

MP Design & Architecture, Inc.

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Town of Pam Beach
360 S. County Rd.
Palm Beach, FL 33480

April 10, 2024

Re: 1214 N Ocean Blvd. Palm Beach, FL 33480
ARC-24-072

We are submitting the attached drawings and application for the review of our project at 1214 N Ocean Blvd. Palm Beach, FL 33480. The owners at 1214 N Ocean Blvd. recently bought 110 Mockingbird Trail (the property behind their residence) and now have a unity of title for both properties. The existing house on 110 Mockingbird Trail is being demoed and the proposed scope of work consist of extending the existing house on 1214 N Ocean Blvd. with a new gallery and a new 2 car garage. Also included with this is a proposed new guest house with new pool, landscape and hardscape. The new combined lot have a total area of 33,967 SF. The combined square footage addition is 4,522 SF over the existing 7,739 SF existing house on 1214 N Ocean Blvd. The new lot coverage and CCR will be under the maximum allowed.

Please note the following:

A. LANDMARK PRESERVATION COMMISSION – Sections 54-122 & 54-161
Not applicable.

B. ARCHITECTURAL REVIEW – Section 18-205
Proposed new 2,725 SF addition to existing house.
Proposed new 1,797 SF new guest house.
Proposed new pool, new landscape and hardscape.

C. ARCHITECTURAL REVIEW – Section 18-206
There will be no demolition on site.

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D. SPECIAL EXCEPTION – Section 134-22

Not applicable

E. SITE PLAN REVIEW – Section 134-329

Not applicable

F. VARIANCE – Section 134-201

Not applicable

G. OTHER

Not applicable.

Respectfully,

A handwritten signature in blue ink, appearing to read 'Michael Perry', with a stylized, flowing script.

Michael Perry