



**CITY OF DELRAY BEACH**  
DEPARTMENT OF DEVELOPMENT SERVICES  
100 N.W. 1<sup>ST</sup> AVENUE • DELRAY BEACH • FLORIDA 33444 • (561) 243-7040



**BOARD OF ADJUSTMENT MEMORANDUM**

**219 Palm Trail**

Meeting	File No.	Application Type
May 5, 2022	2022-115-VAR-BOA	Variance

**REQUEST**

Consideration of variance requests for 219 Palm Trail to allow a finger pier and a boat lift to extend beyond the maximum distance permitted from the seawall to the waterway, pursuant to LDR Section 2.4.7(A)

**BACKGROUND INFORMATION AND UPDATED PROPOSAL**

On April 7, 2022, the Board of Adjustment considered variance requests at 219 Palm Trail to allow a finger pier to extend 13 feet two inches beyond the 25 foot maximum distance permitted and a boat lift to extend 15 feet beyond the 20 foot maximum distance permitted into the waterway. The Board voted 6-0 to continue with direction (Alexander Candia absent). During the Board's consideration and discussion of the item concerns were expressed regarding the location of the finger pier and boat lift in relation to the property south of the subject site. The applicant has revised the original configuration and location of the proposed finger pier and boat to reflect the comments from the Board.

The updated plans indicate the relocation of the finger pier and boat lift towards the center of the subject property. The relocation of the finger pier and boat lift has resulted in a reduction of each variance request. The finger pier variance request has been reduced from 13 feet two inches to eight feet one inch. The boat lift variance request has been reduced from 15 feet to 13 feet one inch. The findings in the previous staff report remain applicable for the request.

**OPTIONAL BOARD MOTIONS FOR ACTION ITEMS**

1. Move to **continue with direction**.
2. Move to **approve** the variance requests for 219 Palm Trail (2022-115-VAR-BOA) from LDR Section 7.9.7(C) and LDR Section 7.9.11(A), to allow a finger pier to extend 8 feet one inch beyond the 25 foot maximum distance permitted and to allow a boat lift to extend 13 feet one inch beyond the 20 foot maximum distance permitted into the waterway, by finding that the request is consistent with the findings set forth in the Land Development Regulations Section 2.4.7(A)(5).
3. Move to **deny** the variance requests for 219 Palm Trail (2022-115-VAR-BOA) from LDR Section 7.9.7(C) and LDR Section 7.9.11(A), to allow a finger pier to extend 8 feet one inch beyond the 25 foot maximum distance permitted and to allow a boat lift to extend 13 feet one inch beyond the 20 foot maximum distance permitted into the waterway, by finding that the request is inconsistent with the findings set forth in the Land Development Regulations Section 2.4.7(A)(5).

**Project Planner:**

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**Review Dates:**

BOA: May 5, 2022

**Attachments:**

1. Baseline Survey
2. SPRAB Staff Report (April 7, 2022)
3. Site Plan and Hydrographic Survey (May 5, 2022)
4. Justification Narrative (May 5, 2022)
5. Previous Site Plan and Hydrographic Survey (April 7, 2022)
6. Previous Justification Statement (April 7, 2022)