



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

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

SUBJECT: ZON-24-0067 (ARC-24-0111) 175 BRADLEY PL (COMBO)

MEETING: MARCH 05, 2025 TC
MARCH 26, 2025 ARCOM

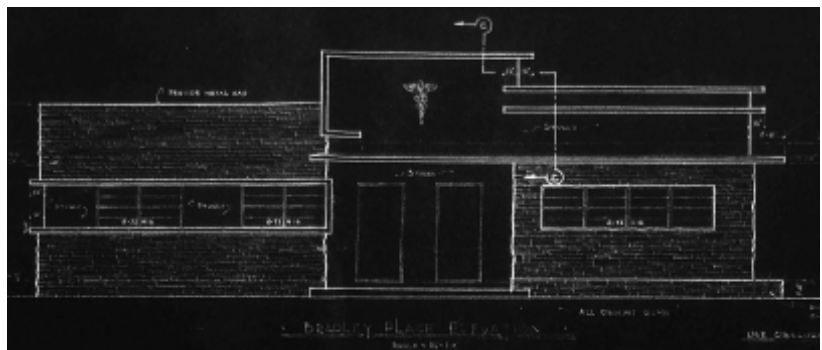
ZON-24-0067 (ARC-24-0111) 175 BRADLEY PL (COMBO) SPECIAL EXCEPTIONS AND SITE PLAN REVIEW AND VARIANCES. The applicant, DOCPALMBEACH PPLC, has filed an application requesting Town Council review and approval for a Special Exception for a second floor in the C-TS zoning district and four (4) variances including (1) to not provide the required parking for a new residential unit, (2) to reduce the required open space for two-story buildings, (3) to reduce the required front (west) setback, and (4) to reduce the required rear (east) setback, for the construction of a new second floor addition for a residential unit to the existing one-story commercial building with existing nonconforming setbacks and landscape open space. The Architectural Commission shall perform design review of the application.

ARC-24-0111 (ZON-24-0067) 175 BRADLEY PL (COMBO). The applicant, DOCPALMBEACH PPLC, has filed an application requesting has filed an application required Architectural Commission review and approval for a new second floor addition for a new residential unit to an existing one-story commercial building and substantial exterior alterations, including variances from setbacks and parking requirements. Town Council shall review the application as it pertains to zoning relief/approval.

Applicant: DOCPALMBEACH PPLC
Design Professional: Fairfax & Sammons Architects
Representative: Maura Ziska

HISTORY:

The existing one-story building was constructed in 1957 as a medical office by celebrated Miami Beach architect Norman Giller greatly considered a master of the Miami Modern, or MiMo, movement—a regionalized style of Modernist architecture. In 1980, the existing mid-century designed building underwent went a renovation, but it wasn't until 2000



overseen by the Anstis, Vass & Ornstein architectural firm covered the exterior in strips of Mexican travertine and transformed its appearance—dramatically altering it from the original design to what

is currently existing today. It has been most recently been an office space for a local real estate developer. The new tenant will return the space to a single medical office.

THE PROJECT:

The applicant has submitted plans entitled "Doc Palm Beach PLLC 175 Bradley Place" as prepared by **Fairfax & Sammons Architects**, uploaded and dated to the Town February 24, 2025.

The following is the scope of work for the Project:

- Addition of a new second-floor to an existing one-story commercial building.

The following Special Exception, Site Plan Review, and/or Variance(s) are required for the application:

- **SPECIAL EXCEPTION WITH SITE PLAN REVIEW:** Sec. 134-1113(8)c: A Special Exception to allow for 2-stories in the C-TS zoning district.
- **VARIANCE 1:** Sec. 134-2176: A variance to forgo the requirement of providing (2) two additional parking spaces for construction of a new dwelling less than 3000 square feet.
- **VARIANCE 2:** Sec. 134-1113(11)b: A variance to reduce the required landscape open space of 5.7% in lieu of the 25% required for two-story buildings.
- **VARIANCE 3:** Sec. 134-1113(5)c: A variance to permit a front yard (west) setback of 4.2-4.4' in lieu of the 5' required for a 20'-0" two-story building.
- **VARIANCE 4:** Sec. 134-1113(7)c: A variance to permit a rear yard (east) setback of 0' in lieu of the 10'-0" required for a 20'-0" ft two-story building.

Site Data			
Zoning District	C-TS	Future Land Use	COMMERCIAL
Year of Construction	1957	Architect:	Norman Giller
Lot Size	3,500 SF	Base Flood Elevation	AE-6
Crown of Road (COR)	+1.7' NAVD	Finished Floor Elevation	+1.86' NAVD
Existing Total SF	2,049 SF	Proposed Total SF	3,299 SF
Lot Coverage	Existing: 64.5% (2,288 SF) Proposed: No change Maximum: 70% (2,450 SF)	Landscape Open Space (LOS)	Existing: 0 SF (0%) Proposed: 200 SF (5.7%) Required: 875 SF (25%) <i>Variance Requested</i>
Surrounding Properties / Zoning			
North	Two-story office / C-TS		
South	One-story office / C-TS		
East	Three-story residential / R-C		
West	Six-story residential (Parc Regent Condo) / R-D(2)		

CONSISTENCY WITH THE COMPREHENSIVE PLAN:

A preliminary review of the project indicates that the proposed **application** is **consistent** with the **COMMERCIAL** designation of the Future Land Use Map of the Comprehensive Plan.

COMPATIBILITY WITH THE ZONING CODE

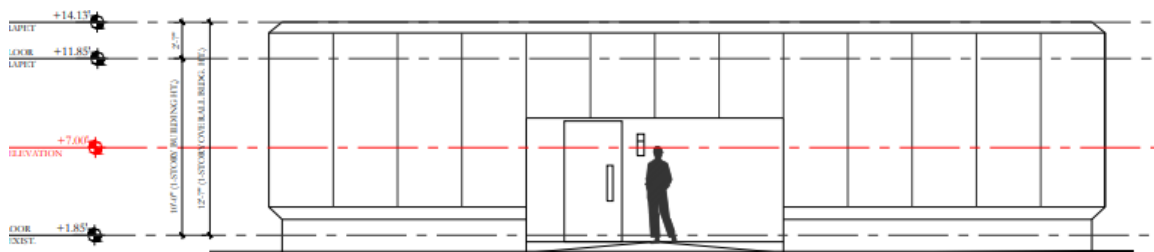
Sec. 134-1107. - Permitted uses (9) Residences permitted in the C-TS district above the first floor.
Sec. 134-1113. (4) *Density*. A single dwelling unit, or multiple dwelling units not to exceed six dwelling units per gross acre.

STAFF ANALYSIS

The scope of work includes the addition of a 1,250 SF second floor to an existing one-story commercial building to accommodate a new proposed residential unit above the ground floor. The existing building is non-conforming in many aspects to today's zoning code, on a small nonconforming lot, so any second floor addition would trigger the need for the requested variance relief. The applicant has been careful not to demolish more than 50% of the site in order not to trigger further variances. The site is improved by a 50.0' wide by 44.7' deep rectangular floor plan, sited with a nonconforming (less than 5'-0") front (west) setback and 0' rear (east) setback. Both side setbacks are above today's minimum with the north side setback at 9.6', and the south at 9.4'.



The existing one-story building is a windowless box dressed in a modern Brutalist style. A new second floor addition is proposed to be introduced along with a dramatic makeover of the structure into a more traditional Mediterranean style building. The introduction of ground floor windows with a modern traditional tripartite façade and incorporation of more elements for a pedestrian scale will greatly increase the overall street appeal of the structure with a more welcoming architecture. The second floor will be recessed from the front and rear façade to provide outdoor terraces, a separate side entrance from a private north garden will be designed for the residential unit above.



Existing front (east) façade



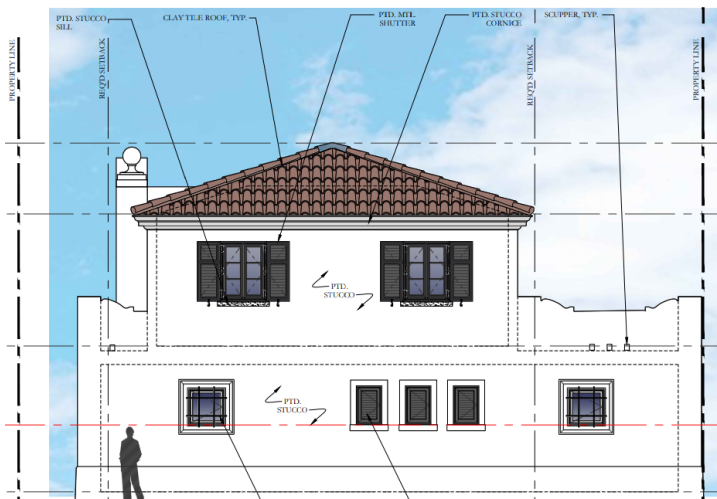
Proposed front (east) façade

As it pertains to the Special Exception request, the C-TS district (Sec. 134-1113(8)(c)) requires Town Council to review and approve a second floor. Although it is currently an existing one-story building constructed in 1957, the applicant is proposing to add a 1,250 SF second story addition to house a new residential unit, which is a permitted use, and which fits with the streetscape and will add little or no negative impact on Town services based on concurrency determinations. The abutting property to the north is a two-story office building and the property immediately to the east is a three-story historically significant residential building; the property to the south is a one-story office/commercial building. This east side of Bradley Place is provided with on-street parking.

As it pertains to variance #1, a variance to not provide the required parking space for a residential unit, the zoning code prescribes a minimum number of required parking spaces based on the amount of square footage of the residential unit. As such, two spaces are needed. The structure has been a commercial building since 1957 operating without any parking provided. The corner site has been built to the minimum front setback and sited along the rear property line with no alley access. In lieu of attempting to provide parking access along the north side yard by introducing a new curb cut along Bradley Place, the applicant has opted to instead introduce green space in the side courtyard areas. Staff notes that it would be physically impossible to provide the amount of parking space on-site due to the footprint of the existing building.

As it pertains to variance #2, to reduce the required overall open space. In the C-TS zoning district, the Code requires a 15% minimum overall landscaped open space for one-story building and 25% for two-story buildings. The existing condition is 0%. The proposal is for the addition of the new second floor over the first-floor footprint. There is a north side setback passage of approximately 9.6' in width and a south side setback of 9.4'; and otherwise it would be impossible to meet the threshold requirement without the demolition of a quarter of the existing building. As such, even though the applicant is improving the overall landscape open space for the nonconforming site, the proposed second floor addition triggers the need for additional open space for two-story structures. In staff's opinion, while the proposal does improve the condition of the green space, there are still landscaping and greening opportunities within both the north and particularly the south yards that should be explored. Staff is confident that such an amendment to the plans, if the direction is given, can be handled at the administrative review level with staff.

Variances #1 and #2 seek to establish to the existing nonconforming front and rear setbacks of the original one-story retail structure once the second floor is placed upon it as the additional triggers setback analysis in all directions. It would stand to reason that construction techniques would warrant the placement of the a new second floor to be coterminous with the first floor, at least along the side structural walls. As evidenced in the other two-story buildings in the immediate area, the setbacks are relatively similar in regards to first and second floor. The applicant has supplied relief in the form of outdoor recessed terraces to reduce the overall second floor mass as it pertains to said front and rear setbacks.



The applicant maintains that the improvements to the structure will NOT exceed both 50% of the value improvements to the structure, and 50% of the demolition of the roof will not occur of the

one-story building. Should the costs exceed this amount during the permit review process, other relief will need to be sought through the variance process. Additionally, the applicant has submitted plans showing the existing roofing system and structural system can accommodate a second floor and is feasible including some degree of structural reinforcement including steel posts throughout the first floor that will support the second-floor joists and plywood for the second floor will sit above the existing roof joists with minor demolition where needed.

CONCLUSION:

Approval of the project will require three (3) separate motion(s) to be made by the Town Council:

- (1) for final determination of approval or denial of special exception #1 (as it pertains to redevelopment of a second floor in the C-TS zoning district) by the Town Council, and that the special exception **shall** or **shall not** be granted that all the criteria applicable to this application as set forth in Sec. 134-229, items 1 through 14 have been met; and
- (2) for final determination of approval or denial of the (1) variance by the Town Council, and that the variances **shall** or **shall not** be granted that all the criteria applicable to this application as set forth in Sec. 134-201(a), items 1 through 7 have been met.

Approval of the project may require two (2) separate motion(s) to be made by the Architectural Commission:

- (1) for the overall design of the project in accordance with Sec. 18-205 criteria, subject to any imposed conditions; and
- (2) that the implementation of the proposed variances **will** or **will not** cause negative architectural impacts to the subject property.

WRB:JGM