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

Project: 400 Royal Palm Way
Zoning Case Number: ZON-24-073

We are pleased to submit the accompanying drawings for a pre-application review of our project at 400 Royal Palm Way, Palm Beach, FL. The proposed work includes adding signage with logos to the building on the East; West and North sides of the building and also to allow a logo and signage on the ATM. Please note the following as it relates to this application:

- A. Landmarks Preservation in accordance with Section 54-122 and/or Section 54-161. - Not Applicable.
- B. Architectural Review in accordance with Section 18-205 and/or Section 18-206.
 - We consider the proposed project to be consistent with the provisions set forth in Section 18-205 of the Town of Palm Beach Zoning Code.
- C. Special Exception - Not Applicable
- D. Variance(s)
 - Variance #1: Section 134-2437(2): A variance to allow a business identification sign on the west elevation that is above 15 feet and the First Floor.
 - Variance #2: Section 134-2439: A variance to allow the Citizen's logo to be 19 square inches in lieu of the 12 square inch maximum allowed on all building and business signage (not the ATM).

The criteria for granting the above variances is listed below:

 - 1) The special conditions that exist relative to the subject property is that the building is designed and configured in a way that the only feasible place to identify the main entrance to the bank space is on the West façade which will be above the first floor and will be above 15 feet height allowed.
 - 2) The Applicant was not the cause of the special conditions of the design of the building with having the balustrades and limited space for signage as the bank has only recently become a tenant of the building. .
 - 3) The granting of the variances will not confer on the Applicant a special privilege since the variances requested are for similar signage that the on the other buildings on Royal Palm Way.
 - 4) The hardship, which runs with the land, is that the building is designed to not have many options for signage and the size of the logo needs to be larger as it can't be seen if only 12 inches squared. It is very important to have a logo next to Citizens and the word "Citizens" is used in many other businesses such as watches and insurance so it is important to distinguish those from the bank.
 - 5) The variances requested are the minimum necessary to make reasonable use of the land as having signage to direct customers to the entrance to the bank is a logical request and the proposed signs and logos will not be overly intrusive.
 - 6) Allowing the proposed signage on the west of the building and having a slightly larger logo will have no adverse impact on the neighborhood.
- E. Other - None

Very truly yours,

A handwritten signature in black ink, appearing to read 'KMS'.

KEITH M. SPINA
CEO