



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-22-046 (ARC-22-063) 1160 N OCEAN BLVD (COMBO)

MEETING: July 13, 2022

ZON-22-046 (ARC-22-063) 1160 N OCEAN BLVD (COMBO)—SPECIAL EXCEPTION W/ SITE PLAN REVIEW. The applicant, Paul & Cythlen Maddock, has filed an application requesting Town Council review and approval for Special Exception w/ Site Plan Review for the construction of a 500 SF beach cabana in the BA zoning district. The Architectural Commission will perform design review of the application.

ARC NOTICE:

ARC-22-063 (ZON-22-046) 1160 N OCEAN BLVD (COMBO). The applicant, Paul & Cythlen Maddock, has filed an application requesting Architectural Commission review and approval for the construction of a new 500 SF beach cabana in the BA zoning district. The application will require Special Exception with Site Plan Review by Town Council.

Applicant: Paul & Cythlen Maddock
Professional: Shorebreak Designs Architecture + Planning
Representative: Connor Peede

THE PROJECT:

The applicant has submitted plans, entitled "1160 NORTH OCEAN BOULEVARD", as prepared by **Shorebreak Designs Architecture + Planning**, dated June 14, 2022.

The following is the scope of work:

- New oceanfront cabana (reduced from 500 sf to 320 sf. match size of neighbor cabana)
- Landscape and hardscape improvements

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

- **SPECIAL EXCEPTION W/ SITE PLAN REVIEW:** Section 134-890; Section 134-1472 : Request for a Special Exception with Site Plan Review to allow construction of a 500SF beach cabana in the R-B/B-A Zoning District.

Site Data

Zoning District	BA	Lot Size (sq ft)	7,833 SF
Future Land Use	SINGLE FAMILY	Total Building Size (sq ft)	320 SF
C-O-R	14.15' NAVD	Finished Floor Elevation	13.75' NAVD

Surrounding Properties / Zoning	
North	One story cabana / BA
South	One story cabana / BA
East	Atlantic Ocean
West	Two-story residence / RB

STAFF ANALYSIS

The proposal consists of a new 320 SF cabana on the oceanfront parcel requiring Special Exception with Site Plan Review. The proposed cabana utilizes similar detailing found on the primary and guest structures, including the incorporation of shutters along the street side windows, the color selection and the use of stucco reveals in the body. The structure is sited within all required setbacks. The proposed structure will not be incompatible with the area as there are similar beach cabanas to the north and the south of the subject property along the ocean.