




TOWN OF PALM BEACH
Planning, Zoning & Building Department
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PLANNING, ZONING, & BUILDING DEPARTMENT
PZ&B Staff Combination Memorandum: Landmarks Preservation Commission and Town Council

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

SUBJECT: COA-23-019 (ZON-23-056) 1170 S OCEAN BLVD

MEETING: MAY 17, 2023 (LPC)
JUNE 14, 2023 (TC)

COA-23-019 (ZON-23-056) 1170 S OCEAN BLVD (COMBO). The applicant, Bath & Tennis Club, Inc, has filed an application requesting a Certificate of Appropriateness for the review and approval for the installation of twelve (12) light poles for existing tennis courts, requiring review for special exception, site plan review, and variances. Town Council shall review the application as it pertains to zoning relief/approval.

ZON-23-056 (COA-23-019) 1170 S OCEAN BLVD (COMBO)– SPECIAL EXCEPTION W/ SITE PLAN REVIEW AND VARIANCES. The applicant, Bath & Tennis Club, Inc, has filed an application requesting Town Council review and approval for a Special Exception with Site Plan Review for the installation of twelve (12) tennis court light poles requiring two (2) variances to (1) exceed maximum pole height and (2) forgo tennis court screening requirements. The Landmarks Preservation Commission will perform design review of the application.

Applicant: Bath & Tennis Club, Inc. (Armend Berisha, General Manager)
Design Professional: Spina Oourke & Partners (Nelo Freijomel)
Representative: Maura Ziska, Esq.

HISTORY:

The subject property contains a multi-story commercial structure (Bath & Tennis Club) constructed in 1926 by architect Joseph Urban as a private club with later alterations by Marion Wyeth. Numerous permit applications have been issued over the years for maintenance, updates and renovations to the club.

At the May 17, 2023 LPC meeting the item was approved (7-0) and a motion was made that the variances would not (7-0) negatively impact the architecture.

SITE:



Figure 1: Subject property location aerial.

THE PROJECT:

The applicant has submitted plans entitled "Tennis Lighting For: Bath and Tennis Club" as prepared by Spina Orourke & Partners, dated March 27, 2023.

The following is the scope of work for the Project:

- The installation of (12) new tennis light fixtures on new 20' tall poles at existing tennis courts.

The following Special Exception, Site Plan Review, and/or Variance(s) are required for the application:

- **SPECIAL EXCEPTION W/ SITE PLAN REVIEW: Sec. 134-1759(g):** A special exception with site plan review to allow tennis court lighting.
- **VARIANCE 1: Sec. 134-1731:** A variance for light poles installed at 20' above grade in lieu of the 15' maximum permitted.
- **VARIANCE 2: Sec. 134-1759(c):** A variance to not fully screen tennis court facilities with plantings as high as the enclosure.

| Site Data | | | |
|---------------------------------|----------------------------|--------------------|-------------------|
| Zoning District | R-AA | Future Land Use | PRIVATE GROUP USE |
| Year of Construction | 1926 | Architect/Builder: | Joseph Urban |
| Surrounding Properties / Zoning | | | |
| North | Mar-A-Lago Club / R-AA | | |
| South | 1924 2-Story Estate / R-AA | | |
| East | Atlantic Ocean | | |
| West | Lake Worth Lagoon | | |

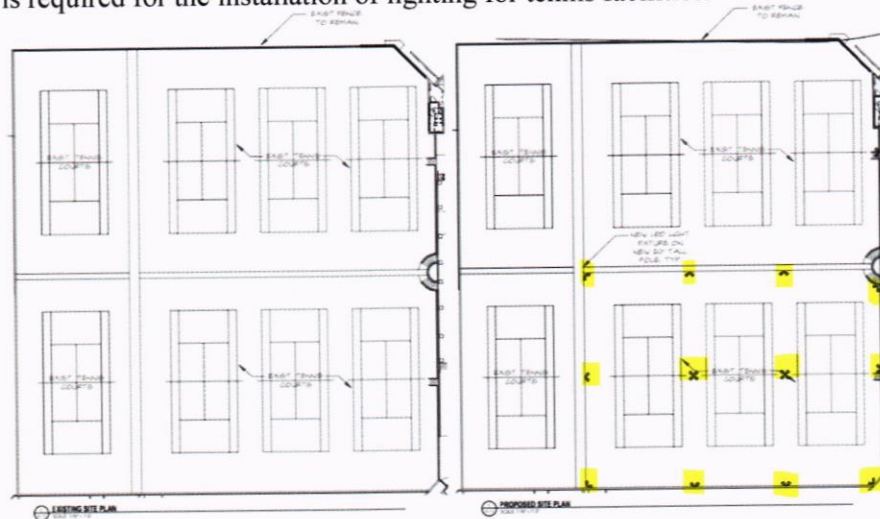
CONSISTENCY WITH THE COMPREHENSIVE PLAN:

A preliminary review of the project indicates that the proposed **application** is **consistent** with the **PRIVATE GROUP USE** designation of the Future Land Use Map of the Comprehensive Plan.

STAFF ANALYSIS

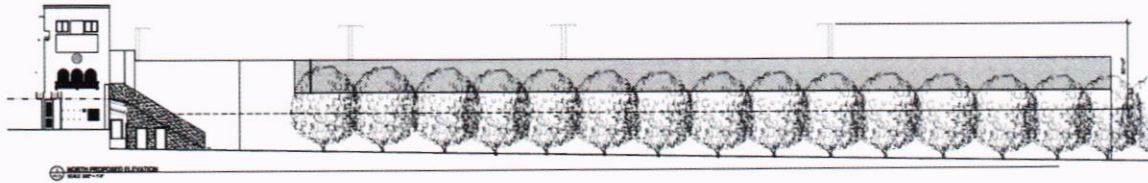
A preliminary review of the project indicates that the application, as proposed, appears to be inconsistent with the following abovementioned sections of the Town zoning code: special exception with site plan review and 2 requested variances.

The scope of work includes the addition of (12) tennis court lighting poles at the existing tennis courts at the Bath and Tennis Club. The club has existed since the 1920s to provide recreational and social opportunities to members. The special exception with site plan review portion of the application is required for the installation of lighting for tennis facilities.



The tennis courts are located above an existing parking structure. The new light poles are proposed at 20' in height as measured from the surface of the tennis courts, where 15' poles are the maximum permitted (variance #1). There are currently eight tennis courts on the elevated platform, and the proposed lighting is set to illuminate three courts—the three located in the southeast portion of the

tennis area. These three courts were selected as to have the minimal impact of lighting disturbance to neighboring properties and traveling motorists.



Variance #2 relates to required screening of tennis facilities. The fence and lighting are not totally screened by hedge material, therefore a variance is required. Due to the elevated nature of the tennis courts above the ground plane, natural screening is difficult.

Approval of the project will require two separate motions to be made by the Landmarks Preservation Commission: (1) for the overall design of the project in accordance with the aforementioned criteria, subject to any imposed conditions, and (2) that the implementation of the proposed variances **will or will not** cause negative architectural impact to the subject property.

WRB:JGM:BMF