



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

**PZ&B Staff Memorandum: Planning and Zoning Commission Meeting**

TO: Chair and Members of the Commission

THRU: Wayne Bergman, MCP, LEED® AP, Director of Planning, Zoning & Building  
James Murphy, Assistant Director of Planning, Zoning & Building

FROM: Jennifer Hofmeister-Drew, AICP, LCAM, Planner III

SUBJECT: Discussion of Private Clubs

MEETING: November 5, 2024

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**RECOMMENDATION**

Planning, Zoning and Building (PZB) staff is requesting the Planning and Zoning Commission (PZC) review the list of data to be collected and offer any additional items to be researched.

**GENERAL INFORMATION**

During the review of the Comprehensive Plan and Zoning in Progress for Restaurants, Bars, Nightclubs, Lounges, and For-Profit Clubs in all Commercial Zoning Districts, the PZC suggested a more in-depth review of the Code definition of “club” and the need for regulations.

The proposed 2024 Comprehensive Plan refers to private clubs within the Private Group Use Future Land Use definition as follows:

**POLICY ~~2.3~~ 1.11**

The Town shall ensure that development orders shall be issued by the Town only for new non-residential development or redevelopment that are consistent with the Future Land Use Map and associated Future Land Use Designations set forth in the following policies:

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~~2.3-6~~ **1.11.6 Private Group Use** – Intended to provide for low intensity uses such as private clubs, golf and country clubs, public and private schools, houses of worship, museums, and non-commercial recreation-type or cultural uses at a scale and intensity intended to primarily serve the needs of Town persons residents.

The current definition of “club” is provided below:

Code Section 134-2

*Club, private* means buildings and/or facilities, not open to the general public, owned and operated by a corporation or association of persons for social or recreational purposes for members and their bona fide guests and which may render, as an accessory use, services that are customarily carried on as a business. Within residential zoning districts, a private club may provide living quarters for its bona fide employees only.

Below is a table of data PZB staff will be collecting to gain better insight into current conditions to mitigate traffic and parking issues.

Data to be Collected	Source
Declaration of Use Agreement analysis	Planning, Zoning and Building Records
Number of Events per Month	Each of the Clubs and other venues that hold events
Number of Town resident memberships	Each of the Clubs and other venues that hold events
Police calls for service	Police Department Records
Code Violations	Code Enforcement Division Records
Definition of Fort Profit and Not-for-Profit Clubs	Federal laws

WRB:JGM:JHD