



TOWN OF PALM BEACH
Planning, Zoning & Building Department
360 South County Road
Palm Beach, FL 33480
(561) 838-5431 • www.townofpalmbeach.com

PLANNING, ZONING, & BUILDING DEPARTMENT
PZ&B Memorandum: Landmarks Preservation Commission

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

SUBJECT: HSB-22-016 (ZON-22-154) 353 PERUVIAN AVE (COMBO)

MEETING: JUNE 21, 2023

HSB-22-016 (ZON-22-154) 353 PERUVIAN AVE (COMBO). The applicant, Lifestyle Holdings LLC, has filed an application requesting Landmarks Preservation Commission review and approval for proposed exterior alterations and additions to a one-story and a two-story Historically Significant Building, requiring variances from the Floodplain requirements from Chapter 50, Floods, for the required floor elevation of the existing structures, for the renovation and alteration of an existing Historically Significant two-story building and one-story building, and the addition of operable folding glass storefront systems along the interior façades of the courtyard of the front retail liner building, including demolition of more than 50% of portions of the existing Historically Significant buildings necessitating variance relief from parking and loading space requirements, setback requirements to retain a nonconforming structure, and open space requirements. This is a combination project that shall also be reviewed by Town Council as it pertains to zoning relief/approval.

Applicant: Lifestyle Holdings LLC
Design Professional: Jerome Baumohl Architect
Representative: Maura Ziska

HISTORY:

The application was initially reviewed by the **Landmarks Preservation Commission** at the **March 22, 2023**, meeting. The request was approved (7-0) with the following Conditions of Approval:

1. The glazed doors proposed for the breezeway passage connecting Peruvian Avenue with the internal courtyard of the property, and the proposed gates for the southeast alley shall be removed.
2. The exterior sconces for the one-story corner commercial building shall be restudied and shall return for final review and approval.
3. The proposed modifications and additions to the two-story rear commercial building shall be restudied and shall return to the Commission for final review and approval.

Additionally, the LPC approved (7-0) the requested flood resistant construction variance and found that the other requested variances did not cause negative architectural impact to the property.

The item was reviewed by the **Town Council** on **April 4, 2023**, where the following Special Exceptions, Site Plan Reviews, and Variances were approved.

- **SPECIAL EXCEPTION with SITE PLAN REVIEW:** Sec. 134-1113(8)(c): building onto second floor.
- **SPECIAL EXCEPTION:** Sec. 134-1109 (11): For uses > 3,000 SF in C-TS zoning district.
- **VARIANCE #1:** Sec. 134-1113(6): a variance to maintain an existing nonconforming north side yard setback of 2.5' in lieu of 10' minimum required when C-TS abuts residential district (R-C), and a to maintain an existing nonconforming west front yard setback of 4.6' in lieu of 5' minimum required in the C-TS district, with the demolition of more than 50% cubic volume of a nonconforming structure on a nonconforming lot.
- **VARIANCE #2:** Sec. 134-2176: Variance to not provide the required **4** spaces for new commercial additions and **42** spaces for the retention of the nonconforming commercial building, for a total of **46** required spaces:
- **VARIANCE #3:** Sec. 134-1113(11)(c): Additionally, not less than 35 percent of the required front yard must be landscaped open space in the C-TS district. Proposed 0% Required 35%.
- **VARIANCE #4:** Sec. 134-1113(11)(b): For two-story buildings, the minimum landscaped open space is 25 percent. Proposed 16.7% Required 25%
- **VARIANCE #5:** Sec 134-2211(a): A variance to not provide a loading space.
- **VARIANCE #6:** Chapter 50-114: Historic Buildings – A variance is authorized for the improvements to and rehabilitation of this historic building that is determined eligible for the exception of the flood resistant construction requirements of the Florida Building Code, Existing Buildings, Chapter 12 Historic Buildings, as the proposed improvements will not preclude the building's continued designation as a Historic building to maintain a ground floor and additions with a finished floor of 2.38' NAVD and 3.20' NAVD in lieu of the required 7' NAVD.

The application returned to the **Landmarks Preservation Commission** at the **April 19, 2023**, meeting for final review and approval of the exterior sconces for the one-story commercial building and the proposed modifications and additions to the rear two-story building. The application was approved, with the following Conditions of Approval:

1. The applicant shall return to LPC with a revised exterior lighting design.
2. The rear building's additions and alterations are approved under the "Option D", conceptual drawing, as recommended by the Palm Beach Preservation Foundation. The applicant shall submit a final measured drawing of "Option D" to be reviewed as a Staff Level Application prior to submission for a building permit.

The applicant is returning for review and approval of exterior lighting design.

THE PROJECT:

The applicant has submitted plans entitled "353 PERUVIAN AVENUE (Exterior Wall Sconce Light Fixtures)" as prepared by Jerome Baumohl Architect, dated June 5, 2023.

The following is the scope of work for the Project:

- Final review and approval of the proposed exterior sconces.

STAFF ANALYSIS

The applicant has submitted two options for the proposed exterior sconces, provided as Study “A” and Study “B”. Study “A” is a bottom-mounted box lantern and Study “B” is a top-mounted box lantern with a scooped vent.

Approval of the project will require one motion to be made by the Landmarks Preservation Commission: (1) for the overall design of the project in accordance with the aforementioned criteria, subject to any imposed conditions. All variances associated with the March application were reviewed and approved by Town Council at the April 4, 2023, meeting.

WRB:JGM:JRH