



July 28, 2022

Re: 400 Royal Palm Way, Third Floor  
Palm Beach, FL 33480  
Project Number: ZON-22-130

**LETTER OF INTENT – FINAL SUBMITTAL**

**FOR A PROPOSED TENANT IMPROVEMENT OF AN OFFICE SPACE ON THE THIRD FLOOR OF 400 ROYAL PALM WAY, PALM BEACH FL**

We are pleased to submit this project to the Town of Palm Beach Town Council. Trieschmann Dumala Architectural Group (TDAG) has been retained by the tenant of the property at 400 Royal Palm Way to develop plans and architectural design for First Republic Bank tenant improvement of the third-floor office space. The proposed design reuses the existing single use office space. The existing third floor square footage equals approximately 6,946 gross square feet. The space is currently comprised of two (2) tenant spaces totaling approximately 5,843 square feet of office space, with common restrooms and egress comprising the other 1,103 square feet. First Republic Bank has planned for sixteen (16) full time employees in this location.

This project is being submitted to the Town Council to request approval for a Special Exception (134-229) and Site Plan Approval (134-329):

- A) 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.
- B) 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.
- C) SITE PLAN REVIEW: Section 134-1212 All applications for new buildings or for new building additions or for changes in 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.

**Criteria:**

The bank and renovation will not affect public health, safety, welfare, and morals are not at risk.

The bank will not cause substantial injury to the value of other property in the neighborhood.

The bank is compatible with adjoining development and will comply with all required building codes.

There have been multiple banks in this building and neighborhood.

The project meets all applicable requirements listed in Section 134-229 of the Town of Palm Beach Zoning Code including Article VI.

The proposed bank/wealth management firm will comply with the comprehensive plan if applicable.  
The proposed bank will not result in adverse impacts on adjoining properties.  
There is adequate egress ingress on Royal Palm Way and Coconut Row and 75 parking spaces within the existing building's parking lot  
Any signage to be proposed will meet the code.  
Utility service remains the same or will be upgraded if required. Refuse and service areas remain the same.  
There are no historic trees on the property.  
The proposed bank should not place a greater burden on the Town services.  
No exterior changes are proposed, except reactivation of the existing ATM located in the existing drive thru.  
A previous financial institution occupied partial first floor.

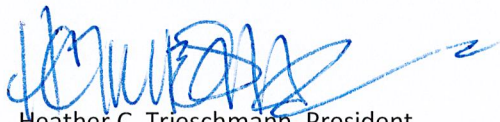
D) VARIANCE: Section 134-2176: to not provide 6 parking spaces.

- Existing office 1/250 = 24 spaces
- Proposed office 1/200 @ 5843 SF = 30 spaces

Criteria:

The existing building has 75 onsite parking spaces that is more than necessary for the existing tenants and proposed bank. Although the code would require 6 additional parking spaces, in reality there is not a parking problem and there will only be 16 bank employees.  
The applicant was not the cause of the purported parking deficiency.  
Granting the variance for the parking spaces will not confer on the applicant a special privilege as parking regulations are not adhered to and non-conforming in the Town.  
The hardship for not adding the 6 parking spaces is that there is no onsite space available to add any parking.  
The grant of a variance for six additional parking spaces will be in harmony with the general intent of the district and will not be detrimental to the public welfare.

Trieschmann Dumala Architectural Group



Heather C. Trieschmann, President