



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 *WB*
Director PZ&B

SUBJECT: ZON-23-078 (ARC-23-112) 225 WORTH AVE (COMBO)

MEETING: AUGUST 09, 2023 TC
AUGUST 23, 2023 ARCOM

ZON-23-078 (ARC-23-112) 225 WORTH AVE (COMBO)—SITE PLAN REVIEW AND VARIANCE. The applicant, 225 WORTH AVENUE HOLDINGS LLC, has filed an application requesting Town Council review and approval for Site Plan Review for hardscape modifications in the rear (north) of the property, including a Variance (1) to reduce the nonconforming landscape open space requirement. The Architectural Commission shall perform design review of the application.

ARCOM NOTICE:

ARC-23-112 (ZON-23-078) 225 WORTH AVE (COMBO). The applicant, 225 WORTH AVENUE HOLDINGS LLC, has filed an application requesting Architectural Commission review and approval for hardscape modifications in the rear (north) of the property, including a variance from landscape open space requirement. This is a combination project that shall also be reviewed by Town Council as it pertains to zoning relief/approval.

Applicant: 225 WORTH AVENUE HOLDINGS LLC
Professional: Paradelo | Burgess design studio

HISTORY:

The subject property received 1987 ARCOM site approval B-14-87 and established the landscape open space at 12.5% (1,562.5 SF), pursuant to Variance #14-87. At the AUGUST 09, 2023 Town Council Development Review meeting, the Town Council approved (5-0) the variance and the site plan review (5-0) conditioned on the use of permeable pavers, and that the proposed landscaping meet the minimum native landscape requirements of 30%.

THE PROJECT:

The applicant has submitted plans, entitled "EXTERIOR MODIFICATIONS FOR: 225 WORTH AVENUE", as prepared by **Paradelo | Burgess design studio**, dated July 11, 2023.

The following is the scope of work:

- The installation of exterior modifications at north portion of property (rear) including removal of existing hardscape (pavers & a portion of the existing concrete stoops) and installation of proposed hardscape (765 SF pavers) and proposed landscaping (857 SF).

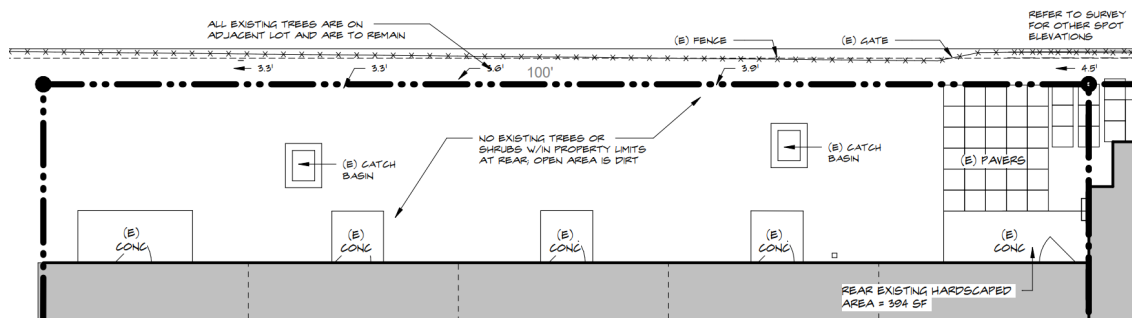
The following Special Exception with Site Plan Review and Variances are required to complete the project:

- **SITE PLAN REVIEW:** Sec. 134-329: Site Plan Review for modifications to a commercial building in the C-WA district.
- **Variance 1:** Sec. 134-1163(11) A variance to reduce the overall Landscape Open Space (LOS) amount from 12.5% (1,562.5 SF) to 6.9% (869 SF), in lieu of the 15% (1,875 SF) required.

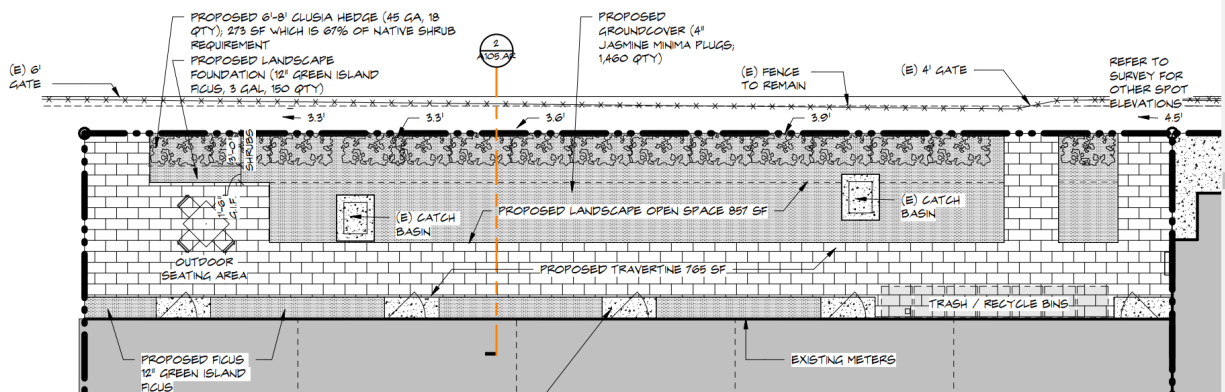
Site Data			
Zoning District	C-WA	Lot Size (SF)	12,500 SF
Future Land Use	COMMERCIAL	Landscape Open Space (LOS)	Existing: 12.5% (1,562.5 SF) Proposed: 6.9% (869 SF) Required: 15% (1,875 SF) <i>Variance requested</i>
Surrounding Properties / Zoning			
North	Surface parking lot / C-TS		
South	Two-story building, commercial and office / C-WA		
East	One-story building, commercial / C-WA		
West	One-story building, commercial / C-WA		

STAFF ANALYSIS

The existing conditions at the front of the property has minimal landscaping, provided in a small hedge area and potted plant and is limited based on sidewalk requirements along Worth Avenue; based on the previous approval for 12.5% of landscaped open space this would leave approximately 138 SF for hardscape areas which, according to the applicant, which is not adequate for pedestrian circulation and access to each of the separate tenant suites' rear egress doors. There is no negative impact from Worth Avenue or on neighboring properties as the proposed improvements are not visible from any right-of-way. It is the intent of the owner to install a consistent paving material for all of the tenants.



EXISTING SITE PLAN (REAR OF PROPERTY)



PROPOSED SITE PLAN (REAR OF PROPERTY)

The applicant is considerably improving the existing site condition, and providing landscaping where such logical opportunities exist.

CONCLUSION:

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 commercial building in the C-WA 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 variance **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.

This application is presented to the Architectural Commission to consider whether all of the criteria in Sec. 18-205 have been met. The scope of work exceeds what may be reviewed and approved at the administrative level according to the ARCOM Designation Manual. Approval of the project will require one motion 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 variance shall or shall not have negative architectural impact.~~

WRB:JGM