

TOWN OF PALM BEACH Planning, Zoning & Building Department 360 South County Road Palm Beach, FL 33480 www.townofpalmbeach.com

PLANNING, ZONING, & BUILDING DEPARTMENT PZ&B Staff Memorandum: Town Council Development Review

- FROM: Wayne Bergman, MCP, LEED-AP, Director PZ&B
- SUBJECT: ZON-24-0070 306 MADDOCK WAY

MEETING: JANUARY 15, 2025

ZON-24-0070 306 MADDOCK WAY – VARIANCE. The applicant, Cecilia L. Kemble, has filed an application requesting Town Council review and approval of a variance to construct a boat dock that exceeds the maximum width permitted.

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

THE PROJECT:

The applicant has submitted plans, totaling 4 sheets entitled "PROPOSED SINGLE-FAMILY DOCK", as prepared by **Isiminger & Stubbs Engineering** dated submitted to the Town EPL system December 12, 2024.

The following is the scope of work for the Project:

• The installation of a new dock and boat lift.

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) & Sec. 62-75(h): A variance for a new boat dock with a gangway width of 17' in lieu of the 10' maximum gangway width permitted.

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

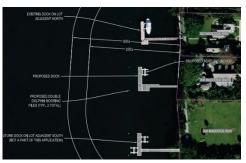
STAFF ANALYSIS:

The subject property is a lakefront parcel along the end of the Maddock Way cul-de-sac. Nearly all of the waterfront properties south of the Palm Beach Country Club and north of the Flagler Memorial Bridge have extending docks in an 'L' formation, with the exception of the abutting property to the south that is currently vacant.

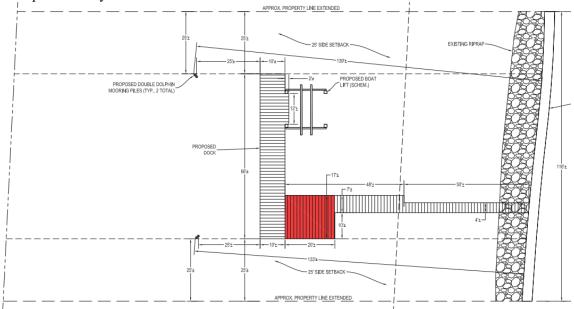


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The site is currently improved with an existing landmarked two-story residence "Old Bethesda" with no marine projection. There is an existing L shaped dock that is proposed to be removed. The site has approximately 116' of Lake Worth Lagoon frontage. The installation of a new dock and boat lift. A variance for a new boat dock with a gangway width of 17' in lieu of the 10' maximum gangway width permitted.



The applicant is seeking to install a new proposed terminal "L" shaped dock that extends nearly 108'-0" long by 66' wide into the waters of Lake Worth Lagoon. one ancillary boat lifts are also proposed. The south end section of the dock is proposed at 25'-0" to the neighbor the south and 25'-0" to the neighbor to the north. The dock gangway plank tapers off in width as it extends westward, eventaull becoming 17' wide (variance #1) which exceeds the 10'-0" maximum dock width permitted by Code.



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