

April 11, 2022

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

Project: 1338 N Lake Way, Palm Beach, FL
ARCOM Case Number: ARC-22-116
Zoning Case Number: Z-22-082

We are pleased to submit the accompanying drawings for our project at 1338 N Lake Way, Palm Beach, FL. The proposed work to the existing 1-story 39,550 square foot building includes the addition of a 216 square foot operable louvered awning system on an existing elevated porch at the northwest area of the Club, replacement of one existing storefront window and door with an impact resistant bi-fold door and (7) new light poles with fixtures in the East Parking Lot. The additional site lighting is needed due to the removal of FPL poles containing site lighting to accommodate undergrounding work along North Lake Way.

Please note the following as it relates to this application:

- A. Landmarks Preservation in accordance with Section 54-122 and/or Section 54-161. N/A
- B. Architectural Review in accordance with Section 18-205 and/or Section 18-206.
 - a. We consider the proposed project to be consistent with the existing architecture with symmetrical, balanced elevations and details that subscribe to the principles of the architecture within the Town of Palm Beach.
 - 1. We consider the plan for the proposed modifications to the existing building to be in conformity with good taste and traditional design principles and in general contributes to the image of the town as a place of beauty, spaciousness, balance, taste, fitness, charm and high quality.
 - 2. 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.
 - 3. The exterior materials and detailing proposed is consistent with the quality and character of the surrounding structures.
 - 4. The proposed composition and massing of the proposed work is consistent with other structures in the surrounding area.
 - 5. The proposed modifications are not excessively similar to any other structure existing 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 set forth in Section 18-205 (5).
The proposed modifications are not excessively dissimilar to any other structure existing 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 set forth in Section 18-205 (5). The proposed covered porch is a single story and incorporates light detailing that is subservient to the style and massing of the principal structure.
 - 6. The proposed modifications incorporate detailing similar to the existing structure and are consistent with the surrounding buildings.
 - 7. The proposed modifications is in conformity with the standards of the Town of Palm Beach Zoning Code.
 - b. The proposed modifications do not impact the surrounding unique site characteristics and are more consistent with adjacent properties.

C. Special Exception in accordance with Section 134-229.

A Club is a special exception use permitted in the R-B Zoning District.

The proposed modifications to the Club will not adversely impact the public or neighborhood as the changes are minor and improve the amenities of the Club.

The proposed modifications to the Club will have no impact on the value of other properties in the neighborhood.

The proposed modifications to the Club will be compatible with the neighborhood as the Sailfish Club has been in existence for over 100 years.

The proposed modifications to the Club will comply with all other yard, other open space and any special requirements set forth in Article VI.

The proposed modifications to the Club will comply with the comprehensive plan, if applicable.

The proposed modifications to the Club will not result in substantial economic, noise, glare, or odor impacts on adjoining properties and properties generally in the district, as the changes are minor and are proposed to improve all of the above.

Adequate ingress, egress and parking is provided on the Club property from North Lake Way.

New signage proposed, if any, will be compatible with the neighborhood and an improvement as to what exists today.

The Club is town-serving as evidenced by the fact that over 50% of the members are "townpersons".

The proposed modifications to the Club should not place a greater burden on Town services as the changes are minor and do not intensify the use of the club.

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

The owner of the property is Sailfish Club of Florida, Inc. and is the entity that will control the renovation to the Club.

The proposed modifications to the site plan will not intensify the use over what exists today and should not have a negative impact on the neighborhood.

Ingress and egress to the property be via North Lake Way. Refuse collection will remain the same.

The location and use of the off-street parking will not change.

The site plan and landscape plan provides for buffers and screening from neighboring properties, where practicable.

The utility hook ups will remain or be improved to meet the current Town of Palm Beach requirements.

The site plan proposes a new pergola on the NW corner of the club. As such, there will not be a negative impact to the neighborhood.

The modifications to the site plan should not impose any other standards to the project.

The proposed modifications to the Club are in keeping with the architecture of the Club and will be an enhancement.

The proposed modifications to the Club will not have a negative visual impact on the surrounding neighborhood.

Very truly yours,

A handwritten signature in black ink, appearing to read 'KMS' with a stylized flourish at the end.

KEITH M. SPINA
CEO