



TOWN OF PALM BEACH
Planning, Zoning & Building Department
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PLANNING, ZONING, & BUILDING DEPARTMENT
PZ&B Staff Memorandum: Town Council Development Review

TO: Mayor and Town Council

FROM: Wayne Bergman, MCP, LEED-AP
Director PZ&B

SUBJECT: ZON-22-130 400 ROYAL PALM WAY 3rd FLOOR

MEETING: September 14, 2022

ZON-22-130 400 ROYAL PALM WAY 3rd FLOOR—SPECIAL EXCEPTION WITH SITE PLAN REVIEW AND VARIANCE. The applicant, Kinsale Partners LLC (Tom Quick, Managing Partner), has filed an application requesting Town Council review and approval for Special Exception with Site Plan Review for a bank and financial institution on the third floor of an existing four-story office building with a drive thru facility in the in the C-OPI office district, including a variance to not provide 6 parking spaces required with the change of use from office to bank.

Applicant: Kinsale Partners LLC (Tom Quick, Managing Partner)
Professional: TD Trieschman Architectural Group
Representative: Maura Ziska

THE PROJECT:

The applicant has submitted plans, entitled "First Republic Bank", as prepared by **TD Trieschman Architectural Group** dated August 01, 2022.

The following is the scope of work for the Project:

- Interior remodel of third floor tenant space in an existing four-story office building.

The following Special Exceptions, Site Plan review and/or Variances required to complete the project, and shall be reviewed by Town Council:

- **SPECIAL EXCEPTION:** Section 134-1209(8). A request for banks and financial institutions, excluding brokerage and trust companies in the C-OPI Office, Professional and Institutional District.
- **SPECIAL EXCEPTION:** Section 134-1786. Drive-in facilities may be permitted by the town council as a special exception use only when the provisions of this subdivision are complied with and approved by the town.
- **SITE PLAN REVIEW:** Section 134-1212. All applications for new buildings or for new building additions or for changes in a permitted use in section 134-1208 which involve more than 2,000 square feet of building floor area of buildings in the C-OPI office, professional and institutional district shall require site plan approval in accordance with Article III of this chapter.

- **VARIANCE 1:** Section 134-2176: to provide zero (0) on-site parking spaces in lieu of the required six (6) parking spaces that would be required due to the change of use from office to financial institution. Existing office 1 /250 = 28 spaces | Proposed office 1/200 @ 6,946SF = 34 spaces.

| Site Data | | | |
|------------------------|---|------------------|--|
| Zoning District | C-OPI | Existing parking | 75 |
| Future Land Use | COMMERCIAL | Square Footage | Existing GLA: 5,843 SF Proposed GLA: 6,946 SF |
| Surrounding Properties | | | |
| North | Society of the Four Arts Sculpture Garden | | |
| South | Two-story single family residence | | |
| East | Two-story office | | |
| West | Three-story office | | |

CONSISTENCY WITH THE COMPREHENSIVE PLAN:

A preliminary review of the project indicates that the proposed **office use** is **consistent** with the **Commercial** designation of the Future Land Use Map of the Comprehensive Plan.

STAFF ANALYSIS

The subject property is currently improved with an existing four-story office building, surface parking lot and existing drive through facility in the southeast portion of the corner site. There is one vehicular curb access from Royal Palm Way and two from Cocoanut Row, inclusive of the drive through access aisle. No site improvements are contemplated.

First Republic Bank tenant improvement of the 3rd floor office space; the proposed design reuses the existing single use office space. The existing 3rd floor square footage equals approximately 6,946 GSF. The space is currently comprised of two (2) tenant spaces totaling approximately 5,843 SF of office space, with common restrooms and egress comprising the other 1,103 SF.

As it pertains to the Variance request, it is a result of the technical ‘change of use’ from office to financial office/bank. The existing four-story office building was built in 1966 with 75 surface parking spaces, designed and constructed to park all of the proposed office uses within the building. The fact remains that the parking code requirements are an antiquated calculation based on a system of traditional suburban parking ratios and are outdated and in all likelihood, the building is probably overparked. This leads to a proliferation of town wide expanses of surface parking areas and an overall increase in heat island effect. There is no new square footage being proposed, nor new floor area being added to the structure; staff is fully supportive of the variance.