



ENVIRONMENT
DESIGN
GROUP

Land Planning
Landscape Architecture
Landscape Management

May 6, 2024

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

Re: 1464 N. Ocean Blvd.
Town of Palm Beach

LETTER OF INTENT

Current zoning for the project is R-B Low Density Residential.

Our current proposal, for improvements to the site, does not include any architectural changes to the existing house. The existing site is

The proposed changes include:

- Removal of lawn from the sides and back yard.
 - Expansion of existing pool deck.
 - Gravel access paths in side yards.
 - Artificial turf joints between existing pavers.

Variance Requests include:

- Landscape open space of 40.69% in lieu of 45% required. (4.31% Variance)

Variance Justification:

- Home is situated on a small, non-conforming lot.
- Trees providing screening and privacy block sunlight needed for the previously approved lawn areas to grow healthy.
- Removing the previously approved lawn from the backyard and replacing with planting, or any other open space material, would make the backyard very tight and un-usable in most areas.

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

Dustin Mizell, *President*
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