



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 *WRB*
Director PZ&B

SUBJECT: ARC-24-0096 150 WORTH AVE

MEETING: JANUARY 29, 2025, ARCOM

ARC-24-0096 150 WORTH AVE—THE ESPLANADE. The applicant, Wilson 150 Worth LLC, has filed an application requesting Architectural Commission review and approval for updated paving, updated railings, removal of the main central staircase, and the addition of a water feature for the Esplanade.

Applicant: 150 Worth LLC
Architecture/Landscape/Design: Environment Design Group

HISTORY:

The Site Plan (the Esplanade building) was approved in 05/9/78, pursuant to #2-7B. In 1991 the Town of Palm Beach commissioned the planning firm Adley Brisson Engman to develop design guidelines to protect and enhance the Avenue's unique character, i.e. the Worth Avenue Design Guidelines. Modifications to the Worth Avenue Design Guidelines occurred in 1998, to allow, through special allowances, arcades to be built over sidewalks in the C-WA district.

The case was deferred from the November 22, 2024, ARCOM hearing for further refinement of details and information. The case was deferred again from the December 20, 2024, meeting to study a superior coral selection and additional details.

THE PROJECT:

The applicant has submitted revised plans, entitled "The Esplanade 150 Worth Avenue Palm Beach" as prepared by **Environment Design Group**, dated January 8, 2025.

The following scope of work is proposed:

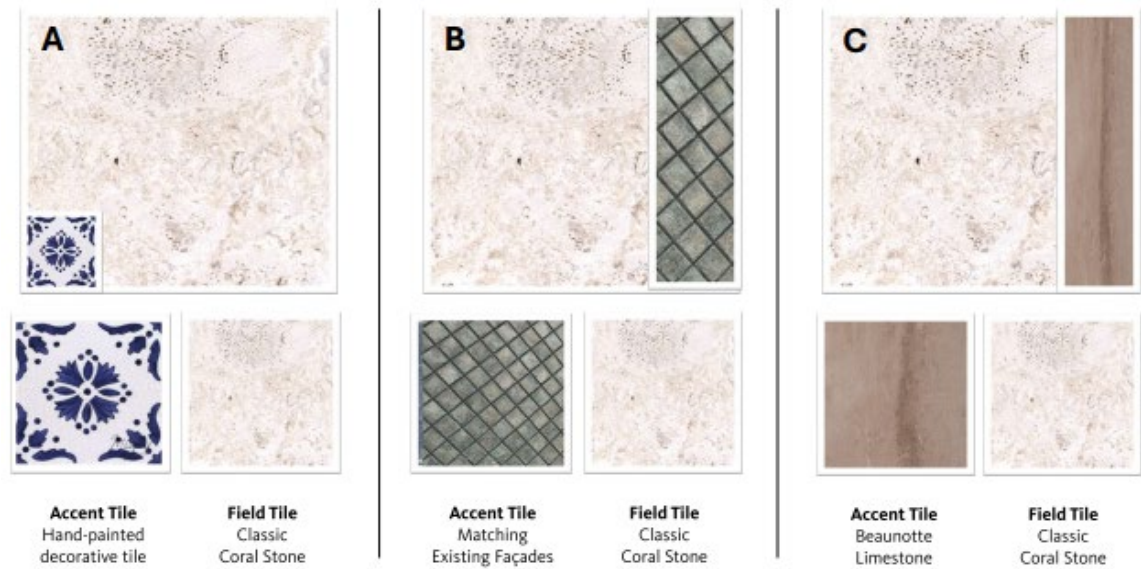
- Replace floor pavers
- New drainage.
- Accent tiles and landscape in pots

Site Data			
Zoning District	C-WA	Future Land Use	COMMERCIAL
Year built	1979 1998 Arcade addition	Architect	Lawrence Group Architects

STAFF ANALYSIS

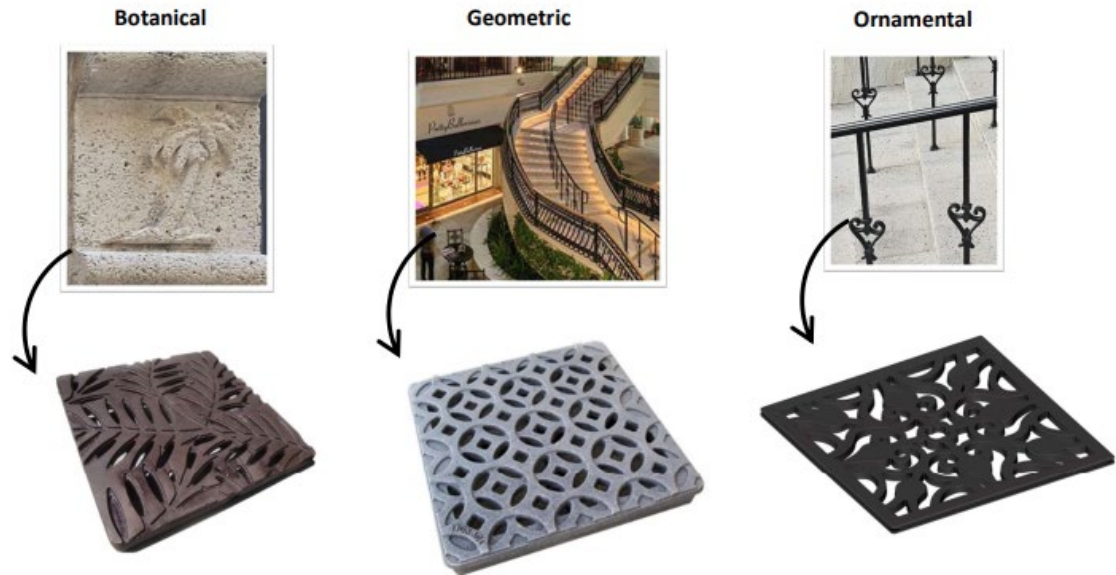
The applicant is proposing to refresh the interior courtyard of the Esplanade shopping area. This includes a change in paver material. The proposed material is coral stone with accent tiles that could be in the Versailles diamond, Calçada Portuguesa or Dijon set of San Filippino tile pattern.

This would include installation of additional drainage areas concealed with drain covers.



2. Decorative Area Drain | Proposed Pattern Options

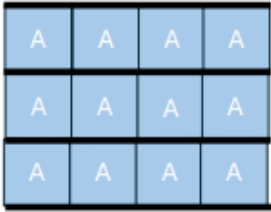
All drains would be constructed of dark oil-rubbed bronze, options below to be reviewed for pattern only



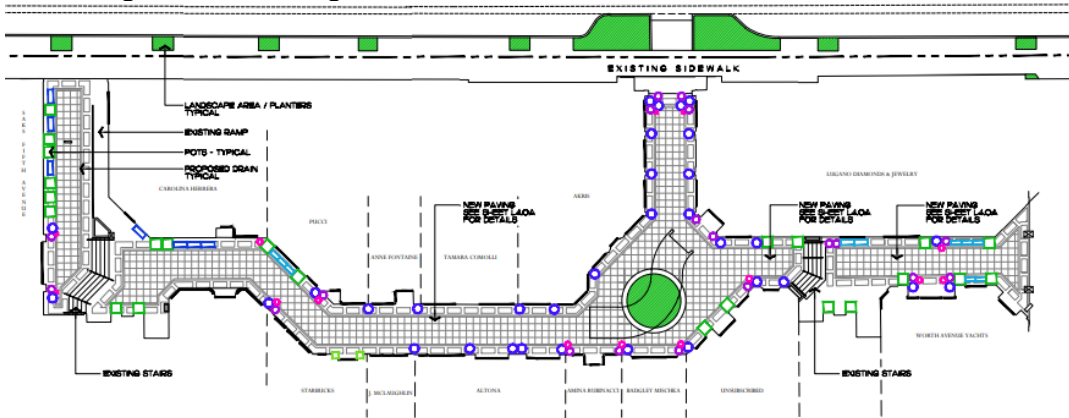
The second most visible change will be tiles on the stair risers. The applicant is bringing forth several options for ARCOM to consider:

1. Decorative Tile | Proposed

1. Custom hand-painted Mizner tiles sized to fit within final step risers
2. Referencing original tile motif with central fleurette and corner detailing
3. Esplanade color palette matching
4. Riser Patterning Options:
 - a. Same tile throughout
 - b. Alternating per riser
 - c. Alternating per tread and riser



Finally, groupings of plants in staggered pot heights will be added throughout the plaza. None impede pedestrian flow. The plant materials include Bamboo Palm, Licuala Palm, Pinwheel Jasmine, Sword Fern, Coontie and Frog Fruit resulting in 35.5% of the shrubs being native and 92.3% of the groundcover being native.



Proposed Site Plan

The elements proposed seem to be consistent with the Worth Avenue Design Guidelines and the architectural elements of the Esplanade at large.

CONCLUSION:

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

- (1) for the overall design of the project in accordance with [Sec. 18-205](#) criteria, subject to any imposed conditions, and