




**TOWN OF PALM BEACH**  
Planning, Zoning & Building Department  
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PLANNING, ZONING, & BUILDING DEPARTMENT  
PZ&B Staff Combination Memorandum: Architectural Commission and Town Council

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

SUBJECT: ZON-23-061 (ARC-23-074) 100 WORTH AVE (COMBO)

MEETING: JUNE 28, 2023 ARCOM  
JULY 12, 2023, TC

**ARCOM NOTICE:**

**ARC-23-074 (ZON-23-061) 100 WORTH AVE (COMBO).** The applicant, The Winthrop House, has filed an application requesting Architectural Commission review and approval for an exterior renovation to an existing seven-story residential building including the installation of new storefronts at the ground level, new stucco, repairs and paint finishes to all elevations, the removal of exterior brick finish materials along all façades, the installation of new metal balconies guardrails along all balconies, removal and replacement of balustrade parapet at rooftop, sitework including new surface material, removal of existing drive aisle and parking lanes, new landscaping, modifications to the existing porte-cochere, and new pedestrian gates and a new vehicular gate; and including a variance for the removal of on-site parking. This is a combination project that shall be reviewed by Town Council as it pertains to zoning relief/approval.

**ZON-23-061 (ARC-23-074) 100 WORTH AVE (COMBO)—SITE PLAN REVIEW AND VARIANCE.** The applicant, The Winthrop House, has filed an application requesting Town Council review and approval for a Site Plan Review for modifications to existing site plan for a multifamily building and a Variance to remove required on-site parking spaces. The Architectural Commission will perform the design review component of the application.

Applicant: The Winthrop House  
Professional: David Miller & Associates and Environment Design Group  
Representative: Maura Ziska, Esq.

**HISTORY:**

The existing 8-story multifamily building was constructed in 1970 with 121 units and surface parking for 251 vehicles. At the June 28, 2023 ARCOM meeting the item was presented and deferred (7-0) for two months to the August 23, 2023 ARCOM meeting for substantial changes to the proposal as it pertains to the building alterations, however the site plan alterations including the introduction of landscaping to remove hardscape (parking) received favorable responses; and a motion was made that the variances would not (7-0) negatively impact the architecture.

**THE PROJECT:**

The applicant has submitted plans, entitled "Winthrop House 100 Worth Avenue", as prepared by **David Miller & Associates and Environment Design Group**, dated May 16, 2023.

The following is the scope of work:

- The installation of new storefronts at the ground level, new stucco, repairs and paint finishes to all elevations, the removal of exterior brick finish materials along all façades, the installation of new metal balconies guardrails along all balconies, removal and replacement of balustrade parapet at rooftop, sitework including new surface material, removal of existing drive aisle and parking lanes, new landscaping, modifications to the existing porte-cochere, and new pedestrian gates.
- Construction of a new landscape areas located to replace existing hardscape functioning as drive aisles and parking in the front yard for the Winthrop House, requiring a variance for the elimination of parking spaces.

The following Special Exception with Site Plan Review and Variances are required to complete the project:

- **SITE PLAN REVIEW:** Sec. 134-1052: Site Plan Review for modifications to a multi-family condominium development in the R-D(2) zoning district.
- **VARIANCE 1:** Sec. 134-2176: A variance to remove five (5) required parking spaces from 251 to 246 where 267 is required.

Site Data			
<b>Zoning District</b>	R-D(2)	<b>Lot Size (sq ft)</b>	84,159 SF
<b>Future Land Use</b>	MULTI-FAMILY HIGH DENSITY	<b># Stories</b>	8
<b>Year Built</b>	1970	<b>#Units</b>	121 Units
<b>Landscape Open Space (LOS)</b>	Required 35% (29,455 SF) Existing 24.19% (20,359 SF) Proposed 26.59% (22,384 SF)	<b>Parking Spaces</b>	Required 267 Existing 251 <b>Proposed 246</b> <i>Variance requested</i>
Surrounding Properties / Zoning			
<b>North</b>	Six-story Condominium Building-The Kirkland House / R-D(2)		
<b>South</b>	Two-story residence / R-C		
<b>East</b>	Atlantic Ocean / BA		
<b>West</b>	Two-story commercial –The Esplanade / C-WA Two-story residence / R-D(2)		

### STAFF ANALYSIS

A preliminary review of the project indicates that the application, as proposed, appears to be inconsistent with the following sections of the Town zoning code:

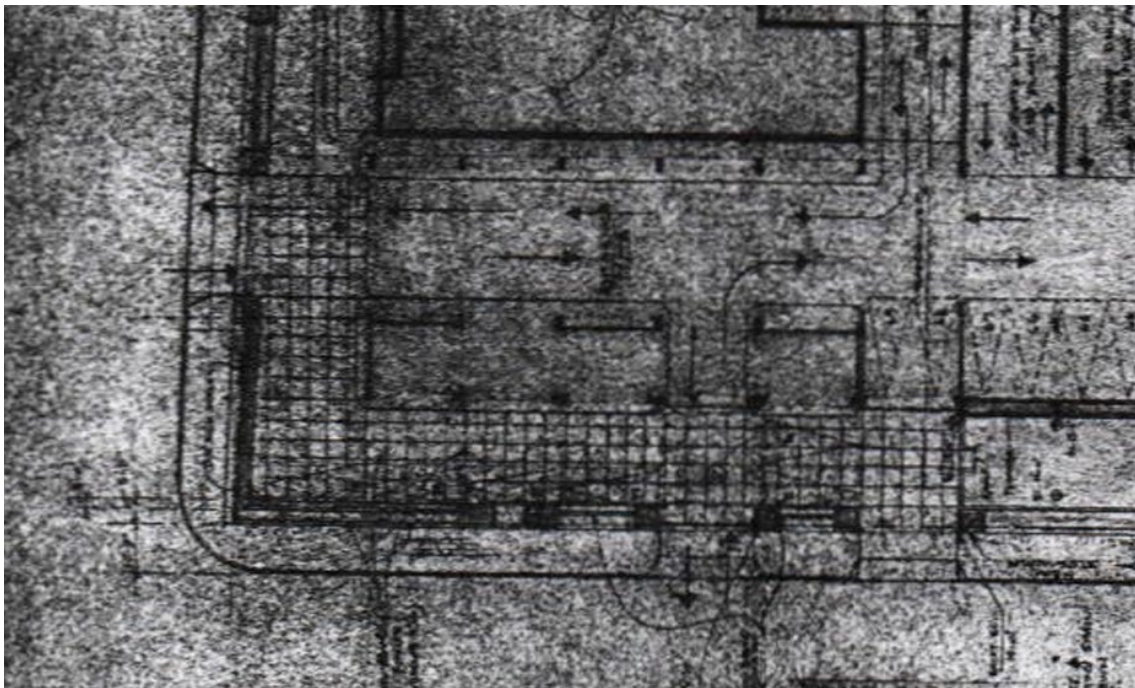
- A variance from the parking requirements to allow for 246 parking spaces in lieu of the 267 required by Code and 251 existing.

The renovations include full removal of the brick veneer facade, wall and waterproofing repairs under the brick, concrete repairs, stucco repairs, balcony guardrail replacement, porte cochere slab removal and waterproofing replacement, and structural repairs to the existing roof cornice. The proposed building improvements include new stucco and paint finishes, new decorative balcony

guardrails, new decorative roof cornice, new decorative treatments at the porte cochere, and new metal grilles at the garage openings.

The existing building is a later example of residential Midcentury architecture. One of the most character defining elements of the building are the curvilinear ‘bubble’ balconies that punctuate the elevations offset by vertical swaths of brick veneer that dominate the façade. Fields of white stucco outline and define the window and balcony openings. The brick façade along with the light vertical railings, as well as the ground floor decorative brise soleil at the southeast corner of the building, breaks up the massing of the building and provides a smaller detailed scale to the relatively large building that encompasses the entire frontage of South Ocean Boulevard and sits upon a 2 acre site. The replacement proposal alters the integrity of the building’s architecture as the decorative breeze block, and the brick veneer, are character defining elements of the Midcentury design.

Proposed site improvements will include new landscape, infill site walls, decorative piers at entries, new pedestrian gates along both South Ocean Boulevard and Worth Avenue, a new vehicular “exit only” gate along South Ocean Boulevard.

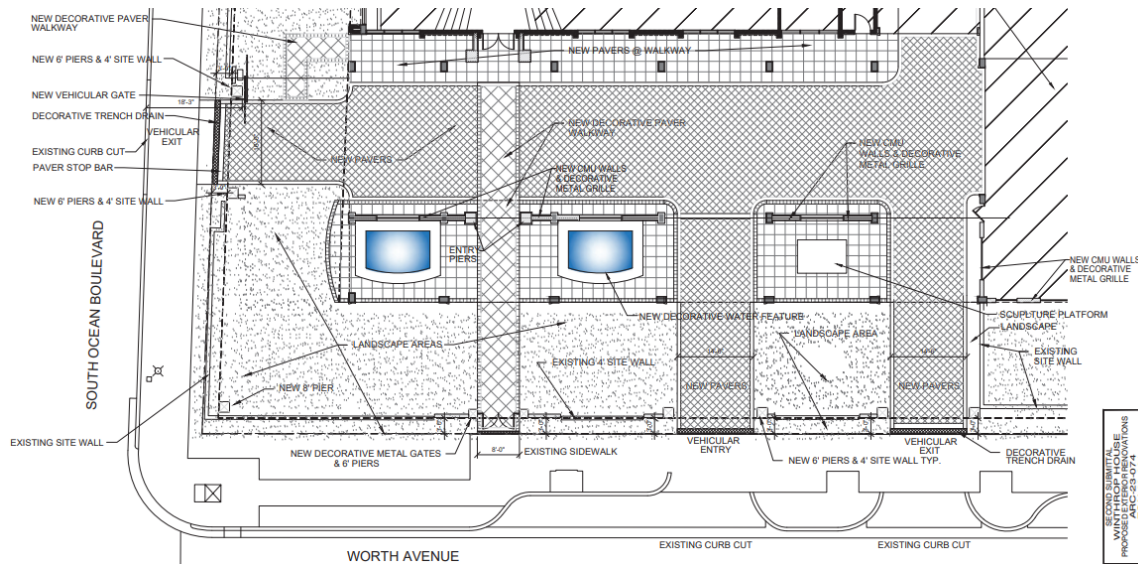


**ORIGINAL SITE PLAN**

The request for the variance relief is to improve the existing front yard open space conditions along Worth Avenue and South Ocean Boulevard by removing hardscape consisting of driveway motor court and what appears to be nonconforming partaking areas and replace those areas with natural landscape areas. If approved, the proposal would increase the overall landscape open space by 2%, or 2,000 SF; which is not an easy achievement in the sitework of an existing 8-story building built in 1970. The landscape improvements to the site will not include any vegetation greater than 30-inches within sight lines. The Public Works Department has reviewed the proposal and has no outstanding issues regarding the removal of drive aisles and the installation of the vehicular gate. The Fire Department has reviewed the proposal and has no outstanding issues regarding the

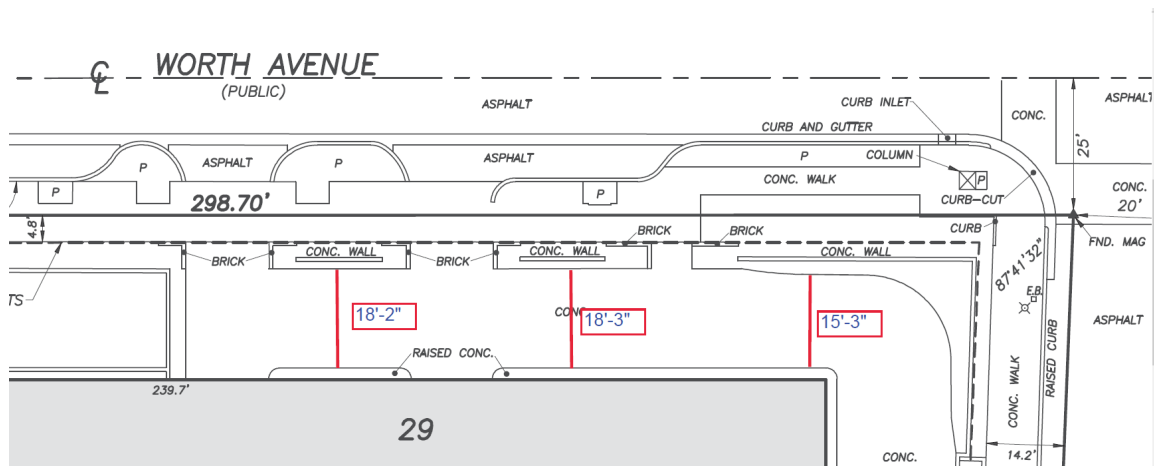
removal of drive aisles and the installation of the vehicular gate.

The existing 8-story building is nonconforming as it pertains to the current parking requirements, and the elimination of five of these will result in a furtherance of the nonconforming nature. The Code requires 2 spaces per unit + 1 per 5 for guests for a total of: 121 units x 2 = 242 + 25 guest spots = 267. Currently the site has the original 251 spaces it was constructed with.



### PROPOSED SITE PLAN

A careful review of the existing conditions, which included a field visit, confirms that the existing 'parking' area, or the hardscape area along the southeast corner of the subject property does not have sufficient width to provide both a one-way drive aisle (12') and parallel parking space (10') which is what the existing conditions recite. As such, to retain the existing conditions albeit with a new ground hardscape material would trigger variances that would be in contravention to life safety as it pertains to vehicular traffic flow.



Staff does have some concerns that the area does provide an adequate temporary loading and delivery space for the building. The applicant maintains that the site is currently overparked and that the 246 spaces that will remain is more than adequate for the needs of the building.

This application is presented to the Commission to consider whether all of the criteria in Sec. 18-205 have been met. Approval of the project will require two motions to be made by the Commission: (1) for the overall design of the project in accordance with the criteria, subject to any imposed conditions and (2) that the proposed variances will/will not have negative architectural impact.

Approval of the project will require two separate motions to be made by the Town Council: (1) for the Site Plan Review request for modifications to a multi-family condominium development in the R-D(2) zoning district. in accordance with the applicable criteria set forth in Section 134-329, subject to any imposed conditions, and for final determination of approval or denial of the variances by the Town Council: (2) that the variances **should or should not** be granted that all of the criteria applicable to this application as set forth in Section 134-201(a), items 1 through 7 have been met.

WRB:JGM