

TOWN OF PALM BEACH

Information for Town Council Meeting on: November 14, 2018

To: Mayor and Town Council

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

Subject: **Z-18-00121 SITE PLAN REVIEW WITH VARIANCE(S)**
456 S OCEAN BLVD SUITE: SITE

Date: October 30, 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:

A request for Site Plan Review to construct a two-story, four (4) unit, townhouse building group with associated swimming pools and hardscape. Each unit will be approximately 8,800 square feet with basement garages. The following variances are being requested: 1. A request for a variance to allow the maximum building dimension of the building group to be 184.16 feet in length in lieu of the 150 foot maximum length allowed for a townhouse building group. 2. A request for a variance to not provide 25% of the building to be setback an additional 10 feet from the front setback along South Ocean Boulevard.

ADDRESS: 456 S OCEAN BLVD SUITE: SITE

OWNER: 456 SOUTH OCEAN LLC

OWNER'S REPRESENTATIVE: KOCHMAN AND ZISKA

PROPERTY CONTROL NO.: 50-43-43-26-01-002-0011

ZONING DISTRICT: R-C Medium Density Residential

LEGAL DESCRIPTION: VILLA MARINE E 70 FT OF LT 1 & LTS
2 THRU 4 BLK 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