



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: April 19, 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 Baumoehl 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 conditions that:

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.

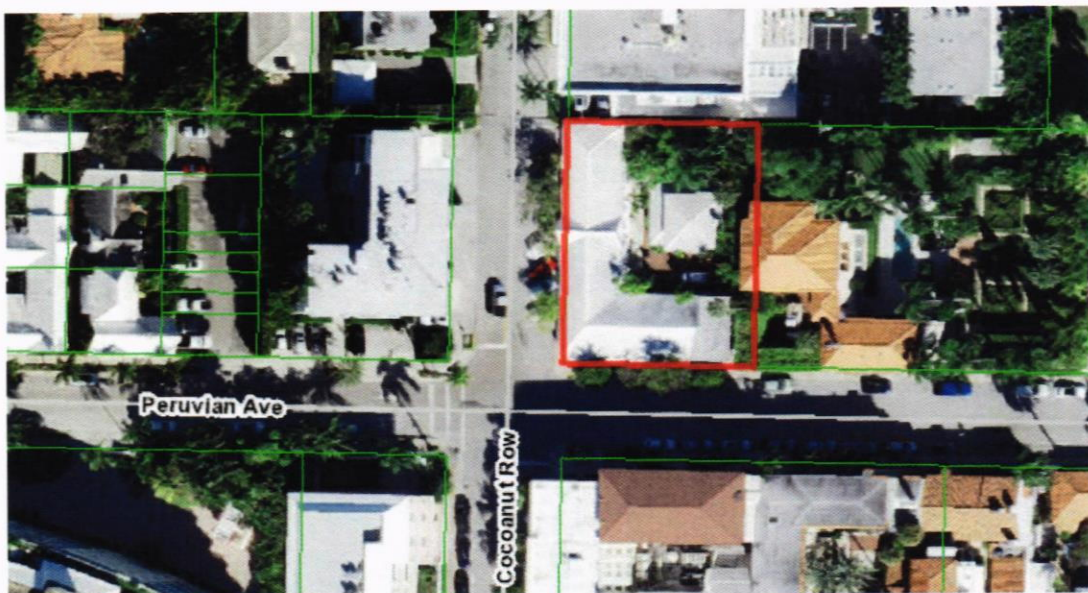


Figure 1: Subject property location arial.

THE PROJECT:

The applicant has submitted plans entitled “353 PERUVIAN AVENUE (FINAL SUBMITTAL, REVISION ONE)” as prepared by Jerome Baumoehl Architect, dated April 4, 2023.

The following is the scope of work for the Project:

- Final review and approval of the proposed additions and modifications to the rear two-story commercial building
- Final review and approval of the proposed exterior sconces

Site Data			
Zoning District	C-TS	Future Land Use	COMMERCIAL
Year of Construction	Residence – 1949 Commercial - 1955	Architect/Builder:	Residence - Simonson & Holley Commercial - Earl H. Martin
Lot Size	12,500 SF	Base Flood Elevation	AE-6
Lot Coverage	Existing: 52.52% (6565 SF) Proposed: 52.6% (6,579 SF) Permitted: 70% (8,750 SF)	# Parking Spaces	Required: 46 (42 + 4) Existing: 0 Proposed: 0 <i>Variance Approved</i>
Crown of Road	1.89' NAVD (Cocoanut Row) 2.01' NAVD (Peruvian Ave)	Side Yard Setback	Existing north: 2.5' Required: 10' <i>Variance Approved</i>
Exist Fin. Floor Elevation	2.38' NAVD and 3.20' NAVD	Prop. Fin. Floor Elevation	2.38' NAVD and 3.20' NAVD <i>Variance Approved</i>
Landscape Open Space (LOS)	Existing: 6% (750 SF) Proposed: 16.7% (2,088 SF) Required: 25% (3,125 SF) <i>Variance Approved</i>	Front Yard Landscape Open Space	Existing: 0% Proposed: 0% Required: 35% <i>Variance Approved</i>
Surrounding Properties / Zoning			
North	1963 6-Story Multifamily building / R-C Zoning		
South	1923 4-Story Office building / C-TS 1923 5-Story Office building / C-TS		
East	1927 3-Story Residence / C-TS		
West	1963 4-Story Multifamily building / R-C		

CONSISTENCY WITH THE COMPREHENSIVE PLAN:

A preliminary review of the project indicates that the proposed **application** is **consistent** with the **COMMERCIAL** designation of the Future Land Use Map of the Comprehensive Plan.

STAFF ANALYSIS

The application is presented to the Commission to consider whether all the criteria in section 54-122 have been met. The application was initially reviewed by the Landmarks

Preservation Commission at the March 22, 2023, meeting. The request was approved (7-0) with the conditions that:

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.

The applicant is returning to the April 2023 LPC meeting for final review and approval of the remaining conditions of approval issued at the March meeting. Revised drawings of the front corner building, illustrating compliance with condition #1 have been provided. Additionally, the applicant is submitting specifications for the proposed sconces, in consideration of condition #2.

The revised drawings for the two-story building adhere generally to the same massing, fenestration, and material design as the March proposal, but feature alternate roof type options, presented on Sheet(s) STa and STb. Option "A" features a revised design of the broad sloped hip roof presented at the March meeting, while option "B" retains the existing structure's primary mass roof shape and covers the second-floor additions with flat roofs with decorative wood pickets and handrails at the perimeter.

The options presented for the rear building are hand drawn illustrations that are not dimensioned or measured. As such, staff cannot verify if additional zoning issues arise with the revised designs. Should one of the hand drawn options be approved by the LPC, the Town will require that an LPC Staff Approval be submitted with measured drawings prior to the applicant applying for a building permit. Should any zoning issues arise during staff's review of the application, the design will need to be adjusted to be code compliant, or an application for variance relief may be required.

Per Sec. 18-302, alterations and additions to designated Historically Significant Buildings (HSBs) shall be designed and undertaken in a manner that are consistent with the Secretary of the Interior's Standards for the Treatment of Historic Properties. Such work should not preclude the building's continuation as an HSB. The buildings at 353 Peruvian Avenue benefit significantly from an HSB status, as the designation avails the property to exceptions for flood hazard area requirements of the Florida Building Code.

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.