

**From:** [Jane Baird](#)  
**To:** [Kelly Churney](#); [Antonette Fabrizi](#)  
**Subject:** 125 Worth Ave  
**Date:** Wednesday, January 11, 2023 12:34:32 PM

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\*\*\*\*\*Note: This email was sent from a source external to the Town of Palm Beach. Links or attachments should not be accessed unless expected from a trusted source. Additionally, all requests for information or changes to Town records should be verified for authenticity.\*\*\*\*\*

Date: January 11, 2023

Mayor & Members of Town Council  
Members of ARCOM  
Town of Palm Beach  
360 South County Road  
Palm Beach, FL 33480

RE: 125 Worth Avenue Revitalization Plans: Zoning/ARCOM Application ARC 23-022 & ZON 23-032

Dear Mayor, Members of Town Council & Members of ARCOM,

It gives me great pleasure to advocate for the revitalization of 125 Worth Avenue. I have viewed the plans that were mailed to me, and I am in favor of this project.

I am a resident of 168 Kings Rd, Palm Beach.. I welcome the improvements on the 125 Worth Ave. building and feel that the project has been thoughtfully planned. I'm impressed by the fact that the architectural style will blend in with Avenue's iconic buildings. Initially I was concerned that the disruption in the neighborhood would be a negative, but I watched closely when this Group, the Frisbies, built on South Ocean Boulevard, and I noted that they work with minimal disruption.

This project will add value to all the surrounding properties, and I'm delighted to give my support and trust that you will sanction this project without any hesitation. Please forward this to the Mayor, Members of Town Council and Members of ARCOM. Thank you for your attention to this matter.

Respectfully,

Jane B Baird

Sent from my iPad

February 13, 2023

Mayor & Members of Town Council  
Members of ARCOM  
Town of Palm Beach  
360 South County Road  
Palm Beach, FL 33480

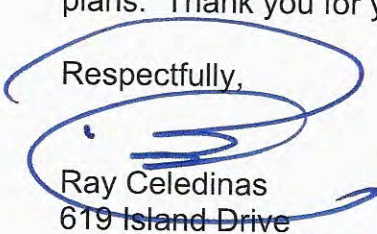
**RE: 125 WORTH AVENUE REVITALIZATION PLANS: ZONING/ARCOM  
APPLICATION ARC 23-022 & ZON 23-032**

Mayor & Members of Town Council and Members of ARCOM:

I hope this letter finds you well. My name is Ray Celedinas and I am a Palm Beach resident located at 619 Island Drive and a business owner of Celedinas Insurance Group, located at 140 Royal Palm Way in Palm Beach, Florida. Following my review of the Frisbie Group's 125 Worth Avenue plans, I believe that the plans meet the standards of the Town of Palm Beach's Comprehensive Plan, Land Use Regulations, and the Worth Avenue Design Guidelines.

All in all, investment undertaken on the Avenue should be compatible with its neighbors and the Avenue's historic fabric, enhance the Avenue's quality and character, and encourage the continued attraction of a mixture of shops, residences, and other uses meeting the Town's desires. Frisbie Group's plans for 125 Worth Avenue achieve these principles and much more! I strongly encourage you to fully support these plans. Thank you for your time in this matter.

Respectfully,



Ray Celedinas  
619 Island Drive  
140 Royal Palm Way

**From:** [Kelly Churney](#)  
**To:** [Wayne Bergman](#); [James Murphy](#); [Sarah Pardue](#); [Jordan Hodges](#)  
**Cc:** [Antonette Fabrizi](#); [Emily Lyn](#)  
**Subject:** FW: 125 Worth Avenue  
**Date:** Tuesday, February 21, 2023 9:17:14 AM  
**Attachments:** [Exhibit B. Worth Avenue Design Guidelines.pdf](#)  
[Sec. 134.1165. Special exception to height regulations special exception structures.docx](#)  
[DIVISION 9. C WA WORTH AVENUE DISTRICT.docx](#)  
[Worth Avenue Design Guidelines 1991-01-03 MINUTES Special Town Council.pdf](#)

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Good morning Commissioners,

Please see the email below and attachments from Carol LeCates regarding the upcoming project at 125 Worth Avenue.

Thank you,

*Kelly Churney*  
Deputy Town Clerk

**Town of Palm Beach**  
360 S. County Rd.  
Palm Beach, FL 33480  
561-838-5416  
[www.townofpalmbeach.com](http://www.townofpalmbeach.com)

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**From:** Carol LeCates <clecates@comcast.net>  
**Sent:** Tuesday, February 21, 2023 9:13 AM  
**To:** Kelly Churney <KChurney@TownofPalmBeach.com>  
**Subject:** 125 Worth Avenue

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Dear Kelly,

Would you kindly forward this e-mail, with attachments, to the members of ARCOM, for tomorrow's meeting?

Thank you.

Dear Commissioners,

The re-submission of this application brings with it the obligation to view the project changes for adherence to the Worth Avenue Design Guidelines. (See the Guidelines, attached. Goals are on pages 6-7 and the East End Special Allowances begin on p.

60.) For the benefit of those commissioners who may not be clear on the relevance of the Guidelines, also attached are pertinent excerpts from the town code that explain their applicability and ARCOM's role in using them.

The Worth Ave. Design Guidelines were created in the 1990's with the goal of preserving and encouraging the rich traditional architecture and landscape design of the street. They are incorporated into the Code of Ordinances by reference and therefore are law. They come into play when *certain special exceptions* are sought by a Worth Ave. property owner. While they should serve as a general guide to what is desirable on the Avenue, they are mandatory in the case of these special exceptions and ARCOM "must make an affirmative finding that the special exception is meritorious to the town because of its general appearance and its adherence to the Worth Avenue Design Guidelines." See Sec.134-233, attached. See also Sec. 134-1156 and Sec. 134-1165, attached, for the C-WA district requirements.

The code cross-references the use of the Guidelines in the sections mentioned above. It is clear that both town council and ARCOM must approve the listed special exceptions for compliance with the Guidelines. (For extra background, see the attached council meeting minutes from Jan. 1991. These also make it clear that a 4th story was not even conceivable. A third story is only possible as a special allowance.)

Having been built prior to creation of the Guidelines, the 125 Worth Ave. non-conformities are not surprising. What is astounding is the intent to greatly increase all of the non-conformities, especially over-all mass, as though the code and Guidelines were non-existent. This application requests two special exceptions that require adherence to the Guidelines, and while the design of the street elevation is much improved and has some stylistic details that comply with the guidelines, the structure still fails to meet most of the code and Guidelines' major goals and the specific requirements for special allowances in the district. In many cases it does the exact opposite:

- it increases floor area, lot coverage, height and intensity
- it reduces parking, open space, and sidewalk width
- it creates no arcades, vias, courtyards, or linkages to invite pedestrians and eliminates recesses
- its towers violate the size, setback, and use limitations
- it adds no residences
- it adds no pedestrian retail entrances that face the street
- the Mediterranean style is not consistent across elevations

In general, the applicant presumes that an attractive facade can be traded for compliance with the zoning code. (The east and west additions, in particular, could



easily have been replaced with inviting landscaped spaces.)

Restraint of scale is a hallmark of Palm Beach zoning and, indeed, of Worth Avenue. Developers will always attempt audacious circumvention of the code and staff does not always interpret correctly. Approval of an over-scale structure and 4th story would open the door to over-development on the Avenue and elsewhere in town. ARCOM's very role is to ensure that the critical goals of reduced scale and increased open space on the Avenue are achieved in redevelopment. If ARCOM does not uphold these principles, who will?

Respectfully,

Carol LeCates

212 Seabreeze Ave.  
(973) 650-3922

## EXHIBIT B

**ADLEY  
BRISSON  
ENGMAN**  
PLANNERS &  
ECONOMISTS  
INCORPORATED

**WORTH AVENUE DESIGN GUIDELINES**

**Town of Palm Beach, Florida**

**May, 1991**

**Revised February, 1998**

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## **I. PURPOSE AND INTENT**

These guidelines have been prepared to provide for the protection and enhancement of the quality and character of Worth Avenue. They are intended for use by the general public and reviewing bodies in evaluating new construction as well as alterations, renovations or other changes to existing structures along Worth Avenue.

They are intended to encourage the maintenance and restoration of the architectural heritage of Worth Avenue and to encourage the creative use of modern variants of the Mediterranean-Revival, Neo-Classical and other compatible architectural styles. They are further intended to promote the use of "Mizner-style" Mediterranean-type pedestrian characteristics such as arcades, shopping vias, courtyards and patios, fountains and sculpture, extensive landscaping, multi-level development, hidden staircases, and especially the provision for upper-story residences. Use of these styles and characteristics in the construction of new buildings, and in the renovation of, or addition to, existing buildings will enhance the image of the Avenue by providing a visual linkage between contemporary development and the Avenue's unique historical appearance.

The role of the Avenue as an architectural statement expressing Palm Beach's image is an important one. But, underlying its charm and visual appeal is the role of Worth Avenue as a viable, prestigious, retail marketplace. These Guidelines are intended to enhance the Avenue's potential to attract the small, quaint, interesting shops that have given it much of its variety, charm, and market appeal to the echelon of quality clients it has served for over sixty years.

## II. INTRODUCTION TO WORTH AVENUE

**The Beginning Years.** Addison Mizner and Paris Singer arrived in the Town of Palm Beach on January 8, 1918. Their coming marked the beginning of a significant period of architectural heritage for both the Town and Worth Avenue.

The Avenue started with the Everglades Club (originally built as the Touchstone Convalescence Hospital) in 1918, a thoroughly Spanish structure with a touch of Mexican Mission modeled after a nunnery. A tower-topped chapel was an integral element, along with shaded cloisters, an orange court, and a brilliant display of tiles set by Mizner. Mizner also supervised construction of a building east of the Everglades Club with shops on the ground floor and apartments (called maisonettes) above.

Until 1923, with the exception of the Everglades Club and its shops to the east, Worth Avenue remained largely residential. During the summer of 1923, Mizner completed his design studios and the headquarters for Mizner Industries, a three-story office building on Worth Avenue opposite the Club. The first floor, with a street-front arcade, contained display space for Mizner's pottery and antiques businesses. Mizner's private office and studio, and offices for his business staff, were on the second floor, while a large studio for the architects and draftsmen, and a small apartment, made up the third floor. This building, the first in the Via Mizner complex, signaled the changing character of Worth Avenue from a lazy residential atmosphere to an elegant shopping promenade.

**The Shopping Vias.** During the summer of 1924, Mizner began the Via Mizner shopping complex and Villa Mizner just to the west of his newly completed office building. In explaining his concept for the new building and passageways, Mizner stated

*"that Spanish castles contained numerous small cellar rooms to house the household army. With the advent of more civilized times the armies were dismissed and commercially-minded people converted the cellar-like rooms into small shops. They usually faced on small winding streets and were entirely open to the people who traversed the narrow pathways."*<sup>1</sup>

From its Worth Avenue entrance between the new villa and the office building, an irregular pedestrian street wound its way to Peruvian Avenue, creating the Via Mizner. A covered walkway on the second floor connected Mizner's house and office and formed the entrance to the shops. The small scale of the via with its many twists and turns allowed the shopper and resident the feel of a small Spanish village. The ground level of the Via was filled with a variety of shops and commercial enterprises, tucked here and there amidst masses of stucco and elaborate stonework, and opening onto a paved courtyard featuring a tiled fountain, potted plants, blooming vines and well-managed greenery.

The five-story villa contained shops on the first floor, living room, dining room, and kitchen on the second, a studio-library on the top floor, and bedrooms on the floors in-between. To compensate for the loss of the villa's garden, Mizner designed terraces opening off the rooms on the second floor.

The following summer, a similar shopping arcade, the Via Parigi, was constructed immediately to the west of Via Mizner. Construction of the two vias hurried the process of converting Worth Avenue into one of the world's most fashionable shopping boulevards. In the next few years various businesses built new stores and converted existing houses to commercial purposes.

**Mizner's Architectural Style.** For both his residential and commercial structures, Mizner used flat facades with textured stucco walls painted in pastel colors to soften the glare from the tropical sun, reddish barrel-shaped tiles for his roofs, and individual and grouping of windows to let in the sunshine and air. He limited exterior decoration and detailing to an occasional ornate cast-stone window or door surround, a grand entrance, a series of columns separating groups of windows, an arcade, loggia or projecting balcony, or an exterior staircase. He utilized towers, varied roofline levels on even the smallest structures, and tiled chimney caps to provide visual interest, achieve a strongly articulated roofline, and to give his buildings a picturesque quality. The interior stone walls, beamed and paneled ceilings, tiled floors, vaulted stairhalls, and the loggia became trademarks of Mizner design.

By 1925, Mizner's influence could be seen in almost every structure built on the Avenue. Mizner enjoyed a successful practice, his office turning out dozens of residential and commercial Mediterranean-Revival structures before 1930. His design philosophy revolved around the following:

*[making a ] "building look traditional and as though it had fought its way from a small unimportant structure to a great rambling...[structure]...that took centuries of different needs and ups and downs of wealth to accomplish. I sometimes start...with a Romanesque corner, pretend that it has fallen into disrepair and been added to in the Gothic spirit, when suddenly the great wealth of the New World has poured in and the owner has added a very rich Renaissance addition."*

Equally as important as his architectural practice and his design philosophy was his manufacturing plant, Mizner Industries. There Mizner created cast and carved stone details, roof and floor tiles, wrought-iron items, and other ornament for his buildings and for those of the other local architects.

Whether designed by Mizner or other architects, stucco walls, red-tile roofs, and Mediterranean architectural ornamentation had, by then, become the theme for Worth Avenue. The other local architects who also mastered the Mediterranean-Revival style included Clark Lawrence, John Volk, Marion Sims Wyeth, and Maurice Fatio.

**The Avenue's Middle Years.** After the land bust and the Stock Market Crash of 1928, more restrained types of architecture such as Neo-Classical, Art Deco, Art Moderne, International, and post-modern styles were used in developing the middle block of the Avenue. Worth Avenue joined early twentieth century America in welcoming the automobile and its passengers to the convenience of its unified assemblage of one and two-story buildings and storefronts.

Examples of Neo-Classical, Art Deco and Art Moderne architectural styles reflected a new simplicity on the Avenue. They featured symmetrical facades, flat roofs concealed by a raised parapet, groupings of rectangular windows on second stories, and recessed storefront entries and expansive merchandise display windows on the ground floor to attract customers from passing automotive traffic.

Some of the pedestrian and residential atmosphere of the historic western block was provided by passageways to interior courtyards, featuring fountains, sculpture and extensive landscaping, and overlooked by residential apartments. Unfortunately few of these courtyards and passageways interconnect. The pedestrian shopping atmosphere was enhanced by the many awning-shaded display windows, the cocoanut palms lining the Avenue, shaded benches, and the one-story, street-front character of this portion of Worth Avenue.

The Avenue's Later Years. Recent additions to some structures, especially on the north side of the Avenue, have included via-like shopping areas extending through to Peruvian Avenue. Some Mediterranean style structures were constructed intermittently along this portion of the Avenue and a new Mediterranean/Neo-Classical type structure at the corner of South County Road appears very compatible with the rest of the Avenue. This unified one-story building with its red tile roof, unified storefronts and signage, awning-shaded display windows, and multiple entries provides a good example of an updated variant on original architectural styles. And, it does so without resorting to blatant imitation, unusual building types and details, loud colors, crass materials, overpowering signs or other incompatible design techniques.

Much of the later development, while perhaps creating beauty and harmony in its own right, did little to enhance the beauty and harmony of the Avenue in its entirety. The New Orleans style Frances Brewster Building, although a beautiful building, is not architecturally compatible with the predominate styles on Worth Avenue; and, the International style Armour Building seems wholly out of place. In addition, many of the individual store fronts have been remodeled on a piecemeal basis in order to reflect a material elegance, a chain-store image, or merely to "stand out" from the crowd. Over the years the combined effect of these isolated changes has resulted in visual clutter.

The block of Worth Avenue east of South County Road contains more recently constructed buildings dominated by the two-story Esplanade shopping mall and a three-story professional office building across the Avenue. Beyond a poorly designed facade and awning treatment on the Esplanade intended to give the appearance of individual structures, and an arcaded terrace and blind arcade window treatment on the office building, there has been little attempt to integrate this block into the character of the older developed blocks to the west. Both buildings are large and massive, have only single entrances on Worth Avenue, and present little pedestrian appeal.

**Architectural Review.** Beginning in 1931, building designs on the Avenue were subject to review by an Arts Review Council to ensure the continued beauty and harmony of Palm Beach. This Council was the precursor to today's Architectural Commission and Landmarks Preservation Commission.

All buildings in the Town are now under the jurisdiction of either the Architectural Commission, which reviews all development other than designated Historic Landmarks, or the Landmarks Preservation Commission, which specifically reviews restoration, rehabilitation, additions or changes to designated Historic Landmarks of the Town of Palm Beach. The Architectural Commission is composed of a panel of residents, some of whom are licenced architects. The Landmarks Preservation Commission is also composed of a panel of residents, some of whom are architects, but also includes historians and architectural biographers.

All work undertaken on the Avenue should:

1. Be compatible with its neighbors and the Avenue's historic fabric;
2. Enhance the Avenue's quality and character;
3. Encourage the continued attraction of a mixture of shops, residences and other uses meeting the Town's desires.

### **III. WORTH AVENUE URBAN DESIGN GOALS**

**A. PROTECT AND ENHANCE THE AVENUE'S MARKET APPEAL FOR THE BENEFIT OF THE RESIDENTS OF THE TOWN.**

The Avenue's role as an architectural statement expressing the Town's image is an important one. Maintenance and enhancement of Worth Avenue's historical character and atmosphere provides inducement for the quality uses preferred in the Town and for which the Avenue has been so attractive in the past. The Avenue's charm and visual appeal is critical to its role as a viable, prestigious, retail marketplace. These Guidelines provide the framework for protecting and enhancing that image.

**B. PROTECT THE UNIQUE CHARACTER OF THE OLDER AREAS OF WORTH AVENUE AND PROMOTE CONTINUITY AND ENHANCEMENT IN NEWER AREAS.**

The western portion of the Avenue provides an important link to the Town's history. New projects, rehabilitations and remodeling on the Avenue should respect existing development scale and architecture, carefully reinforcing, strengthening and enhancing its present character.

**C. STRENGTHEN PEDESTRIAN CHARACTER AND CREATE NEW VIAS AND OTHER PEDESTRIAN LINKAGES.**

The Avenue's pedestrian character distinguishes it from other places in the Town and County. It is an important part of the Town's valued heritage. All new projects, rehabilitation and remodeling on the Avenue should emphasize and extend this pedestrian, village-like character. An expanded network of vias and other pedestrian linkages between uses on the Avenue and between the Avenue and other nearby commercial districts should be encouraged, making it possible for enjoyable walks through a wider area.

**D. MAINTAIN AND CONTINUE TO CREATE A DIVERSE MIX OF ACTIVITIES.**

Worth Avenue can absorb growth and prosper if it maintains its pedestrian character and scale. It should continue to attract quality residential, office, restaurant and other activities to complement its present specialty shopping reputation.

**E. MAINTAIN HIGH EXPECTATIONS FOR THE QUALITY OF ARCHITECTURE ALONG WORTH AVENUE.**

The Avenue's buildings should be influenced by the area climate, character of the landscape, and a concern for human size and scale. These Design Guidelines define principles for reducing apparent bulk and size by treating building forms as compositions of smaller parts. Architectural traditions such as protection from the sun and glare, strong shade and shadow patterns, massive character of walls, simplicity of materials and colors, interesting visual elements, continuity of space from indoors to outdoors and frequent use of vias and courtyards need to be stressed.

**F. STRENGTHEN THE AVENUE'S DISTINCTIVE LANDSCAPE CHARACTER.**

Development should continue to reinforce the Avenue's pedestrian oriented character by the use of vias and arcades, awnings, display windows, open and enclosed stairways, planting areas, potted plants, street furniture, decorative paving and tiles, fountains, wrought-iron detailing and ornamental lighting, providing an abundance of shade, color, varied textures and forms.

**G. CONTINUE AND EXPAND THE TRADITION OF THE AVENUE'S ARCADED WALKWAYS.**

Covered walkways are a key part of the older portion of the Avenue's architectural heritage. The arcades unify diverse building fronts, providing shaded protection from the sun, and further serve as a consistent architectural element of pedestrian scale.

**H. STRENGTHEN THE PROVISION OF CONSISTENT AND COMPATIBLE STREET SPACES.**

Site planning of individual projects should give priority to establishing complementary and supportive relationships with neighboring properties.



## **IV. ARCHITECTURAL STYLES**

### **MEDITERRANEAN-REVIVAL**

Mediterranean-Revival is the most popular type of architecture in the Town of Palm Beach. The term "Mediterranean," as used in this document allows for a broad interpretation of style and acknowledges the legacy of a design which freely adapts Spanish, Spanish Renaissance, Spanish-Italian, Latin American, Moorish, Romanesque, Venetian, Venetian-Gothic, Gothic, and Renaissance architectural precedents.

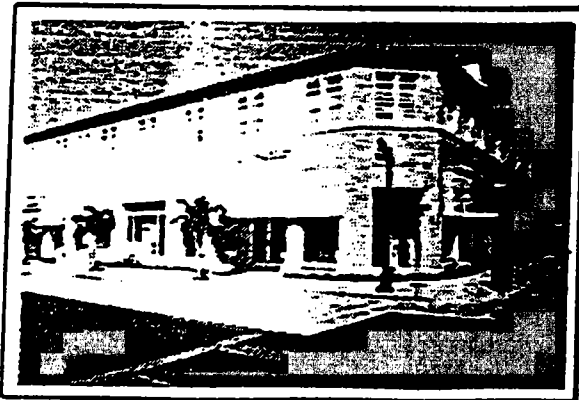
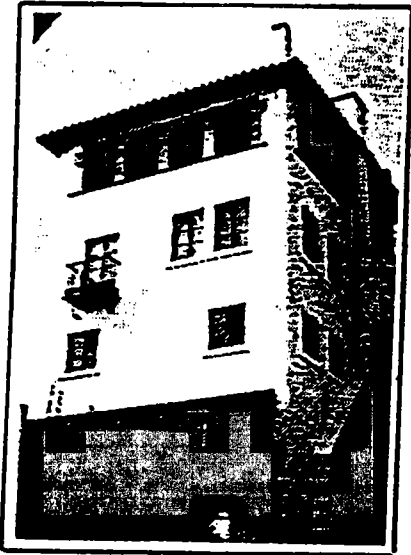
In Palm Beach, it is the norm to find structures that have a mixture of styles, sensitively combined, creating as outstanding a landmark as a stylistically pure structure. In addition, these structures have been altered over time, but fortunately with an aesthetic blend of new and old elements.

There are certain characteristics and elements associated with Mediterranean-Revival design which have general application. These include:

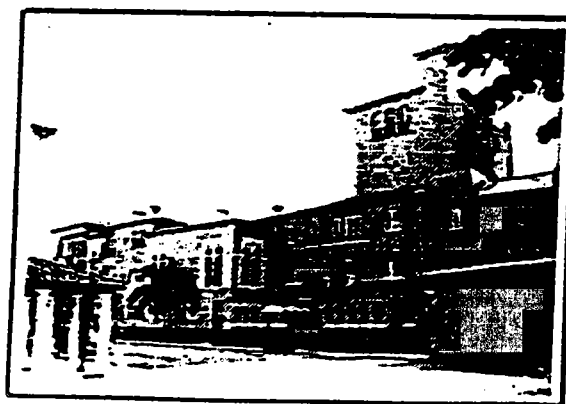
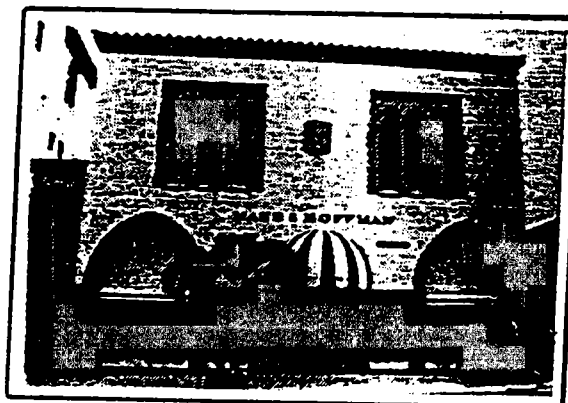
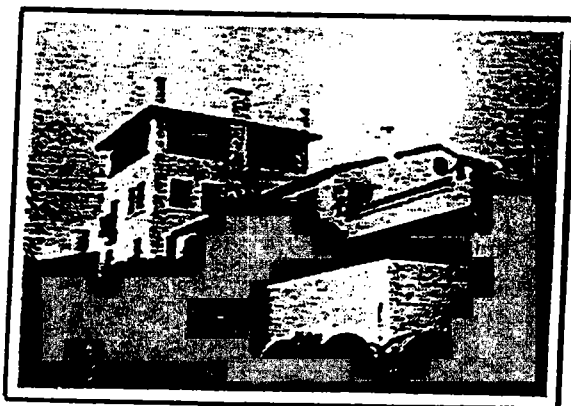
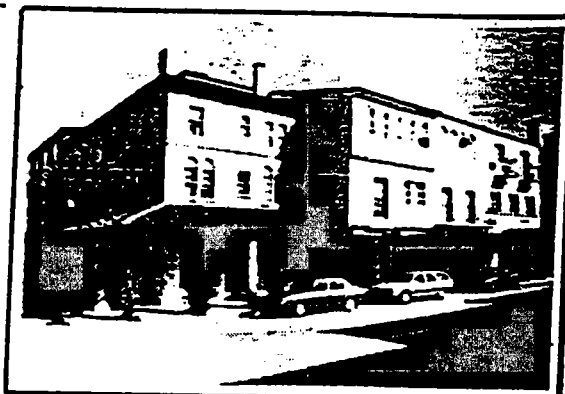
- \* Walls of hollow clay;
- \* Textured stucco exteriors;
- \* Low-pitched roofs and multiple roof slopes;
- \* Reddish barrel clay tile roofs;
- \* Narrow or widely overhanging eaves;
- \* Towers and decorative chimneys often featuring a tiled roof;
- \* Round and pointed arches;
- \* Arcades and vias, which feature extensive landscaping and potted plants;
- \* Courtyards, patios and terraces, which often feature a fountain or sculpture;
- \* Balconies, porches, oriel and loggias;
- \* Wrought-iron details, such as balustrades, brackets, door hardware, grilles, gates, and light fixtures;
- \* Exposed rafters and beams, modillions, coffered ceilings;
- \* Cast and carved stone ornamentation;
- \* Casement or french windows, often with decorative surrounds;
- \* Heavy wooden doors and doorways which are often framed by columns or pilasters, carved or cast ornament;
- \* Ceramic tile accents;
- \* Outdoor staircases, often hidden off a via or courtyard; and,
- \* Usually asymmetrical facades, although Gothic, Romanesque and Renaissance precedents typically utilize symmetrical facades.

Photographs of several examples of the Mediterranean-Revival style are presented on the following pages.

## MEDITERRANEAN REVIVAL



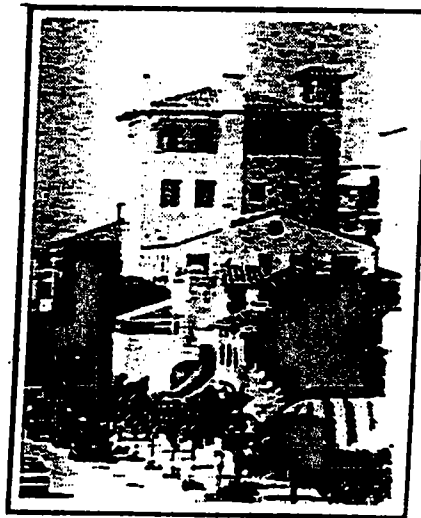
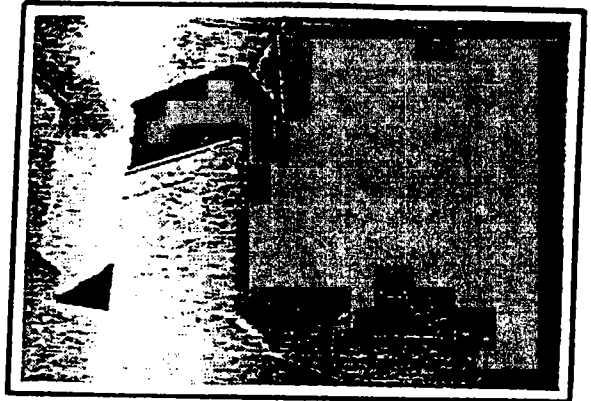
## MEDITERRANEAN REVIVAL



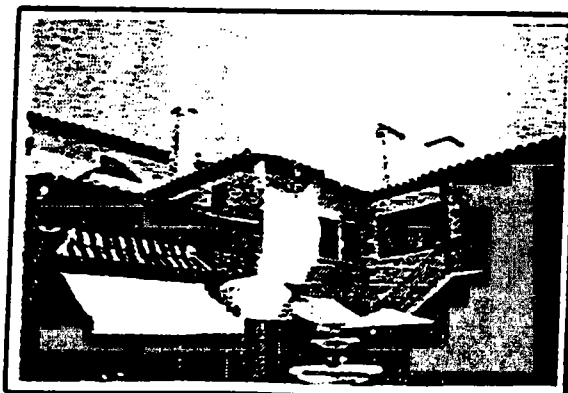
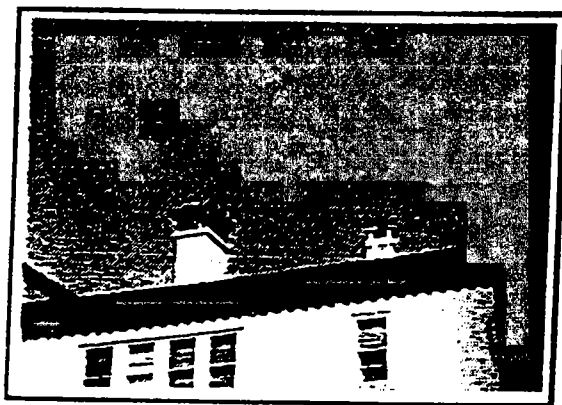
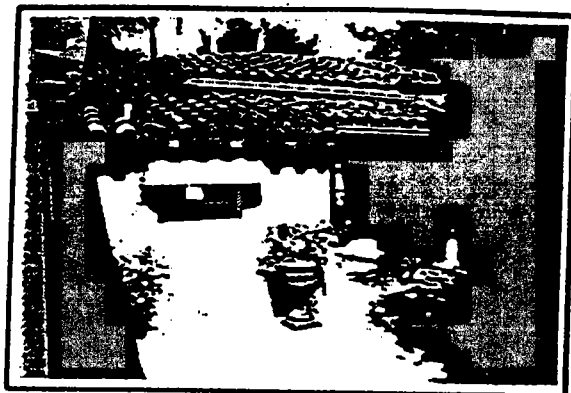
The photographs on the following pages show decorative details and examples of:

- \* Towers, chimneys and roofs
- \* Arcades, colonnades and entranceways
- \* Doors, windows and awnings
- \* Balconies and stairwells
- \* Vias, courtyards, and fountains
- \* Wrought-iron fixtures
- \* Light fixtures and floors
- \* Signs

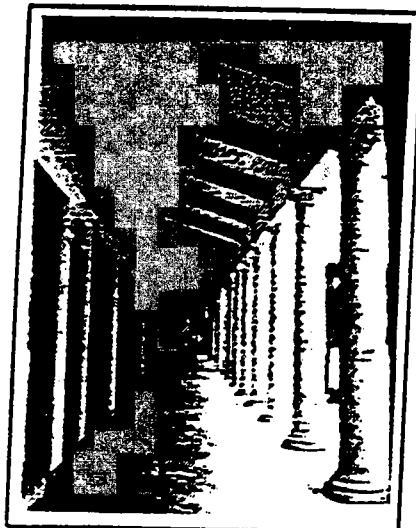
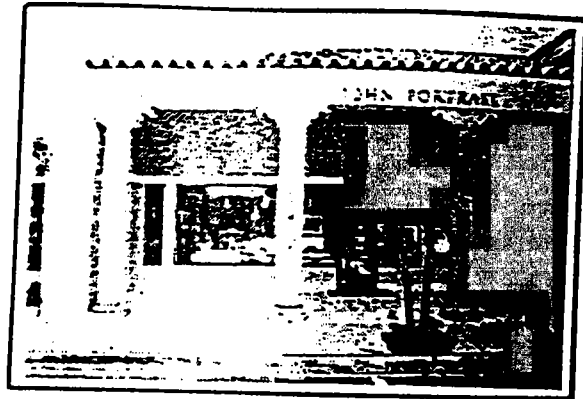
TOWERS, CHIMNEYS, ROOFS . .



## TOWERS, CHIMNEYS, ROOFS

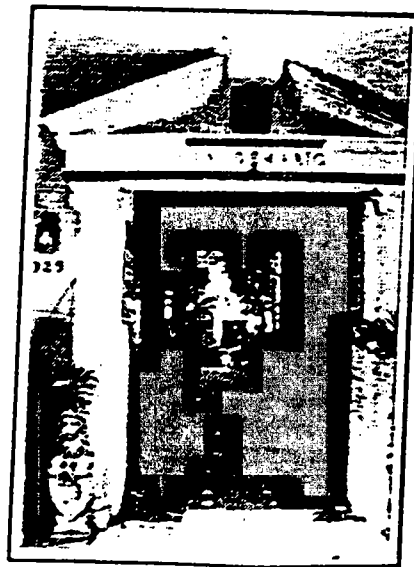


# ARCADES/COLONNADES

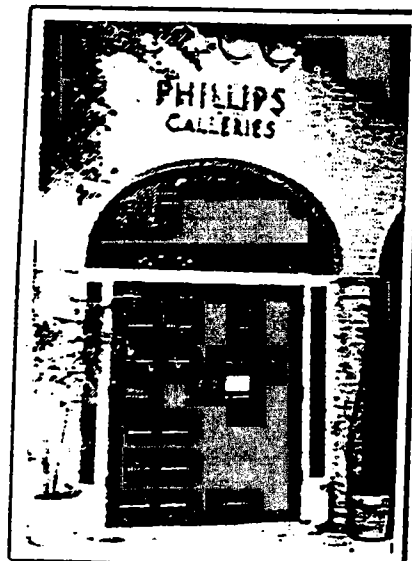
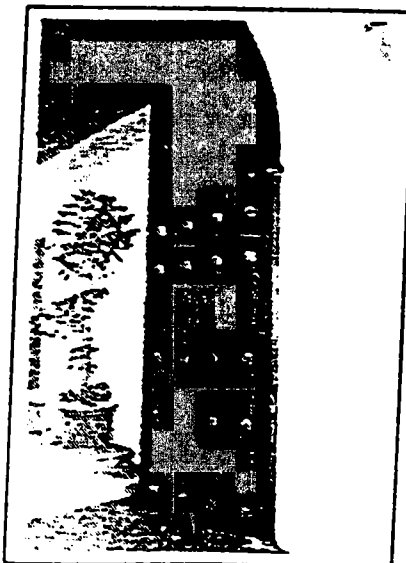
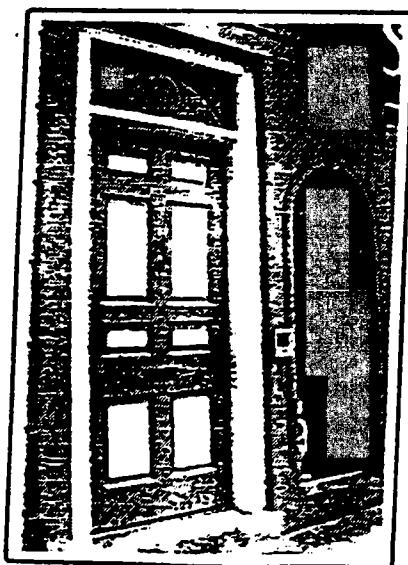
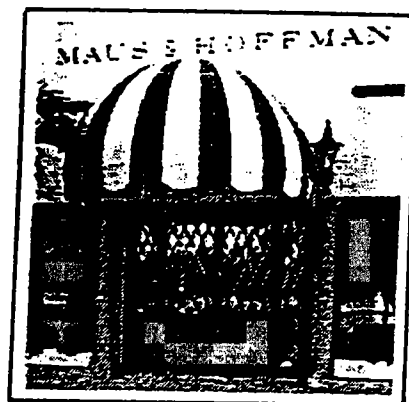
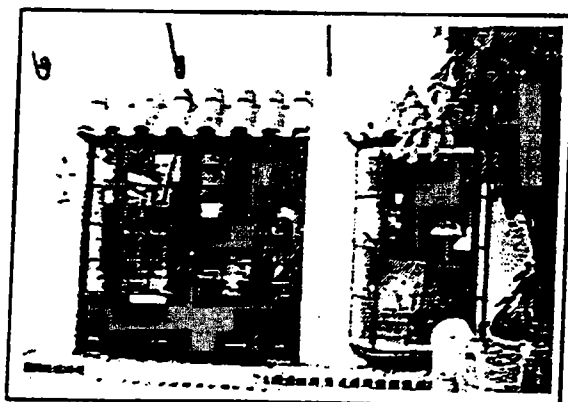




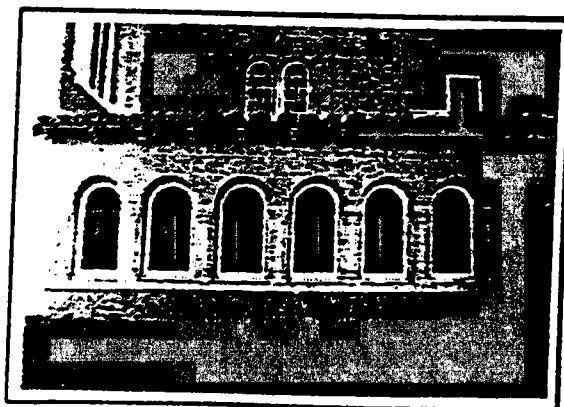
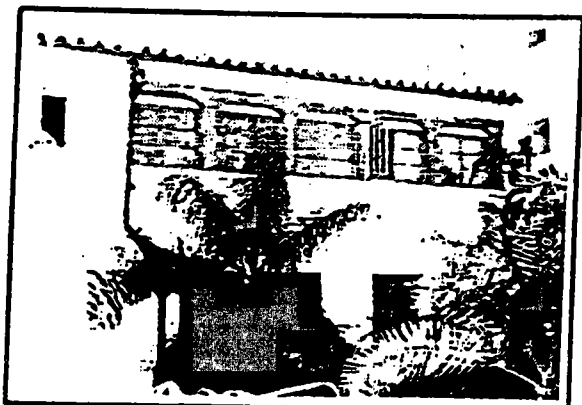
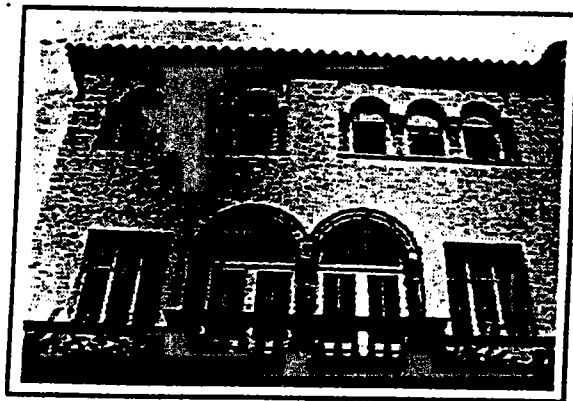
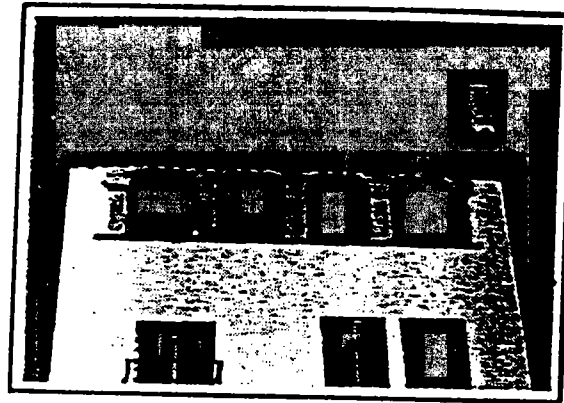
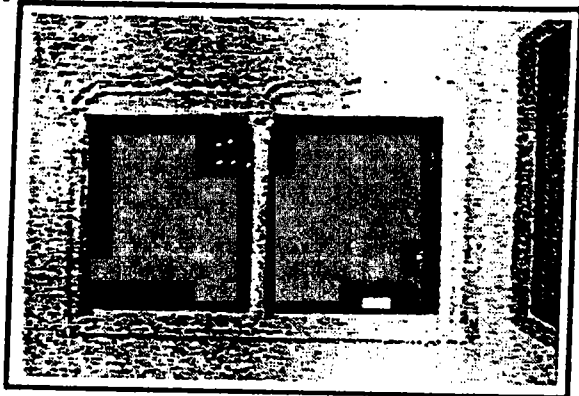
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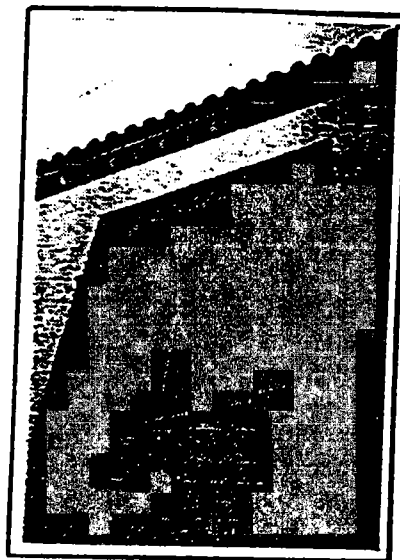
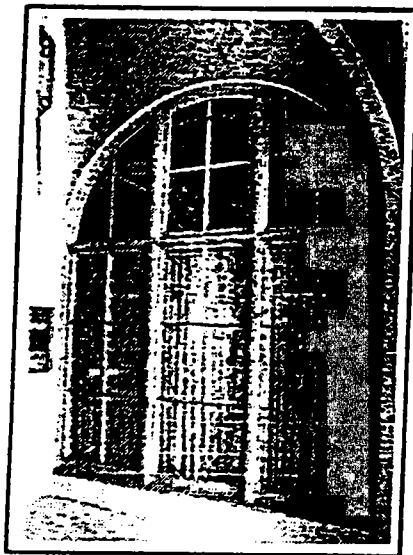
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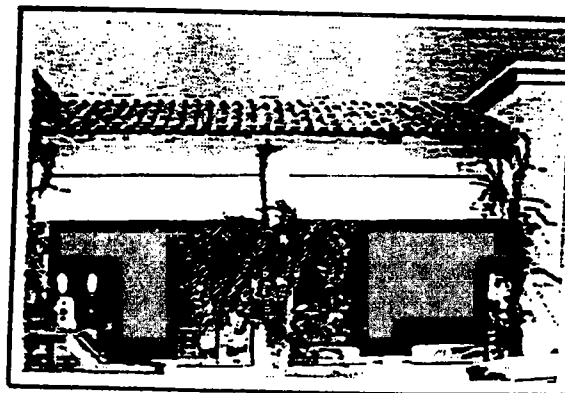
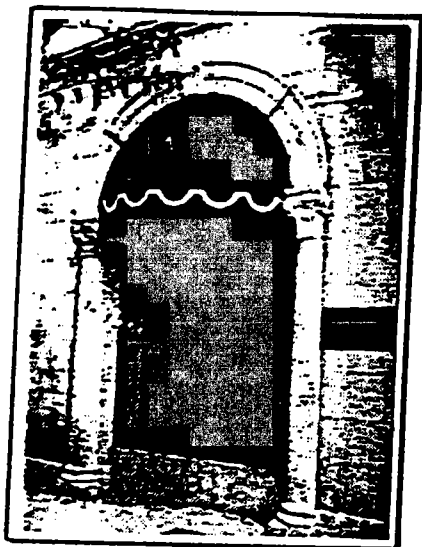
## WINDOWS



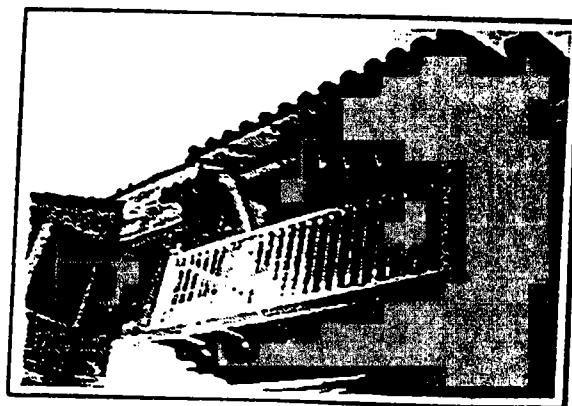
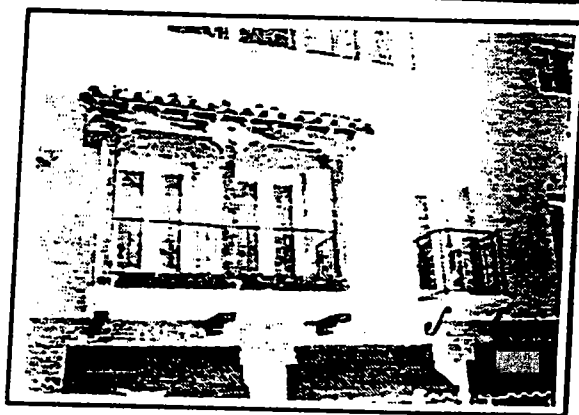
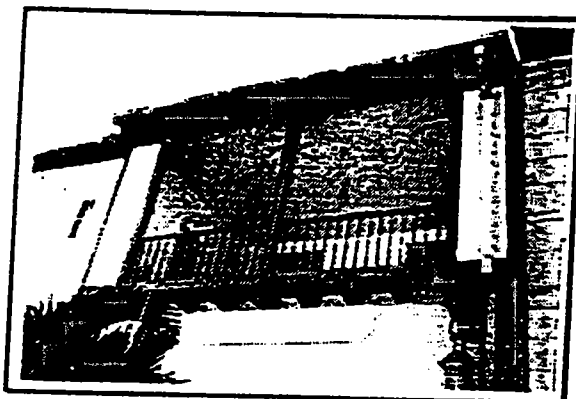
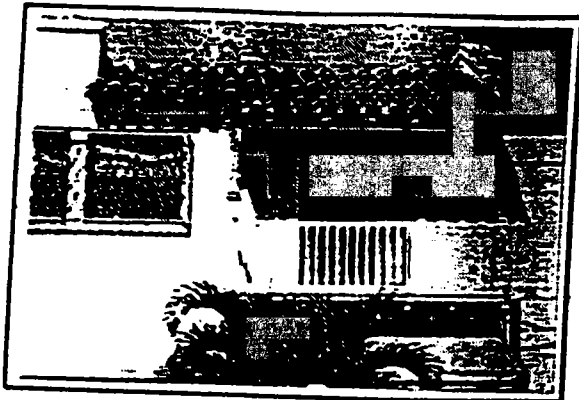
## WINDOWS



# AWNINGS



# BALCONIES

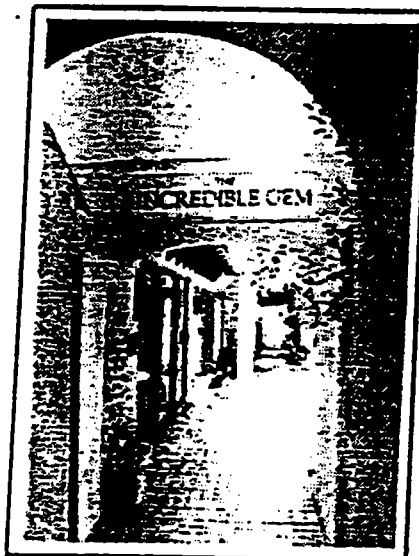
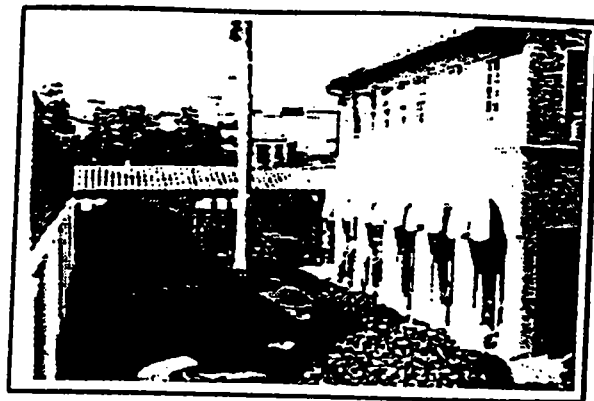


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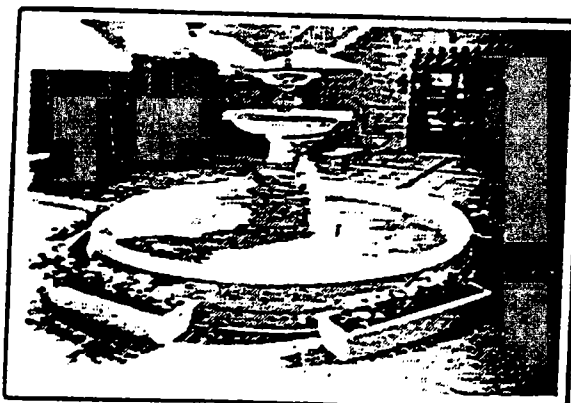
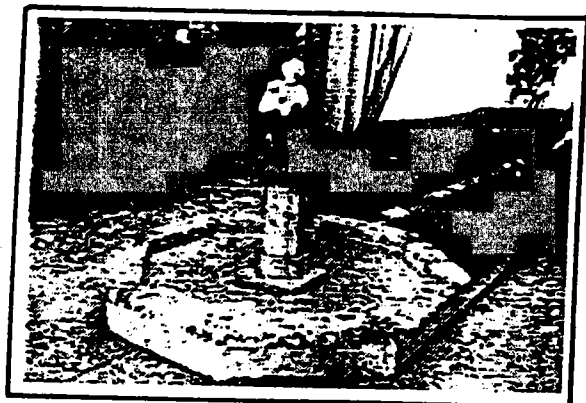




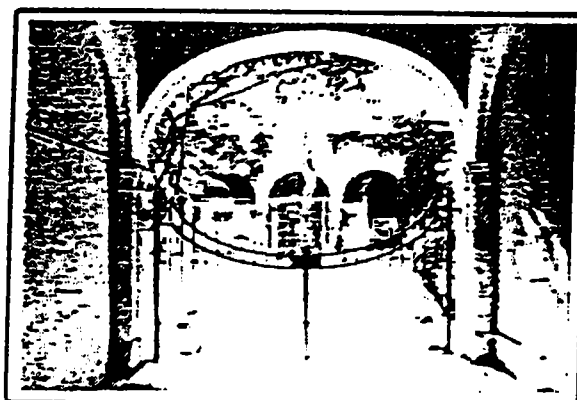
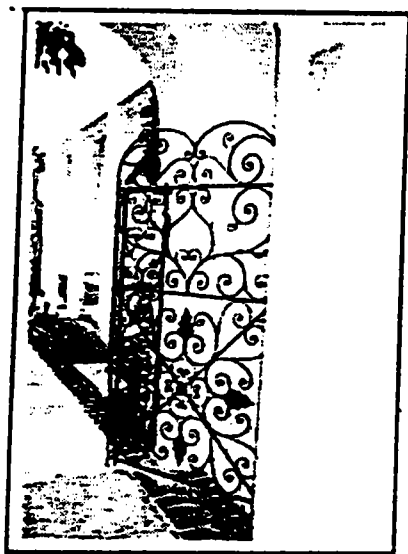
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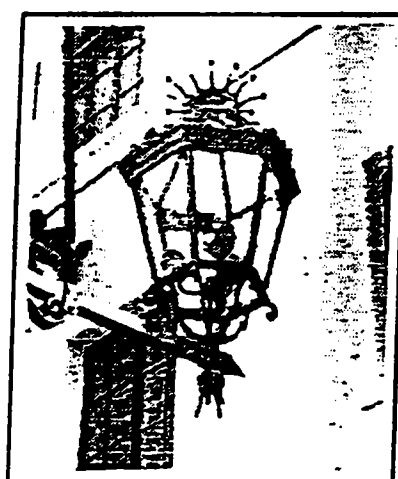
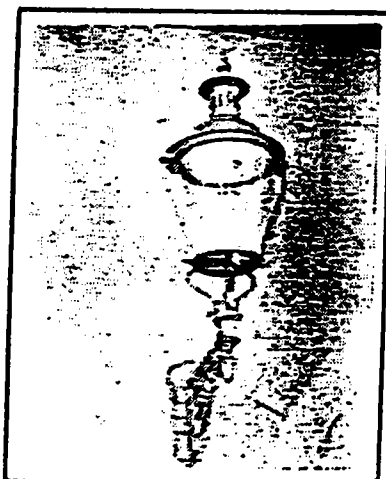
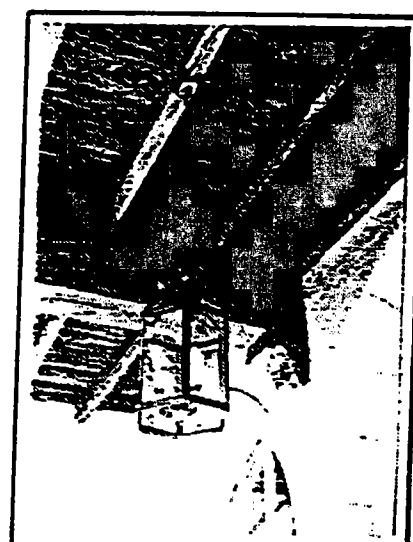
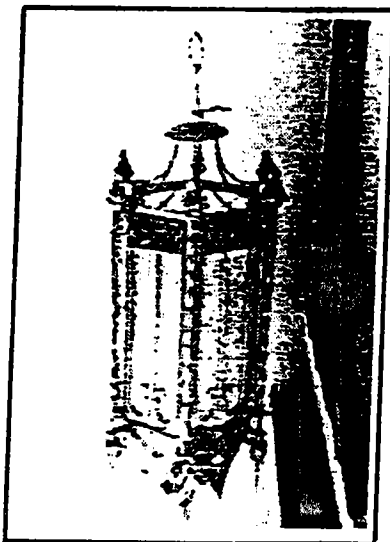
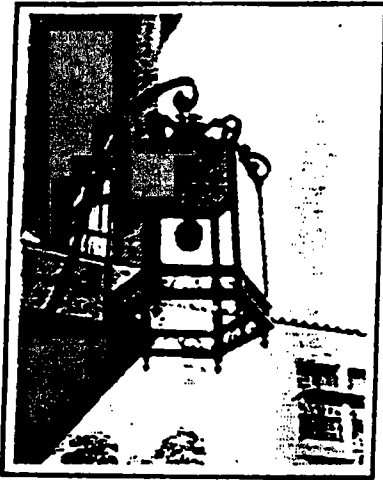
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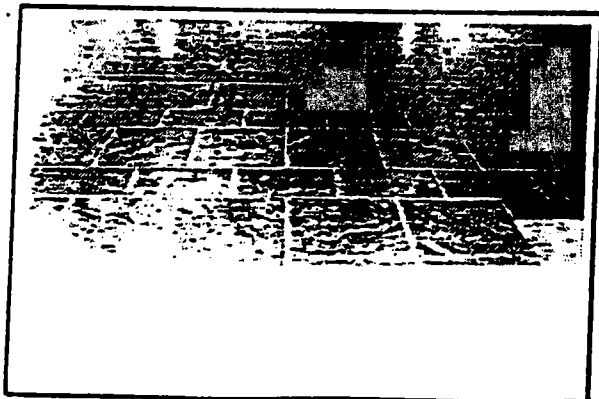
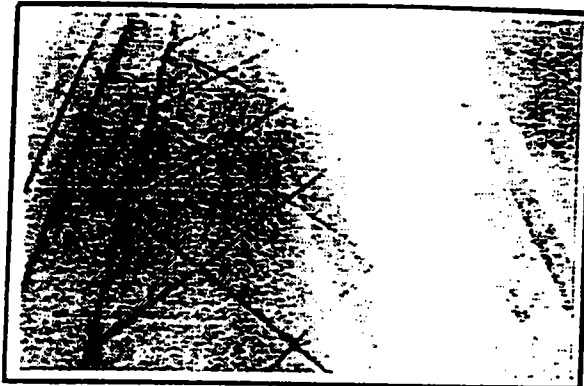
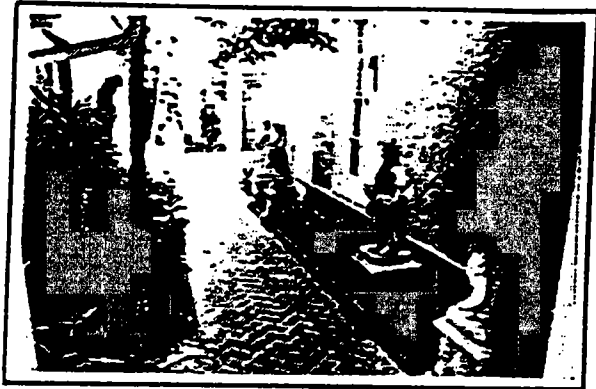
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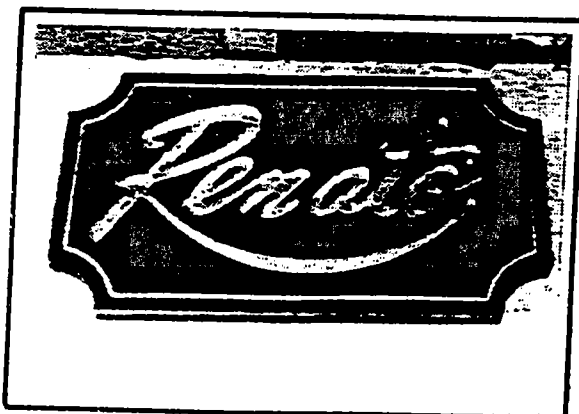
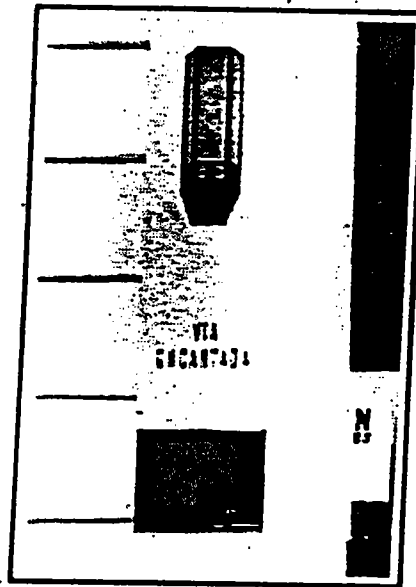
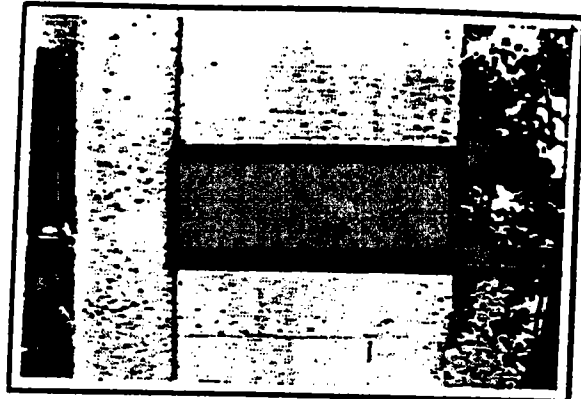
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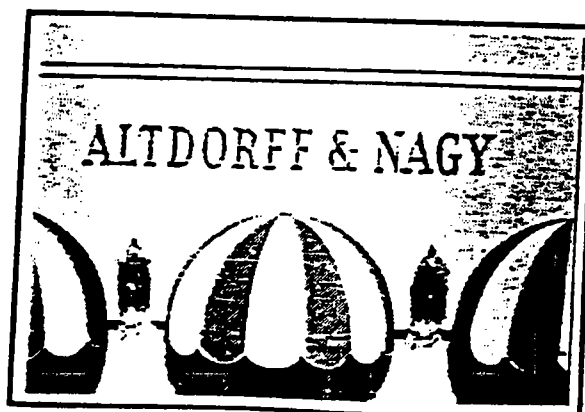
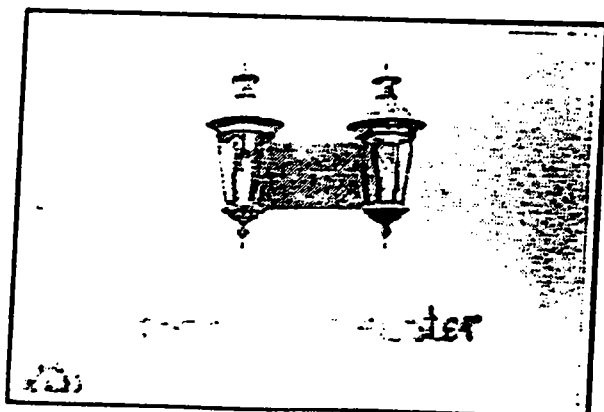
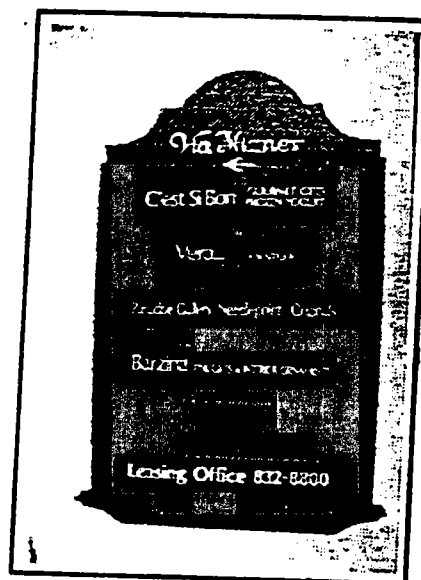
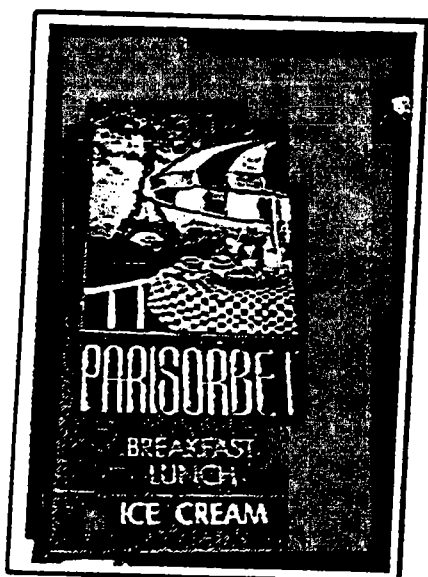
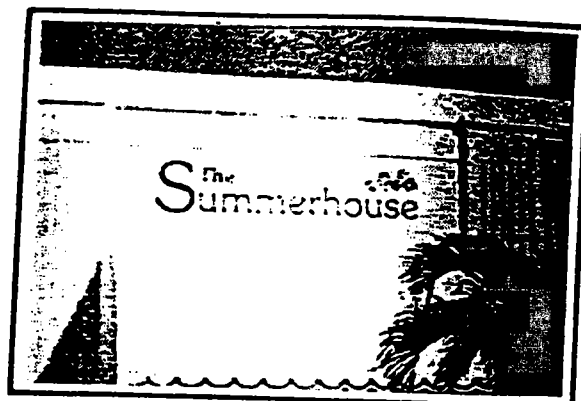
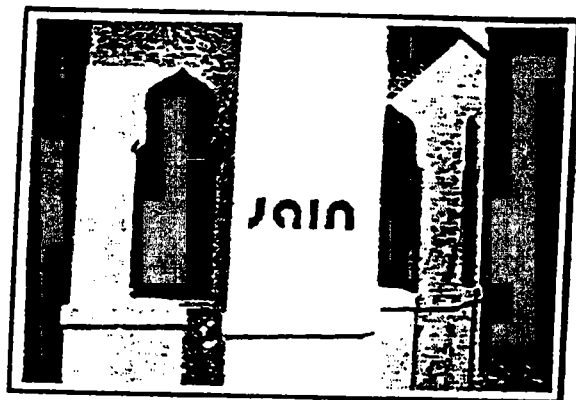
## FLOORS



# SIGNS



# SIGNS



## **NEO-CLASSICAL**

A number of Neo-Classical building types, primarily the Greek and, to a lesser extent, the Roman architectural orders, can be found on the Avenue.

Following are certain characteristics and elements associated with Neo-Classical design used in the Town having general application:

- \* Smooth stucco exteriors;
- \* Flat or hipped roofs, sometimes an attic story and parapet;
- \* Classical columns, pilasters, cornices, entablatures, and arcades;
- \* Pedimented or other decorative entry-ways flanked by pilasters;
- \* Windows are usually large single-light sashes;
- \* Cast stone urns, balustrades and/or statuary on the roofs; and,
- \* Symmetrical facades.

## **ART DECO AND ART MODERNE**

Art Deco is characterized by a linear, hard edge or angular composition often with a vertical emphasis. Hard-edged low relief ornamentation, most often parallel lines, zig-zags, chevrons, and floral designs, is found around door and window openings, string courses and along the roof edges or parapet. Ornamental detailing often is executed in the same material as the building. Windows are usually straight-headed, although an occasional circular window or rounded window and door jamb is found.

The Moderne, a related style, is generally characterized by soft or rounded corners, flat roofs, and smooth wall finish without surface ornamentation. Other related styles include the Nautical, Streamline, and Art Nouveau.

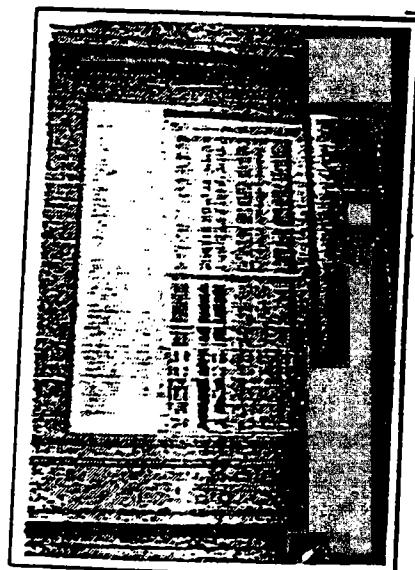
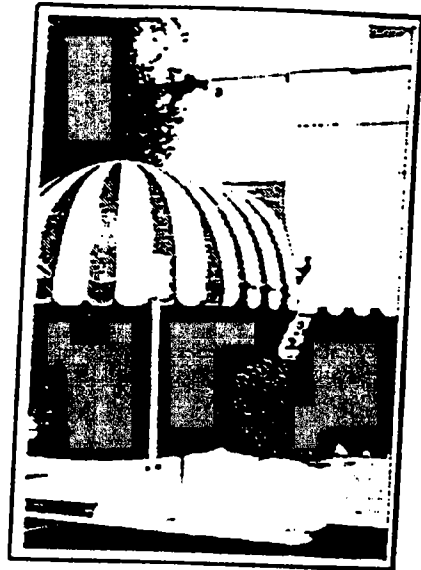
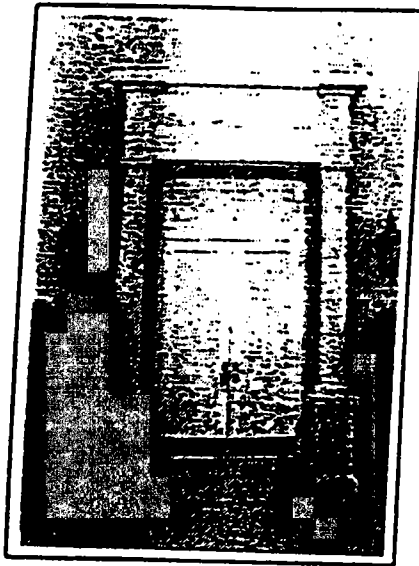
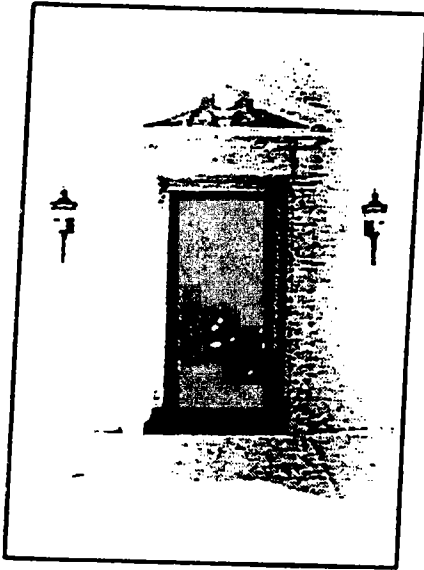
## **NEW ORLEANS, TUDOR, INTERNATIONAL, MODERN, POST-MODERN, ETC.**

There exist several other styles on the Avenue. It is not the intent of these Guidelines to either encourage their survival or to encourage other buildings to be constructed or re-modeled in these or other styles incompatible with those styles predominant and preferred on the Avenue. The Francis Brewster Building, a tudor-styled building, a marble-fronted storefront, the Armour Building, and the Esplanade are examples of these other styles.

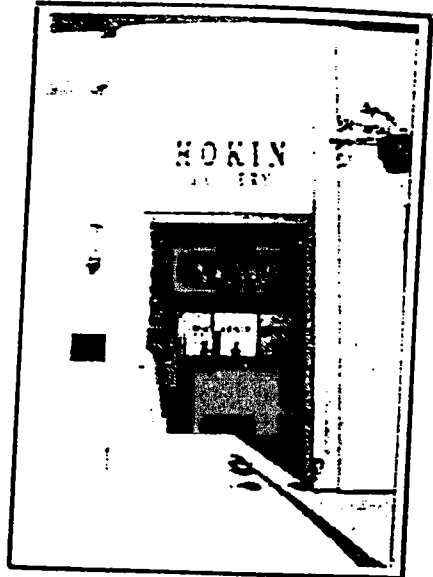
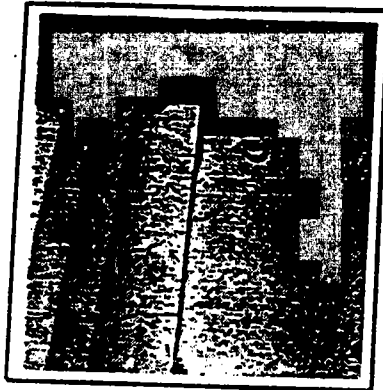
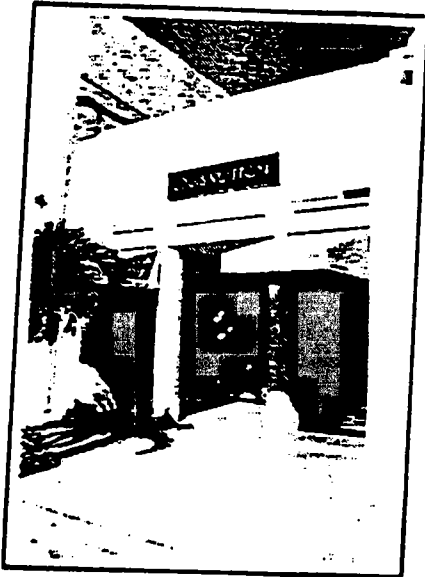
However, neither is it the intent of these Guidelines to prohibit modern variations of desired styles, but to ensure faithful representations and quality interpretations rather than cheap imitation.



# NEO-CLASSICAL



# ART DECO, ART MODERNE



## **V. WORTH AVENUE DEVELOPMENT AREAS**

Worth Avenue is divided into three development areas generally following the division of the Avenue into blocks.

### **WEST-END DEVELOPMENT AREA**

The first area extends from Cocconut Road to just east of the Via Parigi/Via Mizner complex on the north side of the Avenue and through Gucci's on the south side. This area was built during the 1920's and encompasses the Avenue's richest historical past. It exudes an atmosphere of the Old World reflected in a variety of Mediterranean-Revival style structures. Here, the traditional dignity of Worth Avenue is emphasized through stately, multi-story structures of varying heights and setbacks connected by sidewalk arcades and reddish barrel-tiled roofs. The vine-covered arcades provide a pleasant atmosphere, protection from rain and sun for window shopping, and entrances to both shops and vias. Down these vias, and around every corner, buildings of two to five stories are located around landscaped courtyards and patios. These buildings house quaint and elegant shops as well as upper-floor apartments, including Mizner's own former five-story villa. On the north side of the Avenue, this character extends almost the full depth of the block to Peruvian Avenue.

The Everglades Club, located at the westernmost extent of Worth Avenue, effectively signals the end of the commercial area. It has no storefront display windows or arcaded passageways. Arcades and multi-level red barrel-tiled roofs are located on the newer Mediterranean-Revival/Neo-Classical style Schwarz Building, which is located adjacent to the Everglades Club on the south side of the Avenue.

### **MID-AVENUE DEVELOPMENT AREA**

The second area extends from east of the Via Parigi/Via Mizner complex on the north side of the Avenue, and east of Gucci's on the south side, all the way to South County Road. The architectural style within this block is exemplified by a combination of Neo-classical, Art-moderne, and Mediterranean style structures of the 30's, 40's and later. These buildings are primarily single-story storefronts punctuated intermittently with two-story structures containing some office and upper-floor apartments.

One of the major design characteristics of this area is the variety of awnings identifying individual retail uses. Again, via-like passageways and courts are employed to service a few off-the-Avenue retail uses, galleries, offices, restaurants and upper-floor apartments. Another new Mediterranean-Revival/Neo-Classical style structure is located at the southwest corner of Worth Avenue and South County Road, but this time without the arcades or varied roofline.

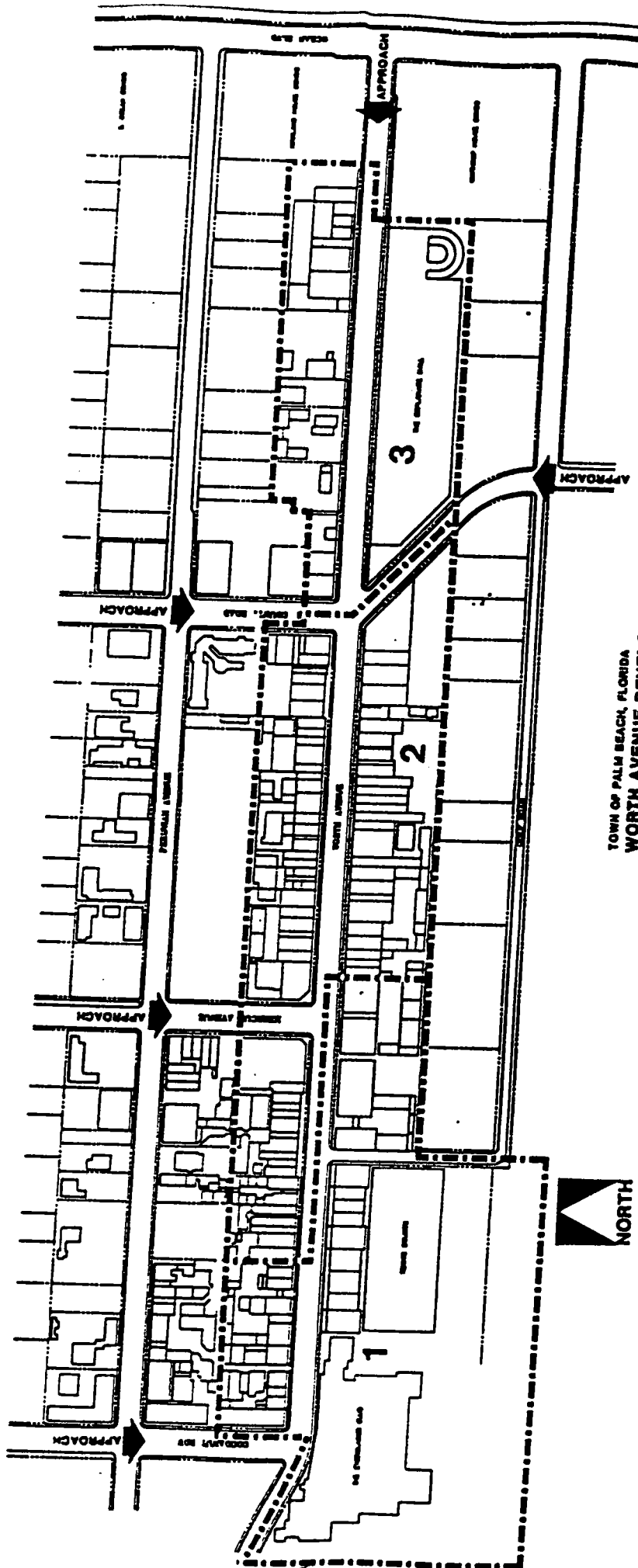
This block of the Avenue also contains some incompatible architectural styles as expressed in the International style Armour Building, the New Orleans style Frances Brewster Building, a tudor-style storefront, and other remodeled storefronts where stainless steel and glass, or marble block facades have been applied.

## **EAST-END DEVELOPMENT AREA**

This area extends from South County Road to within several hundred feet of Ocean Boulevard. At the northeast corner of the Avenue and South County Road the two-story Findlay Galleries building reflects some of the Neo-Classical look of the Mid-Avenue Development Area.

The remainder of the block is dominated by the more recently constructed two-story Esplanade shopping mall and a three-story office building across the Avenue. Beyond a poorly designed facade and awning treatment on the Esplanade, intended to give the appearance of individual structures, and an arcaded terrace and blind arcade window treatment on the office building, there has been little attempt to integrate this block into the character of the older developed blocks to the west. Because of the more recent period of construction, below ground and rooftop parking are provided in this area.

East of the Findlay Galleries building, there are approximately 300 feet of frontage ripe for redevelopment. Between this frontage and the office building is a small decoratively landscaped garden site.



TOWN OF PALM BEACH, FLORIDA  
NORTH AVENUE DEVELOPMENT AREAS

- 1 WEST-END DEVELOPMENT AREA
- 2 MID-AVENUE DEVELOPMENT AREA
- 3 EAST-END DEVELOPMENT AREA



SCALE: 1"=176'

PREPARED BY  
**Adley**  
ASSOCIATES, INC.  
NOVEMBER, 1980

## **VI. WORTH AVENUE DESIGN GUIDELINES**

What creates a successful business district? What has made Worth Avenue? The Everglades Club and the Mizner-designed structures; many small and quaint shops; prestigious department stores; art galleries and antique shops; high quality restaurants; the ambience of the palm-lined Avenue; arcades and colonnades; vias and hidden upper enclaves; landscaping, vines, and fountains have all contributed to its character and appeal. Appearance is critical. The physical appearance of individual buildings, storefronts, signs, awnings, window displays, and compatibility with adjacent uses all contribute to the Avenue's visual character.

The following general guidelines, in combination with some specific area guidelines to follow, have been designed to retain and enhance the Avenue's unique character, both in physical appearance and in the mix of uses offered.

### **A. RELATIONSHIP TO EXISTING DEVELOPMENT**

All development proposals should show evidence of coordination with the site plan, arrangement of building forms, landscape design and facade patterns of neighboring properties.

The degree to which existing buildings must be considered in the design of a new project will depend upon the value, architectural quality and estimated tenure of the existing structures as well as the particular requirements of the new project. New buildings must coexist with their neighbors. While a firm rule is not possible, every new proposal must demonstrate it has considered the context of neighboring properties and has made a diligent effort to orchestrate careful relationships between old and new.

Drawings, models or other graphic communications should be provided to the Town showing neighboring buildings and important features of adjacent sites. Existing features should be shown in sufficient detail to enable evaluation of the proposed development in context with surrounding uses. As a general rule, perspective views of the proposed project and its immediate neighbors as seen from the street, sidewalk or other public places should be provided.

#### **1. SITE PLAN ARRANGEMENT**

The site organization should respect the arrangement of buildings, open spaces and landscape elements of adjacent sites. When possible, buildings and open spaces should be located for mutual benefit of sunlight, circulation and views.

It is desirable for open spaces at the edge of the site to visually connect with open spaces on the adjacent sites. The effect can be reinforced by shared circulation spaces such as a common entry court, by linking courtyards and patios, and by coordinating or repeating landscape elements such as enclosing courtyard walls and planting.

## **2. ARCHITECTURAL CHARACTER**

All development proposals should demonstrate evidence they have considered the predominant scale and proportions of buildings in the area. Elevation sketches, photographic montages and other graphic studies are encouraged.

### **a. Scale**

Scale is the relationship of the size of the units of construction and architectural details to the size of humans. Proportions of building elements, especially at the ground level, should be kept intimate and close to human size with relatively small parts. A mixture of scales may be appropriate, with some elements scaled for appreciation from the street and moving automobiles, and others for appreciation by pedestrians.

The size of a building, or more precisely the building's mass in relationship to open spaces, windows, doors, arcades, porches and balconies should be compatible with other buildings.

### **b. Proportion**

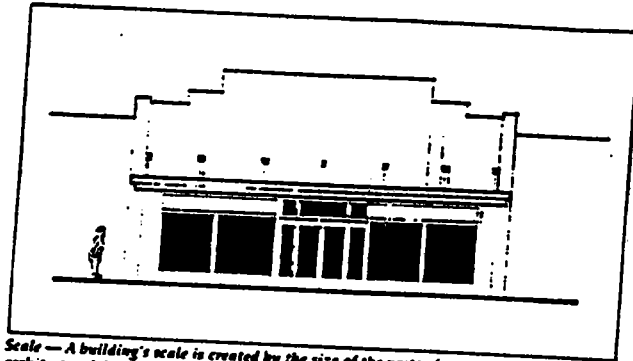
A building's proportions are created by the relationships between the height and width of the building and its architectural elements. Proportion may be defined as a numerical comparison of parts or as a statement of relative difference between parts (contrast). Building proportions with horizontal emphasis are generally desired. Avoid vertical proportions that exaggerate building height, except as necessary to provide visual interest as in the case of entries and towers.

The relationship between the width and height of the facade, and its doorways and windows should be visually compatible with adjacent buildings.

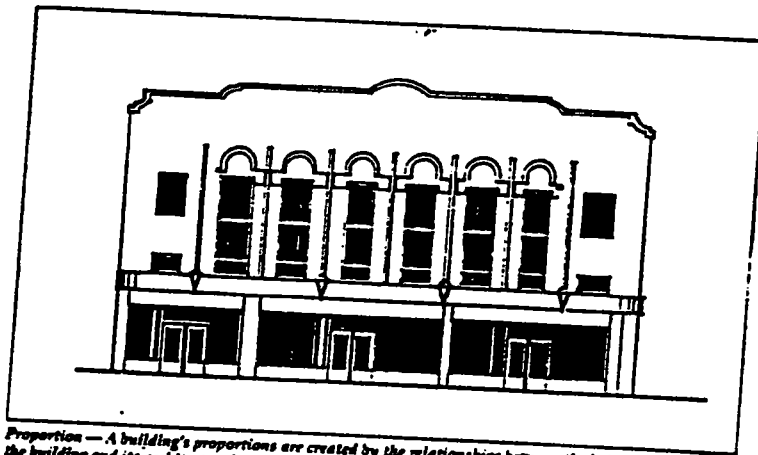
### **c. Rhythm**

A building's rhythm is created by an ordered recurrent alternation of strong and weak architectural elements. The rhythms created by buildings occur in the visual compatibility and recurrence of related architectural elements. When one moves past a sequence of buildings, one perceives a sense of rhythm created by the relationship of masses to openings.

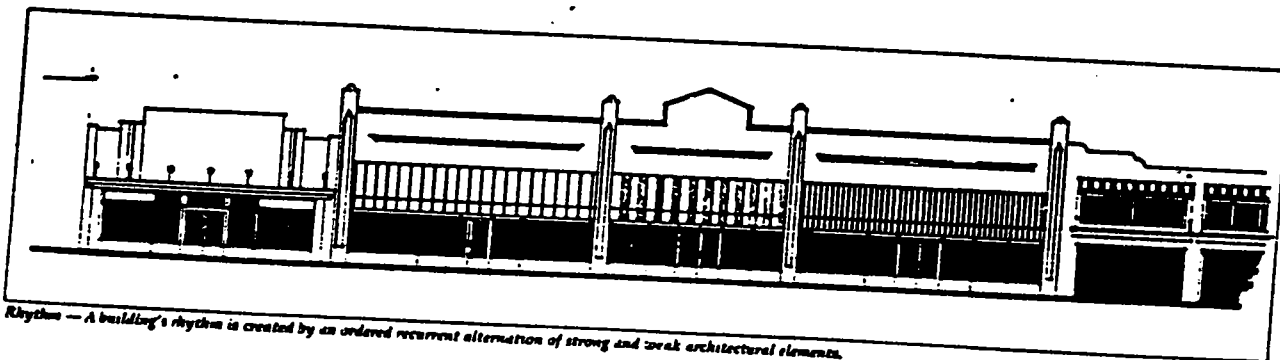
This is particularly true of the Neo-Classical, Art Deco and Art Moderne building facades and storefronts located in the Mid-Avenue Development Area. In the West-End Development Area, Mizner eliminated some of the Mediterranean-Revival style building's traditional rhythm of building fenestration in order to provide visual interest. In any case, it is generally desirable that the spacing of elements in facades be somewhat varied rather than excessively repetitive.



*Scale — A building's scale is created by the size of the units of construction and architectural details in relationship to the size of humans.*



*Proportion — A building's proportions are created by the relationships between the height and width of the building and its architectural elements.*



*Rhythm — A building's rhythm is created by an ordered recurrent alternation of strong and weak architectural elements.*

SOURCE: Storefront Assistance Program, City of Sarasota



d. **Form and Height**

Efforts to coordinate the form and height of adjacent structures are encouraged. It is often possible to adjust the height of a wall or cornice line to match that of an adjacent building. Similar visual linkages may be achieved by lining up window bands, belt courses or moldings.

A repeated architectural element such as an arcade or covered walkway, recessed base or similar roof form may be used to provide a visual linkage between old and new elements.

e. **Contrast**

It is desirable that there be a contrast in size of solid area to window area. There should generally be more wall than window, except for storefronts where the opposite is true. Thickness of wall should dominate, and thin elements should be used to provide decoration or detail.

B. **STREET CHARACTER, SIZE AND BULK**

Mizner's design philosophy revolved around the following:

*[making a] "building look traditional and as though it had fought its way from a small unimportant structure to a great rambling...[structure]...that took centuries of different needs and ups and downs of wealth to accomplish. I sometimes start...with a Romanesque corner, pretend that it has fallen into disrepair and been added to in the Gothic spirit, when suddenly the great wealth of the New World has poured in and the owner has added a very rich Renaissance addition."*<sup>3</sup>

New development should preserve the existing character by reducing the apparent building width and bulk. Pedestrian interest should be strengthened by providing frequent shop, building and via entrances along street frontages.

1. **APPARENT BUILDING WIDTH**

Buildings over 50 feet wide are encouraged to divide their elevations into smaller parts. This can often be accomplished by a change of plane, a projection or recess, or by varying a cornice or roof line. The apparent width of buildings should be limited to 150 feet, except for existing buildings with an original unified facade over 150 feet.

2. **APPARENT STOREFRONT WIDTH**

Similar attention should be given to reduce apparent storefront width which should be limited to 50 feet.

3. **VARIED ROOF LEVEL AND TOWERS**

A multi-leveled, tapered or sculpted roof form that develops an interesting silhouette against the sky reduces apparent building size and bulk.

4. **MULTI-STORY STRUCTURES**

Buildings two stories high or higher can be relieved with a balcony, bay window, or a change of wall plane that provides strong shadow and visual interest. A strong band of shadow can be created by an arcade or recessed gallery. No building should be over two stories in height in any facade unless the facade includes projecting or recessed portals, step-backs or other similar design elements.

5. **RECESSES AND PROJECTIONS**

Recesses are used to define courtyards, entries or other outdoor spaces along the perimeter of the building. Recessed or projecting balconies, porches and loggias create a sense of depth in the building wall, contrasting surfaces exposed to the sun with those in the shadow. Recesses or projections may be used to emphasize important architectural elements such as entrances, bays, stair towers, balconies and loggias.

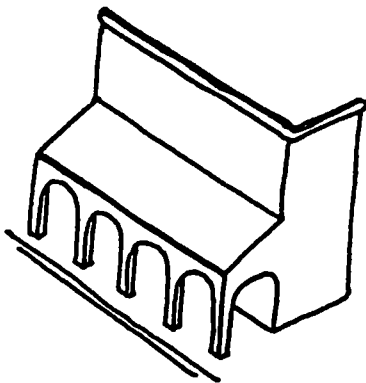
C. **STREET FRONTAGES**

Active building frontages, creating inviting indoor/outdoor spaces, are an essential ingredient to maintain and strengthen the Avenue's pedestrian character. Buildings should provide openings at ground level to allow pedestrian views of display windows. Frequent building entrances are encouraged. Side and rear building entrances should always be accompanied by a front, entrance facing the Avenue.

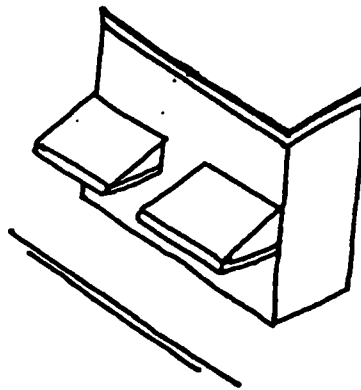
Retail activity depends on its ability to offer a continuous pedestrian activity in an uninterrupted sequence. A minimum of 50%-75% of the ground level front elevation of the building should be placed on, or within, five feet of the building setback line. Projects should strive to exceed this minimum, except as necessary to provide arcades, access to buildings, shops, vias and courtyards.

**Desired building-street edges include:**

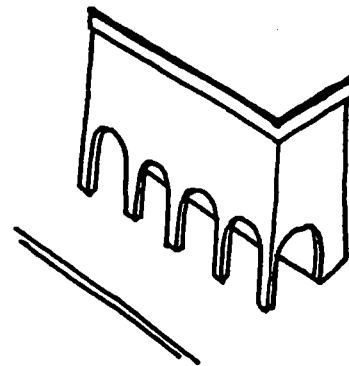
- Continuous building edge with arcade in front of the building setback line.
- Continuous building edge with arcade, covered walkway or other shaded circulation space tucked under the building.
- Continuous building edge with awning covered sidewalk.



**TRADITIONAL ARCADE  
WALKWAY**



**PROJECTED AWNINGS  
OVER WALKWAY**



**RECESSED UNDER  
BUILDING ARCADE**

**Buildings should create continuous building-street edges without interruption by long spatial gaps. Pedestrian interest should be maintained by minimizing blank walls, parking and other dead spaces at the ground floor.**

**D. BUILDING SETBACK AREA**

The space between the building and the curb should be like an open or covered patio. It should provide pedestrians with a buffer from traffic on the Avenue, shaded protection from the sun, and a rich variety of experiences and choices. The following characteristics are desirable:

Continuous paving from curb to building except for planters, planter beds, trees and fountains; the planting of palms along street edges should be linear and rhythmic with occasional contrasts and accents; site furnishings scaled to human size; pedestrian-oriented street furniture; lighting at pedestrian height to supplement street lighting; and geometric patterns rather than organic shapes are preferred.

**E. ARCADES, COLONNADES OR RECESSED WALKWAYS**

Arcades or covered walkways are an important part of Worth Avenue's architectural heritage. They provide relief from the sun, buffers from the street and are a consistent architectural element scaled to human size. New buildings on the Avenue are encouraged to provide arcades or other forms of shaded base.

The walkway should be an integral part of each building's architectural character. It should create useful outdoor space and provide protection from the sun, not be applied as a superficial or decorative device. The walkway's configuration, dimensions and use may vary with each project, but it should generally be a one story element less than 16 feet high and be defined by columns, arches or other vertical supporting elements.

**F. VIAS, COURTYARDS AND PASSAGES**

All new developments are encouraged to incorporate vias, courtyards and other outdoor pedestrian spaces into their site plans and to establish linkages with the outdoor spaces of neighboring buildings and sites.

The Avenue has the potential to develop a series of linked outdoor spaces that work together to bind separate buildings, building groups, and development areas together. Arcades, vias, covered walkways, shaded patios and courtyards contribute to a rich pedestrian environment that can be enjoyed through the entire year.

## **1. LOCATION OF COURTYARDS AND VIAS**

A courtyard may serve as the focus of site or building. The via leads the pedestrian to other activities and courtyards away from the street and provides access to ground-floor retail and hidden access to residential or office uses above the ground floor.

It is preferable that courtyards be partially visible from the street or linked to the street by a clear circulation element such as an open passage, via or covered arcade.

The edges of the vias and courtyard spaces should contain retail shops and display windows, restaurants, or other activities that show signs of life. Blank walls and dead spaces without pedestrian interest should be minimized.

## **2. CHARACTERISTICS OF VIAS AND COURTYARDS**

The following features are encouraged in vias and courtyards: controlled vistas, a sculpture or fountain as a focal point, seating and tables, shaded and sunny areas, extensive landscaping and potted plants, many doors opening onto the courtyard or via, variety of texture and color, covered and uncovered passages, and ability to secure at night.

## **3. OUTDOOR LINKING SPACES**

Outdoor vias, passages and courtyards that provide links through a site, and between neighboring sites and buildings, are encouraged throughout the Avenue.

Vias, covered walkways, a sequence of courtyards and patios, a unifying landscape pattern, and consistent paving materials, and minimal interruptions of pedestrian paths by automobile circulation, parking lots and service areas typify linking spaces.

New development, redevelopment or remodeling provides a special opportunity to establish or continue a network of internal pedestrian connections between adjacent properties.

## **G. BUILDING MATERIALS**

Restraint should be used in the number of different building materials selected. Simplicity is desired. Building materials similar to those in predominant use on the Avenue are encouraged. Avoid the use of new materials that are incompatible with other development. Highly reflective, shiny or mirror-like materials should not be used.

Development proposals should show evidence of consideration of building materials on the Avenue relative to compatible textures, colors and scale with predominant materials. Coordination of materials used on adjacent buildings is especially desirable, when appropriate. Selection of building materials should give careful consideration to climatic factors.

### **1. WALLS**

Natural stone, masonry and stucco; either rough or smooth is appropriate. Expression of wall thickness is desirable. Brick is generally inappropriate, except for accent. Metal sliding, glass curtainwall systems, glass block, wood siding and simulated materials are inappropriate.

### **2. ROOFS**

Reddish barrel-tiled shed, ridged or hipped roofs for most Mediterranean-Revival style structures; tiled ridged and hipped or built-up flat roofs for Neo-Classical style structures; and built-up flat roofs for most moderne and semi-modern styles.

### **3. WINDOWS**

Highly repetitious fenestration is not generally desired. Upper story windows are commonly casement or french windows -- occasionally bay windows are utilized. It is usually preferable that large glazed areas be divided into smaller parts by using mullions to express individual windows. Groups of windows are often separated by single or double columns. Window frames and mullions made of wood are preferred, but if metal frames must be utilized they should be prepared with a very dark or black color. Modern awning type windows, mirrored glazing, tinted windows other than neutral gray are not appropriate.

### **4. DOORS**

Heavy wooden doors with wrought-iron detailing are preferred. Large glazed areas should be divided into smaller parts. If metal frames must be utilized, they should be prepared with a very dark or black color.

### **5. BALCONIES**

Formed or stone-carved or wrought iron balustrades, brackets, and modillions are appropriate.

## **6. GROUND SURFACES**

Tiles, in all sizes and shapes, and stone, brick, masonry blocks are suitable.

## **7. DECORATIONS AND TRIM**

Balustrades, columns, pilasters, spandrels, lintels, quoins, paterae, etc., can be cut-stone, precast concrete, plaster or formed stucco. In addition, exposed wooden beams and wooden, formed or stone-carved modillions and brackets are appropriate.

## **8. ACCENTS**

Wrought-iron grilles, gates, brackets, door hardware, lighting fixtures are suitable. Occasionally a stone-carved or masonry formed cartouche may be appropriate.

# **H. ARCHITECTURAL DETAILS**

Worth Avenue has a long history of quality in architectural design and building construction. This quality is reflected in buildings of varying architectural styles with varying architectural details which add interest to the area.

Important architectural details are expressions of the builder's craftsmanship and should be presented as important features of the building's design. Therefore, limited, restrained use of surface detail, ornament and other elements that enrich architectural character are encouraged.

## **1. OUTDOOR STAIRS**

Outdoor stairs create rich entry sequences and establish semi-private atmosphere for access to upper story residential uses.

## **2. BALCONIES, PORCHES AND LOGGIAS**

Balconies, porches and loggias provide spaces for outdoor activity and are often helpful in giving scale to a building wall. They also provide texture, visual interest, and an element of human size in contrast to the solid massive character of a wall.

## **3. ORIELS AND BAY WINDOWS**

Sparingly used, oriels and bay windows are an attractive element historically used in the Mediterranean-Revival style.

#### **4. AWNINGS**

Awnings are historically compatible with the majority of the Avenue's architectural styles. They should complement the building's architectural form, not obscure details, and should relate to the building's overall color scheme. Awnings should be considered one element of a coordinated facade design or improvement plan and should complement the block as a whole.

The width, depth and height of awnings should be consistent with the proportions of the building and compatible with awnings used on adjacent properties. Multiple awnings should align with breaks in the building's architectural features. Compatible styles of awnings on the Avenue include the standard awning with a pitch of less than 2:1 and half-dome awning.

Awnings should not be merely decorative but should extend a useful distance from the building in order to protect pedestrians from the elements, shade window displays (protecting merchandise), and reduce glare. In addition, on hot summer days awnings help keep interiors cool and in the winter months they trap solar radiation. However, to achieve maximum energy conservation, awnings should also be operable.

Canopies are not compatible with the architectural character of the Avenue.

#### **5. DETAILS**

Cornices, ornamental moldings, exposed roof beams, modillions, brackets, lamps, fountains, niches, tiles and other details that provide visual interest, shadow, contrast and color are encouraged. This is especially desirable at the pedestrian level. Details should be carefully integrated with the design concept of the building.

### **I. COLOR AND TEXTURE**

Building colors should emphasize light and muted colors. General color selection should show evidence of coordination with the predominant use of color on the Avenue, especially in the area of the project.

As a general rule, keep color schemes simple. It is rarely necessary to use more than two, or possibly three, colors. The ornamental character of older facades offers the opportunity to highlight or accent architectural details and trim, but it should not be overdone. Not every detail needs to be accented. Too many colors detract from the visual harmony of the building facade and the building block.

The use of color on the Avenue should seek an overall harmony and limited palette. Colors should follow those now in predominant use: light and muted tones for basic surfaces with strong hues and dark colors used only as accents.



1. **WALLS**

Very "soft Mediterranean colors" (light, sun-bleached pastels) -- mauve, yellow, pink, blue, green, white and off-white.

2. **ROOFS**

Roof tiles range in color from flesh pink to almost black-brown. Roof colors should generally be medium to dark in color, but not black. A dark roof will contrast nicely with the sky, and define the structure against the sky. A light colored roof tends to give the impression that the top of the building simply stops at the top of the walls.

3. **WINDOWS AND DOORS**

Natural wood or, if painted, same as walls, or stronger hue and darker colors used as accent. If metal frames must be used they should be a very dark or black color.

4. **GROUND SURFACES**

Warm earth tone colors. Floor tiles glazed and unglazed in different sizes and shapes; 13 colors: Mizner blue (turquoise), light blue, Valencia blue, light green, green, neutral green, Mizner yellow (between mimosa and apricot), orange, red, brown, blue, blue-black, and black.

5. **AWNINGS**

Same as walls. Although striped awnings are not encouraged, if used, color should reflect the basic color scheme of building (i.e. same as walls or stronger hue and darker color used as accent). Bright, intense colors or extreme contrast is discouraged. Avoid fringes and excessively decorated drop leaves. Scalloping or small rectangles on the drop leaf, is acceptable. Awnings should be heavy weight non-shiny vinyl, acrylic or soft canvas fabrics.

6. **WALLS, FENCES, GATES AND GRILLES**

Same as walls with stronger hue and darker colors used as accent. Metal bars of black or brown.

7. **ACCENTS**

All colors, including intense saturated colors if used in small areas such as courtyards, stairs, doors and windows, ornament and molding. Polychrome imported tiles for wall fountains, niches, and stair risers are appropriate.

A word of caution: small color chips can be deceiving! On a large area, a color will always be stronger than a chip can ever predict. A bright color will look brighter, a light color lighter, a dark color darker, and so on.

## **J. SIGNAGE**

Signs play a substantial role in creating the visual character of the Avenue. As a primary visual element of any commercial area, each sign can enhance the image of the entire business area or detract from it. Common problems with signs are their excessive size, providing too much information, and inappropriate placement on buildings. Visual disharmony results from signs which overpower a building or storefront, obscure significant architectural detailing, or are poorly positioned on an otherwise attractive building facade.

In addition to size and placement, the physical design of the sign itself is important. Good signs clearly express a simple message. In most cases, sign contents should be limited to the name of the establishment. Lettering styles should be legible and materials and colors should be selected which will relate harmoniously to exterior building materials and colors.

To position the storefront sign, look for logical "signable areas" on the exterior of the facade. The best areas are those which are void of windows, doors or other architectural details. The most appropriate places for signs will be on lintel strips above storefronts, on transom panels above display windows, or on continuous areas of stucco or masonry which are immediately above the top of the storefront. New hanging signs or wall plaques may be appropriate if their scale and design are compatible with the building and its neighbors. Of course, all signs must conform to the requirements of the Town's Zoning Code.

## **K. LIGHTING**

Modern lighting should not be permitted on facades unless completely screened. Retaining original light fixtures or providing modern variants of typical wrought-iron fixtures, recessed or ceiling mounted fixtures not visible from the public right-of-way, or remote sources shielded to protect adjacent properties are appropriate means of lighting the exterior of any building. Fixtures mounted on the ground below fence or screen wall levels, in shrubbery areas, or hidden in trees are also acceptable. Illuminating buildings and signs with remote light sources which are visually intrusive are considered inappropriate.

## **L. BUILDING EQUIPMENT AND SERVICES**

Locate service and loading areas to minimize visibility from the Avenue, vias, courtyards or other public spaces. Mechanical and electrical equipment, communications and service equipment and other appurtenances should be concealed from view of the Avenue, other streets, vias, courtyards and neighboring properties by walls, fences, parapets, dense evergreen foliage or by other suitable means.

On sites not served by an alley, locate service areas to the rear, side or at an internal location where visibility from public streets, vias, courtyards and windows of neighboring buildings will be minimized. In addition to proper location, service areas should be designed to present the best possible appearance within the limits of their function. Refuse collection areas and dumpsters should be enclosed by a screen wall of durable material and appropriate vegetative planting.

#### **M. PARKING FACILITIES**

Minimize the visual impact of parking structures and parking lots by locating them at the rear or interior portions of the building site. When parking structures must be located at the street edge, use the ground level street frontage for shops, offices or other commercial space. Parking access from alleys and side streets is desired.

#### **N. FENCES AND SCREENING WALLS**

Stone, masonry, stuccoed block, and wrought iron fences and walls are used to enclose courtyards, patios and terraces, and to screen parking, equipment and services, utility, and circulation areas. Freestanding walls and fences are appropriate if designed to complement and relate to the walls of the building(s) occupying the site and adjacent properties.

#### **O. REHABILITATION AND MAINTENANCE**

The following outlines problems:

##### **1. GENERAL**

Sensitivity to the overall design of a structure, its proportions, its sense of scale, and its relationship to the neighborhood will enhance any rehabilitation or addition. Mixing incompatible architectural styles is inappropriate. An updated variant of the structure's original architectural style, when designed properly, will add a contemporary feel without detracting from its traditional appearance. When replacing building elements, use products that match the original in size, shape, material and color.

##### **2. ROOFING**

Provide proper site drainage to assure that water does not splash or stand against the building, or create puddles that splash mud and soil against the structure. Installation of gutter screens will inhibit debris from accumulating and birds from nesting. Gutters and downspouts, if painted, should be the same color as the building walls or accent color.

##### **3. CHIMNEYS**

If an historic chimney is not lined, it must be lined before use, in order to protect the structure from unnecessary fire risk.

#### **4. EXTERIOR WALLS**

Original masonry exteriors should be retained and replaced only when irreparably damaged. Spalling of concrete and stucco walls is easily patched and repaired, but care needs to be taken to match to the original color and texture -- same for repointing the mortar on masonry buildings. Never repoint with mortar containing high portland cement content as this may damage surrounding masonry. If reinforcement bars are rusted, a structural engineer should check for damage.

Classical architectural details such as columns, cornices, entablatures, arcades and decorative windows and doors should be sensitive to the historic fabric and style of the structure. Exterior wall materials should reproduce the appearance, texture, colors and finishes used on the original.

Never sandblast the exterior of the structure. Water pressure cleaning and like processes are recommended.

#### **5. WINDOWS AND DOORS**

Windows and doors can make a major difference in the appearance of a building. If it becomes necessary to replace historic windows and doors, try to do so with historically correct replicas. Employ materials and styles sensitive to the overall design of the structure. In Palm Beach most buildings were constructed with wood frame windows and doors. Replacement with wood will match better than aluminum, steel or synthetic materials. Wood panel doors with their graciously proportioned glass openings were typical of many older storefronts.

Altering or "blocking up" window or door openings should be avoided. If original window openings have already been altered, open the blocked window or door to its original height or width and replace the full cavity with a new or restored frame. If windows, doors or other openings must be added, ensure that these new elements adhere to, and do not interfere with, the rhythm of the facade, if any.

#### **6. INTERIOR CEILING HEIGHTS**

If a new interior ceiling must be dropped below the height of existing windows, use a recessed setback for the dropped ceiling along the top of the window wall. This will allow for a dropped ceiling without altering the exterior appearance.

#### **7. FOUNDATIONS**

Foundation footing problems may be the result of excessive settling. This can often be repaired with structural hydraulic jacks or other similar systems. Weakened structural members and systems should be repaired and stabilized, or supplemented where severely damaged or inadequate.

## **8. RENOVATIONS AND ADDITIONS**

Building facades play a basic role in the visual makeup of the Avenue. Storefronts, awnings, signs, window displays, texture and color are all integral elements of the design. Collective improvement of these elements creates visual order. The facade should be designed to integrate storefront, sign and window display space into the overall fabric of the building exterior. As individual buildings stand side by side, visual harmony is created by the similar structural components of buildings of various styles, age and appearance.

While renovations and additions should conform to the original design, it is not necessary that it duplicate the existing structure, but rather that it should be compatible. In fact, there should be some visual differentiation between the existing structure and any addition. These may include subtle differences in wall materials or texture, window details, roof shape or levels, or a differentiation between a tower and other elements of the structure.

Exterior renovations may require only cleaning and painting, but often storefronts, building facades, awnings and signs have been changed or altered on a piecemeal basis. Over the years these isolated changes have resulted in visual clutter. Exterior renovation improvements, in this case, may involve a substantial change to the storefront(s), awnings and signs to conform to the original design or make it compatible with adjacent structures or storefronts and complement the block as a whole.

Comply with health and safety codes, including barrier free access requirements, in such a manner that character defining spaces, features, and finishes are preserved. Ramps, where required, should be concealed with landscaping as much as possible, and should harmonize with the scale and architectural features of the building.

## **9. STYLE CHANGE**

Some Worth Avenue buildings lack a clear identity, are void of distinguishing architectural features, or have been constructed in an architectural style that is not particularly compatible with the predominant architectural style in the general development area.

In these instances the owner may wish to create new design elements. These elements may vary with the age and style of the building in question, but should be compatible with predominate architectural styles determined for the development area, and adjacent building materials and color. Exterior renovation should encompass the entire building facade, including upper stories, and not just the storefront.

## **VII. GUIDELINES FOR INDIVIDUAL DEVELOPMENT AREAS**

The Avenue's older development areas are an important part of the Town's history and an attraction to both residents and visitors. New development, redevelopment and remodeling should respect the existing scale and character of neighboring buildings and contribute to the urban design goals of the specific development area and Worth Avenue as a whole.

In cases where the specific design guidelines for individual development areas differ from, or are more restrictive, than the more general Guidelines provided in Section VI, the specific design guidelines should apply. Otherwise, all provisions of the general guidelines should be followed.

There may be acceptable characteristics other than those enumerated herein, which, based upon review by the Town, are found to reinforce, or to be compatible with, the development area and Worth Avenue design objectives.

### **WEST-END DEVELOPMENT AREA**

#### **URBAN DESIGN OBJECTIVES**

- \* To preserve, maintain and enhance the predominately Mediterranean-Revival character of the area.
- \* To protect historical structures and encourage rehabilitation and maintenance in accordance with the provisions of Landmark's Designation.
- \* To review Historic Preservation Projects in accordance with the rehabilitation standards of the Secretary of the Interior.
- \* To insure compatibility of new development with existing uses and these Guidelines through review and recommendation of the Landmark's Commission and review and approval of the Architectural Commission.
- \* To encourage the interconnection of vias, courtyards and other passageways both on and off-site; and,
- \* To encourage the provision and retention of upper-floor residential use.

## DESIGN GUIDELINES

<u>ELEMENT</u>	<u>DESIRABLE</u>	<u>UNDESIRABLE</u>
<b><u>Building Form:</u></b>		
Apparent Width: Building: Storefront:	Maximum 50 feet Maximum 30 feet	Over 100 feet Over 50 feet
Massing: Multi-story blg.s.:	Min. 15% of frontage open or recessed, set-back or projecting at least 2 ft. from the building face.	
Entrances:	One storefront per each 30 ft.	Over ea. 50 ft.
Roofs (based on style):	Multiple levels; shed, gable, ridge, hip or flat roof with false front.	
<b><u>Building Walls:</u></b>		
Storefronts: Clear glass openings	Min. 50% and max. 75% of 1st story frontage up to 15' high. Max. 50% above first story.	Mirrored glass
Storefront window: Sill:	Min. 1 ft. above first floor level.	
Material/Color:	Wood frame, stained or painted; metal, if dark color and flat finish.	Metal, stainless steel unfinished.
Storefront doors: Material/Color:	Heavy paneled wood, stained or painted; metal, if dark color and flat finish; and multiple lights if used.	Metal, stainless steel unfinished.
Wall Materials:	Stone, masonry and stucco.	Glass curtain metals, wood siding, metal, and brick.

## DESIGN GUIDELINES (cont.)

<u>ELEMENT</u>	<u>DESIRABLE</u>	<u>UNDESIRABLE</u>
<b>Arcades:</b>		
Supports (columns and arches):	Stone, masonry and stucco. Min. 3 ft. setback from curb face.	Wood or metal.
Roof form:	Shed or flat with parapet.	
Roof material:	Reddish barrel tiles or built-up.	
Paving:	Stone or masonry blocks; brick or tile (non-slip); textured concrete.	
<b>Signs:</b>		
Above Arcade or Awning:	Flat to wall. Bold stroke painted or low profile cut-out letters.	
Under Arcade or Awning:	Wood or wrought-iron hanging, or flat to wall. Bold stroke painted or carved. Min. 7'-6" clearance.	
<b>Lighting:</b>		
	Shielded from view. Wrought-iron lamps.	Unshielded lighting.
<b>Details:</b>		
	Wrought-iron window guards, grilles, gates, brackets, balustrades, and benches. Terra cotta pots, sculpture, courtyard fountains.	Plastic, fiber glass, and shiny metal details.



## **MID-AVENUE DEVELOPMENT AREA**

### **URBAN DESIGN OBJECTIVES**

- \* To preserve, maintain and enhance the predominately Mediterranean-Revival/Neo-Classical/Art Deco-Moderne style character of the area.
- \* To encourage the protection and restoration of non-designated but potential Mediterranean-Revival/Neo-Classical/Art Deco-Moderne historical structures.
- \* To insure compatibility of new development with existing uses and these Guidelines through review and recommendation of the Landmarks Commission and review and approval of the Architectural Commission.
- \* To encourage the remodeling/rehabilitation of incompatible buildings and storefronts in the area, including unifying the use of display windows, awnings, colors, materials, and signage;
- \* To discourage the use of incompatible architectural styles and materials;
- \* To encourage the interconnection of additional vias, courtyards, patios and other passageways both on and off-site;
- \* To encourage the retention and provision of upper-floor residential use; and,
- \* To maintain the Area's one and two-story streetfront appearance.

## DESIGN GUIDELINES

<u>ELEMENT</u>	<u>DESIRABLE</u>	<u>UNDESIRABLE</u>
<b><u>Building Form:</u></b>		
Apparent Width: Building: Storefront:	Maximum 50 feet Maximum 30 feet	Over 100 feet Over 50 feet
Massing: Mediterranean- Revival multi- story buildings	Min. 15% of frontage open or recessed, set- back or projecting at least 2 ft. from the building face.	
Art Deco/Moderne multi-story bldgs.:	Same as above or min. upper-story setback of 25 ft. per story.	
Entrances:	One storefront en- trance per each 30 ft.	Over ea. 50 ft.
Roofs (based on style):	Multiple levels; shed, gable, ridge, hip or flat roof with parapet or false front.	
<b><u>Building Walls:</u></b>		
Storefronts: Clear glass openings	Min. 50% and max. 75% of 1st story frontage up to 15' high. Max. 50% above first story.	Mirrored glass
Storefront windows: Sill:	Min. 1 ft. above first floor level.	
Material/Color:	Wood frame, stained or painted; metal, if dark color and flat finish.	Metal, stain- less steel, unfinished.
Storefront doors: Material/Color:	Heavy paneled wood, stained or painted; metal, if dark color and flat finish; and multiple lights if used.	Metal, stain- less steel, unfinished.

## DESIGN GUIDELINES (cont.)

<u>ELEMENT</u>	<u>DESIRABLE</u>	<u>UNDESIRABLE</u>
Wall Materials:	Stone, masonry and stucco.	Glass curtain metals, wood siding, metal, and brick.
<u>Arcades:</u> Supports (columns and arches):	Stone, masonry and stucco. Not allowed to project into building setback area.	Wood or metal.
Roof form:	Shed or flat with parapet.	
Roof material:	Reddish barrel tiles or built-up.	
Paving:	Stone or masonry blocks; brick or tile (non-slip); textured concrete.	
<u>Signs:</u> Above Arcade or Awning:	Flat to wall. Bold stroke painted or low profile cut-out letters.	
Under Arcade or Awning:	Wood or wrought-iron hanging, or flat to wall. Bold stroke painted or carved. Min. 7'-6" clearance.	
<u>Lighting:</u>	Shielded from view. Wrought-iron lamps.	Unshielded lighting.
<u>Details:</u>	Wrought-iron window guards, grilles, gates, brackets, balustrades, and benches. Terra cotta pots, sculpture, courtyard fountains.	Plastic, fiber glass, and shiny metal details.

## **EAST-END DEVELOPMENT AREA**

### **URBAN DESIGN OBJECTIVES**

- \* To preserve, maintain and enhance existing Mediterranean-Revival/Neo-Classical character of the area.
- \* To encourage the protection and enhancement of non-designated but potential Mediterranean-Revival/Neo-Classical historical structures.
- \* To encourage new development and remodeling to use Mediterranean-Revival, Neo-Classical architectural styles or other updated compatible variants.
- \* To insure compatibility of new development with existing uses and these Guidelines through review and approval of the Architectural Commission.
- \* To encourage the remodeling/rehabilitation of incompatible buildings and storefronts in the area, including the provision of multiple storefront entrances, and unification of display windows, awnings, colors, materials, and signage.
- \* To encourage the use of arcades or colonnades along Worth Avenue frontages.
- \* To encourage the interconnection of additional vias, courtyards, patios and other passageways both on and off-site; and,
- \* To encourage upper-floor residential use or the appearance associated with upper-floor residential design.

## DESIGN GUIDELINES

<u>ELEMENT</u>	<u>DESIRABLE</u>	<u>UNDESIRABLE</u>
<b><u>Building Form:</u></b>		
Apparent Width: Building: Storefront:	Maximum 50 feet Maximum 30 feet	Over 100 feet Over 50 feet
Massing: Mediterranean- Revival multi- story buildings	Min. 15% of frontage open or recessed, set- back or projecting at least 2 ft. from the building face.	
Entrances:	One storefront en- trance per each 30 ft.	Over ea. 50 ft.
Roofs (based on style):	Multiple levels; shed, gable, ridge, hip or flat roof & false front.	
<b><u>Building Walls:</u></b>		
Storefronts: Clear glass openings	Min. 50% and max. 75% of 1st story frontage up to 15' high. Max. 50% above first story.	Mirrored glass
Storefront windows: Sill:	Min. 1 ft. above first floor level.	
Material/Color:	Wood frame; stained or painted; metal, if dark color and flat finish.	Metal, stain- less steel, unfinished.
Storefront doors: Material/Color:	Heavy paneled wood, stained or painted; metal, if dark color and flat finish; and multiple lights if used.	Metal, stain- less steel, unfinished.
Wall Materials:	Stone, masonry and stucco.	Glass curtain metals, wood siding, metal, and brick.

## DESIGN GUIDELINES (cont.)

<u>ELEMENT</u>	<u>DESIRABLE</u>	<u>UNDESIRABLE</u>
<u>Arcades:</u>		
Supports (columns and arches):	Stone, masonry and stucco. Min. 3 ft. setback from curb face.	Wood or metal.
Roof form:	Shed or flat with parapet.	
Roof material:	Reddish barrel tiles or built-up.	
Paving:	Stone or masonry blocks; brick or tile (non-slip); textured concrete.	
<u>Signs:</u>		
Above Arcade or Awning:	Flat to wall. Bold stroke painted or low profile cut-out letters.	
Under Arcade or Awning:	Wood or wrought-iron hanging, or flat to wall. Bold stroke painted or carved. Min. 7'-6" clearance.	
<u>Lighting:</u>	Shielded from view. Wrought-iron lamps.	Unshielded lighting.
<u>Details:</u>	Wrought-iron window guards, grilles, gates, brackets, balustrades, and benches. Terra cotta pots, sculpture, courtyard fountains.	Plastic, fiber glass, and shiny metal details.

## **VIII. SPECIAL ALLOWANCES FOR THE EAST-END DEVELOPMENT AREA**

Provisions for Special Allowances have been included in these Guidelines in order to:

- (1) Encourage the maintenance and restoration of the architectural heritage of Worth Avenue;
- (2) Encourage the creative use of modern variants of the Mediterranean-Revival, Neo-Classical and other compatible architectural styles;
- (3) Promote use of Mediterranean-type pedestrian characteristics such as arcades, shopping vias, courtyards and patios, fountains and sculpture, extensive landscaping, multi-level development, hidden staircases, and the provision for upper-story residences or the appearance associated with upper-floor residential design.
- (4) Allow for structures which emulate the character of the West-End Development Area but not to alter, nor act as a precedent for altering, the existing character of the Mid-Avenue or West-end Development Areas.

Use of these Special Allowances for substantial improvements meeting the intent of this section will enhance the quality, character and image of the Avenue; and will also provide a visual linkage between contemporary development and the Avenue's unique historical past.

### **A. ELIGIBILITY FOR SPECIAL ALLOWANCES**

In order to encourage the maintenance of the Avenue's original architectural heritage and encourage the creative and compatible use of Mediterranean-Revival style and characteristics, as well as Neo-Classical and other compatible architectural styles, on the Avenue; the following buildings are eligible to earn special allowances as specified in Section "C", following:

1. New buildings constructed on the Avenue in accordance with the Town of Palm Beach Zoning Code and the design guidelines described in Sections VI and VII. Approval of Special Allowances shall be subject to review and approval by the Architectural Commission after review and approval by the Town Council.
2. Existing buildings which were not designed in the Mediterranean-Revival, NeoClassical, Art Deco, Art Moderne, or other similar compatible style; and which, through substantial and appropriate exterior renovation, are voluntarily converted to the Mediterranean-Revival or Neo-Classical style or modern variant thereof in accordance with the Town of Palm Beach Zoning Code and the design Guidelines described in Sections VI and VII. Approval of Special Allowances shall be subject to review and recommendation for approval by the Architectural Commission.

3. Existing Mediterranean-Revival, Neo-Classical, Art Deco, Art Moderne, or other similar or compatible style buildings which have not been designated as Landmarks; and, which are voluntarily restored through substantial and appropriate exterior renovation to the appropriate style in accordance with the Town of Palm Beach Zoning Code and the design Guidelines described in Sections V. and VI. Approval of Special Allowances shall be subject to review and approval by the Architectural Commission after review and approval by the Town Council.

## **B. DEFINITIONS**

For the purpose of determining eligibility for a special allowance, the following definitions shall apply:

### **1. SUBSTANTIAL EXTERIOR RENOVATION OR RESTORATION**

Improvements costing 15% or more of the appraised value of the structure. The applicant shall be responsible for submitting an up-to-date appraisal so that the Building Official can certify the appraisal value and construction costs.

### **2. APPROPRIATE EXTERIOR RENOVATION OR RESTORATION**

Improvements which are consistent with the design Guidelines described in Sections VI and VII, and recommended for approval by the Architectural Commission.

## **C. SPECIAL ALLOWANCES**

1. Commercial development, redevelopment, restoration or renovation providing an enhanced level of amenities and features in accordance with paragraph "D", following, shall be eligible for elimination of the building length limitation and the 15,000 square foot limit on gross floor area and an increase in maximum building coverage and height as follows:
  - a. Existing buildings:
    - (1) one-story building, maximum coverage, 75%
    - (2) two-story building, 2nd story maximum coverage, 65%
  - b. New 1 story building, maximum coverage, 75%
  - c. New 2-story buildings: maximum first story building coverage, 75%; 2nd story maximum coverage, 65% .
  - d. New 3-story buildings: maximum first story building coverage, 75%; 2nd story maximum coverage, 65%; 3<sup>rd</sup> story maximum coverage, 30%; and allowable building height up to forty (40) feet.



2. Mixed-use commercial and residential development, redevelopment, restoration or renovation providing commercial uses on the ground floor and residential uses above, and providing an enhanced level of amenities and features in accordance with paragraph "D", following, shall be eligible for elimination of the building length limitation and the 15,000 square foot limit on gross floor area, increase in maximum building coverage and height, and allowable residential units as follows:

a. Existing buildings:

- (1) One-story building maximum coverage, 75%;
- (2) Second story coverage, 65% and a maximum of one (1) residence per each fifty (50) feet of frontage on Worth Avenue.
- (3) Third story maximum coverage, 30%; allowable building height up to forty (40) feet and a maximum one (1) additional residence per each sixty (60) feet of frontage on Worth Avenue; provided, however, that all uses above the first floor shall be residential uses only and that the combined density of residential uses on the second and third floors does not exceed two (2) dwelling units per sixty (60) feet of frontage on Worth Avenue.

b. New one story building, maximum coverage, 75%

- c. New 2-story buildings: maximum first story building coverage, 75% maximum second story coverage, 65% ; and a maximum one (1) residence per each fifty (50) feet of frontage on Worth Avenue.

d. New 3-story buildings:

- (1) Maximum first floor building coverage, 75%;
- (2) Maximum second story coverage, 65% and a maximum one (1) residence per each fifty (50) feet of Worth Avenue frontage;
- (3) Maximum third story coverage, 30%; allowable building height up to forty (40) feet; and a maximum one (1) additional residence per each sixty (60) feet of Worth Avenue frontage; provided, however, that all uses above the first floor shall be residential uses only and that the combined density of residential uses on the second and third floors does not exceed two (2) dwelling units per sixty (60) feet of frontage on Worth Avenue.

3. Arcades over the sidewalk shall not count towards building coverage. Where no arcades are provided landscaping shall be planted.

4. Equipment rooms, stair towers, and towers used only as architectural features, may be erected no more than forty (40) per cent above the allowable building height and may occupy no more than fifteen percent of the ground floor area of such building or structure.

#### **D. CRITERIA FOR APPROVAL OF SPECIAL ALLOWANCES.**

New development, or substantial and appropriate redevelopment, restoration or renovation proposals shall be reviewed by the Landmarks Commission or the Architectural Commission in relation to the appropriate provision of a greatly enhanced level of amenities and features which will significantly benefit the development, the general public, the Avenue and the Town of Palm Beach.

Based on the following list of desirable amenities and features, and a positive determination of the Architectural Commission; a proposed development, redevelopment, restoration or renovation may be approved for a Special Allowance.

- \* Public arcades, vias, courtyards, useful open space and interconnection.
- \* Private open spaces, patios, terraces, balconies, loggias, etc.
- \* Mixed-use development with upper-story residential.
- \* Restoration of original facade.
- \* Appropriate style change.
- \* Varied roof heights, towers, chimneys, etc.
- \* Two story and/or three-story commercial structures shall provide a heightened level of architectural amenity and enhancement such as real or simulated balconies, loggias, or step-backs, etc. to ensure that the second and third stories shall have the appearance associated with residential design as personified in the West-End Development Area.
- \* Any other significant amenities or features determined to be appropriate for review by the Architectural Commission.

#### **E. LIMITATIONS ON THE USE OF SPECIAL ALLOWANCES**

Special Allowance granted for residential uses may not be accumulated or transferred to any other building or site.

## **IX. SPECIAL ALLOWANCES FOR THE MID-AVENUE AND WEST-END DEVELOPMENT AREAS**

Provisions for Special Allowances have been included in these Guidelines in order to:

- (1) Encourage the maintenance and restoration of the architectural heritage of Worth Avenue;
- (2) Encourage the creative use of modern variants of the Mediterranean-Revival, Neo-Classical and other compatible architectural styles;
- (3) Promote use of Mediterranean-type pedestrian characteristics such as arcades, shopping vias, courtyards and patios, fountains and sculpture, extensive landscaping, multi-level development, hidden staircases, and especially the provision for upper-story residences.

Use of these Special Allowances for substantial improvements meeting the intent of this section will enhance the quality, character and image of the Avenue; and will also provide a visual linkage between contemporary development and the Avenue's unique historical past.

### **A. ELIGIBILITY FOR SPECIAL ALLOWANCES**

In order to encourage the maintenance of the Avenue's original architectural heritage and encourage the creative and compatible use of Mediterranean-Revival style and characteristics, as well as Neo-Classical and other compatible architectural styles, on the Avenue; the following buildings are eligible to earn special allowances as specified in Section "C", following:

1. New Buildings constructed on the Avenue in accordance with the Town of Palm Beach Zoning Code and the design guidelines described in Sections VI and VII. Approval of Special Allowances shall be subject to review and recommendation for approval by the Architectural Commission.
2. Existing buildings which were not designed in the Mediterranean-Revival, Neo-Classical, Art Deco, Art Moderne, or other similar compatible style; and which, through substantial and appropriate exterior renovation, are voluntarily converted to the Mediterranean-Revival or Neo-Classical style or modern variant thereof in accordance with the Town of Palm Beach Zoning Code and the design Guidelines described in Sections VI and VII. Approval of Special Allowances shall be subject to review and recommendation for approval by the Architectural Commission.

3. Existing Mediterranean-Revival, Neo-Classical, Art Deco, Art Moderne, or other similar or compatible style buildings which have not been designated as Landmarks; and, which are voluntarily restored through substantial and appropriate exterior renovation to the appropriate style in accordance with the Town of Palm Beach Zoning Code and the design Guidelines described in Sections V. and VI. Approval of Special Allowances shall be subject to review and recommendation for approval by the Architectural Commission.

## **B. DEFINITIONS**

For the purpose of determining eligibility for a special allowance, the following definitions shall apply:

### **1. SUBSTANTIAL EXTERIOR RENOVATION OR RESTORATION**

Improvements costing 15% or more of the appraised value of the structure. The applicant shall be responsible for submitting an up-to-date appraisal so that the Building Official can certify the appraisal value and construction costs.

### **2. APPROPRIATE EXTERIOR RENOVATION OR RESTORATION**

Improvements which are consistent with the design Guidelines described in Sections VI and VII, and recommended for approval by the Architectural Commission.

## **C. SPECIAL ALLOWANCES**

1. Commercial development, redevelopment, restoration or renovation providing an enhanced level of amenities and features in accordance with paragraph "D", following, shall be eligible for an increase in maximum building coverage as follows:
  - a. New 2-story buildings: maximum first story building coverage, 50%; 2nd story maximum coverage, 35%.
2. Mixed-use commercial and residential development, redevelopment, restoration or renovation providing commercial uses on the ground floor and residential uses above, and providing an enhanced level of amenities and features in accordance with paragraph "D", following, shall be eligible for an increase in maximum building coverage and allowable residential units as follows:
  - a. Existing buildings:
    - (1) Second story maximum coverage, 35% and a maximum of one (1) residence per each fifty (50) feet of frontage on Worth Avenue.

- (2) Third story maximum coverage, 25% and a maximum one (1) additional residence per each sixty (60) feet of frontage on Worth Avenue; provided, however, that all uses above the first floor shall be residential uses only.
- b. New 2-story buildings: maximum first story building coverage, 50%; maximum second story coverage, 35%; and a maximum one (1) residence per each fifty (50) feet of frontage on Worth Avenue.
- c. New 3-story buildings:
- (1) Maximum first floor building coverage, 50%;
  - (2) Maximum second story coverage, 35% and a maximum one (1) residence per each fifty (50) feet of Worth Avenue frontage;
  - (3) Maximum third story coverage, 25% and a maximum one (1) additional residence per each sixty (60) feet of Worth Avenue frontage; provided, however, that all uses above the first floor shall be residential uses only and that the combined density of residential uses on the second and third floors does not exceed two (2) dwelling units per sixty (60) feet of frontage on Worth Avenue.

#### **D. CRITERIA FOR APPROVAL OF SPECIAL ALLOWANCES.**

New development, or substantial and appropriate redevelopment, restoration or renovation proposals shall be reviewed by the Landmarks Commission and the Architectural Commission in relation to the appropriate provision of a greatly enhanced level of amenities and features which will significantly benefit the development, the general public, the Avenue and the Town of Palm Beach.

Based on the following list of desirable amenities and features, and a positive determination of the Architectural Commission; a proposed development, redevelopment, restoration or renovation may be approved for a Special Allowance.

- \* Public arcades, vias, courtyards, useful open space and interconnection.
- \* Private open spaces, patios, terraces, balconies, loggias, etc.
- \* Mixed-use development with upper-story residential.
- \* Restoration of original facade.
- \* Appropriate style change.
- \* Varied roof heights, towers, chimneys, etc.
- \* Any other significant amenities or features determined to be appropriate for review by the Architectural Commission.

#### **LIMITATIONS ON THE USE OF SPECIAL ALLOWANCES**

Special Allowance granted for residential uses may not be accumulated or transferred to any other building or site.

**APPENDIX A  
THE SECRETARY OF THE INTERIOR'S  
STANDARDS FOR REHABILITATION**

The Secretary of the Interior's Standards for Historic Preservation Projects have been developed to direct work undertaken on historic buildings.

The Standards for Rehabilitation comprise that section of the over-all historic preservation project standards addressing the most prevalent treatment today -- rehabilitation.

"Rehabilitation" is defined as the process of returning a property to a state of utility, through repair or alteration, which makes possible an efficient contemporary use while preserving those portions and features of the property which are significant to its historic, architectural, and cultural values.

The Standards for Rehabilitation (Revised March, 1990) are as follows:

1. A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.
2. The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.
3. Each property shall be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken.
4. Most properties change over time; those changes having acquired historic significance in their own right shall be retained and preserved.
5. Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a historic property shall be preserved.
6. Distinctive historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.
7. Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible.

8. Significant archeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken.
9. New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.
10. New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

See also the Secretary of the Interior's Guidelines for Rehabilitating Historic Buildings (Revised 1983), U.S. Department of the Interior, National Park Service, Preservation Assistance Division, Washington, D.C., included by reference.

## **APPENDIX B FOOTNOTES AND SELECTED BIBLIOGRAPHY**

Quotes attributable to Addison Mizner have been taken from the following sources:

1. Mizner's Florida, American Resort Architecture, Donald W. Curl, The Architectural History Foundation and M.I.T., New York & Cambridge, 1984.
2. Mizner's Florida, American Resort Architecture, Donald W. Curl, The Architectural History Foundation and M.I.T., New York & Cambridge, 1984.

The following books and publications have been particularly helpful in preparing certain portions of this handbook.

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- \* Town of Palm Beach "Draft" \_\_\_\_\_ Report, James E. Sved Associates, Palm Beach, Fla., 1990.
- \* Architectural Design Review Handbook, A Guide to Architectural Design and Site Planning Standards in Santa Fe, City of Santa Fe, N.M., 1988.
- \* Design and Preservation in Santa Fe, Planning Department of the City of Santa Fe, N.M., 1982.
- \* The Storefront Assistance Program, Program Introduction and Guidelines, City of Sarasota, Fla., 1988.
- \* Mediterranean Architectural Style Guide, Planning Department of the City of Coral Gables, Fla., 1987.
- \* Respectful Rehabilitation, Technical Preservation Services, National Park Service, U.S. Department of the Interior and the National Trust for Historic Preservation, Washington, D.C., 1982.
- \* Identifying American Architecture: A Pictorial Guide to Styles and Terms 1600-1945, John J. G. Blumenson, American Association for State and Local History, Nashville, Tenn., 1977.
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- \* Addison Mizner Architect to the Affluent, William Olendorf and Robert Tolf, Gale Graphics, Ft. Lauderdale, Fla., 1983.
- \* Downtown Plan, Urban Design and Architectural Guidelines, City of Scottsdale, Ariz., 1986.
- \* Design Guideline and Standards Latin Quarter District, Planning Department of the City of Miami, Fla., 1988.
- \* Architectural Guidelines for Historic Preservation, Planning and Building Department, City of Saint Augustine, Fla., 1989.
- \* Architectural Guidelines Handbook, Historic and Theme Districts, Mylan Valk Partnership, City of Venice, Fla., 1989.

## APPENDIX C

### GLOSSARY

Ancon, Ancone. A scrolled bracket or "console" which supports a cornice or entablature over a door or window.

Arcade. (1) A row or "range of arches," carried on columns, piers or pilasters, carrying a roof, wall, entablature, or other superstructure. (2) A covered walk between two such ranges, or between an arcade on one side and a solid wall on the other (cf. Cloister). (3) In modern usage a covered walk between ranges of shops.

Arcade. (1) A line of counter thrusting arches raised on columns or piers. (2) A covered walk with a line of such arches along one or both long sides. (3) A covered walk with shops and offices along one side, and a line of such arches on the other. (4) A covered walk, lit from the top, line with shops or offices on one or more levels.

Arcading. A line of arches, raised on columns, that are represented in relief as decoration on a solid wall.

Arch. A self-supporting structure, usually curved, composed of bricks or of stone blocks, which are normally wedge-shaped to prevent slipping, and capable of carrying a superimposed load over an opening. Arches vary in shape from the horizontal flat arch through semicircular and semi-elliptical arches to bluntly or acutely pointed arches.

Architrave. In classical architecture, the lowest member of the entablature, the beam that spans from column to column, resting directly upon the capitals of the supporting columns.

Balcony. A platform projecting from the face of a building, outside windows, enclosed with a railing or balustrade, and supported either by brackets or (in modern use) by cantilever construction.

Baluster. One of a row of vertical members, usually of stone, wood or wrought iron, supporting a handrail (if on a staircase) or a coping (if forming an external parapet): such a row constitutes a balustrade.

Balustrade. A row of balusters, supporting a handrail or coping.

Band. (1) A plain or molded flat strip or string-course running horizontally across the face of a building and usually marking a division in the wall. (2) A small, flat molding, broad, but of small projection, rectangular or slightly convex in profile, used to decorate a surface either as a continuous strip or formed in various shapes. (3) A fascia on the architrave of an entablature. (4) A molding round the shaft of a column.

Barrel Vault. A masonry vault of plain, semicircular cross section supported by parallel walls or arcades; a vault having a semi-cylindrical roof.

Bay. A compartment or section in the length of a building, between each pair of roof-trusses or transverse vaulting ribs and their supporting buttresses, if any.

Bay-window. A window projecting from the face of a building at ground level, and either rectangular or polygonal on plan. A bay-window may be of one or more stories; but if it projects on corbelling or brackets from an upper floor, it is called an "oriel."

**Bed Molding.** In classical architecture, the molding or group of moldings immediately beneath the corona of a cornice and immediately above the frieze.

**Blind Arcade.** A decorative row of arches applied to a wall as a decorative element, esp. in Romanesque buildings.

**Blind Arch.** An arch in which the opening is permanently closed by wall construction.

**Block Cornice.** A cornice used in Italian architecture; usually consists of a bed molding, a range of block modillions or corbels, and a corona or cornice; the bed molding may be omitted. The block cornice differs from an architrave cornice in that the latter shows fascias only below the bed molding.

**Block Modillion.** A modillion in the form of a plain block.

**Bracket.** A member projecting from a wall or column, generally made of stone, wood or metal, plain or ornamentally shaped and carved, which acts as a support for a statue, shelf, arch, or beam, or used for carrying the cornice or extended eaves of a building. In classical architecture, it is usually called an ancone, a console, or a modillion.

**Broken Pediment.** A pediment in Roman and Baroque architecture that has been split apart at its apex or at the center of its base. When broken at its apex, the gap is often filled with an urn, a cartouche, or other ornament. [Via DeMario entrance]

**Canopy.** A roof-like projecting cover over a niche, window, door, etc.

**Capital.** The molded or carved topmost member of a column or pilaster, serving to concentrate the super-incumbent load on to the shaft of the column or pilaster, and often treated with great richness of ornament.

**Cartouche.** (1) An ornamental tablet often inscribed or decorated and framed with elaborate scroll-like carving. (2) A modillion of curved form.

**Casement.** A window sash which swings open along its entire length; usually on hinges fixed to the sides of the opening into which it is fitted.

**Casement Door.** A french door.

**Casement Window.** A window having at least one casement; may be used in any combination with fixed lights.

**Ceiling.** The covering over a room.

**Channeling.** A series of grooves in an architectural member, such as a column or pilaster.

**Chimney.** A vertical structure of brick or stone to carry up smoke from a fire-place.

**Chimney Hood.** A covering which protects a chimney opening.

**Chimney-stack.** A mass of brickwork or masonry containing groups of flues and rising above roof level.

**Cloister.** A covered walk or arcade in a monastery or college, usually around all four sides of a square area of grass.

**Coffering.** A ceiling, vault, or dome with a series of deeply recessed panels, often highly ornamented. Effect may be executed in such materials as wood, marble, brick, concrete, plaster, or stucco.

**Colonnade.** A row or "range of columns" carrying or supporting an entablature or arches and usually one side of a roof..

**Column.** A cylindrical and slightly tapered pillar, serving as a support to some portion of a building.

**Column, Engaged.** A stone column which is partially built into a wall, usually for half of its diameter.

**Console.** In classical architecture, an ornamental decorative scrolled bracket of slight projection but of much greater height, with two reversed volutes (S-shaped), to support a cornice, and also occasionally called an "ancone."

**Coping.** A protective capping or covering of brick or stone on the top of a wall.

**Coquina.** Coarse porous limestone composed of shells and shell fragments loosely cemented by calcite.

**Corbel.** A projection, usually of stone but occasionally of brick or iron, built into a wall and projecting from its face, as a bracket to support a beam or a roof-truss.

**Cornice.** (1) A projecting horizontal feature, usually molded, which crowns an external facade, wall, building or arch; or occurs internally at the junction of a wall and a ceiling. (2) In classical architecture, the topmost member of the entablature. (3) The exterior trim of a structure at the meeting of the roof and wall; usually consists of bedmolding, soffit, fascia, and crown molding.

**Corona.** The overhanging vertical member of a cornice supported by the bed moldings and crowned by the cymatium. In classical architecture, a vertical member forming part of a cornice, between the cymatium and the bed-molding.

**Corridor.** A wide passage in a building.

**Coupled Columns.** Columns set as close pairs with a wider inter-calumniation (space) between the pairs.

**Coupled Pilasters.** Two closely spaced pilasters forming a pair.

**Coupled Windows.** Two closely spaced windows which form a pair.

**Court, Courtyard.** An open space or yard surrounded by walls or buildings.

**Crenelated.** Bearing a pattern of repeated indentations.

**Cusp.** In Gothic architecture, a projection carved on the underside of an arch. Cusps divide the arch into a series of "foils", and are purely ornamental.

**Cusp.** A point or apex in a decorative design and especially the point at which two curved shapes intersect. In Gothic architecture, specifically to the point of intersection of two arcs or foliations in tracery.

Cusped Arch. An arch which has cusps or foliations worked on the intrados (the inner curve of an arch).

Dormer (window). one with a vertical face set upon the inclined plane of a gable roof and possess its own individual roofing.

Drop Tracery. Tracery hanging from the soffit of an arch.

Eaves. The lower edge of a sloping roof, overhanging the face of the wall.

Engaged. Attached, or apparently attached, to a wall by being partly embedded or bonded to it, as an engaged column or pilaster.

Entablature. In classical architecture, the arrangement of three horizontal members -- architrave, frieze, and cornice -- above the supporting columns in any of the classical Orders.

Facade. The face or (principal or architectural) front of a building.

Fanlight. A semicircular window over the opening of a door, usually with radiating bars in the form of an open fan.

Fascia. Any flat horizontal member or molding with little projection. (1) In classical architecture, the bands into which the architraves of Ionic and Corinthian entablatures are divided; (2) The name board over a shop window.

Fenestration. The architectural arrangement of windows in a facade.

Flute, Fluting. A groove or channel, esp. one of many such parallel grooves, usually semicircular or semi-elliptical in section; used decoratively, as along the shaft of a column or pilaster.

Foil. One of the small arcs between the cusps of tracery. The number of these in the design is expressed in the name: trefoil (3), quatrefoil (4), cinquefoil (5), and multi-foil (many).

French Door, Casement Door, Door Window. A door having a top rail, bottom rail, and stiles, which has glass panes throughout (or nearly throughout) its entire length; most often used in pairs.

Frieze. In classical architecture, the middle member of the entablature in one of the classical Orders. Or, a deep band, plain or decorated, extending round the upper walls of a room or building below the cornice.

Gable. The vertical triangle portion of wall at the end of a ridged (double-sloping) roof, from the level of the cornice or eaves to the ridge or apex of the roof. Includes similar ends when not triangular in shape.

Gable Roof. A roof having a gable at one or both ends.

Gallery. A long covered space for walking in on the interior or exterior of a building or between buildings, often with one side open.

Gambrel Roof. A roof which has two pitches on each side with its lower part sloping more steeply than the upper (as in a "mansard roof").

Gazebo. Usually a pavilion or summer-house at the end of a garden terrace or set on an eminence in a garden or parkland so as to command a view.

Grille. A grating; hence a diagonal or rectangular, and often ornamental, arrangement of metal bars to enclose a space or to fill a doorway or window opening.

Grille. A grating or openwork barrier, usually of metal but sometime of wood or stone; used to cover, conceal, decorate, or protect an opening, as in a wall, window, floor, or outdoor paving.

Groin. In vaulting, the line of intersection of two vaults.

Groined. (1) Having groins. (2) Showing the curved lines resulting from the intersection of two semi-cylinders or arches. [groined roof]

Hip Roof. A roof which slopes upward from all four sides of a building.

Kiosk. A small pavilion, usually open, built in gardens and parks...

Lean-to Roof. A roof having a single pitch, carried by a wall which is higher than the roof.

Loggia. (1) An arcaded or colonnaded structure, open on one or more sides, sometimes with an upper story. (2) An arcaded or colonnaded porch, veranda or gallery attached to a larger structure.

Mansard Roof. A roof having two slopes on each face: the lower one very steep, the upper one of low pitch.

Modillion, in Renaissance architecture, a small ornamental bracket, used in rows under the corona of a cornice. If in the form of a plain block, it is a "block modillion."

Niche. An ornamental recess in a wall, often semicircular in plan, usually with an arched or rounded top; often intended to contain a statue.

Open Cornice, Open Eaves. Overhanging eaves where the rafters are exposed at the eaves and can be seen from below.

Oriel Window. A window projecting from the wall face of the upper story of a building, and supported on brackets or corbelling.

Parapet. A low wall built long the edge of a bridge, balcony, cornice, roof or platform. Parapets may be battlemented, pierced or ornamentally carved. In an exterior wall, the part entirely above the roof.

Patio. In a Spanish or Latin-American house, an inner courtyard.

Pavilion Roof. A roof hipped equally on all sides, so as to have a pyramidal form; a pyramidal hipped roof. A similar roof having more than four sides; a polygonal roof.

Pedestal. In classical architecture, the base supporting a column, statue, or obelisk.

Pediment. In classical architecture, the triangular end or gable of a building with a low-pitched roof or used ornamentally over doors and windows, usually triangular but sometimes curved.

Piazza. A formal open space surrounded by buildings in a town.

Pilaster. A flat column, often with capital and base, against the face of a wall, usually "engaged" (i.e. built into it), and projecting there from a distance not exceeding one-third of its surface breadth. Often a decorative rather than a structural feature.

Pitch (of a roof). The inclination of a sloping roof, as a ratio of rise to span (e.g. a pitch of 1:4).

Polychromy. Many-colored or the use of many colors in one building.

Porch. (1) A structure sheltering the entrance to a building. (2) In the U.S.A. only, a veranda or loggia.

Quatrefoil. In Gothic tracery, a circular or square opening having four "foils" separated by "cusps."

Quoin, Coign, Coin. The large corner stones used at the angle (exterior corner) of a building or wall, often distinguished decoratively from adjacent masonry and may be imitated as merely decoration.

Ramada. (1) in Spanish architecture and derivatives, a rustic arbor or similar structure. (2) An open porch.

Restoration (in architecture). The restoration of any decayed or ruined building to its original condition.

Ridge (of a roof). The line of intersection produced by the two sides of a sloping or pitched roof.

Ridge Roof. A pitched roof; the rafter meet at the apex of a ridge; the end view is that of a gable roof.

Roof-line. The sky-line or silhouette formed by the ridges of a roof, and by any spires, chimneys, pinnacles, etc., projecting therefrom.

Running Ornament. Any molding ornament in which the design is continuous in intertwined or flowing lines. [Egyptian running ornament] [wave ornament]

Scallop. One of a continuous series of curves resembling segments of a circle, used as decorative element on the outer edge of a strip of wood, molding, etc. [barrel tiles edge]

Soffit. The exposed undersurface of any overhead component of a building, such as an arch, balcony, beam, cornice, lintel, or vault.

Staircase. A flight or flights of stairs, either open or enclosed.

Stucco. Loosely applied to any external cement or plastering finished with a plasterer's float.

Surround. An encircling border or decorative frame.

Terrace. A raised level promenade, paved or covered with turf or gravel, and usually with a balustrade or dwarf wall on one side.

Terra Cotta. A hard burnt-clay product (glazed or unglazed) used for roof tiles, wall-facings and architectural details.

Tower. Any lofty structure (other than a dome) rising above the general roof level of a building, for purposes of defense, observation, or effect; or, a tall isolated structure serving for defense or observation, or as a landmark.

Tracery. In Gothic architecture, an arrangement of intersecting stone molded bars forming a geometrical or flowing pattern in the curved heads of pointed windows.

Tracery. The ornamental intersection of the stone moldings in a Gothic window head; also such decorative designs in panels, vaults and screens.

Travertine. A variety of limestone deposited by springs; usually banded; commonly coarsely cellular; used as building stone, esp. for interior facing and flooring.

Trefoil. In Gothic architecture, a three-lobed panel or opening in tracery.

Turret. A small tower.

Vault, Vaulting. A continuous arch of brick, stone, or concrete, forming a self-supporting structure over a building or a part thereof. [types: Roman barrel vault (round arches), Romanesque ribbed vault (rounded arches), Gothic ribbed vault (pointed arches)]

Via. A paved Roman road for horses, carriages, and foot passengers, both in town and country; esp. such roads as formed a main channel of communication from one district to another. Roman roads were constructed with the greatest regard for durability and convenience; they consisted of a carriageway paved with polygonal blocks of lava, imbedded in a substratum formed by three layer of different materials (small stones or gravel, rubble, and fragments of brick and pottery mixed with cement); there was a raised footway on each side flanked with curbstones.

Window, Casement. A metal, stone or wooden window frame hinged along one vertical side to enable it to be opened outwards or inward.

Window, French. A ground floor tall window extending down to floor level and opening outwards as a pair of doors.??

Wrought-iron. Iron that is hammered or forged into shape, usually decorative.



PART II - CODE OF ORDINANCES  
Chapter 134 - ZONING  
ARTICLE VI. - DISTRICT REGULATIONS  
DIVISION 9. C-WA WORTH AVENUE DISTRICT

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***DIVISION 9. C-WA WORTH AVENUE DISTRICT<sup>1</sup>***

**Sec. 134-1156. Purpose.**

The purpose of the C-WA Worth Avenue district is to preserve and enhance an area of unique quality and character oriented to pedestrian comparison shopping and providing a wide range of retail and service establishments, to be developed whether as a unit or as individual parcels, serving the shortterm and longterm needs of townpersons. Drive-in retail facilities are not permitted. Further it shall be the intent of this district to enhance the town-serving character of the area through use of limitations on maximum gross leasable area (GLA), thereby reducing the problems of parking and traffic congestion determined to result from establishments of a region-serving scale.

(Ord. No. 2-74, schedule B, 3-26-74; Ord. No. 3-77, § 2, 3-29-77; Ord. No. 5-78, §§ 10, 15, 3-31-78; Ord. No. 7-79, §§ 2, 5, 7, 3-30-79; Ord. No. 4-80, § 3, 3-31-80; Ord. No. 6-81, § 2(a)—(d), (g), (h), 3-31-81; Ord. No. 7-82, § 3(a)—(d), 3-31-82; Ord. No. 2-83, § 3(c), 2-23-83; Ord. No. 1-84, § 2(f)—(h), 3-1-84; Ord. No. 1-85, § 2(g)—(k), 2-11-85; Ord. No. 1-86, § 2(b), (c), 2-10-86; Ord. No. 1-87, § 2(c)—(f), 2-9-87; Ord. No. 2-88, § 1, 2-8-88; Ord. No. 1-89, § 2(a), 2-6-89; Ord. No. 1-90, § 2(f)—(i), 2-5-90; Ord. No. 1-91, § 2(b), 4-23-91; Ord. No. 1-92, § 2, 2-3-92; Ord. No. 6-93, § 2(a)1—7, 2-9-93; Ord. No. 1-05, § 1, 3-8-05)

**Sec. 134-1157. Permitted uses.**

(a) *Enumeration; maximum gross leasable area.* The permitted uses in the C-WA Worth Avenue commercial district, with a maximum of 4,000 square feet of gross leasable area (GLA), are as follows:

- (1) Antiques.
- (2) Apparel and accessories.
- (3) Art galleries.
- (4) Art services.
- (5) Bed and bath boutiques.
- (6) Cards/gifts.
- (7) Crafts.
- (8) Drugstore/pharmacy.
- (9) Fabrics.
- (10) Flowers/florist.
- (11) Furniture.
- (12) Hair styling/beauty salon.

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<sup>1</sup>Cross reference(s)—Businesses, ch. 22.

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- (13) Interior decorating sales/services.
  - (14) Jewelry.
  - (15) Kitchenwares.
  - (16) Luggage/leather goods.
  - (17) News/books.
  - (18) Optical goods.
  - (19) Perfumery.
  - (20) Photographic services/studios.
  - (21) Shoes.
  - (22) Stationery.
  - (23) Essential services.
  - (24) Tobacconist.
  - (25) Toys.
  - (26) TV and electronic items.
  - (27) Offices and professional and business services, including banks and financial institutions, and executive offices above the first floor, excluding veterinarian offices.
  - (28) Storage facility related to a permitted or special exception use in the district provided said use meets all additional conditions in section 134-1760 of this chapter.
  - (29) Residence(s) above the first floor.
  - (30) Combinations of the uses in subsections (a)(1) through (28) of this section.
  - (31) Supplemental off-site shared parking as provided for in sections 134-2177 and 134-2182 This use will sunset on March 13, 2024, unless extended or modified by town council.
- (b) *Regulation of existing nonconforming commercial uses.* Any existing uses contained on the list of permitted uses shown in subsection (a) of this section which contain more than 4,000 square feet of gross leasable area (GLA) shall be classified as existing nonconforming uses under article VI of this chapter pertaining to nonconforming uses. However, all future changes of use shall be limited to those uses listed as permitted uses on the list contained in this section with a maximum gross leasable area of 4,000 square feet, and if a change of use is contemplated from one general commercial category (retail and services; office, professional and business services; or banks and financial institutions) to another, wherein the new use will involve a gross leasable area exceeding 4,000 square feet, the contemplated new use shall be subject to prior approval of a special exception application by the town council before the change is made (refer to sections 134-227 through 134-233 pertaining to special exception uses). In effect, this will allow any existing use over 4,000 square feet, in a district with a 4,000 square footage limitation, to continue operating at its existing scale or to change to another use within the same general commercial category without town council approval. For example, if a ladies apparel store of 10,000 square feet exists in the C-WA district and the owner wishes to change to an antique store of the same size or subdivide into two 5,000 square-foot offices, the owner would need to apply for and obtain approval of a special exception from the town council. No existing commercial use which is subject to the 4,000 square feet maximum gross leasable area (GLA) regulation may occupy additional space within 1,500 feet of the existing businesses, which distance shall be measured along the public sidewalk, if such new space to be occupied will increase the total gross leasable area (GLA) to more than 4,000 square feet.

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(Ord. No. 2-74, schedule B, 3-26-74; Ord. No. 3-77, § 2, 3-29-77; Ord. No. 5-78, §§ 10, 15, 3-31-78; Ord. No. 7-79, §§ 2, 5, 7, 3-30-79; Ord. No. 4-80, § 3, 3-31-80; Ord. No. 6-81, § 2(a)—(d), (g), (h), 3-31-81; Ord. No. 7-82, § 3(a)—(d), 3-31-82; Ord. No. 2-83, § 3(c), 2-23-83; Ord. No. 1-84, § 2(f)—(h), 3-1-84; Ord. No. 1-85, § 2(g)—(k), 2-11-85; Ord. No. 1-86, § 2(b), (c), 2-10-86; Ord. No. 1-87, § 2(c)—(f), 2-9-87; Ord. No. 2-88, § 1, 2-8-88; Ord. No. 1-89, § 2(a), 2-6-89; Ord. No. 1-90, § 2(f)—(i), 2-5-90; Ord. No. 1-91, § 2(b), 4-23-91; Ord. No. 1-92, § 2, 2-3-92; Ord. No. 6-93, § 2(a)1—7, 2-9-93; Ord. No. 1-02, § 11, 3-12-02; Ord. No. 1-04, §§ 18, 23, 3-9-04; Ord. No. 1-05, § 3, 3-8-05; Ord. No. 2-2011, § 5, 7-13-11; Ord. No. 7-2014, § 6, 5-14-14; Ord. No. 8-2017, § 2, 4-12-17; Ord. No. 17-2019, § 7, 6-12-19; Ord. No. 01-2021, § 4, 2-10-21; Ord. No. 12-2021, § 3, 6-9-21; Ord. No. 20-2021, § 3, 9-13-21)

### **Sec. 134-1158. Accessory uses.**

The accessory uses in the C-WA Worth Avenue district are as follows:

- (1) Off-street parking and loading.
- (2) Signs.
- (3) Accessory uses customarily incident to the permitted or approved special exception uses.

(Ord. No. 2-74, schedule B, 3-26-74; Ord. No. 3-77, § 2, 3-29-77; Ord. No. 5-78, §§ 10, 15, 3-31-78; Ord. No. 7-79, §§ 2, 5, 7, 3-30-79; Ord. No. 4-80, § 3, 3-31-80; Ord. No. 6-81, § 2(a)—(d), (g), (h), 3-31-81; Ord. No. 7-82, § 3(a)—(d), 3-31-82; Ord. No. 2-83, § 3(c), 2-23-83; Ord. No. 1-84, § 2(f)—(h), 3-1-84; Ord. No. 1-85, § 2(g)—(k), 2-11-85; Ord. No. 1-86, § 2(b), (c), 2-10-86; Ord. No. 1-87, § 2(c)—(f), 2-9-87; Ord. No. 2-88, § 1, 2-8-88; Ord. No. 1-89, § 2(a), 2-6-89; Ord. No. 1-90, § 2(f)—(i), 2-5-90; Ord. No. 1-91, § 2(b), 4-23-91; Ord. No. 1-92, § 2, 2-3-92; Ord. No. 6-93, § 2(a)1—7, 2-9-93; Ord. No. 5-09, § 8, 4-15-09; Ord. No. 16-2021, § 11, 8-11-21)

### **Sec. 134-1159. Special exception uses.**

- (a) The special exception uses require a site plan review as provided in article III of this chapter. The special exception uses in the C-WA Worth Avenue district are as follows:

- (1) Pay parking.
- (2) Public or private parking or storage garages.
- (3) Private social, swimming, tennis or yacht clubs.
- (4) Public structures/uses.
- (5) Essential services related to town-owned municipal buildings and structures.
- (6) Supplemental parking per sections 134-2177 and 134-2182.
- (7) Restaurants, nightclubs, lounges/bars, excluding formula restaurants as defined in section 134-2.
- (8) Museums and nonprofit cultural centers.
- (9) Permitted uses cited under permitted uses in section 134-1157 which contain greater than 4,000 square feet GLA gross leasable area.
- (10) Uses not specifically enumerated under permitted uses in section 134-1157 but having traffic, patronage and intensity of use characteristics similar to those uses cited therein.
- (11) Outdoor promotional events. See section 134-2115 for additional conditions and criteria.
- (12) Roof deck automobile parking.

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- (13) Outdoor cafe seating is permitted only for restaurants, retail specialty food including the sale of prepared food for takeout only, and private, social, swimming, golf, tennis and yacht clubs, provided that all requirements and conditions in sections 134-2104 through 134-2108 are met.
- (14) Retail specialty foods, including incidental sale of prepared foods for takeout.
- (b) An owner or tenant of a property, located within the C-WA district, which property has received approval of a special exception after March 31, 1980, shall be required to obtain approval by the town council under the provisions of section 134-229 prior to being granted a new business tax receipt. This subsection shall not apply to renewal of an existing business tax receipt.
- (Ord. No. 2-74, schedule B, 3-26-74; Ord. No. 3-77, § 2, 3-29-77; Ord. No. 5-78, §§ 10, 15, 3-31-78; Ord. No. 7-79, §§ 2, 5, 7, 3-30-79; Ord. No. 4-80, § 3, 3-31-80; Ord. No. 6-81, § 2(a)—(d), (g), (h), 3-31-81; Ord. No. 7-82, § 3(a)—(d), 3-31-82; Ord. No. 2-83, § 3(c), 2-23-83; Ord. No. 1-84, § 2(f)—(h), 3-1-84; Ord. No. 1-85, § 2(g)—(k), 2-11-85; Ord. No. 1-86, § 2(b), (c), 2-10-86; Ord. No. 1-87, § 2(c)—(f), 2-9-87; Ord. No. 2-88, § 1, 2-8-88; Ord. No. 1-89, § 2(a), 2-6-89; Ord. No. 1-90, § 2(f)—(i), 2-5-90; Ord. No. 1-91, § 2(b), 4-23-91; Ord. No. 1-92, § 2, 2-3-92; Ord. No. 6-93, § 2(a)1—7, 2-9-93; Ord. No. 1-94, § 2(b)(5), 2-7-94; Ord. No. 1-96, § 17, 2-5-96; Ord. No. 2-98, § 3, 2-27-98; Ord. No. 1-02, § 10, 3-12-02; Ord. No. 1-03, § 3, 3-11-03; Ord. No. 1-04, § 29, 3-9-04; Ord. No. 4-08, § 9, 4-7-08; Ord. No. 5-09, § 9, 4-15-09; Ord. No. 2-2011, § 6, 7-13-11; Ord. No. 3-2012, § 5, 4-11-12; Ord. No. 10-2012, § 4, 9-11-12; Ord. No. 30-2017, § 3, 1-10-18; Ord. No. 02-2019, § 10, 3-19-19; Ord. No. 17-2019, § 8, 6-12-19; Ord. No. 01-2021, § 5, 2-10-21; Ord. No. 12-2021, § 4, 6-9-21; Ord. No. 16-2021, § 12, 8-11-21)

### **Sec. 134-1160. Accessory structures.**

- (a) *Generally.* Enclosed accessory structures in the C-WA Worth Avenue district shall comply with front and side yard requirements for the principal structure to which they are accessory and shall be not closer to any rear property line than ten feet.
- (b) *Dish antennas.* A dish antenna shall be an accessory structure and shall be constructed, erected or placed in compliance with all of the provisions of this chapter applicable to accessory structures. Dish antennas shall not exceed three meters in diameter. Only one dish antenna that exceeds one meter in diameter shall be permitted on each building. Such dish antenna which exceeds one meter in diameter shall not be attached to a building; shall not be closer than ten feet to any side or rear property line; shall not exceed 12 feet in height above the average grade; and, shall not be located in a required front yard, street side yard or rear street yard setback. Each residential unit or commercial tenant space shall not be limited as to the number of dish antennas of one meter or less in diameter and said antenna(s) may be attached or unattached to a building. If said dish antenna(s) is unattached, said antenna(s) shall not exceed 12 feet in height above the average grade; shall be located no closer than ten feet to any side or rear lot line; and, shall not be located in a required front yard, street side yard or rear street yard setback. All attached and unattached dish antennas in this commercial zoning district shall be screened from public view, and private and public streets and ways; be neutral in color; and, to the maximum extent possible, compatible with the surrounding neighborhood appearance and character. In addition, no form of lettering, advertising or identification shall be allowed on any such antenna or its framework (other than the manufacturer's small identification plate).  
Note: One meter in the metric system of measurement equals 39.37 inches or 3.28 feet.

(Ord. No. 2-74, § 5.51, 3-26-74; Ord. No. 3-76, § 3, 3-23-76; Ord. No. 5-78, § 11, 3-31-78; Ord. No. 7-79, § 11, 3-30-79; Ord. No. 4-80, § 4, 3-31-80; Ord. No. 7-82, § 4(i), (k), 3-31-82; Ord. No. 1-84, § 3(h), 3-1-84; Ord. No. 1-85, § 3(e), 2-11-85; Ord. No. 1-86, § 3(d), 2-10-86; Ord. No. 1-87, § 3(e), 2-9-87; Ord. No. 1-90, § 3(g), 2-5-90; Ord. No. 1-92, § 3(e), 2-3-92; Ord. No. 1-93, § 3(g), 2-8-93; Ord. No. 1-94, § 3(c), 2-7-94; Ord. No. 1-95, § 1(b), 1-23-95; Ord. No. 1-97, § 5, 2-17-97; Ord. No. 1-99, § 10, 4-5-99)

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## **Sec. 134-1161. Reserved.**

Ord. No. 16-2021 , § 12, adopted August 11, 2021, repealed § 134-1161, which pertained to stands, seated dining areas and open counters for eating and drinking and derived from Ord. No. 2-74, § 6.61, 3-26-74; Ord. No. 3-77, § 14, 3-29-77; Ord. No. 1-89, § 4(f), 2-6-89; Ord. No. 1-04, § 16, 3-9-04; Ord. No. 5-09, § 10, 4-15-09.

## **Sec. 134-1162. Commercial uses; site plan approval for new buildings, new building additions or changes in permitted uses over certain floor area.**

All applications for new buildings or for new building additions or for changes in a permitted use in section 134-1157 which involve more than 2,000 square feet of building floor area of buildings in the C-WA Worth Avenue district shall require a site plan approval in accordance with article III of this chapter. No certificate of occupancy shall be issued for any building, unless all facilities included in the site plan have been provided in accordance therewith. The maximum dimension of any structure or group of attached structures shall not exceed 150 feet.

(Ord. No. 2-74, § 6.55, 3-26-74; Ord. No. 5-78, § 12, 3-31-78; Ord. No. 7-79, § 14, 3-30-79; Ord. No. 4-80, § 6, 3-31-80; Ord. No. 7-82, § 5(d), 3-31-82; Ord. No. 1-85, § 4(h), 2-11-85)

## **Sec. 134-1163. Lot, yard and area requirements—Generally.**

In the C-WA Worth Avenue district, the schedule of lot, yard and area requirements is as given in this section:

- (1) *Lot area.* The minimum lot area is 4,000 square feet.
- (2) *Lot width.* The minimum lot width is 30 feet.
- (3) *Lot depth.* The minimum lot depth is 90 feet.
- (4) *Density.* A single dwelling unit, or multiple dwelling units not to exceed ten dwelling units per gross acre as provided for in the Worth Avenue design guidelines which are on file in the town clerk's office, and which are incorporated and adopted as part of this chapter as if fully set forth in this chapter. See article III of this chapter for site plan review requirements.
- (5) *Front yard.* All buildings shall be set back so as to provide at least a ten-foot-wide pedestrian walkway between the street curblin and the building, exclusive of beautification strips, not more than five feet of which may be on the town street right-of-way, where appropriate, and additionally, to provide for the minimum building front yard setback, which shall be measured from the inside (lot side) of the required pedestrian walkway. Where no front yard building setback is approved or required, two feet of the required ten-foot-wide pedestrian walkway, adjacent to the inside (lot side) of the walkway, may be landscaped by placement of potted plants or removable planters. Such potted plants or planters shall include xeriscape landscaping whenever possible. Within the C-WA district, arcades or colonnades may be constructed subject to approval as a special exception over the sidewalks in the required front yard setback, provided they meet the requirements of section 134-1213(e).
- (6) *Side yard.* There is no minimum side yard required for one-story structures, but a side yard shall be five feet if provided.
- (7) *Rear yard.* The minimum rear yard setback is ten feet.
- (8) *Height and overall height.*
  - a. For one-story buildings, the maximum building height is 15 feet.
  - b. For two-story buildings, the maximum building height is 25 feet, allowable as a special exception.

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- c. Maximum overall height of a building shall be the maximum allowable building height, as defined in section 134-2, plus five feet for a flat roof and ten feet for all other roof styles. When a parapet is used above the maximum building height, as defined in section 134-2, the building overall height will be calculated based on the flat roof style identified above. Parapet walls extending above the maximum allowable building height shall have appropriate architectural treatment.
  - d. Refer to Worth Avenue Design Guidelines for special exception requirements providing for special allowances to coverage, height, building length and gross floor area limitations.
- (9) *Lot coverage.*
- a. For one-story buildings, the maximum lot coverage is 75 percent.
  - b. For two-story buildings, the maximum lot coverage is 35 percent for the first floor and 35 percent for the second floor. See special exception provisions in sections 134-227 through 134-233 (special exception use), section 134-1165 relating to allowable height and lot coverage, and article III of this chapter (site plan review).
  - c. Refer to Worth Avenue Design Guidelines for special exception requirements providing for special allowances to coverage, height, building length and gross floor area limitations.
- (10) *Length.*
- a. For one-story buildings, the maximum building length is 150 feet.
  - b. For two-story buildings, the maximum building length is 150 feet.
  - c. For each multifamily building maximum dimensions, see section 134-1871 et seq.
  - d. Refer to Work Avenue Design Guidelines for special exception requirements providing for special allowances to coverage, height, building length and gross floor area limitations.
  - e. Sub-basements are exempt from the maximum building length, requirement. Individual building elements extending above ground from a single sub-basement shall each be considered as a separate building for the purpose of calculating building length.
- (11) *Landscaped open space.*
- a. For one-story buildings, the minimum landscaped open space is 15 percent.
  - b. For two-story buildings, the minimum landscaped open space is 25 percent.
  - c. For three-story buildings, the minimum landscaped open space is 25 percent.
- (12) *Floor area.*
- a. For one-story buildings, the maximum gross floor area of buildings is 15,000 square feet.
  - b. For two-story buildings, the maximum gross floor area of buildings is 15,000 square feet.
  - c. Refer to Work Avenue Design Guidelines for special exception requirements providing for special allowances to coverage, height, building length and gross floor area limitations.
  - d. Sub-basements are exempt from the maximum, building length, requirement. Individual building elements extending above ground from a single sub-basement shall each be considered as a separate building for the purpose of calculating building floor area.

(Ord. No. 2-74, schedule A, 3-26-74; Ord. No. 7-79, §§ 2, 6, 3-30-79; Ord. No. 4-80, § 3, 3-31-80; Ord. No. 6-81, § 2(e), (f), 3-31-81; Ord. No. 7-82, § 3(e), 3-31-82; Ord. No. 2-83, §§ 3(a), (b), 2-23-83; Ord. No. 1-84, §§ 2(a)—(e), 3-1-84; Ord. No. 1-85, § 2(b)—(f), 2-11-85; Ord. No. 1-86, § 2(a), 2-10-86; Ord. No. 1-88, § 1, 2-8-88; Ord. No. 1-89, § 2(b)—(d), 2-6-89; Ord. No. 1-90, § 2(a)—(e), 2-5-90; Ord. No. 1-92, § 2(a)1, 2, 2-3-92; Ord. No. 9-93, § 2(b), 6-8-93;

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Ord. No. 1-94, § 2(a), 2-7-94; Ord. No. 1-96, § 8, 2-5-96; Ord. No. 1-97, § 1, 2-17-97; Ord. No. 1-98, §§ 2—4, 2-9-98; Ord. No. 2-98, §§ 1, 2, 2-27-98; Ord. No. 1-04, § 32, 3-9-04; Ord. No. 16-2016, § 3, 12-14-16)

#### **Sec. 134-1164. Same—Exceptions.**

- (a) In the C-WA Worth Avenue district, cornices, solid canopies, or architectural features may extend 48 inches over the sidewalk or required yard area, provided they shall have nine feet of vertical clearance between any solid construction and the sidewalk or yard.
- (b) Marquees or canvas-covered fireproof canopies, no wider than entranceways, may be constructed over main entrances to hotels, theaters and places of public assembly and may extend to the face of the curb, provided that no support shall be nearer than 18 inches to the face of the curb, and the installation shall have a minimum of nine feet of vertical clearance between any solid construction and the sidewalk.
- (c) No projections shall be allowed in the required rear yard except open-type fire escapes, and these must be provided with a counter-balanced bottom section to provide for nine feet of clearance when up.
- (d) Awnings may be suspended over sidewalks or ways, provided that they shall not project nearer than 18 inches to the face of the street curblin or more than eight feet from the exterior wall of the building, and the installation shall have at least seven feet six inches of vertical clearance between any solid construction and the sidewalk or way. Cloth front and side drops shall measure not less than six feet six inches from their lowest point to the sidewalk or way.
- (e) Within the C-WA district, arcades or colonnades may be constructed, subject to approval as a special exception, over sidewalks or ways, provided that they shall not project nearer than three feet to the face of the street curblin or more than ten feet, but not less than seven feet, from the exterior wall as measured from the exterior face of the building to the exterior face of the arcade or colonnade, and provided that no support shall be nearer than three feet to the face of the curb, and the installation shall have a minimum of nine feet of vertical clearance. The design of such arcades or colonnades shall be based upon the Worth Avenue Design Guidelines and shall be subject to review and approval by the architectural commission. The Worth Avenue Design Guidelines are incorporated and adopted as part of this chapter as if fully set forth in this chapter.

(Ord. No. 2-74, § 5.33, 3-26-74; Ord. No. 4-80, § 4, 3-31-80; Ord. No. 1-91, § 3(c), 4-23-91)

#### **Sec. 134-1165. Special exception to height regulations; special exception structures.**

- (a) *Criteria for granting.* In order to encourage increased open space, landscaped open space, reduced density and lot coverage and architectural detail, the town council may at its discretion, upon review of an application and public hearing thereon, allow for the increase of the maximum building height in the C-WA Worth Avenue district, upon a finding being made by the town council that the proposed increase in height for a contemplated special exception structure is in the public interest, that careful attention is given to architectural detail, and that it meets the standards of sections 134-227 through 134-233 and the goals and guidelines in this section.
- (b) *Two-story and three-story construction.* The following shall be applicable to two-story and three-story construction in the C-WA district:
  - (1) First story coverage not more than 35 percent and second story coverage not more than 35 percent. Additional coverage and other special allowances may be granted if the structure is built in accordance with the Worth Avenue Design Guidelines in conformance with section 134-233.

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- (2) A third story and other special allowances may be granted if the structure is built in accordance with the Worth Avenue Design Guidelines in conformance with section 134-233.

(Ord. No. 2-74, § 5.48, 3-26-74; Ord. No. 3-76, § 3, 3-23-76; Ord. No. 5-78, § 11, 3-31-78; Ord. No. 7-82, § 4(g), 3-31-82; Ord. No. 2-83, § 4(d), 2-23-83; Ord. No. 1-84, § 3(e), 3-1-84; Ord. No. 1-85, § 3(d), 2-11-85; Ord. No. 1-91, § 3(e), 4-23-91; Ord. No. 1-92, § 3(d), 2-3-92; Ord. No. 2-98, § 4, 2-27-98; Ord. No. 1-01, § 6, 2-19-01)

Cross reference(s)—Applicability of Worth Avenue design guidelines in C-WA district, § 134-233.

### **Sec. 134-1166. Supplementary district regulations.**

The supplementary district regulations which may be applicable to the C-WA Worth Avenue district are contained in article VIII of this chapter.

### **Sec. 134-1167. Off-street parking and loading.**

The off-street parking or loading requirements which may be applicable in the C-WA Worth Avenue district are contained in article IX of this chapter.

### **Sec. 134-1168. Signs.**

The sign regulations which may be applicable in the C-WA Worth Avenue district are contained in article XI of this chapter.

### **Sec. 134-1169. Air conditioning and generator equipment.**

Air conditioners and air handlers, cooling towers, generators, swimming pool filters, pumps and heaters are regulated in section 134-1728 and 134-1729.

(Ord. No. 1-99, § 11, 4-5-99)

### **Sec. 134-1170. Architectural tower features.**

In the commercial zoning districts, a maximum of two towers as architectural features may be constructed as integral parts of the building provided that no tower(s) exceeds the allowable overall height by more than five feet; such tower(s) is set back an additional five feet on the front, rear, side, and street side and street rear yards; and, such tower(s) has no habitable floor area. The area of such tower(s) shall in combination not exceed two percent of the gross floor area of the building. This section does not apply to entry facades or parapets.

(Ord. No. 1-00, § 2, 2-22-00)

### **Sec. 134-1171. Lot grade topography and drainage.**

In the C-WA, commercial worth avenue district, the natural grade and topography of a lot shall not be altered to raise and the grade the lot to meet base flood elevation requirements except as provided for in section 134-1600. The grade shall not be raised on a vacant or occupied piece of property unless a building permit is issued which addresses the paving and drainage requirements of the town.

( Ord. No. 19-2021 , § 5, 9-13-21)



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**Secs. 134-1172—134-1205. Reserved.**

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## **Sec. 134-1165. Special exception to height regulations; special exception structures.**

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- (b) *Two-story and three-story construction.* The following shall be applicable to two-story and three-story construction in the C-WA district:
  - (1) First story coverage not more than 35 percent and second story coverage not more than 35 percent. Additional coverage and other special allowances may be granted if the structure is built in accordance with the Worth Avenue Design Guidelines in conformance with section 134-233.
  - (2) A third story and other special allowances may be granted if the structure is built in accordance with the Worth Avenue Design Guidelines in conformance with section 134-233.

(Ord. No. 2-74, § 5.48, 3-26-74; Ord. No. 3-76, § 3, 3-23-76; Ord. No. 5-78, § 11, 3-31-78; Ord. No. 7-82, § 4(g), 3-31-82; Ord. No. 2-83, § 4(d), 2-23-83; Ord. No. 1-84, § 3(e), 3-1-84; Ord. No. 1-85, § 3(d), 2-11-85; Ord. No. 1-91, § 3(e), 4-23-91; Ord. No. 1-92, § 3(d), 2-3-92; Ord. No. 2-98, § 4, 2-27-98; Ord. No. 1-01, § 6, 2-19-01)

Cross reference(s)—Applicability of Worth Avenue design guidelines in C-WA district, § 134-233.

## **Sec. 134-1170. Architectural tower features.**

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(Ord. No. 1-00, § 2, 2-22-00)

TOWN COUNCIL MINUTES OF MEETING HELD ON JANUARY 3, 1991 TO HEAR ZONING COMMISSION REPORT AND RECOMMENDATIONS	
I. CALL TO ORDER AND ROLL CALL: The Special Town Council Meeting to hear the 1990-91 ZONING COMMISSION REPORT and RECOMMENDATIONS was called to order by President Heeke on January 3, 1991, at 9:30 AM in the Town Hall Council Chambers. On roll call, the following were found to be in attendance: Mayor Marix, President Heeke, President Pro Tem Ilyinsky, Councilman Weinberg, Councilwoman Wiener, (Councilwoman Douthit was absent). Also attending were: Town Manager Doney, Town Attorney Randolph, Town Clerk Peters, Mr. Moore, Mr. Frank, Mr. Zimmerman from the Building & Zoning Department and Mr. Brisson of Adley, Brisson and Engman, Zoning Consultants for the Town.	Roll Call
II. INVOCATION AND PLEDGE OF ALLEGIANCE: Invocation was given by Mrs. Peters. Pledge of Allegiance was let by President Pro Tem Ilyinsky.	Invocation
III. PROOF OF PUBLICATION: Mrs. Peters reported the Proof of Publication has been filed with the record.	Proof of Publication
IV. APPROVAL OF AGENDA: Mr. Ilyinsky moved for approval of the agenda. Seconded by Mrs. Wiener. On roll call, the motion carried unanimously.	Approval of Agenda
V. PROCEDURE FOR COMMENTS BY GENERAL PUBLIC: Mr. Moore suggested the zoning items will be considered and the President will give the public an opportunity to speak on any of the issues. President Heeke indicated the Mayor and Town Council will discuss the proposed changes by the staff and the Zoning Commission and when that is concluded, any member of the public may speak for three minutes and if the subject has been covered by someone else, they should just concur or disagree and after receiving public comments, the Council will go into deliberation on the various items.	Procedure for Comments by General Public
IV. ADMINISTRATIVE PROPOSALS AND/OR RECOMMENDATIONS (ITEMS 1 THROUGH 19) AND RECEIPT OF THE RECOMMENDATIONS AND REPORT OF THE ZONING COMMISSION DATED DECEMBER 3, 1990.	Admin. Proposals and Recommendations - Zoning
Mr. Ilyinsky moved that the Recommendations and Report of the Zoning Commission dated December 3, 1990 be received. Seconded by Mrs. Wiener. On roll call, the motion carried unanimously.	
ITEM NO. 1 - Amend footnote (3) of Section 4.20 A. Schedule of Lot, Yard and Bulk Regulations to read as follows: (change is underlined) "(3) <u>With the exception of arcades and colonnades in the C-WA District all buildings shall be set back so as to provide at least a ten-foot wide pedestrian walkway between the street curbline and the building, exclusive of beautification strips, not more than five (5) feet of which may be on the Town street right-of-way, where appropriate, and additionally, to provide for the minimum building front yard setback, which shall be measured from the inside (lot side) of said required pedestrian walkway</u>	
Mr. Moore called on Mr. Brisson who gave his comments: He recalled last year there were certain suggestions relative to Worth Avenue as to allowable height and Special Exceptions for extra height and the Zoning Commission and then later the Town Council requested that his office develop guidelines for design, which will be the basis for the extra zoning criteria which was to be considered this zoning season. He indicated there are eight sub items in the Design Guildelines which have been distributed to the Mayor and Council. He stated the only things he would be covering is the Design Guidelines as it relates to the zoning, which pertain to Worth Avenue. He has rearranged the order of some of the items as he felt they inter-related to each other as opposed to the way they are in the Zoning Commission Report. He has Item 1 and Item 6 together as Item 1 relates to the provision for arcades and colonnades in the Worth Avenue District which refers to Section 5.33. He stated his recommendation is arcades and colonnades be allowed providing they meet with the requirements of Section 5.33 and be subject to the Worth Avenue Design Guidelines and be subject to approval by the Architectural Commission.	
Mr. Heeke felt it made sense to handle Items 1 and 6 together.	
Mr. Moore explained the Zoning Commission's recommendation also includes the following wording:	
<u>"Within the C-WA District, arcades or colonnades may be constructed over the sidewalks in the required front yard setback, provided they meet the requirements of Section 5.33 (e)."</u>	
Mr. Adrian Winterfield addressed the Council questioning whether or not this should be handled as a Special Exception, and although the Architectural Commission will fill the same function, he viewed this as an extraordinary departure and it would be appropriate for the Council to consider and approve this before it is submitted to the Architectural Commission. He stated his confusion on the status of the quidelines as it looked to him that it was not the present intention to identify the guidelines more precisely. He stated it was not clear to him to what extent the guidelines are mandatory and to which extent the Architectural Commission maintained its dependence.	
Attorney Randolph understood this would first come to the Council to be determined as to whether or not a Special Exception would be granted. He stated from a staff standpoint, it was decided the review should first come to the Council as there are certain aspects which affect on the neighborhood which should be considered by the Council before a decision is made as to whether or not to grant the benefit. He felt if it was approved by the Town Council, it would then be subject to review by the Architectural Commission, who would report back to the Council as to whether or not it meets the design guidelines and ultimately, the Council would have the final approval as to whether it would move forward.	
Mr. Randolph stated the effect of this is if a person decides to elect to go ahead with the benefits, such as the third story or the Colannades, then these would be more than the guidelines and at that point, they would be required to meet the guidelines in order to take advantage of the benefit.	
Mr. Brisson explained this is not a Special Exception and would not have to come before the Town Council as it is now proposed. Mr. Randolph stated he was grouping all these benefits together. Mr. Brisson stated everything else is listed as a Special Exception but the colonnades and arcades they did not put into that category, however, the Council could put that restriction onto it, if they wished to view, however, it was his belief that it was something that they wished to encourage, with the architectural and safety controls.	
Mayor Marix noted it would go directly to the Architectural Commission to which Mr. Brisson agreed.	
Mr. Weinberg asked if they would be losing walking space on Worth Avenue if the colonnades were installed. Mr. Brisson stated the pillars will occupy a portion of the ten foot sidewalk but it would not interfere	

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with the walking space.

Mayor Marix asked if there would be flower pots allowed in a beautification strip? Mr. Brisson stated it was not incorporated into their recommendation and it would be a separate item. Mr. Zimmerman stated the term "beautification strip" applies to those locations where there is a grass strip between the curb and the sidewalk. Mayor Marix asked what they would be doing about flowers? Mr. Zimmerman responded this does not address flowers. Mayor Marix wondered if it should as they are a very important element of this Town. Mr. Randolph did not believe this matter should be addressing the flower pots. Mr. Moore agreed stating this is an architectural feature of a building. Mayor Marix indicated she doesn't want to close the door on flower pots. Mr. Heeke stated that language is already in the Ordinance. Mr. Brisson stated this does not apply to flower pots. Mayor Marix recalled someone wanted to eliminate flower pots and she wants to protect flower pots and since we are discussing the ten foot walkway, this may be the time we should be considering the flowers, so the flower pots are not ruled out. Mr. Moore explained within the ten foot strip, they are currently prohibited. Mayor Marix stated they have to be legalized as most of the flowers are within that ten feet, and since they are redoing this section, it would be the logical thing to state flower pots are allowed or they are not. Mr. Heeke asked if the Zoning Commission discussed this matter? Mr. Moore responded they did not. Mr. Heeke indicated he would be reluctant to get into this area unless it was addressed by the Zoning Commission.

Mr. Weinberg recalled there are palm trees along Worth Avenue and if they are allowing colonnades, would they have to remove the palm trees? Mr. Moore stated this would be at the discretion of the builder as to whether a tree would remain or would have to be removed. Mr. Brisson introduced Mr. Smith, the senior designer who was responsible for the design guidelines and to answer Mr. Weinberg's question, three feet from the street would accommodate the present locations of the palm trees.

Mr. Ilyinsky moved the recommendation of the Zoning Commission dated Dec. 3, 1990 with regards to Item 1 A be approved. Seconded by Mr. Weinberg. On roll call, the motion carried unanimously.

Mr. Winterfield asked if the guidelines allow anything to be done to the top of the arcade and wondered if the guidelines should be attached to the Ordinance as an annex. Mr. Randolph stated they will be referenced and will become a part of the Zoning Ordinance.

ITEM SIX. Mr. Brisson explained this is a referenced item and sets forth the specific details as to the location and dimensions required.

Section 5.33 as recommended by the Zoning Commission reads as follows: (e) Within the C-WA District, arcades or colonnades may be constructed over sidewalks or ways, providing that they shall not protect nearer than three (3) feet to the face of the street curb line, nor more than ten (10) feet from the exterior wall of the building; and provided that no support shall be nearer than three (3) feet to the face of the curb and said installation shall have a minimum of nine (9) feet of vertical clearance.

The design of such arcade or colonnades shall be based upon the "Worth Avenue Design Guidelines" and shall be subject to the review and approval by the Architectural Commission.

Mr. Brisson explained he has submitted a report dated Dec. 24, 1990 and in most instances reflects that which the Zoning Commission recommended, however, there are a few instances where they have recommended differently and the recommendations are not always identical. Mr. Heeke asked Mr. Brisson to point out these differences as they moved through the report.

Mr. Weinberg asked if the space could be used as a terrace or a deck for the second floor? Mr. Moore explained this would have to be by way of a Special Exception as one story is all that is permitted without a Special Exception.

Mr. Randolph suggested if there is any question on this the language could be added that the roof of the colonnade should not be used. Mr. Moore stated it is already in the Ordinance as they cannot have a second floor without a Special Exception.

Mrs. Wiener asked how wide were the sidewalks on Worth Avenue? Mr. Moore stated most of the areas are ten feet. Mrs. Wiener asked if there was a minimum space required? Mr. Smith of Adley indicated that is not addressed in the guidelines, although when ARCOM looks at it and if something is inordinately narrow, they would recommend it be different. Mr. Heeke asked if there could be a phrase added that it should be in the same plane as any existing abutting arcade? Mr. Smith stated they could put a minimum in the guidelines if the Council wished that provision. Mrs. Wiener felt it would also protect ARCOM from getting into an arbitrary situation and she would recommend that.

Mr. Heeke stated he did not want a jagged tooth effect.

Mayor Marix suggested it be put into the Ordinance as to what the size should be. Mrs. Wiener felt it should be put into the Ordinance. Mr. Smith stated the existing colonnades on the west side of Worth Avenue are not evenly spaced. Mr. Moore suggested if they put in a minimum, they should take into account the size of the column and make it six feet. Mr. Heeke believed it should be seven feet.

Mrs. Wiener moved the adoption of Item No. 6, with a modification which sets a minimum of seven feet. Seconded by Mr. Ilyinsky. On roll call, the motion carried unanimously.

ITEM 2. Amend Section 4.10 A. Schedule of Lot, Yard and Bulk Regulations by adding a provision allowing a Special Exception for a maximum height of three stories/35' in the C-WA District with a requirement for a minimum of 25% landscaped open space, and with a reference to footnote (20) which was modified to read:

(20) One (1) story with provision for a special exception for two (2) and three stories. See Special Exception provisions in Sections 5.48 relating to allowable height and lot coverage and Sections 6.40 (Special Exception Use ) and 9.60 (Site Plan Review).

In addition, the Zoning Commission recommended Section 4.20 A. "Schedule of Lot, Yard and Bulk Regulations" be amended to include a rear yard setback of ten feet for the second and third stories; and that the allowance for a Special Exception for a third story in the C-WA District be subject to a "sunset" condition, providing for its automatic repeal on April 30, 1994 unless the Town Council specifically authorizes its continuation.

Mr. Brisson stated these are items two and four in his recommendation. Mrs. Wiener asked if the sunset provision would automatically come back to the Council in three years? Mr. Moore stated it would first go to the Zoning Commission and then to the Town Council. Mrs. Wiener asked if this was automatic, to which Mr. Moore responded affirmatively.

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Mayor Marix asked if there is a large building with a smaller one next to it and this provision sunsets, would we be in the same position as we were when you have a smaller house with a larger one next to it? Mr. Randolph responded he did not believe so as everyone would be on notice there is a sunset provision.

Mrs. Wiener moved that the Town Council accept the recommendation of the Zoning Commission concerning the changes in Section 4.20 Schedule of Lot, Yard and Bulk Regulations, which is Item 2 of the Zoning Commission's Report of Dec. 3, 1990. Seconded by Mr. Ilyinsky. On roll call, the motion carried unanimously.

ITEM IV. Mr. Moore explained the Zoning Commission recommends the approval of the proposal to amend Section 4.20 L under Special Exception Uses in the C-WA District to read:

L (1) One dwelling unit located on the second floor per fifty (50) feet of frontage.

L (2) Dwelling units located on the third floor provided; the second floor is also devoted to residential use as set forth in L (1); and, provided that the combined density of residential uses on the second and third floors does not exceed two (2) dwelling units per sixty (60) feet of frontage on Worth Avenue; and, provided such special allowance is based upon the "Worth Avenue Design Guidelines," and review and approval by the Architectural Commission.

In addition, the Zoning Commission recommended that 4.20 A, Schedule of Lot, Yard and Bulk Regulations be amended to include a rear yard setback of 10' for the second and third stories; and that the allowance for residential uses on the third floor as set forth in L (1) and L (2) be subject to a "sunset" condition, providing for their automatic repeal on April 30, 1994 unless the Town Council specifically authorizes its continuation.

Mr. Winterfield felt when they refer to the frontage, only one dimension, it is assumed that all of the buildings are the same depth and that is not so. He stated if there is going to be such a limitation, he suggested it be made in terms of square feet. Mr. Brisson responded the coverage limitations will take care of that.

Mr. Randolph stated it should be made clear that on each of these items that are passed, the language will be modified so as to incorporate the Design Guidelines as part of the Zoning Ordinance.

Mrs. Wiener felt if they abide by the Guidelines, they all relate to each other and they are allowed to do these things and asked if she was interpreting that correctly to which Mr. Brisson responded affirmatively.

Mrs. Wiener moved for approval of the Zoning Commission's Recommendation of Dec. 3, 1990 with regards to Item IV, amending Section 4.20 (B) Item L (1) L (2) and the sunset provision. Seconded by Mr. Ilyinsky. On roll call the motion carried unanimously.

Motion was made by Mr. Ilyinsky that the Worth Avenue Design Guidelines be incorporated as part of this Zoning Ordinance and as adopted as fully set forth therein. Seconded by Mr. Weinberg. On roll call, the motion carried unanimously.

ITEM #3. The Zoning Commission recommends approval of the proposal to amend Section 4.20 A. Schedule of Lot, Yard and Bulk Regulations, Footnote (7) which would read:

7. The maximum density for hotels within the C-OPI commercial districts shall be thirty (30).

Mr. Brisson explained this is a housekeeping item. Mr. Weinberg moved for approval of the Zoning Commission's recommendation dated Dec. 3, 1990 with regards to Item 3 to modify Footnote (7) in Section 4.20 A. Seconded by Mr. Ilyinsky. On roll call, the motion carried unanimously.

ITEM 5. Mr. Heeke explained this is to add to Section 4.20 B, Schedule of Use Regulations, a new item "N" Outdoor Cafe to the list of Special Exception Uses in the C-WA District. Mr. Brisson indicated this does add to the character of Worth Avenue to allow outdoor cafes. Mr. Winterfield wondered if there should be a definition for outdoor cafes and whether they should be allowed in other commercial districts of the Town. Mr. Heeke felt these were good points and perhaps they could look at this in the next Zoning Season. Mr. Moore reported they have another section in the ordinance which deals with this and this recommendation by the Zoning Commission is to simply list this as a Special Exception Use. Mrs. Wiener moved that the Town Council adopt the Recommendation of the Zoning Commission as contained in their report dated Dec. 3, 1990 regarding Item 5, which concerns putting Outdoor Cafes into the list of Special Exception usages on Worth Avenue. Seconded by Mr. Ilyinsky. On roll call, the motion carried unanimously.

ITEM 7. Mr. Heeke explained the Zoning Commission modified the Administration's proposal to amend Section 5.48, Special Exception to Height Regulations; Special Exception Structures: to provide new height and coverage guidelines for two story and three story structures in the C-WA District, by modifying "G" to read:

C-WA District: The following provisions shall be applicable to two-story and three-story construction in the C-WA District:

1. Two story guidelines:

- a. First story coverage not more than thirty-five per cent add second story coverage not more than thirty-five (35) per cent.
- b. First Story coverage not more than fifty (50) per cent and second story coverage not more than thirty-five (35) per cent if designed under the Worth Avenue Guidelines in conformance with Section 6.40 (Q).

2. Three-story guidelines:

First story coverage not more than fifty (50) per cent; second story coverage not more than thirty-five (35) per cent; and third story coverage not more than twenty-five (25) per cent per special allowance under the Worth Avenue Design Guidelines in conformance with Section 6.40 (Q).

In addition, the Zoning Commission recommends Section 4.20 A, Schedule of Lot, Yard and Bulk Regulations, be amended to include a rear yard setback of 10' for the 2nd and 3rd stories; and that the allowance for increased coverage in 1 b and 2 above, be subject to a sunset condition, providing for their automatic repeal on April 30, 1994 unless the Town Council specifically authorizes its continuation.

Mrs. Wiener noted it was not an unanimous vote by the Zoning Commission and wondered what the negative point of view was? Mr. Robert M. Grace, the Chairman of the Zoning Commission, responded the general thinking of the minority members was that it was too dangerous to give anyone the opportunity to increase the number of stories on Worth Avenue beyond what we now have, and while they were sympathetic to the general desire to go back to better architecture, they were skeptical of making a channel effect on Worth Avenue and the top of the Coconut trees or the sun or the moon would not be able to be seen as it can be now.



Mr. Moore advised the sunset provision was not a recommendation by staff and was recommended to address some of the concerns that it may not be a workable regulation. Mayor Marix stated her concern about the canyon effect and wondered if in the meantime, until the sunset time has expired, there could be only a certain percentage of buildings allowed to be three stories, so there could be no canyon effect. Mr. Grace addressed the Council stating if one analyzed the lot coverage requirements and set back requirements, he felt that was enough of a control. Mr. Smith reported if a third story was ever put on in the middle of Worth Avenue, it would have to be set back fifty feet, so it doesn't interfere with the one and two story facades located in that portion of the Avenue, as they are not trying to change the character of Worth Avenue, but encourage what is there now. He indicated it would have to be a significant benefit and have provision of amenities in order to be approved by the Architectural Commission.

Motion was made by Mrs. Wiener to approve the adoption of Item 7, amending Section 5.48, Special Exception to the height regulations in the C-WA District, with the design guidelines as recommended by the Zoning Commission included therein. Seconded by Mr. Ilyinsky. On roll call, the motion carried unanimously.

ITEM 8 - Modification to Section 6.40 adding a new paragraph (g) was recommended by the Zoning Commission, as follows, stated Mr. Brisson:

(Q) Special Exceptions in the C-WA District which involve special allowances, pertaining to residential uses, height of coverage, as referenced in Section 5.48 of this Code, shall be based upon the Worth Avenue Design guidelines and subject to review and approval by the Architectural Commission.

The Architectural Commission, in order to grant such approval, must make an affirmative finding that the proposed Special Exception is meritorious to the Town of Palm Beach because of its general appearance and adherence to the "Worth Avenue Design Guidelines" published by Adley, Brisson, Engman, Inc.

Mr. Brisson stated since this deals with Special Exceptions, this sets forth the requirements set forth in Section 5.48 and that they be based on the Worth Avenue guidelines and review and approval of the Architectural Commission.

Mr. Heeke asked if the guidelines were sufficiently identified without the date of publication? Mr. Brisson stated the Zoning Commission did reference the text and they could add the date.

Mr. Winterfield addressed the Council indicating he thought the Council was responsible for granting Special Exceptions and he believed the language raises the question as to whether or not Council on any Special Exception refers the matter to the Architectural Commission for this type of matter, pointing out it is Council and not the Architectural Commission which grants the Special Exception.

Mr. Heeke pointed out the second paragraph stated ARCOM is to make an affirmative decision and then recommends and he didn't believe there was any abrogation of the Town Council's authority here. Mr. Randolph stated perhaps this should be clarified that the approval is not a final approval and the final approval as to the granting of the Special Exception will be done by the Town Council. Mr. Brisson stated perhaps the last line should state review and recommendation by the Architectural Commission and in the final paragraph they could state: The Architectural Commission, in order to make a positive recommendation, must make and then continue on with the wording as printed, as this will take out the approval aspect but still have a positive recommendation.

Mr. Heeke summarized the comments indicating that in the first paragraph of the new wording they would change the word "approval" to "recommendation" and in the second paragraph eliminate "grant such approval" and substitute "make a positive recommendation". Mrs. Wiener noted it goes to Council for the Special Exception grant, then goes to ARCOM, and then comes back to the Council and thought it should be put somewhere that this is the procedure. Mr. Heeke suggested that the wording in the first paragraph also be changed to have "subject to" modified to read: "contingent upon".

Mr. Ilyinsky moved the recommendations for amending Section 6.40 Special Exception Uses be approved as modified. Seconded by Mrs. Wiener. Mr. Heeke noted the modifications would be the addition of the date to the Design Guidelines and in the first paragraph "subject to review and approval" will read "contingent upon review and recommendation" and in the second paragraph, the words "grant such approval" would be changed to "make a positive recommendation".

Item 1 B - Mr. Moore stated the Zoning Commission recommended approval of the Section 6.40 by adding a new paragraph (g) as follows: That the proposed use will not place a greater burden, than would be caused by a permitted use, on municipal police services due to increased traffic, or on fire protection services due to the existence of, or increased potential for fire/safety code violations.

Mayor Marix wondered if Code Enforcement should be added to this. Mr. Moore stated this would be prejudging as Code Enforcement is after the fact. Mayor Marix thought if an additional burden is put on the police and fire, it might also be put on the Code Enforcement people.

Mrs. Wiener asked what they were specifically thinking about to come up with this particular wording and Mr. Weinberg asked for a definition of "greater burden". Mr. Moore advised this was originally proposed by a citizen last year and the matter was studied as originally it would have prohibited any Special Exceptions at all being granted if it was going to increase any burden on Police or Fire and the Zoning Commission felt it was too strict a proposal and asked for it to be restudied and the recommendation as modified by the Zoning Commission. Mrs. Wiener asked for an example. Mr. Moore responded a restaurant would be an example. Mayor Marix thought the restaurant which was requested next to the Post Office would be a good example. Mr. Randolph stated it would be based on whether or not either the Police or Fire Departments would have to have more manpower as a result of a Special Exception being granted. Mr. Moore stated every month before the Special Exceptions or Variances are heard by the Council, they are reviewed with the Police and Fire Departments and this would not be anything new, however, the difference here is that the Council would have to take this into direct consideration in the granting of a Special Exception. Mrs. Wiener felt there was a difference between more usage or making it difficult to provide a service and recalled the staff comments on a Special Exception that was requested by the Villa Plati and it was not because there would be more services required but it would be difficult to provide the services if they were required, so she had a problem with this recommendation.

Mrs. Wiener did not believe the person who proposed this originally would recognize it in this form. Mr. Randolph agreed it was modified beyond the initial intent because staff felt very uncomfortable with the initial recommendation because any application for Special Exception will increase the burden, as would the permitted use, and that is why it was decided to state it would cause no more services than would a Permitted Use.

Mr. Winterfield suggested the language is surplus as it is covered by 6.40 (B). Attorney Randolph did not agree as this language is stronger than what is in the section to which Mr. Winterfield refers.

Administrative  
Proposals &  
Recommendations  
Zoning

Mr. Heeke handed the gavel to Mr. Ilyinsky to chair the meeting and moved that Item 1 B as recommended by the Zoning Commission to amend Section 6.40, Special Exception Uses to add new paragraph (g) be approved. Seconded by Mr. Ilyinsky. On roll call, the motion tied with Mrs. Wiener and Mr. Weinberg voting against the motion and Mr. Ilyinsky and Mr. Heeke voting for the motion. Mayor Marix broke the tie and voted for the motion. Motion carried by vote of 3-2.

ITEM 1 C and 1 D. Mr. Moore explained this was an item submitted the year before and was studied further this year and the Zoning Commission recommended disapproval of the proposal to add a definition for the Use Variance and Dimensional Variance. Motion was made by Mr. Ilyinsky to accept the Zoning Commission's recommendation to not approve this proposal. Seconded by Mr. Weinberg. On roll call, the motion carried unanimously.

Adminis-  
trative Pro-  
posals &  
Recommendations -  
Zoning

ITEM 2. Mr. Heeke indicated this is a recommendation by the Zoning Commission to amend Section 6.33 "Signs in Commercial Districts" to read as follows and to amend paragraph 6.33 (c) Location to read:

One building identification sign which is installed flat against the main wall of a building may be provided for each building street frontage provided such sign does not exceed twenty (20) square feet in area. Additionally, business signs which are installed flat against the main wall of a building are permitted for each licensed business in a building in accordance with the following regulations:

Amend Section 6.33 (c) to read as follows:

(c) Location. Tenants shall be allowed signs on first floor merchandise display areas, providing that the sign area for each individual display area shall not exceed its proportionage share of the total allowable maximum gross surface area for the building as calculated under (a) above and that the total gross surface area of all signs displayed on the building shall not exceed the maximum for that building as calculated under (a) above.

Mr. Moore explained this language permits upper storage tenants to have signage not to exceed what would be permitted on the first floor, as divided by the total of what would be permitted on the first floor. However, he stated, the signs would have to be installed on the first floor and the landlord would make the allocation. Mr. Ilyinsky moved for approval of the Zoning Commission's Recommendation on Item 2 amending Section 6.33. Seconded by Mr. Weinberg. On roll call, the motion carried unanimously.

ITEM 3. Mr. Moore explained the Zoning Commission recommended approval of the recommendation as submitted by the Town Administration and modified by the Zoning Commission to amend Section 6.40, Special Exception Uses to read as follows:

(1) For Special Exceptions granted in the C-TS, C-WA, C-PC and C-B Districts, the following requirements in addition to all other applicable requirements as set forth in this Chapter (Ordinance), shall be met:

(1) The proposed use will not attract the principal portions of its customers/clients from off-island locations. The applicant shall submit evidence satisfactory to the Town Council that not less than fifty (50) per cent of the customers of the proposed use will be "town persons";

(2) In the event an owner or tenant of a property previously granted a Special Exception subsequent to the enactment of Ordinance No. 4-80 should be required to obtain a new occupational license from the Town, such new business shall also be subject to approval by the Town Council per the requirements of (L) (1) above.

Mr. Brisson recalled the purpose of this is to allow the Council to review applications for businesses which have been granted Special Exceptions so it can be proven to the Council's satisfaction that they do indeed meet the requirements of Sub Section (L) which relates to Town serving. He indicated he believed this probably should be a new footnote No. 3 under the Special Exception Uses for those Districts and referred to Section 14 of his memorandum which is somewhat different than what the Zoning Commission recommended. He indicated another change has been made subsequent to the Zoning Commission Hearings as when the Town Council considers Special Exceptions in any of these commercial districts, regardless of whether it is for the 2000 feet or for some other use that requires a Special Exception, they have been considering Sub Section L, as this is required in their normal review of the Special Exceptions and that being the case, they have suggested they not limit the reconsideration to just those Special Exceptions for 2000 square feet but to any use and this would assure the Council it is meeting the intent of when the Special Exception was originally approved. Mr. Heeke wondered if this would eliminate the problem of them forgetting, in the event there is a change in occupancy. Mr. Brisson believed it would.

Mr. Moore indicated this would lay out specifically that it must happen, for example, it would state it has to be for this particular property and use only and for this user and this would actually quantify and be specific.

Mr. Winterfield addressed the Council indicating there is one Special Exception Use which would not fall into the Intent of L-1. He noted Public or Private Parking lots almost by definition may be there for other than Town-persons.

Mrs. Wiener felt this was a housekeeping item. Mr. Heeke asked about the renewal and new occupational license, and wondered if language should be added "Other than renewal" in order to get around that. Mr. Moore agreed the intent was for a new license and Mr. Winterfield is technically correct.

Mr. Ilyinsky moved that Item 3 as modified by Mr. Brisson be approved and with the further modification made by Mr. Heeke to add the words "Other than renewal" be adopted. Seconded by Mrs. Wiener.

The new language would read:

(2) in the event an owner or tenant of a property located within the C-TS, C-WA, C-PC or C-B Districts and granted a Special Exception prior to the passage of Ordinance No. 4-80 is required to obtain a new occupational license from the Town, such new use, other than renewal, shall also be subject to the approval by the Town Council per the requirements of (L) (1) above.

On roll call, the motion carried unanimously to approve.

ITEM 4 - Mr. Heeke noted this item was to require private mail boxes to be a Special Exception was

January 23, 2023

Mayor & Members of Town Council  
Members of ARCOM  
Town of Palm Beach  
360 South County Road  
Palm Beach, FL 33480

**RE: 125 WORTH AVENUE REVITALIZATION PLANS: ZONING/ARCOM APPLICATION ARC 23-022  
& ZON 23-032**

Mayor & Members of Town Council and Members of ARCOM:

My husband and I are neighbors to 125 Worth Ave; we live on Chilean Ave. We are grateful for your time, dedication, and service in making the Town of Palm Beach a fabulous place to live and work. We reviewed Frisbie Group's most recent plans for 125 Worth Avenue. Following our review, we find the proposed revitalization plans are consistent with the Town of Palm Beach's Comprehensive Plan, Land Use Regulations, and the Worth Avenue Design Guidelines as follows:

1. Maintain the character of the Town as a predominantly residential community having only the type and amount of businesses and other support services necessary to meet the needs of Town residents (*Town of Palm Beach Comprehensive Plan Objective 2*);
2. The plan for the proposed building or structure is in conformity with good taste and design and in general contributes to the image of the town as a place of beauty, spaciousness, balance, taste, fitness, charm and high quality (*Town of Palm Beach Municipal Code Section 18-205*);
3. The proposed building or structure is not, in its exterior design and appearance, of inferior quality such as to cause the nature of the local environment to materially depreciate in appearance and value (*Town of Palm Beach Municipal Code Section 18-205*);
4. To encourage the remodeling/rehabilitation of incompatible buildings and storefronts in the area, including the provision of multiple storefront entrances, and unification of display windows, awnings, colors, materials, and signage (*Worth Avenue Design Guidelines: Urban Design Objectives for the East-End Development Area*); and
5. To encourage new development and remodeling to use Mediterranean-Revival, Neo-Classical architectural styles or other updated variants (*Worth Avenue Design Guidelines: Urban Design Objectives for the East-End Development Area*).

As a property owner located within the noticed radius, we happily welcome the revitalization of the 125 Worth Avenue building. We believe the proposed changes are designed in a well thought out manner and will positively impact our town. We encourage you to support the proposed revitalization of 125 Worth Avenue as it will enhance, beautify, and protect the 100 Block of Worth Avenue. Thank you for your time in this matter and for continuing to protect Palm Beach.

Respectfully,



Christine & John Giampetroni  
135 Chilean Avenue



January 11, 2023

Mayor & Members of Town Council  
Members of ARCOM  
Town of Palm Beach  
360 South County Road  
Palm Beach, FL 33480

RE: 125 WORTH AVENUE REVITALIZATION PLANS: ZONING/ARCOM APPLICATION ARC 23-022 & ZON 23-032

Mayor, Members of Town Council, and Members of ARCOM:

Good morning, I hope this letter finds each of you well. In advance of my comments regarding the proposed 125 Worth Avenue redevelopment, I thank each of you for your service to our wonderful town and your constant desire to make the town world class in every respect. I am a resident on the North End of the island, but I also own a property at 134 Peruvian Ave, #201 which is directly behind this development. I realize that redevelopment in our town is inevitable but how we redevelop is truly the key to success in creating places worth caring about for generations to come. I have watched many redevelopment proposals in the past few years that I did not believe were harmonious to the syntax of our town and its neighborhoods.

I have thoroughly studied the proposed 125 Worth Avenue redevelopment scheme and am truly excited about welcoming a complete and connected redevelopment that is as respectful to Worth Avenue's historic architecture as it is to the surrounding neighborhoods. The proposed design and architecture are native to Palm Beach and will be a welcome addition to our community at which we will enjoy looking at and therefore caring about as well.

After a thorough study of the proposed design for 125 Worth Avenue, please accept this letter as my support of the proposed design that was recently submitted to the Town of Palm Beach. The proposal raises the bar of context-sensitive design in the town of Palm Beach. I highly recommend that you support this proposed development too as in the future you will be proud to say you supported this welcomed addition to our Palm Beach's fabric. As always, thank you for your time in this matter.

Respectfully,

Gary Pohrer  
134 Peruvian Ave, #201  
Palm Beach, FL 33480

January 14, 2023

Mayor & Members of Town Council  
Members of ARCOM  
Town of Palm Beach  
360 South County Road  
Palm Beach, FL 33480

**RE: 125 WORTH AVENUE REVITALIZATION PLANS: ZONING/ARCOM  
APPLICATION ARC 23-022 & ZON 23-032**

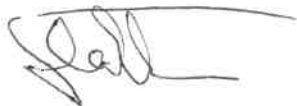
Mayor & Members of Town Council and Members of ARCOM:

My name is Joe Ledbetter and I own BrickTop's Restaurant at the corner of Peruvian Avenue and South County Road. Our restaurant is located one block from 125 Worth Avenue and our property is located in the notice zone for the proposed 125 Worth Avenue Revitalization Plans. I have reviewed Frisbie Group's 125 Worth Avenue plans, and I conclude that they are consistent with the Town of Palm Beach's Comprehensive Plan, Land Use Regulations, and the Worth Avenue Design Guidelines. Some specific examples are outlined below:

1. The proposed building maintains the character of the Town as a predominantly residential community having only the type and amount of businesses and other support services necessary to meet the needs of Town residents (*Town of Palm Beach Comprehensive Plan Objective 2*);
2. The proposed building or structure is appropriate in relation to the established character of other structures in the immediate area or neighboring areas in respect to significant design features such as material or quality or architectural design as viewed from any public or private way (except alleys). (*Town of Palm Beach Municipal Code Section 18-205*);
3. The proposed building or structure is in harmony with the proposed developments on land in the general area, with the comprehensive plan for the town, and with any precise plans adopted pursuant to the comprehensive plan. (*Town of Palm Beach Municipal Code Section 18-205*);
4. The proposed building protects and enhances the Avenue's market appeal for the benefit of the residents of the Town. (*Worth Avenue Design Guidelines A*); and
5. And the proposed building meets the criteria that "new development and remodeling [should] use Mediterranean-Revival, Neo-Classical architectural styles or other updated variants (*Worth Avenue Design Guidelines: Urban Design Objectives for the East-End Development Area*).

As a tenant owning and operating a business on Peruvian Avenue/South County Road, I support the revitalization efforts the Frisbie Group has put towards 125 Worth Avenue which is located just a block away from our operation. The proposed project will bring the highest level of architecture to the Avenue, which will help protect the Avenue's market appeal for generations to come. In my opinion, the project will positively impact our town without negatively impacting adjacent property owners/residents. Please support the proposed revitalization of 125 Worth Avenue as it will enhance, beautify, and protect the 100 block of Worth Avenue, and in turn benefit residents and business owners and operators across the entire Avenue and the surrounding neighborhood. Thank you for your time in this matter.

Respectfully,

A handwritten signature in dark ink, appearing to read 'Joe Ledbetter', with a long horizontal line extending to the right.

Joe Ledbetter  
BrickTop's  
375 South County Road

January 5, 2023

Mayor & Members of Town Council  
Members of ARCOM  
Town of Palm Beach  
360 South County Road  
Palm Beach, FL 33480

RE: 125 WORTH AVENUE REVITALIZATION PLANS: ZONING/ARCOM APPLICATION  
ARC 23-022 & ZON 23-032

Mayor, Members of City Commission, and Members of ARCOM:

Thank you all for your time, energy, and dedication that you give to our fabulous town. I am a resident of Palm Beach at 122 Peruvian Avenue in Unit 18 PH and would like to express my support of the 125 Worth Avenue revitalization by Frisbie Group. This project will be greatly additive to Worth Avenue and Palm Beach.

Drawing from the Neo-Classical architectural style that is quintessential to this area, the proposed revitalization does an excellent job of grounding their contemporary style in the rich history of Palm Beach. This architectural consideration will thoughtfully bring the historic aesthetics of Palm Beach into the 21st century. Aside from the overall design of the building, there has been careful consideration of how pedestrians will experience the structure at the ground level. With wonderfully landscaped public space, this building will successfully activate the pedestrian experience of Worth Avenue. The economic benefits to this revitalization will surely bolster the area.

The 48 year old 125 Worth Avenue building is overdue for a revitalization, and I am glad to see a project as compelling as this one be presented to our community. The team at Frisbie Group has a strong vision of how this project will service our town and we look forward to seeing this project come to life. I highly recommend that you support this proposed redevelopment. As always, thank you for your time in this matter.

Thoughtfully,

A handwritten signature in black ink, appearing to read 'Laura Salerno', followed by a long horizontal flourish.

Laura Salerno  
122 Peruvian Avenue Unit 18  
Palm Beach, FL 33480

LEO LEYVA  
100 Worth Avenue, Apt #711  
Palm Beach, FL 33480

December 28, 2022

Mayor & Members of Town Council  
Members of ARCOM  
Town of Palm Beach  
360 South County Road  
Palm Beach, FL 33480

**RE: 125 WORTH AVENUE REVITALIZATION PLANS: ZONING/ARCOM APPLICATION ARC 23-022 & ZON 23-032**

Mayor & Members of Town Council and Members of ARCOM:

I hope this letter finds each of you safe and well. My name is Leo Leyva, and I am a resident of Winthrop House at 100 Worth Avenue, Unit 711. I have diligently studied Frisbie Group's 125 Worth Avenue Revitalization Plans and strongly believe that the plans meet the standards of the Town of Palm Beach's Comprehensive Plan, Land Use Regulations, and the Worth Avenue Design Guidelines, as specified below:

1. Future growth and development within the Town shall be managed to maintain and enhance the Town's unique physical and historic character with emphasis on its visual qualities, and compatibility and harmony among its diverse land uses. (Town of Palm Beach Comprehensive Plan Objective 1);
2. The proposed building or structure is not, in its exterior design and appearance, of inferior quality such as to cause the nature of the local environment to materially depreciate in appearance and value. (Town of Palm Beach Municipal Code Section 18-205);
3. The proposed building or structure is in harmony with the proposed developments on land in the general area, with the comprehensive plan for the town, and with any precise plans adopted pursuant to the comprehensive plan. (Town of Palm Beach Municipal Code Section 18-205);
4. The proposed building protects and enhances the Avenue's market appeal for the benefit of the residents of the Town. (Worth Avenue Design Guidelines A);
5. And the proposed building meets the criteria that "new development and remodeling [should] use Mediterranean-Revival, Neo-Classical architectural styles or other updated variants (Worth Avenue Design Guidelines: Urban Design Objectives for the East-End Development Area).

In conclusion, I strongly believe that the revitalization of 125 Worth Avenue will improve the quality of life for the neighbors that enjoy the Avenue's beauty, walkability, and add to the overall appeal of Palm Beach living. I thank you for your time and consideration in this matter.

Respectfully Submitted,



Leo Leyva  
100 Worth Avenue, Unit 711  
Email: [lleyva@coleschotz.com](mailto:lleyva@coleschotz.com)  
Phone: 201-314-7995



101 Bradley Place, Suite 206  
Palm Beach, FL 33480

December 20, 2022

Mayor & Members of Town Council  
Members of ARCOM  
Town of Palm Beach  
360 South County Road  
Palm Beach, FL 33480

**RE: 125 WORTH AVENUE REVITALIZATION PLANS: ZONING/ARCOM APPLICATION ARC 23-022  
& ZON 23-032**

Mayor & Members of Town Council and Members of ARCOM:

First, I am grateful for your service to the Town of Palm Beach. I have comprehensively reviewed Frisbie Group's most recent plans for 125 Worth Avenue. After my review, I find the proposed revitalization plans are consistent with the Town of Palm Beach's Comprehensive Plan, Land Use Regulations, and the Worth Avenue Design Guidelines as follows:

1. Maintain the character of the Town as a predominantly residential community having only the type and amount of businesses and other support services necessary to meet the needs of Town residents (*Town of Palm Beach Comprehensive Plan Objective 2*);
2. The plan for the proposed building or structure is in conformity with good taste and design and in general contributes to the image of the town as a place of beauty, spaciousness, balance, taste, fitness, charm and high quality (*Town of Palm Beach Municipal Code Section 18-205*);
3. The proposed building or structure is not, in its exterior design and appearance, of inferior quality such as to cause the nature of the local environment to materially depreciate in appearance and value (*Town of Palm Beach Municipal Code Section 18-205*);
4. To encourage the remodeling/rehabilitation of incompatible buildings and storefronts in the area, including the provision of multiple storefront entrances, and unification of display windows, awnings, colors, materials, and signage (*Worth Avenue Design Guidelines: Urban Design Objectives for the East-End Development Area*); and
5. To encourage new development and remodeling to use Mediterranean-Revival, Neo-Classical architectural styles or other updated variants (*Worth Avenue Design Guidelines: Urban Design Objectives for the East-End Development Area*).

As a tenant living on the east end of Peruvian Avenue and a small business owner in the town of Palm Beach, I happily welcome the revitalization of the 125 Worth Avenue building located across the street from me and hope it will rejuvenate the underutilized 100 block of Worth Avenue. I believe the meticulous design and architectural details will bring beauty to the street level and become of visual interest to my fellow neighbors, and am confident that it can pave the way for future, careful revitalization projects across the town of Palm Beach. Of utmost importance to me is sustainability and resiliency, and by replacing the decades old mechanical systems with state of the art building systems, the building will become a part of the climate solution. In my opinion, the project will positively impact our town without negatively impacting adjacent property owners. Please support the proposed revitalization of 125 Worth Avenue as it will enhance, beautify, and protect the 100 Block of Worth Avenue. Thank you for your time.

Respectfully,  
Logan Poos



February 2, 2023

Mayor & Members of Town Council  
Members of ARCOM  
Town of Palm Beach  
360 South County Road  
Palm Beach, FL 33480

RE: 125 Worth Avenue Revitalization Plans: Zoning/ARCOM Application ARC 23-022 & ZON 23-032

Mayor, Members of Town Council & Members of ARCOM,

Please accept my letter of support for the 125 Worth Avenue revitalization plan. I'm confident Frisbie Group together with Anne Fairfax and Richard Sammons will do the Avenue justice with their extraordinary reputations for excellence!

I am a business owner in the building and look forward to the beautification of the building as well as this end of the 100 block. I have seen the plans and they are a perfect fit for Worth Avenue. I was very pleased to see that there will be retail stores too.

Thank you for the way you and your team protect our Town. I'm excited to see this project materialize and I ask that you approve the plans without delay.

Respectfully,

 2.2.23

Mark Conrad  
Conrad Construction  
Palm Beach Home Management  
125 Worth Avenue  
Suite 318  
Palm Beach, Florida 33480



January 5, 2023


Mayor & Members of Town Council  
Members of ARCOM  
Town of Palm Beach  
360 South County Road  
Palm Beach, FL 33480

RE: 125 WORTH AVENUE REVITALIZATION PLANS: ZONING/ARCOM APPLICATION  
ARC 23-022 & ZON 23-032

Good afternoon. I am a resident at 122 Peruvian Avenue in Unit 9, which is adjacent to the proposed development. I would like to express our enthusiastic support for Frisbie Group's thoughtful approach to development and the transformative placemaking approach this team has employed in this endeavor. We are confident that the 125 Worth Avenue revitalization will be an inimitable benefit to Palm Beach residents, Worth Avenue visitors, and local business owners.

I have reviewed the plans and believe the proposed site plan, height, scale, mass, and architectural character will set the new bar for real estate investment in our community. The approval of the 125 Worth Avenue Site Plan application will facilitate the revitalization of that site and greatly contribute to a brighter future for all Palm Beach citizens.

Respectfully Submitted,

  
Meghan Hurley  
122 Peruvian Avenue Unit 9  
Palm Beach, FL 33480

January 5, 2023

Mayor & Members of Town Council  
Members of ARCOM  
Town of Palm Beach  
360 South County Road  
Palm Beach, FL 33480

RE: 125 WORTH AVENUE REVITALIZATION PLANS: ZONING/ARCOM  
APPLICATION ARC 23-022 & ZON 23-032


Mayor, Members of City Commission, and Members of ARCOM:

Good afternoon. I hope this letter finds each of you well. In advance of my comments regarding the proposed 125 Worth Avenue revitalization plans, I thank each of you for your service to our wonderful town and your constant desire to make the town world class in every respect. I am a resident of Palm Beach and live at 122 Peruvian Avenue in Unit 9. I realize that redevelopment in our town is inevitable but how we redevelop is truly the key to success in creating places worth caring about for generations to come. I have watched many redevelopment proposals in the past few years that I did not believe were harmonious to the syntax of our town and its neighborhoods.

Moreover, the lexicon of the architectural vernacular was foreign at best. I have thoroughly studied the proposed 125 Worth Avenue revitalization scheme and am truly excited about welcoming a complete and connected redevelopment that is as respectful to Worth Avenue as it is to the surrounding neighborhoods that it embraces, and because my residence borders the 125 Worth Avenue property, I am particularly impacted by any redevelopment on the site. The proposed design and architecture are native to Palm Beach and will be a new addition to our community at which we will enjoy looking and therefore caring about as well.

After a thorough study of the proposed design for 125 Worth Avenue, please accept this letter as my support of the proposed design that was recently submitted to the Town of Palm Beach. I highly recommend that you support this proposed development too as in the future you will be proud to say you supported this welcomed addition to our Town's fabric. As always, thank you for your time in this matter.

Respectfully,

  
Sheila Hurley  
122 Peruvian Avenue #9  
Palm Beach, FL 33480

# EARL A. HOLLIS, INC. REAL ESTATE

217 PERUVIAN AVENUE, PALM BEACH, FLORIDA 33480

(561) 655-5710

FAX (561) 659-0606

earlhollis@aol.com

December 30, 2022

Mayor & Members of Town Council  
Members of ARCOM  
Town of Palm Beach  
360 South County Road  
Palm Beach, FL 33480

**RE: 125 WORTH AVE REVITALIZATION PLANS: ZONING/ARCOM APPLICATION ARC 23-022  
& ZON 23-032**

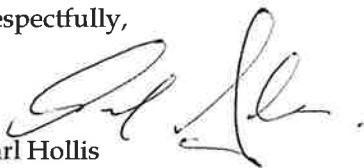
Mayor & Members of Town Council and Members of ARCOM:

Good afternoon. My name is Earl Hollis, and I am a resident of 145 Peruvian Avenue as well as a business/property owner of 217 Peruvian Avenue. Recently, I attended an informative presentation at the Frisbie Group office which outlined the beautiful revitalization plans for 125 Worth Avenue. Inspired by the iconic Ralph Lauren Building on the Avenue, the 125 Worth Avenue Revitalization Plans represent an inimitable investment on the Avenue that will be compatible with its neighbors and the Avenue's historic fabric, enhance the Avenue's quality and character, and encourage the continued attraction of a mixture of shops, residences, and other uses meeting the Town's desires. Moreover, I firmly believe the proposed revitalization plans meet the standards of the Town of Palm Beach's Comprehensive Plan, Land Use Regulations, and the Worth Avenue Design Guidelines as follows:

1. Future growth and development within the Town shall be managed to maintain and enhance the Town's unique physical and historic character with emphasis on its visual qualities, and compatibility and harmony among its diverse land uses. (*Town of Palm Beach Comprehensive Plan Objective 1*);
2. The proposed building or structure is in harmony with the proposed developments on land in the general area, with the Comprehensive Plan for the Town, and with any precise plans adopted pursuant to the Comprehensive Plan. (*Town of Palm Beach Municipal Code Section 18-205*); and
3. The proposed building protects and enhances the Avenue's market appeal for the benefit of the residents of the Town. (*Worth Avenue Design Guidelines A*).

I am writing all of you to urge you to support this zoning and ARCOM application as presented. This 48-year-old building is overdue for the fabulous revitalization proposed by Frisbie Group. Thank you for your time in this matter.

Respectfully,



Earl Hollis  
145 Peruvian Avenue  
217 Peruvian Avenue  
(561) 346-6444

January 16, 2023

Mayor & Members of Town Council  
Members of ARCOM  
Town of Palm Beach  
360 South County Road  
Palm Beach, FL 33480

**RE: 125 WORTH AVENUE REVITALIZATION PLANS: ZONING/ARCOM APPLICATION ARC 23-022 & ZON 23-032**

Mayor & Members of Town Council and Members of ARCOM:

My name is Richard Schlesinger and I own The Brazilian Court Hotel which is located at 301 Australian Avenue and our property is located in the notice zone for the proposed 125 Worth Avenue Revitalization Plans. I have reviewed Frisbie Group's 125 Worth Avenue plans, and to the best of my knowledge they are consistent with the Town of Palm Beach's Comprehensive Plan, Land Use Regulations, and the Worth Avenue Design Guidelines. Some specific examples are outlined below:

1. The proposed building maintains the character of the Town as a predominantly residential community having only the type and amount of businesses and other support services necessary to meet the needs of Town residents (*Town of Palm Beach Comprehensive Plan Objective 2*);
2. The proposed building or structure is appropriate in relation to the established character of other structures in the immediate area or neighboring areas in respect to significant design features such as material or quality or architectural design as viewed from any public or private way (except alleys). (*Town of Palm Beach Municipal Code Section 18-205*);
3. The proposed building or structure is in harmony with the proposed developments on land in the general area, with the comprehensive plan for the town, and with any precise plans adopted pursuant to the comprehensive plan. (*Town of Palm Beach Municipal Code Section 18-205*);
4. The proposed building protects and enhances the Avenue's market appeal for the benefit of the residents of the Town. (*Worth Avenue Design Guidelines A*); and
5. And the proposed building meets the criteria that "new development and remodeling [should] use Mediterranean-Revival, Neo-Classical architectural styles or other updated variants (*Worth Avenue Design Guidelines: Urban Design Objectives for the East-End Development Area*).

I support the revitalization efforts the Frisbie Group has put towards 125 Worth Avenue which is located just a few blocks away from our operation. The proposed project will bring the highest level of architecture to the Avenue, which will help protect the Avenue's market appeal for generations to come. In my opinion, the project will positively impact our town without negatively impacting adjacent property owners/residents. Please support the proposed revitalization of 125 Worth Avenue as it will enhance, beautify, and protect the 100 block of Worth Avenue, and in turn benefit residents and business owners and operators across the entire Avenue and the surrounding neighborhood. Thank you for your time in this matter.

Respectfully,



Richard Schlesinger  
The Brazilian Court Hotel  
301 Australian Avenue

**Susan & Alexander Casdin  
400 South Ocean Blvd.  
Palm Beach, FL. 33480**

January 23, 2023

Mayor & Members of Town Council  
Members of ARCOM  
Town of Palm Beach  
360 South County Road  
Palm Beach, FL 33480

**RE: 125 Worth Avenue Revitalization Plans: ZONING/ARCOM APPLICATION ARC 23-022 & ZON 23-032**

Dear Mayor Moore, Members of Town Council & Members of ARCOM:

We reside at 400 S. Ocean Blvd., a short block away from the top of Worth Avenue. I recently received the documentation and plans for the above-mentioned revitalization project and was delighted to see that the Frisbie Group is doing the work. I have read through the plans and documentation and wanted to offer my full support to this project. I am thrilled they will be revitalizing the building and its surrounding, further adding to the vitality of so many similar commitments to updating the present to match our town's wonderful history. I am confident based on the Frisbie's past work that they will honor and adhere to the town's high standards and complete this project with careful craftsmanship.

I hope that you will grant this application without hesitation.

Thanking you in advance for your attention to this letter, and for your continued hard work on behalf of all of us, to uphold our town's elegance.

Sincerely,



Susan Block Casdin

January 11, 2023

Mayor & Members of Town Council  
Members of ARCOM  
Town of Palm Beach  
360 South County Road  
Palm Beach, FL 33480

**RE: 125 WORTH AVENUE REVITALIZATION PLANS: ZONING/ARCOM  
APPLICATION ARC 23-022 & ZON 23-032**

Mayor, Members of Town Council, and Members of ARCOM:

My name is J Wentley, and I am a Town of Palm Beach resident, residing at 361 S County Road. Please accept this letter as my strong support for Frisbie Group's recent 125 Worth Avenue application for Town Council and ARCOM approval.

Too often, our town has reviewed development applications adjacent to our neighborhood that are incompatible, incomplete, and not context-sensitive to our neighborhood. Following a recent informative session on Frisbie Group's plans for 125 Worth Avenue, I conclude that their plans will revitalize the 100 block of Worth Avenue, and be additive to the Town's design character, pedestrian safety, resiliency, tax base, and will ultimately benefit Town of Palm Beach residents and visitors alike.

Please join me in supporting the revitalization of 125 Worth Avenue. Thank you for your time.

Sincerely,

J Wentley  
361 S County Road, Apt 1  
Palm Beach, FL 33480

**From:** [BRUCE SANFORD](#)  
**To:** [Kelly Churney](#); [Antonette Fabrizi](#)  
**Subject:** 125 Worth  
**Date:** Wednesday, January 04, 2023 11:51:41 AM

---

\*\*\*\*\*Note: This email was sent from a source external to the Town of Palm Beach. Links or attachments should not be accessed unless expected from a trusted source. Additionally, all requests for information or changes to Town records should be verified for authenticity.\*\*\*\*\*

Ladies

I write as a former president of the Winthrop House Condominium Assn., a current member of the Board of Directors of the Association, and a 20 year owner in the Winthrop House to express my support for the proposed renovation at 125 Worth Avenue. Please convey this letter to the Mayor and members of the Town Council and ARCOM.

The plans for the 125 Worth project have been substantially revised by the Frisbie Group to address the concerns of neighbors. Overall, the renovation will improve the vitality and viability of our end of Worth Avenue and add an updated look to a tired looking building. The Frisbie Group has been responsive and cordial in its dealings with us on this project as they were in building the luxury townhouses on the old Charley's Crab property.

I am happy to discuss my support for the project with anyone in the Town government or ARCOM at any time.

Bruce W Sanford

Sent from my iPhone



January 18, 2023

RECEIVED  
JAN 25 2023  
Town of Palm Beach  
PZB Dept

Mayor & Members of Town Council  
Members of ARCOM  
Town of Palm Beach  
360 South County Road  
Palm Beach, FL 33480

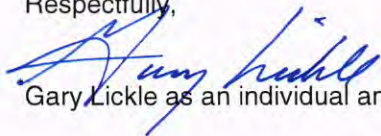
**RE: 125 WORTH AVENUE REVITALIZATION PLANS: ZONING/ARCOM APPLICATION ARC 23-022  
& ZON 23-032**

Mayor & Members of Town Council and Members of ARCOM:

I hope this letter finds you well. My name is Gary Lickle I am a resident of 400 South Ocean Boulevard, which is located within the 1000-foot Zoning Notice of 125 Worth Avenue. I have reviewed the Frisbie Group's latest 125 Worth Avenue plans. As a lawyer who often appeared before the Town Council presenting Variance and Special exception requests for clients I am very aware of the standards and the process for approvals in our Town. While I was not in favor of the first iteration of plans for this site, I believe The Frisbies have listened and appropriately scaled back their plans so that I am now in favor of their plans. I believe that the latest plans now meet the standards of the Town of Palm Beach's Comprehensive Plan, Land Use Regulations, and the Worth Avenue Design Guidelines.

All in all, any investment on Worth Avenue or in all of Palm Beach for that matter, should be compatible with its neighbors and the Avenue's historic fabric, enhance the Avenue's quality and character, and encourage the continued attraction of a mixture of shops, residences, and other uses meeting the Town's desires. I was a tenant in 125 Worth Avenue when it was first available all through the 1980s so I am also very familiar with the building and I suggest Frisbie Group's plans for an upgrade to 125 Worth Avenue achieve these principles and much more! I strongly encourage you to fully support these plans. Thank you for your time in this matter.

Respectfully,



Gary Lickle as an individual and not on behalf of the 400 Building

400 South Ocean Boulevard Apt 209





December 30, 2022

Mayor & Members of Town Council  
Members of ARCOM  
Town of Palm Beach  
360 South County Road  
Palm Beach, FL 33480

**RE: 125 WORTH AVENUE REVITALIZATION PLANS: ZONING/ARCOM APPLICATION ARC 23-022  
& ZON 23-032**

Mayor & Members of Town Council and Members of ARCOM:

I hope this letter finds you well. My name is Luke McGee I am a resident of 470 South Ocean Boulevard, which is located within the 1000-foot Zoning Notice of 125 Worth Avenue. Following my review of the Frisbie Group's 125 Worth Avenue plans, I conclude that the plans meet the standards of the Town of Palm Beach's Comprehensive Plan, Land Use Regulations, and the Worth Avenue Design Guidelines, as specified below:

1. Maintain the character of the Town as a predominantly residential community having only the type and amount of businesses and other support services necessary to meet the needs of Town residents. (*Town of Palm Beach Comprehensive Plan Objective 2*);
2. The proposed building or structure is not, in its exterior design and appearance, of inferior quality such as to cause the nature of the local environment to materially depreciate in appearance and value. (*Town of Palm Beach Municipal Code Section 18-205*);
3. The proposed building or structure is in harmony with the proposed developments on land in the general area, with the comprehensive plan for the town, and with any precise plans adopted pursuant to the comprehensive plan. (*Town of Palm Beach Municipal Code Section 18-205*);
4. The proposed building protects and enhances the Avenue's market appeal for the benefit of the residents of the Town. (*Worth Avenue Design Guidelines A*);
5. And the proposed building meets the criteria that "new development and remodeling [should] use Mediterranean-Revival, Neo-Classical architectural styles or other updated variants (*Worth Avenue Design Guidelines: Urban Design Objectives for the East-End Development Area*).

All in all, investment undertaken on the Avenue should be compatible with its neighbors and the Avenue's historic fabric, enhance the Avenue's quality and character, and encourage the continued attraction of a mixture of shops, residences, and other uses meeting the Town's desires. Frisbie Group's plans for 125 Worth Avenue achieve these principles and much more! I strongly encourage you to fully support these plans. Thank you for your time in this matter.

Respectfully,



Luke McGee  
470 South Ocean Boulevard, Palm Beach, Florida 33480

Date: January 23, 2023

Mayor and Members of Town Council  
Members of ARCOM  
Town of Palm Beach  
360 South County Road  
Palm Beach, FL 33480

**RE: 125 WORTH AVENUE REVITALIZATION PLANS: ZONING/ARCOM APPLICATION ARC 23-022 & ZON 23-032**

Mayor and Members of Town Council and Members of ARCOM,

Compliments of the Season! I hope 2023 will be a good year for you and your families.

My name is Brandon Tarpey, and I hereby give my full support of the plans that Frisbie Group has submitted to you to beautify the 125 Worth Avenue building. I was able to attend a presentation on the proposed plans and the vision is exactly what this part of our Town needs.

As the landlord of nearby properties on the 200 block of Worth Avenue, I've often wondered when the 100 block of Worth Avenue would receive the attention it deserves. Frisbie Group's proposed revitalization will add to the architectural integrity of Worth Avenue and contribute to the overall appeal of the world class retail experience.

The application mentioned above is fully compliant with the standards of the Town of Palm Beach's Comprehensive Plan, Land Use Regulations, and the Worth Avenue Design Guidelines, therefore, please sanction this application.

Yours faithfully,

Brandon Tarpey  
M Development

219 Worth Avenue  
225 Worth Avenue  
375 S County Road  
Palm Beach, FL 33480

January 26, 2023

Mayor & Members of Town Council  
Members of ARCOM  
Town of Palm Beach  
360 South County Road  
Palm Beach, FL 33480

**RE: 125 WORTH AVENUE REVITALIZATION PLANS: ZONING/ARCOM APPLICATION ARC 23-022  
& ZON 23-032**

Mayor & Members of Town Council and Members of ARCOM:

I hope this letter finds each of you safe and well. My name is Doug Clark and I own the property at 106 Hammon Avenue, which is located within the required zoning notice area for the proposed 125 Worth Avenue Revitalization Plans. I have diligently studied Frisbie Group's 125 Worth Avenue Revitalization Plans and strongly believe that the plans meet the standards of the Town of Palm Beach's Comprehensive Plan, Land Use Regulations, and the Worth Avenue Design Guidelines, as specified below:

1. Future growth and development within the Town shall be managed to maintain and enhance the Town's unique physical and historic character with emphasis on its visual qualities, and compatibility and harmony among its diverse land uses. (Town of Palm Beach Comprehensive Plan Objective 1);
2. The proposed building or structure is not, in its exterior design and appearance, of inferior quality such as to cause the nature of the local environment to materially depreciate in appearance and value. (Town of Palm Beach Municipal Code Section 18-205);
3. The proposed building or structure is in harmony with the proposed developments on land in the general area, with the comprehensive plan for the town, and with any precise plans adopted pursuant to the comprehensive plan. (Town of Palm Beach Municipal Code Section 18-205);
4. The proposed building protects and enhances the Avenue's market appeal for the benefit of the residents of the Town. (Worth Avenue Design Guidelines A);
5. And the proposed building meets the criteria that "new development and remodeling [should] use Mediterranean-Revival, Neo-Classical architectural styles or other updated variants (Worth Avenue Design Guidelines: Urban Design Objectives for the East-End Development Area).

In conclusion, I strongly believe that the revitalization of 125 Worth Avenue will improve the quality of life for the neighbors that enjoy the Avenue's beauty, walkability, and add to the overall appeal of Palm Beach living. I thank you for your time and consideration in this matter.

Respectfully Submitted,



Doug Clark  
106 Hammon Avenue  
Palm Beach, FL 33480

January 22, 2023

Mayor & Members of Town Council  
Members of ARCOM  
Town of Palm Beach  
360 South County Road  
Palm Beach, FL 33480

**RE: 125 WORTH AVENUE REVITALIZATION PLANS: ZONING/ARCOM  
APPLICATION ARC 23-022 & ZON 23-032**

Mayor & Members of Town Council & Members of ARCOM:

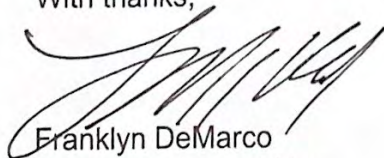
This letter serves as confirmation that I approve of the plans to revitalize the 125 Worth Avenue building.

I'm really pleased to know that this project will enhance the Avenue's look and I'm excited to know that it will attract various shop keepers to open stores in this otherwise quiet part of the Avenue.

I'm the proud owner of Taboo Restaurant Bar located in the 200 block of Worth Avenue. After reviewing the plan for Frisbie Group's building, I know that the style of the architecture proposed in these plans will be compatible with the surrounding buildings. I am looking forward to seeing the finished refurbishment together with the new landscaping.

I trust that you will approve these carefully considered plans and hope that my strong recommendation is noted.

With thanks,



Franklyn DeMarco  
Taboo Restaurant Bar  
221 Worth Avenue  
Palm Beach, FL 33480

January 18, 2023

Mayor & Members of Town Council  
Members of ARCOM  
Town of Palm Beach  
360 South County Road  
Palm Beach, FL 33480

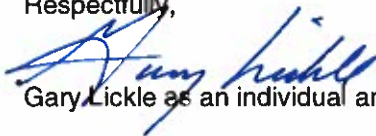
**RE: 125 WORTH AVENUE REVITALIZATION PLANS: ZONING/ARCOM APPLICATION ARC 23-022  
& ZON 23-032**

Mayor & Members of Town Council and Members of ARCOM:

I hope this letter finds you well. My name is Gary Lickle I am a resident of 400 South Ocean Boulevard, which is located within the 1000-foot Zoning Notice of 125 Worth Avenue. I have reviewed the Frisbie Group's latest 125 Worth Avenue plans. As a lawyer who often appeared before the Town Council presenting Variance and Special exception requests for clients I am very aware of the standards and the process for approvals in our Town. While I was not in favor of the first iteration of plans for this site, I believe The Frisbies have listened and appropriately scaled back their plans so that I am now in favor of their plans. I believe that the latest plans now meet the standards of the Town of Palm Beach's Comprehensive Plan, Land Use Regulations, and the Worth Avenue Design Guidelines.

All in all, any investment on Worth Avenue or in all of Palm Beach for that matter, should be compatible with its neighbors and the Avenue's historic fabric, enhance the Avenue's quality and character, and encourage the continued attraction of a mixture of shops, residences, and other uses meeting the Town's desires. I was a tenant in 125 Worth Avenue when it was first available all through the 1980s so I am also very familiar with the building and I suggest Frisbie Group's plans for an upgrade to 125 Worth Avenue achieve these principles and much more! I strongly encourage you to fully support these plans. Thank you for your time in this matter.

Respectfully,

A handwritten signature in blue ink, appearing to read "Gary Lickle", is written over the typed name.

Gary Lickle as an individual and not on behalf of the 400 Building

400 South Ocean Boulevard Apt 209

January 22, 2023

Mayor & Members of Town Council  
Members of ARCOM  
Town of Palm Beach  
360 South County Road  
Palm Beach, FL 33480

**RE: 125 WORTH AVENUE REVITALIZATION PLANS: ZONING/ARCOM APPLICATION ARC  
23-022 & ZON 23-032**

Mayor, Members of Town Council, and Members of ARCOM:

Please accept this letter as my support for Frisbie Group's recent zoning and ARCOM application to revitalize the 125 Worth Avenue building. I believe this project's thoughtful design will greatly contribute to the 100 block of Worth Avenue as well as the whole of the Avenue.

Frisbie Group's proposed plan aligns with Palm Beach's traditional design standards, and improves pedestrian safety and building resiliency, which will benefit the existing residents and business owners in our community. As a business owner located a block from Worth Avenue, I can relay to you that this team has taken the time and a creative approach to context-sensitive infill development that is respectful and additive to our neighborhood.

I urge you to join me in supporting the 125 Worth Avenue revitalization plans. Thank you for your time and consideration.

Sincerely,



Dr. Justin Frobose  
Palm Beach Chiropractic  
249 Peruvian Avenue  
Palm Beach, FL 33480

January 11, 2023

Mayor & Members of Town Council  
Members of ARCOM  
Town of Palm Beach  
360 South County Road  
Palm Beach, FL 33480

**RE: 125 WORTH AVENUE REVITALIZATION PLANS: ZONING/ARCOM  
APPLICATION ARC 23-022 & ZON 23-032**

Mayor, Members of Town Council, and Members of ARCOM:

I hope this email finds you well. Please accept this letter as my strong support for Frisbie Group's recent zoning and ARCOM application to revitalize the 125 Worth Avenue building. I believe strongly in the importance of placemaking in Palm Beach, and believe this project will greatly contribute to the 100 block of Worth Avenue.

I can firmly relay to you that this team has taken the time and a creative approach to context-sensitive infill development that is respectful and additive to our neighborhood. Frisbie Group's proposed plan aligns with Palm Beach's traditional design standards, and improves pedestrian safety and building resiliency, which will benefit the existing residents in our community.

Please join me in supporting the 125 Worth Avenue revitalization plans. In advance, thank you for your time in this matter.

Sincerely,

A handwritten signature in black ink, appearing to read 'MP', with a large, stylized flourish extending from the end.

Michael Perry  
MP Design & Architecture, Inc.  
217 Peruvian Avenue, Suite 4  
Palm Beach, FL 33480



January 31, 2023

Mayor & Members of Town Council  
Members of ARCOM  
Town of Palm Beach  
360 South County Road  
Palm Beach, FL 33480

RE: 125 WORTH AVENUE REVITALIZATION PLANS: ZONING/ARCOM  
APPLICATION ARC 23-022 & ZON 23-032

Mayor, Members of Town Council, and Members of ARCOM:

Good afternoon. My name is Pamela Lomba and I am the owner of Café Flora located at 240 Worth Avenue in Palm Beach. I have reviewed Frisbie Group's 125 Worth Avenue Site Plan application and would like to go on record to support their application for approval. I believe that this project will be a first-rate addition to the area that will bring tremendous value to all who live here.

When reviewing the plans for this project, several features stand out. The architectural design put forward by Fairfax & Sammons is stunning. Their Neo-Classical influence will add to the diversity of designs found along Worth Avenue, adding to the intrigue of the area. Further, this revitalization will be a great addition to the 100 block of Worth Avenue. In my opinion, the consideration of the massing in relation to pedestrians is very thoughtful and reflects Frisbie Group's respect for the local community and its residents. We foresee this project enhancing the way in which this area is viewed by current and future residents.

In summary, to successfully create a project that is visually and experientially additive to any developed area is not an easy feat. This building will serve as a nice addition to the array of buildings along Worth Avenue and a great addition to the economy of the town. For these reasons, I am more than glad to add my name to those who have endorsed the site plan for 125 Worth Avenue.

Sincerely,

A handwritten signature in black ink, appearing to read 'Pamela Lomba', written in a cursive style.

Pamela Lomba  
Café Flora  
240 Worth Avenue

February 17, 2023

Mayor & Members of Town Council  
Members of ARCOM  
Town of Palm Beach  
360 South County Road  
Palm Beach, FL 33480

**RE: 125 WORTH AVENUE REVITALIZATION PLANS: ZONING/ARCOM APPLICATION ARC 23-022  
& ZON 23-032**

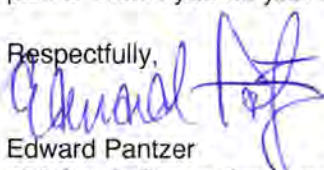
Mayor & Members of Town Council and Members of ARCOM:

I hope this letter finds you well. My name is Edward Pantzer. I am a resident of 460 South Ocean Boulevard, which is located within the 1000-foot Zoning Notice of 125 Worth Avenue. Following my review of the Frisbie Group's 125 Worth Avenue plans, I conclude that the plans meet the standards of the Town of Palm Beach's Comprehensive Plan, Land Use Regulations, and the Worth Avenue Design Guidelines, as specified below:

1. Maintain the character of the Town as a predominantly residential community having only the type and amount of businesses and other support services necessary to meet the needs of Town residents. (*Town of Palm Beach Comprehensive Plan Objective 2*);
2. The proposed building or structure is not, in its exterior design and appearance, of inferior quality such as to cause the nature of the local environment to materially depreciate in appearance and value. (*Town of Palm Beach Municipal Code Section 18-205*);
3. The proposed building or structure is in harmony with the proposed developments on land in the general area, with the comprehensive plan for the town, and with any precise plans adopted pursuant to the comprehensive plan. (*Town of Palm Beach Municipal Code Section 18-205*);
4. The proposed building protects and enhances the Avenue's market appeal for the benefit of the residents of the Town. (*Worth Avenue Design Guidelines A*);
5. And the proposed building meets the criteria that "new development and remodeling [should] use Mediterranean-Revival, Neo-Classical architectural styles or other updated variants (*Worth Avenue Design Guidelines: Urban Design Objectives for the East-End Development Area*).

All in all, investment undertaken on the Avenue should be compatible with its neighbors and the Avenue's historic fabric, enhance the Avenue's quality and character, and encourage the continued attraction of a mixture of shops, residences, and other uses meeting the Town's desires. Frisbie Group's plans for 125 Worth Avenue achieve these principles and much more! I strongly encourage you to fully support these plans. Thank you for your time in this matter.

Respectfully,



Edward Pantzer  
460 South Ocean Boulevard,  
Palm Beach, Florida 33480



January 18, 2023

Mayor and Members of Town Council  
Members of ARCOM  
Town of Palm Beach  
360 South County Road  
Palm Beach, FL 33480

**RE: 125 WORTH AVENUE REVITALIZATION PLANS: ZONING/ARCOM APPLICATION ARC 23-022 & ZON 23-032**

Mayor and Members of Town Council and Members of ARCOM,

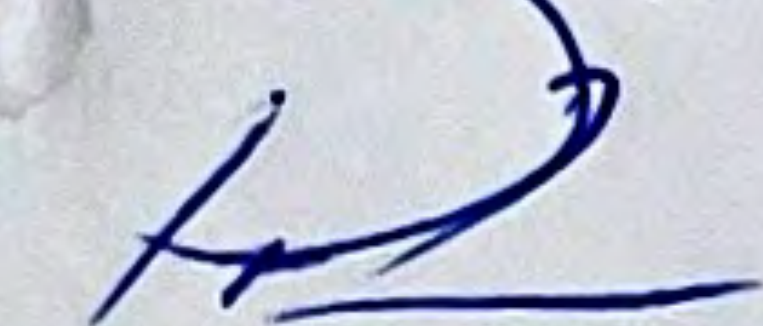
I hope this letter finds each of you safe and well.

I hereby give my full support of the plans that Frisbie Group has submitted to you to beautify the 125 Worth Avenue building. I was able to review proposed plans and the vision is exactly what this part of our Town needs. The Frisbie Group has demonstrated their excellence in revitalizing and beautifying our town on numerous occasions. I anticipate that this project will be another exceptional endeavor from them and I applaud their plan.

I have lived in the Town of Palm Beach for over 25 years, and I've often wondered when this section of Worth Avenue would receive the attention it deserves. Finally, the residents and visitors can look onto an appealing façade and neighbors can enjoy a roof top that will be beautifully landscaped.

The application mentioned above is fully compliant with the standards of the Town of Palm Beach's Comprehensive Plan, Land Use Regulations, and the Worth Avenue Design Guidelines, therefore, please support this application.

Yours faithfully,



Piper Quinn  
3 Via Los Incas



**From:** [Antonette Fabrizi](#)  
**Cc:** [Wayne Bergman](#); [James Murphy](#); [Jennifer Hofmeister-Drew](#); [Sarah Pardue](#); [Jordan Hodges](#); [Bradley Falco](#); [Kelly Churney](#); [Pat Gayle-Gordon](#)  
**Bcc:** ["jeff@smitharchitecturalgroup.com"](#); ["rsammons@fairfaxandsammons.com"](#); [John David Corey](#); ["amginny@aol.com"](#); ["betsyshiverick@gmail.com"](#); ["tmk@kirchhoffarchitects.com"](#); ["kenn.karakul@gmail.com"](#); ["dan.floersheimer@icloud.com"](#); ["Elizabeth Connaughton"](#); ["josh.martin@frisbiegroup.com"](#); [Town Council & Mayor](#); ["JULIE ARASKOG"](#); ["lew crampton"](#); [palmbeachcarla@gmail.com](#); [Yazmin Figueroa](#); [Emily Lyn](#)  
**Subject:** ADDITIONAL INFORMATION - FEB ARCOM MTG. - 2/22/23 - ARC-23-022 (ZON-23-032) 125 WORTH AVE  
**Date:** Tuesday, February 21, 2023 2:02:00 PM  
**Attachments:** [Pages from A052-1520.pdf](#)  
**Importance:** High

---

ARCOM Commissioners:

Please see the attached additional information for the following project ARC-23-022 (ZON-23-032) 125 WORTH AVE.

Thank you,

Antonette Fabrizi  
Administrative Specialist  
Planning, Zoning & Building Department

Town of Palm Beach  
360 South County Road  
Palm Beach, FL 33480  
Direct: 561-227-6408

-----Original Message-----

From: Jennifer Hofmeister-Drew <jhofmeister@TownOfPalmBeach.com>  
Sent: Tuesday, February 21, 2023 8:26 AM  
To: Antonette Fabrizi <afabrizi@TownOfPalmBeach.com>  
Cc: Wayne Bergman <wbergman@TownOfPalmBeach.com>; James Murphy <jmurphy@TownOfPalmBeach.com>  
Subject: FW: 125 Worth Ave\_\_Building Information  
Importance: High

Please forward to ARCOM or have a hard copy not sure how it is best handled.

Thank you.

Jennifer Hofmeister-Drew, AICP, LCAM  
Planner III  
Town of Palm Beach  
Planning, Zoning, & Building  
360 S. County Road  
Palm Beach, FL 33480  
Phone: 561-227-6406  
[www.townofpalmbeach.com](http://www.townofpalmbeach.com)

-----Original Message-----

From: Josh Martin <josh.martin@frisbiegroup.com>

Sent: Monday, February 20, 2023 7:32 PM  
To: John David Corey <johncorey84@gmail.com>; Jennifer Hofmeister-Drew <jhofmeister@TownOfPalmBeach.com>  
Cc: James Murphy <jmurphy@TownOfPalmBeach.com>  
Subject: 125 Worth Ave\_\_Building Information  
Importance: High

\*\*\*\*\*Note: This email was sent from a source external to the Town of Palm Beach. Links or attachments should not be accessed unless expected from a trusted source. Additionally, all requests for information or changes to Town records should be verified for authenticity.\*\*\*\*\*

Mr. Corey:

Good evening. I hope this email finds you safe and well!

Here are the original building/engineering plans for 125 Worth:  
<https://www.dropbox.com/s/gn9tiag0auxaipw/125%20Worth%20Ave%20-%20Original%20Engineering%20Plans.pdf?dl=0>

Attached is the confirmation that 125 Worth was permitted as a six-story building (includes the two stories of underground parking).

If you have any questions, please let me know--see you on Wednesday!

Have a wonderful evening,  
Josh

-

Josh Martin  
Frisbie Group <\_blank> | Palm Beach, FL  
(C): 843 247 2057 <tel:843-247-2057> (O): 843 247 2057

On 2/20/23, 6:29 PM, "John David Corey" <johncorey84@gmail.com <<mailto:johncorey84@gmail.com>>> wrote:

That will work! Thank you.

JDC

> On Feb 20, 2023, at 5:59 PM, Jennifer Hofmeister-Drew <jhofmeister@TownOfPalmBeach.com <<mailto:jhofmeister@TownOfPalmBeach.com>>> wrote:

>

> Good evening, John,

>

> By copy of this email, I will ask the applicant to provide photos, if available, and yes, the 4th level was approved for mechanical equipment.

>

> Have a nice rest of your evening.

>

> Jennifer Hofmeister-Drew, AICP, LCAM

> Planner III  
> Town of Palm Beach  
> Planning, Zoning, & Building  
> 360 S. County Road  
> Palm Beach, FL 33480  
> Phone: 561-227-6406  
> [www.townofpalmbeach.com](http://www.townofpalmbeach.com)  
>

> -----Original Message-----

> From: John David Corey <[johncorey84@gmail.com](mailto:johncorey84@gmail.com)> <<mailto:johncorey84@gmail.com>>>  
> Sent: Monday, February 20, 2023 5:52 PM  
> To: Jennifer Hofmeister-Drew <[jhofmeister@TownOfPalmBeach.com](mailto:jhofmeister@TownOfPalmBeach.com)>  
> <<mailto:jhofmeister@TownOfPalmBeach.com>>>  
> Cc: James Murphy <[jmurphy@TownOfPalmBeach.com](mailto:jmurphy@TownOfPalmBeach.com)> <<mailto:jmurphy@TownOfPalmBeach.com>>>  
> Subject: 125 Worth Ave  
>

> \*\*\*\*\*Note: This email was sent from a source external to the Town of Palm Beach. Links or attachments should not be accessed unless expected from a trusted source. Additionally, all requests for information or changes to Town records should be verified for authenticity.\*\*\*\*\*  
>

> Jennifer:

>  
> Before the ARCOM meeting, could you provide the board with the plans of the property when it was originally built? I am most concerned and interested in the rooftop structure which has been labeled a 4th floor. Was it for mechanicals? Are there photos of the room as it existed?  
>

> Thank you,  
> JDC  
>

>  
> Please be advised that under Florida law, e-mails and e-mail addresses are public records. If you do not want your e-mail address released in response to a public records request, do not send electronic mail to this entity. Instead, contact the Town of Palm Beach by phone at (561) 838-5400, or in writing: 360 S. County RD, Palm Beach, FL 33480.

**From:** [Kelly Churney](#)  
**To:** [Michael D. Bickford](#)  
**Cc:** [Paula Bickford](#); [Antonette Fabrizi](#)  
**Subject:** RE: 125 WORTH AVENUE REVITALIZATION PLANS: ZONING/ARCOM APPLICATION ARC 23-022 & ZON 23-032  
**Date:** Friday, January 13, 2023 8:27:25 AM  
**Attachments:** [image001.png](#)

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Good morning and Happy New Year to you both!

We have received your letter and will make sure that it is sent to all interested parties.

Have a wonderful weekend!

*Kelly Churney*  
Deputy Town Clerk

**Town of Palm Beach**  
360 S. County Rd.  
Palm Beach, FL 33480  
561-838-5416  
[www.townofpalmbeach.com](http://www.townofpalmbeach.com)

---

**From:** Michael D. Bickford <MBickford@roundhillcapital.com>  
**Sent:** Friday, January 13, 2023 6:59 AM  
**To:** Kelly Churney <KChurney@TownofPalmBeach.com>  
**Cc:** Paula Bickford <pvbickford@mayfieldholding.com>  
**Subject:** RE: 125 WORTH AVENUE REVITALIZATION PLANS: ZONING/ARCOM APPLICATION ARC 23-022 & ZON 23-032

\*\*\*\*\*Note: This email was sent from a source external to the Town of Palm Beach. Links or attachments should not be accessed unless expected from a trusted source. Additionally, all requests for information or changes to Town records should be verified for authenticity.\*\*\*\*\*

Dear Kelly,

Happy New Year.

If you could please forward the below letter to the Mayor, Members of Town Council, and Members of ARCOM, we would be most appreciative.

Kind regards,

Michael and Paula Bickford

---

January 13<sup>th</sup>, 2023

Mayor & Members of Town Council  
Members of ARCOM

Town of Palm Beach  
360 South County Road  
Palm Beach, FL 33480

**RE: 125 WORTH AVENUE REVITALIZATION PLANS: ZONING/ARCOM APPLICATION ARC 23-022 & ZON 23-032**

Dear Mayor & Members of Town Council and Members of ARCOM,

We hope you are all well.

My wife and I are writing to all of you today as residents of 135 Gulfstream Road. We recently reviewed the 125 Worth Avenue Plans which outlined the beautiful revitalization for 125 Worth Avenue. The proposed plan, inspired by the iconic Ralph Lauren Building on the Avenue will be compatible with its neighbors and the Avenue's historic fabric and enhance the Avenue's quality and character. We firmly believe the proposed revitalization plans meet the standards of the Town of Palm Beach's Comprehensive Plan, Land Use Regulations, and the Worth Avenue Design Guidelines as follows:

1. Future growth and development within the Town shall be managed to maintain and enhance the Town's unique physical and historic character with emphasis on its visual qualities, and compatibility and harmony among its diverse land uses. (*Town of Palm Beach Comprehensive Plan Objective 1*);
2. The proposed building or structure is in harmony with the proposed developments on land in the general area, with the Comprehensive Plan for the Town, and with any precise plans adopted pursuant to the Comprehensive Plan. (*Town of Palm Beach Municipal Code Section 18-205*); and
3. The proposed building protects and enhances the Avenue's market appeal for the benefit of the residents of the Town. (*Worth Avenue Design Guidelines A*).

We are writing to ask that you support this zoning and ARCOM application as presented. The building is long overdue for the beautiful revitalization proposed by Frisbie Group.

Thank you for your time in this matter.

Respectfully,

Michael and Paula Bickford  
135 Gulfstream Road



**Michael D. Bickford**

Chairman and CEO

Round Hill Capital Group  
[www.roundhillcapital.com](http://www.roundhillcapital.com)

*The information transmitted, including any attachments, is intended only for the person or entity to which it is addressed and may contain confidential and/or privileged material. Any review, retransmission, dissemination or other use of, or taking of any action in reliance upon, this information by persons or entities other than the intended recipient is prohibited, and all liability arising therefrom is disclaimed. If you received this in error, please contact the sender and delete the material from any computer. Round Hill Capital Advisory LLC and Round Hill Capital Advisory USA LLC are Delaware limited liability companies. This communication may come from Round Hill Capital Advisory LLC, Round Hill Capital Advisory USA LLC or one of its affiliates. Round Hill Capital Markets Ltd is an appointed representative of Aldgate Advisors Limited (FRN: 763187) which is authorised and regulated by the Financial Conduct Authority.*







LaMuse Jewelers  
209 Worth Avenue Suite B  
Palm Beach, FL 33480  
561-814-5873

December 21, 2022

Mayor & Members of Town Council  
Members of ARCOM  
Town of Palm Beach  
360 South County Road  
Palm Beach, FL 33480

**RE: 125 WORTH AVENUE REVITALIZATION PLANS: ZONING/ARCOM APPLICATION ARC 23-022  
& ZON 23-032**

Mayor & Members of Town Council and Members of ARCOM:

First off, thank you to the Mayor, and the Members of Town Council and ARCOM for their dedication to our beautiful Town of Palm Beach. I have reviewed Frisbie Group's 125 Worth Avenue plans, and I conclude that they are consistent with the Town of Palm Beach's Comprehensive Plan, Land Use Regulations, and the Worth Avenue Design Guidelines. Some specific examples are outlined below:

1. The proposed building maintains the character of the Town as a predominantly residential community having only the type and amount of businesses and other support services necessary to meet the needs of Town residents (*Town of Palm Beach Comprehensive Plan Objective 2*);
2. The proposed building or structure is appropriate in relation to the established character of other structures in the immediate area or neighboring areas in respect to significant design features such as material or quality or architectural design as viewed from any public or private way (except alleys). (*Town of Palm Beach Municipal Code Section 18-205*);
3. The proposed building or structure is in harmony with the proposed developments on land in the general area, with the comprehensive plan for the town, and with any precise plans adopted pursuant to the comprehensive plan. (*Town of Palm Beach Municipal Code Section 18-205*);
4. The proposed building protects and enhances the Avenue's market appeal for the benefit of the residents of the Town. (*Worth Avenue Design Guidelines A*);
5. And the proposed building meets the criteria that "new development and remodeling [should] use Mediterranean-Revival, Neo-Classical architectural styles or other updated variants (*Worth Avenue Design Guidelines: Urban Design Objectives for the East-End Development Area*).

As a tenant owning and operating a business on the 200 block of the Avenue (La Muse - 209 Worth Avenue), I support the revitalization efforts the Frisbie Group has put towards 125 Worth Avenue which is located just a few doors east of us. I strongly believe that the enhanced building design will strengthen the pedestrian character of the Avenue, and enhance the pedestrian linkage from the ocean block to the 200 block of the Avenue, which will drive more town residents and visitors to experience the entire block of retail experiences. The proposed project will bring the highest level of architecture to the Avenue, which will help protect the Avenues market appeal for generations to come. In my opinion, the project will positively impact our town without negatively impacting adjacent property owners. Please support the proposed revitalization of 125 Worth Avenue as it will enhance, beautify, and protect the 100 block of Worth Avenue, and in turn benefit residents and business owners and operators across the entire Avenue. Thank you for your time.

Respectfully,



W. Lawson Aschenbach

January 8, 2022

Mayor & Members of Town Council  
Members of ARCOM  
Town of Palm Beach  
360 South County Road  
Palm Beach, FL 33480

RE: 125 WORTH AVENUE REVITALIZATION PLANS: ZONING/ARCOM APPLICATION ARC 23-022 & ZON 23-032

Mayor & Members of Town Council and Members of ARCOM:

I hope this letter finds you well. I am the property owner of 214 Brazilian Avenue, a commercial building. Following my review of the Frisbie Group's 125 Worth Avenue plans, I conclude that the plans meet the standards of the Town of Palm Beach's Comprehensive Plan, Land Use Regulations, and the Worth Avenue Design Guidelines, as specified below:

1. Maintain the character of the Town as a predominantly residential community having only the type and amount of businesses and other support services necessary to meet the needs of Town residents. (Town of Palm Beach Comprehensive Plan Objective 2);
2. The proposed building or structure is not, in its exterior design and appearance, of inferior quality such as to cause the nature of the local environment to materially depreciate in appearance and value. (Town of Palm Beach Municipal Code Section 18-205);
3. The proposed building or structure is in harmony with the proposed developments on land in the general area, with the comprehensive plan for the town, and with any precise plans adopted pursuant to the comprehensive plan. (Town of Palm Beach Municipal Code Section 18-205);
4. The proposed building protects and enhances the Avenue's market appeal for the benefit of the residents of the Town. (Worth Avenue Design Guidelines A);
5. And the proposed building meets the criteria that "new development and remodeling [should] use Mediterranean-Revival, Neo-Classical architectural styles or other updated variants (Worth Avenue Design Guidelines: Urban Design Objectives for the East-End Development Area).

As an Island business owner, local realtor and resident, I frequent Worth Avenue regularly; the non-residential structures of 100 Block of Worth Avenue are in desperate need of revitalization and this new design is in keeping with the historic integrity Worth Avenue deserves. I strongly encourage you to fully support these plans which make Palm Beach more Palm Beach. Thank you for your time in this matter.

Respectfully,



Spencer Schlager  
214 Brazilian Ave, Palm Beach

January 9, 2023

Mayor & Members of Town Council  
Members of ARCOM  
Town of Palm Beach  
360 South County Road  
Palm Beach, FL 33480

**RE: 125 WORTH AVENUE REVITALIZATION PLANS: ZONING/ARCOM APPLICATION ARC 23-022 & ZON 23-032**

Mayor & Members of Town Council and Members of ARCOM:

Good afternoon. I am writing to you today as an owner of a local business in town, The Colony Hotel, and a resident of Hammon Avenue, which is located approximately one block away from 125 Worth Avenue. Recently, I attended an informative presentation at the Frisbie Group office which outlined the beautiful revitalization plans for 125 Worth Avenue. Inspired by the iconic Ralph Lauren Building on the Avenue, the 125 Worth Avenue Revitalization Plans represent an inimitable investment on the Avenue that will be compatible with its neighbors and the Avenue's historic fabric, enhance the Avenue's quality and character, and encourage the continued attraction of a mixture of shops, residences, and other uses meeting the Town's desires. Moreover, I firmly believe the proposed revitalization plans meet the standards of the Town of Palm Beach's Comprehensive Plan, Land Use Regulations, and the Worth Avenue Design Guidelines as follows:

1. Future growth and development within the Town shall be managed to maintain and enhance the Town's unique physical and historic character with emphasis on its visual qualities, and compatibility and harmony among its diverse land uses. (*Town of Palm Beach Comprehensive Plan Objective 1*);
2. The proposed building or structure is in harmony with the proposed developments on land in the general area, with the Comprehensive Plan for the Town, and with any precise plans adopted pursuant to the Comprehensive Plan. (*Town of Palm Beach Municipal Code Section 18-205*); and
3. The proposed building protects and enhances the Avenue's market appeal for the benefit of the residents of the Town. (*Worth Avenue Design Guidelines A*).

Please support this zoning and ARCOM application as presented. This 48-year-old building is overdue for the fabulous revitalization proposed by Frisbie Group. The Ocean Block of Worth Avenue deserves this proposed gift to the street. Thank you for your time in this matter.

Respectfully,

A handwritten signature in black ink, appearing to read 'Sarah Wetenhall', with a long horizontal line extending to the right.

Sarah Wetenhall  
The Colony Hotel & 125 Hammon Avenue

Mayor & Members of Town Council  
Members of ARCOM  
Town of Palm Beach  
360 South County Road  
Palm Beach, FL 33480

January 16, 2023

**RE: 125 WORTH AVENUE REVITALIZATION PLANS: ZONING/ARCOM APPLICATION ARC 23-022  
& ZON 23-032**

Mayor & Members of Town Council & Members of ARCOM:

Best wishes to you and your loved ones in 2023.

This letter serves as confirmation that I approve of the plans to revitalize the 125 Worth Avenue building. I'm really pleased to know that this project will enhance the Avenue's look and I'm excited to know that it will attract various shop keepers to open stores in this otherwise quiet part of the Avenue.

I reside at 1960 S ocean Blvd and I frequent Worth Avenue often. I know that the style of the architecture proposed in these plans will be compatible with the surrounding buildings. I am looking forward to seeing the finished refurbishment together with the new landscaping. This upgrade is overdue and can only add value to my property, Worth Ave as a whole and that of other neighbors.

I trust that you will approve these carefully considered plans and hope that my strong recommendation is noted.

With thanks,

Alex Hissom





ESTATE JEWELERS SINCE 1893

224 WORTH AVENUE • PALM BEACH, FLORIDA 33480

561/655-0774 • FACSIMILE 561/655-1334

January 6, 2023

Mayor & Members of Town Council  
Members of ARCOM  
Town of Palm Beach  
360 South County Road  
Palm Beach, FL 33480


**RE: 125 WORTH AVENUE REVITALIZATION PLANS: ZONING/ARCOM APPLICATION ARC 23-022  
& ZON 23-032**

Mayor, Members of Town Council, and Members of ARCOM:

Please accept this letter of support for Frisbie Group's recent application for 125 Worth Avenue Site Plan Approval. I strongly support the redevelopment of the site as it will enhance a dilapidated office building into a beautifully planned, pedestrian focused 21st century revitalization.

The site plan of 125 Worth Avenue offers more to the everyday pedestrian than what currently exists today. The enhanced landscape design and architectural brilliance as part of this revitalization will benefit town residents and visitors. In advance, thank you for your time in this matter.

Respectfully Submitted,

  
Stefan and Nancy Richter  
224 Worth Avenue  
Palm Beach, FL 33480

January 5th, 2023

Mayor, Town Council, and ARCOM  
Town of Palm Beach

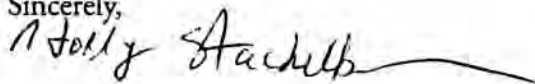
RE: 125 WORTH AVENUE REVITALIZATION PLANS: ZONING/ARCOM APPLICATION  
ARC 23-022 & ZON 23-032

Mayor, Members of City Commission, and Members of ARCOM:

Good afternoon. I hope this letter finds each of you safe and well. As a resident of Palm Beach, please accept this letter of support for Frisbie Group's recent application for 125 Worth Avenue to the Town of Palm Beach. Recently, I reviewed the proposed redevelopment of 125 Worth Avenue. I am a resident at 122 Peruvian Avenue in Unit 2. To say the proposed design was refreshing and creative is an understatement. The team truly gets Palm Beach and our historic architectural heritage and human-scaled urbanism. The height is also designed in a way that reduces the height, scale, and mass of the structures unlike recent proposals in this area.

All in all, as a Palm Beach resident, I firmly believe the approval of the 125 Worth Avenue application will create a place worth caring about and contribute to a brighter future for all Palm Beach citizens. In advance, thank you for your time in this matter.

Sincerely,

A handwritten signature in black ink, reading "Holly Stachelberg", followed by a long horizontal flourish line.

Holly Stachelberg  
122 Peruvian Avenue #2  
Palm Beach, FL 33480

# Wilson 150 Worth LLC

c/o O'Connor Property Management LLC  
240 Royal Palm Way, 2<sup>nd</sup> Floor  
Palm Beach, FL 33480

December 19, 2022

**VIA EMAIL** ([kcurney@townofpalmbeach.com](mailto:kcurney@townofpalmbeach.com) and [afabrizi@townofpalmbeach.com](mailto:afabrizi@townofpalmbeach.com))

Mayor & Members of Town Council  
Members of ARCOM  
Town of Palm Beach  
360 South County Road  
Palm Beach, FL 33480

**RE: 125 WORTH AVENUE REVITALIZATION PLANS:  
ZONING/ARCOM APPLICATION ARC 23-022 & ZON 23-032**

Mayor & Members of Town Council and Members of ARCOM:

Our team hopes this letter finds each of you safe and well. We are extremely grateful for your time, dedication, and service in making the Town of Palm Beach a fabulous place to live and work. Our team has reviewed Frisbie Group's most recent plans for 125 Worth Avenue in great detail. Following our review, we find the proposed revitalization plans are consistent with the Town of Palm Beach's Comprehensive Plan, Land Use Regulations, and the Worth Avenue Design Guidelines as follows:

1. Maintain the character of the Town as a predominantly residential community having only the type and amount of businesses and other support services necessary to meet the needs of Town residents (*Town of Palm Beach Comprehensive Plan Objective 2*);
2. The plan for the proposed building or structure is in conformity with good taste and design and in general contributes to the image of the town as a place of beauty, spaciousness, balance, taste, fitness, charm and high quality (*Town of Palm Beach Municipal Code Section 18-205*);
3. The proposed building or structure is not, in its exterior design and appearance, of inferior quality such as to cause the nature of the local environment to materially depreciate in appearance and value (*Town of Palm Beach Municipal Code Section 18-205*);
4. To encourage the remodeling/rehabilitation of incompatible buildings and storefronts in the area, including the provision of multiple storefront entrances, and unification of display windows, awnings, colors, materials, and signage (*Worth Avenue Design Guidelines: Urban Design Objectives for the East-End Development Area*); and
5. To encourage new development and remodeling to use Mediterranean-Revival, Neo-Classical architectural styles or other updated variants (*Worth Avenue Design Guidelines: Urban Design Objectives for the East-End Development Area*).

As a property owner located on the east end of Worth Avenue, we happily welcome the revitalization of the 125 Worth Avenue building located across the street from us. We believe the proposed changes are designed and located in a well thought out manner and will positively impact our town without negatively impacting adjacent property owners. We strongly urge you to fully support the proposed revitalization of 125 Worth Avenue as it will enhance, beautify, and protect the 100 Block of Worth Avenue. Thank you for your time in this matter and for continuing to protect Palm Beach.

Respectfully,

WILSON 150 WORTH LLC

Yvonne A. Jones, CPM  
Managing Agent, Wilson 150 Worth LLC  
Director of Property Management, O'Connor Property Management LLC



January 13, 2023

Mayor & Members of Town Council  
Members of ARCOM  
Town of Palm Beach  
360 South County Road  
Palm Beach, FL 33480

**RE: 125 WORTH AVENUE REVITALIZATION PLANS: ZONING/ARCOM APPLICATION  
ARC 23-022 & ZON 23-032**

Mayor & Members of Town Council and Members of ARCOM:

Good afternoon. My name is Lee J. Styslinger, III and I live at 300 South Ocean Boulevard. Recently, I reviewed the beautiful revitalization plans for 125 Worth Avenue. Inspired by the iconic Ralph Lauren Building on the Avenue, the 125 Worth Avenue Revitalization Plans represent an inimitable investment on the Avenue that will be compatible with its neighbors and the Avenue's historic fabric, enhance the Avenue's quality and character, and encourage the continued attraction of a mixture of shops, residences, and other uses meeting the Town's desires. Moreover, I firmly believe the proposed revitalization plans meet the standards of the Town of Palm Beach's Comprehensive Plan, Land Use Regulations, and the Worth Avenue Design Guidelines as follows:

1. Future growth and development within the Town shall be managed to maintain and enhance the Town's unique physical and historic character with emphasis on its visual qualities, and compatibility and harmony among its diverse land uses. (*Town of Palm Beach Comprehensive Plan Objective 1*);
2. The proposed building or structure is in harmony with the proposed developments on land in the general area, with the Comprehensive Plan for the Town, and with any precise plans adopted pursuant to the Comprehensive Plan. (*Town of Palm Beach Municipal Code Section 18-205*); and
3. The proposed building protects and enhances the Avenue's market appeal for the benefit of the residents of the Town. (*Worth Avenue Design Guidelines A*).

Please support the revitalization plans for 125 Worth Avenue as proposed by Frisbie Group. Thank you for your time in this matter.

Respectfully,



Lee J. Styslinger, III  
300 South Ocean Boulevard

Date: January 23, 2023

Mayor & Members of Town Council  
Members of ARCOM  
Town of Palm Beach  
360 South County Road  
Palm Beach, FL 33480

**RE: 125 Worth Avenue Revitalization Plans: Zoning/ARCOM Application ARC 23-022  
& ZON 23-032**

Honorable Mayor Moore, Members of Town Council & Members of ARCOM,

Thank you for this opportunity to be heard.

My name is Alex Griswold and I own the property at 205 & 221 Royal Palm Way and have lived in Palm Beach my entire life. I've reviewed the plans and believe that the alterations and improvements to the building will make a significant positive difference.

I'm looking forward to seeing the 125 Worth Avenue building updated.

Kindly accept this letter as my support of the revitalization plans of 125 Worth Avenue.

In appreciation,

A handwritten signature in dark ink, appearing to read 'Alex Griswold', with a stylized flourish at the end.

John L. Gibson III

January 12, 2023

For & Members of Town Council  
Members of ARCOM  
Town of Palm Beach  
South County Road  
Palm Beach, FL 33480

**: 125 WORTH AVENUE REVITALIZATION PLANS: ZONING/ARCOM  
APPLICATION ARC 23-022 & ZON 23-032**

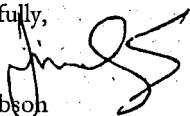
For & Members of Town Council and Members of ARCOM:

Good afternoon. My name is John Gibson and I live at 173 Peruvian Avenue. Recently, I attended an informative presentation with Frisbie Group team members which outlined the thoughtful revitalization plans for 125 Worth Avenue. Inspired by the iconic Ralph Lauren building on the Avenue, the 125 Worth Avenue Revitalization Plans represent an inimitable investment on the Avenue that will be compatible with its neighbors and the Avenue's fabric, enhance the Avenue's quality and character, and encourage the continued creation of a mixture of shops, residences, and other uses meeting the Town's desires. Moreover, I firmly believe the proposed revitalization plans meet the standards of the Town of Palm Beach's Comprehensive Plan, Land Use Regulations, and the Worth Avenue Design Guidelines as follows:

1. Future growth and development within the Town shall be managed to maintain and enhance the Town's unique physical and historic character with emphasis on its visual qualities, and compatibility and harmony among its diverse land uses. (*Town of Palm Beach Comprehensive Plan Objective 7*);
2. The proposed building or structure is in harmony with the proposed developments on land in the general area, with the Comprehensive Plan for the Town, and with any precise plans adopted pursuant to the Comprehensive Plan. (*Town of Palm Beach Municipal Code Section 18-205*); and
3. The proposed building protects and enhances the Avenue's market appeal for the benefit of the residents of the Town. (*Worth Avenue Design Guidelines A*).

I will support the revitalization plans for 125 Worth Avenue as proposed by Frisbie Group. This will undoubtedly be the most important revitalization in Worth Avenue's history. Thank you for your time in this matter.

Sincerely,



John L. Gibson  
173 Peruvian Avenue, Unit 4

January 14, 2023

Mayor & Members of Town Council  
Members of ARCOM  
Town of Palm Beach  
360 South County Road  
Palm Beach, FL 33480

**RE: 125 WORTH AVENUE REVITALIZATION PLANS: ZONING/ARCOM APPLICATION ARC 23-022  
& ZON 23-032**

Mayor & Members of Town Council and Members of ARCOM:

My name is Jorge Sanchez and I own SMI Landscape Architecture (140 Royal Palm Way, Suite 206) and have been a Town Resident for decades (239 Southland Road). I have reviewed Frisbie Group's 125 Worth Avenue Revitalization Plans and I conclude that they are consistent with the Town of Palm Beach's Comprehensive Plan, Land Use Regulations, and the Worth Avenue Design Guidelines. Some specific examples are outlined below:

1. The proposed building maintains the character of the Town as a predominantly residential community having only the type and amount of businesses and other support services necessary to meet the needs of Town residents (*Town of Palm Beach Comprehensive Plan Objective 2*);
2. The proposed building or structure is appropriate in relation to the established character of other structures in the immediate area or neighboring areas in respect to significant design features such as material or quality or architectural design as viewed from any public or private way (except alleys). (*Town of Palm Beach Municipal Code Section 18-205*);
3. The proposed building or structure is in harmony with the proposed developments on land in the general area, with the comprehensive plan for the town, and with any precise plans adopted pursuant to the comprehensive plan. (*Town of Palm Beach Municipal Code Section 18-205*);
4. The proposed building protects and enhances the Avenue's market appeal for the benefit of the residents of the Town. (*Worth Avenue Design Guidelines A*); and
5. And the proposed building meets the criteria that "new development and remodeling [should] use Mediterranean-Revival, Neo-Classical architectural styles or other updated variants (*Worth Avenue Design Guidelines: Urban Design Objectives for the East-End Development Area*).

I fully support the revitalization efforts the Frisbie Group has put towards 125 Worth Avenue which is located just a few blocks away from our professional office. The proposed project will bring the highest level of architecture to the Avenue, which will help protect the Avenue's market appeal for generations to come. In my opinion, the project will positively impact our town without negatively impacting adjacent property owners/residents. Please support the proposed revitalization of 125 Worth Avenue as it will enhance, beautify, and protect the 100 block of Worth Avenue, and in turn benefit residents and business owners and operators across the entire Avenue and the surrounding neighborhoods. Thank you for your time in this matter.

Respectfully,

Jorge Sanchez

239 Southland Rd,  
PB

December 22, 2022

Mayor & Members of Town Council  
Members of ARCOM  
Town of Palm Beach  
360 South County Road  
Palm Beach, FL 33480

**RE: 125 WORTH AVENUE REVITALIZATION PLANS: ZONING/ARCOM APPLICATION ARC 23-022  
& ZON 23-032**

Mayor & Members of Town Council and Members of ARCOM:

I hope this letter finds you well. My name is Terry Kafka, and I am a resident of Winthrop House at 100 Worth Avenue. I am grateful to the Town Council and ARCOM for its dedication to stewarding Palm Beach. I have diligently studied Frisbie's 125 Worth Avenue plans and conclude that the plans meet the standards of the Town of Palm Beach's Comprehensive Plan, Land Use Regulations, and the Worth Avenue Design Guidelines, as specified below:

1. Future growth and development within the Town shall be managed to maintain and enhance the Town's unique physical and historic character with emphasis on its visual qualities, and compatibility and harmony among its diverse land uses. (*Town of Palm Beach Comprehensive Plan Objective 1*);
2. The proposed building or structure is not, in its exterior design and appearance, of inferior quality such as to cause the nature of the local environment to materially depreciate in appearance and value. (*Town of Palm Beach Municipal Code Section 18-205*);
3. The proposed building or structure is in harmony with the proposed developments on land in the general area, with the comprehensive plan for the town, and with any precise plans adopted pursuant to the comprehensive plan. (*Town of Palm Beach Municipal Code Section 18-205*);
4. The proposed building protects and enhances the Avenue's market appeal for the benefit of the residents of the Town. (*Worth Avenue Design Guidelines A*);
5. And the proposed building meets the criteria that "new development and remodeling [should] use Mediterranean-Revival, Neo-Classical architectural styles or other updated variants (*Worth Avenue Design Guidelines: Urban Design Objectives for the East-End Development Area*).

In conclusion, I strongly believe that the redevelopment of 125 Worth Avenue, and specifically the pedestrian friendly nature of the design, will add vibrancy to the 100 block of Worth Avenue, improving the quality of life for the neighbors that enjoy the Avenue's beauty, walkability, and add to the overall appeal of Palm Beach living. I thank you for your time and consideration in this matter. Warmest wishes for a happy holiday season and a wonderful New Year.

Respectfully,

Terry Kafka

**From:** [Gregory Beattie](#)  
**To:** [Kelly Churney](#); [Antonette Fabrizi](#)  
**Subject:** Letter of Support for 125 Worth Avenue  
**Date:** Thursday, December 22, 2022 8:05:59 PM  
**Attachments:** [image0.jpeg](#)

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\*\*\*\*\*Note: This email was sent from a source external to the Town of Palm Beach. Links or attachments should not be accessed unless expected from a trusted source. Additionally, all requests for information or changes to Town records should be verified for authenticity.\*\*\*\*\*

Dear Town of Palm Beach,

We are writing you from LaMuse Jewelers ([209 Worth Avenue](#)) to say we support the revitalization efforts of the Frisbie Group at [125 Worth Avenue](#). We strongly believe in their vision and plan to strengthen the look and feel of the 100 block. The enhancement to the avenue will definitely help the local and visitor experience.

Please find our letters of support for the project.

All the best,

Gregory Beattie



Sent from my iPhone



December 23, 2022

Mayor & Members of Town Council  
Members of ARCOM  
Town of Palm Beach  
360 South County Road  
Palm Beach, FL 33480

**RE: 125 WORTH AVENUE REVITALIZATION PLANS: ZONING/ARCOM APPLICATION ARC 23-022 & ZON 23-032**

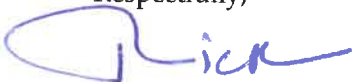
Mayor & Members of Town Council and Members of ARCOM:

Good afternoon. My name is Rick Moeser and I live at 122 Peruvian Avenue, a condo building that shares a property line with 125 Worth Avenue (125 Worth Avenue is immediately south of our building). I also serve as the President of our Condominium Association. Recently, I attended an informative presentation at the Frisbie Group office which outlined the beautiful revitalization plans for 125 Worth Avenue. Inspired by the iconic Ralph Lauren Building on the Avenue, the 125 Worth Avenue Revitalization Plans represent an inimitable investment on the Avenue that will be compatible with its neighbors and the Avenue's historic fabric, enhance the Avenue's quality and character, and encourage the continued attraction of a mixture of shops, residences, and other uses meeting the Town's desires. Moreover, I firmly believe the proposed revitalization plans meet the standards of the Town of Palm Beach's Comprehensive Plan, Land Use Regulations, and the Worth Avenue Design Guidelines as follows:

1. Future growth and development within the Town shall be managed to maintain and enhance the Town's unique physical and historic character with emphasis on its visual qualities, and compatibility and harmony among its diverse land uses. (*Town of Palm Beach Comprehensive Plan Objective 1*);
2. The proposed building or structure is in harmony with the proposed developments on land in the general area, with the Comprehensive Plan for the Town, and with any precise plans adopted pursuant to the Comprehensive Plan. (*Town of Palm Beach Municipal Code Section 18-205*); and
3. The proposed building protects and enhances the Avenue's market appeal for the benefit of the residents of the Town. (*Worth Avenue Design Guidelines A*).

Please support the revitalization plans for 125 Worth Avenue as proposed by Frisbie Group. This will undoubtedly be the most important revitalization in Worth Avenue's history. Thank you for your time in this matter.

Respectfully,



Rick Moeser

**From:** [Jake Leone](#)  
**To:** [Kelly Churney](#); [Antonette Fabrizi](#)  
**Cc:** [Josh Martin](#); [Philip Trapani](#); [Tina Thomson](#); [Michaela Frisbie Facchinei](#)  
**Subject:** Re: 125 Worth Avenue\_Letter of Support Garrison Lickle  
**Date:** Tuesday, January 24, 2023 9:18:54 AM

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\*\*\*\*\*Note: This email was sent from a source external to the Town of Palm Beach. Links or attachments should not be accessed unless expected from a trusted source. Additionally, all requests for information or changes to Town records should be verified for authenticity.\*\*\*\*\*

Good morning Kelly and Antonette!

Hope this email finds you well.

Just following up on the message below to confirm that the attached support letter has been forwarded to the Mayor, Members of Council, and Members of ARCOM.

Thank you in advance, and have a great day.

Jake

Jake Leone  
[Frisbie Group](#) | Palm Beach, FL  
(C): [561 602 9726](#) (O): [561 717 9803](#)

On Thu, Jan 19, 2023 at 4:36 PM Jake Leone <[jake.leone@frisbiegroup.com](mailto:jake.leone@frisbiegroup.com)> wrote:

Kelly and Antonette:

Good afternoon. I hope this email finds each of you safe and well.

The attached letter of support was sent to us yesterday (From Garrison Lickle). Can you please send it to the Mayor, Members of Council, and ARCOM members?

Thank you both for your continued assistance in this matter.

Respectfully,

Jake

Jake Leone  
[Frisbie Group](#) | Palm Beach, FL  
(C): [561 602 9726](#) (O): [561 717 9803](#)



**From:** [Jake Leone](#)  
**To:** [Kelly Churney](#); [Antonette Fabrizi](#)  
**Cc:** [Tina Thomson](#); [Josh Martin](#); [Philip Trapani](#)  
**Subject:** Re: 125 Worth Avenue\_Letter of Support Piper Quinn  
**Date:** Tuesday, January 24, 2023 9:19:03 AM

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\*\*\*\*\*Note: This email was sent from a source external to the Town of Palm Beach. Links or attachments should not be accessed unless expected from a trusted source. Additionally, all requests for information or changes to Town records should be verified for authenticity.\*\*\*\*\*

Good morning Kelly and Antonette!

Hope this email finds you well.

Just following up on the message below to confirm that the attached support letter has been forwarded to the Mayor, Members of Council, and Members of ARCOM.

Thank you in advance, and have a great day.

Jake

Jake Leone  
[Frisbie Group](#) | Palm Beach, FL  
(C): [561 602 9726](#) (O): [561 717 9803](#)

On Thu, Jan 19, 2023 at 2:30 PM Jake Leone <[jake.leone@frisbiegroup.com](mailto:jake.leone@frisbiegroup.com)> wrote:

Kelly and Antonette:

Good afternoon. I hope this email finds each of you safe and well.

The attached letter of support was hand delivered to our office yesterday (from Piper Quinn). Can you please send it to the Mayor, Members of Council, and ARCOM members?

Thank you both for your continued assistance in this matter.

Respectfully,

Jake

Jake Leone  
[Frisbie Group](#) | Palm Beach, FL  
(C): [561 602 9726](#) (O): [561 717 9803](#)

# JANE B HOLZER

977 S Ocean Boulevard  
Palm Beach, Florida 33480

## Via email

January 11, 2023

Mayor & Members of Town Council  
Members of ARCOM  
Town of Palm Beach  
360 South County Road  
Palm Beach, FL 33480

## **RE: 125 WORTH AVENUE REVITALIZATION PLANS: ZONING/ARCOM APPLICATION ARC 23-022 & ZON 23-032**

Mayor & Members of Town Council and Members of ARCOM:

My name is Jane Holzer, and I am a longtime Palm Beach resident and Worth Avenue property owner. I have reviewed Frisbie Group's 125 Worth Avenue plans and am in support of the revitalization project as it aligns with the Town of Palm Beach's Comprehensive Plan, Land Use Regulations, and the Worth Avenue Design Guidelines, as laid out below:

1. Future growth and development within the Town shall be managed to maintain and enhance the Town's unique physical and historic character with emphasis on its visual qualities, and compatibility and harmony among its diverse land uses. (*Town of Palm Beach Comprehensive Plan Objective 1*);
2. The proposed building or structure is in harmony with the proposed developments on land in the general area, with the comprehensive plan for the town, and with any precise plans adopted pursuant to the comprehensive plan. (*Town of Palm Beach Municipal Code Section 18-205*);
3. The proposed building protects and enhances the Avenue's market appeal for the benefit of the residents of the Town. (*Worth Avenue Design Guidelines A*);

As an owner of multiple Worth Avenue properties, my team has spent time, money, and energy on these historic structures, most recently revitalizing a 1950's art deco structure into a beautiful modern restaurant design rooted in the island's rich history. Having participated in revitalizations along the Avenue, I can appreciate Frisbie Group's desire to undertake the challenge to revamp the 48 year old structure at 125 Worth Avenue. We believe Frisbie Group's proposed plans are architecturally significant, yet in harmony with its neighbors, and will enhance the appeal of the Avenue for all business owners, residents, and visitors. We urge you to support Frisbie Group's Zoning and ARCOM application for 125 Worth Avenue. To the Mayor, Town Council and ARCOM, we commend your leadership, and we thank you for taking our support into consideration.

Respectfully,  
/s/ Jane B Holzer  
Jane Holzer

December 28, 2022

Mayor & Members of Town Council  
Members of ARCOM  
Town of Palm Beach  
360 South County Road  
Palm Beach, FL 33480

**RE: 125 WORTH AVENUE REVITALIZATION PLANS: ZONING/ARCOM APPLICATION ARC 23-022 & ZON 23-032**

Mayor & Members of Town Council and Members of ARCOM:

Good afternoon. We are writing to all of you today as residents of 145 Peruvian Avenue. Recently, we reviewed the 125 Worth Avenue Revitalization Plans which outlined the beautiful revitalization plans for 125 Worth Avenue. Inspired by the iconic Ralph Lauren Building on the Avenue, the 125 Worth Avenue Revitalization Plans represent an inimitable investment on the Avenue that will be compatible with its neighbors and the Avenue's historic fabric, enhance the Avenue's quality and character, and encourage the continued attraction of a mixture of shops, residences, and other uses meeting the Town's desires. Moreover, we firmly believe the proposed revitalization plans meet the standards of the Town of Palm Beach's Comprehensive Plan, Land Use Regulations, and the Worth Avenue Design Guidelines as follows:

1. Future growth and development within the Town shall be managed to maintain and enhance the Town's unique physical and historic character with emphasis on its visual qualities, and compatibility and harmony among its diverse land uses. (*Town of Palm Beach Comprehensive Plan Objective 1*);
2. The proposed building or structure is in harmony with the proposed developments on land in the general area, with the Comprehensive Plan for the Town, and with any precise plans adopted pursuant to the Comprehensive Plan. (*Town of Palm Beach Municipal Code Section 18-205*); and
3. The proposed building protects and enhances the Avenue's market appeal for the benefit of the residents of the Town. (*Worth Avenue Design Guidelines A*).

We are writing all of you to urge you to support this zoning and ARCOM application as presented. This 48-year-old building is overdue for the fabulous revitalization proposed by Frisbie Group. Thank you for your time in this matter.

Respectfully,

Mark and Heather Flaherty  
145 Peruvian Avenue