



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-ARB *WB*
Director PZ&B

SUBJECT: ZON-23-087 625 CREST RD

MEETING: SEPTEMBER 13, 2023

ZON-23-087 625 CREST RD—VARIANCES. The applicant, 625 Crest Road, LLC, a Delaware limited liability company (Jim Hoffman, Agent), has filed an application requesting Town Council review and approval for (2) variances for a boat dock which (1) exceeds maximum dock widths (walkways and platforms) and (2) which is greater than 30% of the width of the parcel.

Applicant: J Michael and Pamela B Cline
Professional: 625 Crest Road, LLC
Representative: Maura Ziska

HISTORY:

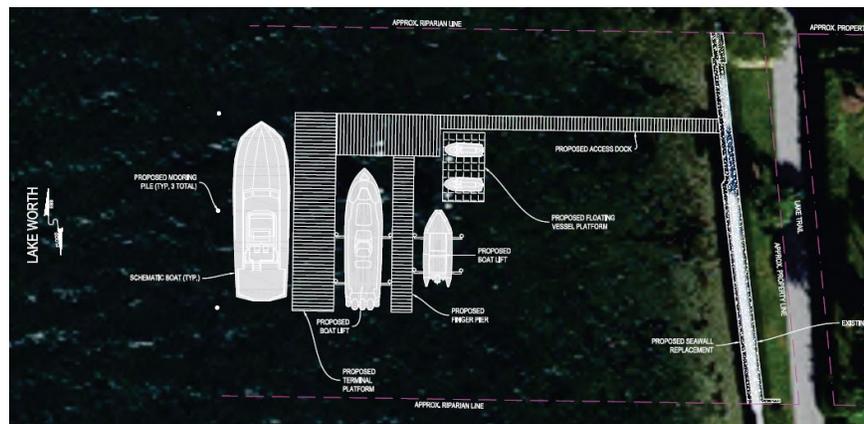
An application was reviewed and approved for a new two-story residence at the FEBRUARY 23, 2022 ARCOM meeting, pursuant to ARC-22-016. A permit for the dock cannot be issued until permits are issued for the new house previously approved on this vacant parcel.

THE PROJECT:

The applicant has submitted plans, totaling 4 sheets entitled "Dock, Boat Lifts and Floating Vessel Platform", as prepared by **Isiminger & Stubbs Engineering** stamped July 13, 2023 on the cover sheet.

The following is the scope of work for the Project:

- Installation of a new dock, boat lifts and floating vessel platform.



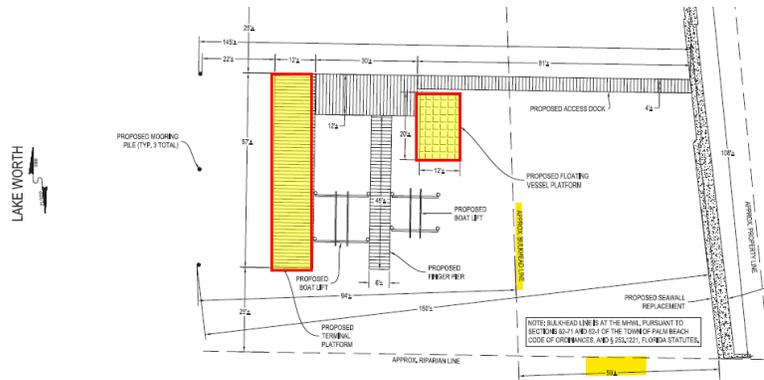
The following Special Exceptions, Site Plan review and/or Variances required to complete the project, and shall be reviewed by Town Council:

- **VARIANCE 1: Sec. 62-74(2):** A variance to permit a dock width (walkway/platform) at 12' and 24' in lieu of the 10' maximum permitted.
- **VARIANCE 2: Sec. 62-74(2):** A variance to permit a dock which is 51% (57') of lot width in lieu of the 30% (32.4') permitted.

Site Data			
Zoning District	R-B	Future Land Use	SINGLE FAMILY
Surrounding Properties / Zoning			
North	1950 One-story residence w/ DOCK / R-B		
South	1986 Two-story residence w/ DOCK / R-B		
East	1950 Two-story residence / R-B		
West	Lake Worth Lagoon		

STAFF ANALYSIS:

The subject property is one of three waterfront properties along Lake Worth Lagoon along Crest Road, a small dead-end right-of-way with only a total of six properties. Nearly all of the waterfront properties south of the Palm Beach Country Club have extending docks in an ‘L’ formation. The applicant is seeking to install a new proposed terminal “L” dock that extends 123'-0" long by 57' wide (variance #2) into the waters of Lake Worth Lagoon. Two ancillary boat lifts are also proposed. The end section of the dock is proposed at 12' in width, and another floating vessel platform is proposed at 24' (variance #1) 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 53% of the 108' 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.



CONCLUSION:

Approval of the project will require one separate motions to be made by the Town Council: (1) for final determination of approval or denial of the variances by the Town Council, and that the variance **shall or shall not** be granted that all of the criteria applicable to this application as set forth in Section 134-201(a), items 1 through 7 have been met.

WRB:JGM