



**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-22-043 482 ISLAND DR

MEETING: May 11, 2022

**ZON-22-043 482 ISLAND DR—VARIANCES.** The applicant, 482 Island Drive Trust (William Atterbury III Trustee), has filed an application requesting Town Council review and approval for Variances (1) to exceed the maximum projection for a marginal dock and (2) to exceed the maximum allowable width of 30% for docks.

Applicant: 482 Island Drive Trust (William Atterbury III Trustee)  
Professional: Matthew D. Butler PE  
Representative: Maura Ziska

**THE PROJECT:**

The applicant has resubmitted plans, entitled "Single Family Dock", as prepared by Matthew D. Butler PE dated 02/25/22.

The following is the scope of work for the Project:

- Installation of two, decked boat lifts (950 SF and 684 SF)
- Installation of a proposed 6'-0" wide, 86'-0" long, marginal dock.

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

- a. Section 62-74(2): A variance request to allow 2 decked boat lifts (950 SF and 684 SF) parallel to the proposed marginal dock that will extend 26' west of the bulkhead line in lieu of the 6' maximum allowed.
- b. Section 62-74(2): A variance request to allow the 2 decked boat lifts to be wider than 10' in total and exceed 30% of the width of the property. The proposed 2 decked boat lifts are approximately 86' wide and 46% of the width of the property.

**PROJECT DATA:**

Zoning District: R-B  
Future Land Use: SINGLE-FAMILY  
Lot Area: 24,796 SF

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**CONSISTENCY WITH THE COMPREHENSIVE PLAN:**

A preliminary review of the project indicates that the proposed **single family use** is **consistent** with the **single family** designation of the Future Land Use Map of the Comprehensive Plan.

**STAFF ANALYSIS:**

The subject property is the northernmost western parcel on Everglades Island. Two platform decked boat lift are proposed along the western edge of the parcel, totaling approximately 1,634 SF. Additionally, a 6'-0" wide marginal dock is proposed to extend 86'-0" in width adjacent to the seawall. The Code restricts the width of the marginal dock to 30% of the width of the parcel, which in this instance would be 30% of 185' or 55'. The proposed 2 decked boat lifts run parallel to the proposed marginal dock approximately 86'-0" wide, or 46% of the width of the property and with a total water projection of 26'-0" westward.

The variances being requested are per Section 62-74(2) and are as follows: (i) A variance request to add 2 decked boat lifts (950 SF and 684 SF) parallel to the proposed marginal dock that will extend 26 feet west of the bulkhead line in lieu of the 6 foot maximum allowed; and (ii) A variance request to allow the 2 decked boat lifts to be wider than 10 feet in total and exceed 30% of the width of the property. The proposed 2 decked boat lifts are approximately 86 feet wide and 46% of the width of the property. Since the proposed boat lifts is 19' west of the pierhead line, the variance is requested from Town of Palm Beach Code Sec. 62-74. Since the proposed marginal dock marine projection 6' west of the pierhead line per Town Code, the extension requires a variance from Sec. 62-74.