

TOWN OF PALM BEACH

Information for Town Council Meeting on: April 11, 2018

To: Mayor and Town Council

Via: Kirk Blouin, Town Manager

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

Subject: **Z-18-00071 SPECIAL EXCEPTION WITH SITE PLAN REVIEW AND VARIATION**
1744 S OCEAN BLVD

Date: April 04, 2018

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:

1. Request a special exception to permit the construction of a +/- 75 foot tunnel for pedestrian access under South Ocean Boulevard to connect the house to the beach parcel on the east side of the road. Also proposed is a walkover and landing. The application proposes to close one lane of traffic at one time to construct the tunnel.
2. A variance to allow the tunnel and associated stairs to have a setback of 47.25 feet from the designated Ocean Bulkhead Line established in Chapter 62 in lieu of the 150 foot minimum setback required.

ADDRESS: 1744 S OCEAN BLVD

OWNER: TRAVERSE NORMAN &

OWNER'S REPRESENTATIVE: KOCHMAN & ZISKA PLC

PROPERTY CONTROL NO.: 50-43-44-11-03-000-1061

ZONING DISTRICT: B-A Beach Area

LEGAL DESCRIPTION: PALM BEACH ESTATES LT 106 (LESS N 6 FT, S
50 FT & OCEAN BLVD R/W)

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.

Page Two

Attachment

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