



**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-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 Properties / 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		

WRB:JGM