



TOWN OF PALM BEACH
Planning, Zoning & Building Department
360 South County Road
Palm Beach, FL 33480
(561) 838-5430 • www.townofpalmbeach.com

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-22-066 520 ISLAND DR

MEETING: June 15, 2022

ZON-22-066 520 ISLAND DR—VARIANCES. The applicant, James Dinan and Elizabeth Miller, has filed an application requesting Town Council review and approval for variances to (1) exceed by 18 ft the maximum dimension of 6 ft west of the bulkhead line to install 3 mooring piles 24 ft westward, (2) to exceed by 51 (33%) the maximum width of 45 ft (30% of 150 ft wide lot) to install a 96 ft (63%) wide dock, (3) to reduce the required north side yard setback by 7' to install mooring piles at 18' where 25' is required, (4) To exceed the maximum dock width of 10' for a dock (east) further than 6' from bulkhead and (5) to exceed the maximum number of docks allowed on a property from one to two for a property with water frontage on east and west sides of Everglades Island.

Applicant: James Dinan and Elizabeth Miller
Professional: Matthew D. Butler PE
Representative: Maura Ziska

THE PROJECT:

The applicant has resubmitted plans, entitled "Dock, Boat Lift, and Mooring Piles", as prepared by Matthew D. Butler PE dated 03/28/22.

The following is the scope of work for the Project:

- Installation of mooring piles, fender piles and submerged sheet piles on the east side of the property and island
- Installation of marginal dock and decked boat lift on the west side of the property and island

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

- **VARIANCE 1:** Section 62-74(2): A variance to exceed by 18 ft the maximum dimension of 6 ft west of the U.S. Pierhead line to install 3 mooring piles 24 ft westward of the U.S. Pierhead line
- **VARIANCE 2:** Section 62-74(2): A variance to exceed by 51 ft (33%) the maximum width of 45 ft (30% of 150' wide lot) to install a marine dock 96 ft in width (63%).
- **VARIANCE 3:** Section 62-74(2): variance to reduce the required north side yard

setback by 7 ft to install a fender pile at 18 ft in lieu of 25 ft along the existing marginal dock.

- VARIANCE 4: Section 62-74(2): a variance to exceed the maximum projection of 6 ft to allow a projection of 10 ft and a boat lift 24 ft from the seawall.
- VARIANCE 5: Section 62-75(h) and Section 134-891(b)(8) variance to exceed the maximum number of docks from 1 to 2.

PROJECT DATA:

Zoning District: R-B

Future Land Use: SINGLE-FAMILY

Lot Area: 24,796 SF

CONSISTENCY WITH THE COMPREHENSIVE PLAN:

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

STAFF ANALYSIS:

The subject property is towards the northern end of Everglades Island, spanning the entire east to west width of the island.

A marginal dock currently exists on the eastern seawall. The applicant is proposing to install mooring piles, fender piles, and submerged sheet piles adjacent to the marginal dock. Three (3) mooring piles are proposed to be installed 24 feet west of the US Pierhead Line, where a 6-foot maximum distance is allowed. Additionally, a fender pile is proposed to be installed 18 feet from the north property line, where a 25-foot setback is required.

On the east side of the subject property and island, the applicant is proposing to install a new 46-foot-wide marginal dock and decked boat lift. The proposed marginal dock projects 10 feet east of the seawall, where a 6-foot maximum projection is allowed. The proposed decked boat lift projects an additional 14 feet east of the proposed marginal dock, for an overall projection of 24 feet where a 6-foot maximum is allowed.

The variances being requested are per Section 62-74(2) and are as follows: (i) A variance to exceed by 18 ft the maximum dimension of 6 ft west of the U.S. Pierhead line to install 3 mooring piles at 24 ft westward of the U.S. Pierhead line; (ii) a variance to exceed by 51 ft (33%) the maximum width of the 45 ft (30% of 150 ft wide lot) for a marine dock 96 ft (63%) in width; (iii) a variance to reduce the north side yard setback by 7 ft to install a fender pile at 18 ft in lieu of the 25 ft required; (iv) a variance to exceed the maximum projection of 6 ft to allow a projection of 10 ft for a marginal dock and 24 ft for a decked boat lift; (v) to allow two (2) marine structures on a parcel where only one (1) is allowed.