

02/07/2022

Letter of intent

Related to the Renovation and Improvements of the Existing Apartment
Building at 333 Sunset Avenue

1st Submittal

Re: Project Name: (#2106) Royal Poinciana South
Project Address: 333 Sunset Avenue, Palm Beach, FL 33480
Dated: February 7, 2022

We are pleased to submit this project to the Town of Palm Beach Architectural Commission for the proposed renovation and improvements at 333 Sunset Avenue, located in Zoning District R-D(2) for High Density Residential. This site is occupied by a seven story Multi-Family residential (rental) building which was constructed in 1966. The goal of the proposed renovations and improvements to the existing site and building is to upgrade the site and amenity spaces while still maintaining the original design and unique building elements that contribute to its unique presence on Palm Beach Island.

The original design of the building is classic of the 1960s Florida modern era. Its construction is a typical concrete structure with a slab to slab clearance of 8 foot 4 inches. The ground floor consists of the main lobby, amenities spaces, utility/ storage rooms and covered parking. The remaining six stories consist of the residential apartment units from the second floor up to the sixth floor, and penthouses on the seventh floor. The most iconic elements of the building are the balcony fronts and breeze block walls at the stairs and covered parking lot. The proposed improvements are centered around the site, porte cochere and entry colonnade, and the exterior glazing at the ground floor lobby and amenities spaces.

The site work includes replacing the existing asphalt driveway and parking lot, new landscape design throughout, relocated pool & spa, new pool equipment, new pool deck paving, and new retaining wall enclosure. The new drive design consists of a light gray concrete paver in a herringbone pattern, and new porcelain pavers at the main entry drive and designated walkways at the building's perimeter. Replacing the existing asphalt drives with pavers will create a more elegant and inviting entry experience. They'll lead the visitor to the lobby entry, where the porcelain paver's pattern will mimic the proportions and scale of the porte cochere design above. Improvement/replacement of the existing catch basins located on the property will also be completed during the replacement of the asphalt drives. The existing pool will be relocated from the front yard into the west side yard with all new paving and new vegetation surrounding and screening it from public view. The new proposed water wall feature incorporated into the pool paving design, adds a level of serenity to the outdoor lounge areas and is strategically located to create a visual and auditory buffer of the proposed pool equipment. A new pergola is proposed adjacent to the clubroom to provide covered and shaded exterior outdoor space for the tenants to enjoy. The design intent for the entire pool spa area is to create a beautiful hidden oasis, which not only improves the experience of the residents, but also for the visitor using the adjacent bike trail and Bradley Park. The vegetation proposed for the landscape is specifically selected to create layers of dense foliage that adds depth and interest. The finishes selected are modern, yet understated in

order to not overshadow the unique and classic aesthetics of the original building design. In addition, there is also a new carport structure proposed in the rear parking lot and all new site lighting and landscape lighting throughout the property, which is currently underlit.

The exterior building improvements consist of replacing the outdated and deteriorated materials without detracting from it's inherent 1960's modern aesthetic. At the entry lobby, the existing porte cochere cladding and skylights will be removed and replaced with new recessed coffered LED lightings while still maintaining the original structure and patterned design as well as it's original proportions and scale. The supporting column arches will be squared off and raised to increase the daylight that filters into the lobby spaces. The round column enclosures will be replaced with new square shape cladding using a light colored, fluted marble stone. The column capitals have been redesigned to be integrated with the new porte cochere grid pattern and to reflect the continuity of structure between the two elements that are currently disjointed.

All the exterior glazing on the ground floor will be replaced within the existing openings. Some additional glazing locations will be new or reconfigured to maximize natural daylight in the interior spaces. The proposed glazing systems will be in keeping with the existing system, but with a black aluminum finish to provide a level of elegant refinement and add contrast to the light tones and fresh material palette selected for the stone columns, pavers and paint colors.

A. Landmark Preservation Section 54-122 and 54-161

Not Applicable

B. ARCOM 18-205

1. The Proposed changes to the existing structure are limited in scope and are in good taste and design. The proposed design shall contribute to the charm, beauty and quality to the surrounding neighborhood.
2. The proposed design changes will help protect against external and internal noise factors.
3. The proposed changes will cause an increase a material appreciation of the appearance and value.
4. NA
5. NA
6. NA
7. The Proposed accessory structures is subservient in style and massing to the main structure.
8. NA
9. NA
10. NA

C. ARCOM 18-206

Not Applicable

D. Special Exception Section 134-229

Expanding a non-conforming structure. Increasing the square footage of Penthouse 701 by 147 Square Feet.

- (1) The use is a permitted special exception

- (2) The proposed expansion will not affect the public health, safety, welfare and morals are not at risk.
- (3) The proposed expansion will not cause substantial injury to the value of other property located in the in the neighborhood.
- (4) The expansion is compatible with other adjoining developments.
- (5) See Request Variance 4 below.
- (6) The proposed expansion will comply with all elements of the comprehensive plan.
- (7) The proposed expansion will not negatively impact any adjacent properties within the district.
- (8) The proposed expansion will not impact the ingress or egress of the property. This will be no impact to the off-street parking or loading areas. There will be no impact to the automotive and pedestrian safety and convenience, traffic flow and access in case of fire or catastrophe.
- (9) NA
- (10) NA
- (11) NA
- (12) The Proposed expansion is only for the use of the tenant occupying the apartment and is not open to the public.
- (13) NA
- (14) The proposed expansion will place a greater burden on the than is permitted use on the municipal police service or increase potential for fire/safety code violations.

E. Site Plan Review Section 134-329

- (1) Owner currently owns the land.
 - (2) Existing use and occupancy is for R-D(2) High Density Residential. There is no change proposed.
 - (3) The lot currently has two curb cuts. Both curb cuts will remain as is. There is no proposed change to automotive or pedestrian traffic flow on the site.
 - (4) There is no proposed change to existing off-street parking or Off-street loading.
 - (5) Proposed landscaping is limited to replacing existing vegetation and screening/buffering the pool area and pool equipment from the public right-of-way. Refer to Landscape drawing for proposed design.
 - (6) Refer to Civil Engineering Plans for proposed drainage on property.
- The existing drainage system within the property of Royal Poinciana South is divided into two. The drainage system, south of the building, is comprised of catch basins and existing 8-inch, clay pipes that connect to Sunset Avenue. The north drainage system is comprised of existing catch basins and existing 12-inch, concrete pipes that connect to an existing outfall. As part of the improvements, EAC will be abandoning the existing outfall and interconnecting the north and south drainage system to allow all the runoff to be collected and disposed into the existing D11/D-12 drainage system. SFWMD did not find any issues with the design being proposed. SFWMD mentioned that removing the outfall will attenuate the runoff discharging into the intercoastal and there will not be a need to prepare a pre-development versus post-development discharge analysis.

- The existing permit stated that water treatment is being managed via exfiltration trenches along the roadway areas of Wells Road to Grace Trail. Per discussion with SFWMD, for Royal Poinciana South improvement, no additional water quality treatment will be required since water will be treated using the existing Best Management Methods within the existing drainage system.
- (7) Utility hook-in as existing will remain the same.
- (8) There are no public recreation facilities or open spaces proposed in this project. All spaces are for tenant only access.
- (9) –
- (10) This is an existing structure with no proposed change in height or size.
- (11) This is an existing structure with no proposed change in height, bulk or size.

F. Variance(s) Section 134-201

Variance 1: Non-conforming Lot Coverage in RD2 District: Lot coverage Variance will be required for the added structures Carports and Pergola which exceed the Maximum allowable area of 22% by 17%. Allowable area 22% maximum, Existing area 28%. Proposed area 39%.

Sec. 134-1064 (a)(1) Five-story guidelines. Lot coverage not more than 22 percent.

Variance 2: Front Yard set-back encroachment: Proposed new pergola encroaches on the front yard setback of 62'-5" (Height of the building). It's furthest outer corner is set back 12.2 feet from the property line.

Sec. 134-1060 (5) Front Yard d. For multifamily uses, the front yard setback shall be either 25 feet or the height of the building, whichever is the greater. When more than one street yard exists (as provided in sections [134-1576](#) and [134-1577](#)) and the height of a building exceeds 25 feet, the total amount of street yard setbacks shall equal the height of the building times the number of street yards, and any individual street yard setback shall be not less than 25 feet. See also requirements in sections [134-1576](#) and [134-1577](#).

Variance 3: Rear Yard 10' Set Back Encroachment for Accessory Structure: Proposed carports are encroaching on 10' Setback. It's furthest outer edge is set back 4'-1 ½" from the property line.

*Sec. 134-1057 (b)(5) Unenclosed accessory structures shall comply with all open yard requirements contained in this chapter for the principal structure, except that one-story unenclosed accessory structures that do not exceed 15 feet in overall height may be located within **ten feet** of a side or **rear lot line**, with the exception of garden walls and fences, which are regulated by division 5 of article VIII of this chapter.*

Variance 4: Special Exception for modification (Expanding) a non-conforming building: Moving exterior wall at the living area to the south 5'-8" at penthouse unit 701. Enlarging square footage by 147 sf.

Sec. 134-1064 (a) In order to encourage increased open space, landscaped open space, reduced density and lot coverage and architectural detail, the town council may at its discretion, upon review of an application and public hearing thereon, allow for the increase of the maximum building height in the R-D(2) high density residential district, upon a finding being made by the town council that the proposed increase in height for a contemplated special exception structure is in the public interest, that careful attention is given to architectural detail, and that it meets the standards of sections [134-227](#) through [134-233](#) and the following goals and guidelines:

Variance 5: Pool Equipment location in the front yard. Existing Pool Equipment is located in the front yard and is not allowed. Proposed location will keep the equipment in the front yard and will keep it as non-conforming and requires a variance.

Sec. 134-1728 (c)Swimming pool and fountain equipment. Swimming pool and fountain equipment shall be allowed in a required side, rear, street side and street rear yard setback provided the following requirements are met:

Variance 6: Proposed Pool and Spa equipment exceed 25' max allowed distance. Proposed Pool and Spa are located 27' and 51' respectively from the waters edge. All the proposed equipment is within the 5' Set backs.

Sec. 134-1728 (c)(1) Swimming pool and fountain pump and filter equipment shall have a minimum five foot side and rear yard setback and shall in all situations be located no further than 25-feet from the pool or fountain water's edge

Variance 7: Proposed Distance between pool/spa heaters will exceed 25ft. The proposed pool and spa heaters are located 36 ft and 55 ft from the waters edge. The pool and spa heaters are currently located within the 10 ft setback

Sec. 134-1728 (c)(2) Swimming pool heater equipment shall have a minimum ten-foot side and rear yard setback and shall in all situations be located no further than 25-feet of the swimming pool water's edge.

Variance 8: Proposed total equipment count will exceed the allowed maximum of 4 pieces of equipment. The total amount of equipment is 8 pieces: (1) pump cabinet, (2) collector/filtration tanks, (2) chemical containers, (2) pool heat pumps, & (1) spa heat pump. The tanks and chemical containers will be buried (up to their lids) leaving only the heaters and the pump cabinet above grade.

Sec. 134-1728 (c)(3) Swimming pool heater and pump equipment and fountain equipment (excluding filters) shall not exceed four pieces of equipment.

Variance 9: Proposed Pool Spa equipment will encroach on the 20-foot street side yard setback. The property is bordered by a public trail/bike path and Bradley Park. It is unclear if this 20-foot setback is applicable to this situation.

Sec. 134-1728 (c)(5) All swimming pool and fountain equipment, and filter equipment, shall have a minimum 20-foot street side yard setback and in all situations shall be located no further than 25-feet from the water's edge of the swimming pool and/or fountain.

Variance 10: Proposed Pool Spa Equipment will not be enclosed in a pump house. The pool spa and fountain equipment is provided in an equipment vault that should meet the enclosure requirement.

Sec. 134-1728 (c)(5) Swimming pool and fountain pump and filter equipment, excluding swimming pool heater equipment, shall be enclosed in a pump house and shall be located no further [than] 25-[feet] from the swimming pool or fountain water's edge.

G. Other:

- a. Site History – NONE

H. Exhibit

a. List of Comission Variance Diagrams (6):

1. MAX LOT COVERAGE
2. FRONT YARD SET-BACK ENCROACHMENT: PERGOLA
3. REAR YARD 10 FOOT SET BACK ENCROACHMENT FOR ACCESSORY STRUCTURES
4. SPECIAL EXCEPTION FOR MODIFICATION FOR EXPANDING A NON-CONFORMING BUILDING
5. POOL EQUIPMENT LOCATION IN A FRONT YARD
 - PROPOSED POOL AND SPA EQUIPMENT EXCEED 25 FOOT MAXIMUM ALLOWED DISTANCE
 - PROPOSED TOTAL POOL SPA EQUIPMENT COUNT WILL EXCEED THE MAXIMUM ALLOWED OF 4 PIECES OF EQUIPMENT
 - PROPOSED POOL SPA EQUIPMENT WILL NOT BE ENCLOSED WILL NOT BE ENCLOSED IN A PUMP

Consultant : Wannemacher Jensen Architects, Inc.



Jason Jensen AIA,
President