



TOWN OF PALM BEACH
Planning, Zoning & Building Department
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PLANNING, ZONING, & BUILDING DEPARTMENT
PZ&B Staff Memorandum: Town Council Development Review

TO: Mayor and Town Council

FROM: Wayne Bergman, MCP, LEED-AP
Director PZ&B

SUBJECT: ZON-22-126 225 WORTH AVE

MEETING: August 10, 2022

ZON-22-126 225 WORTH AVENUE – SPECIAL EXCEPTION. The applicant, 225 Worth Avenue Holdings LLC, has filed an application requesting Town Council review and approval for a Special Exception for a permitted use (retail) over 4,000 SF of leasable area (+5,600 SF) in the C-WA zoning district.

Applicant: 225 Worth Avenue Holdings LLC
Professional: Atmosphere Design & Architecture

HISTORY

On May 25, 2022, the Architectural Commission reviewed and approved an application for modifications to the exterior storefront including window glazing and awnings, pursuant to ARC-22-034.

THE PROJECT:

The applicant has submitted plans, entitled "GUCCI", as prepared by **Atmosphere Design & Architecture**, dated June 22, 2022.

The following is the scope of work for the complete demolition to an existing two-story residence:

- Change of occupant in larger retail area.

Site Data			
Zoning District	C-WA	Future Land Use:	COMMERCIAL
Existing Use	+/- 5,879 SF retail	Proposed Use	no change

STAFF ANALYSIS

This application is presented to the Council for review and approval for special exception use for the purpose to obtain the business tax receipt for the Gucci store relocation from 150 Worth Avenue to 225 Worth Avenue. The existing retail shell at 225 Worth Avenue is for 5,879 SF. Sec. 134-1162, requires that the new occupant of the space, the owner or tenant of a property, located within the C-WA district, to receive approval by the Town Council. The space that Gucci will be occupying was a previous retail store (former Brooks Brothers) with the same sales product categories. Gucci has been in operation at a 4,500 SF retail location at 150 Worth Avenue.