



DAILEY JANSSEN ARCHITECTS, P.A.

ROGER PATTON JANSSEN, A.I.A.

February 02, 2024

Town of Palm Beach Planning, Zoning and Building Department

LETTER OF INTENT ZON-24-002 TA-BOO RESTAURANT – SECOND SUBMITTAL

Request review of Second Submittal for proposed interior renovation of existing TA-BOO restaurant. First floor and second floor at 221 and 219 Worth Ave., and one-story annex building on 220 Peruvian Ave. with parking lot, Palm Beach. Existing site area is 18,816 sq. ft.

This parcel is located in Flood Zone AE6, 221 existing first floor is 4.74'. Annex at 220 finish floor is 4.5 NAVD +/- . The parcel is governed by Worth Avenue Design Guidelines. All the proposed improvements will be interior only at this time.

Existing restaurant, 221 Worth is 5,130 s.f. first floor, with proposed addition of adjacent interior space, 1,123 s.f. for a total of 6,253 s.f., Existing storage room on the second floor at 219 Worth is 1,556 s.f., to be remodeled. Existing annex storage building at 220 Peruvian is 1,003 s.f. storage area to be remodeled.

License agreement with Town is for 201 seats (covers) allowable. We are proposing 174 maximum seating or covers.

TA-BOO previous signage to be replicated, pending coordination with the chef at a later date, along with menu sign. Front entry door and window to remain, front planter to remain. Exterior north and south sides to remain but cleaned up, repaired where necessary, no work on the exterior elevations at this time.

A. LANDMARK PRESERVATION COMMISSION

Not applicable, this property is not landmarked.

B. ARCOM

Currently not applicable, interior remodel, repairs only.

C. SPECIAL EXCEPTION

Special Exception #1 Sec.134-1159(a)(7) Restaurant Use (seats) in the C-WA District.

Special Exception #2 Sec. 134-1159(a)(9) Special Exception request for restaurant use greater than 4,000 s.f. of area for an expanded existing restaurant of 8,812 s.f..

WORTH AVENUE DESIGN GUIDELINES

Proposed Design Criteria for Granting Special Exception

IX. SPECIAL ALLOWANCES FOR THE MID-AVENUE AND WEST-END DEVELOPMENT AREAS.

1. Encourage the maintenance and restoration of the architectural heritage of Worth Avenue. [The TA-BOO restaurant has been a Town serving Legacy on Worth Avenue since the 1940's. Restoration and enhancement of this world-renowned restaurant is in the Town and resident's best interest.](#)

ELIGIBILITY FOR SPECIAL ALLOWANCES

#3. Existing Mediterranean-Revival, Neo-Classical, Art Deco, Art Moderne, or other similar or compatible style buildings which have not been designated as Landmarks; and, which are voluntarily restored through substantial and appropriate exterior renovation to the appropriate style in accordance with the Town of Palm Beach Zoning Code and the design Guidelines described in Sections V and VI. Approval of Special Allowances shall be subject to review and recommendation for approval by the Architectural Commission. [The TA-BOO restaurant is a Landmark on Worth Avenue serving the Town and residents since the 1940's. It is deserving of preserving and restoring.](#)

SPECIAL ALLOWANCES

1. Commercial development, redevelopment, restoration or renovation providing an enhanced level of amenities and features in accordance with paragraph "D", following, shall be eligible for an increase in maximum building coverage as follows: [Restoration and request for additional interior square footage is a proposed response to enhancing the level of amenities and features this iconic restaurant proposes to provide.](#)

CRITERIA FOR APPROVAL OF SPECIAL ALLOWANCES.

Based on the following list of desirable amenities and features, and a positive determination of the Architectural Commission; a proposed development, redevelopment, restoration or renovation may be approved for a Special Allowance.

- Any other significant amenities or features determined to be appropriate for review by the Architectural Commission. [We propose the interior remodel of the TA-BOO restaurant is to re-use, and restore the charm and elegance of years gone by. The existing murals currently in the building will be re-used, restored and added to. The original artist is part of the restoration of this project. The interiors will reflect the materials and colors existing in the restaurant from years past. The proposed bar will be in the same location as existing, all in keeping with the restaurants' historic ambiance.](#)

APPENDIX A

THE SECRETARY OF THE INTERIOR'S STANDARDS FOR REHABILITATION

"Rehabilitation is defined as the process of returning a property to a state of utility through repair or alteration, which makes possible an efficient contemporary use while preserving those portions and features of the property which are significant to its historic, architectural, and cultural values. [We propose the interior renovation and restoration of the TA-BOO restaurant](#)

is significant to the history, architecture and cultural values of Worth Avenue and the Town of Palm Beach based on the Standards for Rehabilitation listed below.

1. A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.
2. The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.
3. Each property shall be recognized as a physical record of its time, place and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken.
4. Most properties change over time; those changes having acquired historic significance in their own right shall be retained and preserved.
9. New additions, exterior alterations or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale and architectural features to protect the historic integrity of the property and its environment.
10. New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

D. SITE PLAN REVIEW

Existing conditions to remain.

E. VARIANCES

Not at this Time

Please let us know if you need additional information.

Respectfully Submitted



Roger P. Janssen, AIA
Dailey Janssen Architects, P.A