

# TOWN OF PALM BEACH

Information for Town Council Meeting on: November 14, 2018

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To: Mayor and Town Council

From: Josh Martin, Director, Planning, Zoning & Building Department

Subject: **Z-18-00113 SPECIAL EXCEPTION WITH SITE PLAN REVIEW AND VARIATION**  
**1178 N OCEAN BLVD SUITE: BEACH CABANA**

Date: October 30, 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:**

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.

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

**OWNER:** 1178 OCEAN LLC

**OWNER'S REPRESENTATIVE:** BRETON LYNCH EUBANKS & SUAREZ-

**PROPERTY CONTROL NO.:** 50-43-43-03-10-000-0030

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

**LEGAL DESCRIPTION:** REPLAT OF EL ENCANTO LTS 3 & 4

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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.

Attachment

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