



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 *WUB*
Director PZ&B

SUBJECT: ZON-24-0058 174 VIA DEL LAGO

MEETING: NOVEMBER 13, 2024

ZON-24-0058 174 VIA DEL LAGO – VARIANCE. The applicant, 174 VDL Investment LLC (Maura Ziska, Registered Agent), has filed an application requesting Town Council review and approval for a variance to exceed the maximum width permitted of a marine dock projection.

Applicant: 174 VDL Investment LLC
Representative: Maura Ziska, Esq.

THE PROJECT:

The applicant has submitted plans, totaling 4 sheets entitled "Proposed SINGLE FAMILY DOCK", as prepared by **Isiminger & Stubbs Engineering**, submitted and uploaded to the Town September 23, 2024.

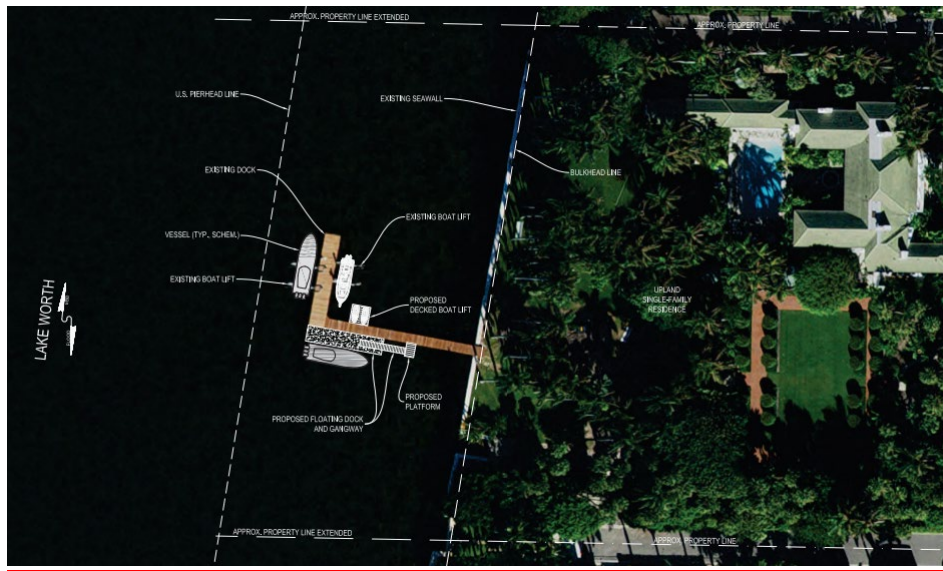
The following is the scope of work for the Project:

- Installation of new floating platform adjacent to existing pier.

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)e.: A variance for a dock width of 17 feet in lieu of the 6 foot dock width existing and 10 foot maximum width permitted, by constructing a new floating dock structure adjacent to the existing dock projection.

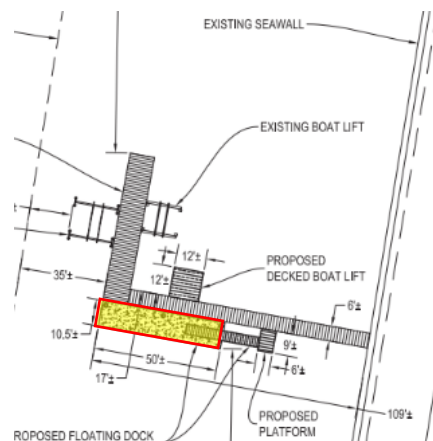
Site Data			
Zoning District	R-A	Future Land Use	SINGLE FAMILY
Surrounding Properties / Zoning			
North	1928 One-story residence / R-B		
South	1952 Two-story residence w/ DOCK / R-B		
West	Lake Worth Lagoon		



STAFF ANALYSIS:

The subject property is a waterfront property along Lake Worth Lagoon. The applicant is seeking to install a new proposed floating dock that is 10.5' wide and when added to the existing dock will be 17.5' wide. The new platform will measure 10'-0" by 50'-0" platform deck adjacent to an existing 6.5' wide dock.

To note, the location of the proposed platform is located setback approximately 120'-0" from the south side property line, which is nearly 5 times the required setback distance. Staff has no objections to the request.



CONCLUSION:

Approval of the project will require one (1) separate motion(s) to be made by the Town Council:

1. for final determination of approval or denial of the (1) variance by the Town Council, and that the variances shall or shall not be granted that all the criteria applicable to this application as set forth in [Sec. 134-201\(a\)](#), items 1 through 7 have been met.

WRB:JGM