

December 27th, 2023

Town of Palm Beach

Planning, Zoning, & Building Department

306 S. County Road, Palm Beach, Florida 33480

Letter of Intent – ARC-23-162 (ZON-24-007)

Project Address: 223 Sunset Avenue, Palm Beach, FL, 33480

The proposed work only pertains to landscape and architectural scope with additional parking information.

The proposed changes include:

- Existing second floor to change program from office to 3 private residential units. The existing parapet roof is becoming accessible private terrace with proposed landscaping for 2 residents.
 - o Existing office (interior): 9,940 sq. ft.
 - o Proposed residential (interior): 9,940 sq. ft. (no change)
 - Unit 201: 3,277 sq. ft.
 - Unit 202: 2,268 sq. ft.
 - Unit 203: 2,679 sq. ft.
 - o Existing parapet roof (potential future terrace): 2,126 sq. ft.
 - o Proposed occupiable residential terrace: 2,126 sq. ft. (no change)
- 4 windows to be replaced with storefront systems with double doors to provide accessibility to proposed outdoor terrace- minor demolition required at south façade.
- Relocation of existing vent and A/C on west elevation of proposed roof terrace.
- ADA compliant required ramp being added to north side of building (rear) for tenant access.
- New landscaping proposed at the north side of the building to account for a new ADA compliant proposed ramp- minor demolition of existing site wall required.
 - o Landscape open space to decrease and new LOS variance required.
 - Existing LOS = 9.7%, 2,520 SQ. FT.
 - Proposed LOS % = 8.6%, 2,248 SQ. FT.
- Proposed re-modifications/new parking variance to account for new decreasing occupancy (Section 134-201a)
 - o 2019 shared parking was for 19,313 SF and 2,856 SF (103 seat) for 47 spaces.
 - o 2023 shared parking is for 9094 SF of office and 2,856 SF (103 seat) and 3 residences for 49 spaces.
 - Deficiency of 2 spaces. 2019 Z-19-00184 zoning approval for 5 parking spaces..

Site History:

- June 15, 1954 - New building proposed on site.
- November 27, 1990 - Parking variance and special exception requested due to lack of parking on site.
- July 15, 1991 - Proposed interior renovation with new electrical and plumbing by K.C. Hubbard and Associates.
- December 16, 1998 - Interior partition and electrical revisions.

- December 30, 1998 - Proposed architectural millwork, electrical, mechanical, and plumbing changes to first-floor office space by Lawrence Architectural Group and Michael A. Teele.
- February 9, 1999 - Additions to existing fire alarm.
- August 4, 1999 - Partial exterior demolition to add a new built-in mailbox by The Lawrence Group.
- August 19, 1999 - Interior demolition, proposed new interior partitions, architectural finishes, new electrical, plumbing by The Lawrence Group and Michael A. Teele.
- October 13, 1999 - Use of proposed MC electrical cable approved by Michael A. Teele.
- November 17, 1999 - New interior tenant partition wall.
- December 13, 1999 - Proposed interior partitions, millwork, new electrical, and plumbing to proposed Tenant Space 3.
- February 22, 2000 - New electrical, plumbing, and architectural finish details proposed in tenant space no. 4 by The Lawrence Group and Michael A. Teele.
- September 27, 2000 - Proposed interior millwork and electrical changes within Tenant Space 1 by The Lawrence Architectural Group.
- February 6, 2001 - Riser pipe by Lawrence Architectural Group approved at existing planters for drainage purposes.
- January 16, 2001 - Interior partition revision, electrical panel, and receptacle revisions.
- February 18, 2019 - The existing drainage system will be repaired/rehabilitated, as necessary, to meet the original design capacity of the system. Upon completion of the proposed repairs and assurance that the drainage system is operating at the design capacity, a certification letter will be submitted to the town.
- February 25, 2019 - Proposed use of the quality restaurant, approved traffic study.
- March 6, 2019 - The proposed project is primarily a renovation of the existing space along with the conversion of covered parking to office space for a total of 19,591 sq ft of office space and 3,696 sq ft of restaurant and dining space (106) seats.
- April 10, 2019 - Interior and exterior renovation of an existing office building with an upgrade and expansion of the office portion of the building from 13,699 sq. ft to 15,602 sq. ft. New proposed restaurant (relocation of Trevini) will occupy 2,586 sq. ft. Special exceptions were approved for on-site parking and outdoor dining. Proposed changes by Glidden Spina & Partners, Parker Yanette Design Group, and Wallace Survey Corp.
- September 10, 2014 - Zoning approval variance accepted for real estate space within the first floor.
- September 10, 2014 - Variance approved to allow operations of a real estate management company on the first floor.
- February 19th, 2019- parking analysis conducted by Kimley Horn demonstrating that surrounding roadway network has sufficient capacity for building occupancy and is expected to operate acceptably with proposed site modifications.
- January 5th, 2022- traffic impact analysis conducted for new second floor occupancy.
- May 11, 2022 - Interior renovation of an existing second-floor office space in an existing two-story building. Site plan review to operate a private equity office over 3,000 sq ft in gross leasable area above the first floor in the C-TS zoning district. A variance to provide zero on-site parking spaces in lieu of the four (4) parking spaces that would be required due to the increase of approximately 947 sq ft.
- March 11, 2022 - Interior renovation of an existing second-floor office space in an existing two-story building.
- February 28th, 2022- proposed interior renovation to existing second floor plan.
- July 13, 2022 - Proposed fire sprinklers on the second floor.

**Kyle Bartholemew Fant**

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