

LETTER OF INTENT
RELATED TO TENNIS COURT LIGHTING AT 755 NORTH COUNTY ROAD

October 7, 2024

We are pleased to submit the accompanying for our project at 755 North County Road, Palm Beach, FL. The proposed work includes the installation of six (6) new tennis light fixtures on new 20 feet tall poles at the existing, East tennis courts at The Beach Club. All lights will be on timers with the Winter Season hours being 5:00 pm – 9:00 pm and Summer/Off Season hours being 7:00 pm – 9:00 pm. Please note the following:

A) LANDMARKS PRESERVATION COMMISSION 54-122 & 54-161

Not applicable - This property is not landmarked

B) ARCOM 18-205

Not applicable

B) ARCOM 18-206

Not applicable

C) SPECIAL EXCEPTION 134-229

A Club in existence prior to January 1, 1996, is a special exception use permitted in the R-B Zoning District.

The proposed East tennis court lights will not adversely impact the public or neighborhood as it will be far away from residential properties and it is bordered by the Palm Beach Country Club tennis courts. The lighting will be dim enough to not impede drivers utilizing North County Road or Country Club Road.

The proposed East tennis court lights will have no impact on the value of other properties in the neighborhood.

The proposed tennis court lights will be compatible with the neighborhood as The Beach Club has been in existence for many years.

The proposed tennis court lights will comply with all other yard, other open space and any special requirement set forth in Article VI.

The proposed tennis court lights will comply with the comprehensive plan, if applicable.

The proposed tennis court lights will not result in the substantial economic, noise, glare or odor impacts on adjoining properties generally in the district, as the tennis courts already exist.

Adequate ingress, egress and parking is provided on the Club property from North County Road.

The proposed tennis court lights should not place a greater burden on the Town Services as there will not be an increase in use, only the installation of tennis court poles and lights.

D) SITE PLAN REVIEW 134-329

The owner of the property is Beach Club Inc. and is the entity that is in control of the property and all of its amenities.

The proposed modifications to the site plan will not intensify the use over what exists today and should not have a negative impact on the neighborhood.

Ingress and egress to the property be via Country Club Road. Refuse collection will remain the same.

The location and use of the off-street parking will not change.

There are existing structures and landscaping that provide buffers and screening from neighboring properties.

The utility hook ups will remain or be improved to meet the current Town of Palm Beach requirements.

The modifications to the site plan should not impose any other standards to the project.

The proposed tennis court lights will not have a negative visual impact of the surrounding neighborhood since they will meet or exceed the required setbacks.

E) VARIANCES 134-201

The applicant has filed an application requesting Town Council to review and approve the installation of six (6) new tennis court lights on twenty foot (20') poles without screening to the East tennis courts of The Beach Club. The variance being requested is per **Sec. 134-1731**: A variance to allow the proposed tennis court lighting poles to be 20 feet tall in lieu of the 15 foot maximum allowed for outdoor lighting equipment.

The following criteria is in support of the variance request:

- 1. The property is located in the R-B Zoning District which allows clubs as a special exception. A common amenity of a club is a tennis court.**
- 2. The applicant was not the cause of the special conditions of the Club property with regard to the existing location of the tennis courts and exterior landscaping.**
- 3. The granting of the variances will not confer on the applicant a special privilege because other clubs have tennis court lights. Tennis Court lights were previously approved for the Westerly Tennis Courts at The Beach Club.**
- 4. The hardship, which runs with the land, is that it The Beach Club is an existing club in the Town of Palm Beach that has existed for decades and the tennis court lights would be a welcome amenity for the members.**
- 5. The variance requested is the minimum necessary to make reasonable use of the land in order to bring the tennis courts up to today's standards.**
- 6. The granting of the variance not be injurious to the neighborhood as the new lights are designed to have minimal impact of the surrounding areas. Many of the other tennis courts in the Town of Palm Beach have lighting installed.**

Sincerely,



Maura Ziska