



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-22-037 537 ISLAND DR

MEETING: March 15, 2023

ZON-23-037 537 ISLAND DR—VARIANCE. The applicant, John Rakolta, Jr. and Terry Lynn Rakolta, have filed an application requesting Town Council review and approval for a variance to construct a boat lift further than 6 ft west of the US Pierhead line.

Applicant: John Rakolta, Jr. and Terry Lynn Rakolta
Professional: Isiminger & Stubbs Engineering, Inc. (Matthew Butler)
Representative: Maura Ziska

HISTORY:

The existing house was built in the year 2000. The subject parcel property record shows several permits for maintenance related work since then.

THE PROJECT:

The applicant has submitted plans, entitled "BOAT LIFT", as prepared by **Isiminger & Stubbs Engineering, Inc** dated January 23, 2023.

The following is the scope of work for the Project:

- Installation of a boat lift greater than 6' west of U.S. Pierhead Line.

The following Special Exceptions, Site Plan Review and/or Variance(s) is required to complete the project:

- **VARIANCE 1: Sec. 62-74(2):** A variance to construct a boat lift westward of the existing seawall and existing marginal dock that will project 21 ft west of the US Pierhead line in lieu of the 6 ft maximum projection permitted.

Site Data			
Zoning District	R-B	Future Land Use	Single Family Res.
Dock / Lift Setbacks	Required: 25' North / 25' South <i>Application complies.</i>	Town of Palm Beach Bulkhead Line Projection	Maximum Westward Projection: 150' Proposed: 27' <i>Application complies.</i>

Maximum Dock Width	Permitted: 30% (59.4') Existing: 69% (138') <i>Existing nonconforming.</i>	US Pierhead Line Projection	Max Westward Projection: 6' Proposed: 27' <i>Variance required</i>
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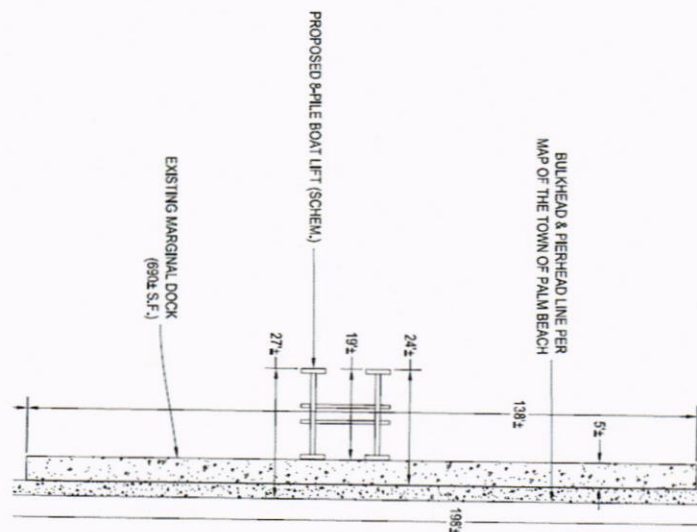
Surrounding Properties / Zoning	
North	2019 2-story Residence / R-B Zoning
South	1957 2-story Residence / R-B Zoning
East	1955 2-story Residence & 1961 2-story Residence / R-B Zoning
West	Lake Worth Lagoon

STAFF ANALYSIS:

A preliminary review of the project indicates that the application, as proposed, appears to be inconsistent with the following sections of the Town zoning code:

- **VARIANCE 1: Sec. 62-74(2):** A variance to construct a boat lift westward of the existing seawall and existing marginal dock that will project 21 ft west of the US Pierhead line in lieu of the 6 ft maximum projection permitted.

The scope of work includes a proposed new boatlift adjacent to an existing marginal dock. Chapter 62 of the town code limits docks and other marine structures to a westward projection of no more than 150' from the Town of Palm Beach Bulkhead Line and not more than 6' west of the U.S. Pierhead Line. In most of town, the Bulkhead Line runs close to shore, and the U.S. Pierhead Line runs west of it, in some cases more than 100'. However, along Everglade Island the Bulkhead and U.S. Pierhead Lines lie one on top of the other, hence the need for a variance for any projections greater than 6'. This application proposes a boat lift which is 27' westward of both the Bulkhead



and U.S. Pierhead Line. This variance request is not an anomaly for properties on the west side of Everglade Island who seek to achieve the installation of boat lifts, and similar variances have been approved for other properties.