



TOWN OF PALM BEACH
Planning, Zoning & Building Department
360 South County Road
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PLANNING, ZONING, & BUILDING DEPARTMENT
PZ&B Staff Memorandum: Town Council Development Review

FROM: Wayne Bergman, MCP, LEED-AP *WLB*
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 | | |

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