



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

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

SUBJECT: ZON-24-032 250 BRADLEY PL

MEETING: FEBRUARY 14, 2024

ZON-24-032 250 BRADLEY PL – VARIANCE(S). The applicant, Lake Towers Condo and Andrew Schilling, has filed an application requesting Town Council review and approval of the installation of a boatlift requiring (2) variances, (1) to encroach into the north side setback and (2) for a boat lift projection further than 150' from land.

Applicant: Lake Towers Condo and Andrew Schilling
Professional: Bolchoz Marine Advisors Inc (M Bolchoz PE)
Representative: Maura Ziska

HISTORY:

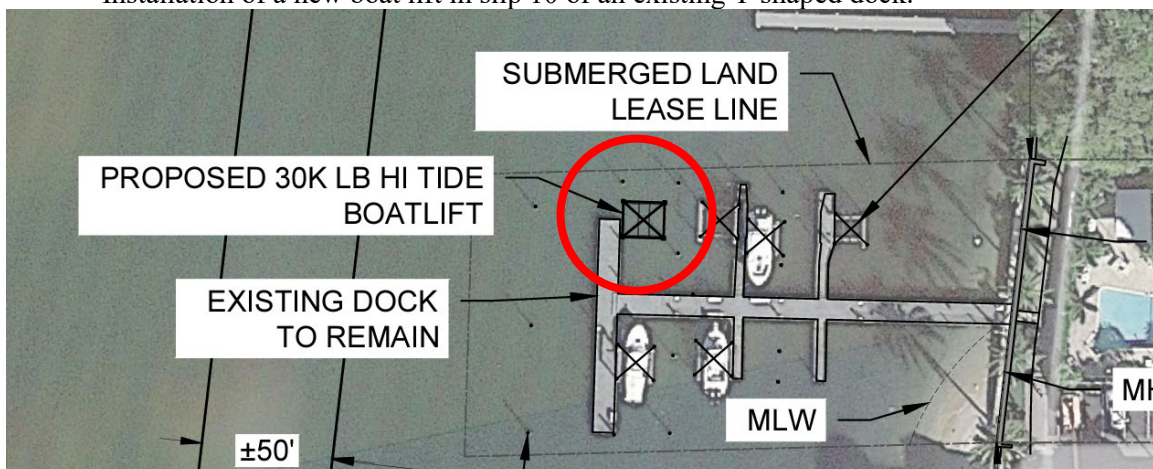
An application was reviewed and approved for a new two-story residence at the FEBRUARY 23, 2022 ARCOM meeting, pursuant to ARC-22-016. A permit for the dock cannot be issued until permits are issued for the new house previously approved on this vacant parcel.

THE PROJECT:

The applicant has submitted plans, totaling 6 sheets entitled " VARIANCE EXHIBITS - SECOND SUBMISSION: CASE NUMBER: ZON-24-032 SHILLING BOATLIFT", as prepared by **Bolchoz Marine Advisors Inc** date stamped by the Town, Jan 03, 2024.

The following is the scope of work for the Project:

- Installation of a new boat lift in slip 10 of an existing T-shaped dock.



The following Special Exceptions, Site Plan review and/or Variances required to complete the project, and shall be reviewed by Town Council:

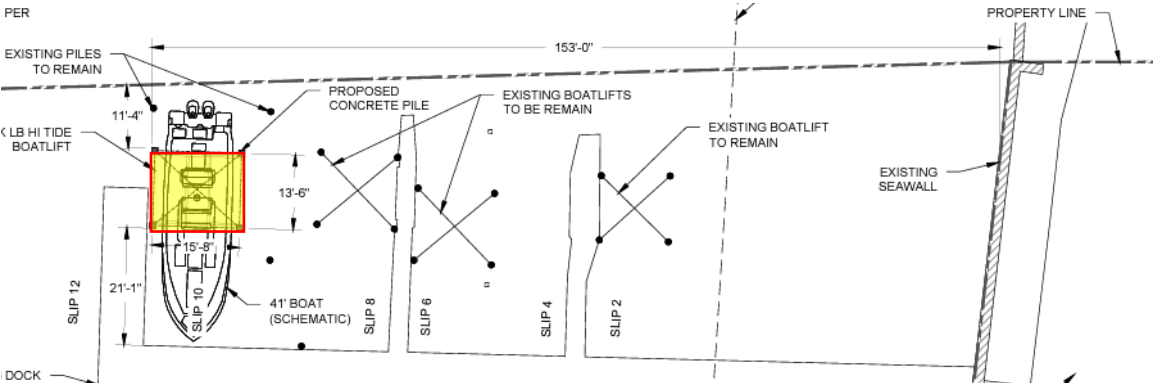
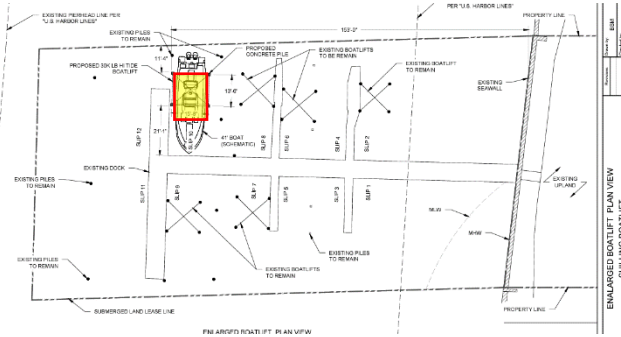
- VARIANCE 1: Sec. 62-74 (2) & Sec. 62-75(h): A variance for installation of a boat lift with an 153' projection from land, in lieu of the 150' maximum projection permitted.
- VARIANCE 2: Sec. 6274(2) & Sec. 62-75(h): A variance for installation of a boat lift with an 11'-4" north side yard setback, in lieu of the 25' setback required.

Site Data			
Zoning District	R-D(1)	Future Land Use	SINGLE FAMILY
Surrounding Properties / Zoning			
North	1959 One-story residence / R-B 2016 Two-story residence w/ DOCK / R-B		
South	1991 Three-story 15-unit multifamily Vila Plati w/ DOCK / R-D(1)		
East	1956 Two-story 6-unit multifamily / R-C		
West	Lake Worth Lagoon		

STAFF ANALYSIS:

The subject property is the last R-D(1) property north of Seminole Ave waterfront properties along Lake Worth Lagoon before the properties turn to R-B single family zoning.

Nearly all of the waterfront properties south in the immediate area have extending docks in an 'L' or 'T' formations. The applicant is seeking to install a new 13.5' x 15.8' boat lift within slip 10 of an existing T-shaped dock with 12 existing slips. The nonconforming dock has 5 boat lifts in various slips (9,7,8, 6 and 2) in a similar configuration. The existing dock is nonconforming in its setbacks, and in its maximum marine projection. The end section of the boat lift is proposed at an 11'-4" north side yard setback, in lieu of the 25' setback required (variance #1). The existing dock encroaches further to the north than the proposal as evidenced below.



To note, the existing terminal dock also exceeds the 150' maximum projection permitted; as such, the installation of the boat lift in one of the westernmost slips also exceeds this limitation (variance #2). Staff has no objections to the requests.

CONCLUSION:

Approval of the project will require one separate motions to be made by the Town Council:

- (1) for final determination of approval or denial of the variances by the Town Council, and that the variance **shall or shall not** be granted that all of the criteria applicable to this application as set forth in Section 134-201(a), items 1 through 7 have been met.

WRB:JGM