



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

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

SUBJECT: ARC-23-116 150 WORTH AVE—THE ESPLANADE

MEETING: SEPTEMBER 27, 2023 ARCOM

ARC-23-116 150 WORTH AVE—THE ESPLANADE. The applicant, Wilson 150 Worth LLC, has filed an application requesting Architectural Commission review and approval for the after-the-fact permanent removal of the existing second floor wood trellis along the Worth Avenue approved arcade of the Esplanade.

Applicant: Wilson 150 Worth LLC
Professional: Fairfax, Sammons & Partners LLC
Representative: Maura Ziska, Esq.

HISTORY

The Site Plan (the Esplanade building) was approved in 05/9/78, pursuant to #2-7B. In 1991 the Town of Palm Beach commissioned the planning firm Adley Brisson Engman to develop design guidelines to protect and enhance the Avenue's unique character, ie the Worth Avenue Design Guidelines. Modifications to the Worth Avenue Design Guidelines occurred in 1998, to allow, through special allowances, arcades to be built over sidewalks in the C-WA district. At the 04/17/1998 Town Council meeting, a Special Exception Request, Variance and Site Plan was reviewed and approved, pursuant to Site Plan Review #4-98 with Special Exception and Variance, to allow the addition of an one- and-two story arcade to the existing Esplanade building along portions of the Worth Avenue façade extending over the sidewalk and make design changes to the façade. The arcade at the time required variances. A staff level application was filed on 09/17/19 and approved on 09/26/19 for the removal of the non-original trellis, pursuant to A-19-00667.

THE PROJECT:

The applicant has submitted plans, 5 sheets entitled "ARCOM MINOR PROJECT: FINAL SUBMITTAL (MEETING DATE: SEPT. 27, 2023)", as prepared by **Fairfax, Sammons & Partners LLC**, stamped August 14, 2023.

The following is the scope of work for the project:

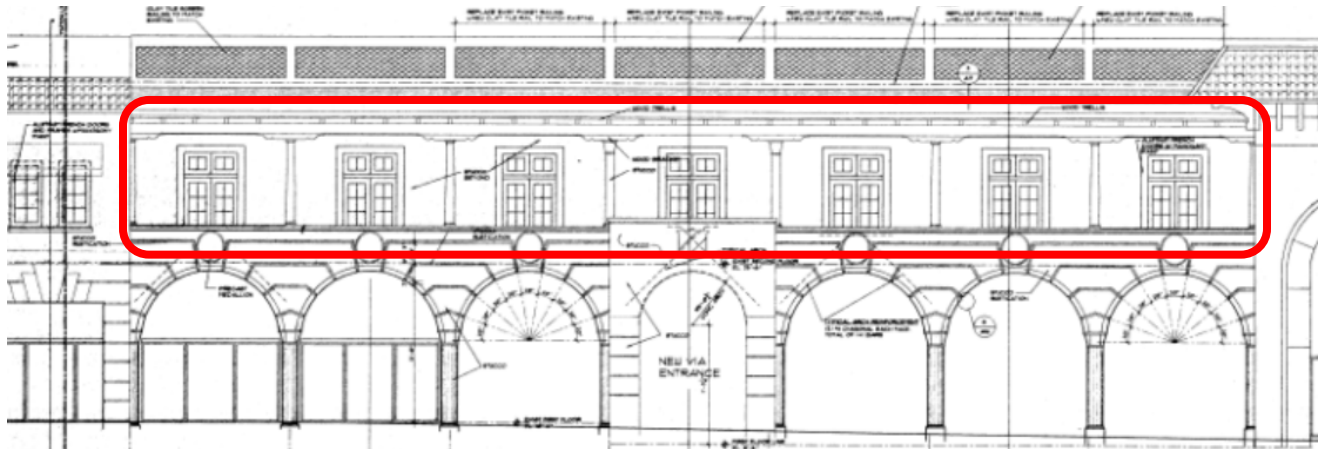
- After-the-fact permanent removal of non-original wooden trellis (over the arcade).

Site Data			
Zoning District	C-WA	Future Land Use	COMMERCIAL
Year built	1979	Architect	Lawrence Group Architects
Arcade addition	1998	Architect	Lawrence Group Architects

STAFF ANALYSIS

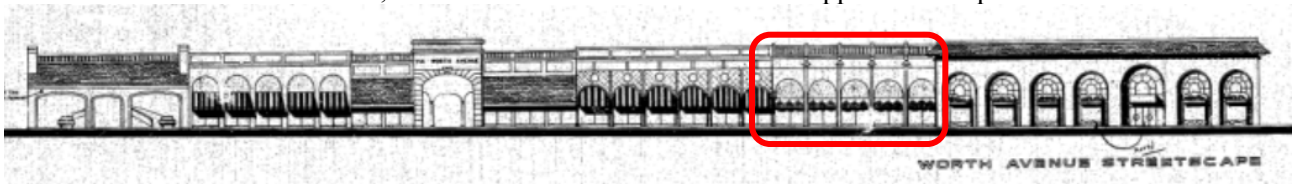
A preliminary review of the project indicates that the application, as proposed, appears to be consistent with the Town zoning code.

Due to significant deterioration, the trellis structure was removed through a staff level application A-19-00667 for the emergency removal over safety concerns due to its location above the sidewalk. A return to ARCOM was conditioned on that removal, for the action plan for its, if any, replacement. The application is for the exterior renovations of portions of the second floor existing arcade. existing arcade. The scope of architectural work includes the after-the-fact permanent removal of non-original, wooden trellis (over the arcade).



1998 Worth Avenue façade with new Arcade addition

While the applicant initially proffered to replace the trellis above the arcade, there is no “proposed” replacement plan/intervention at this time and it is desired to permanently remove the element. The trellis has been removed since the end of 2019. The scope of work exceeds what may be reviewed at the administrative level, and therefore ARCOM review and approval is required.



Original Worth Avenue façade

As outlined in the ‘History’ portion of the memo, the wooden trellis (and arcade) were not original architectural elements of the 1978 Gene Lawrence design. In fact, when approved in 1998, the wooden trellis at the second level required a height and setback variance.



Prior Worth Avenue façade with 2nd Floor Trellis element



Current Worth Avenue façade without 2nd Floor Trellis element

Its removal technically brings the building closer to compliance under today’s zoning code, as the arcade and trellis required a setback variance and height variance. Staff has no concerns with the

permanent removal of this element. If approved by ARCOM, the applicant will submit a staff level administrative site plan review.

CONCLUSION:

This application is presented to the Architectural Commission to consider whether all of the criteria in Sec: 18-205 have been met. 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.

WRB:JGM