



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

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

SUBJECT: ZON-24-0090 (ARC-24-0139) 401 WORTH AVE (COMBO)

MEETING: FEBRUARY 12, 2025, TC
FEBRUARY 26, ARCOM

ZON-24-0090 (ARC-24-0139) 401 WORTH AVE (COMBO)—VARIANCES. The applicant, 401 Worth Avenue Building Inc. Condominium Association, has filed an application requesting Town Council review and approval for two (2) Variances to 1) reduce the required street side yard and 2) reduce the rear yard setback from minimum requirements to install a new 100KW generator with screen wall and landscaping in the required side yard of an existing of multi-family building in the RC district. The Architectural Commission shall perform design review of the application.

ARC-24-0139 (ZON-24-0090) 401 WORTH AVE (COMBO). The applicant, 401 Worth Avenue Building Inc. Condominium Association, has filed an application requesting Architectural Commission review and approval for installation of a new 100KW generator with associated site wall and landscaping on the west side of an existing multi-family building, requiring variances from side and rear setback minimums in the R-C district. Town Council shall review the application as it pertains to zoning relief/approval.

Applicant: 401 Worth Avenue Building Inc. Condominium Association
Architecture: Nievera Williams
Representative: Maura Ziska

THE PROJECT:

The applicant has submitted plans, entitled "401 WORTH AVE PALM BEACH" as prepared by **Nievera Williams**, dated January 6, 2025.

The following scope of work is proposed:

- Installation of new 100kW generator.
- New landscaping enhancements on south side of building.

The following Special Exception, Site Plan Review, and/or Variance(s) are required to complete the project:

- **Variance 1:** Sec. 134-948(5)(d): Request for a variance to allow a street side yard (south) setback along Worth Avenue to be 13'-6" in lieu of the 35'-0" minimum required.
- **Variance 2:** Sec. 134-948(7): Request for a variance to allow the generator to have a rear yard (west) setback of 6'-7" in lieu of the 30-foot minimum required.

Site Data			
Zoning District	R-C district	Future Land Use	MULTI-FAMILY HIGH DENSITY

STAFF ANALYSIS

[illegible]

Staff has met with the applicant in the field to help determine the best location for the emergency device. The proposed installation is located in the southwest portion of the site—set behind the existing building line along Worth Avenue which serves as the least significant frontage to the building. The primary pedestrian access is along Coconut Way and the vehicular entrance to the covered parking is along Peruvian Ave.

CLUBHOUSE HEDGE, 10' HT.

EDGE OF EXISTING CONDOMINIUM

REINFORCED CMU WALL BY OTHERS

EQUIPMENT SCREENING WALL STUCCO FINISH AND PAINT TO MATCH BUILDING

100 KW GENERATOR

EQUIPMENT SCREENING WALL BEYOND

RAISED CONCRETE SLAB DEGRADED CHATTAHOOC GRAVEL TYP

BLACK METAL EDGING TYP

ADJACENT LANDSCAPING

FINISH GRADE

UNDISTURBED COMPACTED EARTH



Proposed landscaping



Existing condition

CONCLUSION:

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

- (1) for final determination of approval or denial of the (1) variance by the Town Council, and that the variances **shall** or **shall not** be granted that all the criteria applicable to this application as set forth in Sec. 134-201(a), items 1 through 7 have been met.

Approval of the project will require one (1) separate motion(s) 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.

WRB: JGM