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TOWN OF PALM BEACH

Planning, Zoning & Building Department 360 South County Road Palm Beach, FL 33480

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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-23-047 1040 N LAKE WAY

MEETING:

MAY 10, 2023

ZON-23-047 1040 N LAKE WAY—VARIANCE. The applicant, 1040 N LAKEWAY LLC (Frances Lynch, Manager), has filed an application requesting Town Council review and approval for a variance to allow an addition to an existing dock, further expanding an existing nonconforming north setback.

Applicant:

1040 N LAKEWAY LLC (Frances Lynch, Manager)

Professional:

Docks and More Construction

THE PROJECT:

The applicant has submitted plans, totaling 7 sheets entitled "Dock", as prepared by **Docks and More Construction** dated March 01, 2023.

The following is the scope of work for the Project:

 Redeck existing marine dock, installation of two, decked boat lifts with 8 new piles and installation of a proposed 6'-0" wide, 26'-0" long, marginal dock.

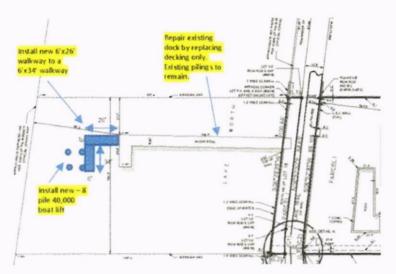
The following Special Exceptions, Site Plan review and/or Variances required to complete the project, and shall be reviewed by Town Council:

 Variance 1: Sec. 62-75(h): A variance to permit the expansion of an existing nonconforming dock with a 23.7 ft north yard setback, in lieu of the 25 ft setback required

Site Data			
Zoning District	R-B	Future Land Use	SINGLE FAMILY
	Surrounding P	roperties / Zoning	
North	1963 Two-story residential w/ DOCK / R-B		
South	1998 Two-story residential w/ DOCK / R-B		
East	2016 Two-story residential / R-B		
West	Lake Worth Lagoon		

STAFF ANALYSIS:

The subject property is a waterfront property along Lake Worth Lagoon. The applicant is seeking to repair the existing dock that has been operational since 2007 (permits B-08-00400, B-22-21050, B-11-21218). proposed The improvements include a new dock extension to the existing dock that will extend an additional 26'-0" westward. Additionally a new boat lift will be installed west of that.



The obvious placement of the new dock extension is the linear extension of the existing. Which while permitted, seems to have been installed 15" into the required 25' setback, likely an installation error with a slight taper at the dock extends westerly. Staff has no objections to the request.

WRB:JGM