



TOWN OF PALM BEACH
Planning, Zoning & Building Department
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PLANNING, ZONING, & BUILDING DEPARTMENT

PZ&B Staff Combination Memorandum: Architectural Commission and Town Council

FROM: Wayne Bergman, MCP, LEED-AP
Director PZ&B

SUBJECT: ZON-23-048 (ARC-23-048) 755 N COUNTY RD (COMBO)

MEETING: APRIL 26, 2023 (ARCOM)
MAY 10, 2023 (TC)

ARC-23-048 (ZON-23-048) 755 N COUNTY RD (COMBO). The applicant, Beach Club, Inc., has filed an application requesting Architectural Commission review and approval for the expansion of an existing outdoor pavilion including a variance to exceed lot coverage. This is a combination project that shall be reviewed by Town Council as it relates to zoning relief/approvals.

ZON-23-048 (ARC-23-048) 755 N COUNTY RD (COMBO) - SPECIAL EXCEPTION WITH SITE PLAN REVIEW AND VARIANCES. The applicant, Beach Club Inc, has filed an application requesting Town Council review and approval for Special Exception with Site Plan Review and Variance(s) to exceed the maximum allowable lot coverage and Cubic Content Ratio (CCR) in order to expand an outdoor covered pavilion. The Architectural Commission shall perform the design review of the application.

Applicant: The Beach Club Inc.
Professional: PEACOCK + LEWIS

HISTORY:

At the APRIL 27, 2022 ARCOM meeting, a similar application was reviewed and approved (7-0) for minor renovations and an expansion to the existing Beach Club facility requiring variance relief from lot coverage and Cubic Content Ratio (CCR) restrictions, pursuant to combination file ARC-22-015 (ZON-22-015)). The variances were approved (7-0) by Town Council at the May 11, 2022 Development Review meeting.

This item was approved (7-0) at the 04/26/23 Architectural Commission.

THE PROJECT:

The applicant has submitted plans, entitled "The Beach Club", as prepared by **PEACOCK + LEWIS Architects and Planners**, dated February 27 2023.

The following is the scope of work:

- Expansion of the existing freestanding poolside dining pavilion (awning structure) to the east (340 SF) and to the west (340SF) for a total addition of 680 SF to accommodate more covered seating.

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

- **SPECIAL EXCEPTION W/ SITE PLAN REVIEW: Sec. 134-890:** For alterations and additions to an existing special exception use in the R-B Zoning District.
- **Variance 1: Sec. 134-893 (b)(2)(11):** A variance for lot coverage for 31% in lieu of the 30% maximum allowed
- **Variance 2: Sec. 134-893(13)(3):** A variance for a Cubic Content Ratio (CCR) of 7.25 in lieu of the 3.50 minimum required.

Site Data			
Zoning District	R-B	Lot Size (sq ft)	134,260 SF
Future Land Use	Private Group Use	Total Building Size (sq ft)	55,696 SF
C-O-R	5.18' NAVD	Flood Zone	AE 6, X, VE 12
Finished Floor Elevation	11.32' NAVD	Max Fill	N/A
Project			
	Required/Allowed	Existing (Prior approval)	Proposed
Lot Coverage	25%	30.32%	30.83% <i>Variance Required</i>
Landscape Open Space (LOS)	45%	9.9%	N/C
Cubic Content Ratio (CCR)	3.5	7.25	7.5 <i>Variance Required</i>
Surrounding Properties / Zoning			
North	Palm Beach Country Club / R-B		
South	1952 2-story single-family residence / R-B		
East	Atlantic Ocean		
West	Beach Club (Tennis Courts) / R-B		

STAFF ANALYSIS

A preliminary review of the project indicates that the application, as proposed, appears to be inconsistent with the Town zoning code. The project consists of an expansion of a covered poolside dining pavilion internal to the site. The design features architectural elements and materials (columns and canvas awnings) used on the existing poolside pavilion and elsewhere on the building. Similar to a project in 2022, the existing structure is nonconforming as it pertains to the lot coverage and Cubic Content Ratio (CCR) restrictions in the R-B zoning district intended to regulate size and massing of single family residences. The subject site is a special exception use on an 3.4 acre oceanfront site.

WRB:JGM