of 10' minimum pool heater setback required.



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The variances are requested based on the site special circumstances. The current crown of road is +/-1.51' NAVD, the finish floor elevation of the house is 7.0' NAVD. Due to these circumstances, it is virtually impossible to comply with the equipment screening Town requirements and at the same time be under the 7' height threshold for site wall as per code. The same circumstances prevent us to provide a privacy wall to the proposed outdoor shower. This privacy element is a strong desire from ownership and it was also a condition of approval from our previous site plan modification request A-22-02583 obtained via administrative staff approval.

We are also requesting a variance for the location of the request variance for pool heater 5' setback in lieu of current 10' setback requirement. The lot size is below the 10,000 SF minimum size for the R-C zoning. As such, there is limited space for equipment. We are doing our best effort to comply with the open space requirements, develop the program our client desires, and work with the house footprint that is already in place. We cannot see another location suitable for the placement of this piece of equipment.

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

Dustin Mizell, *President*

Environment Design Group