



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-22-112 350 WORTH AVE

MEETING: September 14, 2022

ZON-22-112 350 WORTH AVE—SPECIAL EXCEPTION REQUEST WITH SITE PLAN REVIEW AND VARIANCES. The applicant, the Everglades Club Inc (Scott Lese GM), has filed an application requesting Town Council review and approval for Special Exception With Site Plan Review to allow the private Club which is a special exception use to renovate the existing tennis courts and to install seven (7) new tennis court lights, including variances (1) to exceed the maximum height allowed for tennis court lighting and (2) to reduce the required height of landscaping screening required for tennis court and lighting.

Applicant: Everglades Club Inc (Scott Lese GM)
Professional: Brasseur & Drobot Architects, P.A. (Jason Drobot)
Representative: Maura Ziska

THE PROJECT:

The applicant has submitted plans, entitled "New Tennis Court Lighting for The Everglades Club", as prepared by **Brasseur & Drobot Architects, P.A.**, dated 06/27/22

The following is the revised scope of work for the project includes:

- The addition of lighting and fencing at the existing tennis courts located south of the Worth Avenue Shops and East of the Main Club.

The following Special Exceptions with Site Plan Review and Variances are required to complete the project:

- Section 134-840: A request for special exception approval with site plan review to allow the installation of seven (7) new poles for tennis court lights at the existing westerly tennis courts and replace lights on the existing ten (10) poles on the easterly courts with LED lights. All lights will have timers. Replace fence to match existing.
- Section 134-1731: A request for a variance to allow the proposed tennis court lighting poles to be 23.5 feet tall in lieu of the 15 foot maximum allowed for outdoor lighting equipment.
- Section 134-1759: A request to maintain the existing landscape screening at 6.5 feet tall in lieu of the 23.5 foot tall landscape screening that would be required at the same height as the proposed lights.

Site Data			
Zoning District	C-WA	Future Land Use	COMMERCIAL

Surrounding Properties / Zoning	
North	The Everglades Club
South	Golf Course
East	1935 Two-story residence 1934 Two-story commercial
West	Lake Worth Lagoon

STAFF ANALYSIS

The proposal includes site modifications including the installation of seven (7) new poles for tennis court lights at the existing westerly tennis courts and replace lights on the existing ten (10) poles on the easterly courts with LED lights. All lights will have timers. Replace fence to match existing. Also the applicant is seeking to permit the new proposed tennis court lighting poles to be the same height as existing requiring a variance and to maintain the existing landscape screening at 6.5 feet tall in lieu of the 23.5 foot tall landscape screening that would be required at the same height as the proposed lights.