



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-ARB *WLB*
Director PZ&B

SUBJECT: ZON-24-0069 343 EL BRAVO WAY

MEETING: JANUARY 15, 2025

ZON-24-0069 343 EL BRAVO WAY – VARIANCE. The applicant, Hilarie L. Morgan as Trustee of The Mitchell and Hilarie Morgan Palm Beach Trust Dated May 21, 2007, has filed an application requesting Town Council review and approval of a variance to reconstruct a marine structure (dock) with a deficient south side-setback.

Applicant: Hilarie L. Morgan
Professional: Isiminger & Stubbs Engineering (Matthew Butler PE)
Representative: Maura Ziska

THE PROJECT:

The applicant has submitted plans, totaling 5 sheets entitled "Proposed Dock and Boat Lift", as prepared by **Isiminger & Stubbs Engineering** dated submitted to the Town EPL system November 13, 2024.

The following is the scope of work for the Project:

- The reconstruction of a nonconforming dock with larger ‘footprint’. Request to remove existing 360 SF marginal dock and existing 60 SF floating vessel platform; install a new 560 SF marginal dock and 280 SF decked boat lift that is setback less than 25 feet.

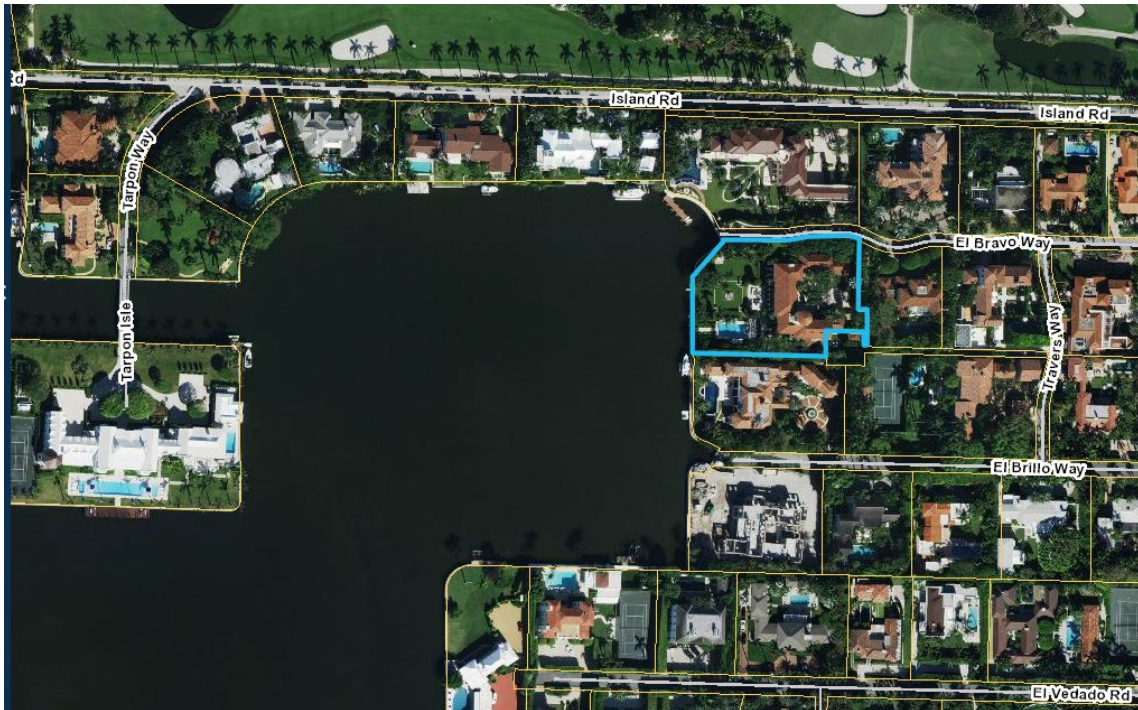
The following Special Exceptions, Site Plan review and/or Variances required to complete the project, and shall be reviewed by Town Council:

- **VARIANCE 1:** A variance for a boat dock setback of 16’ at the south property line in lieu of the 17’ setback existing and 25’ minimum setback required.

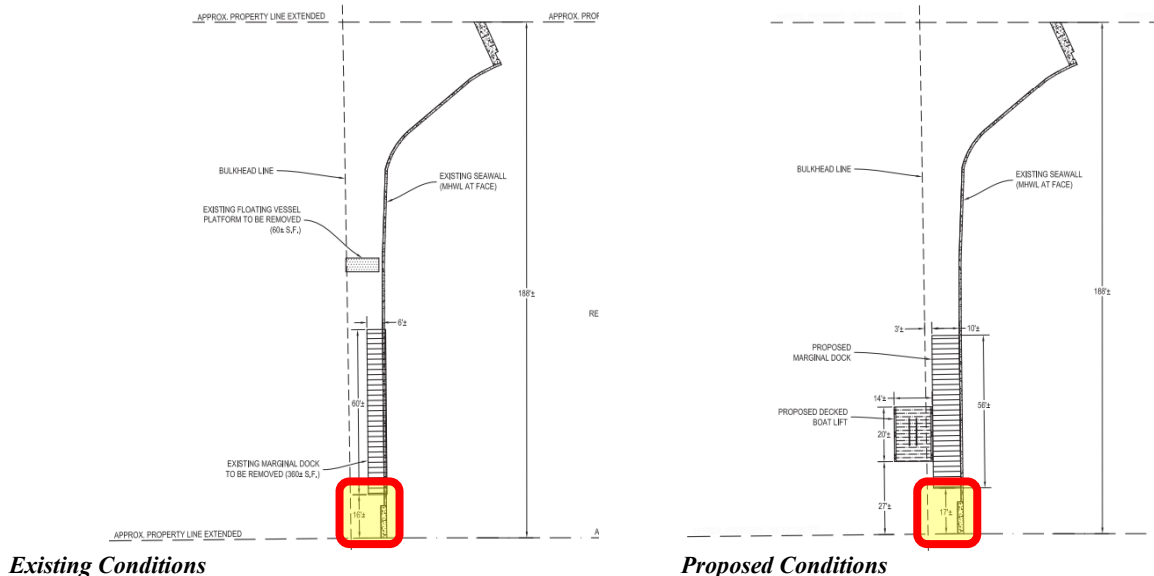
Site Data			
Zoning District	R-A	Future Land Use	SINGLE FAMILY
Surrounding Properties / Zoning			
North	Two-story residential w/ DOCK		
South	Two-story residential w/ DOCK		
East	Two-story residential		
West	Lake Worth Lagoon		

STAFF ANALYSIS:

The subject property is a waterfront property along Lake Worth Lagoon at the end of El Bravo Way. The island has a “natural” recess, or lagoon, of the western boundary of the land between the waterfront lots along Island Road to the north and waterfront lots along El Vedado Road to the south and bookended by Tarpon Island.



The applicant is seeking to reconstruct a nonconforming dock with larger ‘footprint’. The request includes removing the existing 360 SF marginal dock and existing 60 SF floating vessel platform; and installing in its place a new 560 SF marginal dock and 280 SF decked boat lift that is setback less than 25 feet. The new dock and decked boat lift will be constructed with concrete and/or wrapped wood piles. The existing structure had a nonconforming side setback of 16’-0” where 25’-0” is required. The new footprint will improve the condition by 1’-0”, yet still require a variance.



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