

KOCHMAN & ZISKA PLC

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September 7, 2023

RE: ZON-23-114

Dr. Ofer Shustik, MD
375 S County Rd
Palm Beach, Florida 33480

This Letter of Intent is in support of approving a new medical office on the second floor of the 375 South County Road building. Special Exception approval is required because the space is in excess of 3,000 SF of gross leasable area in the C-TS Zoning District. Special Exception should be approved based on the foregoing:

- 1) A medical office is a permitted use and special exception use in the C-TS Zoning District under section 134-1109 of the Town of Palm Beach Zoning if the SF is in excess of 3,000 GLA.
- 2) The proposed concierge medical office will not adversely impact the public or neighborhood but alternatively will provide a service that would benefit town persons.
- 3) The proposed concierge medical office will have a positive impact on the value of other properties in the neighborhood.
- 4) The proposed concierge medical office will be compatible with the neighborhood as other office uses in the neighborhood.
- 5) The proposed concierge medical office will comply with all other yard, other open space and any special requirements set forth in Article VI.
- 6) The proposed concierge medical office will comply with the comprehensive plan, if applicable.
- 7) The proposed concierge medical office will not result in substantial economic, noise, glare, or odor impacts on adjoining properties and properties generally in the district, as there is already a building in place and there was an office use previously in this space.

- 8) Adequate ingress, egress and parking is provided onsite, on County Road and on Peruvian Avenue and in the Apollo parking and other surrounding streets.
- 9) Any proposed signage will comply with the applicable town departments.
- 10) The utility service will remain the same or be upgraded if required by the Town.
- 11) See attached information on Dr. Shustik and how he will be town serving.
- 12) There are no historic trees on site.
- 13) The proposed concierge medical office is occupying a space that was previously office.
- 14) The proposed concierge medical office will meet the fire code and safety regulation and it should not create a greater burden to the Town.
- 15) The required USPS Form 3665 certificate of mailing is hereby acknowledged.

Sincerely,

A handwritten signature in blue ink, appearing to read "Maura Ziska". The signature is fluid and cursive, with the first name "Maura" and last name "Ziska" clearly distinguishable.

Maura Ziska, on
behalf of the
Applicant

Dr. Ofer Shustik, M.D – Concierge Medical Practice

375 South County Road, Suite 220



Dr. Ofer Shustik is a board-certified primary care physician with over 35 years of experience. He offers enhanced, precision medical care for his practice's exclusive concierge members, including unparalleled access to his team in a state-of-the-art office designed specifically for patient comfort. Shustik's private concierge services include same-day appointments, as needed house and office calls, and an annual executive-level physical. Patients pay an annual fee for access that is consistent with other high end concierge medical practices. He is currently affiliated

with Good Samaritan Medical Center and has an office at 1411 N. Flagler Dr. in West Palm Beach, FL.

There has been an increased need for access to convenient, quality medical care on the island. Dr. Shustik proposes to open a practice on the island that will serve island residents who prefer the convenience of immediate, concierge level services without having to cross the bridge. The majority of Dr. Shustik's existing patients live on the island of Palm Beach. Dr. Shustik will keep a secondary office in West Palm Beach, and the 375 South County Road location will be designed to cater towards the needs of island residents.

"Concierge medicine allows me more time to focus on preventative care, ideally with entire families starting at age 2," says Shustik, who graduated from Tel Aviv's prestigious Sackler School of Medicine and completed his residency at St. Luke's Family Medicine Warren, New Jersey. "When you spend adequate time with patients, you can tailor an individualized plan to allow for a healthy, happy, and well balanced life."