




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-23-081 936 N LAKE WAY

MEETING: AUGUST 09, 2023

ZON-23-081 936 N LAKE WAY—VARIANCES. The applicants, J Michael and Pamela B Cline, have filed an application requesting Town Council review and approval for two (2) Variances to install a boat lift and new dock extension onto an existing finger pier dock to be replaced (1) to exceed more than 10' in width and (2) to exceed more than 30% of the lot width.

Applicant: J Michael and Pamela B Cline
Professional: Isiminger & Stubbs Engineering (Mark Powell PE)
Representative: Maura Zisk

THE PROJECT:

The applicant has submitted plans, totaling 4 sheets entitled "Dock and Boat Lifts", as prepared by **Isiminger & Stubbs Engineering** dated 06/2023 on the cover sheet.

The following is the scope of work for the Project:

- Installation of a new boat lift and new dock extension to replace an existing finger pier 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 62-74 (2) and Sec 62-75 (h): A variance to exceed 30 percent of the lot width, to construct a dock that is 60% (71') of the 118' wide lot.
- Variance 2: Sec 62-74 (2) and Sec 62-75 (h): A variance to exceed a pier or landing dock greater than ten feet, to construct a dock that is 14' wide.

Site Data			
Zoning District	R-B	Future Land Use	SINGLE FAMILY
Surrounding Properties / Zoning			
North	1974 One-story residence w/ DOCK / R-B		
South	1986 Two-story residence w/ DOCK / R-B		
East	1952 One-story residence / R-B		
West	Lake Worth Lagoon		

STAFF ANALYSIS:

The subject property is a waterfront property along Lake Worth Lagoon, three houses north of the golf course. Nearly all of the waterfront properties north of the Golf Course have extending docks in an 'L' formation. The applicant is seeking to install a new proposed terminal "L" dock 71'-0" long by 14' wide off of an existing concrete dock that projects 132'

into the waters of Lake Worth Lagoon, the existing dock will be replaced. Two ancillary boat lifts are also proposed. By adding the new L platform, a section of the dock will be increased from approximately 14' in width, which exceeds the 10'-0" maximum dock width permitted by Code. This section of the Code will be examined by the zoning code consultant, as the 2021 ordinance inadvertently resulted in many new boat lifts requiring variances when installed adjacent to existing marginal docks. To note, the L terminal dock also exceeds the 30% limitation of the Code which was specifically intended to target 'marginal' docks, i.e. those landside marine dock projections which 'extend' off the rear yard of any waterfront property. The applicant is seeking a dock that is 60% of the 118' wide lot in order to safely moor a larger boat, the proposal comports with both required north and south side setback requirements of 25'. Staff has no objections to the requests.

WRB:JGM

