



TOWN OF PALM BEACH
Planning, Zoning & Building Department
360 South County Road
Palm Beach, FL 33480
www.townofpalmbeach.com

PLANNING, ZONING, & BUILDING DEPARTMENT
PZ&B Staff Memorandum: Town Council

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

SUBJECT: ZON-23-099 230 WORTH AVE

MEETING: OCTOBER 11, 2023

ZON-23-099 230 WORTH AVE—SPECIAL EXCEPTION. The applicant, Palm V Associates, has filed an application requesting Town Council review and approval for a Special Exception for a permitted use (retail) over 4,000 SF of leasable area in the C-WA zoning district.

Applicant: Palm V Associates
Professional: Spacesmith Architecture Planning Interior Design
Representative: Maura Ziska, Esq

THE PROJECT:

The applicant has submitted plans, entitled "Graff 230 WORTH AVENUE", as prepared by **Spacesmith Architecture Planning Interior Design**, dated August 28, 2023.

The following is the scope of work for the project:

- Change of occupant in larger retail area.

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

- **SPECIAL EXCEPTION: Sec. 134-1159(a)(9):** Special Exception request to allow a new retail store Graff Diamonds to open in a space that is in excess of 4,000 SF of GLA in the C-WA Zoning District.

Site Data			
Zoning District	C-WA	Future Land Use	COMMERCIAL
Existing Use	+/- 4,358 SF Retail	Proposed Use	+/- 4,358 Retail

STAFF ANALYSIS

A preliminary review of the project indicates that the application, as proposed, appears to be consistent with the Town zoning code. This application is presented to Town Council for review and approval for a Special Exception requests. The first is for the purpose of obtaining a new business tax receipt for the interior buildout for a new luxury jeweler. The existing retail shell is 4,358 SF, in a space formerly occupied by an art gallery. The proposal is to renovate an existing art gallery space at 230 Worth Avenue into Graff Diamonds temporary store. The use of the space will remain as retail. The retail space was designed as such, and no new square footage is being

constructed, 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.

Conclusion

This application is presented to the Town Council for review of one Special Exception request. Approval of the project will require one (1) separate motion to be made by the Town Council:

- (1) that the Special Exception No. and Site Plan Review for the retail space that is in excess of 4,000 SF of GLA **meet or does not meet the** criteria set forth in sections 134-229 and 134-329 respectively.

WRB:JGM

Spacesmith

August 28, 2023

RE: ZON-23-099
Graff Diamonds
230 Worth Avenue
Palm Beach, Florida 33480

The intent of this project is to renovate an existing art gallery space at 230 Worth Avenue into Graff Diamonds temporary store. The use of the space will remain as retail. This project is to include the construction of one new interior partition (non-load bearing), new wall and ceiling finishes and new electrical at the front of house store only. The new sales room at the front of house will be 1,278sf while the remaining space at the back of house will all be existing to remain and house storage and staff work spaces.

Exterior storefront work to include new fabric at existing awning locations, new transparent security film at the existing glass, new signage at the existing location and new hardware at the existing entry door. There are no changes to the building use, occupancy or building structure.

Special Exception approval is required and should be approved based on the foregoing:

1. A retail use is a permitted use and special exception use in the C-WA Zoning District under section 134-1159 of the Town of Palm Beach Zoning if the SF is in excess of 4,000 GLA.
2. The proposed luxury retail use will not adversely impact the public or neighborhood but alternatively will continue to be a high end retailer on Worth Avenue.
3. The proposed luxury retail use will have a positive impact on the value of other properties in the neighborhood as the buildout will be elegant.
4. The proposed luxury retail use will be compatible with the neighborhood as there have been jewelry stores on Worth Avenue for many years.
5. The proposed luxury retail use will comply with all other yard, other open space and any special requirements set forth in Article VI.
6. The proposed luxury retail use will comply with the comprehensive plan, if applicable.
7. The proposed luxury retail use will not result in substantial economic, noise, glare, or odor impacts on adjoining properties and properties generally in the district, as the use (high end jewelry store) already exists in the C-WA district and has for many years.
8. Adequate ingress, egress and parking is provided on Worth Avenue and in the Apollo parking and surrounding streets.
9. Any proposed signage will comply with the applicable town departments.
10. The utility service will remain the same or be upgraded if required by the Town.
11. Graff has proven to be town serving.
12. There are no historic trees on site.
13. The proposed luxury retail use is occupying a space that was previously retail.
14. The proposed luxury retail use will meet the fire code and safety regulation and it should not create a greater burden to the Town.

Sincerely,



Michel Franck, AIA
Managing Partner