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Hand-Delivered

Town of Palm Beach  
Building Planning and Zoning Department  
360 S. County Road  
Palm Beach, FL 33480

Project Address: 760 North Ocean Blvd, Palm Beach, FL

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Reference:     LETTER OF INTENT

Ladies and Gentlemen:

We are pleased to submit this update on behalf of the Palm Beach Country Club (The Club); the enclosed drawings and a digital copy of the same are on a CD for our project located at 760 North Ocean Blvd, Palm Beach, FL. The proposed work to the existing 2-story 57,326 square foot clubhouse building situated on eighty-four acres spanning from the Atlantic Ocean to the Intracoastal waterway, more commonly known as Lake Worth, includes the following:

1. Terrace: Expansion of the existing terrace west by an additional 2,373 square feet and enclosing same with a roof and impact sliding glass doors for a total terrace space of 5,123 square feet. The footprint of the clubhouse will be expanded by 3,455 square feet. The fitness center and golf pro shop office beneath the terrace will be increased jointly by 750 square feet on the first floor. The total expansion of this particular aspect of the project is 4,205 square feet. Further, an accessible elevator is included for access to the terrace, which is currently located at the southwest corner of the terrace. Additionally, because of the need for an elevator pit, we are investigating the underground utilities logistically in this area which may require us to move the elevator east of our planned location.
2. Skylight: Installation of one skylight no taller than 8'- 3" (not visible) off the flat roof for the second-floor living room area. The skylight is approximately thirty feet x 30 feet totaling nine hundred square feet in size and hidden from view by the existing 8'-6" high roof mansard roof structure.
3. Windows: Replacement of seventy-two windows throughout the clubhouse with impact-resistant glass and installing four (4) new impact windows.
4. Doors: Replace twelve (12) existing doors with new impact-resistant doors as well as one (1) automated entry door system on the North Ocean Blvd entrance and one (1) rear automated exit door system on the west side of the clubhouse facing the putting green all unseen from public view. In addition, one new door will replace an existing window in both the men's lounge and pro shop on the first floor not seen from public view.

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5. Sliding Doors: Replacement of eight (8) windows with new impact-resistant sliding glass doors on the west face of the clubhouse facing the golf course and one storefront at the West Gallery with impact-resistant sliding glass doors at the rear exit.
6. Balconies West Side of Clubhouse: Install approximately 1,935 square feet of balconies on the second floor facing the golf course to permit fresh air to the mixed and men's grill and club lounge via the new sliding glass door and a proper safety egress to and from the sliding doors to be installed. In addition, a continuous frameless glass railing along this balcony and newly expanded terrace, where the existing aluminum railing will be replaced.
7. Summary of Added Area. The total area of the clubhouse facing the golf course will be expanded as follows:

First Floor Fitness Center and Pro-Shop/Caddy Area:	750 SF.
Second Floor Terrace Area:	3,455 SF.
Second Floor Balconies:	<u>1,935 SF.</u>
Total Area Added:	6,140 SF.

Please note the following as it relates to this application:

- A. Landmarks Preservation is not applicable. See Section 54-122 and/or Section 54-161.
- B. Architectural Review Criteria. See Section 18-205 and/or Section 18-206.
  - a. We consider the above-referenced project to be consistent with the existing architecture with symmetrical, balanced elevations and details that subscribe to the architectural principles within the Town of Palm Beach.
    1. We consider the plan for the proposed modifications to the existing building to conform to good taste and traditional design principles and contribute to the town's image as a place of beauty, spaciousness, balance, taste, fitness, charm, and high quality.
    2. The proposed clubhouse expansion plan indicates how the structures are protected against external and internal noise, vibrations, and other factors that may make the environment less desirable.
    3. The exterior materials and detailing proposed are consistent with the quality and character of the surrounding structures.
    4. The proposed composition and massing of the work are consistent with other structures in the surrounding area.
    5. The proposed modifications are not excessively like any other structure existing for which a permit has been issued or to any different design included in the same permit application within two hundred feet of the proposed site concerning one or more of the following features outlined in Section 18-205.
    6. The proposed modifications are not excessively dissimilar to any other structure existing for which a permit has been issued or to any different design included in the same permit application within two hundred feet of the proposed site concerning one or more of the following features outlined 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.

7. The proposed modifications incorporate detailing like the existing structure and are consistent with the surrounding buildings.
  8. The proposed modifications conform 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, e.g., The Beach Club.

C. Special Exception by Section 134-229.

The Club is a notable exception to uses permitted in the R-A Zoning District. The existing clubhouse building was constructed in 1987 under the 1986 South Florida Building Code and replaced the existing wood-framed structure in the southeasterly corner of the parking lot. The proposed modifications to the Club will not adversely impact the public or neighborhood as the changes are minor and will improve the amenities of the Club. The proposed alterations to the Club will not affect the value of other properties in the neighborhood. The proposed modifications to the Club will be compatible with the area as the Palm Beach Country Club has existed since 1917, when Donald Ross designed this world-renowned golf course. The proposed changes to the Club will comply with all other yards, open spaces, and any special requirements in Article VI. The proposed modifications to the Club will comply with the comprehensive plan, if applicable. The proposed changes to the Club will not result in substantial economic, noise, glare, or odor impacts on adjoining properties and properties in the district. The changes are minor and are proposed to improve all the above. Adequate ingress, egress, and parking are provided on the Club property along North Ocean Blvd and will remain unchanged. The proposed work will be compatible with the neighborhood and an improvement to what exists today concerning the protection of the structure with impact structural glass. The Club is town-serving, as evidenced by over 50% of the members being “townspersons.” The proposed modifications to the Club will not place a more significant burden on Town services as the changes are minor and do not intensify the use of the club. Finally, these modifications have been caused by Covid and the desire for outdoor seating preferences, fresh air, and the need to upgrade this oceanfront property with impact windows and doors that are deteriorated and corroded beyond their life cycle. The club was last renovated in 1997; only the interiors were updated, the swimming pool removed, and the terrace egress was constructed.

D. Site Plan Review Approval by Section 134-329.

The property owner is the Palm Beach Country Club, Inc., which will control the Club’s renovation through its Board of Governors. The proposed modifications to the site plan will not intensify the use of what exists today and will not hurt the neighborhood. Ingress and egress to the property and the project work will be via North Ocean Blvd with no changes. Refuse collection will remain the same. The location and use of the off-street parking will not change. The site plan and the existing landscape at the Clubhouse and golf course perimeter provides for buffers and screening from neighboring properties, where practicable. The utility hookups will remain or be improved to meet the current Town

of Palm Beach requirements. The site plan proposes an expansion of an existing terrace at the SW corner of the clubhouse and does not increase nor negatively impact the neighborhood. The modifications to the site plan should not impose any other standards on the project. The proposed changes 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. The club intends to begin construction work in April 2023 and conclude construction by November 2023, when the club reopens for the 23-24 season. Accordingly, the club request permission for extended work hours from 7 am to 7 pm Monday through Saturday to timely execute construction without inconveniencing the membership. Further, since no residential structures are within 1,600 ft, there will be no detrimental impacts, e.g., noise, dust, etc., to any of the surrounding residents.

E. Variance by Section 134-201.

The Variance being requested is relative to Sec. 134-846(a): Variance for a skylight 8.25 ft above the flat roof in lieu of the 3 ft height exception allowed.

The criteria for granting the variance are listed below:

1. The property is located in the R-A Zoning District and is an existing special exception use (private club) in a residential neighborhood. This creates a hardship in designing any additions to a club while having to use residential requirements.
2. The applicant was not the cause of the property's special conditions, as the Club's size and configuration existed before today's zoning code.
3. The granting of the variance will not confer on the applicant a special privilege that is denied to the neighboring properties. The proposed skylight is screened by the parapet roof and will not be visible from any surrounding properties.
4. The hardship, which runs with the land, is that the property is non-conforming to today and applying residential standards and rules to a private country club on a massive piece of property is a hardship.
5. The variance requested is the minimum necessary to make reasonable use of the land, considering the modest addition of a skylight that is not visible.

Thank you for your time in advance. If you have any questions, do not hesitate to contact me.

Sincerely,

Tom Youchak  
Tom Youchak, Inc.  
B.Arch. Engr.  
AIA, PE, CGC

cc Maura Ziska, Esq  
Robert A Schlager, CPM  
President of the Palm Beach Country Club