

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-22-151 (ARC-22-234) 760 N OCEAN BLVD—PALM BEACH
COUNTRY CLUB (COMBO)

MEETING: DECEMBER 14, 2022

ZON-22-151 (ARC-22-234) 760 N OCEAN BLVD—PALM BEACH COUNTRY CLUB (COMBO)—SPECIAL EXCEPTION WITH SITE PLAN REVIEW AND VARIANCE. The applicant, Palm Beach Country Club, Inc. (Robert Schlager, President), has filed an application requesting Town Council review and approval for Special Exception with Site Plan Review for modifications to a previously approved Special Exception use (private golf club) in the R-A zoning district including Variance to exceed the maximum projection permitted for a new skylight. The Architectural Commission will perform design review of the application.

ARCOM NOTICE:

ARC-22-234 (ZON-22-151) 760 N OCEAN BLVD—PALM BEACH COUNTRY CLUB (COMBO). The applicant, Palm Beach Country Club, Inc. (Robert Schlager, President), has filed an application requesting Architectural Commission review and approval for the replacement of windows and doors along all façades and the construction of a second floor covered 3,500 SF terrace addition and new balconies along the rear (west) façade of an existing two-story country club and golf course and installation of a rooftop skylights including a variance from the height regulations. This is a combination project that shall also be reviewed by Town Council as it pertains to zoning relief/approval.

Applicant: Palm Beach Country Club, Inc. (Robert Schlager, President)
Professional: Tom Youchak, P.E.
Representative: Maura Ziska, Esq.

THE PROJECT:

The applicant has submitted plans, entitled "Palm Beach Country Club Window/Door Restoration & Terrace Expansion Project at Clubhouse", as prepared by **Tom Youchak, P.E.**, dated September 29, 2022.

The following is the scope of work:

- Expansion of existing second-floor terrace and first-floor pro-shop and fitness center.
- Installation of a skylight approximate 30' x 30' over the second floor living room requiring a variance to exceed maximum building height.

- Replacement of seventy-two windows.
- Replacement of twelve exterior doors.
- Installation of a second floor balcony facing golf course.

Site Data			
Zoning District	R-A	Lot Size (SF)	80.01 Acres (3,659,475 SF)
Future Land Use	PRIVATE GROUP USE	Number of Members	Existing: 330 Proposed: No Change
Lot Coverage	Permitted: 25% (914,868 SF) Existing: 2.1% (77,267 SF) Proposed: 2.2% (83,407 SF)	Number of Parking Spaces	Existing: 136 Proposed: No Change
Max. Building Height	Allowed: 25' Existing: 27.5' Proposed: No Change	Max. Overall Building Height	Allowed: 30' Existing: 37.5' Proposed: 37.5' (new skylight to match) VARIANCE REQUESTED
Surrounding Properties / Zoning			
North	Thirteen (13) Single-Family Residences / R-B		
South	Seven (7) Single-Family Residences, Private Social Club & Facilities (Beach Club) / R-B		
East	Atlantic Ocean		
West	Lake Worth Lagoon		

STAFF ANALYSIS

A preliminary review of the project indicates that the application, as proposed, appears to be inconsistent with the following sections of the Town zoning code:

- VARIANCE 1: Sec. 134-846(a): A variance for a skylight 8 ft. 3 in. above the top of flat roof in lieu of the 3 ft height exception allowed.

The Palm Beach Country Club has been in operation since the nineteen-teens. There have been various updates and renovations to club since that time, requiring review and approval from both ARCOM and Town Council. The current scope of work includes the expansion of the west terrace by an additional 2,373 SF and enclosing with a roof and impact sliding glass doors for a total terrace space of 5,123 SF. The footprint of the clubhouse will increase by 3,455 SF. Below the terrace, the fitness center and golf pro shop office will expand by 750 SF. A handicap accessible elevator is proposed at the southwest corner of the terrace.

As a part of the building renovations, the applicant is proposing a new 30 ft x 30 ft glass skylight above the club living room. This 900 SF skylight will not be visible from outside of the building and will be screened by the existing parapet/mansard roof, however, it will exceed the 3 ft maximum projection allowed for skylight; as such a variance is required for its installation. The applicant is proposing to replace seventy-two (72) existing windows with impact rated units, and is proposing the installation of four (4) new impact rated windows. Twelve (12) existing doors will be replaced with impact rated units. The entry door from North Ocean Blvd will be replaced with

an automatic entry system as well as a rear exit door facing the putting green. All are not visible from public view. A new door will replace an existing window in the men's lounge and pro shop on the first floor. Eight (8) windows will be replaced with new impact rated sliding glass doors on the west side of the clubhouse, and one storefront at the West Gallery with impact rated sliding doors at the rear exit. Approximately 1,935 sq ft of balconies will be installed on the second floor of the west-side of the club house facing the golf course. The balconies will be accessed by the new sliding glass door. The balcony will be contained by a frameless glass railing which will extend to the newly expanded terrace, replacing the existing aluminum railing. There is no increase in membership, or alterations to number of parking spaces proposed.

Town Council Request

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

- **SPECIAL EXCEPTION WITH SITE PLAN REVIEW:** Sec. 134-840: Special exception with site plan review to allow additions and modifications to an existing special exception use (Palm Beach Country Club) in the R-A Zoning District

The Palm Beach Country Club is a private social club located in the R-A Large Estate Zoning District. As such, the use is a special exception. Modifications to the club and site require review by Town council as a special exception with site plan review. The club is proposing a small expansion as part of an overall renovation to the clubhouse. The diagram below illustrates that size of the expansion in comparison to the existing clubhouse and the overall 80 Acre site is seemingly de minimis.

The following diagram is taken from the submittal presentation drawings:

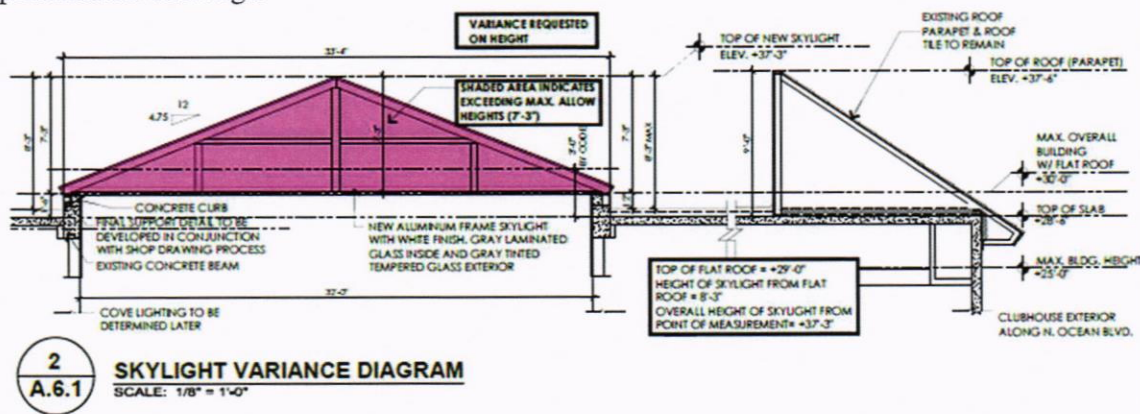


- **VARIANCE 1:** Sec. 134-846(a): A variance for a skylight 8 ft. 3 in. above the top of flat roof in lieu of the 3 ft height exception allowed.

Code section	Allowed	Proposed	Variance
Sec. 134-846(a)	3ft max. projection	8.3 ft projection	5.3 ft

As part of the renovations to the existing structure, a new large 30 ft x 30 ft skylight is being proposed over the living room of the club. The zoning code allows for a height exception for skylights, which are not to exceed 3' above the allowed building height. The applicant is proposing to install a skylight which is 8.3 ft above the building height, a variance of 5.3 ft. The height of the skylight will match and not exceed the existing overall building height of 37.5 ft.

The following diagram is taken from ARC-22-234 (ZON-22-151) Palm Beach Country Club presentation drawings:



In all, the exterior changes are an overall improvement and will be minimally seen from the rights-of-way. The thirty feet x 30 feet skylight will be hidden from view by the existing 8'-6" high roof mansard roof structure.

WRB:JGM:BMF