



**PLANNING, ZONING AND BUILDING DEPARTMENT**

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

**DEVELOPMENT REVIEW COMMITTEE REPORT**

**DRC MEETING:** 4/6/21

**APPLICATION NO.:** Z-21-00359 **APPLICATION TYPE:** SPECIAL EXCEPTION WITH SITE PLAN REVIEW AND VARIANCE(S)

**ADDRESS:** 870 S OCEAN BLVD

**DESCRIPTION:**

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.

<u>DEPARTMENT</u>	<u>NAME/TITLE</u>	<u>DATE</u>	<u>COMMENT</u>
BUILDING OFFICIAL	Wayne Bergman, Director, Planning, Zoning & Building	4/22/2021	No Comment
PUBLIC WORKS DEPARTMENT	Craig Hauschild, Civil Engineer	6/1/2021	No Comments: A stormwater management system to treat the initial runoff from the proposed improvements has been depicted. An ROW Installation and Maintenance Agreement shall be required for the sewer lateral crossing the road rights-of-way.
FIRE RESCUE DEPARTMENT	Martin DeLoach, Fire Marshal	4/22/2021	There are no fire code concerns with this proposed project.
PZB - PLANNING AND ARCHITECTURAL REVIEW	Laura Groves Van Onna, Historic Preservation Planner	4/29/2021	This proposed project is on the tentative agenda for the regularly scheduled Architectural Commission (ARCOM) meeting on 05/26/2021 as Application B-047-2021.
PZB DIRECTOR	Wayne Bergman, Director, Planning, Zoning & Building	4/22/2021	No Comment
PZB - ZONING	Paul Castro, Zoning Administrator	4/26/2021	The special exception with site plan review is required for a new beach cabana. One of the variances is required to construct a new beach cabana on a nonconforming lot. The other is for the seawall. The applicant has to demonstrate to the satisfaction of the Town Council that there is a hardship for both variances based on Section 134-201 of the Code.