



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

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

SUBJECT: ZON-24-051 320 DUNBAR RD

MEETING: APRIL 10, 2024

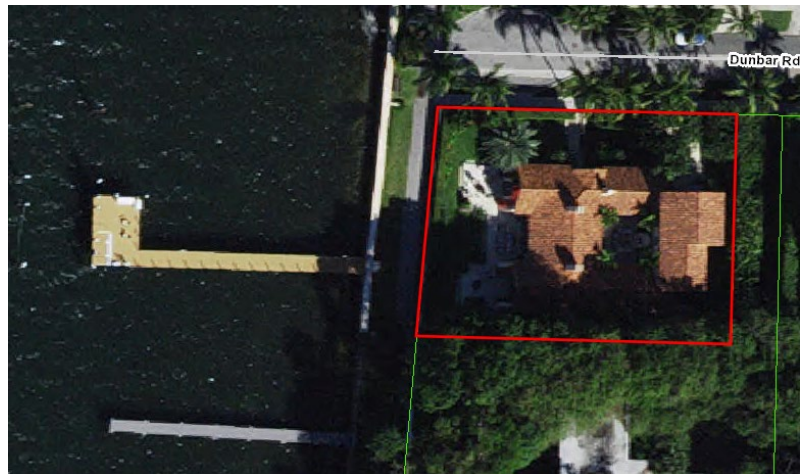
ZON-24-051 320 DUNBAR RD – VARIANCE(S). The applicant, Peter May, has filed an application requesting Town Council review and approval of two (2) variances for (1) the installation of marine mooring piles greater than 150' from land and (2) for the installation of marine mooring piles within the north riparian setback.

Applicant: Peter May
Professional: Isiminger & Stubbs Engineering, Inc. (Matt Butler)
Representative: Maura Ziska

HISTORY:

Construction of a new single-family residence was approved in 2015 and completed in January 2017 on the vacant parcel located at 320 Dunbar Rd.

Variance Z-21-00337 was approved by the Town Council at the August 11, 2021 development review hearing for the installation of mooring piles associated with an existing dock to be located 154 ft from the seawall in lieu of the 150 maximum permitted, and a variance to allow mooring piles to be installed with a 2 ft north riparian side-setback in lieu of the 25 ft required.

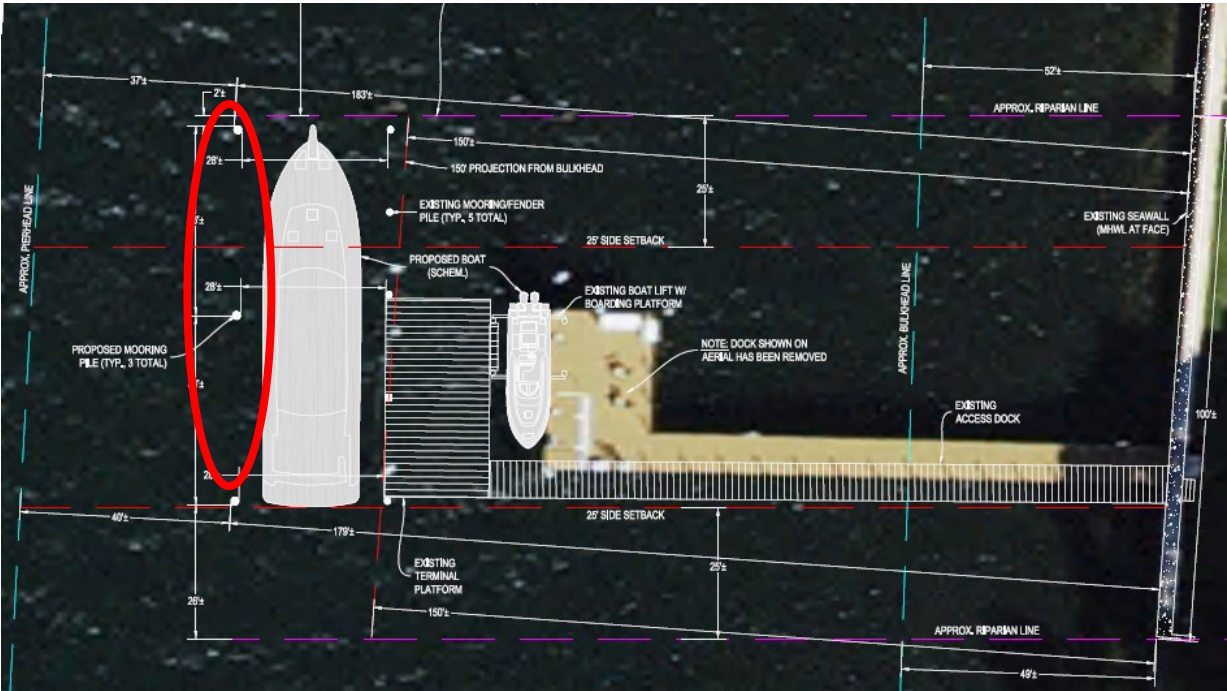


THE PROJECT:

The applicant has submitted plans, totaling 4 sheets entitled "MOORING PILES", as prepared by **Isiminger & Stubbs Engineering, Inc.** date stamped by the Town, March 08, 2024.

The following is the scope of work for the Project:

- Installation of mooring piles greater than 150 ft from shore.
- Installation of three (3) mooring piles within 25' side setback.



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 the installation of three (3) mooring piles with a projection ranging from 179 ft – 183 ft from land, in lieu of the 150’ maximum projection permitted.
- VARIANCE 2: Sec. 62-74(2) & Sec. 62-75(h): A variance for the installation of a mooring pile with a 2’ north riparian side-yard setback in lieu of the 25’ minimum riparian side-yard setback permitted.

Site Data			
Zoning District	R-B	Future Land Use	SINGLE FAMILY
Surrounding Properties / Zoning			
North	50’ Dunbar Rd ROW 313 Dunbar Rd (Residence w/Dock / R-B		
South	314 Dunbar Rd (Residence w/ Dock) / R-B		
East	310 Dunbar Rd / R-B		
West	Lake Worth Lagoon		

STAFF ANALYSIS:

The subject property is the last (western most) property on the south side of Dunbar Rd in the R-B Zoning District.

Nearly all of the waterfront properties north and south in the immediate area have extending docks in an 'L' or 'T' formations. The applicant is seeking to install three new mooring piles at a previously approved dock. A variance was granted previously for a similar scope of work, with mooring piles located greater than 150' from land and setback 2' from the north property line. The north property line is the Dunbar Road Right-of-Way, and the next residence is located opposite the 50 ft right of way. Therefore, the property to the north is located 52' from the newly proposed mooring pile. A 25' riparian setback is required.

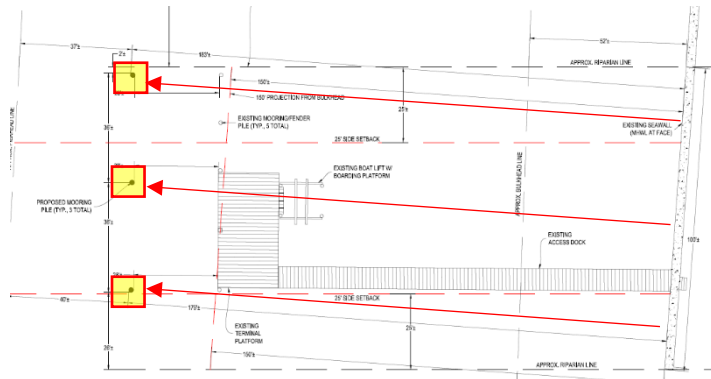


Figure 1: Three mooring piles greater than 150 ft from land.

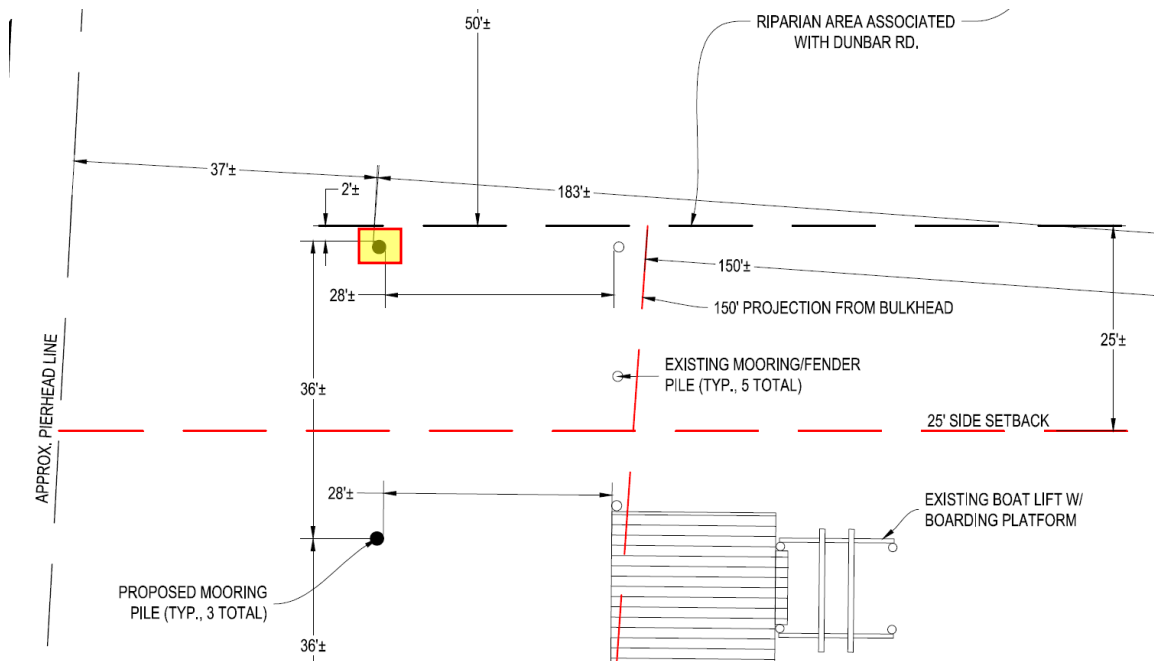


Figure 2: One mooring pile with a 2 ft setback.

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.