



TOWN OF PALM BEACH
Planning, Zoning & Building Department
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PLANNING, ZONING, & BUILDING DEPARTMENT
PZ&B Staff Memorandum: Town Council

FROM: Wayne Bergman, Director, MCP, LEED-AP *WRB*

SUBJECT: ZON-24-0018 353 PERUVIAN AVE

MEETING: JULY 10, 2024 TC

ZON-24-0018 353 PERUVIAN AVE—SPECIAL EXCEPTION WITH SITE PLAN REVIEW. The applicant, Lifestyle Holdings LLC, has filed an application requesting Town Council review and approval for a Special Exception request to allow a specialty retail foods with indoor seating with site plan review in the C-TS district.

Applicant: Lifestyle Holdings LLC
Professional: Fairfax & Sammons
Representative: Marua Ziska

HISTORY:

An application was reviewed and approved on 04-04-2023, by Town Council for review and approval for a Special Exception with Site Plan Review for (1) the addition onto an existing second floor, and (2) for commercial uses > 3,000 SF in CTS zoning district and Variances (1) to reduce the existing north (side) setback requirements in order to retain an existing nonconforming building and (2) to reduce the required parking spaces, (3) to reduce the required on-site loading spaces, (4) to reduce the required overall landscape open space, and (5) to reduce the required overall front yard open space, and (6) 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, which results in demolition of more than 50% of portions of the existing one-story and two-story Historically Significant building and the addition of operable folding glass storefront systems along the interior façades of the courtyard of the front retail liner building. pursuant to ZON-22-154. The design review portion of the project was reviewed and approved by the Landmarks Preservation Commission on 03-22-23, 04-19-23 and 06-21-23 for alterations and renovations to the one- and two-story historically significant buildings, pursuant to HSB-22-016.

THE PROJECT:

The applicant has submitted plans, entitled "LE BILBOQUET MARKET 353 Peruvian Avenue" as prepared by **Fairfax & Sammons**, date uploaded and submitted to the Town, 05/30/24.

The following is the scope of work for the project:

- Retail buildout in existing commercial bay of one-story historically significant building at the northeast corner of Cocoanut Row and Peruvian Ave.

The following Special Exception with Site Plan Review and Variances are required to complete the project:

- **SPECIAL EXCEPTION #1**, Sec. 134-1108(a)(11) Permitted uses, **or uses not specifically enumerated under permitted uses in section 134-1107** but having traffic, patronage and intensity of use characteristics similar to those uses cited therein...

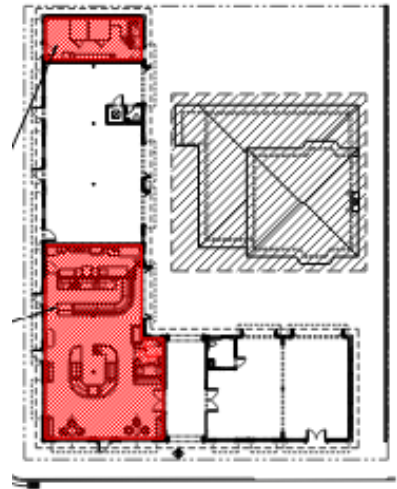
Site Data			
Zoning District	C-TS	Future Land Use	COMMERCIAL
Year of Construction	Residence – 1949 Commercial - 1955	Architect/Builder:	Residence - Simonson & Holley Commercial - Earl H. Martin
Lot Size	12,500 SF	Base Flood Elevation	AE-6
Total building size (SF)	+/- 5,100 SF	Square Footage (SF)	1,874 SF
Use	RETAIL (specialty foods)	Seats	6 indoor

STAFF ANALYSIS

The subject property contains two structures—an “L” shaped one-story corner retail building and a rear two-story residential building that were designated as ‘historically significant’ in September of 2022. The property is located within the Royal Park Conservation District. The rear two-story residential structure (since converted into commercial/office use) was designed by the architectural firm of Simonson and Holley in 1949. The residence was constructed at the center of the property with the main façade facing south towards Peruvian Avenue, and a detached garage was constructed at the northwest corner of the property with access from Coconut Row. The residence is partially concealed by the front one-story commercial structure which was constructed in 1955.

The application is for the interior buildout of a retail bay (the southernmost space at the hinge of the liner building) of an existing one-story historically significant commercial building to accommodate Le Bibliquet Market. The tenant seeks to build out 1,597 SF to be a retail specialty food store, requiring a Special Exception in the C-TS district, which approximately 1,273 SF will serve as take out area (front of house). Additionally, a 277 SF space (at the northernmost bay of the liner building) will serve as storage, for a total tenant lease area of 1,874 SF. A total of six (6) indoor seats are also proposed. There are no exterior changes to the historically significant building.

The Market will offer specialty retail food products, coffees, fresh produce and house made ready to go items. where the foods are baked off site, and prepared and available on the counter. Food is cooked and prepared offsite and delivered to the Market and stored and reheated on site before serving and packaging for to go. No service is provided, but customers purchase the products at counter for take away; additionally, there is limited seating the front area for six (6) seats should shoppers wish to consume on premises. There are no exterior changes to the historically significant building.



CONCLUSION:

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

- (1) Special Exception request for retail specialty foods the C-TS zoning district.