



# TOWN OF PALM BEACH

Planning, Zoning & Building Department

April 23, 2019

Mr. James M. Crowley, Esq.  
Gunster  
777 South Flagler Drive  
West Palm Beach, FL 33401

Subject: Z-19-00184, 223 Sunset Avenue

Dear Mr. Crowley:

The Town Council, at its April 10, 2019 meeting, approved your client's site plan review to allow interior and exterior renovations to the existing office building which upgrade and expand the office portions of the building. The approval includes the conversion of a portion of the existing first-floor office space to restaurant use in order to accommodate the relocation of Trevini Ristorante to this location. The leasable area of office will be expanded from 13,699 SF to 15,602 SF by eliminating a portion of the ground level parking garage. The proposed restaurant will occupy 2,856 SF of interior space with 106 total seats, 30 of which will be located in an outdoor covered seating area. The approved hours of operation for the restaurant are: Lunch 11:30 am - 3:00 pm, Dinner 5:00 pm - 10:30 pm seven days a week. Special exceptions were approved for on-site shared parking and outdoor seating to allow 30 seats on the new covered patio for Trevini Ristorante. Valet service for the subject property shall be allowed for the restaurant only at dinner.

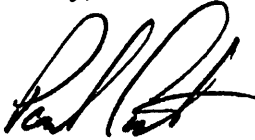
A variance was approved to allow 7,207 SF of office space on the first floor in lieu of the second floor and also for 5 off-street parking spaces. Prior to the issuance of a building permit, the property owner voluntarily committed to either provide a recorded utility easement or an easement agreement satisfactory to the Town that ensures a recorded easement will be granted, if necessary to underground utilities in the area.

The Town Council approval is identified in the plan package stamp approved, and stamp dated April 5, 2019, from Glidden Spina & Partners, Parker Yannette Design Group, Inc., and the survey from Wallace Surveying Corp, and made part of the approval of this application.

The approval of this zoning application constitutes only zoning approval and does not relieve the owner and/or applicant from obtaining additional Town approvals as may be required, such as Architectural

Commission approval and required construction permits. The work authorized under the approval of this zoning application must be commenced within three years from the date of approval or said approval will expire.

Sincerely,



Paul Castro, AICP  
Zoning Administrator

cc: Josh Martin, Director of Planning, Zoning and Building  
Wayne Bergman, Asst. Director of Planning, Zoning and Building  
John Lindgren, Planning Administrator  
zf & pf



Garage to on-site Parking



223

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