



**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

**REVISED August 9, 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 O'Rourke, 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 revised plans, entitled "Renovations for: Sailfish Club of Florida", as prepared by **Spina O'Rourke + Partners**, dated July 25, 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 five (5) new light poles with fixtures in the east parking lot; and the reuse of eleven (11) existing light poles in the north parking lot.
- NEW – Shielding of existing site and building lighting in the service area, center west building; the removal of the motion activated spotlight on the northeast corner of the building; and all existing approved landscape lighting to be directed away from any property lines throughout the site.

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

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.

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 five (5) new light poles with fixtures in the East Parking Lot, along with reuse of eleven (11) existing light poles in the North 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**

- Applicant did provide a “self-certification” affidavit that their exterior lighting plan complies with the Town’s Exterior Lighting Requirements. Still unclear if the requirement that no source of illumination will be visible at the property lines. Item #2 of the affidavit. Also, unclear if the source of illumination will be visible off of the subject property. Item #4. There may be light trespass and conflicts with the Town’s exterior lighting requirements involving existing site and building lighting, although the applicant has agreed to correct these items.
- The current photometric plan shows no light trespass at the property lines of the Sailfish Club.
- The number of light poles and fixtures is a concern. Why is there a need to reuse the eleven (11) light poles, spaced basically every two parking spaces, on the north lot?
- The revised photometric plan shows up to 2624 lumens per parking lot lighting fixture.