



Date: July 22nd, 2024 (pre-application)
Sept 5th, 2024 (first submittal)
Sept 23rd, 2024 (second submittal)
Oct 7th, 2024 (Final Submittal)

LETTER OF INTENT RELATED TO PROPOSED NEW CONSTRUCTION AT
210 JAMAICA LANE, PALM BEACH, FLORIDA, 33480

ARCOM: ARC-24-0095

TOWN COUNCIL: N/A

We are pleased to submit the accompanying drawings for the first submittal review of our project at 210 Jamaica Lane. The site currently has a single-family residence to be demolished. Our project is for the proposed construction of a 2-Story residence including pool, hardscape and landscape. This project does not require any variances. We have paid special attention to the cubic content and zoning requirements of the district and have increased our allowable setbacks, dropped the overall beams heights and included more native plantings.

A) LANDMARKS PRESERVATION COMMISSION 54-122 & 54-161

Not applicable

B) ARCOM 18-205(a)(1-10)

We are submitting a design that we consider tastefully designed, with harmonious and balanced elevations and to be built with the highest quality materials.

1. New 2-Story Residence.
2. New swimming pool.
3. New hardscape and landscape.

(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.

(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.

(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.

(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.

(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.

(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.

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

(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).

(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.

(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.

B) ARCOM 18-206

Not applicable

C) SPECIAL EXCEPTION 134-229

Not Applicable

D) SITE PLAN REVIEW 134-329

Not Applicable

E) VARIANCES 134-201

Not Applicable