



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

TO: Mayor and Town Council

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

SUBJECT: ZON-22-015 (ARC-22-015) 755 N COUNTY RD (COMBO)

MEETING: MAY 11, 2022

ZON-22-015 (ARC-22-015) 755 N COUNTY RD (COMBO) – SPECIAL EXCEPTION W/ SITE PLAN REVIEW AND VARIANCES. The applicant, Beach Club Inc. (David Shaw, General Manager) has filed an application requesting Town Council review for Special Exception with Site Plan Review and Variance (1) to exceed the maximum allowable lot coverage and (2) to exceed the maximum allowable cubic content ratio (CCR), in order to expand the existing Beach Club facility. The Architectural Commission will perform design review of the application.

ARCOM NOTICE:

ARC-22-015 (ZON-22-015) 755 N COUNTY RD (COMBO). The applicant, Beach Club Inc. (David Shaw, General Manager) has filed an application requesting Architectural Commission review and approval for minor renovations and an expansion to the existing Beach Club facility including variances from lot coverage and cubic content ratio (CCR). Town Council will review the Special Exception with Site Plan Review and Variance portion of the applications.

Applicant: Beach Club Inc. (David Shaw, General Manager)
Professional: Peacock & Lewis Architects and Planners, LLC
Representative: Maura Ziska, Esq.

HISTORY:

On April 27, 2022, an application was presented to ARCOM, pursuant to ARC-22-015 (ZON-22-015) 755 N COUNTY RD (COMBO)

THE PROJECT:

The applicant has submitted plans, entitled "Upper Level Terrace Addition", as prepared by Peacock & Lewis, dated February 28, 2022.

The following is the scope of work for the complete demolition to an existing two-story residence:

- Expansion of the main level kitchen (434 SF).
 - Expansion of the upper-level terrace (425 SF).
 - Addition of awning cover on expanded terrace, to match existing on site.
- The following Special Exception with Site Plan Review and Variances are required to complete the project:

- **SPECIAL EXCEPTION W/ SITE PLAN REVIEW:** Sec. 134-890: For alterations and additions to an existing special exception use in the R-B Zoning District.
- **VARIANCE 1:** Sec. 134-893(11): A variance to exceed the maximum allowable lot coverage to permit 31% in lieu of 30% Existing and 25% maximum allowed.
- **VARIANCE 2:** Section 134-893(13): To exceed the maximum allowable CCR to allow a CCR of 7.25 in lieu of the 7.19 existing and 3.5 maximum allowed.

Site Data			
Zoning District	R-B	Lot Size (sq ft)	134,260 SF
Future Land Use	Private Group Use	Total Building Size (sq ft)	55,696 SF
C-O-R	5.18' NAVD	Flood Zone	AE 6, X, VE 12
Finished Floor Elevation	11.32' NAVD	Max Fill	N/A
Project			
	Required/Allowed	Existing	Proposed
Lot Coverage	25%	30%	31%
Landscape Open Space (LOS)	45%	9.9%	N/C
Cubic Content Ratio (CCR)	3.5	7.19	725

*If value is not applicable, N/A

*If value is not changing, N/C

Surrounding Properties / Zoning	
North	Palm Beach Country Club
South	1952 2-story single-family residence
East	Atlantic Ocean
West	Beach Club (Tennis Courts)

STAFF ANALYSIS

A preliminary review of the project indicates that the application, as proposed, appears to be inconsistent with the following sections of the Town zoning code:

1. **VARIANCE 1:** Sec. 134-893(11): A variance to exceed the maximum allowable lot coverage to permit 31% in lieu of 30% Existing and 25% maximum allowed.
2. **VARIANCE 2:** Section 134-893(13): To exceed the maximum allowable CCR to allow a CCR of 7.25 in lieu of the 7.19 existing and 3.5 maximum allowed.
3. **SPECIAL EXCEPTION W/ SITE PLAN REVIEW:** Sec. 134-890: For alterations and additions to an existing special exception use in the R-B Zoning District.

In the RB zoning district, a private social, swimming, golf, tennis and yacht clubs, and houses of worship in existence prior to January 1, 1996, must obtain a Special Exception approval by Town Council. The proposed modifications require Town Council to review and approve the minor renovations and expansion of the facility.

As it pertains to Variance #1 to exceed the maximum allowable lot coverage to permit 31% in lieu

of 30% existing and 25% maximum allowed, staff has no objections. The lot coverage limitation installed in the residential zoning district was a construct to control the footprint size of a residential structure sits on a site. Predating current zoning standards and regulations, the existing private beach club facility was constructed in 1941 and sits on a oceanfront lot that contains 134,260 SF or 5.7 acres of lot area. The project consists of an interior kitchen renovation and expansion of 434 SF and upper-level terrace expansion above the kitchen of 425 SF. The kitchen expansion is made possible by taking over 2 cabanas and a portion of the covered walkway in front. The upper-level terrace expansion is made possible by removing the existing awning over the club's exterior buffet to expand the slab and terrace. The new terrace will receive an awning cover to match others on site. The size of the awning cover over the terrace is approximately 1,349 SF. It is staff's opinion that that the lot coverage limitation should not apply to the beach facility and is supportive of the variance request.

As it pertains to Variance #2, to exceed the maximum allowable CCR to allow a CCR of 7.25 in lieu of the 7.19 existing and 3.5 maximum allowed, staff has no objections. Again, the facility was constructed prior to the adoption of Cubic Content Ration (CCR) which is the Town's questionable method of controlling the size of residential structures in the RB zoning district. It is staff's opinion that that the CCR limitation should not apply to the beach facility and is supportive of the variance request.