



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

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

SUBJECT: **ZON-24-0086 (ARC-24-0137) 500 S COUNTY RD (COMBO) SPECIAL EXCEPTION AND SITE PLAN.**

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

ZON-24-0086 (ARC-24-0137) 500 S COUNTY RD (COMBO) SPECIAL EXCEPTION AND SITE PLAN. The applicant, THE EVERGLADES CLUB INC, has filed an application requesting Town Council review and approval for special exception and site plan review for the construction of a new concession stand and the maintenance and upgrade of the golf course. The Architectural Commission shall perform design review of the application.

ARC-24-0137 (ZON-24-0086) 500 S COUNTY RD (COMBO) The applicant, THE EVERGLADES CLUB INC, has filed an application requesting Architectural Commission review and approval for the design of a new concession stand and maintenance and upgrades to the golf course that will require a special exception and site plan review. Town Council shall review the application as it pertains to zoning relief/approval.

Applicant: The Everglades Club Inc.
Architecture: Brasseur & Drobot Architects P.A.
Landscape: Environment Design Group

HISTORY:

The Everglades Club has a rich history in the Town especially its golf amenities which consists of a 1919 Seth Raynor golf course.

THE PROJECT:

The applicant has submitted plans, entitled "ARC-24-0137 (ZON-24-0086) Final Submittal Golf Course Renovation and Pro Shop Addition for: The Everglades Club" as prepared by **Brasseur & Drobot Architects, P.A.** uploaded January 7, 2025.

The following scope of work is proposed:

- Renovation of an existing golf course
- Demolition of an existing 389 SF +/- concession building
- Construction of a 214 SF +/- concession structure at the southwest corner of the existing golf pro shop

The following Special Exceptions with Site Plan Review is required for completion of the project as presented:

- **SPECIAL EXCEPTION #1** Sec. 134-226 through 229, Special Exception Sec. 134-326 through 330, Site Plan Review Special Exception with Site Plan Review approval to for modifications to an existing Club golf course and concession amenity.

Site Data			
Zoning District	R-A	Land Use:	Recreation
Surrounding Properties			
North	Club and Golfview Residences		
South	Island Drive Residences		
East	South County Road Residences		
West	Intracoastal Waterway		

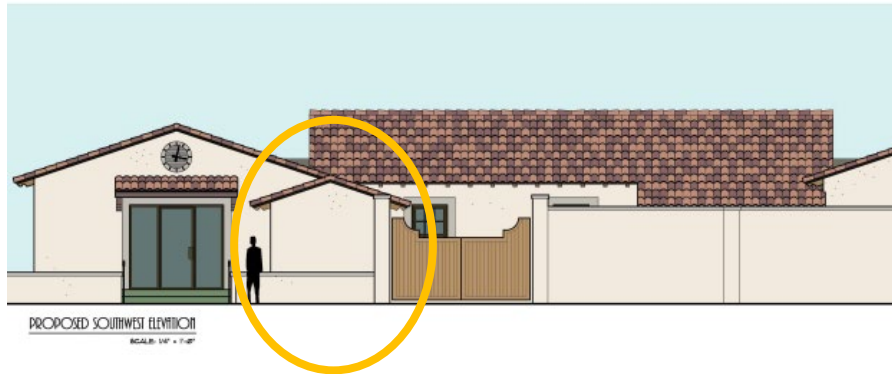
STAFF ANALYSIS

The subject property is a Club use of a historically developed parcel with a golf course. The applicant is proposing landscape and site modifications to enhance the golf course experience. To ensure a more efficient operation modifications to the concession area are also proposed resulting in less square footage. There will be no impacts visible from the public right of way.

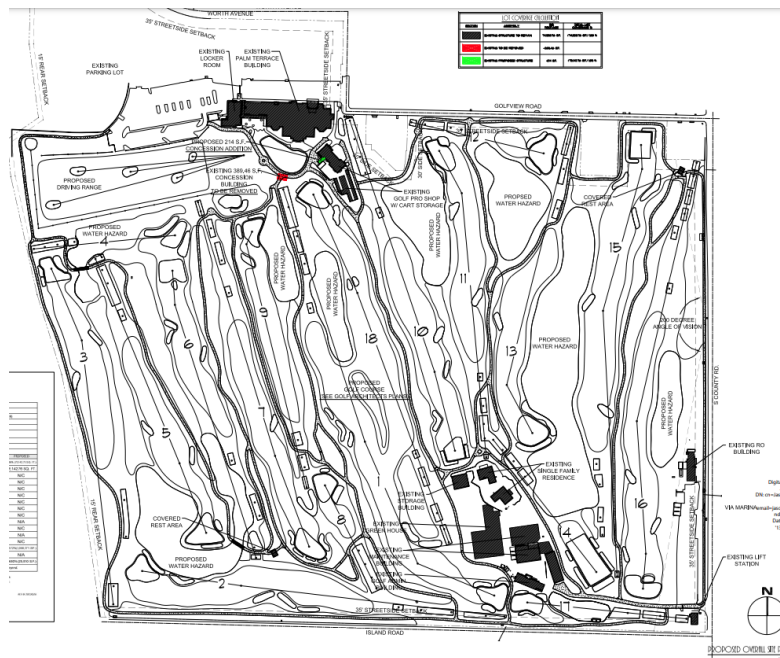


Existing Concession

By demolishing the existing concession building the view from the palm terrace building will be enhanced. The small addition to the existing pro shop to compensate for the concession area loss will be designed in a compatible Mediterranean revival style and provide a more efficient layout.



The golf course will be re-graded to achieve improved drainage and playability. The landscape will also be addressed by relocating and adding plant material as well as removing invasive species. Per the applicant “Major objectives for this work includes enhanced putting greens, improved bunker performance, a complete conversion of turf varieties, and improved property drainage by way of regraded surface contours, reshaped and stabilized lake edges, and new drainage infrastructure. Additionally, the location of some tees and bunkers will be altered to augment both the strategic enjoyment and safety for players of all ages.”



To achieve these modifications a special exception and site plan approval is required due to the scale of work and the fact that “A Club” is a special exception in this zoning designation.

CONCLUSION:

Approval of the project will require two (2) separate motions to be made by the Town Council:

1. For the Special Exception for the continued golf course/concession use.
2. For the Site Plan Review.

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: FHM