



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

FROM: Wayne Bergman, Director, MCP, LEED-AP *WB*
SUBJECT: ZON-24-017 (ARC-24-007) 222 WORTH AVE (COMBO)
MEETING: JANUARY 10, 2024 TC
JANUARY 24, 2024 ARCOM

ARC-24-007 (ZON-24-017) 222 WORTH AVE (COMBO). The applicants, Louis Vuitton America, has filed an application requesting Architectural Commission review and approval for exterior façade alterations, including a new ground floor storefront system, awnings, and new signage. This is a combination project that shall also be reviewed by the Town Council as it pertains to zoning relief/approval.

ZON-24-017 (ARC-24-007) 222 WORTH AVE (COMBO)—SPECIAL EXCEPTION. The applicant, Louis Vuitton America, has filed an application requesting Town Council review and approval for a Special Exception for a permitted use greater than 4,000 SF in the C-WA zoning district in order to occupy an existing two-story commercial building. The Architectural Commission shall perform design review of the application.

Applicant: Louis Vuitton
Professional: Atmosphere Design Group

HISTORY:

At the January 10, 2024 Town Council Development Review meeting, the zoning portion of the combo application for the special exception request was approved (5-0).

THE PROJECT:

The applicant has submitted plans, entitled "LV Louis Vuitton", as prepared by **Atmosphere Design Group**, date stamped by the Town, December 07, 2023.

The following is the scope of work for the project:

- Change of occupant in larger retail area with exterior modifications to an existing retail storefront, awnings, and signage.

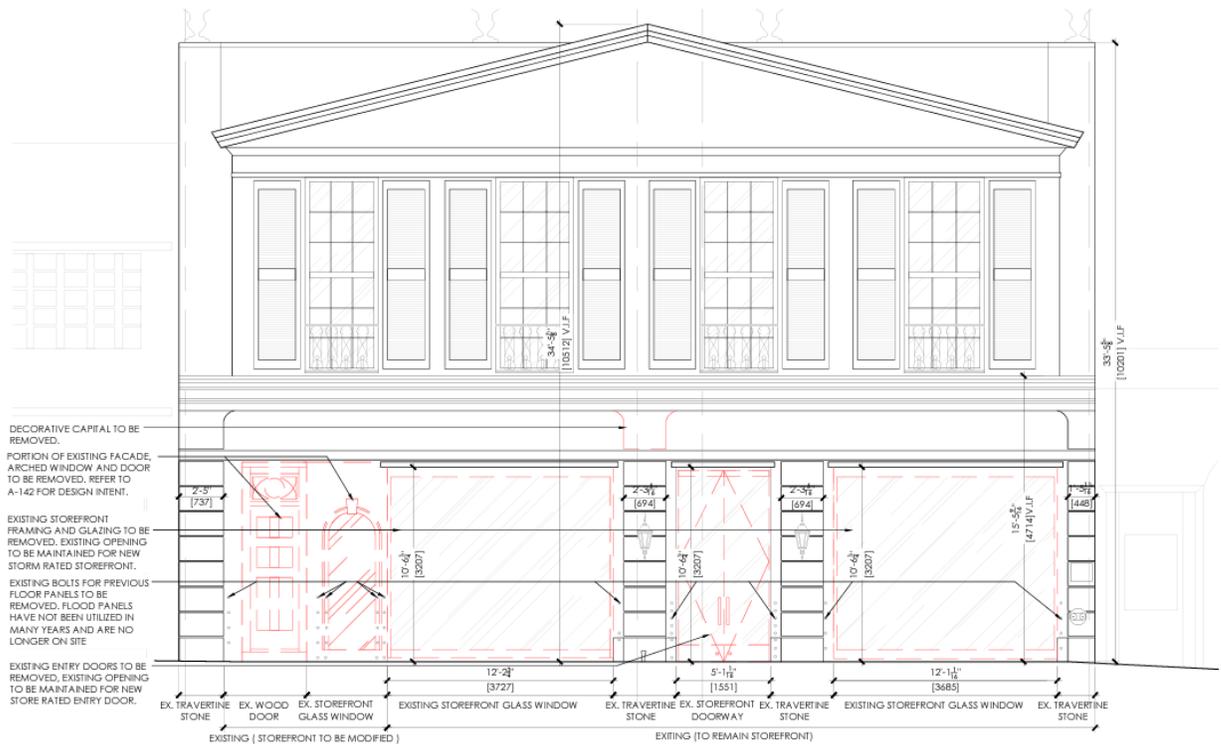
The following Special Exception with Site Plan Review and Variances are required to complete the project:

- **SPECIAL EXCEPTION: Sec. 134-2373 (13) 9):** Special Exception request to allow a new retail store (Louis Vuitton) to open in a space that is in excess of 4,000 SF of GLA in the C-WA Zoning District. SPECIAL EXCEPTION for retail use greater than 4,000k. Sec. 134-1159 (a) The special exception uses require a site plan review as provided in article III of this chapter.

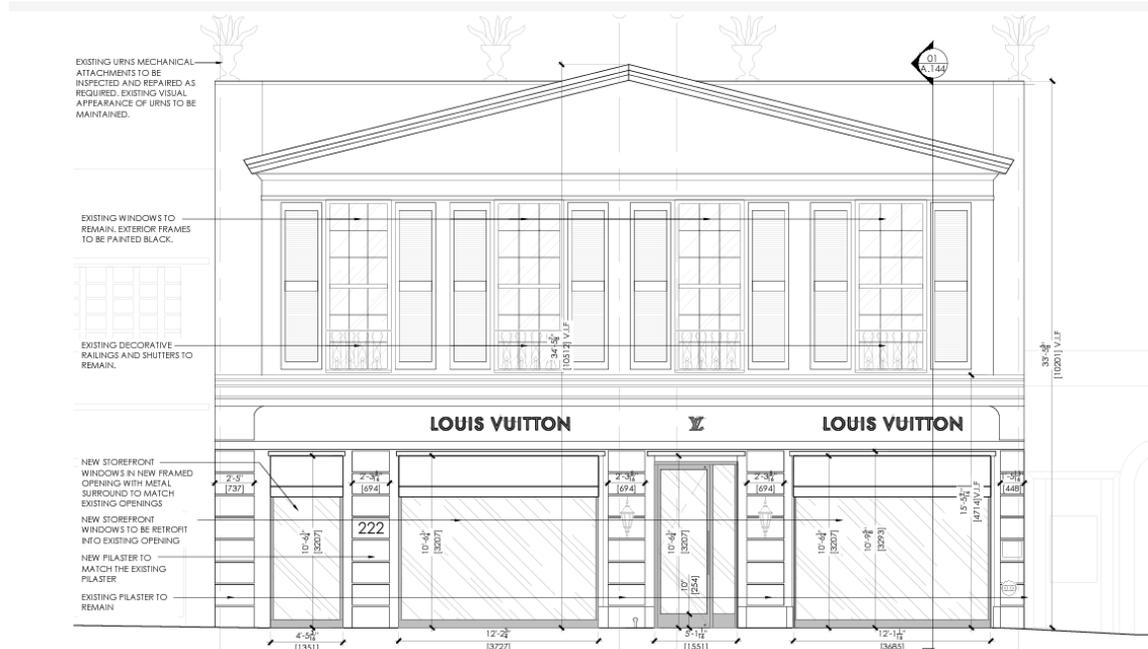
Site Data			
Zoning District	C-WA	Future Land Use	COMMERCIAL
Proposed Use	RETAIL	Proposed SF	Total SF =7,625 SF 4,027 1 st floor + 3,598 2 nd floor

STAFF ANALYSIS

The application is for the exterior renovations of an existing two-story commercial building midblock on the south side of Worth Avenue to accommodate Louis Vuitton. Previously the luxury retailer held a space a retail space in the Esplanade. The two-story building was constructed as a commercial building, and no new square footage is being added, nor change of use is occurring, but Sec. 134-1162 of the Code, requires that the new occupant of the space, the owner or tenant of a property, located within the C-WA district, to receive approval by the Town Council and the space. This application is presented to Town Council for review and approval for a Special Exception request. The special exception uses in the C-WA Worth Avenue district are as follows (9) Permitted uses cited under permitted uses in section 134-1157 which contain greater than 4,000 square feet GLA gross leasable area. The building contains 7,625 SF of area divided along two levels. Most recently, the existing two-story building contained the women's fashion retailer Escada.



Additionally, the two existing glass and frame system shall be replaced with a new glass and frame system, the new frame system shall have a black metal finish. And a new entry door, a single door with sidelight with black metal and glass shall be installed to replace the existing double door.



New black awnings are also proposed, while the existing exterior lighting is programmed to remain.

The scope of architectural work includes exterior façade alterations, including a new ground floor storefront system, awnings, and new signage, to be reviewed by ARCOM. The most architecturally significant portion of the application is the alteration of the ground floor façade—specifically the removal of the arched window and door along the easternmost portion of the elevation to infill with a new glass and frame system to match the geometry of the existing stucco façade including pilasters in the façade smaller glass storefront system. Staff believes the arched window opening could be retained and offers an opportunity to showcase a particular item in the display area. Modifying the single door into the storefront is a minor change but perhaps the transom above could be repurposed elsewhere in the building. Staff are confident we can work with the applicant to achieve these modifications.

CONCLUSION:

Approval of the project will require one (1) separate motion to be made by the Town Council:

- (1) Special Exception request for office space that is greater than 4,000 square feet gross leasable area in the C-WA zoning district.

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 (1) 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