



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-24-0096 150 WORTH AVE

MEETING: FEBRUARY 26, 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 on 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 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. Once more the case was asked to return for the February meeting.

THE PROJECT:

The applicant has submitted revised plans, entitled "The Esplanade 150 Worth Avenue Palm Beach" as prepared by **Environment Design Group**, uploaded February 10, 2025.

The following scope of work is proposed:

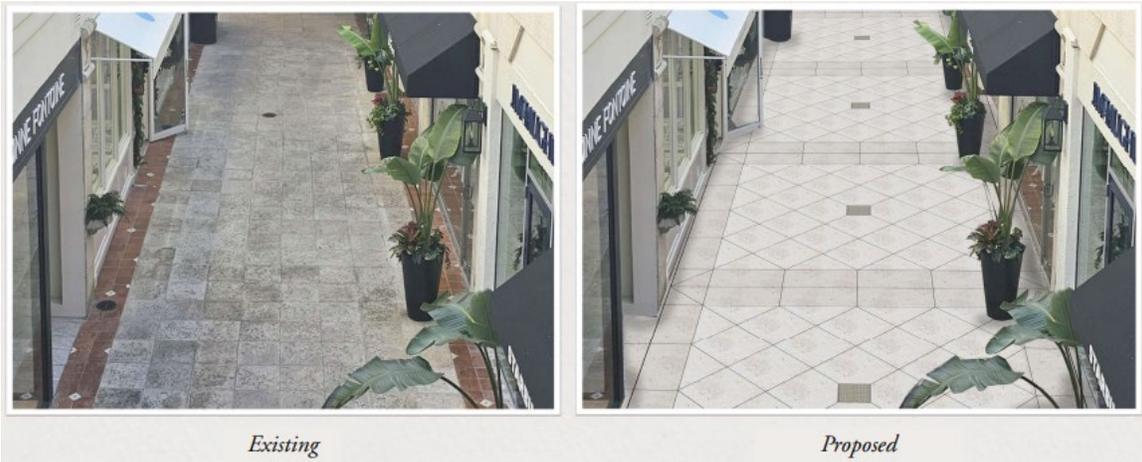
- Replace floor pavers
- New drainage.
- Accent tiles and landscape in pots

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 a Dominican classic coral stone

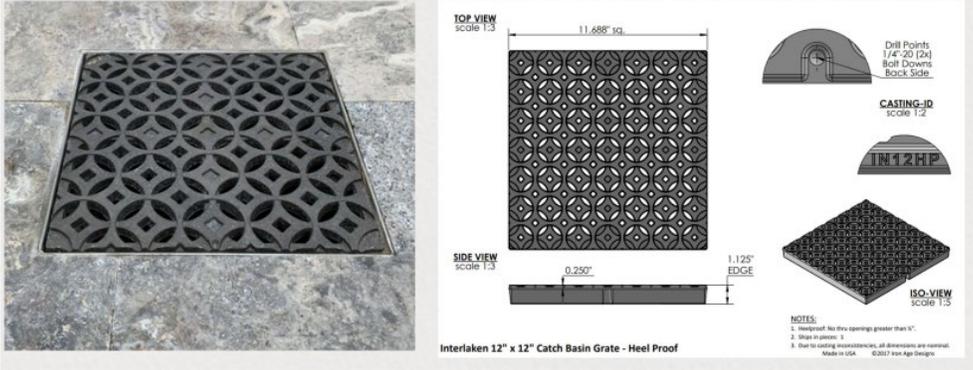
diamond field with a travertine borders.



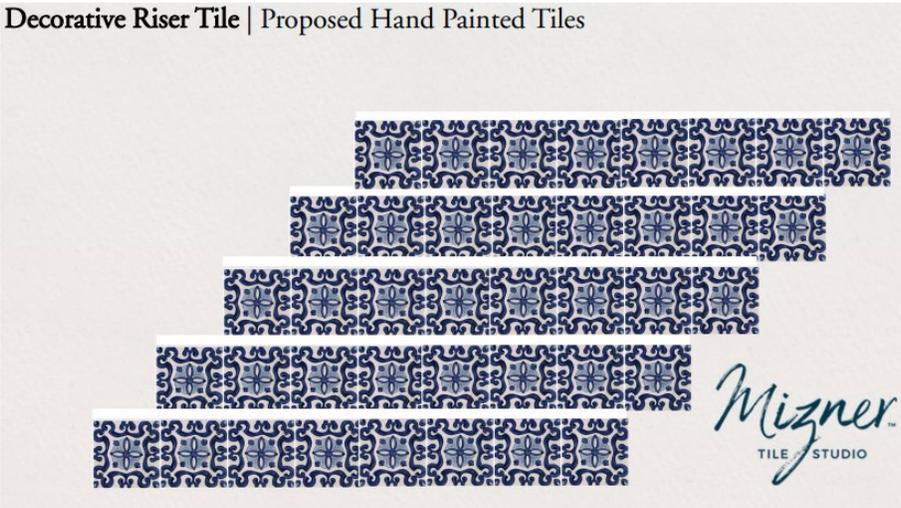
Drainage will be addressed with a 12”x12” grate cover:

Decorative Area Drain | 12” x 12” Interlaken Iron Age Grate Cover

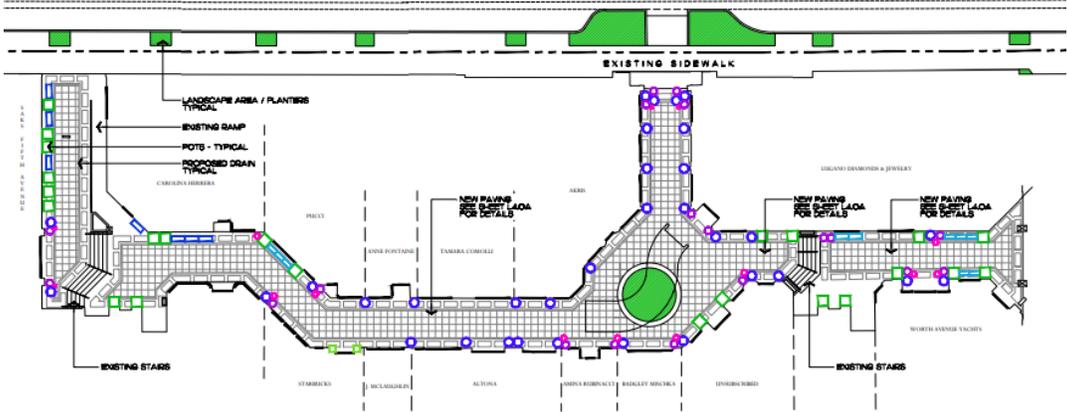
This product is ADA Compliant and has been reviewed by plumbing engineer to meet water flow requirements.



The next most visible change will be tiles on the stair risers proposed as such:



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

WRB: JGM: FHM