

LOUIS VUITTON

November 16, 2023

MAISON FONDÉE EN 1854
PARIS

Project: Proposed Louis Vuitton
222 Worth Avenue
Palm Beach FL 33480

Attn: Sarah Purdue / Bradley Falco

Town of Palm Beach

Planning Zoning and Building Department

360 South County Road,

Palm Beach FL 33480

LETTER OF INTENT FOR SPECIAL EXCEPTION USE FOR APPLICATION OF BUSINESS TAX RECEIPT (BTR)

We hereby submit this letter of intent as part of our application to seek approval for special exception use for the purpose to obtain the business tax receipt for the future Louis Vuitton store located 222 Worth Avenue. The scope of work for this new space shall be limited to interior tenant fit out with minor modifications to the existing storefront including a small infill section in harmony with the façade geometry, frame and glass storefront system, awnings and signage.

1. The use is a permitted special exception as set forth in article VI of SEC 134-229. The space that Louis Vuitton will be occupying was a previous retail store (former Escada) with the same sales product categories.
2. The use is designed, located and proposed to be operated to protect the public health, safety, welfare and morals.
3. The use shall not cause substantial injury to the value of other property in the neighborhood where it is located. The improvements to the space will likely enhance the value of the neighboring properties.
4. The use is compatible with adjoining development and the intended purpose of the district to which it is to be located.
5. Since the footprint of the building is not being changed and the scope of work is interior and modifications to the existing exterior facade, such use will comply with yard, other open space and any special requirements set out in article VI for the particular use involved.
6. This use will comply with all the elements of a comprehensive plan.



7. Since the proposed use is the same as the previous tenant, sale of clothing, accessories and leather goods, the use does not result in substantial noise, glare, or odor impacts on the adjoining properties and properties generally in the district.
8. There are no changes to the existing location of the current ingress and egress to the property and proposed structures thereon and off-street parking and loading areas will be provided where required, with particular reference to automotive and pedestrian safety and convenience, traffic flow and control, and access in case of fire or catastrophe.
9. The signage being proposed is within the 20 sq. ft. allowed by zoning and below the mounting height limit. The exterior lights are existing to remain and shall not produce any glare and impact to traffic safety. The economic impact will be compatible and in harmony with properties in the district.
10. The location availability and compatibility of utility service is existing to remain. It is currently in a satisfactory condition to ensure health and safety.
11. Refuse and service areas for this use will be minimal and shall not adversely affect automotive and pedestrian safety and convenience, traffic flow and control or access to the space in case of fire or catastrophe.
12. Louis Vuitton has been an established business in the Town of Palm Beach for many decades. If market studies and analyses are required to prove clients and customers of this business being local townspeople, it can be provided under a separate cover.
13. There are currently no historic or specimen trees located on the property.
14. The proposed use will not place a greater burden that would be caused by a permitted use on municipal police services due to increased traffic or on fire protection services due to the existence of or increased potential for fire / safety code violations.

Based on the provisions listed above, we request the approval of the special exception use in order for us to obtain the business tax receipt required for to being construction on the above referenced property.

Sincerely,

By: 

Name: Kelly Toyama-Garcia

Date: 11/16/2023

SQUARE FOOTAGE CALCULATIONS		
	SALES AREA	BOH
FIRST FLOOR	3878 SQ. FT.	149 SQ. FT.
SECOND FLOOR	1133 SQ. FT.	2465 SQ. FT.
TOTAL	5011 SQ. FT.	2614 SQ. FT.
GRAND TOTAL	7625 SQ. FT.	

Senior Vice President, General Counsel and Corporate Secretary