



October 21, 2024

Town of Palm Beach Planning, Zoning & Building Department  
360 South County Road  
Palm Beach, FL 33480

**Re: Letter of Intent 301 Polmer Park Road ARC 24-098**

To Whom It May Concern:

The applicant respectfully submits a formal application for an Architectural Commission Review to construct a new, two-story, single-family residence with landscape and hardscape and a swimming pool in the Palm Beach Regency architectural style.

Please note the following as it relates to this application:

- A. Landmarks Preservation Commission Review in accordance with Section 54-122 and/or Section 54-161.
  - a. Not applicable.
- B. Architectural Review in accordance with Section 18-205 and/or Section 18/206.
  - 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:
    - i. We are submitting a design for a new two-story residence influenced by the Palm Beach Regency architectural style that is sophisticated, thoughtfully designed, and complimentary to neighboring properties. The proposed residence will be built with the highest quality materials. Thus, meeting the Town's code that the proposed structure is in conformity with good taste and design and contributes to the image of the Town as a place of beauty, spaciousness, balance, taste, fitness, charm, and high quality.
    - ii. 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 factors that may tend to make the environment less desirable.
      - a. This proposal consists of materials of the highest quality and construction methods.
    - iii. The proposed building or structure is not of inferior quality in its exterior design and appearance, such as to cause the nature of the local environment to materially depreciate in appearance and value.
      - a. This proposal is of superior and exquisite quality, enhancing the allure and appreciation of Polmer Park Road.
    - iv. 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.
      - a. This proposal is in harmony with the land and general area.



- v. 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 with respect to one or more of the following features of exterior design and appearance:
  - a. Apparently visible 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, roofline, and height of other design elements.
    - i. (a,b,c) While Polmer Park features many Palm Beach Regency-styled homes, this proposal stands out with its unique characteristics. Distinctive elements such as the asymmetric entryway, an architectural skylight dome, and the superior quality of materials on the front elevation set this house apart from the other Regency homes on the street.
- vi. 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.
    - i. The proposed project harmonizes with the architectural character of the street, ensuring it is neither excessively dissimilar nor out of place.
- vii. The proposed addition/accessory structure:
  - a. Not applicable.
- viii. 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).
  - a. The proposal meets this criterion.
- ix. 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.
  - a. The proposal meets this criterion.



- x. The project's location and design adequately projects unique site characteristics such as those related to scenic views, rock outcroppings, natural vistas, waterways, and similar features.
    - a. This proposal enhances Polmer Park Road's lush landscaping and improves its character-defining features.
  - b. We feel the project before the Town has met the above criteria and warrants the application to be approved by the Architectural Review Commission.
- C. Special Exception in accordance with Section 134-893(c) or 134-229 are not required for this project.
- a. Not applicable.
- D. Site Plan Review Approval in accordance with Section 134-329.
- a. Not applicable.

In conclusion, the applicant seeks Architectural Commission Review approval and feels the application and proposal has met the criteria set forth in the Town Code. We respectfully request your consideration of this application to the Town of Palm Beach. If you have any questions or comments, please do not hesitate to contact us.

Sincerely,

Patrick Ryan O'Connell, AIA