



**TOWN OF PALM BEACH**  
Planning, Zoning & Building Department  
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PLANNING, ZONING, & BUILDING DEPARTMENT  
PZ&B Staff Memorandum: Architectural Commission

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

SUBJECT: ARC-23-127 231 BRADLEY PLACE

MEETING: SEPTEMBER 27, 2023 | ARCOM

**ARC-23-127 231 BRADLEY PLACE.** The applicant, Bradley Palm LLC. (Rep. Tim Hanlon), has filed an application requesting Architectural Commission review and approval for the installation of a new generator and masonry screening walls at the northeast corner of the commercial property.

Applicant: Bradley Palm, LLC  
Professional: Pablo Garcia | Gensler  
Representative: Tim Hanlon | Alley, Maass, Rogers & Lindsay P.A.

**HISTORY:**

The commercial property located at 231 Bradley Place is currently undergoing a major renovation that was approved by ARCOM, pursuant to file #ARC-22-123 (ZON-22-078), at the September and October 2022 meetings. Town Council granted final approval for the accompanying Special Exception with Site Plan Review and variance components at the October 2022 Town Council Development Review meeting.

**THE PROJECT:**

The applicant has submitted plans, entitled "Alkeon Capital - Generator", as prepared by **Gensler**, stamped August 15, 2023.

The following scope of work is proposed for the project:

- Installation of a 38kW generator with masonry screening walls at northeast corner of parcel

The applicant has submitted a detailed LOI responding to the decision-making criteria.

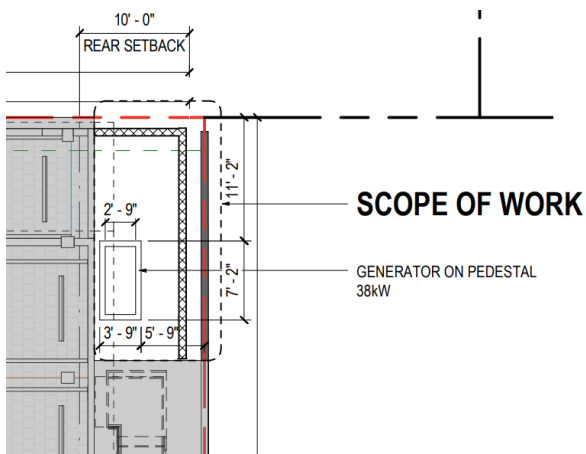
| Site Data                         |   |                         |                                     |
|-----------------------------------|---|-------------------------|-------------------------------------|
| <b>Zoning District</b>            | C-TS  | <b>Future Land Use</b>  | COMMERCIAL                          |
| <b>Lot Size</b>                   | 11,048 SF   | <b>FEMA Flood Zone</b>  | AE-6 (7" NAVD)                      |
| <b>Lot Depth</b>                  | 100'  | <b>Lot Width</b>        | 110'                                |
| <b>Landscape Open Space (LOS)</b> | Permitted: 25% (2,762 SF)<br>Proposed: 27.8% (3,075 SF) | <b>Site Wall Height</b> | Permitted: 7'-0"<br>Proposed: 7'-0" |

| Surrounding Properties / Zoning |  |
|---------------------------------|--|
| North                           | 241 Bradley Place / Commercial   C-TS          |
| South                           | L'Ermitage of Palm Beach / Tennis Court   C-TS |
| East                            | 269 Everglade Avenue / Duplex   R-C            |
| West                            | Villa Plati Townhouses / Residential   R-D(1)  |

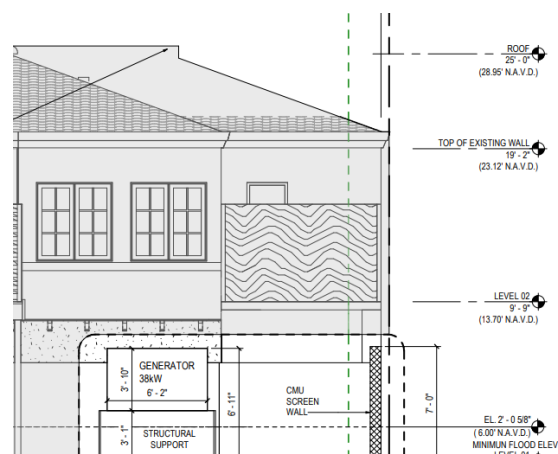
### **STAFF ANALYSIS:**

A review of the project indicates that the application, as proposed, is consistent with the Town zoning code. The application requests the installation of a new 38kW generator at the northeast corner of the property. The generator location is compliant with the north and east mechanical equipment setback provisions. The generator will be placed on a 3'-1" structural pedestal to elevate it to the required 7'-0" base flood elevation (AE-6 Flood Zone). The requested generator is 3'-10" in height. The generator and pedestal will have an overall height of 6'-11".

Code requires that mechanical equipment placed within building setbacks be screened from public rights-of-way and adjacent neighbors with a masonry wall as high as the equipment. The application requests to install a new code compliant 7'-0" high masonry wall to screen the generator from the adjacent properties to the east and north. No further alterations are proposed at the site.



**Equipment Yard Plan, Plan Sheet D6B**



**Equipment Yard Wall Section, Plan Sheet G10**

### **CONCLUSION:**

This application is presented to the Architectural Commission to consider whether all criteria have been met.

Approval of the project will require two separate motions be made by the Architectural Commission:

- (1) for the overall design of the project in accordance with the criteria set forth in [Sec. 18-205](#), subject to any imposed conditions.