

TOWN OF PALM BEACH

Information for Town Council Meeting on: November 10, 2021

To: Mayor and Town Council

From: Wayne Bergman, Director, Planning, Zoning & Building Department

Subject: **Z-21-00359 SPECIAL EXCEPTION WITH SITE PLAN REVIEW AND VARIANCE
870 S OCEAN BLVD**

Date: May 27, 2021

BACKGROUND

An application has been received for the following project:

REQUEST:

Section 134-840: Request for a Special Exception with Site Plan Review to allow construction of a 435 square foot beach cabana (20' x 25') with a 250 square foot pool and a new seawall in the R-A/B-A Zoning District.

Section 134-1474(a): Request for a variance to construct a 435 square foot beach cabana that is on a lot with frontage of 101.53 feet in lieu of the 125 feet required for lot width in the B-A Zoning District for beach area property adjacent to R-A Zoning District.

Section 134-1701 and 62-37: Request for a variance to construct a new 100.5' seawall three feet east of the existing seawall which is east of the Town of Palm Beach bulkhead line 6'2" at the south end and 6'0" at the north end, in lieu of the seawall being placed directly on the bulkhead line. The proposed new seawall will align with the recently-constructed seawall at 880 South Ocean Boulevard.

ADDRESS: 870 S OCEAN BLVD

OWNER: INVEST KOMFORT FL LCC

OWNER'S REPRESENTATIVE: KOCHMAN AND ZISKA

PROPERTY CONTROL NO.: 50-43-43-35-02-000-0210

ZONING DISTRICT: B-A Beach Area

LEGAL DESCRIPTION: VIA VIZCAYA ADDITION LTS 21 & 25

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