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LETTER OF INTENT

DATE: 01.12.2024
PROJECT: SAGE RESIDENCE, 1181 N. LAKE WAY, PALM BEACH FLORIDA

In the attached application, we are presenting designs for a new 2 story, single family residence at 1181 North Lake Way in Palm Beach Florida. The site is located at the northern end of the island, looking west over Lake Worth.

Legal Description:

Parcel 1:

Lots 4 and 8, less the North 89 feet of said lots in MOCKING BIRD TRAIL TRACT, according to the Plat thereof, recorded in the Office of the Clerk of the Circuit Court in and for Palm Beach County, Florida, in Plat Book 18, Page 7; and

Parcel 2:

The North 39 feet, 8 inches of Lot 39, of EL ENCANTO, a subdivision in Palm Beach, Florida, according to the Plat thereof recorded in the Office of the Clerk of the Circuit Court in and for Plam Bach County, Florida, in Plat Book 11, Page 53

The property is located in the R-B zoning district, to which the proposed home fits well within the zoning regulations. The site itself is a pre-existing, non-conforming lot made up of 2 parcels. It does not meet the minimum lot width requirement of 100'. Thus we ask for a variance to address the current lot width of 89'.

The Sage family purchased the property in 2008, to which they have made minor improvements over the years, including a new pool and landscaping.

The existing house was built in 1989 and is comprised of 5 bedrooms and 7 baths. The house is a full 2 story structure with attached 3 car garage near the road. There are currently 2 driveways.

Our proposed design is for a new 2 story structure, slightly larger than the existing. The house is designed in an 'H' formation creating an entrance courtyard off the driveway, which is also intended as a focal point from the newly located central driveway. There is also a courtyard off the back with adjacent covered porch leading out to the new pool, spa and patio area.

transmitted by J. Graham Goldsmith Architects

The house will be concrete/CMU foundation and walls with stucco finish, wood framed roof with cementitious tiles that resemble wood shingle. Windows and doors to be Andersen A-series with Stormwatch protection.

The Landscape design is intended to maintain much of the existing buffer material along the property lines, with many upgrades surrounding the new structure. The path way to the recreation path will remain as is and only clean up and maintenance is planned for the area west of the path.

Architectural Review – Section 18-205

Sec. 18-205. - Criteria for building permit.

(a) The architectural commission may approve, approve with conditions, or disapprove the issuance of a building permit in any matter subject to its jurisdiction only after consideration of whether the following criteria are complied with:

(1) The plan for the proposed building or structure is in conformity with good taste and design and in general contributes to the image of the town as a place of beauty, spaciousness, balance, taste, fitness, charm and high quality.

The proposed design is very much in keeping with the local vernacular and will use commonly used finishes such as stucco and tile roof to resemble wood shingle. The use of wrought iron railings and shutters will also add to the character of the home in a Monterey Revival style which exudes some classic New England colonial details, along with clean facades.

(2) The plan for the proposed building or structure indicates the manner in which the structures are reasonably protected against external and internal noise, vibrations, and other factors that may tend to make the environment less desirable.

The ‘H’ configuration of the house provides an excellent central space that provides livable space inside and outside that is isolated from neighboring properties. What I would consider quiet space, such as bedrooms, office, den are all programed along the perimeter which adds another aspect of protection from noise, etc. from the more common living areas.

(3) The proposed building or structure is not, in its exterior design and appearance, of inferior quality such as to cause the nature of the local environment to materially depreciate in appearance and value.

The proposed building will use long lasting, high performing products that are designed to stand the test of time, while also appearing timeless. The proposed shell will be CMU block with stucco finish. All trim to be of solid material avoiding potential degradation from the sun and/or insects. The windows and doors will be protected with the fibrex barrier as per the Andersen A-series products, which maintains its factory finish for decades.

(4) The proposed building or structure is in harmony with the proposed developments on land in the general area, with the comprehensive plan for the town, and with any precise plans adopted pursuant to the comprehensive plan.

Yes, the proposed building will fit well within the ever changing neighborhood.

(5) The proposed building or structure is not excessively similar to any other structure existing or for which a permit has been issued or to any other structure included in the same permit application within 200 feet of the proposed site in respect to one or more of the following features of exterior design and appearance:

- a. Apparently visibly identical front or side elevations;
- b. Substantially identical size and arrangement of either doors, windows, porticos or other openings or breaks in the elevation facing the street, including reverse arrangement; or
- c. Other significant identical features of design such as, but not limited to, material, roof line and height of other design elements.

The proposed design is original and unique to this site.

(6) The proposed building or structure is not excessively dissimilar in relation to any other structure existing or for which a permit has been issued or to any other structure included in the same permit application within 200 feet of the proposed site in respect to one or more of the following features:

- a. Height of building or height of roof.
- b. Other significant design features including, but not limited to, materials or quality of architectural design.
- c. Architectural compatibility.
- d. Arrangement of the components of the structure.
- e. Appearance of mass from the street or from any perspective visible to the public or adjoining property owners.
- f. Diversity of design that is complimentary with size and massing of adjacent properties.
- g. Design features that will avoid the appearance of mass through improper proportions.
- h. Design elements that protect the privacy of neighboring property.

The proposed building is of similar scale to neighboring properties, to which the majority of homes along North Lake Way are 2 story. We are also using similar materials and colors.

The current site has mature vegetation. Our goal is to maintain and add to the buffers along the property lines, as well as fill in more of the street frontage with plantings to provide privacy, as well as aligning with the appearance of other properties.

(7) The proposed addition or accessory structure is subservient in style and massing to the principal or main structure. **NA**

(8) The proposed building or structure is appropriate in relation to the established character of other structures in the immediate area or neighboring areas in respect to significant design

features such as material or quality or architectural design as viewed from any public or private way (except alleys).

Yes, the proposed building will be of similar high quality design and materials. Given the minimal side setbacks, the primary views are of the front and back, which again, will be of high quality.

(9) The proposed development is 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.

Yes, the proposed building is designed to adhere to all standards of this code and zoning regulations.

(10) The project's location and design adequately protects unique site characteristics such as those related to scenic views, rock outcroppings, natural vistas, waterways, and similar features.

Yes, the proposed design is to keep the land west of the rec path unchanged. The proposed house is also of similar scale to the existing, thus views from the road or water will not have a negative impact.

(b) If the above criteria are met, the application shall be approved. Conditions may be applied when the proposed building or structure does not comply with the above criteria and shall be such as to bring such building or structure into conformity. If an application is disapproved, the architectural commission shall detail in its findings the criterion or criteria that are not met. The action taken by the architectural commission shall be reduced to writing, and a copy thereof shall be made available to the applicant upon request.

(c) A decision or order of the commission or the planning, zoning and building department director or his/her designee shall not become effective until the expiration of ten working days after the date upon which a ruling of the commission or the planning, zoning and building department director or his/her designee has been made.

(Ord. No. 11-2015, § 1(Att.), 4-15-15)

Special Exception – Section 134-229

Sec. 134-229. - Requirements for granting.

The requirements for granting a special exception use under this chapter are as follows:

(1) The use is a permitted special exception use as set forth in article VI of this chapter.

Yes, the proposed single family residence is an allowed use in zone R-B.

(2) The use is so designed, located and proposed to be operated that the public health, safety, welfare and morals will be protected.

Yes, the proposed single family home is in keeping with local regulations.

- (3) The use will not cause substantial injury to the value of other property in the neighborhood where it is to be located.

No, the proposed residence will not have a negative impact on local values.

- (4) The use will be compatible with adjoining development and the intended purpose of the district in which it is to be located.

Yes, the proposed single family residence is surrounded by single family homes.

- (5) The use will comply with yard, other open space, and any special requirements set out in article VI for the particular use involved.

Yes, the proposed building complies with all applicable setbacks and lot coverage requirements.

- (6) The use will comply with all elements of the comprehensive plan.

Yes, the proposed building will comply with all elements of the comprehensive plan.

- (7) The use not result in substantial economic, noise, glare, or odor impacts on adjoining properties and properties generally in the district.

No, the proposed building is for a single family residence and should have no impact on neighboring properties.

- (8) Adequate ingress and egress to property and proposed structures thereon and off-street parking and loading areas will be provided where required, with particular reference to automotive and pedestrian safety and convenience, traffic flow and control, and access in case of fire or catastrophe.

Yes, the proposed design eliminates one of the existing driveways, making the remaining driveway more centrally located to the property. The parking court and garage then allows for a minimum of 6 vehicles to park on site. This lot is also located directly centered in between La Puerta Way and Nightingale Trail, as to not add any concern for vehicles or pedestrians at intersections.

- (9) Signs, if any, and proposed exterior lighting with reference to glare, traffic safety, and economic impact shall be compatible and in harmony with properties in the district.

There will be no proposed signage, and all exterior lighting to be in compliance with zoning regulations.

- (10) Location, availability and compatibility of utility service for the use shall be satisfactory to ensure health and safety.

Yes, given the current existing use, the proposed will be similar, thus

- (11) Refuse and service areas for the use shall not adversely affect automotive and pedestrian safety and convenience, traffic flow and control, or access in case of fire or catastrophe.

There shall be no ill affect regarding access to the proposed house vs. the existing.

- (12) In all districts except the C-OPI district, and also with the exception of hotel, motel and timeshare uses, the proposed special exception use will not attract the principal portion of its customers/clients from off-island locations. The applicant shall submit evidence satisfactory to the town council that not less than 50 percent of the customers of the proposed use will be town persons. Evidence submitted in support of this contention shall include credible data or information suitable for review by the town to determine the credibility and the appropriateness of the applicant's conclusion. The submittal shall include a description of the types of information used and the methodology employed to arrive at the conclusion. Information used shall include, but shall not be limited to, lists of customer/client addresses or certification thereof by an independent certified public accountant approved by the town, market studies prepared by independent professional firms, or data from similar operations under the control of the applicant. The town may in the future require the applicant to demonstrate to the satisfaction of the town council that the special exception use is continuing to be town-serving.

The proposed use is a private single family residence with no service to the public.

- (13) If historic/specimen trees are located on the subject property, the location of said historic/specimen trees shall be identified on a signed and sealed survey. In addition, adequate landscaping, screening and barricade protection of historic/specimen trees shall be demonstrated to be provided as required in this chapter.

A tree survey has been completed, and there are no historic or specimen trees of note. Our goal is to maintain and add to the existing screening/buffer along the property lines.

- (14) The proposed use will not place a greater burden than would be caused by a permitted use on municipal police services due to increased traffic or on fire protection services due to the existence of or increased potential for fire/safety code violations.

The proposed single family residence will not add any additional burden to municipal services. In fact, the proposed house has fewer bedrooms than the existing.

(Ord. No. 2-74, § 6.40(a)—(m), (r), 3-26-74; Ord. No. 3-77, § 11, 3-29-77; Ord. No. 5-78, § 12, 3-31-78; Ord. No. 7-79, § 12, 3-30-79; Ord. No. 4-80, § 6, 3-31-80; Ord. No. 1-85, §§ 3(b), 4(d), (e), 2-11-85; Ord. No. 1-90, § 4(d), 2-5-90; Ord. No. 1-91, § 4(c), (d), 4-23-91; Ord. No. 1-96, § 7, 2-5-96; Ord. No. 1-99, § 6, 4-5-99; Ord. No. 2-2011, § 2, 7-13-11; Ord. No. 7-2014, § 9, 5-14-14)

Thank you for your consideration.

Sincerely,

A handwritten signature in black ink, appearing to read 'Adam A. Davis', with a stylized, flowing script.

Adam A Davis AIA

J. Graham Goldsmith Architects