

BRASSEUR & DROBOT ARCHITECTS, P.A.

December 16, 2024

Town of Palm Beach
Planning, Zoning and Building Department
360 South County Road
Palm Beach, Florida 33480

Re: Letter of Intent for 500 S County Rd. ARC-24-0137 (ZON-24-0086)
Tentative Meeting Dates: 2/26/25 (ARCOM), 2/12/25 (TC)

To whom it may concern,

The project consists of a renovation of the existing golf course at the Everglades Club, the demolition of an existing 389.46 s.f. Concession building located south of the existing Palm Terrace Building and the addition of a small 214 sq. ft. outdoor Concession structure at the southwest corner of the existing Golf Pro Shop. This project will require ARCOM review and Town Council Review for Special Exception and Site Plan Review. The following is a more descriptive narrative:

The Everglades Club is performing maintenance and upgrades to its historic 1919 Seth Raynor golf course. Many course features, including greens, tees, fairways, bunkers, cart paths, and ponds, will be maintained or renovated. Major objectives for this work includes enhanced putting greens, improved bunker performance, a complete conversion of turf varieties, and improved property drainage by way of regraded surface contours, reshaped and stabilized lake edges, and new drainage infrastructure. Additionally, the location of some tees and bunkers will be altered to augment both the strategic enjoyment and safety for players of all ages. By accomplishing these goals, this Project will improve the playability and performance, agronomics and plant health, safety, strategy, fun and overall Member enjoyment of the Course. This work is essential to modernize aging Course components and infrastructure to ensure that the Course successfully endures for the next generation. This Project will be performed to the utmost highest standards in the industry, and all care will be taken to respect and protect both the environment and the Town of Palm Beach community, to ensure the best possible outcome for all interested parties.

As part of The Everglades Club Golf Course Renovation project, the landscape is integral to the strategic and aesthetic enjoyment by golfers and safety of golfers and staff, to balancing native plant material with Florida-friendly plants for pollinators, birds, and other wildlife, and to respecting the character and tradition of the club. Working with the Golf Course Architect, where the course will be re-graded to achieve improved drainage and playability, some palms (Royal, Sabal, Coconut, Montgomery, Christmas, Solitaire, Thatch, etc.) will be excavated, stockpiled, and then transplanted in locations that fit the strategy and playability of the proposed golf course design. Some Coconut palms will be removed along with the foliage and fruit that are annually pruned and hauled to the landfill in advance of hurricane season. Native Sabal Palms will be the primary replacements. Native trees (Gumbo Limbo, Simpson Stopper, etc.) in disturbed

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areas will be transplanted. Where practicable, invasive species (Brazilian Pepper, Melaleuca, etc.) will be removed. Several Ficus and Areca Palm screens/hedges will be replaced with mature Podocarpus hedges [Golfview Road(160'), Golf Shop complex (270'), Maintenance complex (420'), and Island Road (60')]; heights vary by location (6-18' tall). These proposals consider the environment of the club as well as its neighbors and the community in general. Industry-standard installation and grow-in will provide immediate benefit to the plants as well as long-term aesthetic and maintenance benefits.

The project also consists of removing the existing concession building located at the ninth hole south of the existing Palm Terrace Building and adding a new 214 sq. ft. concession structure at the southwest corner of the existing Pro Shop. This will enhance the view of the Golf Course from the Palm Terrace building without sacrificing the convenience of obtaining refreshment at the half way point of play.

The project is required to be reviewed by the Architectural Commission per Section 18-205 and/or Section 18-206.

- a. It is our opinion that the proposed addition is consistent with the existing building and previously approved designs. The elevations are balanced and feature detailing which is consistent the existing building and the existing built environment located within the Town of Palm Beach.
 - i. The plan for the proposed addition to the existing building conforms to good taste and traditional design. In general, the addition compliments the image of the Town as a place of beauty, spaciousness, balance, taste, fitness, charm, and high quality.
 - ii. The plan for the proposed addition has been designed in a manner which the structures are protected from external and internal noise, vibrations, and other factors which can make the environment less desirable.
 - iii. The finish materials on the exterior and detailing is in keeping with the character and quality of the existing building and the surrounding built environment.
 - iv. The composition and massing of the proposed addition is in keeping with the surrounding built environment.
 - v. The 1-story addition matches detailing of the existing structure.
 1. The proposed materials are in keeping with the existing structure. The proposed detailing includes bracket and eve overhang details which match the existing building in order to not compete but complement the existing structure.
 - vi. The proposed addition to the existing building is not overly dissimilar to the surrounding built environment.
 1. The exterior detailing is consistent and compatible with the surrounding built environment.
 2. The proposed work is architecturally compatible with the tropical context and adjacent structures.

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3. The components of the proposed addition have been coordinated to be consistent with the existing and adjacent structures.
4. Proposed addition respects the location of the existing structure and the setbacks of the adjacent properties.
5. Proposed design features are compatible with the existing massing.
6. The proposed addition does not impact the privacy of neighboring properties.
- vii. The proposed addition is one story and incorporates detailing that is compatible to the style and massing of the existing structure.
- viii. The proposed addition incorporates detailing which is compatible with the existing structure and consistent with the surrounding built environment.
- ix. The proposed addition requires no Variances.
- x. The demolition of the existing Concession building will open up the view of the Golf Course from the existing Palm Terrace Building.
- b. The proposed addition does not impact the surrounding unique site characteristics and is more consistent with adjacent properties.

Request for Special Exception:

1. The use is a permitted special exception use as set forth in article VI of this chapter.

A Club is a special exception use permitted in the R-A Zoning District.

2. The use is so designed, located and proposed to be operated that the public health, safety, welfare and morals will be protected.

The proposed golf course renovation will not adversely impact the public or neighborhood.

3. The use will not cause substantial injury to the value of other property in the neighborhood where it is to be located.

The proposed golf course renovation will have no impact on the value of other properties in the neighborhood.

4. The use will be compatible with adjoining development and the intended purpose of the district in which it is to be located.

The proposed golf course renovation will be compatible with the neighborhood as the Everglades golf course has been in existence since the 1920s.

5. The use will comply with yard, other open space, and any special requirements set out in article VI for the particular use involved.

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The proposed golf course renovation will comply with all other yard, other open space and any special requirements set forth in Article VI.

6. The use will comply with all elements of the comprehensive plan.

The proposed golf course renovation will comply with the comprehensive plan, if applicable.

7. The use not result in substantial economic, noise, glare, or odor impacts on adjoining properties and properties generally in the district.

The proposed golf course renovation will not result in substantial economic, noise, glare, or odor impacts on adjoining properties and properties generally in the district, as the golf course already exists.

8. Adequate ingress and egress to property and proposed structures thereon and off-street parking and loading areas will be provided where required, with particular reference to automotive and pedestrian safety and convenience, traffic flow and control, and access in case of fire or catastrophe.

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

9. Signs, if any, and proposed exterior lighting with reference to glare, traffic safety, and economic impact shall be compatible and in harmony with properties in the district.

N/A

10. Location, availability and compatibility of utility service for the use shall be satisfactory to ensure health and safety.

N/A

11. Refuse and service areas for the use shall not adversely affect automotive and pedestrian safety and convenience, traffic flow and control, or access in case of fire or catastrophe.

N/A

12. The proposed use will not attract the principal portion of its customers/clients from off-island locations. The applicant shall submit evidence satisfactory to the town council that not less than 50 percent of the customers of the proposed use will be townspersons. Evidence submitted in support of this contention shall include credible data or information suitable for review by the town to determine its credibility and the appropriateness of the applicant's conclusions. The submittal shall include a description of the types of information used and the methodology employed to arrive at the

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conclusion. Information used shall include, but shall not be limited to, lists of customer/client addresses or certification thereof by an independent certified public accountant approved by the town, market studies prepared by independent professional firms, or data from similar operations under the control of the applicant.

The Club is town-serving as evidenced by the fact that over 50% of the members are “townspersons”.

13. If historic/specimen trees are located on the subject property, the location of said historic/specimen trees shall be identified on a signed and sealed survey. In addition, adequate landscaping, screening and barricade protection of historic/specimen trees shall be demonstrated to be provided as required in this chapter.

N/A

14. The proposed use will not place a greater burden than would be caused by a permitted use on municipal police services due to increased traffic or on fire protection services due to the existence of or increased potential for fire/safety code violations.

The proposed golf course renovation should not place a greater burden on Town services as the proposed buildings are incidental to the golf course operation.

REQUEST FOR SITE PLAN

THE FOLLOWING ARE THE REASONS WHY THE MODIFIED SITE PLAN SHOULD BE APPROVED PURSUANT TO SECTION 134-329:

1. Sufficiency of statements on ownership and control of the subject property and the sufficiency of conditions of ownership or control, use and permanent maintenance of common open space, common facilities or common lands to ensure preservation of such lands and facilities for the intended purpose and to ensure that such common facilities will not become a future liability for the Town.

The owner of the property is Everglades Club, Inc. and is the entity that will control the golf course renovation being proposed.

2. Intensity of use and/or purpose of the proposed development in relation to adjacent and nearby properties and the effect thereon.

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.

3. Ingress and egress to the property and the proposed structure thereof, with particular reference to automotive and pedestrian safety; separation of automotive traffic; traffic

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flow and control; provision of services and servicing of utilities and refuse collection; and access in case of fire, catastrophe or emergency.

Ingress and egress to the property be via Worth Avenue or County Road. Refuse collection will remain the same.

4. Location and relationship of off-street parking and off-street loading facilities to thoroughfares and internal traffic patterns within the property, with particular reference to automotive and pedestrian safety, traffic flow and control, access in case of fire or catastrophe or emergency.

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

5. Proposed screens and buffers to preserve internal and external harmony and compatibility with uses inside and outside the property boundaries.

The site plan and landscape plan provides for buffers and screening from neighboring properties, where practicable.

6. Manner of drainage on the property, with particular reference to the effect of provisions for drainage on adjacent and nearby properties and the consequences of such drainage on overall town capacity.

N/A.

7. Utilities, with reference to hook-in locations and availability and capacity for the uses projected.

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

8. Recreation facilities and open spaces, with attention to the size, location and development of the areas as to adequacy, effect on privacy of adjacent and nearby properties and the uses within the property, and the relationship to community-wide open spaces and recreation facilities.

N/A.

9. Such other standards as may be imposed by this chapter for the particular use or activity involved.

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

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10. Height of commercial structures with reference to adjoining buildings, the effect on uniformity in height, and the general principle of retaining the low profile scale of commercial architecture.

The proposed golf course renovation is in keeping with the architecture of the Club and golf course.

11. Visible size and bulk. The proposed development should be so arranged that it minimizes the visible bulk of the structures to drivers and pedestrians on abutting roadways, the point of reference being the centerline of the abutting roadways, the intent being to maintain visual impact of multistory buildings at the same relative level of intensity as a single story building at the minimum required setback.

The proposed golf course renovation will not have a negative visual impact on the surrounding neighborhood.

Please let me know if you have any questions. My office number is (561) 820-8088.

Respectfully,

Jason P. Drobot
Architect

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