

# TOWN OF PALM BEACH

Information for Town Council Meeting on: April 10, 2019

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To: Mayor and Town Council

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

Subject: **Z-19-00180 SPECIAL EXCEPTION WITH SITE PLAN REVIEW AND VARIANCE  
910 S OCEAN BLVD**

Date: March 28, 2019

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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:**

1. Request Site Plan approval to permit construction of a new 17,527 square foot, two story residence on a platted lot with a depth of 128.42 in lieu of the 150 foot minimum required in the R-A Zoning District. 2. Request a variance to allow a point of measurement of 21.5 NAVD ("North American Vertical Datum") in lieu of the 18.34 NAVD maximum allowed for properties east of the Coastal Construction Control Line. 3. Request for a special exception to permit construction of a new 500 square foot beach cabana east of South Ocean Boulevard. 4. Request for a special exception to permit the construction of a pedestrian tunnel for access under South Ocean Boulevard to the beach parcel. 5. Request a variance to allow a retaining wall along the west property line in the side yard and front yard setbacks to be a range of 11.4 feet to 11.8 feet in height in lieu of the 6 and 7 foot maximum allowed in the front yard and side yard setbacks.

**ADDRESS:** 910 S OCEAN BLVD

**OWNER:** 910 S OCEAN LLC

**OWNER'S REPRESENTATIVE:** KOCHMAN AND ZISKA

**PROPERTY CONTROL NO.:** 50-43-43-35-08-000-0010

**ZONING DISTRICT:** R-A Estate Residential

**LEGAL DESCRIPTION:** LUCOM ADDITION LT 1 & TR A

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