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NIEVERA WILLIAMS  
DESIGN

July 25, 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 provide as many as 34 parking spaces in the west lawn of the Palm Beach Day Academy, requiring modification to the Declaration of Use, which has been provided. The revised submittal plan proposes 31 additional parking spaces in the west lawn and maintains six (6) existing parking spaces in the west parking lot.

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

- Addition of new surface parking lot, providing as many as 34 new parking spaces. The existing adjacent on-street parking, on the north side of Seaview Ave, will be reduced from 15 parallel parking spaces to 13 parallel parking spaces. One (1) additional handicap parking space will be provided in the existing parking lot east of the proposed parking lot.
- A new 8' height masonry site wall is proposed along the north property line to buffer/screen the new parking lot, from the northwest property corner to the chiller building.
- Drainage improvements and additional exfiltration trench capacity are proposed.
- Decorative parking lot gate will be added.
- Low level lighting plan for the parking lot is proposed. Bollard style lighting with a maximum fixture height of 42" above grade and landscape lighting.

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Per [sec. 134-2176.(11)b] of the Town's Zoning Code, 27 parking spaces are required with a minimum of 2 accessible parking spaces. As many as 37 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 six (6) on-site parking spaces with 15 spaces of on-street parallel parking along the north side of Seaview Avenue. There are 46 additional on-street parking spaces on Seaview Avenue, which serve the entire street.

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