



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-23-094 (ZON-23-072) 241 WORTH AVE (COMBO)

MEETING: FEBRUARY 28, 2024 ARCOM

ARC-23-094 (ZON-23-072) 247-251 WORTH AVE (COMBO). The applicant, Holbrook Real Estate LLC, has filed an application requesting Architectural Commission review and approval for a two-story addition to an existing one-story commercial building under the Special Allowances in accordance with the Worth Avenue Design Guidelines, including several variances from lot coverage, floor area square footage, commercial and residential use locations, parking requirements, landscape open space, and loading space requirements. This is a combination project that shall also be reviewed by Town Council as it pertains to zoning relief/approval.

Applicant: Holbrook Real Estate LLC
Professional: Roger Janssen | Daily Janssen Architects
Representative: Maura Ziska | Kochman & Ziska PLC

HISTORY:

At the JANUARY 24, 2024 ARCOM meeting the item was presented and discussion commenced. The overall design of the project was approved (4-2) with certain architectural elements to return to the Commission in one month with design discussion pertaining to the stepback of the second floor massing, the rear stairwell, and the window fenestration. Additionally, ARCOM made a favorable recommendation (4-2) that the subject redevelopment project is consistent with the aforementioned adopted urban design goals for Worth Avenue, the MID Avenue Development Area objectives, and more specifically the criteria for approval for granting Special Allowances. AND finally, ARCOM made a motion (5-1) that the proposed variances **will not** cause negative architectural impacts to the subject property. At the FEBRUARY 14, 2024 Town Council meeting, the Council approved the variances (3-2), and approved the Special Exception Requests (3-2), with a condition that the applicant provide sufficient massing and rendering studies for ARCOM to review.

THE PROJECT:

The applicant has submitted plans, entitled "Presentation Rev 01 Proposed Additions at 247 Worth Avenue" as prepared by **DJA Dailey Janssen Architects**, date stamped by the Town, February 05, 2024.

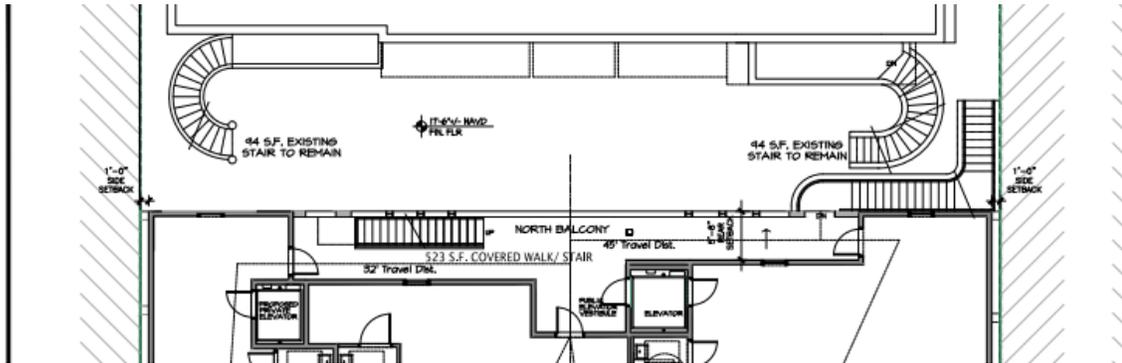
STAFF ANALYSIS:

An application has been filed to expand the existing one-story structure with a new two-story addition located at 247-251 Worth Avenue. The subject property contains of 12,500 SF (0.3125 Palm Beach acre) of lot area and is located on the north side of Worth Avenue, one parcel east of the intersection at Hibiscus Avenue and abutting directly south of the approximately 1.5-acre

surface parking lot ('Apollo' lot) in the "Mid-Avenue Development Area" identified within the Worth Avenue Design Guidelines. It is currently improved with a one-story and a two-story commercial building, separated and accessed by a pedestrian covered passage, Via Encantada. At the JANUARY 24, 2024 ARCOM meeting, the overall design was approved with several specific areas of the design proposal to return for continued refinement. Those areas included:

- Restudy of the general massing (step back and change of plane) of the second floor massing.
- Restudy of the upper-level fenestration facing Worth Ave. including the color of window frames, operability of the windows and doors, and the design details of the eyebrow.
- Restudy the rear stair(s) in the courtyard.

The revised drawings depict the applicant's attempt at coordinating the direction of the Commissioners. The proposed changes are fine, if not majorly significant. The most notable aspect of the revised submittal includes the substantial reconfiguration of the rear stair, in design, orientation and connectivity to the existing rear two-story building on site (Le Bilboquet) which results in the elimination of the gross floor area excess variance.



Site Data			
Zoning District	C-WA	Lot Size (SF)	12,500 SF
Future Land Use	COMMERCIAL	Finished Floor Elevation	3.46' NAVD (no change)
Architect:	Julius Jacobs	Year of Construction	1938
Surrounding Properties / Zoning			
North	Surface Parking Lot, 'Apollo' lot / C-TS		
South	Two-story commercial building / C-WA		
East	One-story commercial building / C-WA		
West	Three-story mixed use commercial building, 'Tiffany' / C-WA		

CONCLUSION

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

- (1) that the overall design of the project is in accordance with both [Sec. 18-205](#), which speaks to the criteria for consideration of a permit by the ARCOM; and