

# TOWN OF PALM BEACH

Information for Town Council Meeting on: April 11, 2018

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To: Mayor and Town Council

Via: Kirk Blouin, Town Manager

From: Paul W. Castro, Acting Director, Planning, Zoning & Building Department

Subject: **Z-17-00042 SITE PLAN REVIEW WITH VARIANCE(S)**  
**1700 S OCEAN BLVD**

Date: April 04, 2018

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## **STAFF RECOMMENDATION**

Staff recommends that the Town Council require the applicant to meet all conditions and comments as provided for in the Development Review Comments (DRC) Report attached.

## **BACKGROUND**

An application has been received for the following project:

### **REQUEST:**

Site Plan Review to allow construction of a new 8,917 square foot two-story residence on a non-conforming platted lot which is 15,005 square feet in area in lieu of the 20,000 square foot minimum required in the R-A Zoning District and 100 feet in depth in lieu of the 150 foot minimum depth required in the R-A Zoning District. The following variance is being requested in conjunction with this application:

1) A request to have a building height plane setback of 53 feet in lieu of the 59 foot minimum setback required. 2) A request to allow the existing 3-4 foot wall to remain as screening for the proposed swimming pool in lieu of the 6 foot minimum height required when a swimming pool is located in the street side yard. 3) A request to eliminate the requirement to have a 6 foot tall hedge on the outside of the required wall.

**ADDRESS:** 1700 S OCEAN BLVD

**OWNER:** OCEAN VILLA HOLDINGS LLC

**OWNER'S REPRESENTATIVE:** KOCHMAN & ZISKA PLC

**PROPERTY CONTROL NO.:** 50-43-44-11-02-000-0010

**ZONING DISTRICT:** B-A Beach Area

**LEGAL DESCRIPTION:** PARC MONCEAU LTS 1 & 2

Staff recommends that the Town Council consider the presentations by the applicant and Staff, as well as the report of the Development Review Committee (attached) and comments from interested parties regarding the application.

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Attachment

cc: John C. Randolph, Town Attorney  
pf & zf