



**TOWN OF PALM BEACH**  
Planning, Zoning & Building Department  
360 South County Road  
Palm Beach, FL 33480  
(561) 838-5431 • [www.townofpalmbeach.com](http://www.townofpalmbeach.com)

PLANNING, ZONING, & BUILDING DEPARTMENT  
PZ&B Staff Combination Memorandum: Town Council and Architectural Commission

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

SUBJECT: ARC-24-012 212 WORTH AVENUE

MEETING: JANUARY 24, 2024 ARCOM

**ARC-24-012 212 WORTH AVE.** The applicant, Mauro Brothers on behalf of 212 Worth Avenue LLC, has filed an application requesting Architectural Commission review and approval for a minor project for the replacement of existing storefronts and windows with an aluminum product.

Applicant: 212 Worth Avenue LLC  
Professional: Mauro Brothers

**THE PROJECT:**

The applicant has submitted plans, entitled "212 Worth Avenue Window Replacement", as prepared by **Plus Architecture, Planning Design & Mauro Brothers**, date stamped by the Town, December 08, 2023.

The following is the scope of work for the project:

- Exterior modifications to an existing retail storefront and windows.

Site Data			
<b>Zoning District</b>	C-WA	<b>Future Land Use</b>	COMMERCIAL
<b>Proposed Use</b>	RETAIL	<b>Proposed SF</b>	NO CHANGE

**STAFF ANALYSIS**

The application is for the exterior renovations of an existing two-story commercial building midblock on the south side of Worth Avenue, that currently houses the Zegna boutique.

The two-story building was constructed as a commercial building, and no new square footage is being added, nor change of use is occurring. The scope of architectural work includes exterior alterations of a new ground floor storefront system and windows on the second floor to be reviewed by ARCOM. The request is to replace a mix of storefront and window styles (casement and single hung) and materials (wood and aluminum) with a new impact aluminum product. The product is proposed to have a white frame and clear glass.



Existing / Proposed

The most significant portion of the application is the replacement of the fanlight transom windows that are currently wood with an aluminum product of the same design. Additionally, the second-floor features two paired casement windows that are visible from the street. These three lite per panel windows are wood and would also be modified to aluminum. Other single hung or fixed windows (ten total) are not readily visible on the north and south elevation of the building. Lite patterns and general design are not changing however the profile of the muntins and frames would be slightly different than existing since an aluminum impact product is proposed and the inherent nature of that changes the width and profile.

**CONCLUSION:**

This application is presented to the Architectural Commission to consider whether all of the criteria in Sec. 18-205 have been met. Approval of the project will require one (1) motion to be made by the Commission:

- (1) for the overall design of the project in accordance with the criteria, subject to any imposed conditions.

WRB: JGM: FHM