



March 13, 2023
Letter of Intent
3400 South Ocean Blvd.
ARC-23-029
ZON-23-038
03-14-2023 Final Submittal

The applicant is requesting approval to renovate the pool deck/plaza. The pool deck/plaza area which represents the top level of the parking garage has a waterproofing system that has exceeded its service life, typically 20 years and is leaking into the garage below. Replacement of the existing waterproofing system with new requires demoing the existing hardscape, landscape and gazebo to gain access to the structural slab. Once the new waterproofing system inclusive of membrane, protect boards, drainage mats has been installed, a modernized version of the existing gazebo, new hardscape and landscape will be installed. Overall, the drainage and functionality of the pool deck area remains the same, if not more effective and durable.

The proposed project meets all subsections of Sec. 18-205. The proposed is in conformity with good taste and design. The design is not of inferior quality and will not have a negative impact on the surrounding properties. It is in harmony with the surrounding development and is not excessively similar or dissimilar to the surrounding properties within 200 feet.

PALM BEACH
625 N. Flagler Dr.
STE 502
West Palm Beach, FL
33401
P: 561.659.2820
F: 561.659.2113

NEW YORK
39 Fifth Avenue
Suite 3C
New York, NY 10003

TAMPA
400 N. Tampa St.
15th Floor
Tampa, FL 33602

nieverawilliams.com

Site History:
Project was constructed in 1979.