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**JEROME
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ARCHITECT, INCORPORATED

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By Emily Lyn at 4:23 pm, Feb 13, 2023



Town of Palm Beach

Planning, Building and Zoning Department
360 South County Road
Palm Beach, Florida 33480

Landmarks number : HSB - 22-016
Zoning number : ZON - 22-154
Project : 353 Peruvian Avenue

LETTER OF INTENT

Current zoning for the project is C-TS : Commercial, Town Serving

Our current proposal, for architectural improvements / changes to the existing structures include :

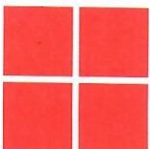
ONE-STORY RETAIL BUILDING :

- 1) Remove existing applied door surround mouldings from 1984 renovation and propose to duplicate existing stucco mouldings from original building design on all door and window surroundings accordingly.
- 2) Replace existing storefront / doors with impact storefront in the majority of existing Peruvian Avenue and Cocoanut Row Elevation with exception to one opening on East side of Peruvian Elevation. The door / window elevations on rear of building (open to courtyard) have been modified as shown on plans and elevation to accommodate use of courtyard (Please see proposed floor plans and building elevations).
- 3) Add new awning structures per proposed floor plans / building elevations.
- 4) Extend existing stucco quoins are to remain as-is, (no modification)

TWO-STORY RETAIL BUILDING :

- 1) Rework existing ground floor layout to accommodate proposed second floor layout. Existing footprint remains the same.
(see proposed ground floor plan)
- 2) Rework existing second floor to accommodate addition of +/- 564 square feet.
- 3) Rework existing ground and second floor roof structures to accommodate proposed second floor addition utilizing existing architectural vocabulary and detailing, proposing the use of all existing materials and finishes.

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- 4) Rework exterior building elevations incorporating existing architectural vocabulary, materials, finishes and detailing.
- 5) Replace existing roof with new "Bermuda Style" white cement tile roof to match existing.
- 6) Propose the addition of weather vane at roof peak as per original design prepared by Simonson & Holley Architectural firm.

SITE HISTORY :

The two-story building was designed in 1947 as a residential structure for the Savoy Corporation by **Simonson & Holley Architectural** firm the same year they designed the Colony Hotel on Palm Beach. Prior to opening his own studio in 1945, Mr. Byron Simonson worked as a chief draftsman for Addison Mizner (circa 1930) then as a chief designer for Treanor Fatio Architect.

In 1958, **Miss Lillas Piper** commissioned Architect, Earl H. Martin to design a one-story retail structure to be used as her business and office. The addition of this retail structure was built along the corner of Cocoanut Row and Peruvian Avenue. In 1984, alteration were made to the Cocoanut Row and Peruvian Avenue façade including removing existing curb cuts at north end garage on Cocoanut Row and mid building on Peruvian Avenue.

Please note the following:

LANDMARKS PRESERVATION COMMISSION 54-122 & 54-161

Renovation and ~564 sf addition to historically significant commercial property.

SPECIAL EXCEPTION 134-229

SPECIAL EXCEPTION WITH SITE PLAN REVIEW: Section 134-1113(8)(c) building onto second floor.

SPECIAL EXCEPTION: Section 134-1109(11) > 3,000 SF in C-TS zoning district.

The following criteria is met:

- 1) This proposed use, a retail commercial building, is a permitted use in the C-TS Zoning District with special exception approval for uses over 3000 SF.
- 2) The design, location and operation of the proposed renovation will not adversely affect public health, safety, welfare or morals.
- 3) The proposed renovation will not cause substantial injury to the value of other properties in the neighborhood as there are other commercial uses in this area.
- 4) The proposed renovation will be compatible with the neighborhood as it is permitted.
- 5) The proposed renovation will comply with all requirements set forth in Article VI of the Zoning Code, if applicable.
- 6) The proposed renovation will comply with the comprehensive plan, if applicable.
- 7) The proposed renovation will not result in substantial economic, noise, glare, or odor impacts on adjoining properties this has been a commercial building for many years.
- 8) Current ingress and egress, parking, loading areas, automotive and pedestrian safety and convenience and traffic flow will not be impacted and will be Peruvian Avenue or Cocoanut Row.
- 9) There are no signs being proposed.

10)Utility service will remain unchanged or be upgraded so there will no negative impact on health and safety.

11)Refuse and service areas will remain unchanged, thus there will no negative impact on automotive and pedestrian safety and convenience, traffic flow and control, or access in case of fire or catastrophe.

12)The owner/operator of the commercial space has another store in Palm Beach and will be Town Serving

13)N-A – No historic/specimen trees

14)The proposed renovation will not place a greater burden on police or fire protection services.

SITE PLAN REVIEW 134-329

1)The owner of the property is Lifestyle Holdings, LLC (Jay and Letty Biggins) and the entity is in control of the property. A commercial building is a permitted use in the C-TS Zoning District.

2)The proposed renovation is the least intense example of development and will not have a negative impact on the neighborhood, which is a mixed use neighborhood.

3)Ingress, egress, utilities and refuse collection will be via Cocoanut Row or Peruvian Avenue, which is capable of handling traffic and other such uses in a residential neighborhood.

4)N/A

5)The proposed site plan and landscape plan provides for buffers and screening from neighboring properties.

6)The proposed drainage plan meets the Town of Palm Beach' s drainage requirements.

7)The utility hook ups will remain or be improved to meet the current Town of Palm Beach requirements.

8)The recreation facilities are private and will be screened from the neighboring properties by landscaping.

9)N/A

10)N/A

11) A renovation to two historic buildings will not be overly intrusive on the street and neighborhood.

VARIANCES 134-201 N/A

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 abut residential district (R-C), with the demolition of more than 50% cubic volume of a nonconforming structure on a nonconforming lot.

VARIANCE 2: Section 134-2176 Variance to not provide the required 4 spaces for new commercial additions. Note the intensity of this variance is likely to increase (see variance #1); as such total nonconforming parking for the existing uses shall need to be provided. Provide total SF of all commercial space to calculate parking variance as there are 0 on site resources. NEW commercial SF requires a parking component at 1/200SF (Sec. 134-2176). New 700 SF/200 = 3.5. Variance needed to not provide the required 4 spaces for new

3)The granting of the variances will not confer on the applicant a special privilege that is denied to the neighboring properties. Most neighboring properties are subject to the same constraints.

4)The hardship, which runs with the land, is that the property is nonconforming and historic which when built had less strict zoning restrictions.

5)The variances requested are the minimum necessary to make reasonable use of the land considering the nonconforming aspects of the lot and buildings. The proposed additions are to improve the site and aesthetics of the property.

6)The granting of the variances will not be injurious to the neighborhood. The buildings are in a commercial district where there is ample parking on the nearby streets and public parking lots. Furthermore, many of the future customers will be pedestrians.