

MP Design & Architecture, Inc.

217 Peruvian Avenue, Suite 4
Palm Beach, Florida 33480

AA#26001667

T: 561833.7575

INFO@MPDAINC.COM

F: 561833.0575

Town of Pam Beach
2024
360 S. County Rd.
Palm Beach, FL 33480

February 28, 2025

Re: 335 Cocoanut Row Palm Beach, FL 33480
HSB-24-0009

We are submitting the attached drawings and application for the review of our project at
335 Cocoanut Row Palm Beach, FL 33480.

The Scope of Work includes the following:

1. The project consists of interior and exterior modifications to the existing 2 story house and 1 story guest house on 335 Cocoanut Row. The lot coverage and square footage will remain the same. We are proposing to eliminate an existing exterior stair at the rear of the main house. The exterior changes consist of new windows and shutters. The Structure is not listed under "Designated Landmarks" nor "Properties Under Consideration".
2. There will be a new proposed pool with new Landscape and Hardscape.
3. There are no historically significant trees present at the site.
4. This house is a historically significant building in the Town of Palm Beach.

Please note the following:

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

B. ARCHITECTURAL REVIEW – Section 18-205
Proposed Renovation of 2,832 SF 2-Story Existing House &
1,008 SF 1-Story Existing Guest House.
Proposed new landscape and hardscape, new pool.

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

MP Design & Architecture, Inc.

217 Peruvian Avenue, Suite 4
Palm Beach, Florida 33480

AA#26001667

T: 561833.7575

INFO@MPDAINC.COM

F: 561833.0575

D. SPECIAL EXCEPTION – Section 134-22

Not applicable

E. SITE PLAN REVIEW – Section 134-329

Not applicable

F. VARIANCE – Section 66-123 & 134-948 (11): A variance for the landscape open space of 32.88% in lieu of the minimum required 45%.

- 1) The project is located in the RC zoning district. Due to the previously constructed residence, guest house and hardscape the existing landscape open space is non-conforming to today's code. This is a special circumstance that necessitates requesting a variance to modify the existing hardscape and landscape to improve the non-conforming landscape open space from the existing 27.77% to the new proposed 32.88%.
- 2) The applicant was not the cause of the special conditions of the property or existing non-conformities of the residence as the applicant just recently purchased the property.
- 3) The granting of the variance will not confer on the applicant a special privilege that is denied to the neighboring properties.
- 4) The hardship, which runs with the land, is that the house is already under on landscape open space and the modifications to the property bring it more conforming to code.
- 5) The variance requested is the minimum necessary to make reasonable use of the land considering the increase in the existing landscape open space.
- 6) The granting of the variance will not be injurious to the neighborhood. The request is de minimis.

G. OTHER

Not applicable.

Respectfully,



Michael Perry