



**PLANNING, ZONING AND BUILDING DEPARTMENT**

Town of Palm Beach  
360 S County Rd  
Palm Beach, FL 33480

**DEVELOPMENT REVIEW COMMITTEE REPORT**

**DRC MEETING:** 5/22/18

**APPLICATION NO.:** Z-18-00113 **APPLICATION TYPE:** SPECIAL EXCEPTION WITH SITE PLAN REVIEW AND VARIANCE(S)

**ADDRESS:** 1178 N OCEAN BLVD SUITE: BEACH CABANA

**DESCRIPTION:**

The Applicant seeks to reconstruct an existing beach house east of Ocean Boulevard adjacent to the east of property owned by the Applicant on the existing footprint in the existing location. Due to changes in the zoning code since the beach house was originally built, the variances indicated below are required, since greater than 50% of the existing structure, determined by cubic footage, is being demolished (per Code Section 134-417). To permit construction of a beach house with a square footage of 519 square feet, existing and proposed, in lieu of 350 square feet allowed by Special Exception. To permit the construction of a beach house with a depth dimension of 24' 8-1/2", existing and proposed, in lieu of 20' maximum dimension allowed by Special Exception. To permit the construction of a beach house with a width dimension of 21', existing and proposed, in lieu of 20' maximum dimension allowed by Special Exception. To permit the construction of a beach house with a setback of 5'-3-1/2", existing and proposed, in lieu of a minimum setback of 10' permitted by code. To permit a maximum hedge height/wall height existing and proposed to remain at +/-6'-0"; in lieu of 4'-0" permitted by code. To permit a minimum ocean vista, existing and proposed, 0% of lot width, in lieu of 50% of lot width permitted by code.

<u>DEPARTMENT</u>	<u>NAME/TITLE</u>	<u>DATE</u>	<u>COMMENT</u>
BUILDING OFFICIAL	William Bucklew, Building Official	5/21/2018	Applications plans must reflect new changes to FEMA Flood Maps for elevation requirements. FF Elevation must be at 10 ft NAVD and structure must be built to meet VE Zone requirements.
PUBLIC WORKS DEPARTMENT	Craig Hauschild, Civil Engineer	8/30/2018	A letter from the Civil Engineering stating that coordination with the Landscape Architect has occurred needs to be provided.  An agreement for the non-standard material (broken stone walkway) within the rights-of-way will be required.  The required sketch of a Stormwater System and exfiltration calculations have been provided.
FIRE RESCUE DEPARTMENT	Martin DeLoach, Fire Marshal	6/18/2018	There are no fire code concerns with the proposed project
PZB - PLANNING AND ARCHITECTURAL REVIEW	John Lindgren, Planning Administrator-Project Manager	6/24/2018	This application requires Architectural Commission (ARCOM) review and approval as a major combination project.
POLICE DEPARTMENT	Benjamin Alma, Code Enforcement and Parking Manager	5/23/2018	No Comment
PZB DIRECTOR			No Comment
TOWN MANAGER	Jay Boodheshwar, Deputy Town Manager	6/1/2018	No Comment



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PZB - ZONING

Paul Castro, Zoning  
Administrator

5/29/2018

There is no hardship to allow a beach cabana that is larger than the maximum allowed by Code. In addition, there also is no hardship to allow the hedge to exceed four feet maximum height and not meet the ocean vista requirements. Applicant should be required to create the ocean vista as required by Code when building a new beach cabana. In addition, the applicant should also demonstrate the hardship in not meeting the maximum cabana dimension.

A unity of title agreement shall also be required to combine with the main property prior to the issuance of a building permit for the proposed cabana.