

# TOWN OF PALM BEACH

Information for Town Council Meeting on: February 14, 2018

---

To: Mayor and Town Council

Via: Thomas G. Bradford, Town Manager

From: John S. Paul W. Castro, Zoning Administrator

Subject: **Z-17-00056 SPECIAL EXCEPTION WITH SITE PLAN REVIEW AND VARI/**  
**240 WORTH AVE**

Date: January 30, 2018

---

## **STAFF RECOMMENDATION**

Staff recommends that the Town Council require the applicant to meet all conditions and comments as provided for in the Development Review Comments (DRC) Report attached.

## **BACKGROUND**

An application has been received for the following project:

### **REQUEST:**

The applicant, Lilly Pulitzer, is planning to open a retail store on Worth Avenue in a portion (3,952 s.f.) of the previous space occupied by Hermes. A Special Exception with Site Plan Review approval is being requested to modify the storefront facade to include a portico, modify the existing second floor of a retail space in order to remove partition walls; and enclose an exterior stairwell. Also planned is a 106 square foot pergola addition to the courtyard, new paver and a fountain. The following variance is being requested in conjunction with this application: (i) A request for a variance for lot coverage of 72.7 % in lieu of the 72 % existing and 35% maximum allowed in the C-WA Zoning District.

**ADDRESS:** 240 WORTH AVE

**OWNER:** PALM V ASSOC LTD

**OWNER'S REPRESENTATIVE:** KOCHMAN & ZISKA PLC

**PROPERTY CONTROL NO.:** 50-43-43-23-05-018-0050

**ZONING DISTRICT:** C-WA Worth Avenue

**LEGAL DESCRIPTION:** ROYAL PARK ADD LTS 5 TO 16 INC BLK  
18

Staff recommends that the Town Council consider the presentations by the applicant and Staff, as well as the report of the Development Review Committee (attached) and comments from interested parties regarding the application.

Page Two

Attachment

cc: John C. Randolph, Town Attorney  
pf & zf