



FAIRFAX & SAMMONS
— ARCHITECTURE —

175 Bradley Place – Palm Beach, FL 33480

Letter of Intent: ARC-24-0111/ZON-24-0067

January 27, 2025

To: Town of Palm Beach

Re: Request for Design Review Approval of 175 Bradley Place., in Palm Beach, Florida.

Dear ARCOM Board Members & Town Council,

The Owner for this property is *Dr. Norman Rowe (DOCPALMBEACH PLLC)*, the Design Professional is *Richard F. Sammons, RA*, and Applicant *Maura Ziska, Esq.*

Let this letter serve as the intent in support of the Owner's and Applicant's request for ARCOM (Architectural Review Committee) and Town Council approval of a renovated office building located at 175 Bradley Place., in Palm Beach.

The scope of work is as follows:

- (1) *Change-of-use of an office building to a mixed-use building with a medical office on the ground floor and residence on the second floor*
- (2) *Partial demolition of the existing west elevation and new masonry openings on the north & east elevations; demolition not to exceed 50% of the existing building*
- (3) *Addition of a second story above the existing single story building to remain*
- (4) *Corresponding Zoning review & Variance(s) request as noted in the Zoning Legend— to be represented by attorney, Maura Ziska:*

SPECIAL EXCEPTION #1: Special Exception for a building height of 2-stories in the C-TS zoning district.

VARIANCE #1 Section 134-2176(3): A variance to reduce the required parking spaces by 2 for the 1250 SF second floor residential unit

VARIANCE #2: Sec. 134-1113 (11)(b) A variance to reduce overall landscape open space from 465 SF (13%) to 443 SF(12.5%) when 875 SF (25%) is required for a two-story buildings.

SETBACK VARIANCES #3 and 4 Based on a 20' high building (second floor addition) of residential addition:

- *VARIANCE #3 Front -7.5' from property line. Existing 4.2-4.4 Proposed 4.2-4.4. Required 5'.*
- *VARIANCE #4 Rear-12.5' (increase all minimum yard requirements one foot for each two feet of building height, or portion thereof, exceeding 15 feet.) Existing 0'. Proposed 0'. Required 10'*

- (5) *Corresponding Traffic & Civil Concurrency reports to be prepared by Simmons & White*

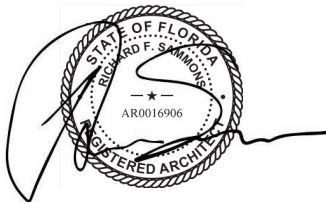


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The character of the new building will be in the Spanish Revival style.

I ask for your support and your vote in favor of this application so that we may proceed with the building permit and the construction phase for the project. Should you have any questions with regards to this application, please do not hesitate to contact Michael R. Cabrera, Assoc. AIA mcabrera@fairfaxandsammons.com and William H. Bates, AIA, NCARB wbates@fairfaxandsammons.com.

Respectfully submitted,



Richard F. Sammons, RA