

VARIANCE EXHIBITS - SECOND SUBMITTAL: CASE NUMBER: ZON-24-0085

**FLAX BOATLIFT**  
**PALM BEACH, FLORIDA**

December 30, 2024



**TABLE OF CONTENTS**

SHEET	DRAWING TITLE
1	PROPOSED OVERALL BOATLIFT PLAN VIEW
2	PROPOSED ENLARGED BOATLIFT PLAN VIEW
3	PROPOSED ENLARGED OVERLAY BOATLIFT PLAN VIEW
4	VARIANCE DIAGRAM
5	PHOTO SHEET

PREPARED FOR:

ROSS FLAX  
250 BRADLEY PLACE, APT 607  
PALM BEACH, FLORIDA 33480

CASE NUMBER: ZON-24-0085, SECOND SUBMITTAL: JANUARY 6, 2025  
TOWN COUNCIL - FEBRUARY 12, 2025

PREPARED BY:



618 US HIGHWAY 1  
SUITE 106  
N PALM BEACH, FL 33408  
561-315-3318  
www.bmainc.co

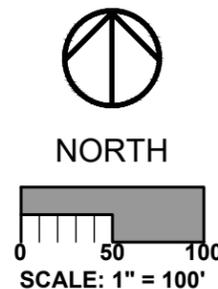


**CASE NUMBER: ZON-24-0085, SECOND SUBMITTAL: JANUARY 6, 2025**  
**TOWN COUNCIL - FEBRUARY 12, 2025**

**PROPOSED OVERALL BOATLIFT LAYOUT PLAN**  
 SCALE: 1" = 100'

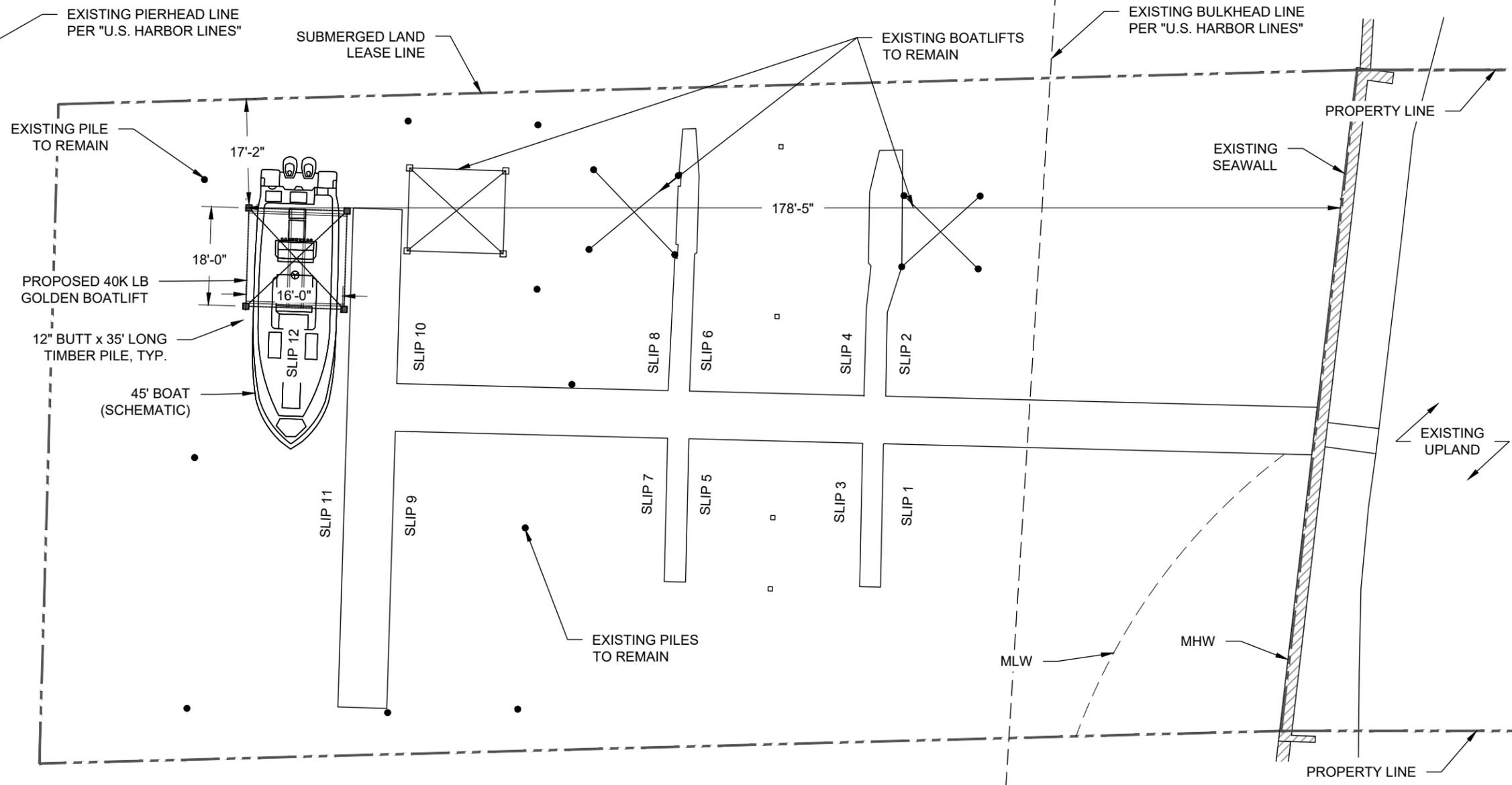
**NOTES:**

1. PROPERTY LINES AND LAYOUT FEATURES SHOWN IN THESE PLANS ARE BASED ON INFORMATION TAKEN FROM SURVEY PERFORMED BY WALLACE SURVEYING CORP., DATED APRIL 30, 2013.
2. DATUM IS NAVD88.
3. SCOPE OF WORK INCLUDES INSTALLATION OF NEW BOATLIFT IN SLIP 12.
4. SEE SHEET 1 FOR OVERALL BOATLIFTS PLAN VIEW, SHEET 2 FOR ENLARGED BOATLIFTS PLAN VIEW, SHEET 3 FOR ENLARGED OVERLAY BOATLIFTS PLAN VIEW, SHEET 4 FOR VARIANCE DIAGRAM, AND SHEET 5 FOR PHOTO SHEET.



Revisions	Drawn by: BSM
	Checked by: MDB
	Date: 12/30/2024
	Sheet No. 1
<b>PROPOSED OVERALL BOATLIFT LAYOUT PLAN</b> <b>FLAX BOATLIFT</b> For: 250 BRADLEY PLACE, APT 607 PALM BEACH, FLORIDA 33480	
22188	

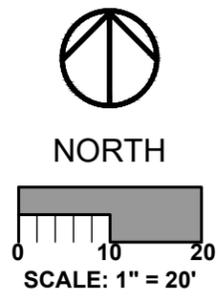
ICW  
 EBB  
 FLOOD



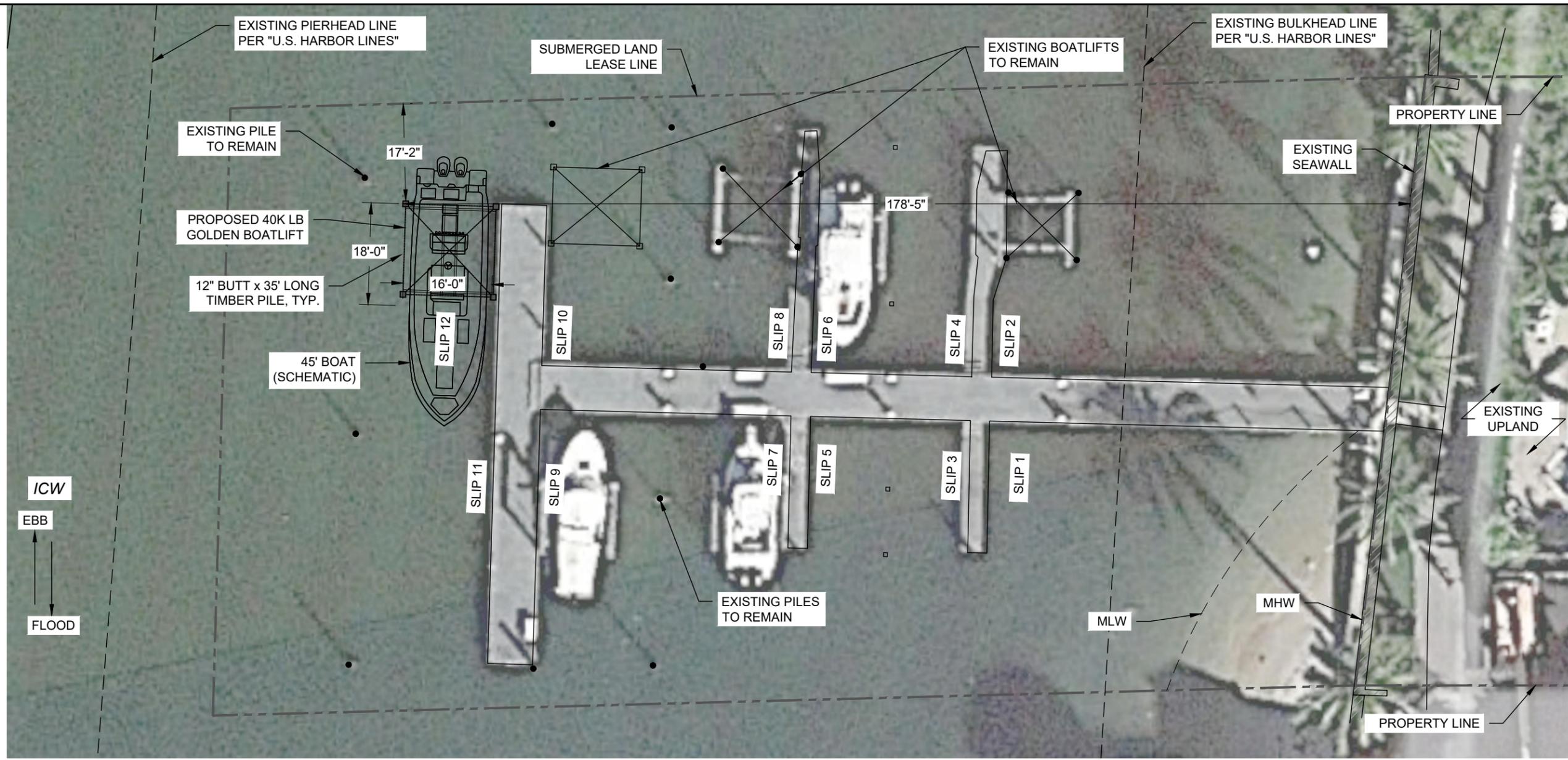
ENLARGED BOATLIFT PLAN VIEW  
 SCALE: 1" = 20'

**CASE NUMBER: ZON-24-0085, SECOND SUBMITTAL: JANUARY 6, 2025  
 TOWN COUNCIL - FEBRUARY 12, 2025**

- NOTES:
1. PROPERTY LINES AND LAYOUT FEATURES SHOWN IN THESE PLANS ARE BASED ON INFORMATION TAKEN FROM SURVEY PERFORMED BY WALLACE SURVEYING CORP., DATED APRIL 30, 2013.
  2. DATUM IS NAVD88.
  3. SCOPE OF WORK INCLUDES INSTALLATION OF NEW BOATLIFT IN SLIP 12.
  4. SEE SHEET 1 FOR OVERALL BOATLIFTS PLAN VIEW, SHEET 2 FOR ENLARGED BOATLIFTS PLAN VIEW, SHEET 3 FOR ENLARGED OVERLAY BOATLIFTS PLAN VIEW, SHEET 4 FOR VARIANCE DIAGRAM, AND SHEET 5 FOR PHOTO SHEET.



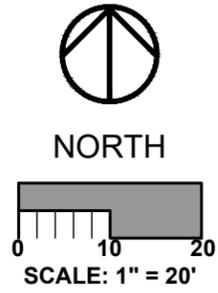
Revisions	Drawn by: BSM	Checked by: MDB	Date: 12/30/2024	Sheet No. 2
<b>ENLARGED BOATLIFT PLAN VIEW</b> <b>FLAX BOATLIFT</b> 250 BRADLEY PLACE, APT 607 PALM BEACH, FLORIDA 33480				
For: 22188				



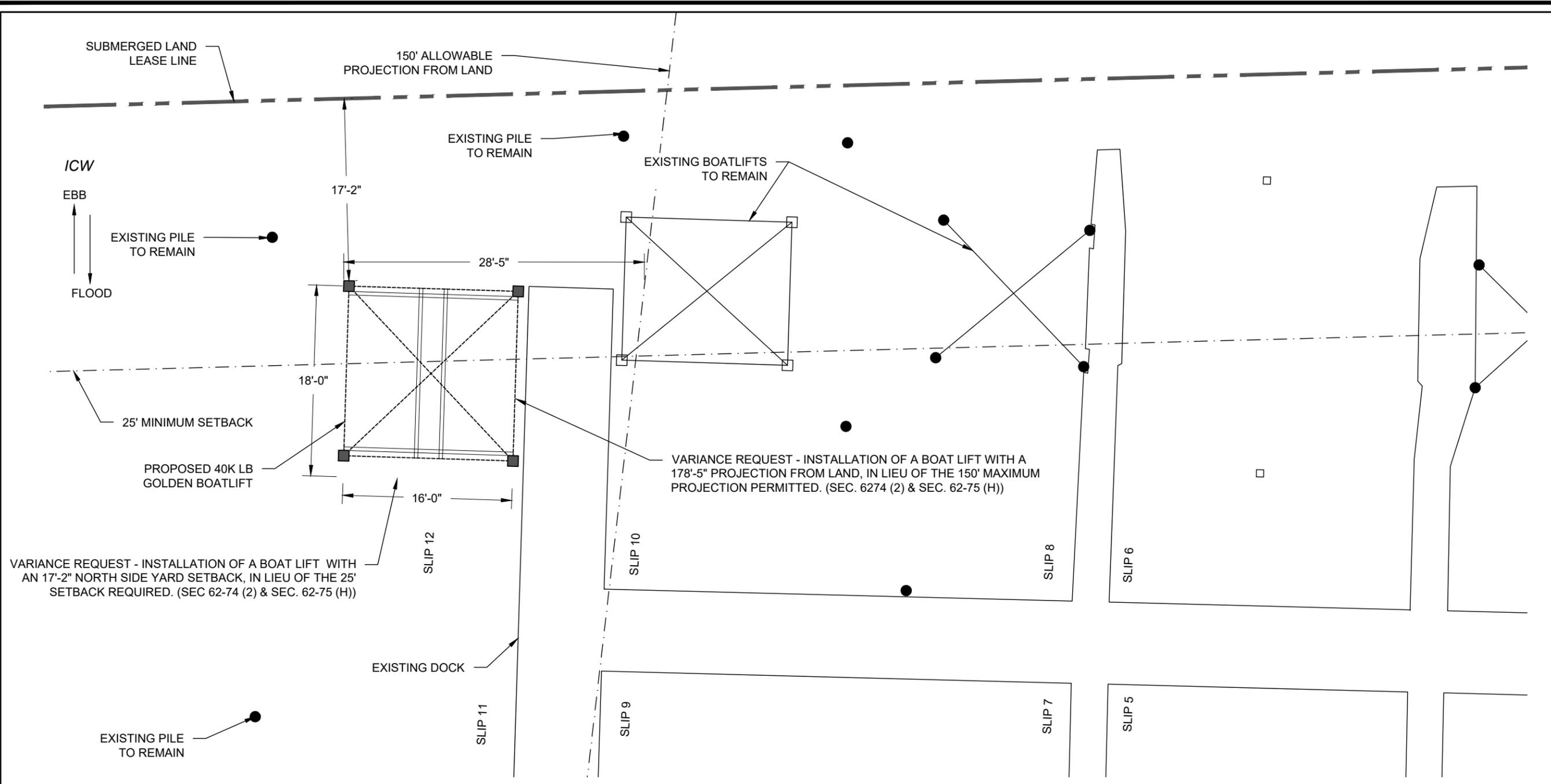
ENLARGED OVERLAY BOATLIFT PLAN VIEW  
SCALE: 1" = 20'

**CASE NUMBER: ZON-24-0085, SECOND SUBMITTAL: JANUARY 6, 2025  
TOWN COUNCIL - FEBRUARY 12, 2025**

- NOTES:
1. PROPERTY LINES AND LAYOUT FEATURES SHOWN IN THESE PLANS ARE BASED ON INFORMATION TAKEN FROM SURVEY PERFORMED BY WALLACE SURVEYING CORP., DATED APRIL 30, 2013.
  2. DATUM IS NAVD88.
  3. SCOPE OF WORK INCLUDES INSTALLATION OF NEW BOATLIFT IN SLIP 12.
  4. SEE SHEET 1 FOR OVERALL BOATLIFTS PLAN VIEW, SHEET 2 FOR ENLARGED BOATLIFTS PLAN VIEW, SHEET 3 FOR ENLARGED OVERLAY BOATLIFTS PLAN VIEW, SHEET 4 FOR VARIANCE DIAGRAM, AND SHEET 5 FOR PHOTO SHEET.



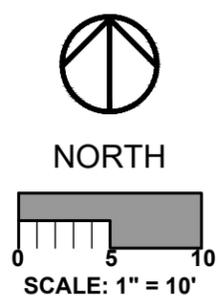
Revisions	Drawn by: BSM	Checked by: MDB	Date: 12/30/2024	Sheet No. 3
<b>ENLARGED OVERLAY BOATLIFT PLAN VIEW</b> <b>FLAX BOATLIFT</b> 250 BRADLEY PLACE, APT 607 PALM BEACH, FLORIDA 33480				
For: 22188				



VARIANCE DIAGRAM  
SCALE: 1" = 10'

**CASE NUMBER: ZON-24-0085, SECOND SUBMITTAL: JANUARY 6, 2025  
TOWN COUNCIL - FEBRUARY 12, 2025**

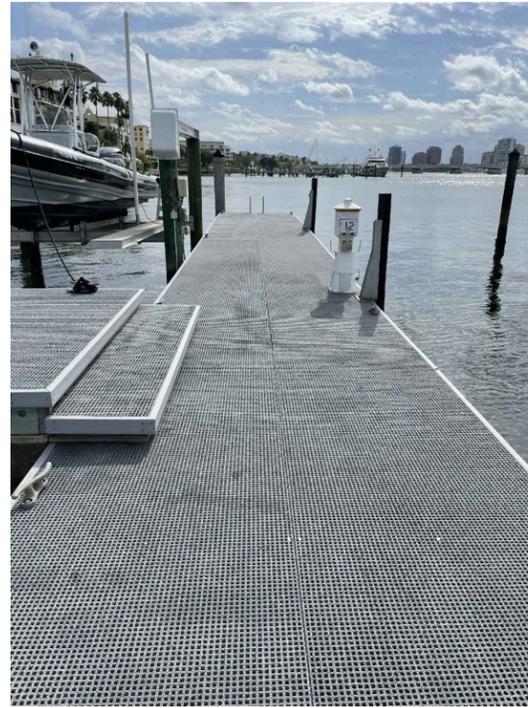
- NOTES:
1. PROPERTY LINES AND LAYOUT FEATURES SHOWN IN THESE PLANS ARE BASED ON INFORMATION TAKEN FROM SURVEY PERFORMED BY WALLACE SURVEYING CORP., DATED APRIL 30, 2013.
  2. DATUM IS NAVD88.
  3. SCOPE OF WORK INCLUDES INSTALLATION OF NEW BOATLIFT IN SLIP 12.
  4. SEE SHEET 1 FOR OVERALL BOATLIFTS PLAN VIEW, SHEET 2 FOR ENLARGED BOATLIFTS PLAN VIEW, SHEET 3 FOR ENLARGED OVERLAY BOATLIFTS PLAN VIEW, SHEET 4 FOR VARIANCE DIAGRAM, AND SHEET 5 FOR PHOTO SHEET.



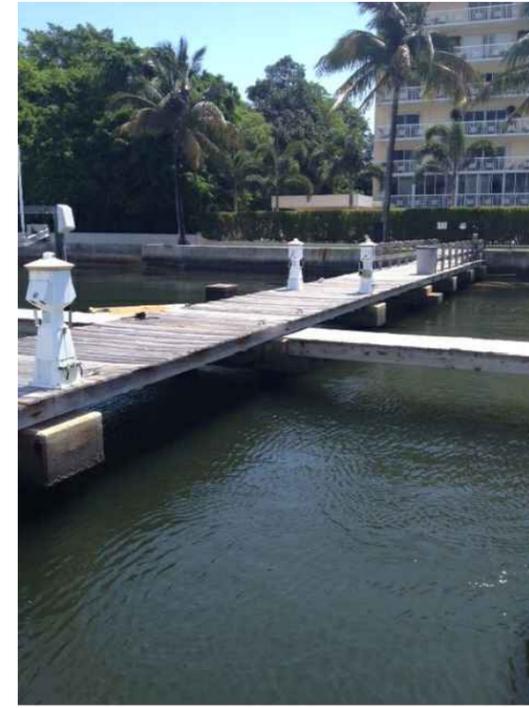
Revisions	Drawn by: BSM	Checked by: MDB	Date: 12/30/2024	Sheet No. 4
<b>VARIANCE DIAGRAM</b> <b>FLAX BOATLIFT</b> 250 BRADLEY PLACE, APT 607 PALM BEACH, FLORIDA 33480				
For: 22188				



TERMINAL PLATFORM LOOKING NORTH,  
SLIP 12 ON THE LEFT



TERMINAL PLATFORM LOOKING SOUTH, SLIP 12  
TO IMMEDIATE RIGHT OF PHOTOGRAPHER



LOOKING BACK AT CONDO FROM DOCK



LOOKING EAST FROM LAKE WORTH AT CONDO AND DOCK

CASE NUMBER: ZON-24-0085, SECOND SUBMITTAL: JANUARY 6, 2025  
TOWN COUNCIL - FEBRUARY 12, 2025

Revisions	Drawn by:	BSM
	Checked by:	MDB
	Date:	12/31/2024
		Sheet No.
		5

PHOTO SHEET  
FLAX BOATLIFT

250 BRADLEY PLACE, APT 607  
PALM BEACH, FLORIDA 33480

For:

22188



618 US HIGHWAY 1  
SUITE 106  
N PALM BEACH, FL 33408  
561-315-3318  
www.bmainc.co