



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 *WRB*
Director PZ&B

SUBJECT: ARC-24-0096 150 WORTH AVE

MEETING: NOVEMBER 22, 2024, ARCOM

ARC-24-0096 150 WORTH AVE—THE ESPLANADE. The applicant, Wilson 150 Worth LLC, has filed an application requesting Architectural Commission review and approval for updated paving, updated railings, removal of the main central staircase, and the addition of a water feature for the Esplanade.

Applicant: 150 Worth LLC
Architecture/Landscape/Design: Environment Design Group

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, i.e. 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.

THE PROJECT:

The applicant has submitted plans, entitled "The Esplanade 150 Worth Avenue Palm Beach" as prepared by **Environment Design Group**, dated October 29, 2024.

The following scope of work is proposed:

- Replace floor pavers.
- Replace railings on ground and second floor.
- Modification of wall finish between levels, paint, signage and light fixtures.
- Add pots and landscaping.

Please note that even though the title indicates removal of the center stair that request has been omitted from this submittal.

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

The applicant is proposing to refresh the interior courtyard of the Esplanade shopping area. This includes a change in paver material. The proposed materials are limestone in agrande burn, cast stone and travertine in ivory creme. This would include installation of additional drainage areas concealed with drain covers.

PAVER AND LANDSCAPE UPGRADES



EXISTING CONDITION



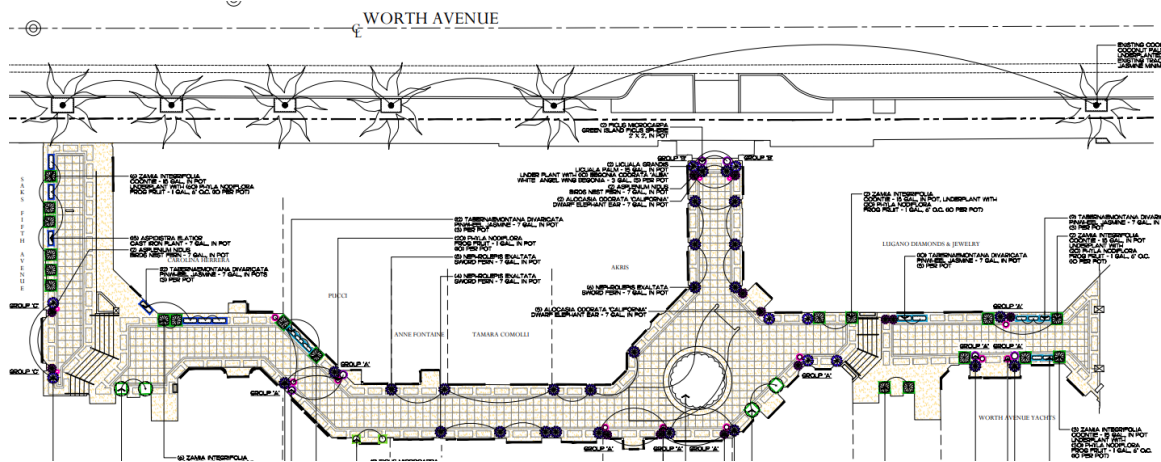
PROPOSED

The second most visible change will be a new railing pattern that is visually lighter and vertically straight instead of bowed.



NOTE: STOREFRONT VARIES BY TENANT

Finally, groupings of plants in staggered pot heights will be added throughout the plaza. None impede pedestrian flow. The plant materials include Bamboo Palm, Licuala Palm, Pinwheel Jasmine, Sword Fern, Coontie and Frog Fruit resulting in 35.5% of the shrubs being native and 92.3% of the groundcover being native.



The applicant originally proposed to remove the center stair. However, the Fire Marshall had concerns with egress requirements and upon field survey it was determined that [its] elimination would not be permitted due to second floor egress requirements; hence that portion of the request has been removed since the case file's noticing requirement. The other elements proposed seem to be consistent with the Worth Avenue Design Guidelines and the architectural elements of the Esplanade at large.

CONCLUSION:

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

- (1) for the overall design of the project in accordance with [Sec. 18-205](#) criteria, subject to any imposed conditions, and

WRB: JGM: FHM