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Interior Design

Programming

Graphic Design

Project Delivery

Town of Palm Beach
360 S. County Road
Palm Beach, FL. 33480

RE: **Project: 755 N. County Road**
ARCOM Case Number: ARC-22-015
Zoning Case Number: ZON-22-015
Peacock + Lewis Project No. 19-030

We are pleased to submit the accompanying drawings for final submittal review of our project at 755 N. County Road. The proposed work to the existing 3-story 72,191 s.f. building includes:

A wholesale interior kitchen renovation & kitchen expansion of 434 s.f. and an expansion to the upper level terrace, directly above the kitchen expansion, of 425 s.f. The kitchen expansion is made possible by taking over two existing cabanas and the portion of covered walkway in front of these. (As this area is currently existing covered area, this should not increase the impervious area calculations.) The upper level terrace expansion is made possible by removing the existing awning over the club's exterior temporary buffet area and replacing that with a structural slab – effectively expanding the existing upper terrace. The newly expanded terrace will also receive an awning cover (to match existing elsewhere on property). The area of new awning cover on the second floor is approximately 1349 s.f.

Please note the following as it relates to this application:

- A. Landmarks Preservation in accordance with Section 54-122 and/or section 54-161.
 - a. Not applicable
- B. Architectural Review in accordance with Section 18-025 and/or Section 18-206.
 - a. We consider the proposed project to be consistent with the existing architecture as it is a small, correctly proportioned expansion which replicates architectural elements and materials (columns, piers, railings, and canvas awnings) used on the existing building.
 - i. We consider that the proposed project is in conformity with good taste and design and in general contributes to the image of the town as a place of beauty, spaciousness, balance, taste, fitness, charm and high quality.
 - ii. The plan for the proposed building or structure indicates the manner in which the structures are reasonably protected against external and internal noise, vibrations, and other factors that may tend to make the environment less desirable. The proposed canvas awning will protect the members from sun, rain, and wind as well as helping to absorb sound, making the upper level terrace a more pleasant space.
 - iii. The proposed building or structure is not, in its exterior design and appearance, of inferior quality such as to cause the nature of the local environment to materially depreciate in appearance and value. As

Member AIA

stated, the exterior design will emulate the existing building components both in detail and quality.

- iv. The proposed building or structure is in harmony with the proposed developments on land in the general area, with the comprehensive plan for the town, and with any precise plans adopted pursuant to the comprehensive plan.
- v. The proposed building or structure is not excessively similar to any other structure existing or for which a permit has been issued or to any other structure included in the same permit application within 200 feet of the proposed site in respect to one or more of the following features of exterior design and appearance:
 - 1. Apparently visibly identical front or side elevations (This project will not even be visible from other properties or from any roadways.)
 - 2. Substantially identical size and arrangement of either doors, windows, porticos or other openings or breaks in the elevation facing the street, including reverse arrangement; (This project will not even be visible from other properties or from any roadways.)
 - 3. Other significant identical features of design such as, but not limited to, material, roof line and height of other design elements. (This project will not even be visible from other properties or from any roadways. This project's "roof line" does not exceed the existing roof line.)
- vi. The proposed building or structure is not excessively dissimilar in relation to any other structure existing or for which a permit has been issued or to any other structure included in the same permit application within 200 feet of the proposed site in respect to one or more of the following features:
 - 1. Height of building or height of roof.
(This project's "roof line" does not exceed the existing roof line.)
 - 2. Other significant design features including, but not limited to, materials or quality of architectural design.
(The quality of the materials and the architectural design will be compatible with those of the existing building and this project is not visible from other properties or from any roadways.)
 - 3. Architectural compatibility.
(The project will be architecturally compatible with the existing building and this project is not visible from other properties or from any roadways.)
 - 4. Arrangement of the components of the structure.
(The proposed project emulates the components of the existing structure.)
 - 5. Appearance of mass from the street or from any perspective visible to the public or adjoining property owners.
(This project is not visible from other properties or from any roadways.)

6. Diversity of design that is complimentary with size and massing of adjacent properties.
(As this is an addition to the building, the design is an extension of the existing building – which is appropriate.)
7. Design features that will avoid the appearance of mass through improper proportions.
(We consider the project to be in proportion to the existing building.)
8. Design elements that protect the privacy of neighboring property.
(The shape of the Beach Club’s building naturally protects the privacy of the adjacent neighbors. The Beach Club’s building creates an inward facing “courtyard” and this project does is part of the inward facing courtyard diagram.)
- vii. We consider that the proposed addition or accessory structure is subservient in style and massing to the principal or main structure.
- viii. We consider that the proposed building or structure is appropriate in relation to the established character of other structures in the immediate area or neighboring areas in respect to significant design features such as material or quality or architectural design as viewed from any public or private way (except alleys).
- ix. We consider that the proposed development is in conformity with the standards of this Code and other applicable ordinances insofar as the location and appearance of the buildings and structures are involved.
- x. We consider that the project's location and design adequately protects unique site characteristics such as those related to scenic views, rock outcroppings, natural vistas, waterways, and similar features.

C. Special exception in accordance with Section 134-229 for this project.

- a. The Private Club use is a permitted special exception use as set forth in article VI of this chapter.
- b. We consider that the use is so designed, located and proposed to be operated that the public health, safety, welfare and morals will be protected.
- c. We consider that the use will not cause substantial injury to the value of other property in the neighborhood where it is to be located.
- d. We consider that the use will be compatible with adjoining development and the intended purpose of the district in which it is to be located.
- e. The use will comply with yard, other open space, and any special requirements set out in article VI for the particular use involved.
(A Variance is being requested for the lot coverage.)
- f. We consider that the use will comply with all elements of the comprehensive plan.
- g. The use does not result in substantial economic, noise, glare, or odor impacts on adjoining properties and properties generally in the district.
- h. Adequate ingress and egress to property and proposed structures thereon and off-street parking and loading areas will be provided where required, with particular reference to automotive and pedestrian safety and convenience, traffic flow and control, and access in case of fire or catastrophe.

- (The project does not change the existing ingress/egress to the property.)

 - i. Signs, if any, and proposed exterior lighting with reference to glare, traffic safety, and economic impact shall be compatible and in harmony with properties in the district.

(There are no signs as part of this project and lighting that will be part of this project is internal to the property and does not face any roadways.)
 - j. We consider that the location, availability and compatibility of utility service for the use shall be satisfactory to ensure health and safety.
 - k. Refuse and service areas for the use shall not adversely affect automotive and pedestrian safety and convenience, traffic flow and control, or access in case of fire or catastrophe.

(The project does not change the property's refuse and service areas.)
- l. In all districts except the C-OPI district, and also with the exception of hotel, motel and timeshare uses, the proposed special exception use will not attract the principal portion of its customers/clients from off-island locations. The applicant shall submit evidence satisfactory to the town council that not less than 50 percent of the customers of the proposed use will be town persons. Evidence submitted in support of this contention shall include credible data or information suitable for review by the town to determine the credibility and the appropriateness of the applicant's conclusion. The submittal shall include a description of the types of information used and the methodology employed to arrive at the conclusion. Information used shall include, but shall not be limited to, lists of customer/client addresses or certification thereof by an independent certified public accountant approved by the town, market studies prepared by independent professional firms, or data from similar operations under the control of the applicant. The town may in the future require the applicant to demonstrate to the satisfaction of the town council that the special exception use is continuing to be town-serving.

(The property is a private club.)
- m. If historic/specimen trees are located on the subject property, the location of said historic/specimen trees shall be identified on a signed and sealed survey. In addition, adequate landscaping, screening and barricade protection of historic/specimen trees shall be demonstrated to be provided as required in this chapter.

(The existing landscaping is not being affected/changed. We have included the previously approved landscape plan as a reference.)
- n. We consider that the proposed use will not place a greater burden than would be caused by a permitted use on municipal police services due to increased traffic or on fire protection services due to the existence of or increased potential for fire/safety code violations.

D. Site Plan Review Approval in accordance with Section 134-329.

- a. The Beach Club Inc., owns the land.
- b. Ingress and egress to the property and the proposed structure is unaffected by the proposed project.
- c. All parking will be on site.

- d. The proposed project is on the internal facing courtyard side of the Beach Club's property; as such, the proposed project does not affect the external harmony and compatibility with uses outside the property boundaries.
 - e. Drainage will remain the same – with a minor expansion of the existing system. Refer to stormwater plan.
 - f. Utilities will remain the same or be improved if required.
 - g. Not applicable.
 - h. Not applicable.
 - i. The proposed project does not affect the existing overall height of the existing structure.
 - j. Visibility along the public road will not be impacted as the proposed project is on the internal facing courtyard side of the Beach Club's property.
- E. Variance in accordance with Section 134-201. Variance being requested is for the lot coverage percentage of 31 % (30.32%) in lieu of the 30% existing and the maximum 25% allowable.
- a. The club is a special exception use allowed within the R-B Zoning District. The previous requirement for lot coverage was 30% (as approved on SE-2-2015) and the proposed project is for 30.32% lot coverage. However; since then, the Town has updated their requirement.
 - b. The applicant was not the cause of the Town's updated requirement.
 - c. The granting the variance requested will not confer on the applicant any special privilege that is denied by this chapter to other lands, buildings or structures in this same zoning district.
 - d. The hardship is that the property is non-conforming to today's code and it would not be feasible to meet the code with an addition if the current code was mandated.
 - e. The variance granted is the minimum variance to make reasonable use of the land considering the modest expansion that this project proposes. It should be noted, that this project is so modest that inclusion of it only brings the lot coverage up to 30.32% (less than 1%).

Sincerely,
Peacock + Lewis Architects and Planners, LLC



Isaac Campos, NCARB, AIA
Architect