



LETTER OF INTENT FINAL SUBMITTAL

DATE: August 19, 2022
TO: Town of Palm Beach, Planning, Zoning & Building Dept.
RE: ARC-22-200 (ZON-22-132) 165 BRADLEY PL

REQUEST

On behalf of Rabbi Zalman Levitin (**“Applicant”**), Shutts & Bowen LLP (**“Agent”**) submits a request for a Special Exception (**“SE”**), a Site Plan Review (**“SPR”**), and a Variance for a private academic school (**“School”**) to be located at the southwest corner of S. County Road and Seaview Avenue.

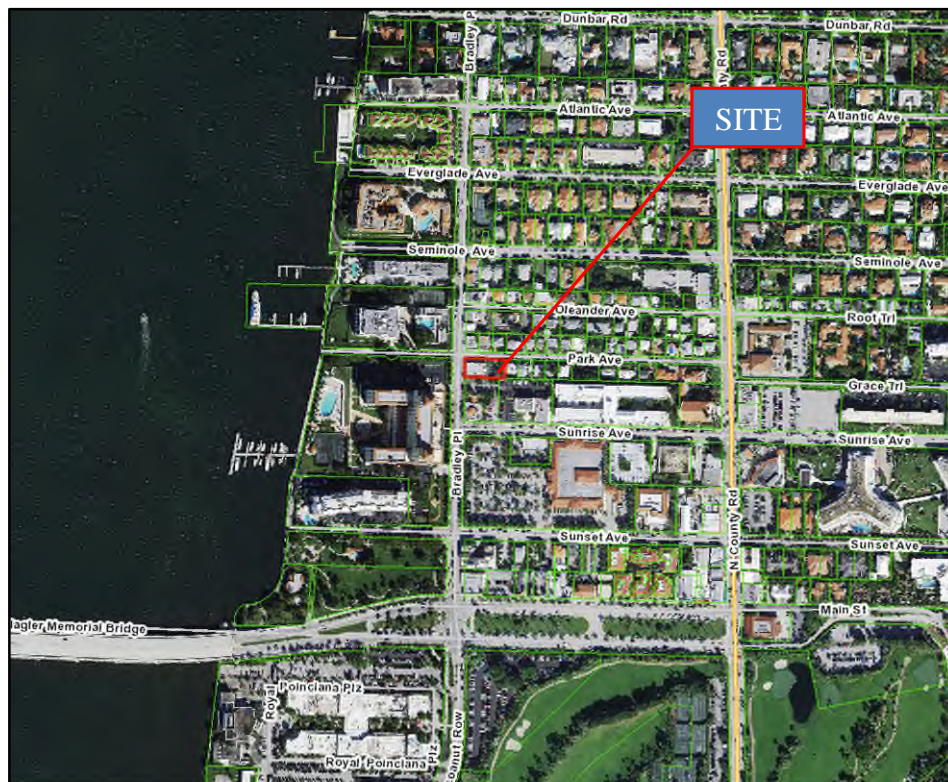


FIGURE 1 – Location map

Property Address:	165 Bradley Place (<i>Figure 1</i>)
Zoning:	C-TS Town Serving Commercial District (<i>Figure 2</i>)
Municipality:	Town of Palm Beach (“Town”)

REQUEST

- A SE to allow a School in the C-TS zoning district.
 - Pursuant to Section 134-1109(a)(8) of the Town's Zoning Code ("**Code**"), a School is a SE use in the C-TS zoning district. As such, the Applicant is requesting approval of a SE to allow a 3,038 square foot (sq. ft.) School on the Site. The goal at Alef Preschool is for the children to maximize their potential across the full spectrum of development - social/emotional, intellectual, and spiritual - providing them with a strong foundation upon which to build their lives. The methodology used by the school is shaped by the shared values of Judaism, and constructivist approaches to early childhood including Reggio Emilia, Montessori, and Waldorf.
 - Specifically, the School will be designed and operated as follows:
 - Four classrooms will accommodate 68 students.
 - Indoor amenity space is allocated for extracurricular activities for the students.
 - An outdoor play area to provide a needed outdoor amenity for the children. This space is proposed to be located to the east of the building which is currently in use for parking and access. The ingress from Park Avenue and the egress of the parking lot will be closed and fencing and gates will be utilized to secure the area.
 - Accessory office space for faculty use.
 - A small kitchen area to remain.
 - The School will be open from 9:00 am to 3:00 pm. Parents or guardians will park in one of the nine designated parking on the south side of the building and escort their child through the front entrance (west side of the building) to be signed in. Note that there are several other spaces available immediately adjacent to the drop off area should a parent opt to utilize those spaces in lieu of waiting for one of the nine drop off spaces to become available.
 - Drop-off will operate from 7:45 am- 9:15 am.
 - Regular pickup will operate from 2:45 pm- 3:30 pm. Parents or guardians will park in one of the nine designated parking on the south side of the building and pick up their child through the front entrance (west side of the building). There will be an option for early pick-up from 12:15 -12:45 pm and after-care pickup from 4:00 pm - 6:15 pm. As such, there will be three pickup periods throughout the afternoon. Note that there are several other spaces available immediately adjacent to the drop off area should a parent opt to utilize those spaces in lieu of waiting.
 - An emergency exit door is being added to the south façade of the building as required to comply with Fire Recue standards.
- A SPR to allow a School in the C-TS zoning district.
 - Pursuant to Sections 134-1517, a SPR review and approval by the Town Council ("**TC**") is required since the School is:
 - A SE in the C-TS zoning district,
 - A change in use over 2,000 sq. ft. of building floor area, and;
 - Places of Public Assembly requires review and approval by the TC.
- A Variance to reduce the required parking from 82 spaces to 76 spaces pursuant to the principle of parking equivalency calculation.
 - Variance #1: Section 134-2176(11) Number of Off-street Parking Spaces Required and Schedule. To reduce the overall parking for the site from 82 spaces to 76 spaces pursuant

to the Principal Parking Occupancy Equivalency Statement prepared by Simmons and White dated July 27, 2022.

SUPPLEMENTAL APPLICATION REQUIREMENTS

- As required, attached are the responses to the review standards/guidelines for the SE, SPR and the variance request:
 - **Exhibit A:** Special Exception in accordance with Section 134-229.
 - **Exhibit B:** Special Review by Town Council in accordance with Section 134-329.
 - **Exhibit C:** Architectural Commission review in accordance with Section 18-205.
 - **Exhibit D:** Findings prior to authorization of a Variance in accordance with Section 134-201.
- A Property Info sheet with the Location Map is attached as **Exhibit E**.
- The Legal Description is attached as **Exhibit F**.
- A detailed history in chronological order of all zoning-related requests processed on or after January 1, 1970 specific to the Site attached as **Exhibit G**.

PARKING STATEMENT

See the Principal Parking Occupancy Equivalency Statement prepared by Simmons and White dated July 27, 2022, a copy of which is included with this application submittal.

OPERATIONAL DROP OFF AND PICK UP NARRATIVE

See the Principal Parking Occupancy Equivalency Statement prepared by Simmons and White dated July 27, 2022, a copy of which is included with this application submittal.

EXHIBIT A

Sec. 134-229. Requirements for granting a Special Exception.

The requirements for granting a special exception use under this chapter are as follows:

- (1) The use is a permitted special exception use as set forth in article VI of this chapter.

RESPONSE: *The School use is permitted as a SE in the C-TS zoning district.*

- (2) The use is so designed, located and proposed to be operated that the public health, safety, welfare and morals will be protected.

RESPONSE: *The request is to occupy the space within the existing building. The improvements are primarily internal to the building with the exception of building signage, adding an emergency exit, and the elimination of the parking spaces to provide the outdoor play area. The School use is so designed, located and proposed to be operated that the public health, safety, welfare and morals will be protected.*

- (3) The use will not cause substantial injury to the value of other property in the neighborhood where it is to be located.

RESPONSE: *The proposed use will not cause substantial injury to the value of other properties in the neighborhood where it is to be located.*

- (4) The use will be compatible with adjoining development and the intended purpose of the district in which it is to be located.

RESPONSE: *The proposed use is and continues to be compatible with the adjoining development and the intended purpose of the district in which it is located. As noted above, the building was approved for commercial and continues to be used for the same. The School use is a commercial use which is consistent with the commercial uses approved for the Site.*

- (5) The use will comply with yard, other open space, and any special requirements set out in article VI for the particular use involved.

RESPONSE: *As noted above, the use is primarily internal to the building. The only change proposed to the exterior of the building is the addition of an emergency exit door in order to comply with the Fire Rescue requirements. The proposed changes to the parking lot to be redesigned as the outdoor play area will not affect the yard, open space or any special requirements set out in Article VI for the particular use involved.*

- (6) The use will comply with all elements of the comprehensive plan.

RESPONSE: *The proposed use complies with all the elements of the comprehensive plan.*

- (7) The use not result in substantial economic, noise, glare, or odor impacts on adjoining properties and properties generally in the district.

RESPONSE: *The proposed use has been designed and situated in such a manner to have no impact on adjoining properties and will not result in substantial economic, noise, glare, or odor impacts on adjoining properties or properties generally in the district.*

- (8) Adequate ingress and egress to property and proposed structures thereon and off-street parking and loading areas will be provided where required, with particular reference to automotive and pedestrian safety and convenience, traffic flow and control, and access in case of fire or catastrophe.

RESPONSE: *The existing parking lot is designed with an ingress point off Park Avenue which is proposed to be closed with the ingress apron removed to allow for the outdoor play area. The ingress and egress points from Bradley Place and Sunrise Avenue will remain. As such, there is adequate ingress and egress to the Site with particular reference to automotive and pedestrian safety and convenience, traffic flow and*

control, and access in case of fire or catastrophe. Additionally, the only change proposed to the exterior of the building is the addition of an emergency exit door in order to comply with the Fire Rescue requirements.

- (9) Signs, if any, and proposed exterior lighting with reference to glare, traffic safety, and economic impact shall be compatible and in harmony with properties in the district.

RESPONSE: Any proposed building signage will be compatible and in harmony with the adjacent properties in the district.

- (10) Location, availability and compatibility of utility service for the use shall be satisfactory to ensure health and safety.

RESPONSE: The current request does not affect the location, availability or compatibility of utility services.

- (11) Refuse and service areas for the use shall not adversely affect automotive and pedestrian safety and convenience, traffic flow and control, or access in case of fire or catastrophe.

RESPONSE: The current request is primarily to renovate the interior of the building to accommodate the School which does not affect the refuse and service areas.

- (12) In all districts except the C-OPI district, and also with the exception of hotel, motel and timeshare uses, the proposed special exception use will not attract the principal portion of its customers/clients from off-island locations. The applicant shall submit evidence satisfactory to the town council that not less than 50 percent of the customers of the proposed use will be town persons. Evidence submitted in support of this contention shall include credible data or information suitable for review by the town to determine the credibility and the appropriateness of the applicant's conclusion. The submittal shall include a description of the types of information used and the methodology employed to arrive at the conclusion. Information used shall include, but shall not be limited to, lists of customer/client addresses or certification thereof by an independent certified public accountant approved by the town, market studies prepared by independent professional firms, or data from similar operations under the control of the applicant. The town may in the future require the applicant to demonstrate to the satisfaction of the town council that the special exception use is continuing to be town-serving.

RESPONSE: The School, as like any other academic school within the jurisdictional limit of a municipality, is primarily intended to serve the municipality; which in this case is the Town.

- (13) If historic/specimen trees are located on the subject property, the location of said historic/specimen trees shall be identified on a signed and sealed survey. In addition, adequate landscaping, screening and barricade protection of historic/specimen trees shall be demonstrated to be provided as required in this chapter.

RESPONSE: There are no changes proposed that affect the exterior landscaping on the Site. As noted above, the only change proposed to the exterior of the building is the addition of an emergency exit door in order to comply with the Fire Rescue requirements and as such, there will be a need to trim back some hedges to allow for the sidewalk.

- (14) The proposed use will not place a greater burden than would be caused by a permitted use on municipal police services due to increased traffic or on fire protection services due to the existence of or increased potential for fire/safety code violations.

RESPONSE: The proposed use does not place an additional burden on Town Police or Fire Rescue Services.

EXHIBIT B

Sec. 134-329. Review by town council for Special Review.

Within 30 days of receipt of the application for site plan review, the town council shall review and consider the application. Before any site plan shall be approved, approved with changes, or denied, the town council shall make a finding that the approval of the site plan will or will not adversely affect the public interest and certify that the specific zoning requirements governing the individual use have or have not been met and that, further, satisfactory provision and an arrangement has or has not been made concerning the following matters, where applicable:

- (1) Sufficiency of statements on ownership and control of the subject property and sufficiency of conditions of ownership or control, use and permanent maintenance of common open space, common facilities or common lands to ensure preservation of such lands and facilities for their intended purpose and to ensure that such common facilities will not become a future liability for the town.

RESPONSE: *The property owner is the fee simple owner and in control and possession of the entire parcel which is subject of this application. The property owner is responsible for the care and upkeep of the entire site. No maintenance responsibility will become the obligation of the Town.*

- (2) Intensity of use and/or purpose of the proposed development in relation to adjacent and nearby properties and the effect thereon; provided, however, that nothing in this subsection shall be construed as granting the town council the authority to reduce residential densities below that permitted by the use regulations in article VI of this chapter.

RESPONSE: *There are no new land uses, programming or intensities of use proposed for the Site. The building was designed to accommodate commercial uses which is consistent with the School use. There are no expansions or additions proposed to the building and as such no increase in the intensity of use. In fact, the intensity of the proposed use is a reduction from the prior approval.*

- (3) Ingress and egress to the property and the proposed structure thereof, with particular reference to automotive and pedestrian safety; separation of automotive traffic; traffic flow and control; provision of services and servicing of utilities and refuse collection; and access in case of fire, catastrophe or emergency.

RESPONSE: *The existing parking lot to the east of the building is designed with an ingress point only off Park Avenue. This ingress is proposed to be closed to allow for the outdoor play area. The ingress and egress points from Bradley Place and Sunrise Avenue will remain. As such, there is adequate ingress and egress to the Site with particular reference to automotive and pedestrian safety; separation of automotive traffic; traffic flow and control; provision of services and servicing of utilities and refuse collection; and access in case of fire, catastrophe or emergency.*

As far as the School use is related to drop-off and pick-up, a complete Principle Parking Occupancy Equivalency Statement has been included with the application submittal packet. The statement outlines the drop-off and pick-up logistics and the availability of parking spaces to support the use. Additionally, the site plan shows the location of the drop-off and pick-up area which are designated parking spaces on the south side of the building.

- (4) Location and relationship of off-street parking and off-street loading facilities to thoroughfares and internal traffic patterns within the property, with particular reference to automotive and pedestrian safety, traffic flow and control, access in case of fire or catastrophe, and screening and landscaping.

RESPONSE: *The existing parking lot to the east of the building is designed with an ingress point only off Park Avenue. This ingress is proposed to be closed to allow for the outdoor play area and will be screened*

from Park Avenue with a 6-foot hedge. The ingress and egress points from Bradley Place and Sunrise Avenue will remain. Additionally, it should be noted that there are six unrestricted spaces that are available for use (three on Bradley Place, and three on Park Avenue). As such, the change is minor when considering the location and relationship of off-street parking and internal traffic patterns within the Site, with particular reference to the automotive and pedestrian safety, traffic flow and control, access in case of fire or catastrophe, and screening and landscaping.

- (5) Proposed screens and buffers to preserve internal and external harmony and compatibility with uses inside and outside the property boundaries.

RESPONSE: *The only change to the perimeter screening and buffer is the addition of the new hedge at the location where the ingress from Park Avenue is proposed to be closed, and the trimming of some of the hedges along the south façade of the building to allow for the emergency exit sidewalk.*

- (6) Manner of drainage on the property, with particular reference to the effect of provisions for drainage on adjacent and nearby properties and the consequences of such drainage on overall town capacities.

RESPONSE: *There are no changes proposed that will affect the manner of drainage on the Site onto adjacent and nearby properties or on the Town's overall drainage capacities. The existing asphalt in the proposed outdoor play area is proposed to be covered with pervious astro turf, which theoretically should not change the drainage patterns since the impervious layer below the astro turf is not being disturbed and the drainage below the astro turf will sheet flow as designed.*

- (7) Utilities, with reference to hook-in locations and availability and capacity for the uses projected.

RESPONSE: *There are no changes proposed that will impact hook-in locations, availability or capacity of utilities.*

- (8) Recreation facilities and open spaces, with attention to the size, location and development of the areas as to adequacy, effect on privacy of adjacent and nearby properties and uses within the property, and relationship to communitywide open spaces and recreation facilities.

RESPONSE: *There are no changes proposed that impact any existing recreation facilities or open spaces. In fact, the proposed outdoor play area adds a recreation facility to the Site for the School use and is being designed to look like additional open space with the use of astro turf. Since this outdoor play area is solely for use by the School, it has no effect on any communitywide open spaces or recreation facilities.*

- (9) Such other standards as may be imposed by this chapter for the particular use or activity involved.

RESPONSE: *There are no other Town standards that may be imposed by this chapter for the particular use or activity involved. The Applicant will be responsible for obtaining any State of Florida licensures needed for the operation of the School.*

- (10) Height of commercial structures with reference to adjoining buildings, the effect on uniformity in height, and the general principle of retaining the low profile scale of commercial architecture.

RESPONSE: *There are no changes proposed to the building height.*

- (11) Visible size and bulk. The proposed development should be so arranged that it minimizes the visible bulk of the structures to drivers and pedestrians on abutting roadways, the point of reference being the centerline of the abutting roadways, with the intent being to maintain visual impact of multistory buildings at the same relative level of intensity as a single-story building at the minimum required setback.

RESPONSE: *There are no changes proposed to the building visible size and bulk.*

EXHIBIT C

Sec. 18-205. Criteria for building permit.

The architectural commission may approve, approve with conditions, or disapprove the issuance of a building permit in any matter subject to its jurisdiction only after consideration of whether the following criteria are complied with:

- (1) The plan for the proposed building or structure is in conformity with good taste and design and in general contributes to the image of the town as a place of beauty, spaciousness, balance, taste, fitness, charm and high quality.

RESPONSE: *There are no changes proposed to the building or structure except for the addition of an emergency exit door along the south façade in order to comply with the Fire Rescue requirements.*

- (2) The plan for the proposed building or structure indicates the manner in which the structures are reasonably protected against external and internal noise, vibrations, and other factors that may tend to make the environment less desirable.

RESPONSE: *There are no changes proposed to the building or structure that will affect the manner in which the structure is reasonably protected against external and internal noise, vibrations, and other factors that may tend to make the environment less desirable.*

- (3) The proposed building or structure is not, in its exterior design and appearance, of inferior quality such as to cause the nature of the local environment to materially depreciate in appearance and value.

RESPONSE: *The only change proposed to the exterior of the building is the addition of an emergency exit door in order to comply with the Fire Rescue requirements. The proposed door is of the same design and material as the existing doors in the building. As such, it is not of inferior quality to cause the nature of the local environment to materially depreciate in appearance and value.*

- (4) The proposed building or structure is in harmony with the proposed developments on land in the general area, with the comprehensive plan for the town, and with any precise plans adopted pursuant to the comprehensive plan.

RESPONSE: *The only change proposed to the exterior of the building is the addition of an emergency exit door in order to comply with the Fire Rescue requirements. The proposed door is of the same design and material as the existing doors in the building. As such, the building will remain in harmony with the developments in the general area, with the Comprehensive Plan of the Town, and with any precise plans adopted pursuant to the Comprehensive Plan.*

- (5) The proposed building or structure is not excessively similar to any other structure existing or for which a permit has been issued or to any other structure included in the same permit application within 200 feet of the proposed site in respect to one or more of the following features of exterior design and appearance:

- a. Apparently visibly identical front or side elevations;
- b. Substantially identical size and arrangement of either doors, windows, porticos or other openings or breaks in the elevation facing the street, including reverse arrangement; or
- c. Other significant identical features of design such as, but not limited to, material, roof line and height of other design elements.

RESPONSE: *There are no changes proposed to the building design. The only change proposed to the exterior of the building is the addition of an emergency exit door in order to comply with the Fire Rescue requirements. The proposed door is of the same design and material as the existing doors in the building.*

- (6) The proposed building or structure is not excessively dissimilar in relation to any other structure existing or for which a permit has been issued or to any other structure included in the same permit application within 200 feet of the proposed site in respect to one or more of the following features:
- a. Height of building or height of roof.
 - b. Other significant design features including, but not limited to, materials or quality of architectural design.
 - c. Architectural compatibility.
 - d. Arrangement of the components of the structure.
 - e. Appearance of mass from the street or from any perspective visible to the public or adjoining property owners.
 - f. Diversity of design that is complimentary with size and massing of adjacent properties.
 - g. Design features that will avoid the appearance of mass through improper proportions.
 - h. Design elements that protect the privacy of neighboring property.

RESPONSE: *There are no changes proposed to the building design. The only change proposed to the exterior of the building is the addition of an emergency exit door in order to comply with the Fire Rescue requirements. The proposed door is of the same design and material as the existing doors in the building.*

- (7) The proposed addition or accessory structure is subservient in style and massing to the principal or main structure.

RESPONSE: *There are no additions or accessory structures which will be subservient in style and massing to the main building.*

- (8) The proposed building or structure is appropriate in relation to the established character of other structures in the immediate area or neighboring areas in respect to significant design features such as material or quality or architectural design as viewed from any public or private way (except alleys).

RESPONSE: *There are no changes proposed to the building design that will change the relation to the established character of other structures in the immediate are or neighboring areas in respect to significant design features such as material or quality or architectural design as viewed from any public or private way.*

- (9) The proposed development is in conformity with the standards of this Code and other applicable ordinances insofar as the location and appearance of the buildings and structures are involved.

RESPONSE: *There are no changes proposed to the building or structure other than the addition of an emergency exit door in order to comply with the Fire Rescue requirements. As such it will remain in conformity with the applicable standards of the Code and other applicable ordinances insofar as the location and appearance of the buildings and structures are involved.*

- (10) The project's location and design adequately protects unique site characteristics such as those related to scenic views, rock outcroppings, natural vistas, waterways, and similar features.

RESPONSE: *There are no changes proposed to the project's location and the design will continue to adequately protect the unique site characteristics such as any related to scenic views, rock outcroppings, natural vistas, waterways, and similar features.*

EXHIBIT D

Sec. 134-201. Findings prior to authorization of a Variance.

The town council may authorize upon appeal such variance from the terms of this chapter as will not be contrary to the public interest where, owing to special conditions, a literal enforcement of this chapter will result in unnecessary and undue hardship. In order to authorize any variance from the terms of this chapter, the town council must and shall find the following:

- (1) Special conditions and circumstances exist which are peculiar to the land, structure or building involved and which are not applicable to other lands, structures or buildings in the same zoning district.

RESPONSE: The special condition related to the Site is that the property is under the same ownership as the two adjacent parcels and was developed as a unified development. All three parcels together provide ample parking for all the tenants and needs of the businesses on site as demonstrated by the Principal Parking Occupancy Equivalency Statement. In addition, although the parking is reduced by five spaces to allow for an outdoor play area, there is ample parking onsite and six spaces adjacent to the Site on the surrounding streets which is not restricted parking (three spaces on Bradley Place and three spaces on Park Avenue).

- (2) The special conditions and circumstances do not result from the actions of the applicant.

RESPONSE: As indicated above, the proposed School will occupy a vacant space within the existing building. The request does not increase the intensity for the Site. The space to be occupied is existing, and was designed to accommodate commercial uses, which is consistent with the School. These are the special conditions and circumstances that do not result from the actions of the Applicant.

- (3) Granting the variance requested will not confer on the applicant any special privilege that is denied by this chapter to other lands, buildings or structures in this same zoning district.

RESPONSE: The granting of the variance does not confer any special privilege to the applicant that is denied to other buildings in the same district. Any property owner can submit a request for a variance which would be subject to the peculiar circumstances as presented by the property owner requesting the variance.

- (4) Literal interpretation of this chapter would deprive the applicant of rights commonly enjoyed by other properties in the same zoning district under the terms of this chapter and would work unnecessary and undue hardship on the applicant.

RESPONSE: The literal interpretation of the Code would deprive the applicant of rights commonly enjoyed by other properties in the same zoning district and would work an unnecessary and undue hardship on the applicant. In fact, the building and infrastructure on the Site are existing, the building was built prior to the more stringent parking requirements, and there is no other space available to provide an outdoor play area for the students that can be designed to be secure and in close proximity to the school.

- (5) The variance granted is the minimum variance that will make possible the reasonable use of the land, building or structure.

RESPONSE: The requested variance is the minimum variance that will make possible the reasonable use of the building. The School use is a use permitted within the zoning district. As demonstrated by the Principal Parking Occupancy Equivalency Statement, through shared parking there is ample parking provided for the uses on all three parcels. In fact, there are six unrestricted off-site parking spaces available which are directly adjacent to the Site that can be used.

- (6) For granting of a variance to sections 134-387 or 134-390 through 134-392, pertaining to the regulation of nonconforming uses, the following additional findings shall be made pertaining to the nonconforming use for which the variance is requested:
- a. It is the continuance of a unique hotel or residential use that has, for at least 15 years proven compatible with the surrounding uses; and
 - b. Neither rezoning to a district which would allow the use, nor inclusion of the subject use as a permitted or special exception use in the district would act to achieve the preservation of the subject use without opening the possibility of the incursion of uses incompatible with the immediately surrounding area and, further, such variance shall:
 1. Be granted only for the continuation of the same hotel or residential use; and
 2. Require the applicant to submit a declaration of use limiting the utilization of the property for which the variance was granted to the same use as that existing at the time the variance was granted.

RESPONSE: N/A. The variance request is not from Sections 134-387, or 134-390 through 134-392, pertaining to the regulation of nonconforming uses.

- (7) The grant of the variance will be in harmony with the general intent and purpose of this chapter, and such variance will not be injurious to the area involved or otherwise detrimental to the public welfare. In granting any variance, the town council may prescribe appropriate conditions and safeguards in conformity with this chapter. Upon granting a variance the town council may require the landowner to provide a declaration of use agreement which shall be recorded in the public records to ensure continuing compliance with town council imposed conditions of such grants. Violation of such conditions and safeguards, when made a part of the terms under which the variance is granted, shall be deemed a violation of this chapter.

RESPONSE: The granting of the variance will be in harmony with the general intent and purpose of the Code, and will not be injurious to the area involved or otherwise detrimental to the public welfare.

EXHIBIT E

PROPERTY INFORMATION

The approximately 0.24-acre site ("Site") is located at the southeast corner of Bradley Place and Park Avenue.

Property Address:	165 Bradley Place (<i>Figure 1</i>)
Zoning:	C-TS Town Serving Commercial District (<i>Figure 2</i>)
Municipality:	Town of Palm Beach ("Town")

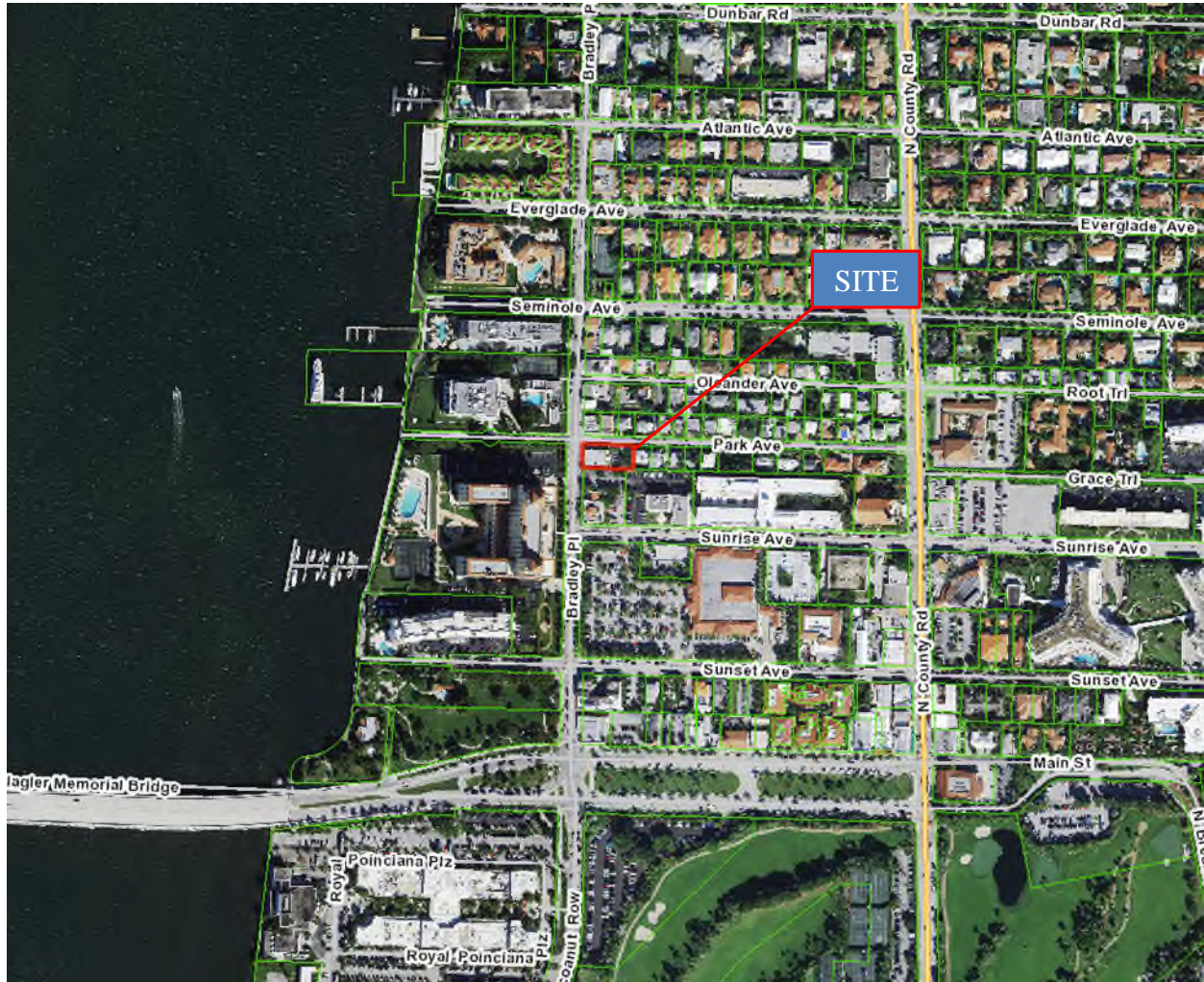


Figure 1 - LOCATION MAP

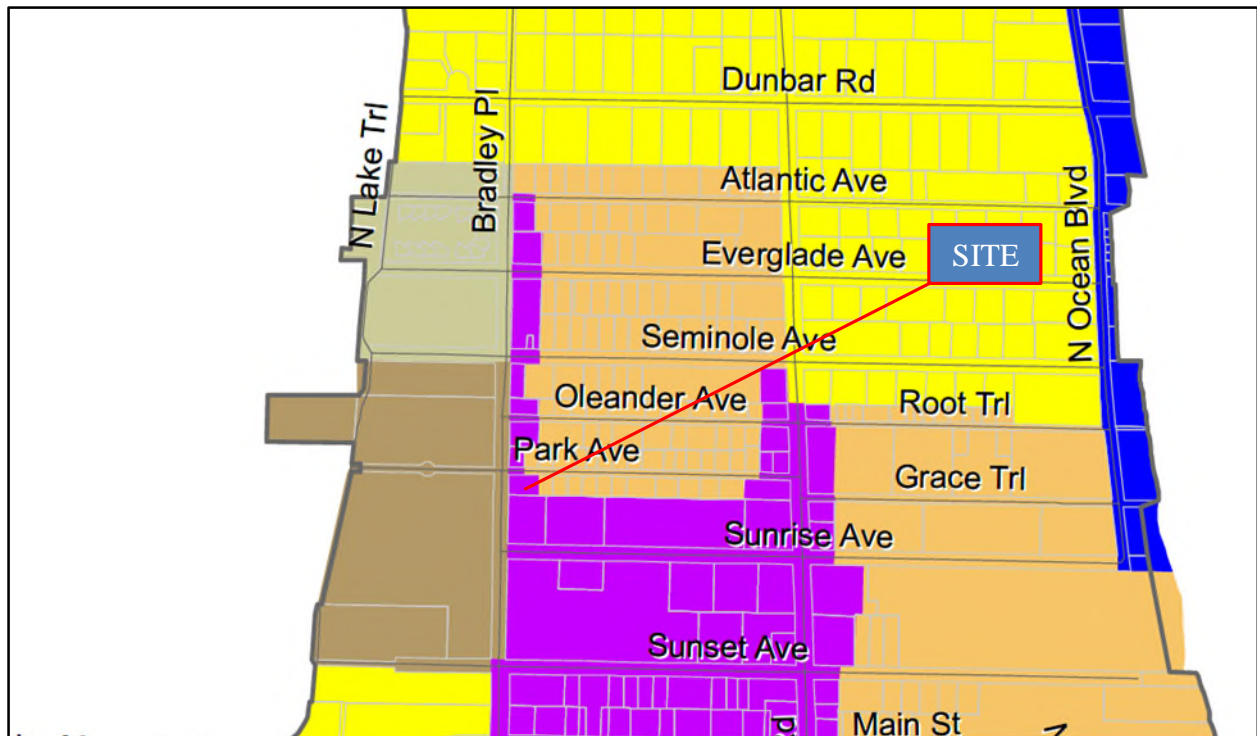


Figure 2 - ZONING MAP

EXHIBIT F

LEGAL DESCRIPTION

LOTS 46 - 55, INCLUSIVE, SUNRISE AVENUE ADDITION NO. 2 TO PALM BEACH, ACCORDING TO THE PLAT THEREOF ON FILE IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT IN AND FOR PALM BEACH COUNTY, FLORIDA, RECORDED IN PLAT BOOK 8, PAGE 69, SAID LANDS SITUATE, LYING AND BEING IN PALM BEACH COUNTY, FLORIDA.

AND

LOTS 35, 36 AND 37, BUNGALOW PARK ADDITION TO PALM BEACH, ACCORDING TO THE PLAT THEREOF ON FILE IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT IN AND FOR PALM BEACH COUNTY, FLORIDA, RECORDED IN PLAT BOOK 7, PAGE 26, SAID LANDS SITUATE, LYING AND BEING IN PALM BEACH COUNTY, FLORIDA.

(PARCEL, AS SURVEYED, CONTAINS 1.49 ACRES, MORE OR LESS.)

EXHIBIT G

SITE HISTORY

Please provide a detailed history of all zoning-related requests applicable to this property processed on or after January 1, 1970, in chronological order, including but not limited to variances, special exceptions, site plan reviews, and existing agreements.

Date	Nature of Request/Activity	Petition Number and Description	Comment/Notes
10-19-78	Zoning variance for financial institution	Variance #23-78	Approved subject to conditions
10-19-78	Flood Insurance Variance – minimum elevation of all buildings to be 5' above mean sea level	Flood Insurance Variance #2-78	Approved subject to condition
1-17-79	ARCOM consideration for Biltmore Galleria, including First Federal Savings	ARCOM 116-78	Approved
6-16-80	ARCOM consideration of sign modification for First Federal Savings	ARCOM 1-80	Approved
10-10-89	Request to construct two new 1-story buildings, special exception for financial institution use on first floor and occupying of 3,000 s.f.	Special Exception #16-89 with variances and site plan	Partial approval, for zoning variances and site plan review, with conditions
11-14-89	Request to construct 1-story, 3,000 s.f. bank with drive-throughs	Special Exception #18-89	Approval with conditions
11-12-91	1 year time extension request	Special Exception #16-89 with variances and site plan	Approved
7-14-98	Special Exception request to change occupational license from First United Bank to Wachovia Bank	Special Exception #10-98	Withdrawn
10-14-03	Continue bank of 3,040 s.f. of gross building area; change occupational license to Palm Beach County Bank; request two drive-throughs	Special Exception #22-2003	Special Exception approved; site plan modifications for drive-throughs withdrawn
12-13-05	Allow Commerce Bank to occupy 3,040 s.f. previously occupied by Palm Beach County Bank	Special Exception #21-2005	Approved with conditions of approval, including limited hours of operation
10-24-08	Continue Bank of 3,040 sq. ft. of gross building area; request a new business tax license	Special Exception #19-2008	Approved
4-18-17	Allow a Private Club and a variance to reduce the required parking based upon the principle of parking equivalency.	Special Exception #9-2017	Approved with conditions