



TOWN OF PALM BEACH
Planning, Zoning & Building Department
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PLANNING, ZONING, & BUILDING DEPARTMENT
PZ&B Staff Memorandum: Town Council Development Review

TO: Mayor and Town Council

FROM: Wayne Bergman, MCP, LEED-AP
Director PZ&B

SUBJECT: ZON-22-078 (ARC-22-123) 231 BRADLEY PL (COMBO)

MEETING: OCTOBER 12, 2022

ZON-22-078 (ARC-22-123) 231 BRADLEY PL (COMBO) – SPECIAL EXCEPTION AND SITE PLAN REVIEW AND VARIANCES The applicant, Bradley Palm LLC, has filed an application requesting Town Council review and approval for a Special Exception with Site Plan Review allow a single-tenant occupied office containing approximately 5800SF GLA on the second floor of an existing two story office building, and Variances (1) to eliminate 3 of the required 22, 18 of which are existing parking spaces, (2 and 3) to reduce the required rear (east) and side (north) setback to accommodate exterior design modifications and (4) to reduce the drive aisle width, in order to accommodate additions to the two-story office structure. The Architectural Commission will perform design review of the application.

Applicant: Bradley Palm LLC
Professional: Gensler
Representative: Timothy Hanlon

THE PROJECT:

The applicant has submitted plans, entitled "Final Submittal Revision 3", as prepared by **Gensler**.

The following is the scope of work:

- Exterior modifications of windows, paint, and new hip roof at entry, addition of store front glass at main entrance; and new paint.
- Modification to existing stairs.
- Additional egress back stair at east facade.
- Addition of a new proposed balcony.

The following Special Exceptions, Site Plan review and/or Variances required to complete the project, and shall be reviewed by Town Council:

- Section 134-226 and 134-227 Special exception and site plan review approval to permit the owner-occupied single user use as an office for a financial advisor and the addition of a 264 SF terrace on the second floor.
- VARIANCE 1: Sec. 134-1113 (7): A variance to reduce the required rear (east) yard setback of 10' to 3'-7" to accommodate a new exterior stair.
- VARIANCE 2: Sec. 134-1113 (7): A variance to permit the addition of a 264 SF second story terrace with a (north) side yard setback of 1' in lieu of 5' required.

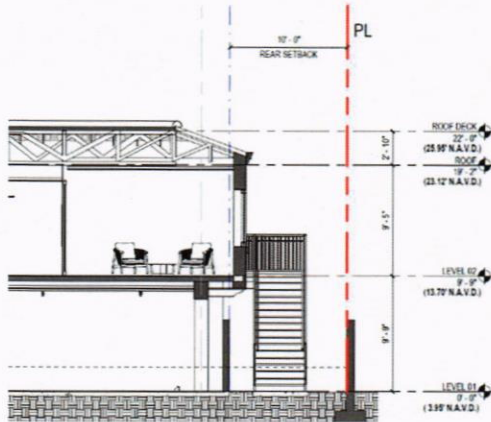
- VARIANCE 3: Sec. 134-2176 (13). to eliminate to reduce by 7 the required 22 parking spaces based on the GLA to provide 15 where 18 are existing.
- VARIANCE 4: Sec. 134-2172. A variance to reduce the required drive aisle width by 9'-0" in order to provide a 16'-0" wide drive aisle where 25'-0" is required for two-way traffic accessing 90 degree parking spaces.

Site Data			
Zoning District	C-TS	Lot Size (SF)	11,048 SF
Future Land Use	COMMERCIAL	Building	One story office above surface parking
Existing GLA	Three tenants 5,000	Proposed GLA	One tenant 5,943
Building Height	22' unchanged	Flood Zone	AE 6
Finished Floor Elevation	13.7' NAVD	Crown of Road (COR)	3.95' NAVD
Existing Parking	18	Proposed Parking	15 <i>Variance required</i>
Lot Coverage	Required/Allowed 70% (7,000 SF)	Existing 53.4% (5,900 SF)	Proposed 56.8% (6,280 SF)
Surrounding Properties			
North	1958 One-story office above surface parking		
South	L'Hermitage Tennis Court		
East	1985 Two-story residence		
West	Two-story Villa Plati Townhomes		

STAFF ANALYSIS

The subject property is a corner lot containing an elevated one-story office building over surface parking. The application is for exterior and interior renovations including changing a scissors stairwell to a wider conforming stairwell at the front entrance and adding another stairwell in the rear of the commercial building. The new terrace addition on the second floor will align with the existing building line (variance needed) and provide an outdoor space for the office workers. The new stairwells (both front and in the rear) are required by life/safety codes to make the building safer; the one located in the rear of the building will eliminate an existing parking space (variance needed). Revised plans further refine the architecture of the building. Additionally, the vehicular entrance sequence has been modified further eliminating two more parking spaces, and reducing the drive aisle entrance 'under' the building. While these efforts present an architectural improvement, the further reduction of parking may be of a concern and the new drive aisle width reduction requires a new notice for the Town Council portion of the application.

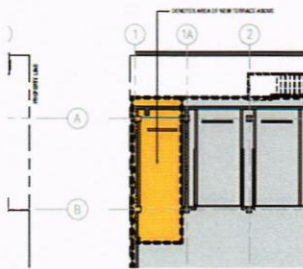
AS it pertains Variance 1, to reduce the required rear (east) yard setback of 10' to 3'-7" to accommodate a new exterior stair, the proposed new exterior stair descends into the rear setback reducing the already nonconforming rear setback of 9.2' to 3'-7".



As it pertains Variance 1, to reduce the required rear (east) yard setback of 10' to 3'-7" to accommodate a new exterior stair, the proposed new exterior stair descends into the rear setback reducing the already nonconforming rear setback of 9.2' to 3'-7".

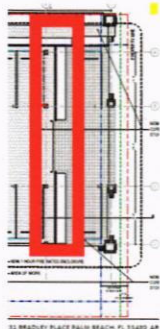
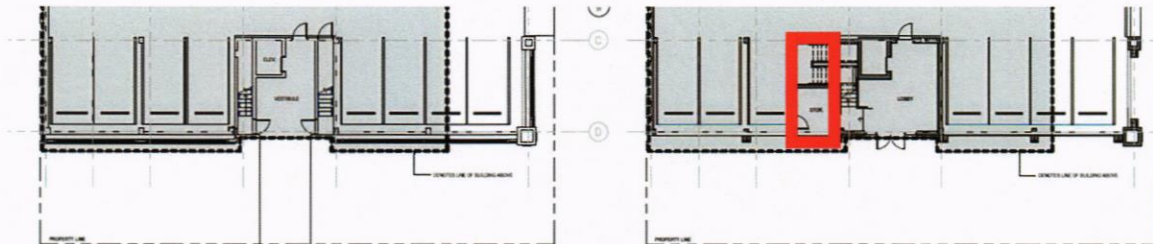
The building was constructed pursuant to a different code and is non-compliant with current codes as it pertains to egress codes. To become compliant, the applicant is seeking to include widen the interior conforming stairwell at the front entrance and adding another stairwell in the rear of the building.

The reduced setback may impact the abutting two-story residence to the east of the subject property as it aligns with the outdoor pool and rear yard.



As it pertains Variance 2, to reduce the required 5' side setback by 4' in order to construct the addition of an outdoor elevated 264 second story terrace at 1' setback to the north side setback. The existing building already contains a nonconforming side setback of 1' and the applicant seeks to align the terrace with the exterior wall. The reduced setback is likely not to impact the abutting one-story office building but may impact the privacy of the abutting one-story residence also to the north.

As it pertains Variance 3, to reduce by 7 the required 22 parking spaces based on the GLA to provide 15 where 18 are existing. The proposed new interior stair, proposed to be widened will eliminate 1 existing covered parking space.



Additionally, the vehicular entrance sequence has been modified further eliminating two more parking spaces, and reducing the drive aisle entrance 'under' the building—resulting in a new variance for the drive aisle width (variance #4). Also, the new GLA although created with the interior reconfiguration of existing spaces adds 975 SF of new office space from converted "common areas". This elicits a new parking requirement of 4 spaces as common areas are exempt from the parking requirements of an office building.

As it pertains to variance #4, the Code requires a minimum width of an access drive for two-way traffic maneuvering into a 90-degree parking space to be 25'-0" regardless of the number of spaces the aisle accesses in any surface parking facility.

This leads to a code required proliferation of wide expanses of pavement, huge gaps in buildings, and overall degradation of the urban form in a built environment such as Town of Palm Beach.