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NIEVERA WILLIAMS  
DESIGN

April 8, 2022

Town of Palm Beach  
Planning, Zoning, Building Dept.  
360 S. County Road  
Palm Beach, Florida 33480

RE: Letter of Intent for Development Review (LOI)  
COA-22-026 ZON-22-070 | 241 Seaview Avenue

Special Exception w/ site plan review: Sec 134-890: Special exception with site plan review to create 34 parking spaces in the west lawn of the Palm Beach Day Academy, requiring modification to the Declaration of Use, which is provided.

The scope of proposed exterior improvements and renovations for the above listed property include the following:

- Addition of new surface parking lot, providing 34 new parking spaces. The existing adjacent on-street parking will be reduced to 13 spaces from 15. One additional handicap parking space will be provided in the existing parking lot north of the new parking lot.
- A new 7' height PVC fence is proposed along the north property line, to screen the new parking lot.
- Drainage improvements are proposed.
- Decorative parking lot gate will be added.
- A parking lot lighting plan is proposed.

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\*per [sec. 134-2176.(11)b] 27 parking spaces are required with a minimum of 2 accessible parking spaces. 40 parking spaces are proposed on-site including 2 accessible parking spaces for 65 full time employees and 240 students (grades 4-9).

Currently there are 6 on-site parking spaces with 15 spaces of adjacent street parking. Additionally, there are 46 street parking spaces on the opposite side of the road, which serve the entire street