



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

FROM: Wayne Bergman, MCP, LEED-AP *WUB*
Director PZ&B

SUBJECT: ZON-24-0085 250 BRADLEY PL

MEETING: FEBRUARY 12, 2025

ZON-24-0085 250 BRADLEY PL – VARIANCES. The applicant, Ross Flax (Maura Ziska, Representative), has filed an application requesting Town Council review and approval of two (2) variances to construct a boat lift that 1) exceeds the permitted maximum projection from land 2) provides a deficient north riparian side setback, for boat slip #12 at Lake Towers Condominium.

Applicant: Ross Flax
Professional: Bolchoz Marine Advisors Inc (Marck Bolchoz)
Representative: Maura Ziska

THE PROJECT:

The applicant has submitted plans, totaling 4 sheets entitled "VARIANCE EXHIBITS - SECOND SUBMITTAL: CASE NUMBER: ZON-24-0085", as prepared by **Bolchoz Marine Advisors Inc** dated submitted to the Town EPL system December 19, 2024.

The following is the scope of work for the Project:

- The installation of a new boat lift in slip #12 of an existing marina.

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)(c): A variance for a boat lift to extend 178'-5" from land in lieu of the maximum 150' projection permitted.
- **VARIANCE 2:** Sec. 62-74(2)(f): A variance for a boat lift setback of 17'-2" at the north property line in lieu of the 25' minimum setback required.

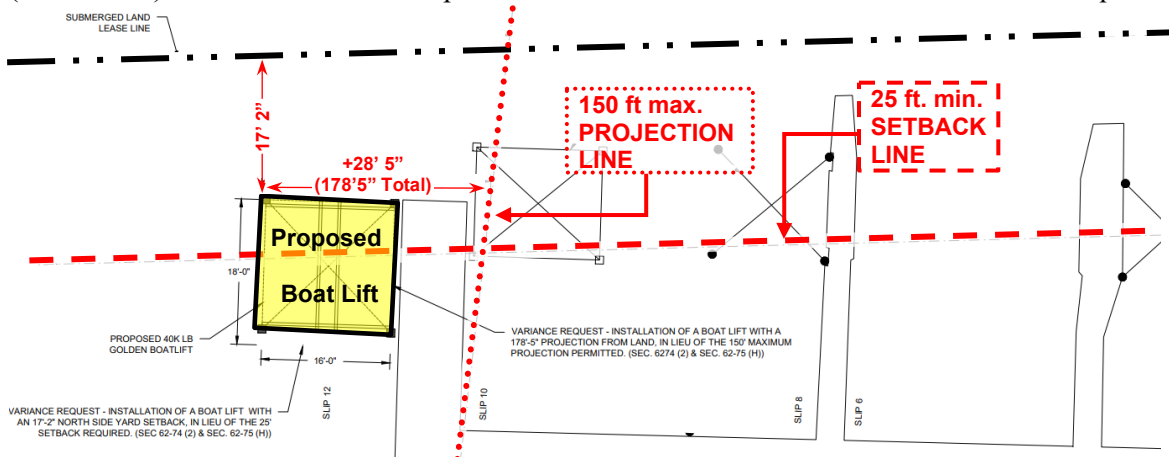
Site Data			
Zoning District	R-D(1)	Future Land Use	SINGLE-FAMILY
Surrounding Properties / Zoning			
North	Two-story residence w/ DOCK / R-B		
South	Two-story multifamily building / R-D(1)		
East	Two-story multifamily residence / R-C		
West	Lake Worth Lagoon		

STAFF ANALYSIS:

The subject property is a lakefront parcel along the end of Atlantic Way and Bradley Place improved with a condominium and double-F shaped dock projection. The Lake Towers condominium is a seven-story building constructed in 1963 with 60 residential units. To the south of the structure is the Villa Plati residential development consisting of two-story townhouses with a common pool deck that extends into the water. The site is currently improved with a double F-shaped dock with three finger piers on each side, providing for multiple boat slips for the building. The applicant is seeking to install a new boatlift into one of the slips of the existing marina.



The applicant is seeking to install a new boat lift at the end of the existing dock (slip #12). The proposed lift measures 18'-0" wide by 16'-0". The existing dock already has nonconforming side setbacks and has multiple boat lifts and mooring piles that extend into the required 25'-0" setback (variance #2). As such it would be impossible to install a new boat lift without the variance request.



Additionally, the existing F-shaped dock already projects further from land than permitted. The granting of variance #1 would extend that conformity by and additional 16'-0".

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.