



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
Director PZ&B

SUBJECT: EXTPLAN-24-0008 100 WORTH AVE – EXTENSION OF TIME

MEETING: OCTOBER 23, 2024 ARCOM

EXTPLAN-24-0008 100 WORTH AVE – EXTENSION OF TIME. The applicant, The Winthrop House, has filed an application requesting an Extension of Time for a previously issued Architectural Commission approval for exterior renovation to an existing seven-story residential building. (ORIGINALLY ARC-23-074 (ZON-23-061) AND APPROVED AT THE OCTOBER 25, 2023 MEETING)

Applicant: Winthrop House
Architecture: David Miller & Associates P.A.

HISTORY:

The project was heard at ARCOM three (3) times for review of exterior changes to the multifamily building constructed in 1970. During the deferrals the project did travel to Town Council for a variance request for on-site parking removal of 5 parking spaces and site plan review. This was granted with a 4-1 vote at the July 2023 meeting. The architectural portion returned in October 2023 and was approved with a 6-0 vote. Two conditions of approval were required: (1) The applicant shall use the color Candle White by Benjamin Moore (2) The applicant shall lighten the granite for the borders and curbing.





STAFF ANALYSIS:

The applicant has requested a one-year extension of time for their previously approved project, i.e. Development Order, issued on October 25, 2023. According to the applicant, the building is currently undergoing a bidding process for the improvements and therefore permitting, and construction cannot proceed until next year. Granting this one-year extension will allow the applicant additional time to complete the necessary steps and ensure that the project can proceed smoothly once the permit is issued.

ARCOM Development Orders:

- Approval Date: October 25, 2023
- Expiration Date: October 25, 2024
- Proposed Expiration Date: October 25, 2025

CONCLUSION:

This application for a One-year extension of time may be granted by the Commission for just cause, pursuant to Sec. 18-203. Approval of the project will require one motion to be made by the Commission: