



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: JANUARY 11, 2023

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.

HISTORY:

The project was originally presented at the November 18, 2022, ARCOM meeting. A motion to approve the replacement of the windows and doors was approved 6-1, with the condition that the applicant returning for a restudy of the south terrace, railings, elevator and skylight to the December 16, 2022, meeting.

THE PROJECT:

The applicant has submitted revised plans, entitled "Palm Beach Country Club Window/Door Restoration & Terrace Expansion Project at Clubhouse", as prepared by **Tom Youchak, P.E.**, dated December 05, 2022.

The following is the scope of work:

- **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 located at the southwest corner of the terrace.
- **Skylight:** Installation of one skylight no taller than 8'- 3" (not visible) above 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.
- **Windows:** Replacement of seventy-two windows throughout the clubhouse with impact-resistant glass and installing four (4) new impact windows.
- **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.
- **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.
- **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.
- **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: 1,935 SF
 - Total Area Added: 6,140 SF

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) <i>VARIANCE REQUESTED</i>
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 spaced proposed.

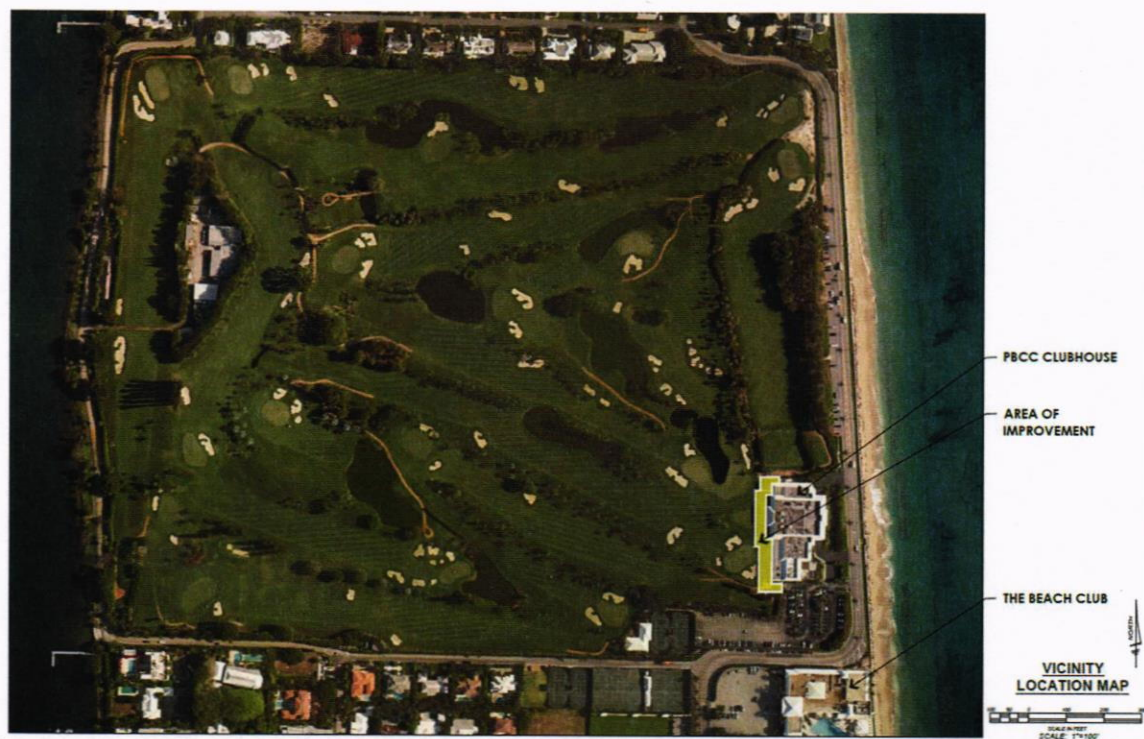
Town Council Request

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:



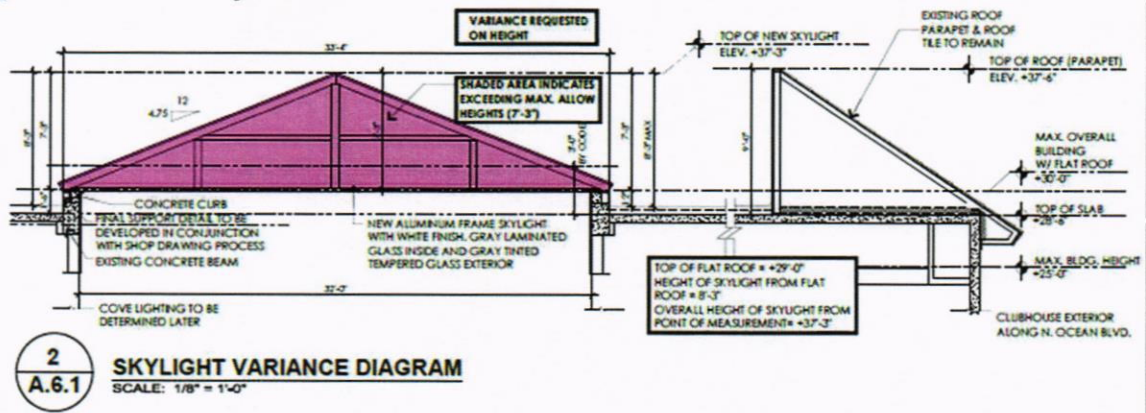
- **VARIANCE 1:** Sec. 134-846(a): A variance for a skylight 8 ft. 3 in. above the top of flat roof in lieu of the 3 ft height exception allowed.

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