

FIRST REPUBLIC BANK | ZON-22-130

400 ROYAL PALM WAY, 3RD FLOOR
PALM BEACH, FL 33480

LETTER OF INTENT | FINAL SUBMITTAL

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 3rd floor office space ; the proposed design reuses the existing single use office space. The existing 3rd 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

As a result of no change to the gross leasable area ("GLA") on the third floor, any requirement for additional parking spaces, pursuant to Article 9.2 of Section 134-2176 of the Town of Palm Beach Zoning Code, is not impacted. TDAG has determined with this tenant improvement there will be no additional stress anticipated to the existing parking on site. First Republic Bank has planned for sixteen (16) full time employees

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

A)SPECIAL EXCEPTION (134-229). A request for banks and financial institutions, excluding brokerage and trust companies in the C-OPI Office, Professional and Institutional District. A request is to operate a +/-6,946 SF wealth management office on third floor in C-OPI District

B)SITE PLAN REVIEW (132-329, 134-1212 Sec 134-1207) All applications for new buildings or for new building additions in a permitted use in section (134-1208) which involve more than 2,000 square feet of building floor area of building in the C-OPI office, professional and institutional district shall require site plan approval in accordance with Article III of this chapter.

- a.The office use and tenant improvement is a permitted special exception use in the C-OPI Zoning District and requires approval if the use is over 2,000 SF. There have been multiple office tenants in this building since it was constructed in 1966 and the drive thru canopy in 1992
- b.The office use and renovation will not affect public health, safety, welfare and morals are not at risk.
- c.The office use will not cause substantial injury to the value of other property in the neighborhood.
- d.The use is compatible with adjoining development and will comply with all required building codes. There have been multiple offices in this building and neighborhood.
- e.The project meets all applicable requirements listed in Section 134-229 of the Town of Palm Beach Zoning Code including Article VI.
- f.The proposed wealth management firm will comply with the comprehensive plan if applicable.

- g.The proposed office will not result in adverse impacts on adjoining properties.
- h.There is adequate egress ingress on Royal Palm Way and Cocoanut Way and 75 parking spaces within the existing building's parking lot
- i. Any signage to be proposed will meet the code.
- j. Utility service remains the same or will be upgraded if required.
- k. Refuse and service areas remain the same.
- l. There are not historic trees on the property.
- m.The proposed office should not place a greater burden on the Town services.
- n.No exterior changes are proposed, except reactivation of the existing ATM located in the existing drive thru.
- o.The previous financial institution occupied partial floor. The proposed financial institution in this application will be taking the entire floor.



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PROJECT NUMBER: ZON-22-130

PROECT ADDRESS: 400 ROYAL PALM WAY, 3RD FLOOR, PALM BEACH, FL 33480

PROJECT TEAM:

PROPERTY OWNER: KINSALE PARTNERS, LLC (THOMAS QUICK, MANAGING PARTNER)
APPLICANT NAME: FIRST REPUBLIC BANK (CORRINA WAN- SVP REAL ESTATE)
AUTHORIZED REPRESENTATIVE: KOCHMAN & ZISKA (MAURA ZISKA)
ARCHITECT: TRIESCHMANN DUMALA ARCHITECTURAL GROUP (HEATHER TRIESCHMANN & MICHAEL DUMALA)

SCOPE OF WORK:

APPROVAL FOR SPECIAL EXCEPTION (132-229) FOR 6,946 SF GROSS LEASABLE AREA (GLA) OFFICE TENANT IMPROVEMENT FOR FIRST REPUBLIC BANK – WEALTH MANAGEMENT COMPANY WITH SPACE LOCATED ON THE THIRD FLOOR OF AN EXISTING MULTI-STORY OFFICE BUILDING.

PROPOSED TENANT IMPROVEMENTS CONSISTS OF THE FOLLOWING:

- ONE LARGE CONFERENCE ROOM
- ONE MEDIUM CONFERENCE ROOM
- 16 PRIVATE OFFICES
- ATM SERVICE AREA
- SUPPORT AREAS (JANITOR, STORAGE, IT, EMPLOYEE BREAK ROOM, RESTROOMS)

D1. COVER SHEET | FINAL SUBMITTAL

SHEET INDEX:

D1. COVER SHEET
D2. PROPERTY SURVEY
D3. VICINITY LOCATION MAP
D4. LOCATION PLAN
D5. PHOTO SHEETS
D6. SITE PLAN

F2. FLOOR PLAN

K4. PARKING PLAN
K7. EXISTING DRIVE THRU
K8. FLOOR PLAN WITH GLA
K9. PARKING CALCULATIONS

APPLICATION DATE:

JULY 12, 2022

DATE OF HEARING:

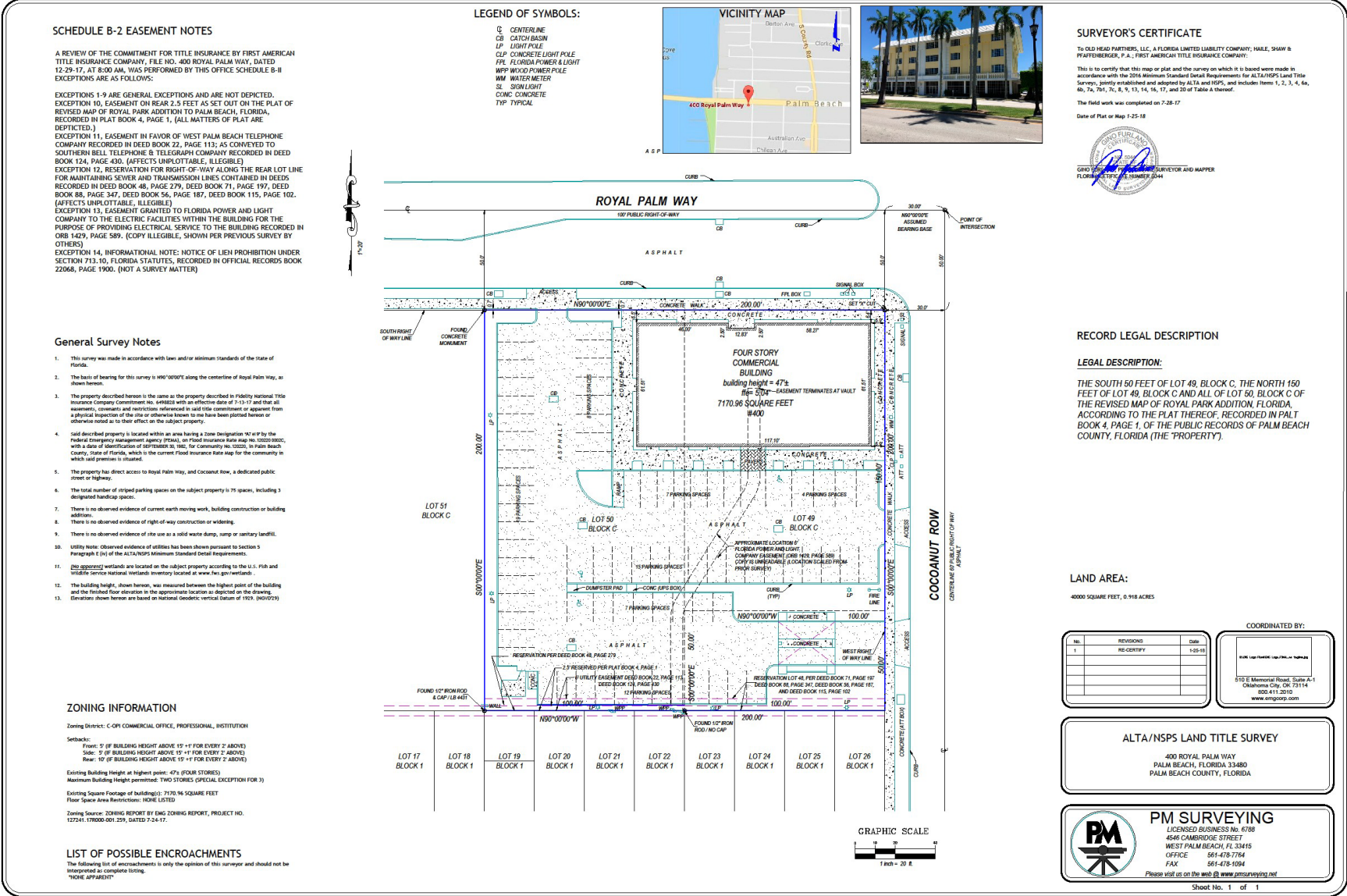
OCTOBER 12, 2022



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D2. PROPERTY SURVEY | FINAL SUBMITTAL

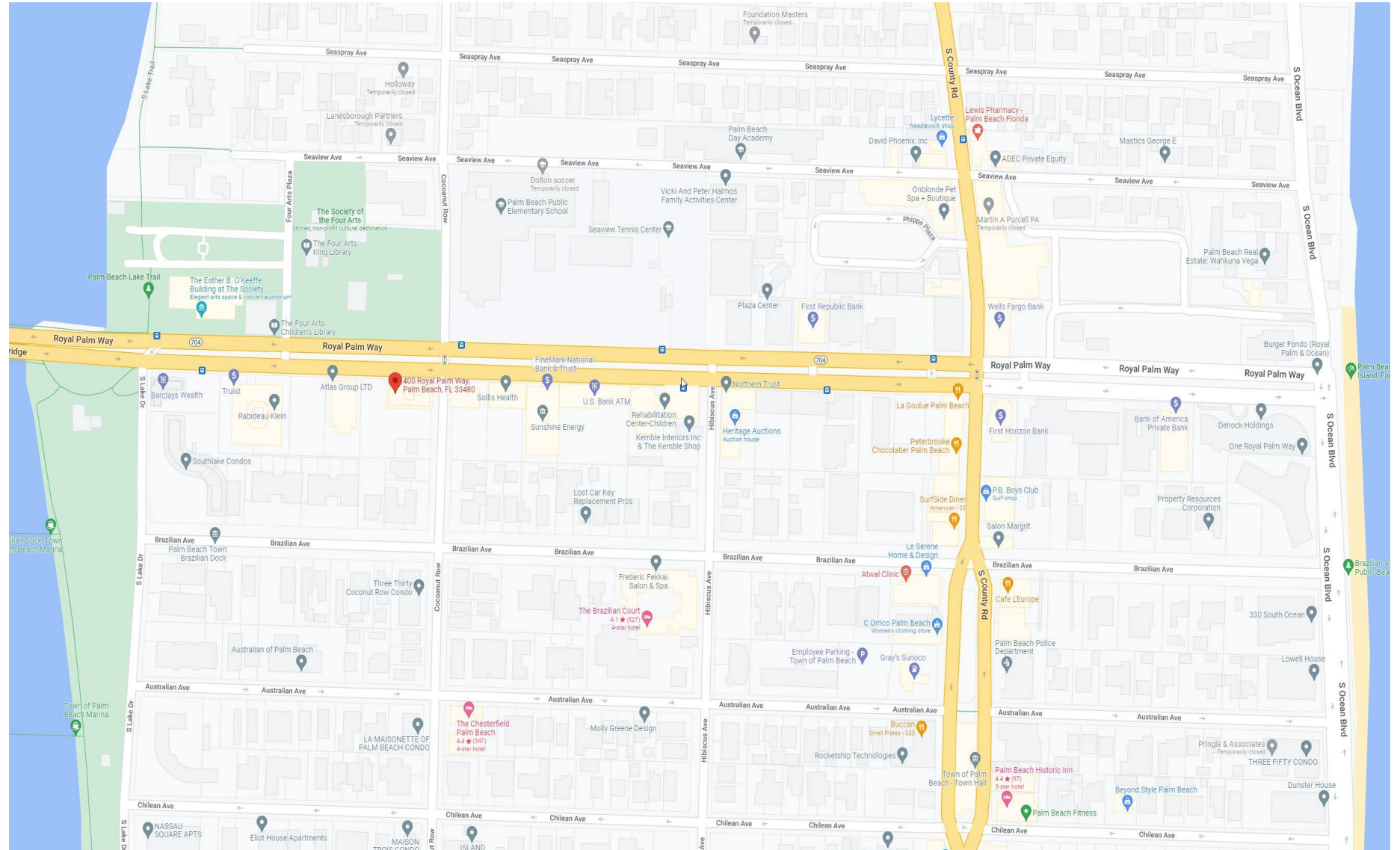


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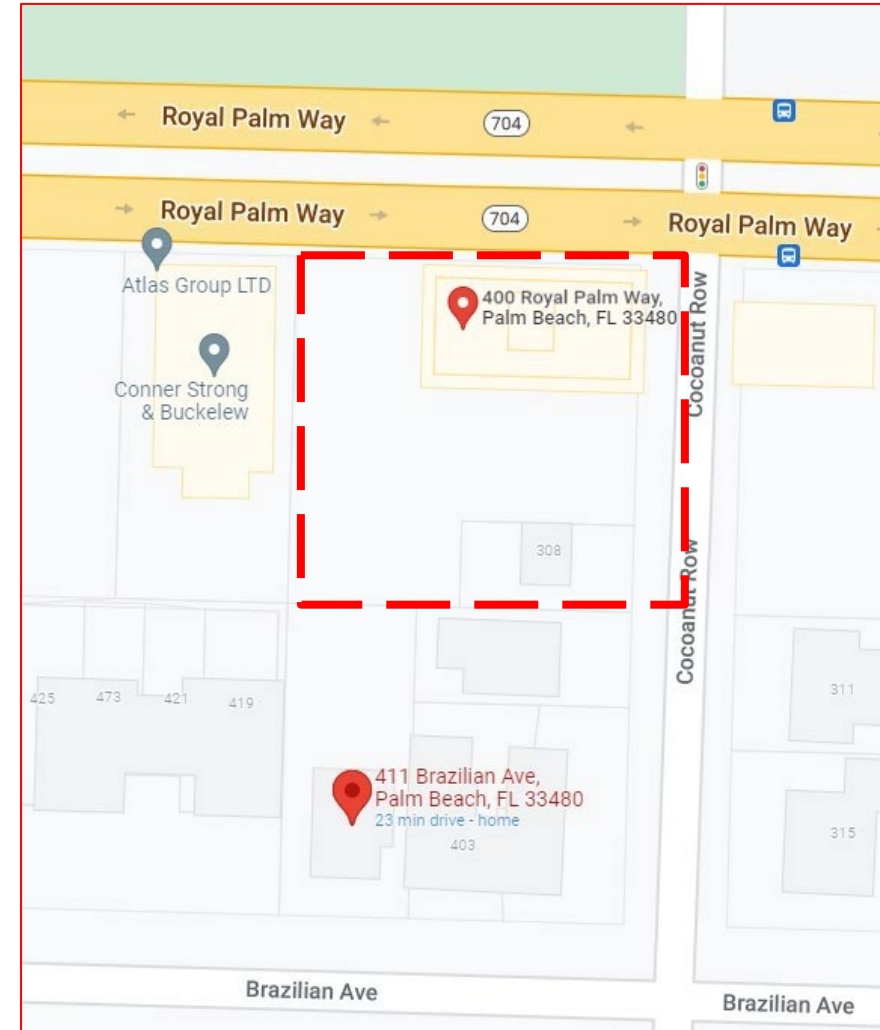
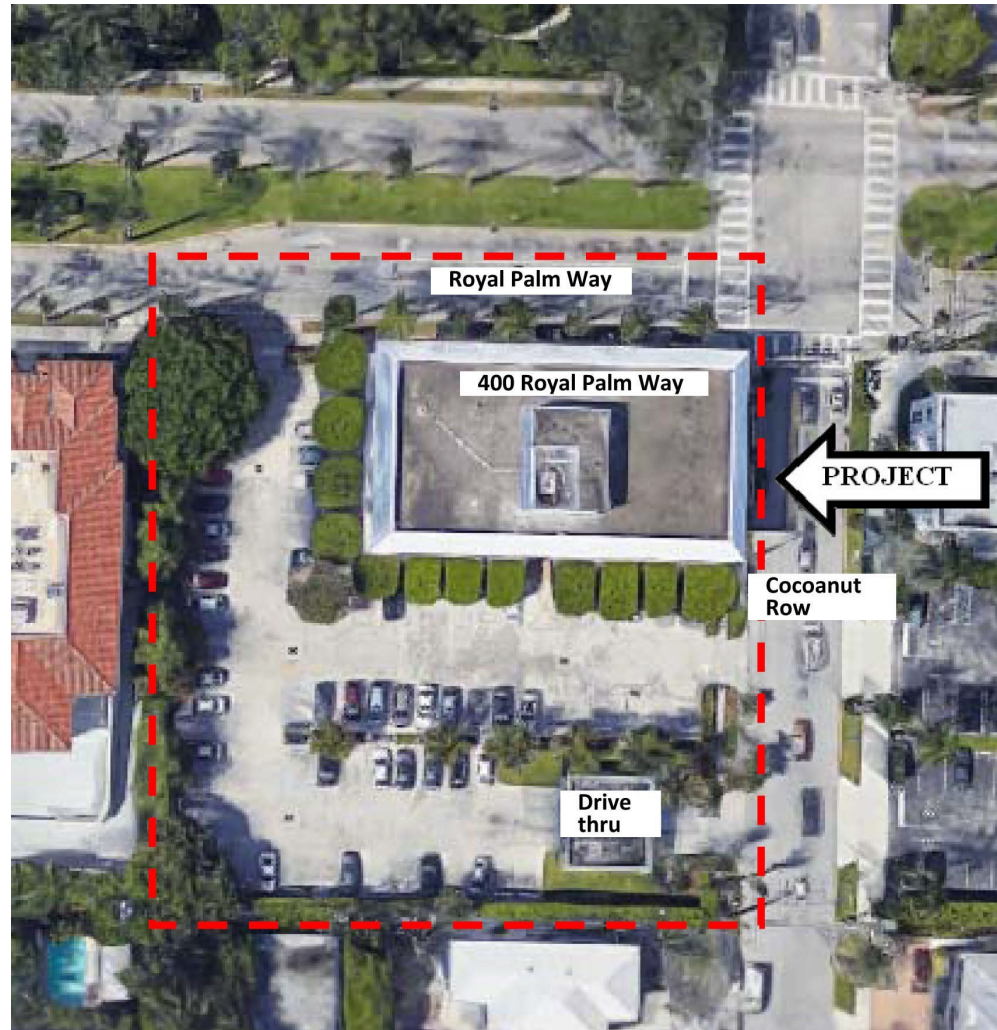
D3. VICINITY MAP LOCATION| FINAL SUBMITTAL



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D4. LOCATION PLAN | FINAL SUBMITTAL



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D5. PHOTO SHEET | FINAL SUBMITTAL

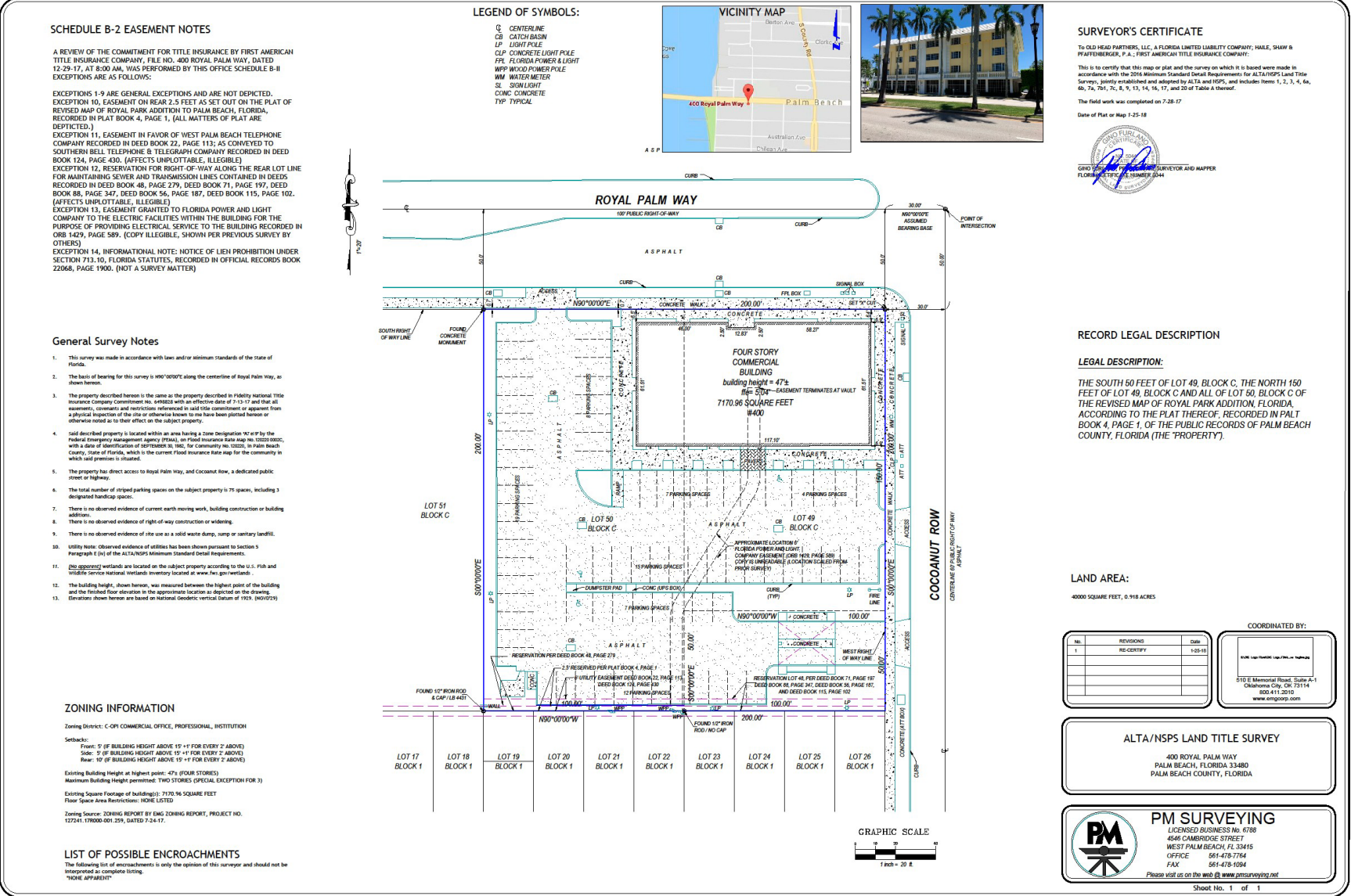


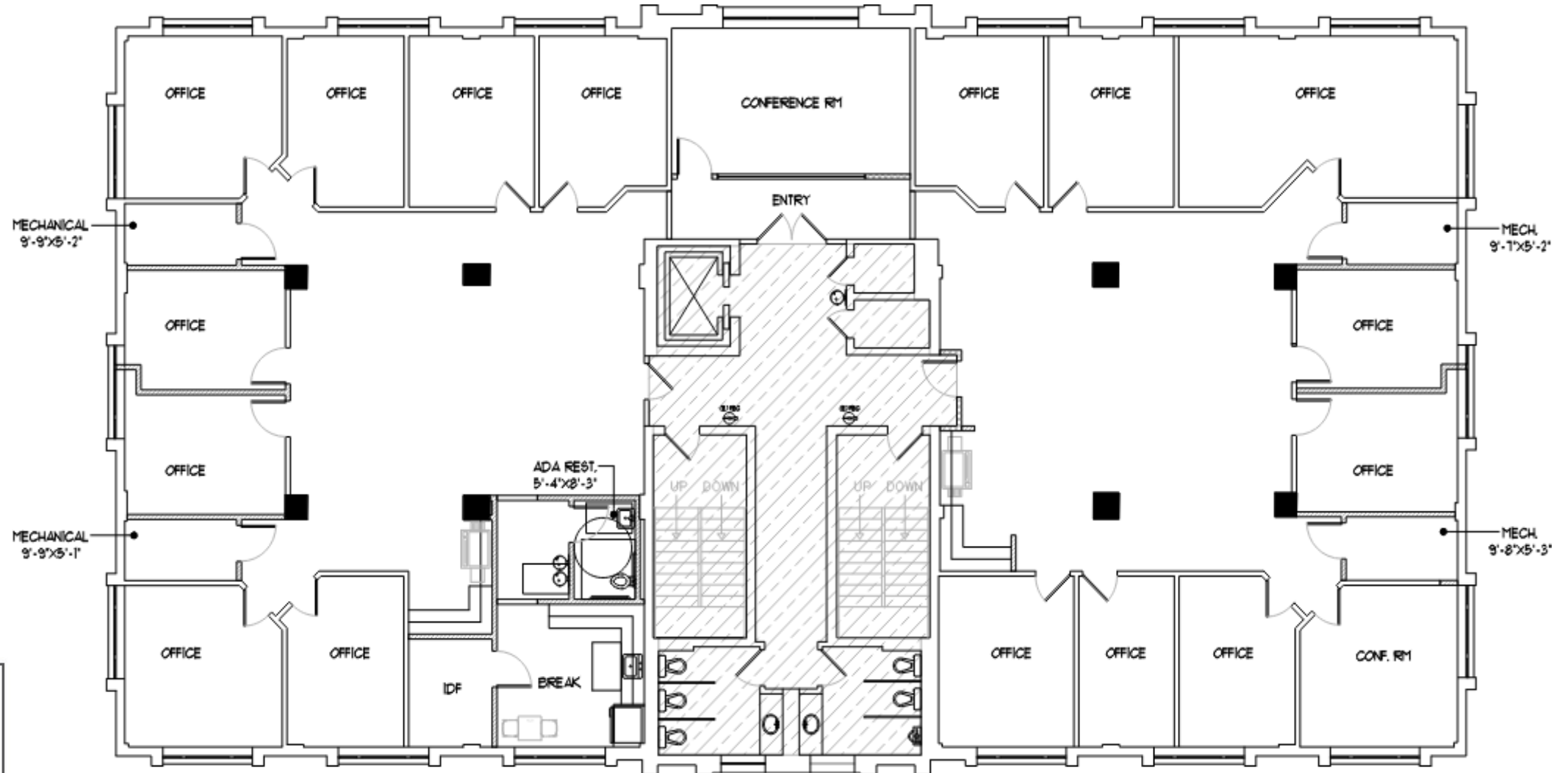


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D6. SITE PLAN | FINAL SUBMITTAL

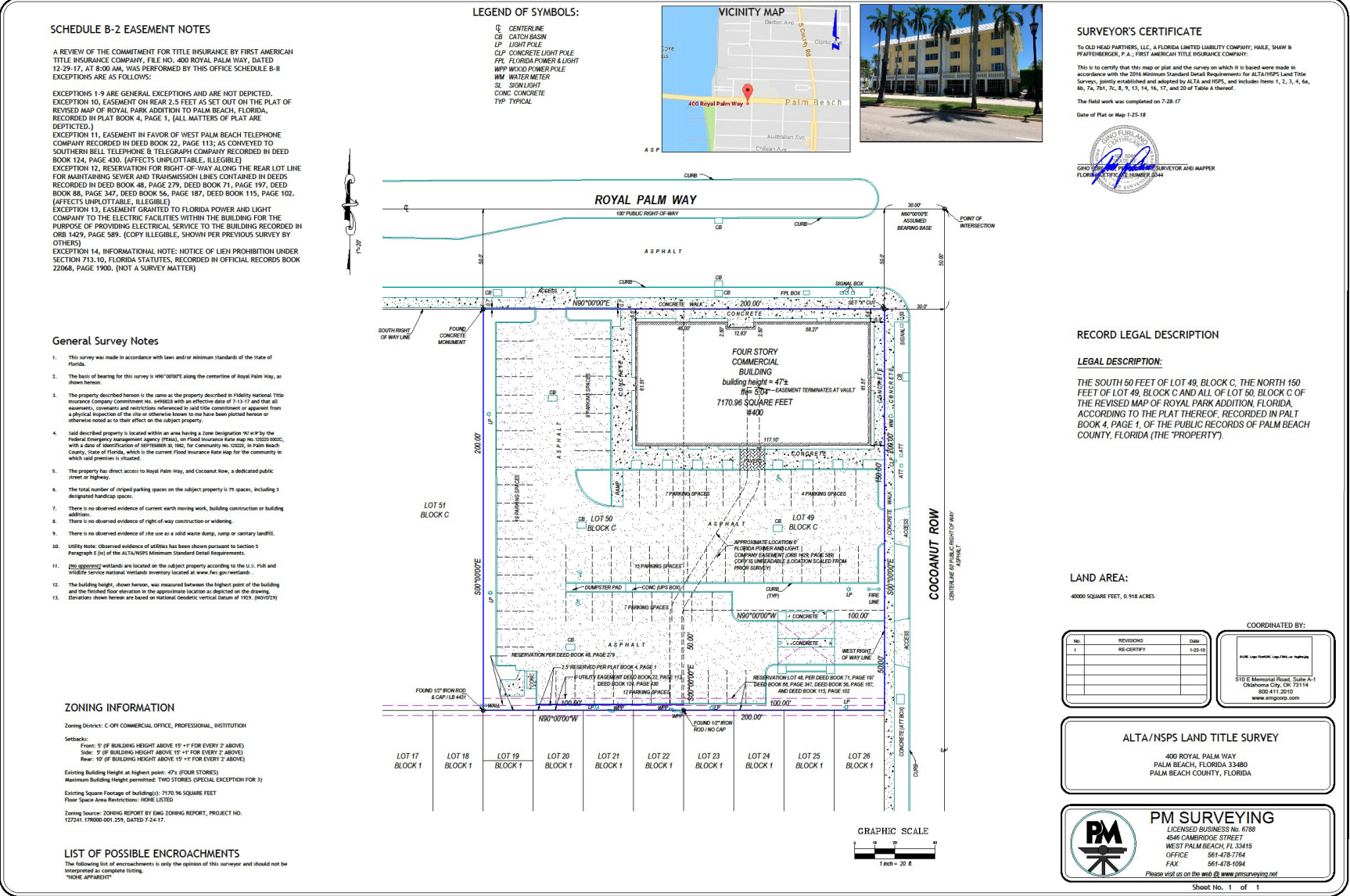




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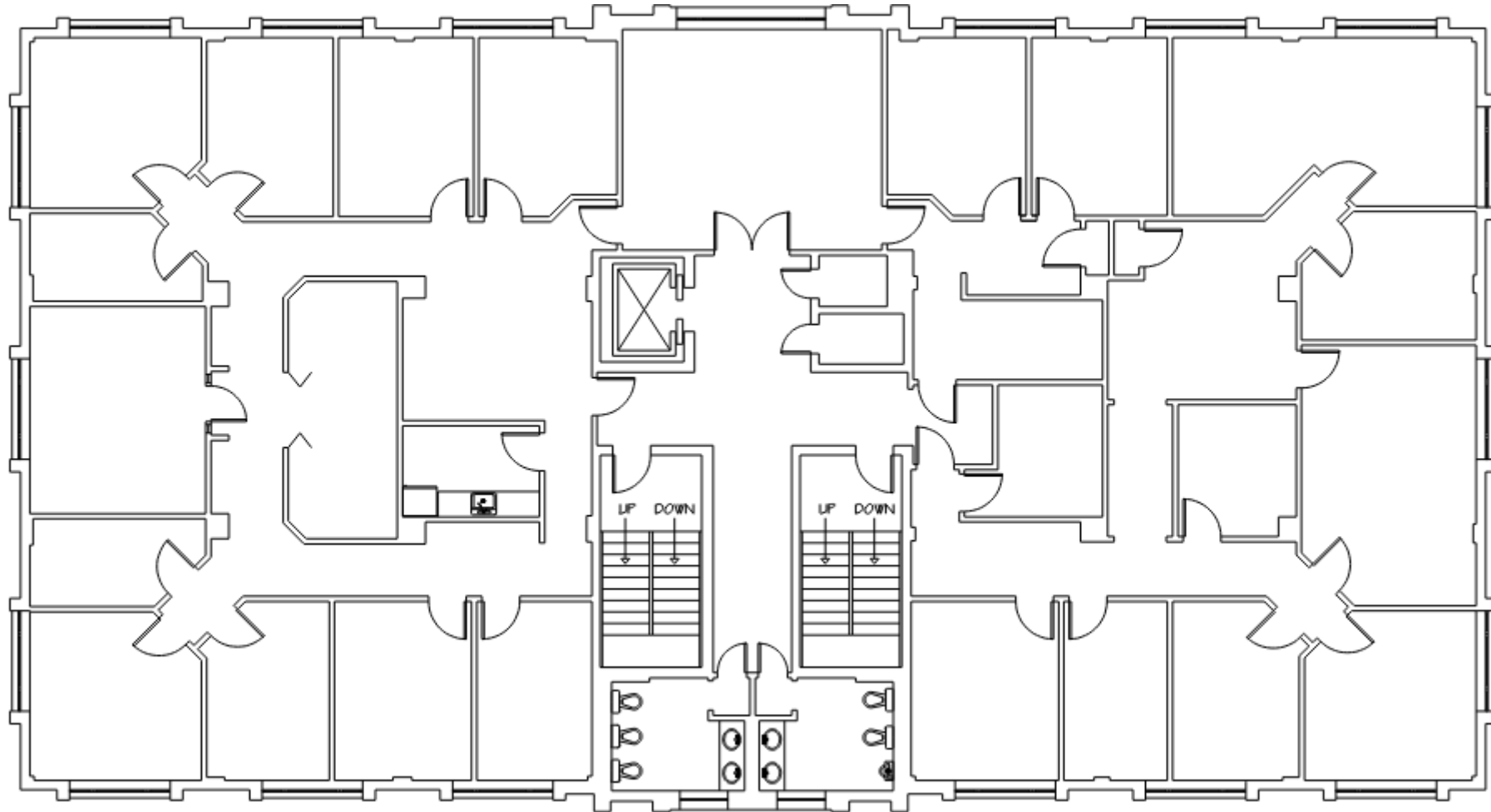
K4. PARKING PLAN | FINAL SUBMITTAL





VIEW FROM COCOANUT ROW
EXISTING DRIVE THRU WITH ATM AND DEPOSITORY

6,946 GLA



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400 Royal Palm Way

<u>Suite #</u>	<u>Tenant</u>	<u>SqFt</u>	<u>Total Spaces</u>	<u>Reserved</u>	<u>Unreserved</u>
100	Victoria Hagen	2,098	4	4	-
101	Management - 60		-	-	-
106	Chamber of Commerce	1,006	2	2	-
108	Chamber of Commerce	348	-	-	-
110	Corcoran	3,276	6	1	5
200	Simon Quick Advisors	828	-	-	2
204	Corcoran	1,197	5	1	4
206	Patrick O'Connel	1,006	-	-	as needed
208	Joseph Paul Davis	435	-	-	2
212	Ferro Holdings	2,041	4	2	2
214	Mark Edward Partners, LLC	1,371	3	3	-
300	First Republic Bank	6,946	18	18	-
301	"	-	-	-	-
302	"	-	-	-	-
303	"	-	-	-	-
304	"	-	-	-	-
305	"	-	-	-	-
306	"	-	-	-	-
307	"	-	-	-	-
400	Harvey Capital	2,013	4	-	4
402	Lycette	562	2	-	2
404	Leeds Equity Advisors	2,220	4	4	as needed
408	Tweedy Brown	438	1	-	1
410	Rampell	1,782	4	4	-
Total SqFt - Gross		28,548			
Total SqFt - Net		27,628			
Total SqFt - Leased		27,567			
Total SqFt - Vacant		61			

Total parking spaces available	75		
Total handicap	3		
Spaces required per Leases	<u>57</u>	39	22
Total unallocated	15		