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Town of Palm Beach Planning, Zoning and Building Department

LETTER OF INTENT ARC-23-094 ZON-23-072 ARCOM

Request for review of proposed second floor mercantile addition and third floor residence addition at 247 Worth Avenue, Palm Beach.

We are pleased to submit the accompanying drawings and information for a second submittal review of the existing and proposed property at 247 Worth Avenue, Palm Beach.

A. LANDMARK PRESERVATION COMMISSION

Not applicable, this property is not landmarked.

B. ARCOM

We request review of the existing non-conforming parcel in the 200 block mid-section containing; on the north end, one two story restaurant building, a courtyard, and (2) non-compliant concrete open stairs. On the south end, courtyard adjacent, a one-story building Art Deco style with 3 tenant mercantile spaces and Via Encantada on Worth Avenue.

We request review of proposed Second Floor Mercantile Addition, and (Taxpayer) Third Floor Residential Addition, over existing one-story retail spaces (3).

In addition, we propose 1 new exterior open-air stair on east side of courtyard, to meet all applicable codes. Existing courtyard stairs to remain. Worth south building elevation to be embellished with Art Deco detailing influenced by the Julius Jacobs 1938 original one story detailing.

C. SPECIAL EXCEPTION

Criteria for approval of special allowances according to Worth Avenue Design Guidelines. Due to existing buildings and conditions. Substantial exterior renovation improvements will increase the value of the existing buildings. Percentage determined by current appraisal and estimated cost of construction.

Special Exception 1 Sec. 1345-1159(9) Special Exception request for retail space in excess of 4,000 GLA. As proposed, Loro Piana commercial space is identified as < 4000k at 4,956 SF, therefore SE is required.

Special Exception 2 Sec. 134-1163 (8)b Special Exception for two-story buildings.

Special Exception 3 Sec. 1165(b)(2) and Sec. 134-233 Special Exception with Site Plan review in order to construct a third story as a special allowance based on the Worth Avenue Design Guidelines.

D. SITE PLAN REVIEW

Site Plan Review for building additions in excess of 2,000 SF.

E. VARIANCES

Variance 1 Sec. 134-1163 (9) and Sec. 134-1165, Variance for Lot Coverage for proposed second story addition of 5,034 for a total of 7,457 SF resulting in a lot coverage of 60% in lieu of the 35% maximum allowed for a second story using the Worth Avenue Design Guidelines.

Variance 2 Sec. 134-2176 Variance to not provide required 27 parking spaces for new 5,034 SF commercial second floor addition and a new 1,954 SF residential third floor unit addition.

Variance 3 Sec. 134-1163 (1) Variance to not provide required 25% landscape open space for a three-story building, in order to improve by 1%, the existing nonconforming 4% to have a 5% open space.

Variance 4 Sec. 134-134-2211 (a); Variance to not provide the required one loading space for a commercial building between 4000 SF and 25,000 SF. New SF = 7,145 SF.

Variance 5 Sec. 134-1163 (8) Variance to provide commercial uses above the ground floor and residential uses above the second floor under the Special Allowances using the Worth Avenue Design Guidelines (Sec IX C 2a (2)).

- i. Mixed-use commercial and residential development, redevelopments, 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...

- ii. 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.**

Variance 6 Sec. 134-1113 (12)(b) Variance to exceed by 3,202 SF. The maximum floor area permitted of 15,000 SF to allow a structure with 18,202 SF.

Request removal of this variance due to redesign of courtyard exterior stairs without bridge connection to existing buildings.

Please let us know if you need additional information.

Respectfully Submitted

A handwritten signature in black ink, appearing to read 'R. Janssen', with a stylized flourish extending to the right.

Roger P. Janssen, AIA
Dailey Janssen Architects, P.A