

KOCHMAN & ZISKA PLC

Ronald S. Kochman*
Maura A. Ziska
Alexander D. Kochman

Amy D. Bahl
*Also admitted in New York

Esperanté
222 Lakeview Avenue, Suite 1500
West Palm Beach, Florida 33401

Telephone: (561) 802-8960
Facsimile: (561) 802-8995

August 8, 2022

Re: 340 Royal Palm Way, Third Floor
Palm Beach, FL 33480
Project Number: ZON-22-142

LETTER OF INTENT – FIRST SUBMITTAL

PRIVATE EQUITY OFFICE SPACE ON THE THIRD FLOOR OF 340 ROYAL PALM WAY, PALM BEACH FL

We are pleased to submit this project to the Town of Palm Beach Town Council. TPG Architect has been retained by the tenant of the property at 340 Royal Palm Way to develop plans and architectural design for BDT Capital Partners (a private equity office) 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 7,000 gross square feet. The space is currently an open shell totaling approximately 7,000 square feet.

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

A)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 private equity office will not affect public health, safety, welfare, and morals are not at risk.

The private equity office will not cause substantial injury to the value of other property in the neighborhood.

The private equity office is compatible with adjoining development and will comply with all required building codes. There have been multiple financial firms 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 private equity office will comply with the comprehensive plan if applicable.

The proposed private equity office will not result in adverse impacts on adjoining properties.

There is adequate egress ingress on Royal Palm and 92 parking spaces within the existing building garage. 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.

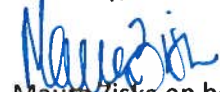
There are no historic trees on the property.

The proposed private equity office should not place a greater burden on the Town services.

No exterior changes are proposed.

A previous general office occupied partial first floor.

Sincerely,



Maura Ziska on behalf of BDT