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**LETTER OF INTENT
EAST PLAZA PRESERVATION PLAN
DECEMBER 14, 2023**

PROJECT NARRATIVE

The Development Review Application for East Plaza Preservation Plan requests the proposed revitalization of nearly six Palm Beach acres, known as the Wells Fargo property, bounded by Royal Palm Way to the south, South County Road to the west, Seaview Avenue to the north, and South Ocean Boulevard to the east. The proposed East Plaza Preservation Plan (see reference plat in Exhibit N) plans to de-intensify the site via a redevelopment plan comprised of residential uses along the Royal Palm Way frontage and in the interior of the site, in addition to the existing office use (Wells Fargo) being reformatted and downsized along South County Road. This plan will be accomplished with a proposed rezoning of the entire site to a Planned Unit Development (PUD). Wells Fargo will return to the site as the only commercial user and will occupy \pm 35,000 SF of office space along South County Road. A new office building is proposed at the corner of South County Road and Royal Palm Way. Wells Fargo will occupy the ground floor and some of the second floors of the existing, landmarked buildings along South County, which will be left intact, but revitalized to modern standards as described herein. Wells Fargo customers and employees will access the site along Royal Palm Way and will park in a below grade garage on the northern portion of the site. The remaining portions of the second and third stories of the landmarked buildings will be residential in nature. All remaining uses on the site will be residential.

The guiding principles of the East Preservation Plan include the following:

- **Predictable Redevelopment Program**

The East Plaza Preservation Plan will limit the redevelopment of the site to the overall square footage of buildings that could be built today under the existing zoning without a variance. (We like to use the analogy that we are utilizing the same amount of clay but molded in a more town-serving and thoughtful presentation). Moreover, the proposed buildable square footage on the site will be limited in its use to be predominantly residential (83% of the site) coupled with one non-residential use (Wells Fargo bank in a reduced footprint) which will occupy just over 17% of the site. This town-serving program results in a de-intensification of the existing zoning and uses on the site today.

- **De-intensifying the Site.**

To maintain consistency with the Town of Palm Beach's Comprehensive Plan, the East Plaza Preservation Plan will eliminate regional-serving, commercial development (businesses like hotels, restaurants, bars, and clubs). The existing zoning on the site overwhelmingly promotes regionally attractive uses as 70% of the site is zoned for commercial use only. To maintain the charm and tranquility of Palm Beach, the East Plaza Preservation Plan will reduce the existing commercial square footage along South County Road and prohibit any future commercial use anywhere else on the site. This effort will further the residential fabric of Palm Beach with a series of buildings, green spaces, and vias, inspired by Palm Beach's famed architects and most beloved spaces.

- **Reducing Density**

Rather than pursue the high-density uses permitted with the existing zoning of the site which could yield densities of 26 units per acre, the East Plaza Preservation Plan will promote a reduced density of less than 7 units per acre. This reduced density is congruent with the residential densities of surrounding enclaves such as Phipps Plaza and the Sea Streets. Moreover, the planned residential density of the East Plaza Preservation Plan will be in keeping with the residential uses historically planned for the site.

- **Contextualized Height, Scale, and Mass + Building Typology**

Frisbie Group has designed all building heights to be contextual with adjacent neighbors to ensure massing and scale are in keeping with the surroundings. The northern portion of the site adjacent to the existing Seaview Avenue neighborhood will be single-family detached residences limited to two stories in height with building footprints reminiscent of Sea Street cottages. The buildings south of these single-family detached residences will transition from two stories in height to two and a half stories in height located in the center of the site, framing the central open spaces, and finally, to three stories in height along Royal Palm Way, whose broad right-of-way width can appropriately accommodate the proposed height. Alongside this height, scale, and mass transition, the building typologies will shift from single-family detached residences to single-family attached (town house) residences and then residences in the “flat” typology along Royal Palm Way.

- **Increased Green Open Space**

In place of the existing impervious, surface parking lot, the East Plaza Preservation Plan will create charming green open spaces. For relative comparison, the proposed plan will create more green open space than exists in Phipps Plaza today. These shaded, interconnected gardens will be accessible to Palm Beach residents and reflective in their design of the beloved vias and courtyards off Worth Avenue and in Via Flagler, as well as those central green spaces of Phipps Plaza, the Society of the Four Arts, Town Hall Square, and Earl Smith Park.

- **Reduced Traffic**

By converting the property from primarily dense commercial zoning to mainly residential zoning, the proposed East Plaza Preservation Plan limits permitted uses on the site to only residential and Wells Fargo bank uses. As a result, the proposed plan will reduce, by 40%, the Average Daily Trips (ADT) of vehicles traveling to and from the site. The proposed plan represents an even greater reduction in traffic when compared to what could be developed on the site under the existing zoning. This overall reduction in traffic is one of the many goals of our de-intensification program.

- **Planned Unit Development (PUD) Zoning**

The Town of Palm Beach Zoning Code contains a zoning designation that is named “Planned Unit Development” (PUD), which is a land use regulation that involves more restrictive and site-specific regulations versus other standard zoning districts. Simply put, a PUD is a development project a municipality considers comprehensively at one time, usually in the zoning process employed to approve a site plan. The proposed PUD-5 will contain a site plan and site-specific regulations under which the property will be redeveloped. The

proposed PUD-5 will downzone the Wells Fargo site that is limited to residential and one non-residential use - the Wells Fargo bank in a reduced footprint. No other commercial uses will be permitted on the site. The proposed PUD-5 will provide residents with certainty of where buildings will be specifically located on the site and will address the buildings' height, scale, and mass alongside the rezoning of the property, creating a significantly more restrictive zoning designation than exists today.

- **Alternative Redevelopment Proposals**

Instead of the proposed East Plaza Preservation Plan, the Town of Palm Beach could be faced with alternative redevelopment plans that utilize the existing zoning (70% commercial) to intensify the uses on the site, thereby promoting regionally attractive commercial entities that will generate high traffic and congestion. The commercial uses allowed by zoning on the site today include hotels, condo-hotels, timeshares, marijuana shops, and restaurants, all of which could be approved and built under an alternative development strategy.

- **Proactive Preservation of Non-Landmarked Buildings**

The East Plaza Preservation Plan will exceed town landmarking requirements by preserving facades and buildings that are not currently landmarked. In addition to preserving all of the landmarked facades along South County Road, the East Plaza revitalization will preserve even more: the northern façade and the original building form of the Mizner building at the corner of Seaview Avenue and South County Road (which is not landmarked), and in addition it will restore the Volk building at the corner of South County Road and Royal Palm Way, also a building that is not landmarked in any capacity.

This preservation mentality applies also to the new residential portion of the revitalization, as our team drew design inspiration from the architectural founding fathers of Palm Beach: the “Big Five” architects including Addison Mizner, Howard Major, Marion Sims Wyeth, Maurice Fatio, and John Volk. Their work and individual styles will be echoed throughout the site. This approach allows the entire site to not only exist in harmony with its surroundings, but to appear as if it evolved slowly over time, seamlessly integrating into the historic fabric of Palm Beach, thus making Palm Beach more Palm Beach.

Existing Site Conditions

The subject property contains 250,956 square feet of land or 5.76 acres (6.27 Palm Beach acres), more or less (see Exhibit A for a survey and legal description of the subject property).

Town of Comprehensive Plan Future Land Use Map

The Town of Palm Beach Comprehensive Plan designates a portion of the property as a Commercial Future Land Use Designation (72.2% of the subject property) and a portion of property as a Single Family Future Land Use Designation (27.8% of the subject property). Exhibit B, provided by the Town of Palm Beach, illustrates the existing Future Land Use Designations of the subject property. The Town of Palm Beach Comprehensive Plan details the aforementioned future land use designations as follows:

- *Single Family Uses:* This is the most predominant land use in the Town. The Future Land Use Plan Map designates 1,103 acres of land for this use. The preferred locations are those with good visual qualities, buffered from annoying traffic influences with easy access to shopping and recreation. Appropriate uses include estates, single-family homes, residential PUDs, and cluster development up to a maximum density of four dwelling units per gross Palm Beach acre (40,000 square feet). Public uses and facilities, public and private schools, group homes and foster care facilities, essential services, and private group uses, and cultural uses are also permitted within this category on a limited basis; and
- *Commercial Uses:* While only one commercial category is specifically identified on the Future Land Use Plan Map, the Town provides for commercial uses at varying intensities under different zoning categories. The Plan designates about 93 acres for commercial uses, Appropriate uses include a wide range of commercial retail, service, professional and business uses largely intended to serve Town persons; hotels, motels, and time-sharing uses; public uses and facilities; public and private schools; private group uses; and residential uses located above the ground floor. Nonconforming buildings or structures unintentionally damaged or destroyed, such as by fire or other casualty, act of terrorism, war or act of God or nature may exceed what is permitted in this land use category and the land development regulations if rebuilt at the same density and/or intensity, on the same footprint and to the same size and configuration as those nonconforming buildings or structures being replaced. Actual construction to replace, restore or reconstruct the nonconforming building or structure shall commence within the time frame outlined in the land development regulations.

Town of Palm Beach Zoning Map + Code

The subject property is currently governed by three (3) distinct zoning designations in the Town of Palm Beach, each one allowing for varied density and intensity levels, as follows:

- *R-B Low Density Residential District:* The purpose of the R-B low density residential district is to provide for low density single-family residential use, as that term is defined in section 134-2, of moderately spacious character together with publicly operated recreational facilities and accessory uses as may be necessary or are normally compatible with residential surroundings. This district is located to protect and preserve existing development of this character and contains vacant land considered appropriate for such development in the future;
- *C-B Commercial District:* The purpose of the C-B commercial district is to create an environment especially suited to a group of professional and administrative offices compatible in appearance with single-family housing; and
- *C-TS Town-Serving Commercial District:* The purposes of the C-TS town-serving commercial district are to:

- Create, preserve, and enhance areas of attractive, small-scale, retail, personal and professional/business services to be developed either as a unit or in individual parcels, providing for the frequently recurring needs of townpersons; and
- Enhance the general character of the district and its compatibility with its residential surroundings, and, therefore, signs are limited to those accessory to businesses conducted on the premises, including the number, area and types; retail drive-in facilities are not permitted, and, in order to maintain the town-serving nature of the district, limitations on gross leasable floor (GLA) area are imposed.

Exhibit D contains complete versions of each zoning district as it exists in the Town of Palm Beach Zoning Code today. Exhibit C, provided by the Town of Beach, illustrates the distribution of each zoning district on the subject property as follows:

- R-B Low Density Residential District: 30% of the subject property;
- C-B Commercial District: 34% of the subject property; and
- C-TS Town-Serving Commercial District: 36% of the subject property.

All in all, 70% of the subject property's existing zoning promotes commercial uses and intensities.

Landmarked Facades

The Wells Fargo Site also includes a series of Landmarked Buildings fronting South County Road which places the entire site under architectural review by the Town of Palm Beach Landmarks Preservation Commission. Exhibit E, provided by the Town of Palm Beach, illustrates the Landmarked Facades along South County Road. A copy of the Landmark Designation Report and Ordinance resides in Exhibit to this application.

After repeated attempts to landmark the buildings in the early 1980s (including an attempt to create a Phipps Plaza Historic District), in 1991 the Town of Palm Beach landmarked those buildings north of the corner building at South County Road and Royal Palm Way. The landmark resolution stated "Only the facade fronting South County Road is designated. The designation to a depth of a maximum of 15 feet is for purposes only of ensuring that the facade is adequately supported from an engineering point of view. There is no designation on the interior of the buildings." It is important to note that the western facade of the building at the corner of South County Road and Seaview Avenue is landmarked. The northern facade fronting Seaview Avenue is not landmarked, but our team believes the building maintains the highest architectural significance of all of the buildings on this block and as a result the northern facade as well as the building as a whole should be preserved as part of the overall preservation approach to the site. This three-story building was designed by Addison Mizner in the 1920s. With stucco as the main exterior finish material, cut coral stone is used at the first level and as decorative architectural elements while clay barrel tile is used on the roof. The building's facade is strongly defined horizontally at each floor level by cut coral stone bands and the fenestration at each floor is articulated differently. At the South County Road level, three full story arches relate this building to the surrounding public realm. At the second level are four casement windows and at the third level are three casement windows in arched openings flanked by a rectangular window opening at each side. Finally, because of the height and general proportions of this structure it acts as a strong anchor, an ending if you will, to the block of buildings it is incorporated into.

All the buildings on this side of the block, even though several were built by different architects at different times, are now bank property. Having been painted uniformly in yellow and white, they now present one combined facade, and the individual buildings now represent “facade units”. It must be emphasized that their original separateness, where it may have existed, can no longer be distinguished. Facade preservation is the practice of preserving a structure’s facade, or face, while constructing a new building behind it. It is a method that compromises between complete building renovation and restoration. Facade preservation is also a technique frequently used in adaptive reuse. The National Trust for Historic Preservation supports protecting facades perpetually using a local government legal mechanism known as landmarking. The National Trust for Historic Preservation believes facade preservation protects properties that have historic, architectural, or archaeological significance. This practice is commonly found across the US and abroad.

The East Plaza Preservation Plan will comply with The Secretary of the Interior's Standards for the Treatment of Historic Properties (see Exhibit Q). The purpose of The Secretary of the Interior’s Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring & Reconstructing Historic Buildings (2017) is to provide guidance to historic building owners and building managers, preservation consultants, architects, contractors, and project reviewers prior to beginning work. It is always recommended that preservation professionals be consulted early in any project. Specifically, our team will comply with the Guidelines for Preserving Historic Buildings. The Standards for the Treatment of Historic Properties address four treatments: preservation, rehabilitation, restoration, and reconstruction. As stated in the regulations promulgating the Standards, “one set of standards . . . will apply to a property undergoing treatment, depending upon the property’s significance, existing physical condition, the extent of documentation available, and interpretive goals, when applicable. The Standards will be applied taking into consideration the economic and technical feasibility of each project.” These Standards apply not only to historic buildings but also to a wide variety of historic resource types eligible to be listed in the National Register of Historic Places. This includes buildings, sites, structures, objects, and districts.

Adaptive reuse, the process of taking an old site or building and repurposing, is one of the leading processes in reducing urban sprawl and conserving land. Facade preservation overlaps with this concept, as they both involve taking pieces of the old, and making it new. As a type of adaptive reuse, the facade preservation process involves preserving, restoring, and using the building’s original face while constructing an interior from scratch. Architectural facades can be contentious. If done poorly, facade preservation can appear as an architectural Frankenstein; tasteless, mismatched, and ostentatious. But when done correctly, it is an effective bridge between the old and the new. The process retains the historic front of a structure, while renovating and reconstructing the building’s interior to match modern building practices.

The Volk corner building located at the intersection of South County Road and Royal Palm Way is not landmarked in any fashion, but the Applicant intends to honor its existence in the overall composition of buildings along South County Road from Seaview Avenue to Royal Palm Way by preserving that building through a renovation process that will allow it to adapt to Wells Fargo’s current needs to better support the community.

The First National Bank/Wells Fargo buildings, an artistic architectural composition defining an entire block at the east side of South County Road just north of the corner building at Royal Palm

Way, represents a combination of single structures linked to form one major building element. Although created by several architects over a period of years, all the buildings relate remarkably well to one another. Within the group no single structure stands out as a dominant feature, but each does offer a visual stimulus that prevents the composition from being pedestrian and banal. The use of materials, stylistic details, and similar massing strengthens the unity between the individual units. At the scale of the Town of Palm Beach, this is an extremely important streetscape. Defining an entire block at the most prominent intersection in town the composition is highly visible and should be considered as a focal element. The block-long structure is located at the transitions between residential and commercial areas of the town. The overall composition will retain its unity only if each element is allowed to remain, filling its part of the tout ensemble. The buildings are united at the interior to form the functional spaces necessary to conduct the business of the bank. It should be noted that the interior decoration and spatial sequences are not significant architectural components. In all probability, an architectural composition such as this would be impossible to replace, thus giving added incentives to respect and retain the facades as they exist today. Over time, the bank has succeeded in aiding the appearance of Palm Beach by creating an inimitable streetscape whilst asserting its own identity. This is a praiseworthy effort and in fact in unifying so many structures in what New Orleans terms “the tout ensemble,” the varied rooflines and the bespoke lexicon of architectural details, the pediments and towers, all form unparalleled public realm that is truly a gift to the street.

Existing Buildings

There is currently ± 60,000 leasable square feet of commercial space (office and retail space) on the subject property, with the majority being office space leased by Wells Fargo.

Town of Palm Beach Comprehensive Plan, Official Zoning Map, Zoning Code, and Landmarks Preservation Requests In General

To facilitate the East Plaza Preservation Plan, in general, the Applicant requests the following as part of this application:

- Amend the Town of Palm Beach Comprehensive Plan Future Land Use Map (map amendment--see Exhibit E) to revise the Future Land Use Designation of the subject property from “Commercial” and “Single Family” to “Approved PUD”;
- Amend the Town of Palm Beach Comprehensive Plan Future Land Use Element (text amendment--see Exhibit F) to provide for the creation of PUD-5;
- Amend the Town of Palm Beach Official Zoning Map (map amendment-see Exhibit G) to revise the existing zoning of the subject property from “C-TS Town-Serving Commercial District”, “C-B Commercial District”, and “R-B Low Density Residential District” to “Planned Unit Development (PUD-5);
- Amend the Town of Palm Beach Zoning Code (text amendment—see Exhibit H) Article V, Planned Unit Development Procedure, to provide for the creation of PUD-5 to be permitted in the existing zoning districts of the subject property and provide for a permitted density of no more than seven (7) dwelling units per Palm Beach acre;
- Amend the Town of Palm Beach Zoning Code (text amendment—see Exhibit H) Article V, Planned Unit Development Procedure, to provide for the creation of the PUD-5 Code and Regulating Plan (see Exhibit I) that will govern land development regulations on the subject property contained within Article V;

- Request Site Plan Review and Consideration by Town Council per Article V, Planned Unit Development Procedure; and
- Request Rezoning Review and Consideration of all requests by the Planning & Zoning Commission and Town Council.

Please reference Exhibits S & T for draft ordinances related to the requests.

Per Section 134-261, b. which states “Any proposed amendment, supplement, change, modification, or repeal shall first be submitted as an initial review to the director of planning, zoning, and building or his designee, who shall submit it to the town council for its review and feedback”, the Applicant requests review by Town Council at their January 10, 2024 Development Review Meeting.

Applicable Comprehensive Plan, Zoning Code, and Municipal Code Sections

Comprehensive Plan Sections

- Future Land Use Element
- Transportation Element (Exhibit K)
- Historic Preservation Element (Exhibit L)

Municipal Code Sections

- Chapter 54, Historical Preservation

Zoning Code Sections

- Article II, Administration
- Article III, Site Plan
- Article V, Planned Unit Development Procedure
- Article VI, District Regulations
 - Division 4. R-B Low Density Residential District
 - Division 8. C-TS Town-Serving Commercial District
 - Division 12. C-B Commercial District
 - Division 14. PUD Planned Unit Development District

Planned Unit Development Procedure

This Letter of Intent and Exhibits serve as the application for Planned Unit Development (PUD) Zoning for the subject property, more specifically PUD-5. Chapter 134, Zoning, Article V, Planned Unit Development Procedure, Division 2. Procedure, Subdivision II. Tentative Approval, Section 134-531. Application, Sections 1, 2, and 3 outline the required information that shall be submitted with the application as follows (complete with Applicant Response):

- a. The location and size of the site and the nature of the landowner's interest in the land proposed to be developed.

Applicant Response: The location of the subject property is in the Town of Palm Beach, Florida, located at the intersection of Royal Palm Way and South County Road (see Exhibit A: Subject Property Survey and Legal Description). The subject property comprises 250,956 square feet of land or 5.76 acres (6.27 Palm Beach acres), more or less. The Parcel Control Numbers (PCN) for the subject property are: 50434323050220220, 50434323040000010, 50434323030000010, and 50434323000040090. Please see Exhibit W for the Letter of Agency for this application.

- b. The density of land use to be allocated to parts of the site to be developed.

Applicant Response: The proposed land uses in the PUD-5 include residential and a bank. The Site Plan (Exhibit O) illustrates the density of land use proposed for the subject property. The proposed residential density shall not exceed seven (7) dwelling units per Palm Beach acre.

- c. The location and size of any common open space and the form or organization proposed to own and maintain any common open space.

Applicant Response: The Site Plan (Exhibit O) illustrates the location and size of any common open space proposed for the subject property. The proposed open space will be owned and maintained by a condominium property regime that would be formed when the PUD-5 is approved by the Town of Palm Beach.

- d. The use and the approximate height, bulk and location of buildings and other structures.

Applicant Response: The East Plaza Preservation Plan Conceptual Architecture, Landscape Architecture, and Civil Plan Set (Exhibit P) illustrates the specific height, bulk, and location of buildings and other structures.

- e. The feasibility of proposals for the disposition of sanitary waste and stormwater.

Applicant Response: The Applicant has included Concurrency Management Letters of Availability for sanitary waste and stormwater (Exhibit M).

- f. The substance of covenants, grants of easements or other restrictions proposed to be imposed upon the use of the land, buildings and structures including proposed easements or grants for public utilities.

Applicant Response: Once development plans are approved for the East Plaza Preservation Plan, the Applicant will work with Town Staff to coordinate proposed covenants, grants of easements, or other restrictions on the subject property.

- g. The provisions for parking of vehicles and the location and width of proposed streets and public ways.

Applicant Response: The East Plaza Preservation Plan provides for the parking of vehicles at grade and below grade in a structured parking garage as shown in The East Plaza Preservation Plan Conceptual Architecture, Landscape Architecture, and Civil Plan Set (Exhibit P). The exhibit also includes the location and width of proposed streets and public ways.

- h. The required modifications in the town land use regulations otherwise applicable to the subject property.

Applicant Response: In order to facilitate the East Plaza Preservation Plan, in general, the Applicant requests the following as part of this application:

- *Amend the Town of Palm Beach Comprehensive Plan Future Land Use Map (map amendment--see Exhibit E) to revise the Future Land Use Designation of the subject property from "Commercial" and "Single Family" to "Approved PUD";*
- *Amend the Town of Palm Beach Comprehensive Plan Future Land Use Element (text amendment--see Exhibit F) to provide for the creation of PUD-5 East Plaza Preservation Plan;*
- *Amend the Town of Palm Beach Official Zoning Map (map amendment--see Exhibit G) to revise the existing zoning of the subject property from "C-TS Town-Serving Commercial District", "C-B Commercial District", and "R-B Low Density Residential District" to "Planned Unit Development (PUD-5);*
- *Amend the Town of Palm Beach Zoning Code (text amendment—see Exhibit H) Article V, Planned Unit Development Procedure, to provide for the creation of PUD-5 to be permitted in the existing zoning districts of the subject property and provide for a permitted density of no more than seven (7) dwelling units per Palm Beach acre;*
- *Amend the Town of Palm Beach Zoning Code (text amendment—see Exhibit H) Article V, Planned Unit Development Procedure, to provide for the creation of the East Plaza Preservation Code and Regulating Plan (see Exhibit I) that will govern land development regulations on the subject property contained within Article V;*
- *Request Site Plan Review and Consideration by Town Council per Article V, Planned Unit Development Procedure;*
- *Request a Certificate of Appropriateness for the Site Plan + Architecture Plans for the East Plaza Preservation Plan per Town of Palm Beach Municipal Code Chapter 54, Historical Preservation (Exhibit J); and*

- *Request Rezoning Review and Consideration by the Planning & Zoning Commission and Town Council.*

Please see draft ordinances related to the PUD-5 Rezoning Request in Exhibits S and T.

- i. For plans that call for development over a period of years, a schedule showing the proposed times within which application for final approval of all sections of the planned unit development are intended to be filed.

Applicant Response: The filing of this application requests final approval of all sections/phases of the planned unit development.

- j. For PUD-4, a complete description of the historical and/or architecturally significant structures and/or premises and provisions for their preservation. The portion of the property to be devoted to the preservation shall be delineated.

Applicant Response: N/A.

- k. The application for tentative approval of a planned unit development shall include a written statement by the landowner or any other entity having a cognizable interest in the land, setting forth the reasons why, in his opinion, a planned unit development would be in the public interest and would be consistent with the town's statement of purposes on planned unit development.

Applicant Response: Section 134-1391 of the Town of Palm Beach Zoning Code states the following:

“The purpose of planned unit development regulations is to:

- *Encourage flexibility in the design and development of land to promote its most appropriate use;*
- *Facilitate the adequate and economical provision of streets, utilities, and public spaces; and*
- *Preserve the natural and scenic qualities of open areas.*

The procedure is intended to permit diversification in the location of structures and improve circulation facilities and other site qualities while ensuring adequate standards relating to public health, safety and welfare and morals both in the use and occupancy of buildings and facilities in planned groups.”

A Planned Unit Development (PUD) is a real estate development strategy that allows for the creation of a cohesive community or neighborhood by combining various types of residential, commercial, and recreational spaces within a single planned area. Unlike traditional zoning regulations, a PUD proposal provides detailed regulations and maps offering more specific guidelines than standard zoning districts. It's a more restrictive zoning approach that allows for detailed control over various aspects like land use and design, green spaces, scale, and building location. This approach promotes creativity in construction, fostering unique environments tailored to the needs of residents. PUDs often

prioritize shared resources, such as parks or community centers, fostering a sense of community harmony.

Why is this strategy needed for East Plaza? Over 70% of the site caters to commercial use, hindering the preservation of the town's quiet residential essence outlined in the 1929 Plan of Palm Beach. A Planned Unit Development aligns with the plan's vision, emphasizing high-quality housing, environmental sustainability, historic preservation, and less intense land use. Unlike the restrictive nature of current zoning, the PUD empowers comprehensive planning, ensuring flexibility and precision in accommodating diverse needs.

Through its focus on tailored regulations and adherence to community vision, the PUD represents a progressive step, facilitating a nuanced, user-friendly approach toward Palm Beach's historic and distinctive charm. The proposed Planned Unit Development for East Plaza Preservation Plan supports Palm Beach's historical residential emphasis, dedicating 83% of space to residential use, compared to the current 70% commercial zoning, harmonizing with the town's vision of preserving a serene residential environment. In addressing key town goals, such as minimizing high-traffic commercial development and maintaining existing patterns, the PUD proposal aligns with Palm Beach's unique character, safeguarding its charm and enhancing quality of life. The proposed East Plaza Preservation PUD will limit the buildable square footage to the same standards that are in place under the current zoning. The amount of square footage allowed on-site will remain the same.

The Applicant proposes to rezone the property to a Planned Unit Development that will address both the Comprehensive Plan's Future Land Use goals and objectives as well as the following Town Council-approved Vision Benchmarks of the Code Review Effort:

- 1) High-Quality Housing: develop high-quality homes at a scale that is sensitive to the surrounding context;*
- 2) Environmental Sustainability: preserve, protect, and enhance the Town's natural resources;*
- 3) Historic Preservation: preserve, protect, and enhance the Town's historic resources and distinctive character;*
- 4) Transportation: Provide a safe, efficient, and convenient transportation system; and*
- 5) Non-Intensification: Maintain existing land use patterns and discourage development at higher intensities or densities.*

Community Outreach: Planning in Public

Frisbie Group believes that proactive community outreach is an essential component of a successful placemaking and in this case a PUD. Not only do we believe it is our responsibility to be totally transparent with our neighbors and the various stakeholders of the communities in which we invest, but we also sincerely value their opinions and input and look to implement their feedback into the design of our projects. For that reason, concurrently with our design process for the East Plaza Preservation Plan, we have conducted an extensive preliminary listening and education campaign with Town of Palm

Beach Officials and Staff as well as Town of Palm Beach residents living near the site. We intend to continue these efforts throughout the entirety of our entitlement process.

The campaign kicked off in the Spring of 2023 with the goal of making the community aware of Frisbie Group and our general investment thesis, along with our goals for this site specifically; more importantly, we endeavored to listen to the community's concerns and hopes for the site. Since the beginning of the campaign, we have met with over 150 individuals, both residents and Town of Palm Beach officials. In these sessions, we have explained Frisbie Group's general investment approach, outlined our design process and goals for the East Plaza site, and have ultimately taken time to listen to feedback from everyone.

We began our outreach process by "pre-noticing" any resident who lives within 300 feet of the site and thus would ultimately receive a formal notice from the Town of Palm Beach regarding our development applications. Our philosophy is that we would like for our neighbors to receive a personal line of communication from Frisbie Group with an invitation to discuss further before receiving more formal communication following the submission of an application. The order of our outreach effort is below:

- *Neighbors who share a property line with the subject property;*
- *Residents on the northern side of Seaview Avenue;*
- *Property Owners/Residents along Royal Palm Way and South County Road;*
- *Residents on the 100 Block of Seaspray Avenue;*
- *Residents and business/property owners located in Phipps Plaza; and*
- *Remaining residents and property owners within the 300' notice radius.*

In addition to Town of Palm Beach residents, we also extended invitations to Town of Palm Beach officials and representatives including the Mayor, Members of Town Council, Members of the Landmarks Preservation Commission, Members of the Preservation Society, and Town Staff. To date, we have had individual meetings with most of these officials and representatives.

Ultimately, the feedback that we have received thus far has helped guide us in our decision making process throughout our design for the East Plaza site. We intend to continue these efforts throughout the public hearings process and continue to listen to and incorporate feedback from all stakeholders.

At last, the proposed Planned Unit Development for East Plaza Preservation Plan maintains consistency with The Town of Palm Beach Comprehensive Site Plan as follows:

Historic Preservation Element

The East Plaza Preservation Plan aligns with the goals, objectives, and policies outlined in the Historic Preservation Element of the Town of Palm Beach Comprehensive Plan, particularly addressing Objective 1. The East Plaza Preservation Plan is designed to preserve, protect, and enhance the historic and prehistoric resources of the town, ensuring

the perpetuation of properties with special notable aesthetic, architectural, and historical significance.

Specifically, the East Plaza Preservation Plan directly responds to Policy 1.3 of Objective 1 by exceeding town landmarking requirements. Our commitment goes beyond preserving only the landmarked facades along South County Road; it extends to safeguarding additional significant elements, such as the northern façade and the original building form of the Mizner building at the corner of Seaview Avenue and South County Road (currently not landmarked). Furthermore, the plan includes the restoration of the Volk building at the corner of South County Road and Royal Palm Way, another non-landmarked structure. This comprehensive preservation strategy demonstrates our dedication to preventing the destruction of Historic Landmark Structures, as advocated in the Town's Code of Ordinances. Moreover, our commitment goes above and beyond by preserving non-landmarked structures that are perceived to be historic and charming in the eyes of certain town residents and stakeholders, ensuring that the revitalization project aligns not just with formal requirements but with the broader cultural and historical appreciation of the community.

Moreover, our commitment to historic preservation extends beyond physical structures. The East Plaza Preservation Plan embraces Policy 1.5 of Objective 1 by actively promoting educational initiatives, including a Historic Marker Program. By incorporating such programs, we aim to contribute to the broader community's understanding of the historical significance embedded in the site.

In the design of the new residential portion of the revitalization, we draw inspiration from Palm Beach's architectural founding fathers—the "Big Five" architects. Their influence is reflected in our designs, echoing their individual styles, and ensuring that the new construction harmoniously integrates with the historic fabric of Palm Beach. This approach not only meets the town's preservation objectives but also contributes to the ongoing legacy of Palm Beach, enhancing its unique identity and historical charm.

Future Land Use Element

The East Plaza Preservation Plan aligns with the goals, objectives, and policies outlined in the Future Land Use Element of the Town of Palm Beach Comprehensive Plan, with a particular focus on addressing Objective 2. The East Plaza Preservation Plan is meticulously designed to preserve, protect, and enhance the character of the town as a predominantly residential community, allowing only the type and number of businesses and support services essential to meet the needs of Town residents.

In accordance with the Town of Palm Beach's Comprehensive Plan, specifically Objective 2 of the future land use element, the East Plaza Preservation Plan takes proactive measures to eliminate regional-serving, commercial development, such as hotels, restaurants, bars, and clubs. Recognizing the existing zoning's inclination toward regionally attractive uses (with 70% of the site zoned for commercial use), the plan strategically reduces the commercial square footage along South County Road while retaining Wells Fargo, a longstanding business that has served Palm Beach residents since 1927. This commitment is reinforced by a perpetual prohibition on any future commercial use elsewhere on the site,

aligning with the comprehensive plan's objective to maintain the character of the town as a predominantly residential community.

Moreover, the East Plaza Preservation Plan goes beyond zoning adjustments to fulfill the vision of the 1929 plan, which called for a "system of leisurely and convenient byways free from automobiles, punctuated with gardens." In place of the existing impervious surface parking lot, the plan reimagines the site by concealing all parking below grade. This transformation creates charming green open spaces, reminiscent of the beloved vias and courtyards off Worth Avenue, Via Flagler, and the central green spaces of Phipps Plaza, the Society of the Four Arts, Town Hall Square, and Earl Smith Park. Notably, the proposed plan exceeds the green open space in Phipps Plaza today, fostering a tranquil and verdant environment in line with the historic vision and charm of Palm Beach.

Transportation Element

The East Plaza Preservation Plan aligns seamlessly with the transportation goals, objectives, and policies outlined in the Transportation Element of the Town of Palm Beach Comprehensive Plan. Our proposed plan not only complies with these goals but actively contributes to the town's ongoing efforts to address its distinctive transportation challenges.

Our East Plaza Preservation Plan directly supports the Transportation Element of the comprehensive plan by transitioning the property from primarily dense commercial zoning to predominantly residential zoning. This strategic shift limits permitted uses on the site to only residential and a Wells Fargo bank, which harmonizes with the town's long-standing philosophy of promoting a residential character. This proposed de-intensification plan results in a substantial reduction in traffic congestion when compared to existing and potential commercial uses. Our traffic engineering experts at Kimley Horn and Associates estimate that the Average Daily Trips (ADT) to and from the site will decrease by 40% when compared to current usage. Moreover, when compared to what could be developed on the site under the existing zoning or certain commercial development scenarios, the reduction in traffic becomes even more significant, ranging from 2.5x to 6x fewer average daily trips, due to the transition to less traffic-intensive residential uses.

We fully recognize the Town's parking predicament and have taken proactive measures to address it. Our proposed plan minimizes the strain on the Town's street infrastructure and eases level of service constraints by primarily proposing residential uses, with Wells Fargo Bank maintaining a reduced footprint as the sole commercial user, thereby reducing traffic intensity.

Furthermore, in alignment with the vision outlined in the 1929 Plan, our design actively discourages highly visible surface parking. All parking in our plan will be relocated below grade. This not only enhances the site's aesthetics and safety but also discourages unauthorized use of the parking facilities that currently exist and contribute to regional attraction. In the future, we are committed to ensuring that the site's beauty is preserved while providing ample, concealed parking for all users.

In continuation, Frisbie Group is dedicated to working collaboratively with our neighbors to find innovative solutions to mitigate parking issues. We are exploring options such as

offering the Bank's parking spaces to adjacent neighbors during nights and weekends to further alleviate parking challenges in the area.

Our East Plaza Preservation Plan demonstrates a clear commitment to preserving the town's quality of life, reducing traffic congestion, and addressing parking challenges. We are confident that our project not only complies with but also enhances the goals and objectives outlined in the Transportation Element of the Town of Palm Beach Comprehensive Plan. We eagerly anticipate further discussions and collaboration to ensure that this development distinctly contributes to the town's unique character and overall well-being.

Request for a Site Plan Review.**Zoning Code Section 134-329. Review by Town Council.**

Within 30 days of receipt of the application for site plan review, the town council shall review and consider the application. Before any site plan shall be approved, approved with changes, or denied, the town council shall make a finding that the approval of the site plan will or will not adversely affect the public interest and certify that the specific zoning requirements governing the individual use have or have not been met and that, further, satisfactory provision and an arrangement has or has not been made concerning the following matters, where applicable:

- (1) Sufficiency of statements on ownership and control of the subject property and sufficiency of conditions of ownership or control, use and permanent maintenance of common open space, common facilities, or common lands to ensure preservation of such lands and facilities for their intended purpose and to ensure that such common facilities will not become a future liability for the town.

Applicant Response: The subject property, located at the intersection of Royal Palm Way and South County Road (see Exhibit A: Subject Property Survey and Legal Description), is privately owned by Wells Fargo Bank which has complete ownership and control of the property and is responsible for its maintenance. This property does not contain any common facilities or common land that could become a future liability for the Town of Palm Beach.

- (2) Intensity of use and/or purpose of the proposed development in relation to adjacent and nearby properties and the effect thereon; provided, however, that nothing in this subsection shall be construed as granting the town council the authority to reduce residential densities below that permitted by the use regulations in article VI of this chapter.

Applicant Response: In order to maintain consistency with the Town of Palm Beach's Comprehensive Plan, the East Plaza Preservation Plan will eliminate regional-serving, commercial development (businesses like hotels, restaurants, bars, and clubs). The existing zoning on the site overwhelmingly promotes regionally attractive uses as 70% of the site is zoned for commercial use only. To maintain the charm and tranquility of Palm Beach, the East Plaza Preservation Plan will reduce the existing commercial square footage along South County Road and prohibit any future commercial use anywhere else on the site. This effort will further the residential fabric of Palm Beach with a series of buildings, green spaces, and vias, inspired by Palm Beach's famed architects and most beloved spaces.

- (3) Ingress and egress to the property and the proposed structure thereof, with particular reference to automotive and pedestrian safety; separation of automotive traffic; traffic flow and control; provision of services and servicing of utilities and refuse collection; and access in case of fire, catastrophe or emergency.

Applicant Response: Pedestrian and vehicular traffic flow and egress, emergency service access, and servicing of utility and refuse collection will all be enhanced as part of the revitalization while also reducing the existing vehicular and pedestrian conflicts that exist currently at the site.

- (4) Location and relationship of off-street parking and off-street loading facilities to thoroughfares and internal traffic patterns within the property, with particular reference to automotive and pedestrian safety, traffic flow and control, access in case of fire or catastrophe, and screening and landscaping.

Applicant Response: Off-street parking in this building is located both at the surface level and in a two-level underground parking garage. This will not change as a result of this property's renovation except for the deletion of some unneeded surface parking, which is unsightly and inconsistent with the Worth Avenue Design Guidelines as discussed below. The Applicant is also providing a shared parking study to demonstrate that adequate parking will be provided.

- (5) Proposed screens and buffers to preserve internal and external harmony and compatibility with uses inside and outside the property boundaries.

Applicant Response: The proposed East Plaza Preservation Plaza Site Plan includes a new approach to the site's landscape architecture including increased use of native plant species, ground level lush landscaping, shading of existing sidewalks, and enhanced front-yard buffers/landscaping will enhance the views from the surrounding, taller multi-family buildings that look down at the subject property.

- (6) Manner of drainage on the property, with particular reference to the effect of provisions for drainage on adjacent and nearby properties and the consequences of such drainage on overall town capacities.

Applicant Response: The proposed drainage plan will utilize the existing drainage systems that exist today at the subject property. The increase of pervious areas and landscaping will aid in preventing stormwater from releasing onto any of the adjacent properties. Please see Exhibit V, Conceptual Drainage Plan, of the Letter of Intent.

- (7) Utilities, with reference to hook-in locations and availability and capacity for the uses projected.

Applicant Response: The existing site is already served by all necessary utilities and the hook-in locations, availability and capacity will not change as a result of this project.

- (8) Recreation facilities and open spaces, with attention to the size, location, and development of the areas as to adequacy, effect on privacy of adjacent and nearby properties and uses within the property, and relationship to communitywide open spaces and recreation facilities.

Applicant Response: This is a privately-owned site and does not contain any recreational facilities.

- (9) Such other standards as may be imposed by this chapter for the particular use or activity involved.

Applicant Response: The Town's Zoning Code does not impose any special standards on mixed-use projects.

- (10) Height of commercial structures with reference to adjoining buildings, the effect on uniformity in height, and the general principle of retaining the low-profile scale of commercial architecture.

Applicant Response: Frisbie Group has designed all building heights to be contextual with adjacent neighbors to ensure massing and scale are in keeping with the surroundings. The northern portion of the site adjacent to the existing Seaview Avenue neighborhood will be single-family detached residences limited to two stories in height with building footprints reminiscent of Sea Street cottages. The buildings south of these single-family detached residences will transition from two stories in height to two and a half stories in height located in the center of the site, framing the central open spaces, and finally, to three stories in height along Royal Palm Way, whose broad right-of-way width can appropriately accommodate the proposed height. Alongside this height, scale, and mass transition, the building typologies will shift from single-family detached residences to single-family attached (town house) residences and then residences in the "flat" typology along Royal Palm Way.

- (11) Visible size and bulk. The proposed development should be so arranged that it minimizes the visible bulk of the structures to drivers and pedestrians on abutting roadways, the point of reference being the centerline of the abutting roadways, with the intent being to maintain visual impact of multistory buildings at the same relative level of intensity as a single-story building at the minimum required setback.

Applicant Response: Frisbie Group has designed all building heights to be contextual with adjacent neighbors to ensure massing and scale are in keeping with the surroundings. The northern portion of the site adjacent to the existing Seaview Avenue neighborhood will be single-family detached residences limited to two stories in height with building footprints reminiscent of Sea Street cottages. The buildings south of these single-family detached residences will transition from two stories in height to two and a half stories in height located in the center of the site, framing the central open spaces, and finally, to three stories in height along Royal Palm Way, whose broad right-of-way width can appropriately accommodate the proposed height. Alongside this height, scale, and mass transition, the building typologies will shift from single-family detached residences to single-family

attached (town house) residences and then residences in the “flat” typology along Royal Palm Way.

SITE HISTORY

The following provides a detailed history of all zoning-related requests applicable to this property processed on or after January 1, 1970, in chronological order, including but not limited to variances, special exceptions, site plan reviews, and existing agreements.

DATE	NATURE OF REQUEST/ACTIVITY	PROJECT IDENTIFIER OR NUMBER	COMMENT/NOTES
January 13, 1982	Certificate of Appropriateness	LPC #14	Exterior modifications and restoration of the Bank's main buildings. Approved by Landmarks on 1/13/1982
January 13, 1982	Certificate of Appropriateness	#2-82COA	Further information on LPC #14
January 18, 1982	General Conditions Document		General Conditions document for 1982 office renovation
December 10, 1986	Equipment Plan	P86070747	Equipment Plan Reviewed by various building and plan examiners
November 16, 1990	Designation Report		Designation of facades of South County Road buildings as landmarked by LPC
November 25, 1991	Survey	B-94-034056	Boundary Survey for Site
May 26, 1992	Plans/Specs	7031028	Reviewed by Plan Examination Inspector
June 22, 1992	Plans and Specs	80261	1992 Sign Reviewed by Plan Examiner and Building Inspector

DATE	NATURE OF REQUEST/ACTIVITY	PROJECT IDENTIFIER OR NUMBER	COMMENT/NOTES
September 2, 1992	Plans/Specs	6048330	Light fixture on overhang of corner building ARCOM Staff approval on 9/1/1992
January 12, 1993		SE-2-93	First National to continue operations in new name. Approved by Town Council conditioned on affidavit proving client base
June 1, 1993	Scope of Work	7032843	Detailing scope of work for roof replacement
December 1, 1993	Graphic Plans	6050051	Reviewed by TPB Electrical Inspector
December 6, 1993	Special Exception	SE-2-95	Request to lease 151 RPW to Gunster though the 3,233 SF exceeds TPB permitted use of 2,000 SF GLA
December 6, 1993	Plans/Specs	7034056	Design of foundation for satellite dish antenna
April 19, 1994	Plans and Specs, Certificate of Appropriateness	7035252 7035488 8000165	Renovations to Bank Building Approved by Landmarks

DATE	NATURE OF REQUEST/ACTIVITY	PROJECT IDENTIFIER OR NUMBER	COMMENT/NOTES
April 20, 1994	Certificate of Appropriateness	COA13-94	Widening of east elevation entrance at Trust Department, enhance it architecturally, and make ADA accessible. Also restoring colonnade and adding doors
April 21, 1994	Scope of Work	7034730	Scope of work for the repair of roof
July 1, 1994	Plans/Specs	7035294	AC Stands Repair Plans
September 14, 1994		5066706 7035488	
October 2, 1994	Plans/Specs	10940	Awning Plan Approved by Landmarks
November 3, 1994	Building Permits	B-94-036117	Exterior wall repairs and painting
December 6, 1994		SE-3-95	Allow Edwards & Angell to occupy 9,000 SF, above the 2,000 SF limit
December 27, 1994	Plans/Specs	10976	Awning Plan Reviewed by Town of Palm Beach Building Department

DATE	NATURE OF REQUEST/ACTIVITY	PROJECT IDENTIFIER OR NUMBER	COMMENT/NOTES
January 24, 1995	Exterior Wall Plan	Permit #: 7036117	Submitted by Lewis & Associates. Reviewed by Town Building Inspector
April 11, 1995	Correspondence	7036645	Correspondence around roof plan
May 17, 1995	Reinforcing Handicapped Ramp - Plan Set	Permit #: 8000000	Submitted by Lewis & Associates. Reviewed by Town Building Inspector
June 23, 1995	Reroofing plan	Permit # 8001662	Reviewed by Town Building Department
August 19, 1995	Plans	8000165	Fire Sprinkler Plan
September 28, 1995	Fire Protection Hydraulics Plans	Permit #: 8003836	Reviewed by Town Plumbing Inspector
January 9, 1996	Tenant Build Out Plans & Specs		AC, Masonry Wall, Reviewed by Air Conditioning Inspector
March 13, 1996		8007000	Satellite dish Reviewed by Building Department
March 18, 1996	Specifications	8006944	Tile Specifications
October 4, 1996	Plans/Specs	8009849	Handrail assembly for parapet

DATE	NATURE OF REQUEST/ACTIVITY	PROJECT IDENTIFIER OR NUMBER	COMMENT/NOTES
December 6, 1996	Plans/Specs	8012644	Relocation of existing air handler to conference room. Change out of duct work to accommodate new ceiling. Reviewed by Air Conditioning Inspector
March 5, 1997		8014122	Fire Sprinklers Reviewed by Building Plans Examiner
June 3, 1997	Plans and Specs	8016508	Drainage for Site Reviewed by Building Plans Examiner
July 1, 1997	Plans/Specs	8016531	Reviewed by Air Conditioning Inspector
January 30, 1998	Plans/Specs	8021648	Wind Load Calculation Reviewed by Building Plans Examiner
June 9, 1998	Tenant Remodel Plans & Specs		Demolition, Sprinkler, Floor, Ceiling, Electrical, and Mechanical Plans. Reviewed by Building Plans
September 8, 1998	Correspondence	8027696	Above Ground Fuel Tank Registration Reviewed by TPB Building Plans Examiner

DATE	NATURE OF REQUEST/ACTIVITY	PROJECT IDENTIFIER OR NUMBER	COMMENT/NOTES
July 12, 1999	Plans and Specs	8033621	Fire Escape Stair Plans Reviewed by Fire Rescue Plans Examiner
September 24, 1999	General Correspondence from Gunster to demonstrate compliance with Town Serving requirement		
June 28, 2000	ARCOM Approval		Plan set from American Awning. Staff approved by ARCOM
October 30, 2001	Plans/Specs	8049514	Plans. Reviewed by Building Department
September 27, 2002	Plans/Specs	8057241	Reviewed by TPB Building Department
May 2, 2003	Plans/Specs	8062911	Window Repair Reviewed by TPB Building Department
March 1, 2004	Plans/Specs	80675344	Awnings Reviewed by Building Plans Examiner
March 21, 2005	Plans and Specs	8074989	General Maintenance Service Plan Reviewed by Fire Rescue Plans Examiner

DATE	NATURE OF REQUEST/ACTIVITY	PROJECT IDENTIFIER OR NUMBER	COMMENT/NOTES
July 12, 2005	Special Exception	SE-16-2005	Request to allow Wachovia to expand footprint from ~20,000 to ~22,000 SF. Approved by TC on 7/12/2005 conditioned on town serving affidavit
July 14, 2005	Plans/Specs	8079450	Door replacement Reviewed by TPB Plan Examiner
June 16, 2006		Permit #: 8089413	
October 27, 2006	Plans and Specs	8087289	Security Device Location Plan Reviewed by TPB Plan Examiner
March 27, 2007	Plans/Specs	8089471/72/74	Reviewed by TPB Plan Examiner
May 9, 2008	Survey	N/A	Boundary Survey for Site
November 7, 2008	Plans/Specs	8098841	Parking Lot Storm Drainage Improvements Reviewed and approved by Deevan Inc
February 11, 2009	Civil		South Parking Lot Drainage Improvements

DATE	NATURE OF REQUEST/ACTIVITY	PROJECT IDENTIFIER OR NUMBER	COMMENT/NOTES
April 8, 2009	Plans/Specs	02480-02485	Reviewed by TPB Plan Examiner
December 16, 2009	Plans/Specs	7917	2nd Floor Renovation Plans. Reviewed by TPB Plan Examiner
May 14, 2010	Special Exception	SE-13-2010	Request to delete Gunster's requirement to requirement to submit annual affidavit indicating percentage of clients served by office that are Town persons
August 23, 2010	Plans and Specs	12476	Doors and Windows Plan Approved by Landmarks
October 7, 2010	Special Exception Request	SE-21-2010	Special exception to allow the new entity of Wells Fargo to continue to operate as a bank at the site. Approved by P&Z
November 23, 2010	Plans and Specs	B-10-14193	Improvements Plan - demo, reflected ceiling, finish plan, lighting plan, lighting plan Reviewed by TPB Plan Examiner
January 27, 2011	Plans and Specs	B-11-19404	Wells Fargo Tenant Improvements Reviewed by TPB Plan Examiner

DATE	NATURE OF REQUEST/ACTIVITY	PROJECT IDENTIFIER OR NUMBER	COMMENT/NOTES
February 2, 2011	Survey	N/A	Boundary Survey for Site
February 14, 2011	Special Exception Request	SE-10-2011	Special exception to allow the new entity of Wells Fargo to continue to operate as a bank at the site. Conditionally approved by P&Z
February 23, 2011	Application for Certificate of Appropriateness	COA-001-2011	Request from WF to update Wachovia signage to Wells Fargo signage on buildings. Reviewed and granted by Landmarks
May 5, 2011	Correspondence from Town of Palm Beach Code Enforcement		Severe rust was noted at the First National Bank building and an order to repair the fire escape and electrical components was issued
October 12, 2011	Plans and Specs	B-11-20820	North Parking Lot Drainage Improvements
February 8, 2012	Tenant Improvements Plans and Specs		Renovation of existing building including demolition and construction along with installation of new finishes. Reviewed by TPB Plan Examiner
June 18, 2015	Special Exception Request	SE-23-2015	Special Exception to modify existing site plan to allow for renovating, demolishing, and reconstructing portions of Wells office building, drive-thru, and parking lot. Approved by P & Z

DATE	NATURE OF REQUEST/ACTIVITY	PROJECT IDENTIFIER OR NUMBER	COMMENT/NOTES
August 11, 2015	Special Exception	SE-23-2015	Duplicate
March 17, 2016	Tenant Improvements Plans and Specs		Installation of new ATM in existing drive thru island
March 17, 2016	Building Permits	B-16-55410	Building Permits for commercial new construction/addition
May 3, 2016	Plans	N/A	Entry Doors Approved by Landmarks
July 17, 2017	Plans	B-17-63561	Building Signage Approved by Landmarks
November 13, 2017	Application for Certificate of Appropriateness	COA-051-2017	Landscape Modification. Reviewed and approved by Landmarks
January 18, 2018	Plans/Specs	B-17-68997	Floor Patch- replacement of concrete section Reviewed by TPB Plan Examiner
March 14, 2018	Application for Certificate of Appropriateness	Z-18-00075 COA-012-2018	Request to update First National Bank signage on corner Volk building to Wells Fargo. Reviewed by Landmarks
May 16, 2018	Application for Certificate of Appropriateness	COA-024-2018	Landscape modification

DATE	NATURE OF REQUEST/ACTIVITY	PROJECT IDENTIFIER OR NUMBER	COMMENT/NOTES
June 29, 2018	Plans	L-18-00013	Planting Plan Approved by Landmarks
August 1, 2018	Plans/Specs	B-18-74516	Signage for black-painted, thick plate letters for Wells Fargo Building sign on corner building. Reviewed by TPB Plan Examiner
August 16, 2018	Plans	B-18-74516	Wells Fargo Building Signage Approved by Landmarks
October 9, 2018	Plans/Specs	B-18-75748	Interior Door Replacement
December 11, 2018	Plans/Specs	B-18-76517	Window glazing plans and specs. Review by PB Plan Examiner
February 5, 2019	Photos	N/A	Window Photos Marked Rec'd by PZB
December 7, 2020	Plans/Specs	B-20-86616	Signage proposal for non-illuminated wall plaque. Approved by TPB PZB Dept
December 7, 2020	Plans, Photos, Correspondence	L-20-00346	Signage Approved by Landmarks
November 16, 2021	ARCOM Approval	Permit #: B-09-05850	ARCOM approval of various improvements at the property including railing, roofing, windows, etc.

LIST OF EXHIBITS

- EXHIBIT A: SUBJECT PROPERTY SURVEY & LEGAL DESCRIPTION**
- EXHIBIT B: TOWN OF PALM BEACH EXISTING FUTURE LAND USE MAP**
- EXHIBIT C: TOWN OF PALM BEACH EXISTING ZONING DISTRICTS DIAGRAM AND APPLICABLE ZONING CODE SECTIONS**
- EXHIBIT D: TOWN OF PALM BEACH LANDMARKED BUILDINGS DIAGRAM**
- EXHIBIT E: TOWN OF PALM BEACH COMPREHENSIVE PLAN FUTURE LAND USE MAP DIAGRAM**
- EXHIBIT F: TOWN OF PALM BEACH COMPREHENSIVE PLAN FUTURE LAND USE ELEMENT**
- EXHIBIT G: TOWN OF PALM BEACH OFFICIAL ZONING MAP**
- EXHIBIT H: TOWN OF PALM ZONING CODE ARTICLE V: PLANNED DEVELOPMENT**
- EXHIBIT I: PUD-5 CODE + REGULATING PLAN**
- EXHIBIT J: TOWN OF PALM BEACH MUNICIPAL CODE, CHAPTER 54 HISTORICAL PRESERVATION**
- EXHIBIT K: TOWN OF PALM BEACH COMPREHENSIVE PLAN TRANSPORTATION ELEMENT**
- EXHIBIT L: TOWN OF PALM BEACH COMPREHENSIVE PLAN HISTORIC PRESERVATION ELEMENT**
- EXHIBIT M: CONCURRENCY MANAGEMENT: TRAFFIC & SCHOOL**
- EXHIBIT N: EAST PLAZA PLAT**
- EXHIBIT O: EAST PLAZA PRESERVATION PLAN SITE PLAN**
- EXHIBIT P: EAST PLAZA PRESERVATION PLAN CONCEPTUAL ARCHITECTURE, LANDSCAPE ARCHITECTURE, AND CIVIL PLAN SET**
- EXHIBIT Q: THE SECRETARY OF THE INTERIOR'S STANDARDS FOR THE TREATMENT OF HISTORIC PROPERTIES:**

**REHABILITATION AS A TREATMENT AND STANDARDS FOR
REHABILITATION**

- EXHIBIT R: TRANSPORTATION STUDIES**
- EXHIBIT S: PROPOSED PUD-5 ORDINANCE: COMPREHENSIVE PLAN**
- EXHIBIT T: PROPOSED PUD-5 ORDINANCE: ZONING ORDINANCE**
- EXHIBIT U: LANDMARKS PRESERVATION COMMISSION DESIGNATION
REPORT + ORDINANCE**
- EXHIBIT V: CONCEPTUAL DRAINAGE PLAN**
- EXHIBIT W: OWNER'S LETTER OF AGENCY**
- EXHIBIT X: TAX RADIUS MAP**
- EXHIBIT Y: LIST OF PROPERTY OWNERS**
- EXHIBIT Z: USPS CERTIFICATE OF MAILING**

EXHIBIT A: SUBJECT PROPERTY SURVEY & LEGAL DESCRIPTION