

Town OF Palm Beach  
360 S. County Road  
Palm Beach, FL 33480

3.14.2023

To: The Town of Palm Beach Planning and Zoning  
Re: Letter of Intent

The owners of 184 Sunset Avenue respectfully request to renovate the existing Landmarked property. Renovation includes the following:

**DESCRIPTION OF REQUEST:**

The project entails the interior renovation of the existing apartments, the installation of impact rated windows in apartments that were started but never completed, the installation of impact rated store front glass and doors at the ground level retail spaces. The renovation to the apartments and retail stores will require an increase of the electric service load into the building and into each apartment and retail store. The entire building's air conditioning systems will be re-designed for each apartment and retail store spaces. The building plumbing systems, waste and water supply will also be upgraded to current code standards.

Included in the renovation will be the conversion of 10 one-bedroom apartments into 5 -2-bedroom apartments, hence decrease in total number of apartments from 24 apartments to 18 apartments. All the building condensing unit will be on the roof and properly screened from street below.

The project will also include a complete landscape/hardscape of the ground floor courtyard. (See landscape plans) Please see below for a list of revisions per floor.

**GROUND FLOOR**

1. The replacement of the existing storefront glass and doors on the ground floor facing west on North County Road to new impact rated storefront glass and doors.  
We have spoken to Amie Sunny, and she has supplied us with renderings of the original storefront from the historic archive. We will incorporate the divided transom above the door height as shown on the renderings.  
The interior of the commercial space will also be renovated.
2. Following Florida Accessibility code and conversations with Mr. Andres Quintana, 2 of the ground floor unit will be required to be fully accessible. We are addressing the level changes and steps at the courtyard with a wheelchair lift.
3. Apartment 1 will be renovated to include new impact rated windows and doors.
4. Apartments 2 and 3 will be combined into a new accessible 2-bedroom apartment.
5. Apartment 4 will be a new 1-bedroom accessible apartment.
6. Apartment 4 will be renovated.

**SECOND FLOOR**

1. Apartment 6 will be renovated.
2. Apartments 7 and 8 will be combined into a 2-bedroom apartment.
3. Apartments 9,10and 11 will be renovated.
4. Apartments 12 and 13 will be combined into a 2-bedroom apartment.
5. Apartment 14 will be renovated.

**THIRD FLOOR**

1. Apartment 15 will be renovated.
2. Apartment 16 and 17 will be combined into a 2-bedroom apartment.

3. Apartments 18,19 and 20 will be renovated.
4. Apartments 21 and 22 will be combined into a 2-bedroom apartment.
5. Apartment 23 will be renovated.

#### **ROOF and ELEVATIONS**

1. New Air conditioning condenser will be installed at the roof level and will be screened with aluminum louver panels. Access to the condensing units will be provided via a ladder on the courtyard west side,  
located on the second-floor balcony.
2. The existing thru-wall PTAC (package thermal air cooling) units in each apartment will be removed and the unsightly louvers on the elevations will be removed. (See proposed elevations)

In addition, we believe the following criteria have been met.

#### **Sec. 54-122 – New Construction**

(a)The following aspects of new construction shall be visually compatible with the buildings and environment with which the new construction is visually related:

- (1) The height, the gross volume, and the proportion between width and height of the facade.
- (2) The proportions and relationships between doors and windows.
- (3) The rhythm of solids to voids created by openings in the facade.
- (4) The materials used in the facade.
- (5) The texture inherent in the facade.
- (6) The colors, pattern and trim used in the facade; and
- (7) The design of the roof.

(b) Existing rhythm created by existing building masses and space between them should be preserved.

(c) The landscape plan should be sensitive to the individual building and its occupants and needs and should be visually compatible with the buildings and environment with which it is visually related.

(d) A new street facade should blend directionally with other buildings with which it is visually related, which is to say, when adjacent buildings have a dominant horizontal or vertical expression, that expression should be carried over in the new facade.

(e) Architectural details should be incorporated as necessary to relate the new with the old and to preserve and enhance the inherent architectural characteristics of the area.

#### **Sec. 54-161-Criteria of Historic Districts**

A landmark or landmark site shall meet at least one of the following criteria:

- (1) Exemplifies or reflects the broad cultural, political, economic, or social history of the nation, state, county or town.

(2) Is identified with historic personages or with important events in national, state, or local history.

(3) Embodies distinguishing characteristics of an architectural type or is a specimen inherently valuable for the study of a period, style, method of construction or use of indigenous materials or craftsmanship.

(4) Is representative of the notable work of a master builder, designer or architect whose individual ability has been recognized or who influenced his age,

Sincerely,

Rafael Rodriguez, Architect  
Studio SR Architecture and Design Inc.