



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-23-053 1768 S OCEAN BLVD

MEETING: JUNE 14, 2023

ZON-23-053 1768 S OCEAN BLVD—VARIANCES. The applicant, Four Winds Estates LLC (Stephen and Christine Schwarzman), have filed an application requesting Town Council review and approval for a variance to install a boat lift onto an existing dock which will have a 17 ft south setback in lieu of the 25 ft setback required.

Applicant: Four Winds Estates LLC (Stephen and Christine Schwarzman)
Professional: Isiminger & Stubbs Engineering (Matthew Butler PE)
Representative: Maura Ziska

THE PROJECT:

The applicant has submitted plans, totaling 8 sheets entitled "Dock Addition and Boat Lift", as prepared by **Isiminger & Stubbs Engineering** dated March 24, 2023.

The following is the scope of work for the Project:

- Installation of new boat lift onto existing dock with proposed extension.

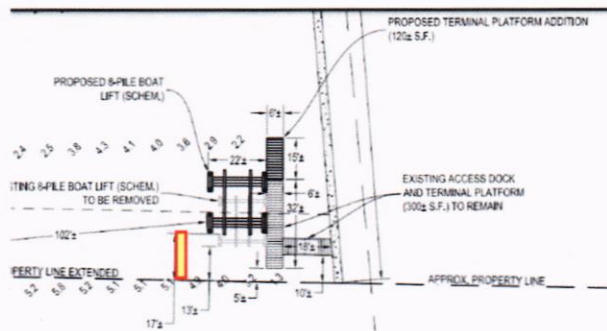
The following Special Exceptions, Site Plan review and/or Variances required to complete the project, and shall be reviewed by Town Council:

- **VARIANCE: Sec. 62-74(2):** A variance to permit the installation of a boatlift with a south-side setback of 17' in lieu of the 25' required; as part of an existing nonconforming dock.

Site Data			
Zoning District	R-AA	Future Land Use	SINGLE FAMILY
Surrounding Properties / Zoning			
North	2012 Two-story residential w/ DOCK / R-AA		
South	Vacant / R-AA		
East	Atlantic Ocean / BA		
West	Lake Worth Lagoon		

STAFF ANALYSIS:

The subject property is a waterfront property along Lake Worth Lagoon. The applicant is seeking to install a new proposed 22'-0" by 22'-0" deck boat lift for an existing dock. Additionally, the applicant is proposing a small 15' wide extension to the existing 32' long dock to accommodate such. By adding the deck boat lift, the existing nonconforming south side setback will be exacerbated as a 25' side setback is required, even though the existing dock is less than 5' from the property line. To note, the property to the south where the boat lift will have a minor encroachment is also owned by the applicant. Staff has no objections to the requests.



WRB:JGM