

September 25, 2023

Town of Palm Beach

Re: LOI - ZON-23-112 285 SUNRISE AVE

The intent of this project is as follows:

1. Relocate the existing 2,958 sq. ft Island Animal Hospital from the two-story building at 262 Sunset Ave., Palm Beach, FL 33480 to a remodeled existing 3,200 sq. ft. one-story building at 285 Sunrise Ave, Palm Beach, FL 33480.
2. The existing building at 285 Sunrise Ave, Palm Beach, FL 33480 was a branch of Chase banks, which will be converted to a Veterinary clinic. Changes will include the following.
  - a. Interior Changes:
    - i. Interior space will be largely demolished and reworked to work as the veterinary clinic.
    - ii. The double west doors will be covered on the interior without removing exterior door, so there will be no changes to the exterior in that area.
    - iii. North side of building, new door to outside for access to the area under what was the drive-thru in the same location that was the window for the teller. The door is for access to the outside for animals as well as the second emergency exit.
  - b. Exterior Changes:
    - i. North side. Area under existing drive thru to be demolished and new grass area installed for use by animals in the veterinary clinic. The existing drive thru window and night deposit to be removed and closed, as well as new 3'-0" door for access for animals to grass area as well as emergency egress.
    - ii. West side. Area under existing drive thru to be demolished and new grass area installed for use by animals in the veterinary clinic. Fencing will be to Town of Palm Beach Standards. No other changes.
    - iii. South side. No Changes.
    - iv. East side. Area under existing drive thru to be demolished and new grass area installed for use by animals in the veterinary clinic. Fencing will be to Town of Palm Beach Standards. No other changes.

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