



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-22-082 (ARC-22-116) 1338 N LAKE WAY (COMBO)

MEETING: August 10, 2022

ZON-22-082 (ARC-22-116) 1338 N LAKE WAY (COMBO)—SPECIAL EXCEPTION W/ SITE PLAN REVIEW. The applicant, Sailfish Club of Florida, Inc. (Ryan Barry, General Manager), has filed an application requesting Town Council for special exception and site plan review for modifications to an existing special exception use private club including new awning system, new windows, and parking lot lighting. The Architectural Commission will perform design review of the application.

ARCOM NOTICE:

ARC-22-116 (ZON-22-082) 1338 N LAKE WAY (COMBO). The applicant, Sailfish Club of Florida, Inc. (Ryan Barry, General Manager), has filed an application requesting Architectural Commission review and approval for window replacement, awning system and new site lighting. Town Council will perform review of the special exception with site plan review portion of the application.

Applicant: Sailfish Club of Florida, Inc. (Ryan Barry, General Manager)
Professional: Spina Orourke, Keith Spina
Representative: Maura Ziska

HISTORY:

The Sailfish Club of Florida was founded in 1914. The Club was expanded and completely rebuilt during the 1980's except the swimming pool and cabanas which were rebuilt in the early 90's. In both 2015 and in 2019, the Club went through extensive renovations.

This item was originally presented at the July 13, 2022, Town Council meeting, and after lengthy discussion was approved with the exception of the lighting plan which was deferred for one month.

THE PROJECT:

The applicant has submitted plans, entitled "Renovations for: Sailfish Club of Florida", as prepared by **Spina Orourke + Partners**, dated May 13, 2022.

The following is the scope of work for the Project:

- Addition of a 216 SF operable louvered awning system on an existing elevated porch.

- Replacement of one existing storefront window and door with impact bifold door.
- Installation of (7) new light poles with fixtures in the east parking lot.

The following Special Exceptions, Site Plan review and/or Variances required to complete the project, and shall be reviewed by Town Council:

- SPECIAL EXCEPTION W/ SITE PLAN REVIEW: Sec 134-890(6): Special exception with site plan review to allow modifications to a private club (Sailfish Club).

Site Data			
Zoning District	R-B Low Density Res.	Lot Size (SF)	132,350 SF
Future Land Use	SINGLE-FAMILY	Total Building Size (SF)	39,500 SF
C-O-R	5.5' NAVD	Flood Zone	AE 6
Finished Floor Elevation	7' NAVD	Max Fill	N/A
Project			
	Required/Allowed	Existing	Proposed
Lot Coverage	30% (39,705 SF)	32% (42,764 SF)	22.2% (7,156 SF)
Building Height	22'	19'	N/A
Overall Building Height	30'	27'-8"	N/A
Point of Measure	13.45' NAVD	13.45' NAVD	13.45' NAVD
Landscape Open Space	45%	20%	NC
Cubic Content Ratio (CCR)	4.5	2.46	2.48

*If value is not applicable, N/A

*If value is not changing, N/C

Surrounding Properties / Zoning	
North	Two-story 1955 single-family residence
South	Two-story 1930 single-family residence
East	Two-story 2015 single-family residence
West	Lake Worth Lagoon

STAFF ANALYSIS

A request for special exception approval with site plan review to allow site modifications to the Sailfish Club property. The proposed work to the existing one-story 39,550 square foot building includes the addition of a 216 square foot operable louvered awning system on an existing elevated porch located at the northwest corner 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 the under grounding project along North Lake Way.

LIGHTING COMMENTS

- Applicants “self certify” that their exterior lighting plan complies with the Town’s Exterior Lighting Requirements. Unclear if the requirement that no source of illumination will be visible at the property lines. Item #2. Also, unclear if the source of illumination will be visible off of the subject property. Item #4.
- No light fixture mounting height was provided. The light fixtures will be attached to light poles, but do not know if the photometric plan accounts for the exact height.
- The photometric plan was revised from the first version. Although the revised plans shows no light trespass at the property lines of the Sailfish Club, there is a new light fixture shown (Label “D”).
- The number of light poles and fixtures is a concern. Why is there a need for a light pole every two parking spaces on the north lot?
- The US Architectural Lighting spec sheet shows max lumens at 1957 (Initial), but the revised photometric plan shows up to 2624 lumens per fixture.
- The amber lighting should be a lower Kelvin rating, but the Kelvin is not provided.