



TOWN OF PALM BEACH
Planning, Zoning & Building Department
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PLANNING, ZONING, & BUILDING DEPARTMENT
PZ&B Staff Memorandum: Town Council Development Review

TO: Mayor and Town Council

FROM: Wayne Bergman, MCP, LEED-AP
Director PZ&B

SUBJECT: ZON-22-060 (COA-22-017) 1820 S OCEAN BLVD (COMBO)

MEETING: May 11, 2022

ZON-22-060 (COA-22-017) 1820 S OCEAN BLVD (COMBO) —SPECIAL EXCEPTION W/ SITE PLAN REVIEW AND VARIANCES. The applicant, White Birch Farm Inc. (Peter Brant), has filed an application requesting Town Council review and approval for Special Exception w/ Site Plan Review for the construction of a beach cabana in the BA zoning district including Variances (1) to reduce the required side (west) setback and (2) to reduce the required ocean bulkhead line setback. The Landmarks Preservation Commission will perform design review of the application.

LPC NOTICE:

COA-22-017 (ZON-22-060) 1820 S OCEAN BLVD (COMBO). The applicant, White Birch Farm Inc. (Peter Brant), has filed an application requesting a Certificate of Appropriateness approval for exterior modifications to an existing two-story Landmarked guest house and the construction of a new beach cabana in the BA zoning district including setback variances. Town Council will review the Special Exception and Variance portion of the application.

Applicant: White Birch Farm Inc. (Peter Brant)
Professional: SKA Architect and Planner
Representative: Maura Ziska

HISTORY:

- January 2022 – Staff-level application approved (L-21-00393) to reconstruct three chimneys (in-kind) on the primary structure due to structural decay.

On April 20, 2022 an application was presented to Landmarks Preservation Commission, pursuant to COA-22-017 (ZON-22-060) 1820 S OCEAN BLVD (COMBO).

THE PROJECT:

The applicant has submitted plans, entitled " White Birch Farm Inc. 1820 South Ocean Boulevard", as prepared by **SKA Architect and Planner**, dated 03/22/22

The following is the scope of work for the complete demolition to an existing two-story residence:

- Modifications to the existing west balcony on the guest house.

- Construction of a new 250 SF cabana.

The following Special Exception, Site Plan Review and/or Variances are required to complete the project:

- Section 134-840; Section 134-14 72: Request for a Special Exception with Site Plan Review to allow construction of a 250 SF beach cabana in the R-A/B-A Zoning District.
- VARIANCE 1: Section 134-1474: To allow the beach cabana to have a west setback of 6 feet from the property line in lieu of the 10 foot minimum required.
- VARIANCE 2: Section 134-1702: To allow beach cabana to have a setback of 33.17 feet from the designated ocean bulkhead line established in Chapter 62 in lieu of the 150 foot minimum required.

Site Data			
Zoning District	R-AA Large Estate Residential	Lot Size (SF)	140,876+28,582 SF
Future Land Use	Single family	Flood Zone	AE 6', X
C-O-R	14.73' NAVD	Designated Landmark	4/17/80
Year of Construction:	1924	Architect:	Addison Mizner

*If value is not applicable, N/A

*If value is not changing, N/C

Surrounding Properties / Zoning	
North	Vacant Single-family Large Estate Residence
South	2014 Two-story single-family Large Estate Residence
East	Atlantic Ocean
West	Lake Worth Lagoon

STAFF ANALYSIS

The proposal includes modifications to the existing detached guesthouse and the construction of a new beach cabana. The application proposes to remove the existing second floor balcony on the west façade of the guesthouse. The existing balcony is supported by a series of columns extending to a ground floor patio. Per the plans and documentation provided, the application proposes to reconstruct a new shallow (30'-0" X 6'-2") cantilevered balcony in the same location, supported by triangular brackets.

Additionally, a new cabana will be constructed on the oceanfront parcel requiring two variances and a Special Exception with Site Plan Review. The proposed cabana utilizes similar detailing found on the primary and guest structures, including a wood shingle roof, exposed cypress rafter tails, and exposed half-timbering. The required Code relief for the construction of the cabana is as follows:

- Section 134-840; Section 134-1472: Request for a Special Exception with Site Plan Review to allow construction of a 250 SF beach cabana in the R-A/B-A Zoning District.
- VARIANCE 1: Section 134-1474: To allow the beach cabana to have a west setback of 6

- feet from the property line in lieu of the 10 foot minimum required.
- VARIANCE 2: Section 134-1702: To allow beach cabana to have a setback of 33.17 feet from the designated ocean bulkhead line established in Chapter 62 in lieu of the 150 foot minimum required.

In the BA zoning district, a beachfront cabana is a Special Exception Request with Site Plan Review to allow construction of a 250 SF beach cabana in the R-A/B-A Zoning District. While the beachfront parcel contains approximately 29,000 SF of lot area and a street frontage of approximately 334' linear feet, the actual developable land area is limited as the shoreline revetment that runs parallel to the ocean greatly infringes on the land limiting it to roughly 14' deep at the southern end—leaving little room for the cabana.

As it pertains to Variance #1 to allow the beach cabana to have a west setback of 6 feet from the property line in lieu of the 10 foot minimum required, staff has no objections. The 10' x 25' wide cabana has been sited towards the northern portion of the site, roughly 30' from the north side property line. Due to the limited land area, the closest edge of the cabana is 6' from the west front property line. There are similar oceanfront cabanas in the immediate area located further to the south at 1906 and 1900 South Ocean Boulevard.

As it pertains to Variance #2 to allow beach cabana to have a setback of 33.17 feet from the designated ocean bulkhead line established in Chapter 62 in lieu of the 150 foot minimum required, staff has no objections. Similar variances, specifically 5 in 2021 have been granted in the past and is not uncommon when the revetment serves in lieu of the proper designated ocean bulkhead line.

Finally, the following comments remain for the applicant to be aware of:

1. FDOT Permission for new stairs over revetment required.
2. Existing tunnel will need to be evaluated per FDOT criteria.
3. A Stormwater management system designed to treat the initial stormwater runoff for the site will need to be developed (Ref. Sec. 30-114 – Drainage and Sec. 86 – Article III Stormwater Management).