



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

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

SUBJECT: ZON-24-049 216-218 WORTH AVE

MEETING: APRIL 10, 2024

ZON-24-049 216-218 WORTH AVE—SPECIAL EXCEPTION WITH SITE PLAN REVIEW. The applicant, Brunello Cucinelli Boutique, has filed an application requesting Town Council review and approval for a Special Exception with a Site Plan Review for a permitted use greater than 4,000 SF in the C-WA zoning district for the expansion of the existing Brunello Cucinelli Boutique to be located at 216 and 218 Worth Avenue.

Applicant: Brunello Cucinelli Boutique
Professional: AND Studio
Representative: Shutts and Bowen

THE PROJECT:

The applicant has submitted plans, entitled "BRUNELLO CUCINELLI PALM BEACH", as prepared by **AND Studio**, date stamped by the Town, March 06, 2024.

The following is the scope of work for the project:

- Retail buildout in existing two-story commercial building resulting in larger retail area (SF).

The following Special Exception with Site Plan Review and Variances are required to complete the project:

- Section 134-1159(a)(9), Special Exception for a permitted use greater than 4,000 SF in the CWA zoning district in order to occupy a portion of an existing two-story commercial building. The sales of apparel and accessories is a SE use when the Gross Leasable Area ("GLA") is greater than 4,000 SF from 1,710 SF to 4,107 SF (+1,140 SF on the first floor and + 1,257 SF on the second floor for a total of 2,367 SF at 218 Worth Avenue)
- Section 134-1159(a) SE uses requires a Site Plan Review.

Site Data			
Zoning District	C-WA	Future Land Use	COMMERCIAL
Use	RETAIL	Square Footage (SF)	1,710 SF @ 216 2,397 SF @ 218 (1,140 1 st floor + 1,257 2 nd floor) TOTAL: 4,107 SF

STAFF ANALYSIS

The application is for the interior buildout of a portion of the second floor of an existing two-story commercial building to accommodate the expansion of an existing luxury retailer, Brunello Cucinelli. The retailer currently occupies 1,710 SF on the eastern portion of the ground floor (marked A below) and 1,140 SF of the western portion of the ground floor (marked B below). The applicant is proposing to expand into a portion of the second floor (above bay B) for back of house uses (1,257 SF). This total aggregation on the two floors yields a total area of 4,107 SF. To note, the retail sales of the apparel and accessories will occur on the first floor of the new space with the second floor being used for back of house uses. Due to the size of the retail space over 4,000 SF, the applicant is requesting approval of a Special Exception to allow a 4,107 SF retail space to be located in the C-WA district.



The two-story building was constructed as a commercial building, with a central covered via bisecting the ground floor. No new square footage is being added, nor is a change of use occurring. The special exception uses in the C-WA Worth Avenue district are as follows (9) Permitted uses cited under permitted uses in section 134-1157 which contain greater than 4,000 square feet GLA gross leasable area. Most recently, the existing two-story building contained the women's fashion retailer Intermix. No exterior changes are proposed at this time. Staff is fully supportive of the application.

CONCLUSION:

Approval of the project will require one (1) separate motion to be made by the Town Council:

- (1) Special Exception request for retail space that is greater than 4,000 SF gross leasable area in the C-WA zoning district.

WRB:JGM