

239 Worth Avenue, Palm Beach, Florida

(Final Submittal for Town Council and Commercial Combo)

Projected Date of Town Council: January 15, 2025

Projected Date of Arcom: January 29, 2025



239 Worth Avenue



239 Worth Avenue, (Front View)


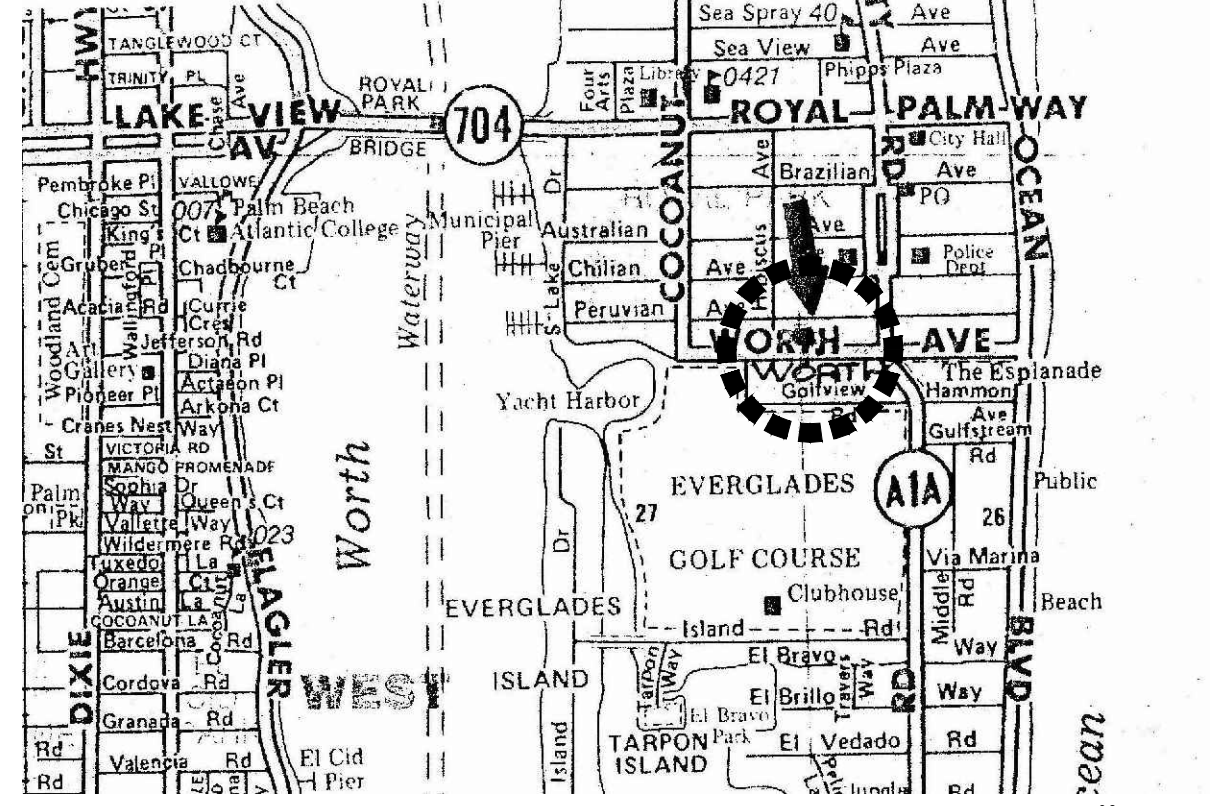
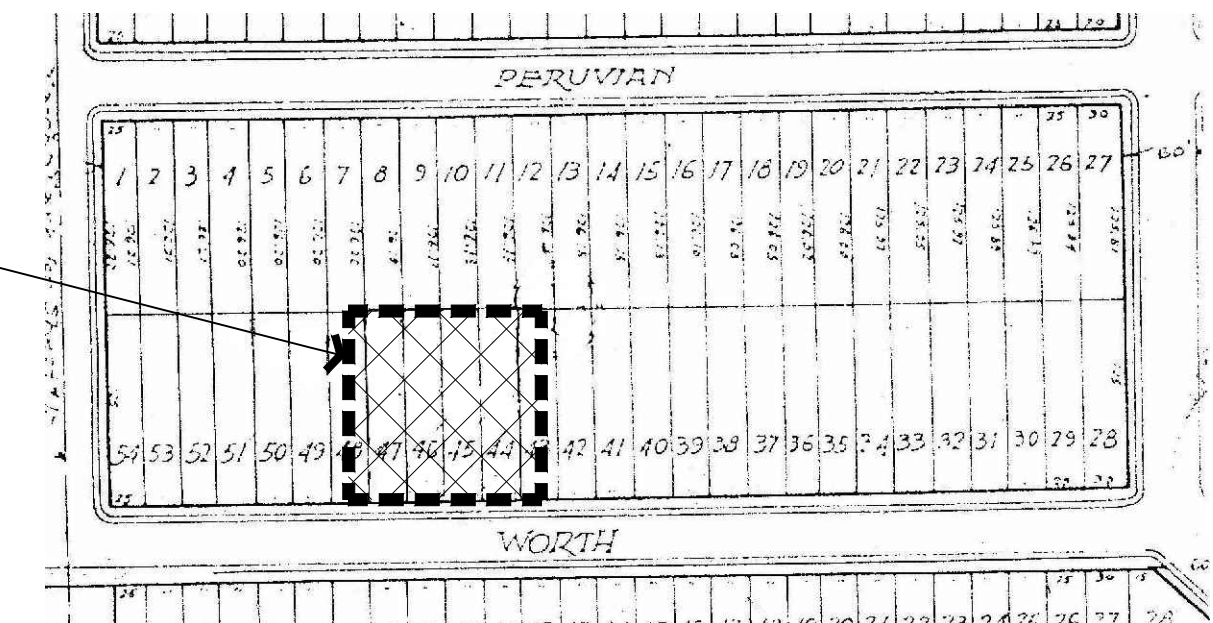


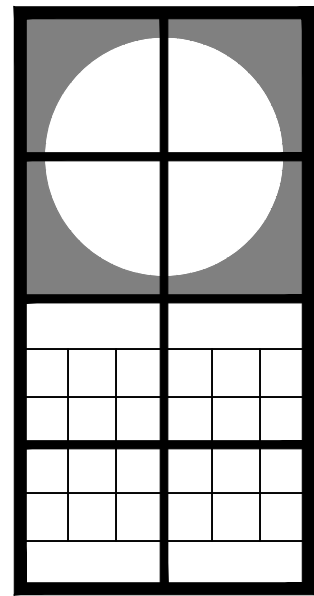
239 Worth Avenue, (Looking East)



239 Worth Avenue, (Looking West)

Photographs of Worth Avenue Elevation, Suite 237-243, (To Remain As-Is)

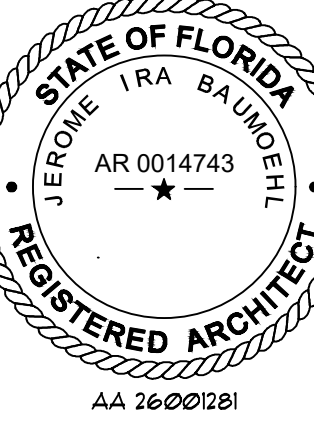
CORRESPONDENCE	LIST OF DRAWINGS																																																																																																																
<p>Building Owner: CSFB - Worth, LLC 1501 Broadway New York, NY 10036</p> <p>Contact: Spencer Schlagev phone: (617) 921-3869</p> <p>Architect: Jerome Baumohl Architect, Inc. A.I.A., N.C.A.R.B. 205 Worth Avenue Suite 317 Palm Beach, Florida 33480</p> <p>Contact: Jerome Baumohl A.I.A., N.C.A.R.B. phone: (561) 689-2000 fax: (561) 693-8086</p>	<p><u>ARCHITECTURAL DRAWINGS</u></p> <p>TS TITLE SHEET SURVEY SPE SITE PLAN, (EXISTING) SPP SITE PLAN, (PROPOSED) ZL/D(E) ZONING LEGEND / DIAGRAM, (EXISTING) ZL/D(P) ZONING LEGEND / DIAGRAM, (PROPOSED) A1 GROUND FLOOR PLAN, (EXISTING) A2 GROUND FLOOR PLAN, (PROPOSED) A3 ROOF PLAN, (PROPOSED) A4 WORTH AVENUE BUILDING ELEVATION, (EXISTING) A5 REAR ELEVATION, (EXISTING AND PROPOSED) A6 EXISTING PHOTOS</p>																																																																																																																
SITE DATA	ZONING LEGEND																																																																																																																
<p>The existing building floor elevation is at 4.4 feet which is lower than the current code permits.</p> <p>These potential development studies must adhere to current zoning and building codes including /ection 154-1156, (C-VA) Commercial /Worth Avenue purpose uses and guidelines.</p> <p>Zoning C-VA : Commercial Worth Avenue Retail / Mercantile Zoning</p> <p>The existing tenants are as follows :</p> <p>237(a) : Poupette/St Barth +/- 1,521.0 square feet 237 : 55 Croisette +/- 996.0 square feet 239 : Bottega Veneta +/- 1,276.0 square feet 241 : Maison Maurice +/- 1,209.0 square feet 243 : Versace +/- 2,788.0 square feet 243(b) : Valentina Nova +/- 2,050.0 square feet</p> <p>Total Building Area, (Existing) 9,264.0 square feet Suite 239, (Proposed Rear Addition) 1,157.0 square feet</p> <p>Total Building Area, (Proposed) 10,401.0 square feet</p>	<p>Town of Palm Beach Planning Zoning and Building 365 S. County Rd. Palm Beach, FL 33480 www.townofpalmbeach.com</p> <table><thead><tr><th colspan="4">Zoning Legend</th></tr><tr><th>Zone #</th><th>Property Address</th><th>243 Worth Avenue, Suite 239, Palm Beach, FL 33480</th><th></th></tr></thead><tbody><tr><td>1</td><td>Zoning District:</td><td>C-WA Worth Avenue District</td><td></td></tr><tr><td>2</td><td>Lot Area (sq. ft.):</td><td>12,501 Square Feet or 0.287 Acre</td><td></td></tr><tr><td>3</td><td>Lot Width (W) & Depth (D) (ft.):</td><td>100'-0" x 125'-0"</td><td></td></tr><tr><td>4</td><td>Structure Type:</td><td>Commercial</td><td></td></tr><tr><td>5</td><td>(Single-Family, Multi-Family, Care, Other)</td><td></td><td></td></tr><tr><td>6</td><td>FEMA Flood Zone Designation:</td><td>Flood Zone AE (EL+6), according to F.I.R.M.</td><td></td></tr><tr><td>7</td><td>Zero Datum for point of measurement (NAVD)</td><td>NIC</td><td></td></tr><tr><td>8</td><td>Crown of Road (COR) (NAVD)</td><td>NIC</td><td></td></tr><tr><td>9</td><td></td><td></td><td></td></tr><tr><td>10</td><td>Lot Coverage (Sq Ft and %)</td><td>9,375.0 SF (75%)</td><td>9,264.0 SF (74.12%) 10,401.0 SF (83.24%)</td></tr><tr><td>11</td><td>Setback (Front)</td><td>10'-0"</td><td>N/A</td></tr><tr><td>12</td><td>* Front Yard Setback (Ft.)</td><td>5'-0"</td><td>N/A</td></tr><tr><td>13</td><td>* Side Yard Setback (Set Stone) (Ft.)</td><td>5'-0"</td><td>N/A</td></tr><tr><td>14</td><td>* Side Yard Setback (2nd Stone) (Ft.)</td><td>N/A</td><td>N/A</td></tr><tr><td>15</td><td>* Rear Yard Setback (Ft.)</td><td>10'-0"</td><td>10'-0"</td></tr><tr><td>16</td><td>Angle of Vision (Deg.)</td><td>N/A</td><td>N/A</td></tr><tr><td>17</td><td>Building Height (Ft.)</td><td>15'-0"</td><td>15'-2" 18'-2"</td></tr><tr><td>18</td><td>Overall Building Height (Ft.)</td><td>15'-0"</td><td>15'-2" NIC</td></tr><tr><td>19</td><td>Cubic Content Ratio (CCR) (R-B ONLY)</td><td>N/A</td><td>N/A</td></tr><tr><td>20</td><td>** Max. Fill Added to Site (Ft.)</td><td></td><td></td></tr><tr><td>21</td><td>Finished Floor Elev. (FFE) (NAVD)</td><td>NIC</td><td>NIC</td></tr><tr><td>22</td><td>Base Flood Elevation (BFE) (NAVD)</td><td>NIC</td><td>NIC</td></tr><tr><td>23</td><td>Landscape Open Space (LOS) (Sq Ft and %)</td><td>1,875.0 SF (15%)</td><td>3,148.0 SF (25.1%) 2,011.0 SF (16.08%)</td></tr><tr><td>24</td><td>Perimeter LOS (Sq Ft and %)</td><td></td><td>+1480.0 SF (4.1%) +1480.0 SF (4.1%)</td></tr><tr><td>25</td><td>Front Yard LOS (Sq Ft and %)</td><td></td><td></td></tr><tr><td>26</td><td>*** Native Plant Species %</td><td></td><td></td></tr></tbody></table> <p>* Indicate each yard area with cardinal direction (N, S, E, W)</p> <p>** Difference of the Base Elev. (FFE) and Highest Crown of Rd (CCR) divided by two (FFE - CCR) / 2 = Max. Fill (Sq. Ft. 250,000)</p> <p>*** Provide Native plant species info per category as required by Ord. 003-2022 on separate TOPS Landscape report</p> <p>Enter N/A if value is not applicable. Enter NIC if value is not changing.</p> <p>REV BY 02/2025</p>	Zoning Legend				Zone #	Property Address	243 Worth Avenue, Suite 239, Palm Beach, FL 33480		1	Zoning District:	C-WA Worth Avenue District		2	Lot Area (sq. ft.):	12,501 Square Feet or 0.287 Acre		3	Lot Width (W) & Depth (D) (ft.):	100'-0" x 125'-0"		4	Structure Type:	Commercial		5	(Single-Family, Multi-Family, Care, Other)			6	FEMA Flood Zone Designation:	Flood Zone AE (EL+6), according to F.I.R.M.		7	Zero Datum for point of measurement (NAVD)	NIC		8	Crown of Road (COR) (NAVD)	NIC		9				10	Lot Coverage (Sq Ft and %)	9,375.0 SF (75%)	9,264.0 SF (74.12%) 10,401.0 SF (83.24%)	11	Setback (Front)	10'-0"	N/A	12	* Front Yard Setback (Ft.)	5'-0"	N/A	13	* Side Yard Setback (Set Stone) (Ft.)	5'-0"	N/A	14	* Side Yard Setback (2nd Stone) (Ft.)	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<p>Location Map No Scale</p> <p>DESCRIPTION: LOTS 44 AND 45, BLOCK 15, ACCORDING TO THE PLAT OF ROYAL PARK ADDITION, AS RECORDED IN PLAT BOOK 4, PAGE 1, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA</p> <p>Location Plan No Scale</p>																																																																																																																	
<p>Zone 24-0011 ARC-24-0118</p>																																																																																																																	



Jerome Baumohl Architect, Incorporated

205 Worth Avenue
Suite 317
Palm Beach, Florida 33480
Phone : (561) 689 2000

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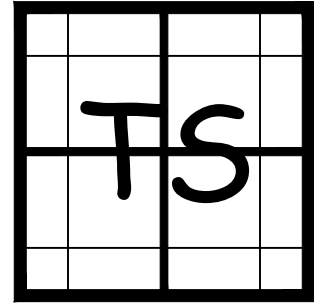


Proposed Rear Building Addition for:

239 Worth Avenue

237 - 243 Worth Avenue
Palm Beach, Florida

11/04/2024	DEVELOPMENT REVIEW SUBMITTAL	24-160
11/14/2024	FIRST SUBMITTAL TOWN COUNCIL / ARCOM	
12/02/2024	SECOND SUBMITTAL TOWN COUNCIL / ARCOM	
01/02/2025	FINAL SUBMITTAL TOWN COUNCIL / ARCOM	
NOV. 04, 2024		





NOTES:

- CONTIGUITY STATEMENT:**
*LOTS 44, 45, 46 & 47, Block 15, are contiguous with each other, with no gaps or
 gores between them, and make up the parcel of land as shown hereon.*

CERTIFICATION:

I HEREBY ATTEST that the survey shown hereon conforms to the Standards of Practice set forth by the Florida Board of Professional Surveyors and Mappers adopted in Rule 5J-17, Florida Administrative Code pursuant to Section 472.027, Florida Statutes, effective September 1, 1981.

To: CSPB Worth LLC
CSPB Worth JV LLC
Gunster, Yoakley & Stewart, P.A.
First American Title Insurance Company
Vista Bank, its successors and/or assigns, as their interests may appear

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Table A Items 2, 3, 4, 7(a), 7(b)(1), 7(c), 8, 9, 10, 13, 14, 16, 17, 18 and 19 thereof. The field work was completed on July 12, 2024.

DATE OF LAST FIELD SURVEY: 7/12/2024

Robert J. Cajal
Professional Surveyor and Mapper
Florida Certificate No 6266



This survey is made specifically and only for the following parties for the purpose of a closing on the surveyed property.

No responsibility or liability is assumed by the undersigned surveyor for any other purpose or to any other party other than stated above.

LEGAL DESCRIPTION:
Lots 44 to 47, inclusive, Block 15, **REVISED MAP OF ROYAL PARK ADDITION TO PALM BEACH, FLORIDA**, according to the Plat thereof, recorded in Plat Book 4, Page 1, of the Public Records of Palm Beach County, Florida.

FLOOD ZONE:
This property is located in Flood Zone AE (EL. 6), according to F.I.R.M. (Flood Insurance Rate Map) No.12099C0583F, dated 10/5/2017.

TITLE COMMITMENT REVIEW						
CLIENT: CSPB Worth LLC, a Delaware limited liability company		COMMITMENT NO. : 110396379	DATE: 06/27/24			
REVIEWED BY: Robert J. Cajal		JOB NO. : 216290-SE				
B2 ITEM NO.	DOCUMENT	DESCRIPTION	AFFECTS AND PLOTTED	AFFECTS AND NOT PLOTT-ABLE	DOES NOT AFFECT	NOT A SURVEY MATTER
1-8	N/A	Standard Exceptions.				●
9	PB 4, PG 1	All matters shown on the Plat of Royal Park Addition.	●			
10	D.B. 1152, PG 299	That certain Agreement dated August 16, 1956, filed for record August 28, 1956.	●			
11	ORB 31849, PG 1370	Underground Easement granted to Florida Power & Light Company recorded October 23, 2020.	●			
12	N/A	Standard Exceptions.				●

TITLE COMMITMENT REVIEW

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11	ORB 31849, PG 1370	Underground Easement granted to Florida Power & Light Company recorded October 23, 2020.	●			
12	N/A	Standard Exceptions.				●

CONTIGUITY STATEMENT:

LOTS 44, 45, 46 & 47, Block 15, are contiguous with each other, with no gaps or gores between them, and make up the parcel of land as shown hereon.

CERTIFICATION:

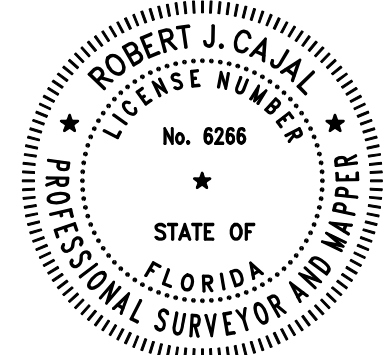
I HEREBY ATTEST that the survey shown hereon conforms to the Standards of Practice set forth by the Florida Board of Professional Surveyors and Mappers adopted in Rule 5J-17, Florida Administrative Code pursuant to Section 472.027, Florida Statutes, effective September 1, 1981.

To: CSPB Worth LLC
CSPB Worth JV LLC
Gunster, Yoakley & Stewart, P.A.
First American Title Insurance Company
Vista Bank, its successors and/or assigns, as their interests may appear

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Table A Items 2, 3, 4, 7(a), 7(b)(1), 7(c), 8, 9, 10, 13, 14, 16, 17, 18 and 19 thereof. The field work was completed on July 12, 2024.

DATE OF LAST FIELD SURVEY: 7/12/2024

Robert J. Cajal
Professional Surveyor and Mapper
Florida Certificate No 6266



REVISIONS:

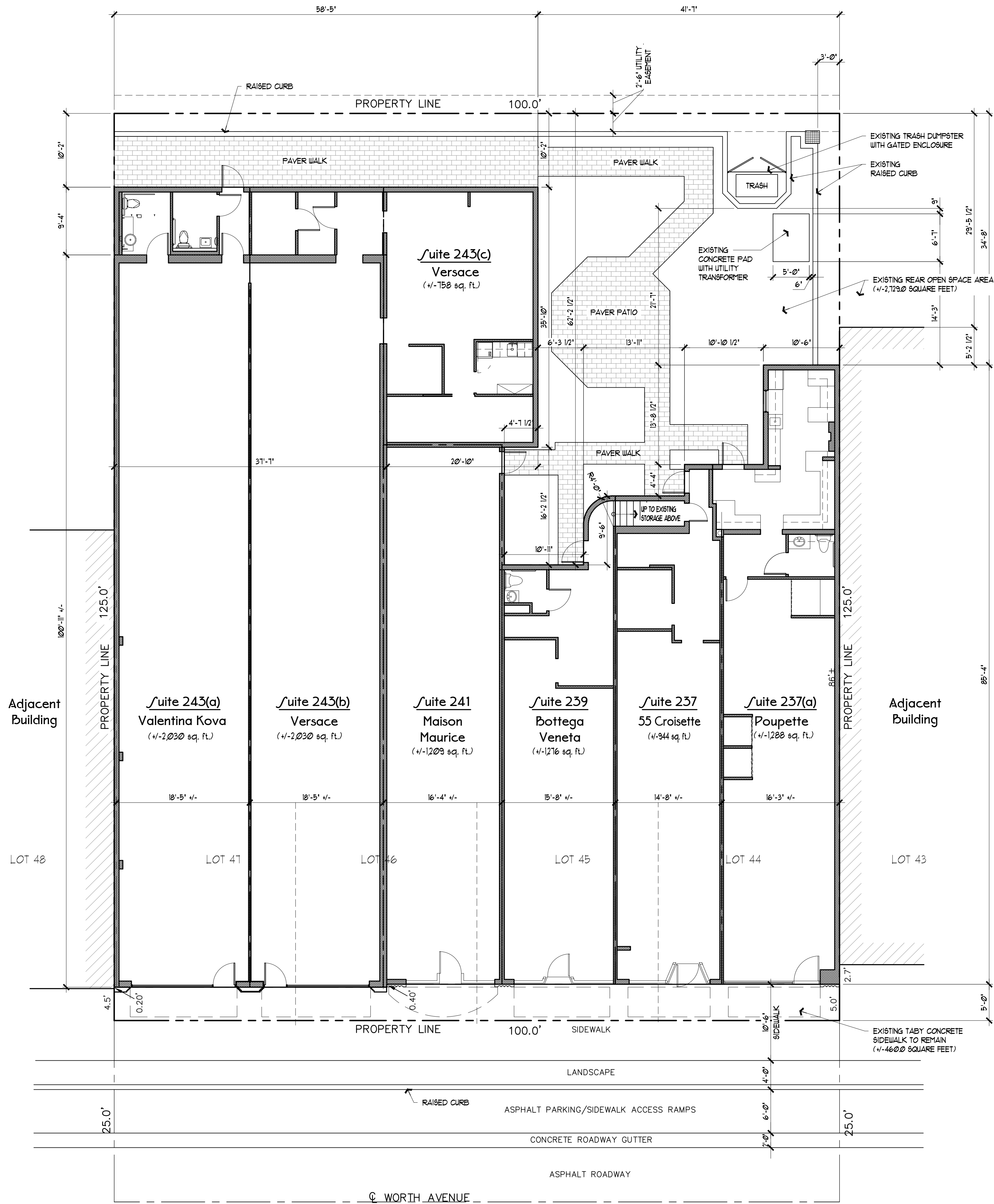
07/23/24 UPDATE TITLE COMMITMENT AND NOTES, REVISE CERTIFIED
PARTIES, AND ACCESS AND CONTIGUITY STATEMENTS, R.C. 216290.2
08/05/24, TIE-IN PARTY WALLS, B.M., 216290-SE-1, SURPASS

ALTA/NSPS LAND TITLE SURVEY FOR:

CSPB WORTH LLC

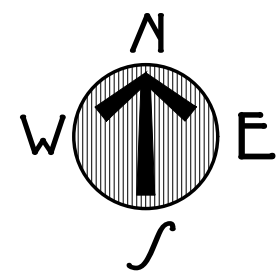


FIELD:	J.P.3.	JOB NO.: 216290	F.B. WP204 PG.
OFFICE:	M.B.	DATE: 7/12/24	DWG. NO. 216290
C/K'D:	J.P.	REF: 216290.DWG	SHEET 1 OF



Site Plan, (Existing Retail Suites 237-243)

Scale: 1/8" = 1'-0"



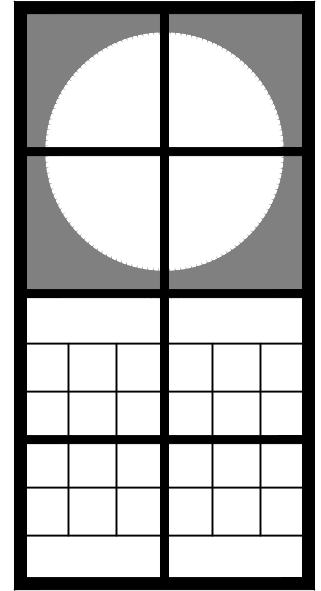
Town of Palm Beach
Planning Zoning and Building
360 S County Rd.
Palm Beach, FL 33480
www.townofpalmbeach.com

Zoning Legend			
1	Property Address:	243 Worth Avenue, Suite 239, Palm Beach, FL 33480	
2	Zoning District:	C-WA Worth Avenue District	
3	Lot Area (sq. ft.):	12,501 Square Feet or 0.287 Acre	
4	Lot Width (W) & Depth (D) (ft.):	100'-0" x 125'-0"	
5	Structure Type:	Commercial	
6	FEMA Flood Zone Designation:	Flood Zone AE (EL.6), according to F.I.R.M.	
7	Zero Datum for point of meas. (NAVD)	N/C	
8	Crown of Road (COR) (NAVD)	N/C	
9		REQ'D / PERMITTED	EXISTING
10	Lot Coverage (Sq Ft and %)	9,375.0 SF (75%)	9,264.0 SF (74.12%)
11	Enclosed Square Footage (1st & 2nd Fl., Basement, Accs. Structure, etc.)	10,401.0 SF (83.2%)	
12	*Front Yard Setback (Ft.)	10'-0"	N/A
13	*Side Yard Setback (1st Story) (Ft.)	5'-0"	N/A
14	*Side Yard Setback (2nd Story) (Ft.)	N/A	N/A
15	*Rear Yard Setback (Ft.)	10'-0"	10'-0"
16	Angle of Vision (Deg.)	N/A	N/A
17	Building Height (Ft.)	15'-0"	15'-2"
18	Overall Building Height (Ft.)	15'-0"	15'-2"
19	Cubic Content Ratio (CCR) (R-B ONLY)	N/A	N/A
20	** Max. Fill Added to Site (Ft.)		
21	Finished Floor Elev. (FFE)(NAVD)	N/C	N/C
22	Base Flood Elevation (BFE)(NAVD)	N/C	N/C
23	Landscape Open Space (LOS) (Sq Ft and %)	1,875.0 SF (15%)	3,148.0 SF (25.1%)
24	Perimeter LOS (Sq Ft and %)		2,011.0 SF (16.08%)
25	Front Yard LOS (Sq Ft and %)		+/-460.0 SF (4.1%)
26	*** Native Plant Species %	Please refer to TOPB Landscape Legend.	

* Indicate each yard area with cardinal direction (N,S,E,W)
** Difference of Fin. Floor Elev. (FFE) and highest Crown of Rd (COR) divided by two. (FFE - COR) / 2 = Max. Fill (Sec. 134-1600)
*** Provide Native plant species info per category as required by Ord. 003-2023 on separate TOPB Landscape Legend

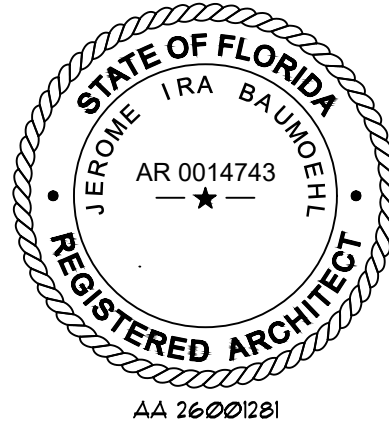
Enter N/A if value is not applicable.
Enter N/C if value is not changing.

REV BF 20230626



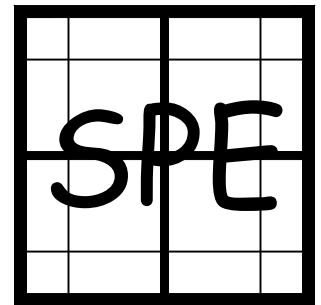
Jerome Baumoehl Architect, Incorporated
205 Worth Avenue
Suite 311
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Phone : (561) 689 2000

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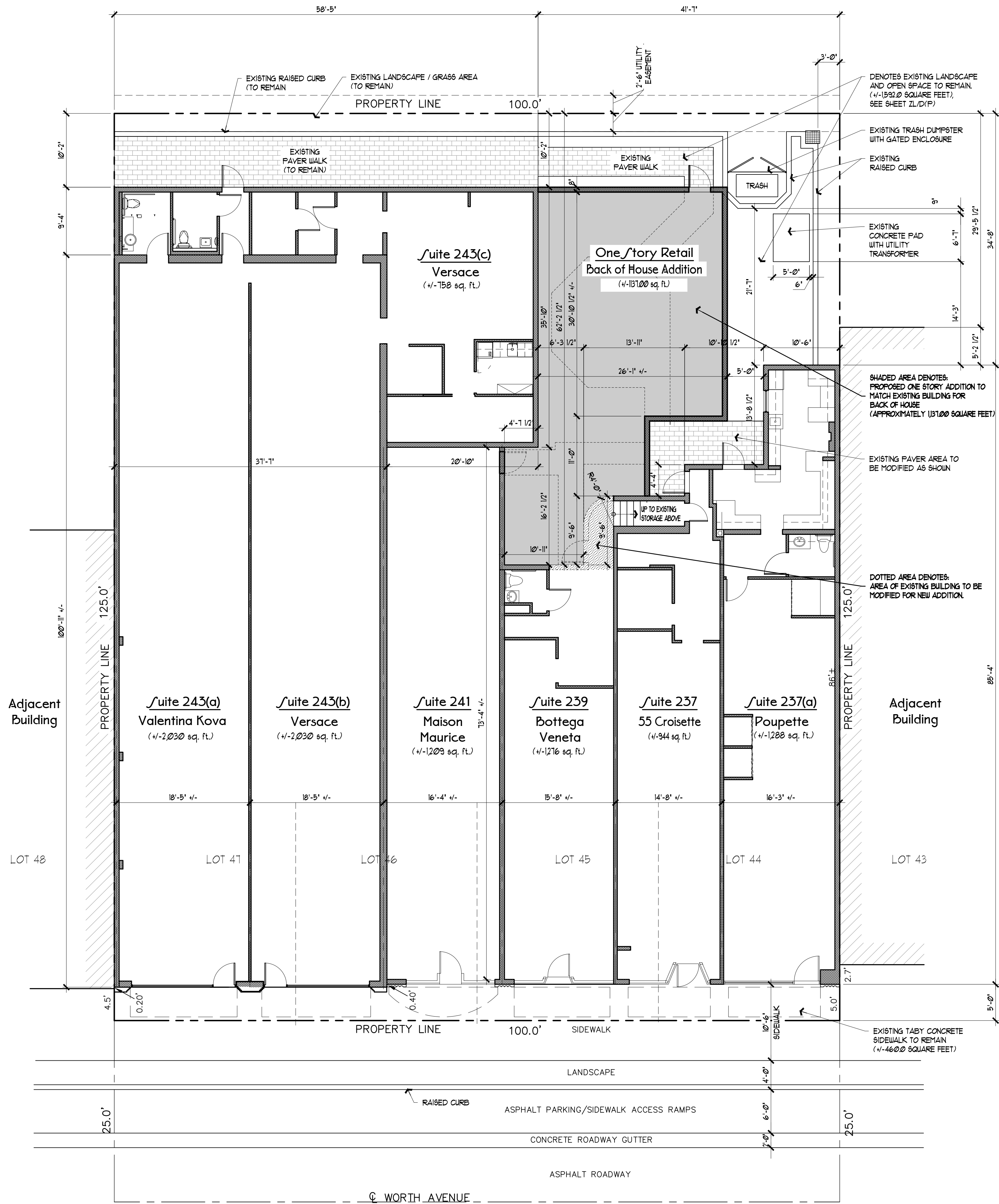


Proposed Rear Building Addition for:
239 Worth Avenue
237 - 243 Worth Avenue
Palm Beach, Florida

14-160	
11/04/2024	DEVELOPMENT REVIEW SUBMITTAL
11/14/2024	FIRST SUBMITTAL TOWN COUNCIL / ARCHIT
11/01/2024	SECOND SUBMITTAL TOWN COUNCIL / ARCHIT
09/02/2025	FINAL SUBMITTAL TOWN COUNCIL / ARCHIT
NOV. 04, 2024	

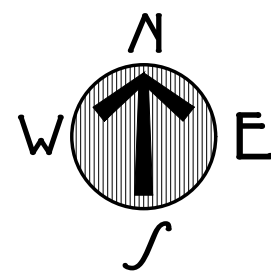


Zone 24-00711 ARC-24-0118



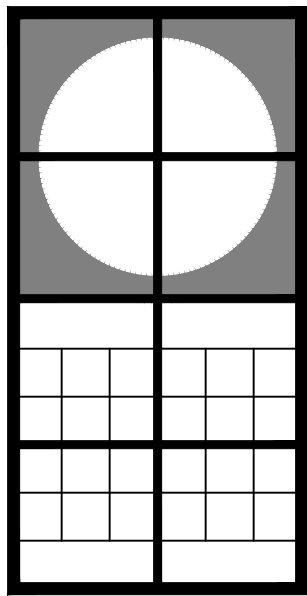
Site Plan, (Proposed Retail Suite 239 Rear Addition)

Scale: 1/8" = 1'-0"



Zone 24-0011 ARC-24-0118

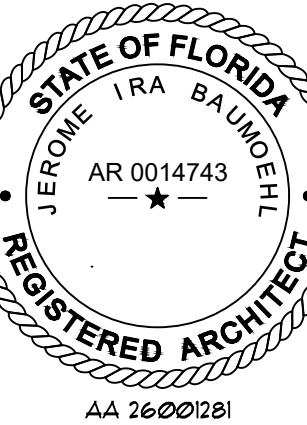
Town of Palm Beach		Zoning Legend		
Planning Zoning and Building		243 Worth Avenue, Suite 239, Palm Beach, FL 33480		
360 S County Rd.		C-WA Worth Avenue District		
Palm Beach, FL 33480		12,501 Square Feet or 0.287 Acre		
www.townofpalmbeach.com		100'-0" x 125'-0"		
Structure Type:		Commercial		
(Single-Family, Multi-Family, Comm., Other)				
FEMA Flood Zone Designation:		Flood Zone AE (EL.6), according to F.I.R.M.		
Zero Datum for point of meas. (NAVD)		N/C		
Crown of Road (COR) (NAVD)		N/C		
		REQ'D / PERMITTED	EXISTING	PROPOSED
Lot Coverage (Sq Ft and %)		9,375.0 SF (75%)	9,264.0 SF (74.12%)	10,401.0 SF (83.2%)
Enclosed Square Footage (1st & 2nd Fl., Basement, Accs, Structure, etc.)				
*Front Yard Setback (Ft.)		10'-0"	N/A	N/A
*Side Yard Setback (1st Story) (Ft.)		5'-0"	N/A	N/A
*Side Yard Setback (2nd Story) (Ft.)		N/A	N/A	N/A
*Rear Yard Setback (Ft.)		10'-0"	10'-0"	10'-0"
Angle of Vision (Deg.)		N/A	N/A	N/A
Building Height (Ft.)		15'-0"	15'-2"	15'-2"
Overall Building Height (Ft.)		15'-0"	15'-2"	N/C
Cubic Content Ratio (CCR) (R-B ONLY)		N/A	N/A	N/A
** Max. Fill Added to Site (Ft.)				
Finished Floor Elev. (FFE)(NAVD)		N/C	N/C	N/C
Base Flood Elevation (BFE)(NAVD)		N/C	N/C	N/C
Landscape Open Space (LOS) (Sq Ft and %)		1,875.0 SF (15%)	3,148.0 SF (25.1%)	2,011.0 SF (16.08%)
Perimeter LOS (Sq Ft and %)				
Front Yard LOS (Sq Ft and %)			+/-460.0 SF (4.1%)	+/-460.0 SF (4.1%)
*** Native Plant Species %		Please refer to TOPB Landscape Legend.		
* Indicate each yard area with cardinal direction (N,S,E,W)		Enter N/A if value is not applicable.		
** Difference of Fin. Floor Elev. (FFE) and highest Crown of Rd (COR) divided by two. (FFE - COR) / 2 = Max. Fill (Sec. 134-1600)		Enter N/C if value is not changing.		
*** Provide Native plant species info per category as required by Ord. 003-2023 on separate TOPB Landscape Legend				



Jerome Baumoechl Architect, Incorporated

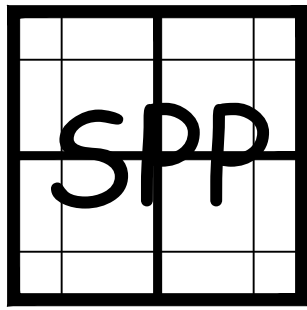
205 Worth Avenue Suite 317 Palm Beach, Florida 33480 Phone : (561) 689 1000

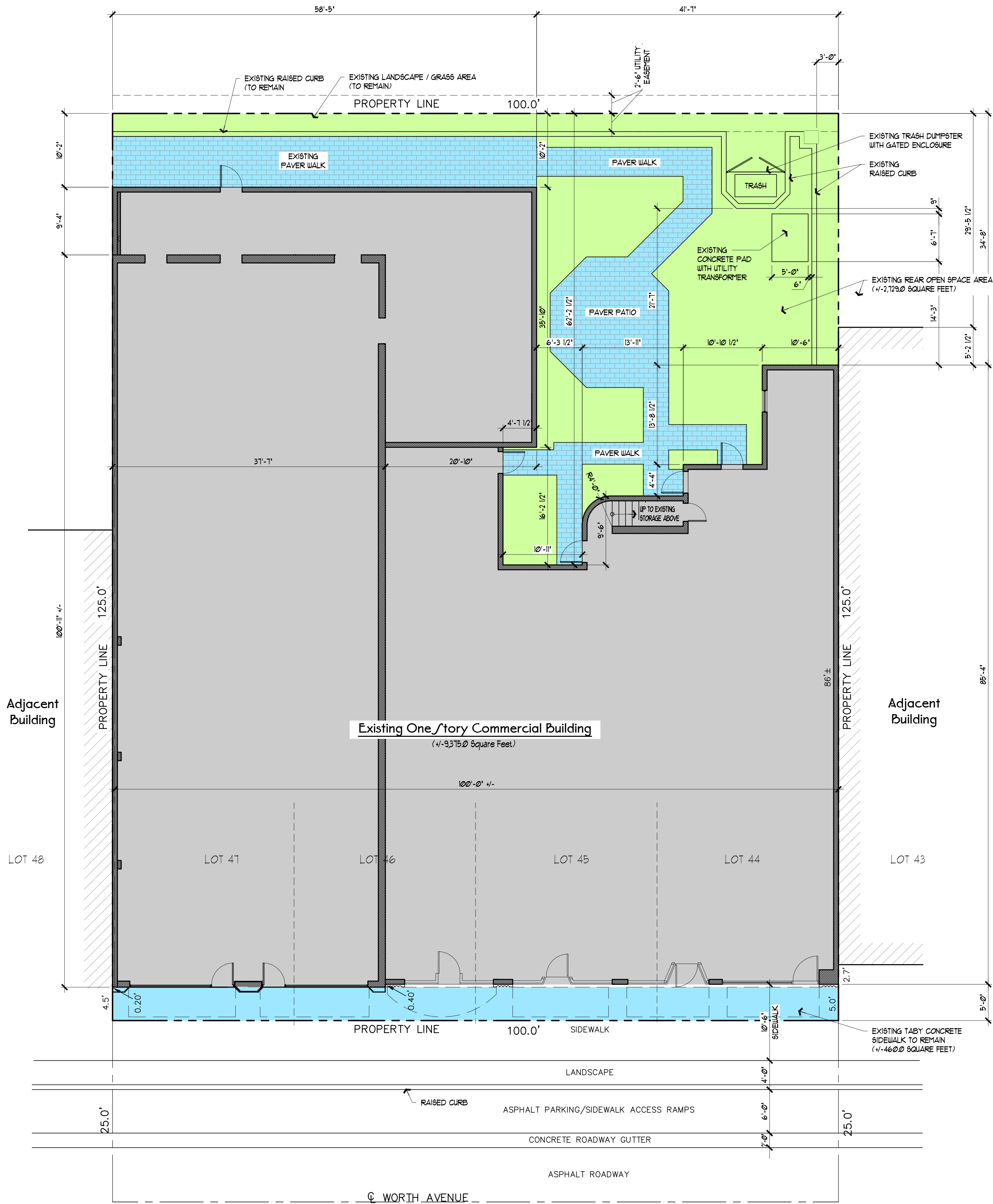
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Proposed Rear Building Addition for:
239 Worth Avenue
Palm Beach, Florida

24-00			
11/04/2024	DEVELOPMENT REVIEW SUBMITTAL		
11/14/2024	FIRST SUBMITTAL TOWN COUNCIL / ARCHIT		
11/01/2024	SECOND SUBMITTAL TOWN COUNCIL / ARCHIT		
09/02/2025	FINAL SUBMITTAL TOWN COUNCIL / ARCHIT		
NOV. 04, 2024			





Shade Legend	
	CONCRETE OR PAVERS
	LANDSCAPE / GRASS



Town of Palm Beach
Planning Zoning and Building
360 S County Rd
Palm Beach, FL 33480
www.townofpalmbeach.com

Zoning Legend				
1	Property Address:	243 Worth Avenue, Suite 239, Palm Beach, FL 33480		
2	Zoning District:	C-WA Worth Avenue District		
3	Lot Area (sq. ft.):	12,501 Square Feet or 0.287 Acre		
4	Lot Width (W) & Depth (D) (ft.):	100'-0" x 125'-0"		
5	Structure Type: (Single-Family, Multi-Family, Comm., Other)	Commercial		
6	FEMA Flood Zone Designation:	Flood Zone AE (EL.6), according to F.I.R.M.		
7	Zero Datum for point of meas. (NAVD)	N/C		
8	Crown of Road (COR) (NAVD)	N/C		
9		REQ'D / PERMITTED	EXISTING	PROPOSED
10	Lot Coverage (Sq Ft and %)	9,375.0 SF (75%)	9,264.0 SF (74.12%)	10,401.0 SF (83.2%)
11	Enclosed Square Footage (1st & 2nd Fl., Basement, Accs, Structure, etc.)			
12	*Front Yard Setback (Ft.)	10'-0"	N/A	N/A
13	*Side Yard Setback (1st Story) (Ft.)	5'-0"	N/A	N/A
14	*Side Yard Setback (2nd Story) (Ft.)	N/A	N/A	N/A
15	*Rear Yard Setback (Ft.)	10'-0"	10'-0"	10'-0"
16	Angle of Vision (Deg.)	N/A	N/A	N/A
17	Building Height (Ft.)	15'-0"	15'-2"	15'-2"
18	Overall Building Height (Ft.)	15'-0"	15'-2"	N/C
19	Cubic Content Ratio (CCR) (R-B ONLY)	N/A	N/A	N/A
20	** Max. Fill Added to Site (Ft.)			
21	Finished Floor Elev. (FFE)(NAVD)	N/C	N/C	N/C
22	Base Flood Elevation (BFE)(NAVD)	N/C	N/C	N/C
23	Landscape Open Space (LOS) (Sq Ft and %)	1,875.0 SF (15%)	3,148.0 SF (25.1%)	2,011.0 SF (16.08%)
24	Perimeter LOS (Sq Ft and %)			
25	Front Yard LOS (Sq Ft and %)		+/-460.0 SF (4.1%)	+/-460.0 SF (4.1%)
26	*** Native Plant Species %	Please refer to TOPB Landscape Legend.		

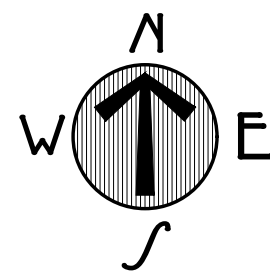
* Indicate each yard area with cardinal direction (N,S,E,W)
** Difference of Fin. Floor Elev. (FFE) and highest Crown of Rd (COR) divided by two. (FFE - COR) / 2 = Max. Fill (Sec. 134-1600)
*** Provide Native plant species info per category as required by Ord. 003-2023 on separate TOPB Landscape Legend

Enter N/A if value is not applicable.
Enter N/C if value is not changing.

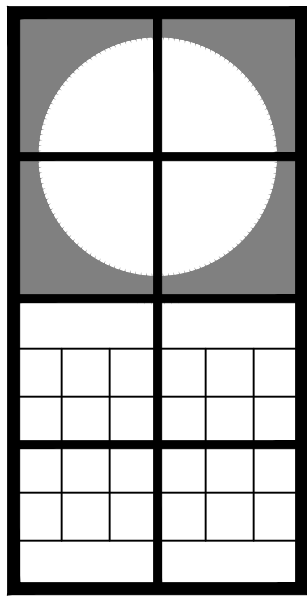
REV BF 20230626

Zoning Legend/Diagram, (Existing Retail Suites 237-243)

Scale: 1/8" = 1'-0"



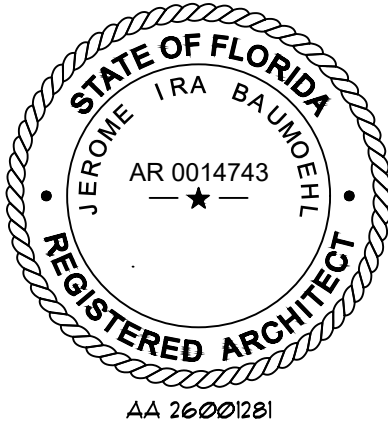
Zone 24-0071 | ARC-24-0118



Jerome Baumoehl Architect, Incorporated

205 Worth Avenue
Suite 317
Palm Beach
Florida 33480
Phone : (561) 689 2000

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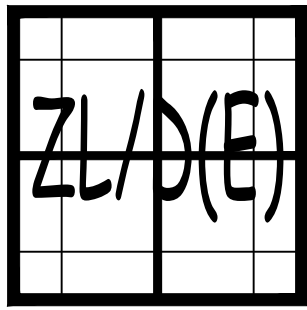


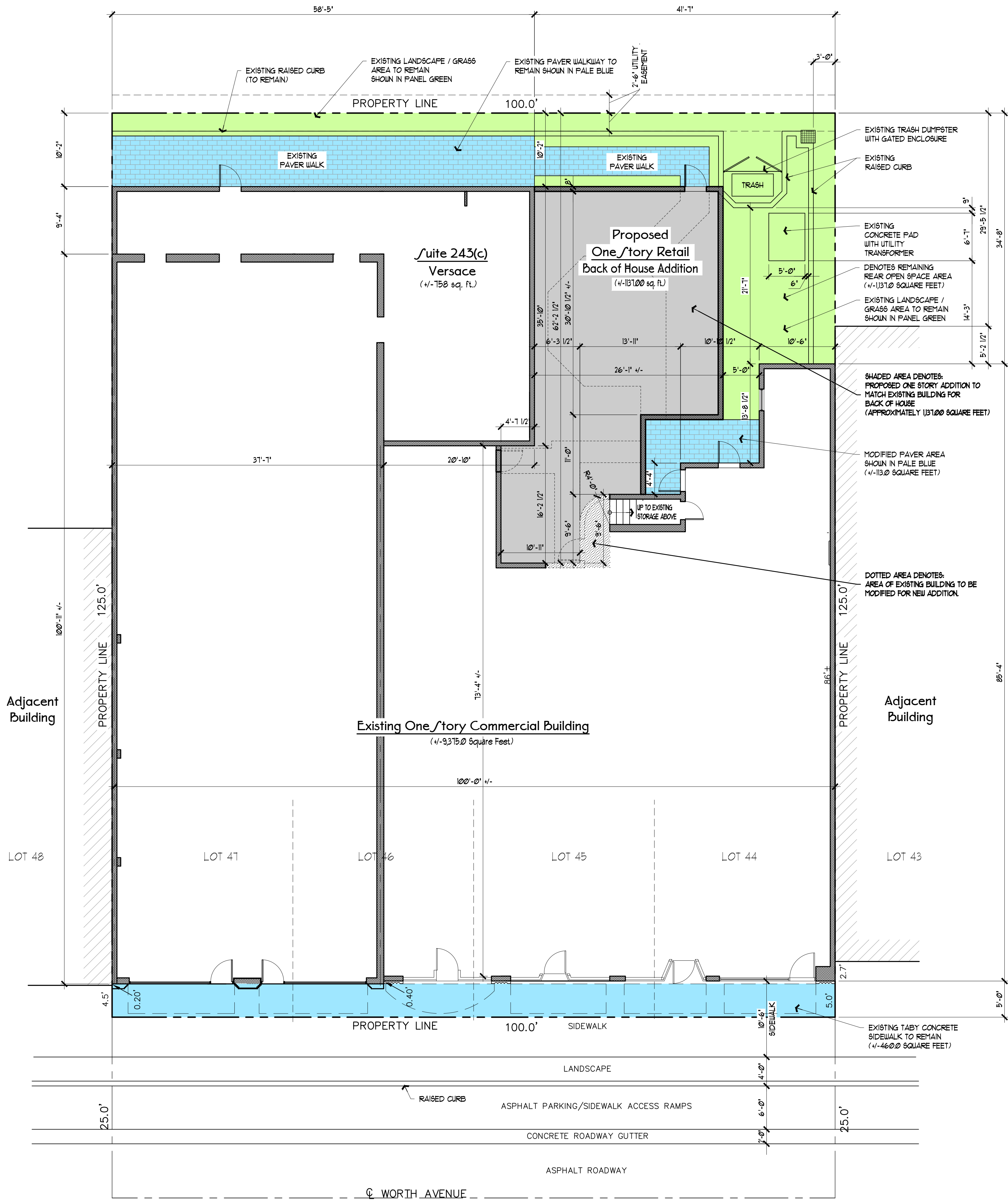
Proposed Rear Building Addition for:

239 Worth Avenue

237 - 243 Worth Avenue
Palm Beach, Florida

24-0071			
11/04/2024	DEVELOPMENT REVIEW SUBMITTAL		
11/14/2024	FIRST SUBMITTAL TOWN COUNCIL / ARCOT		
12/02/2024	SECOND SUBMITTAL TOWN COUNCIL / ARCOT		
01/02/2025	FINAL SUBMITTAL TOWN COUNCIL / ARCOT		
NOV. 04, 2024			





Shade Legend	
	CONCRETE OR PAVERS
	LANDSCAPE / GRASS



Town of Palm Beach
Planning Zoning and Building
360 S County Rd.
Palm Beach, FL 33480
www.townofpalmbeach.com

Zoning Legend				
1	Property Address:	243 Worth Avenue, Suite 239, Palm Beach, FL 33480		
2	Zoning District:	C-WA Worth Avenue District		
3	Lot Area (sq. ft.):	12,501 Square Feet or 0.287 Acre		
4	Lot Width (W) & Depth (D) (ft.):	100'-0" x 125'-0"		
5	Structure Type:	Commercial		
6	FEMA Flood Zone Designation:	Flood Zone AE (EL.6), according to F.I.R.M.		
7	Zero Datum for point of meas. (NAVD)	N/C		
8	Crown of Road (COR) (NAVD)	N/C		
9		REQ'D / PERMITTED	EXISTING	PROPOSED
10	Lot Coverage (Sq Ft and %)	9,375.0 SF (75%)	9,264.0 SF (74.12%)	10,401.0 SF (83.2%)
11	Enclosed Square Footage (1st & 2nd Fl., Basement, Accs, Structure, etc.)			
12	*Front Yard Setback (Ft.)	10'-0"	N/A	N/A
13	*Side Yard Setback (1st Story) (Ft.)	5'-0"	N/A	N/A
14	*Side Yard Setback (2nd Story) (Ft.)	N/A	N/A	N/A
15	*Rear Yard Setback (Ft.)	10'-0"	10'-0"	10'-0"
16	Angle of Vision (Deg.)	N/A	N/A	N/A
17	Building Height (Ft.)	15'-0"	15'-2"	15'-2"
18	Overall Building Height (Ft.)	15'-0"	15'-2"	N/C
19	Cubic Content Ratio (CCR) (R-B ONLY)	N/A	N/A	N/A
20	** Max. Fill Added to Site (Ft.)			
21	Finished Floor Elev. (FFE)(NAVD)	N/C	N/C	N/C
22	Base Flood Elevation (BFE)(NAVD)	N/C	N/C	N/C
23	Landscape Open Space (LOS) (Sq Ft and %)	1,875.0 SF (15%)	3,148.0 SF (25.1%)	2,011.0 SF (16.08%)
24	Perimeter LOS (Sq Ft and %)			
25	Front Yard LOS (Sq Ft and %)		+/-460.0 SF (4.1%)	+/-460.0 SF (4.1%)
26	*** Native Plant Species %	Please refer to TOPB Landscape Legend.		

* Indicate each yard area with cardinal direction (N,S,E,W)
** Difference of Fin. Floor Elev. (FFE) and highest Crown of Rd (COR) divided by two. (FFE - COR) / 2 = Max. Fill (Sec. 134-1600)
*** Provide Native plant species info per category as required by Ord. 003-2023 on separate TOPB Landscape Legend

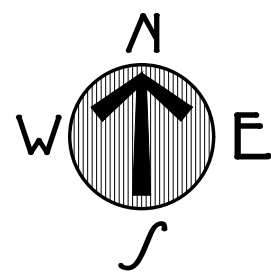
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Enter N/C if value is not changing.

REV BF 20230626

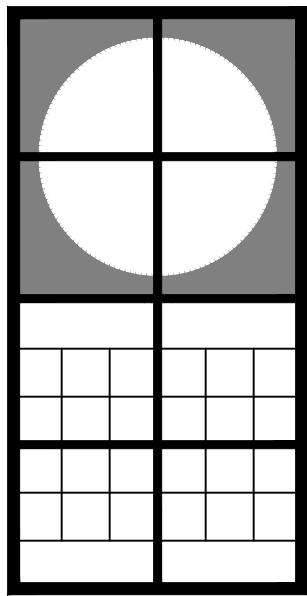
TOTAL LANDSCAPE / GRASS AREA : (REAR)	= 3,148.0 SQUARE FEET
HARDSCAPE AREA : (REAR)	= 625.0 SQUARE FEET
LANDSCAPE / OPEN SPACE	= 2,523.0 SQUARE FEET

Zoning Legend/Diagram, (Proposed Retail Suites 237-243)

Scale: 1/8" = 1'-0"



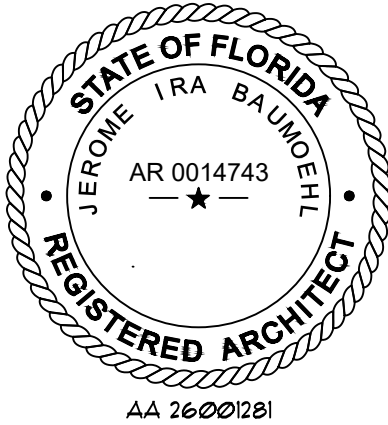
Zone 24-0071 | ARC-24-0118



Jerome Baumoehl Architect, Incorporated

205 Worth Avenue
Suite 317
Palm Beach
Florida 33480
Phone : (561) 689 1000

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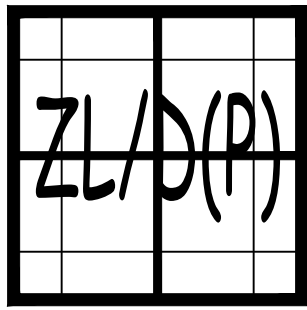


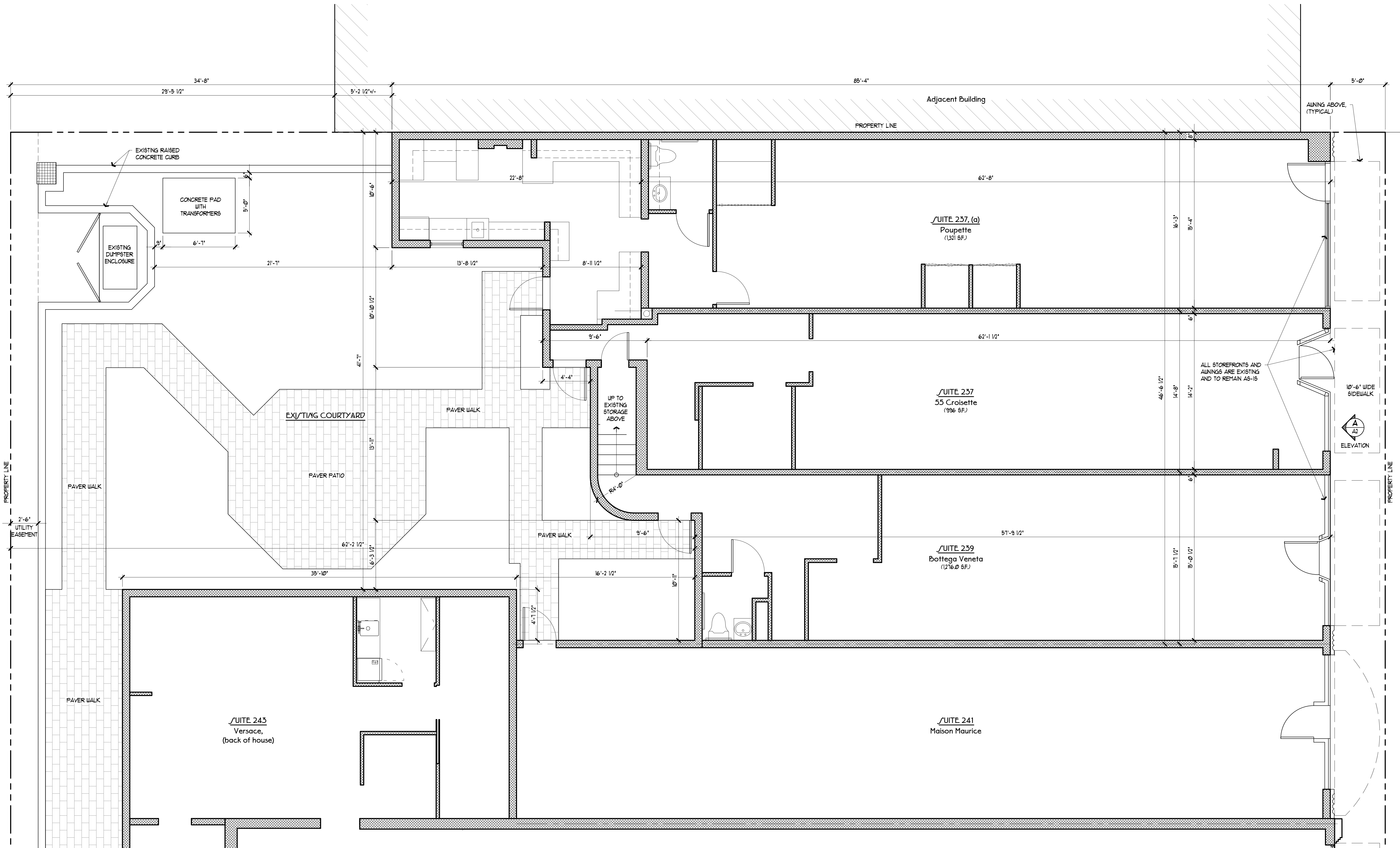
Proposed Rear Building Addition for:

239 Worth Avenue

237 - 243 Worth Avenue
Palm Beach, Florida

24-0071	
DEVELOPMENT REVIEW SUBMITTAL	
FIRST SUBMITTAL TOWN COUNCIL / ARCHIT	
SECOND SUBMITTAL TOWN COUNCIL / ARCHIT	
FINAL SUBMITTAL TOWN COUNCIL / ARCHIT	
NOV. 04, 2024	

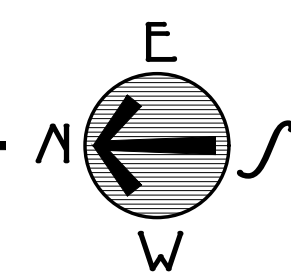




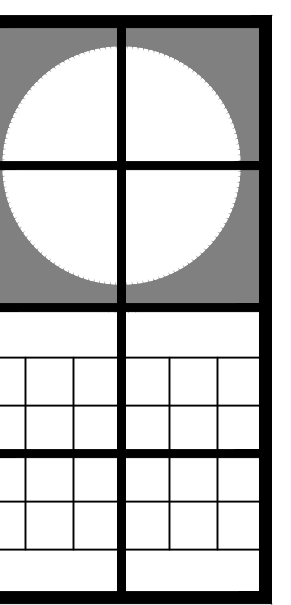
NOTE: FIELD VERIFY ALL DIMENSIONS

Ground Floor Plan, (Existing Retail Suites 237-241)

Scale: 1/4" = 1'-0"



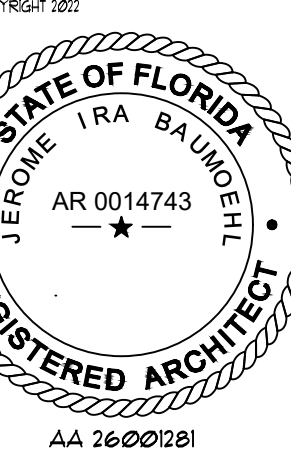
Zone 24-0011 ARC-24-0118



Jerome Baumoehl Architect, Incorporated

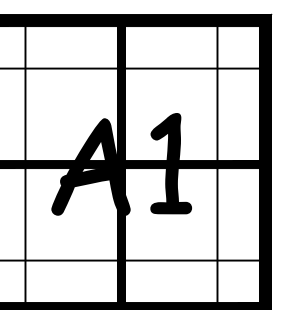
205 Worth Avenue
Suite 311
Palm Beach, Florida 33480
Phone : (561) 689 2000

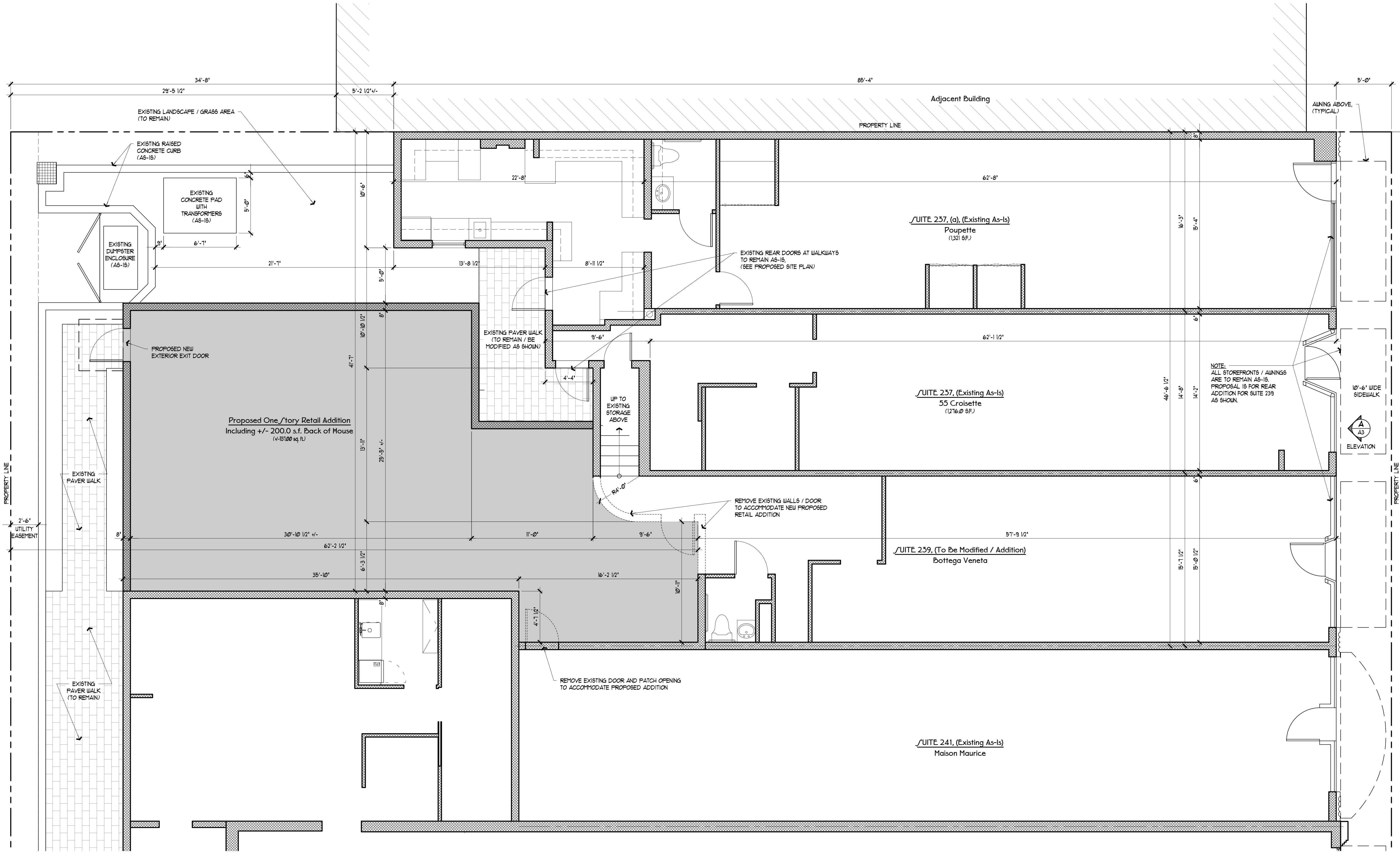
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Proposed Rear Building Addition for:
239 Worth Avenue
237 - 243 Worth Avenue
Palm Beach, Florida

24-0011			
10/04/2024	DEVELOPMENT REVIEW SUBMITTAL	FIRST SUBMITTAL TOIN COUNCIL / ARCHIT	11/04/2024
11/04/2024	FIRST SUBMITTAL TOIN COUNCIL / ARCHIT	SECOND SUBMITTAL TOIN COUNCIL / ARCHIT	12/01/2024
12/01/2024	SECOND SUBMITTAL TOIN COUNCIL / ARCHIT	FINAL SUBMITTAL TOIN COUNCIL / ARCHIT	01/02/2025
NOV. 04, 2024			

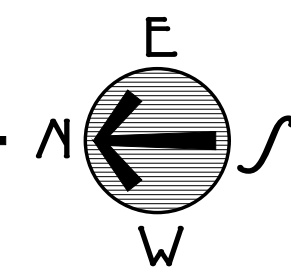




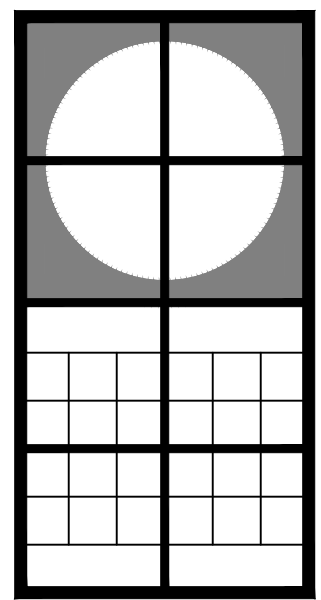
NOTE: FIELD VERIFY ALL DIMENSIONS

Ground Floor Plan, (Proposed Rear Retail Building Addition)

Scale: 1/4" = 1'-0"



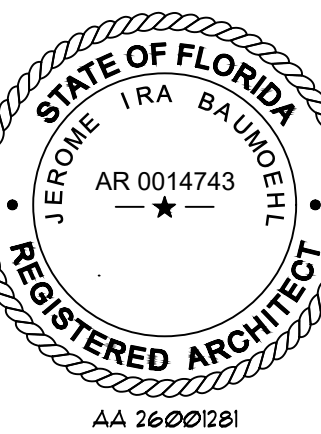
SUITE 239, BOTTEGA VENETA	
EXISTING:	1276.0 SQUARE FEET
PROPOSED ADDITION:	131.0 SQUARE FEET
TOTAL PROPOSED AREA (239): 2,413.0 SQUARE FEET	
Zone 24-0071	ARC-24-0118



Jerome Baumohl Architect, Incorporated

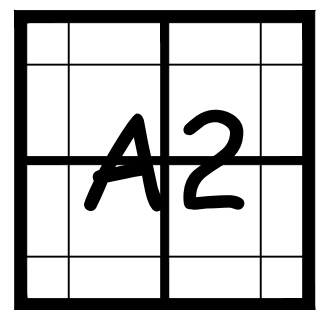
205 Worth Avenue
Suite 311
Palm Beach, Florida 33480
Phone : (561) 689 1000

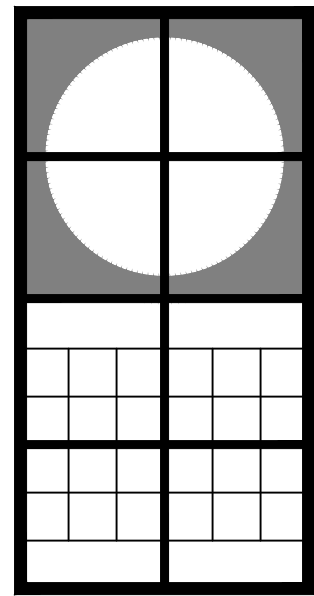
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Proposed Rear Building Addition for:
239 Worth Avenue
237 - 243 Worth Avenue
Palm Beach, Florida

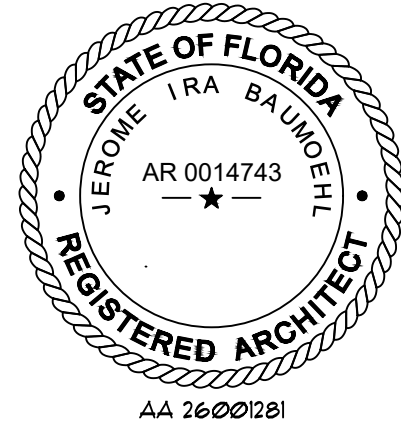
24-0071			
DEVELOPMENT REVIEW SUBMITTAL	FIRST SUBMITTAL TOIN COUNCIL / ARCHIT	SECOND SUBMITTAL TOIN COUNCIL / ARCHIT	FINAL SUBMITTAL TOIN COUNCIL / ARCHIT
11/04/2024	11/14/2024	11/01/2024	09/02/2025
NOV. 04, 2024			





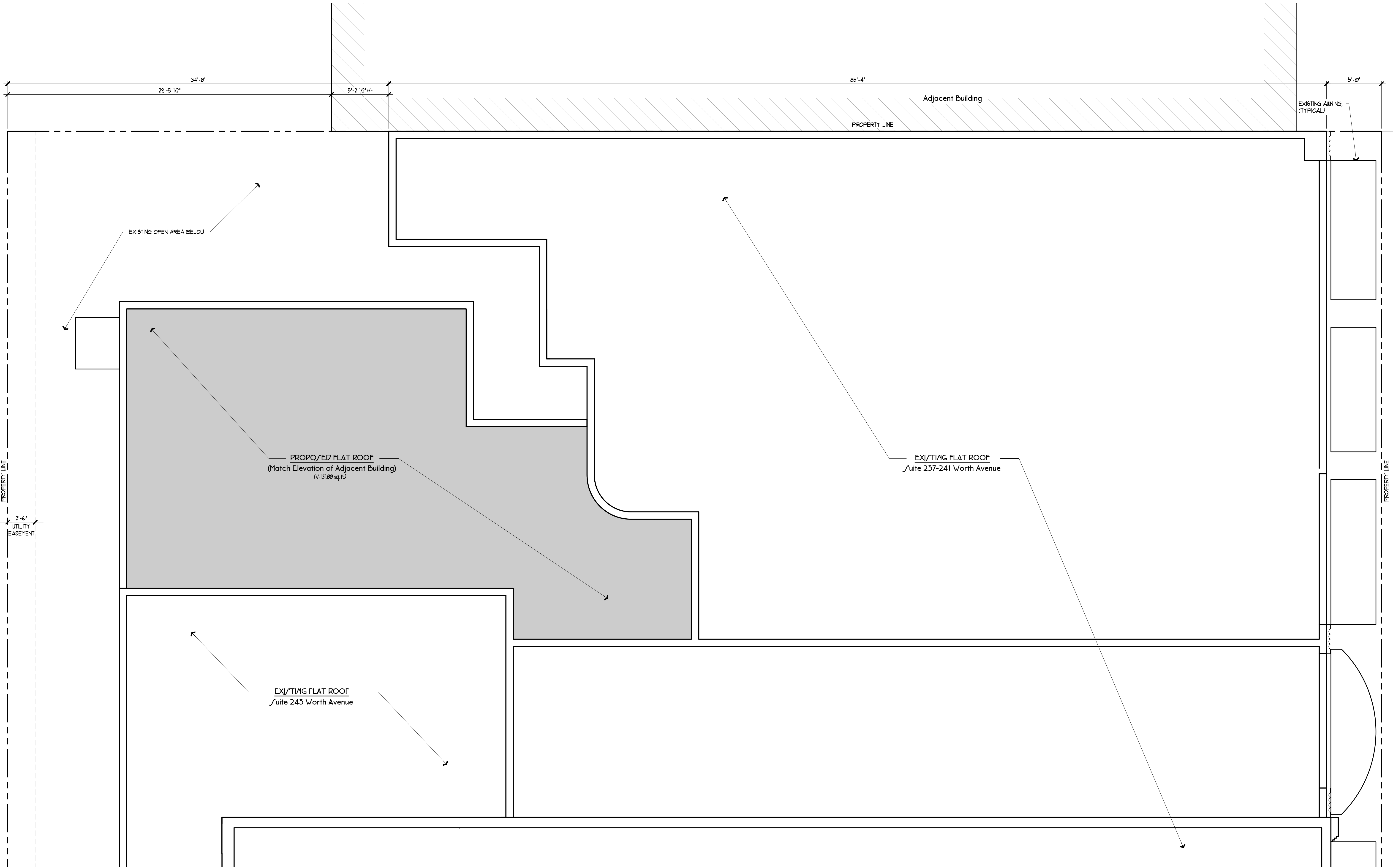
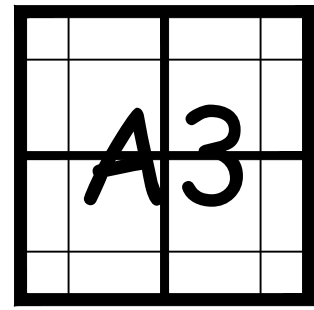
**Jerome
Baumoehl
Architect,
Incorporated**
205 Worth Avenue
Suite 311
Palm Beach
Florida 33480
Phone : (561) 689 2000

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Proposed Rear Building Addition for:
239 Worth Avenue
237 - 243 Worth Avenue
Palm Beach, Florida

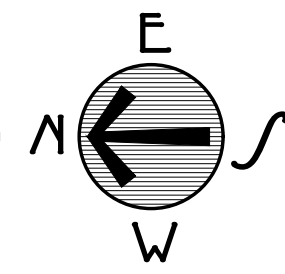
24-00			
11/04/2024	DEVELOPMENT REVIEW SUBMITTAL	FIRST SUBMITTAL TOIN COUNCIL / ARCOT	
11/14/2024		SECOND SUBMITTAL TOIN COUNCIL / ARCOT	
11/01/2024		FINAL SUBMITTAL TOIN COUNCIL / ARCOT	
09/02/2025			
NOV. 04, 2024			



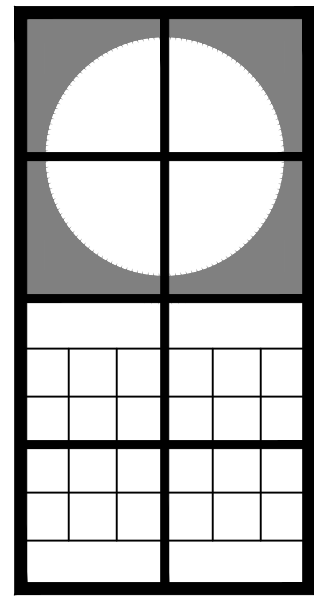
NOTE: FIELD VERIFY ALL DIMENSIONS

Roof Plan, (Proposed Rear Retail Building Addition)

Scale: 1/4" = 1'-0"

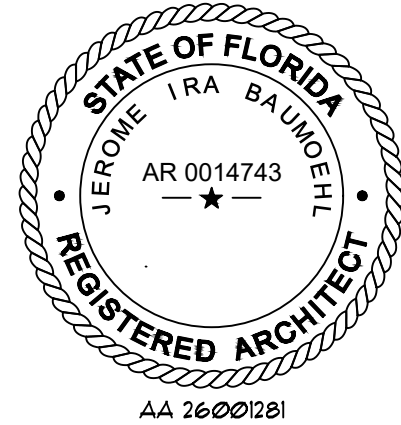


Zone 24-0011 ARC-24-0118



Jerome Baumoechl Architect, Incorporated
205 Worth Avenue
Suite 311
Palm Beach
Florida 33480
Phone : (561) 689 1000

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Proposed Rear Building Addition for:
239 Worth Avenue
237 - 243 Worth Avenue
Palm Beach, Florida

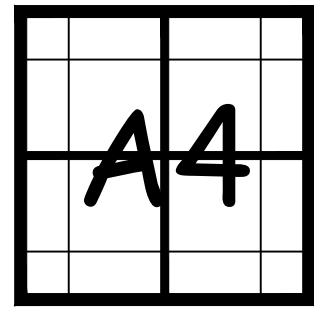


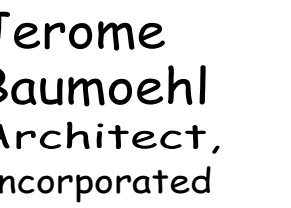
Worth Avenue Building Elevation, (Existing to Remain As-is, No Work Proposed to Worth Avenue Elevation)

Scale: 1/4" = 1'-0"

Zone 24-0011 ARC-24-0118

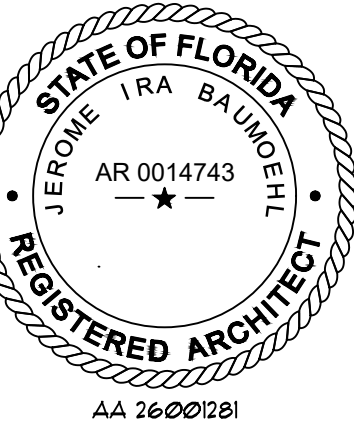
24-00	
11/04/2024	DEVELOPMENT REVIEW SUBMITTAL
11/14/2024	FIRST SUBMITTAL TOWN COUNCIL / ARCHIT
11/07/2024	SECOND SUBMITTAL TOWN COUNCIL / ARCHIT
09/02/2025	FINAL SUBMITTAL TOWN COUNCIL / ARCHIT
NOV. 04, 2024	





205 Worth Avenue
Suite 317
Palm Beach,
Florida 33480
Phone : (561) 689 2000

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 COPYRIGHT 2022



Scale: $1/4" = 1'-0"$



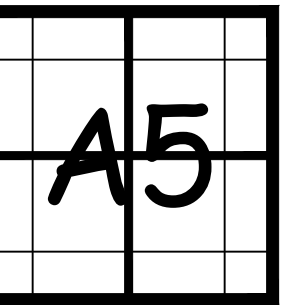
Scale: $1/4" = 1'-0"$

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239 North Avenue

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24-160	
11/04/2024	DEVELOPMENT REVIEW SUBMITTAL
11/14/2024	FIRST SUBMITTAL TOWN COUNCIL / ARCOT
12/07/2024	SECOND SUBMITTAL TOWN COUNCIL / ARCOT
01/03/2025	FINAL SUBMITTAL TOWN COUNCIL / ARCOT
NOV. 04, 2024	



Zone 24-0071	ARC-24-0118
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Rear Building Elevation (looking South from Apollo parking lot)



Rear Building Elevation (looking South)



Rear Building Elevation (looking South, close view)



Rear Building Elevation

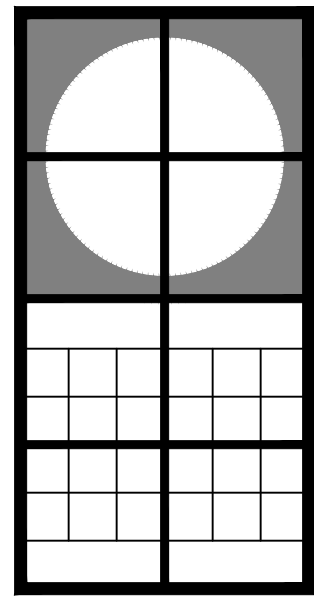


Rear Building Elevation (looking West to 243 Worth Avenue)



Rear Building Elevation (looking North)

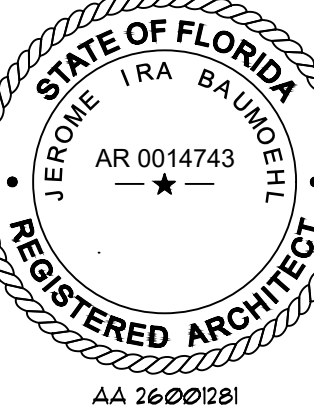
Photographs of Existing Building



Jerome Baumoehl Architect, Incorporated

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Proposed Rear Building Addition for:
239 Worth Avenue
237 - 243 Worth Avenue
Palm Beach, Florida

11/04/2024	DEVELOPMENT REVIEW SUBMITTAL	24-00
11/04/2024	FIRST SUBMITTAL TOIN COUNCIL / ARCOPI	
11/04/2024	SECOND SUBMITTAL TOIN COUNCIL / ARCOPI	
11/04/2024	FINAL SUBMITTAL TOIN COUNCIL / ARCOPI	
NOV. 04, 2024		

