

03/11/2022

Letter of intent

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

Final Submittal

Re: Project Name: (#2106) Royal Poinciana South  
Project Address: 333 Sunset Avenue, Palm Beach, FL 33480  
Dated: March 11, 2022  
# ARC-22-054 (ZON-22-044)

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 its 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 its 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. Refer to (Exhibit D) Hardship Letter for clarification on proposed design limitations due to existing site conditions.
- (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**

**Section 134-1064(a)(1):** A variance for a lot coverage of 38% in lieu of the 28% existing and the 22% maximum allowed.

**Section 134-1060(5):** A variance for a front yard setback for the pergola addition to be 12.2 feet in lieu of the 62.4 foot minimum required.

**Section 1057(b)(5):** A variance for a rear yard setback for the carport to be 9.1 feet in lieu of the 10 foot minimum required.

**Section 134-1064:** A variance to expand an existing nonconforming 7 story building in order to construct a 125 SF addition to the penthouse level.

**Section 134-1064:** A variance to allow the 7<sup>th</sup> floor addition to exceed the maximum allowable height and overall height in the R-D2 Zoning District.

**Section 134-1738:** A variance to allow a front yard setback of 5 feet in lieu of the 62.4 foot minimum setback required for the pool equipment.

**Section 1728©(1):** A variance to increase the spatial distance separation between pool equipment and water's edge to be a maximum of 54.9 feet where a 25 foot maximum distance is required.

**Section 1728:** A variance to allow 8 pieces of equipment in the front yard setback where non are allowed. 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.

As required in Section 134-201, the below criteria pertain to all of the variance requests above:

1.The property is located in the R-D2 Zoning District and is non-conforming to today's code. This creates a hardship in designing any additions and modifications to a multi-family 7 story building.

2.The applicant was not the cause of the special conditions of the property or residence as they existed prior to the applicant owning the property.

3.The granting of the variances will not confer on the applicant a special privilege that is denied to the neighboring properties. Most neighboring multi-family buildings are also non-conforming under today's code.

4.The hardship, which runs with the land, is that the property is non-conforming to today's code and it would not be possible to renovate the subject building without the requested zoning relief.

5.The variances requested are the minimum necessary to make reasonable use of the land considering the aesthetic improvements to bring the building up to today's living standards.

**G. Other:**

- a. Site History – NONE
- b. Seawall – It is our intention to maintain the wall as is due the reasons listed below.
  - i. The Sea Wall along the west side of the property was repaired and raised too 4' NAVD in 2019. The wall is in good conditions and has been approved by the town. See Exhibit E.
  - ii. Article III section 62-77 does not state any height requirements for a sea wall cap.
  - iii. Article III Section 62-77 states that only seawall repair or replacement are required in cases where new buildings or renovations exceeding 50% of the value of the primary structure are proposed. We do not fall under either of these categories.

**H. Exhibits**

- a. Exhibit A: Notice of Affidavit
- b. Exhibit B: Legal Description for 333 Sunset Avenue
- c. Exhibit C: Scope Project Request for 333 Sunset Avenue
- d. Exhibit D: Hardship Letter for on site Water Treatment
- e. Exhibit E: Existing Seawall Documentation
- f. Exhibit F: Truck Logistic Plan
- g. Exhibit G: Construction Schedule

Consultant: Wannemacher Jensen Architects, Inc.



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Jason Jensen AIA,  
President