



PLANNING AND ZONING BOARD REPORT

PZB Project Number 25-01500004: Consideration of a variance request for 1617 North Lakeside Drive to allow a boat and boat trailer to be parked in front of the front building line. The subject site is zoned Single Family Residential (SFR) and has a future land use designation of Single Family Residential (SFR).

Meeting Date: October 1, 2025

Applicant/Property Owner: Anthony Michuda

Address: 1617 North Lakeside Drive

PCN: 38-43-44-15-16-056-0120

Size: 0.11 acres

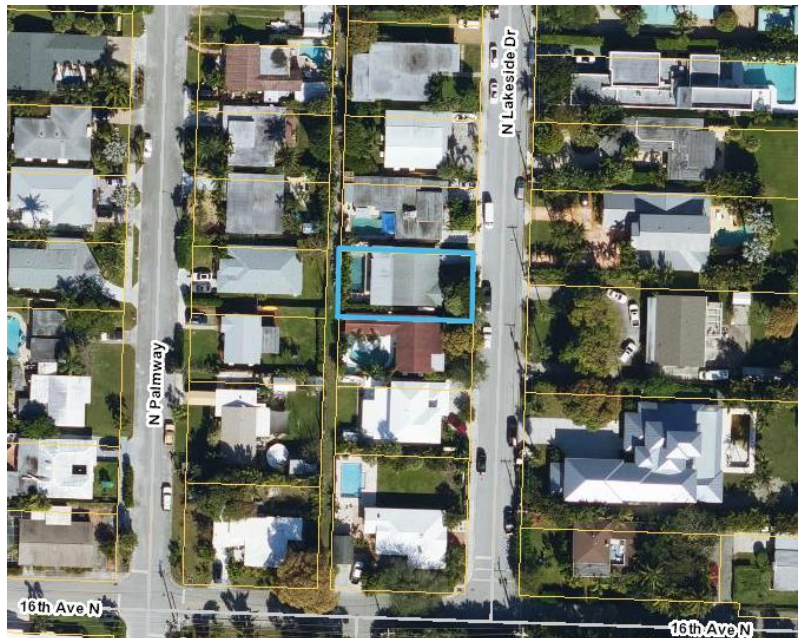
General Location: West side of North Lakeside Drive, between 16th Avenue North and 18th Avenue North

Existing Land Use: Single-family residence

Current Future Land Use Designation: Single Family Residential (SFR)

Zoning District: Single Family Residential (SFR)

Location Map



RECOMMENDATION

The documentation and materials provided with the application request were reviewed for compliance with the applicable guidelines and standards found in the City of Lake Worth Beach Land Development Regulations (LDRs) and for consistency with the Comprehensive Plan. The proposed variance request is not consistent with all of the variance criteria in LDR Section 23.2-26(b). Therefore, staff is recommending denial of the proposed variance.

PROJECT DESCRIPTION

The applicant, Anthony Michuda, is requesting a variance to allow a boat and boat trailer to be parked in front of the front building line at 1617 North Lakeside Drive. The subject site is a single-family zoned property located on the west side of North Lakeside Drive, between 16th Avenue North and 18th Avenue North. The subject site is surrounded by properties zoned for single-family use to the north, south, east, and west.

COMMUNITY OUTREACH

As of publication, staff has received one comment in opposition to the proposal. Staff will read the comment into the record at the Planning and Zoning Board meeting on October 1st.

BACKGROUND

The subject site is a ± 0.11-acre parcel with a single-family home. Below is a general timeline summary of the residential property based on City records:

- 08/01/1979 – A building permit was issued to construct a single-family home.
- 04/11/2025 – Code Enforcement cited the property (Case 25-888) for parking a recreational vehicle in front of the front building line.
- 05/21/2025 – Applicant applied for a variance to allow a boat and boat trailer to be parked in front of the front building line, staff review found that four variances would have been required.
- 05/22/2025 – The code violation (Case 25-888) was resolved as the property owner removed the boat and trailer from front of home.
- 06/18/2025 – 08/25/2025 – Applicant submitted 3 different site plans in attempts to reduce the number of variance requested from four to one.

ANALYSIS

Consistency with the Comprehensive Plan

The subject site has a Future Land Use (FLU) designation of Single Family Residential (SFR). Per Policy 1.1.1.2, the SFR future land use area is *“intended primarily to permit development of single-family structures at a maximum of 7 dwelling units per acre. Single-family structures are designed for occupancy by one family or household. Single-family homes do not include accessory apartments or other facilities that permit occupancy by more than one family or household.”*

Analysis: The existing principal structure is a single-family house that is consistent with the intent of the Single-Family Residential designation. The variance being sought will not change the use of the property.

Based on the analysis above, the proposed development request is consistent with the goals, objectives, and policies of the City of Lake Worth Beach’s Comprehensive Plan.

Consistency with the City’s Land Development Regulations

Per Section 23.2-26, variances are authorized for height, area, size of structures, size of yards, parking requirements, and other area requirements and open spaces. The Department of Community Sustainability is tasked in the Code to review variance applications for consistency with the City’s LDRs, for compliance with the findings for granting variances (analyzed in the next section) and to provide a recommendation for whether the application should be approved or denied. The applicant’s justification statement is included in **Attachment A**.

Analysis: The parking of a boat and boat trailer in front of the front building line conflicts with development requirements in the City's Land Development Regulations. Specifically, per [LDR Section 23.4-11](#) recreational vehicles must be parked or stored behind the front building line.

In LDR Section 23.1-12, the City defines **Recreational vehicle (RV)** as: Any "motor home," "converted bus," "camper shell," "camper cabins," "travel trailers," "collapsible camper trailers," "light-duty utility trailers," "all-terrain and/or sport vehicles," "**boats**," "rafts," "watercraft," "horse/animal trailers," and **their trailers**.

The applicant is seeking a variance to allow a boat and boat trailer to be parked in front of the front building line on the east side of the property.

LDR Citation	Proposed
LDR Section 23.4-11(d)(1): Recreational vehicles must be parked or stored behind the front building line.	Parking/storing a boat with boat trailer in front of the front building line.

Section 23.2-26(b) Variances, Required findings for approval:

The Land Development Regulations require all variance requests to be analyzed for consistency with Section 23.2-26(b). Staff has reviewed the application against this section which the analysis outlined as follows:

1. Special circumstances or conditions exist which are peculiar to the land or building for which the variance is sought and do not apply generally to nearby lands and buildings, and that this is not the result of the action of the applicant.

Analysis: The subject property, located at 1617 North Lakeside Drive, was constructed in 1979 with side yard setbacks ranging from 4.6 feet to 5.25 feet, and a front setback of 25.6 feet. Due to the narrow side yards, there is insufficient room to park a boat and trailer alongside the home. Additionally, the front setback does not provide adequate space to park in front of the home while remaining behind the front building line. The rear of the property is further constrained by the presence of a pool and lack of access from the rear alley, eliminating rear yard parking as an option. These site limitations are specific to the subject property and are not typical for all properties within the City. Furthermore, these conditions are not the result of actions taken by the applicant but are inherent to the original construction and layout of the property. **Meets criterion.**

2. The strict application of the provision of these LDRs would deprive the applicant of any reasonable use of the land or building for which the variance is sought.

Analysis: The subject property has been used continuously as a single-family residence for nearly five decades and remains fully functional for that purpose under current zoning regulations. While the LDRs limit the ability to store a recreational boat and trailer on-site, particularly in front of the front building line, this limitation does not prevent the reasonable use of the land as a single-family home. Recreational boat storage, while a convenience, is not considered a fundamental component of reasonable residential use under the LDRs. The inability to store a boat and trailer on-site does not render the property unusable or deprive the applicant of a single-family residential use. **Does Not Meet Criterion.**

3. The variance proposed is the minimum variance which makes possible the reasonable use of the land or building.

Analysis: As noted above, the property has been used continuously as a single-family residence and remains fully functional for that purpose under current zoning regulations. The applicant has proposed site improvements including a defined parking area and additional landscaping to mitigate visual impact, while complying with applicable LDRs such as parking, landscaping, and impervious surface coverage. These measures demonstrate

an effort to minimize the scope of the request; however, the proposed variance is not necessary to enable reasonable use of the property as a single-family residence and therefore does not meet this criterion. **Does Not Meet Criterion.**

4. The granting of the variance will be in accordance with the spirit and purpose of this chapter, and will not be unduly injurious to contiguous property or the surrounding neighborhood nor otherwise detrimental to the public welfare.

Analysis: The granting of the variance to allow a boat and boat trailer to be parked in front of the front building line would likely not be unduly injurious or detrimental to the public welfare. While the LDRs prohibit the parking of boats and trailers in front of the front building line, the applicant has proposed reasonable measures to minimize potential impacts on the neighborhood. Specifically, the applicant has committed to establishing a defined parking area that complies with applicable parking, front yard landscaping requirements, and impervious surface requirements and will install landscape screening along the north property line to reduce visibility from the street and adjacent properties. Additionally, the applicant proposes the creation of an on-site parking space to avoid the need for on-street parking, which will lessen the burden on neighbors. Given these mitigation efforts, the proposed variance is not expected to be detrimental to the public welfare or injurious to neighboring properties. **Meets criterion.**

CONCLUSION

Pursuant to Section 23.2-26(b) of the Land Development Regulations (LDRs), variance requests must be evaluated for consistency with all applicable review criteria. The applicants have not demonstrated, through competent and substantial evidence, that the requested variance satisfies the full scope of these criteria. Staff finds that the request does not meet the criteria regarding the necessity of the variance to allow for reasonable use of the property, as the property continues to function as a single-family residence without the variance. As a result, the request does not meet the necessary standards for approval. Therefore, staff are recommending that the Planning and Zoning Board do not approve the proposed variance.

Should the Planning and Zoning Board choose to approve the request, staff has prepared conditions of approval, including requirements for a building and landscape permit, to ensure compliance with the intent of the LDRs and to mitigate potential impacts.

Conditions of Approval:

1. A building permit to create an additional parking space to park and store the boat and boat trailer shall be approved and installed within 90 days of this approval. The additional parking space must meet current Land Development Regulations.
2. A landscape permit to provide additional native landscape screening shall be approved and installed within 90 days of this approval. The boat must be screened from abutting properties with a continuous landscape screen to be installed at a minimum height of 24 inches.
3. This variance shall remain valid only for the duration of ownership by the current property owner. Upon transfer of ownership, the variance shall automatically become null and void, and the parking or storing of a boat within the front building line shall require a new variance approval.
4. The south side of the property shall maintain landscape screening as long as the variance remains active.
5. The boat and trailer must be registered, licensed, and permitted by appropriate governing authorities.
6. The boat and trailer must be owned by the occupant of the property.
7. At no time shall such parked or stored boat be occupied or used for living, sleeping or housekeeping purposes.
8. The boat and trailer must be kept in a neat and operable condition, not wrecked, junked or partially dismantled. Additionally, no boat and trailer shall be affixed to the ground or otherwise supported in a manner that would prevent its ease of removal from the property.

9. The parking of the boat and trailer shall not cause other vehicles to be parked on sidewalks or on public right-of-way so as to create a hazard.
10. No major repair work may be conducted on the premises.

BOARD POTENTIAL MOTION:

I MOVE TO **DISAPPROVE** PZB Project Number 25-01500004 a variance request for 1617 North Lakeside Drive to allow a boat and boat trailer to be parked in front of the front building line. The project does not meet the variance criteria based on the data and analysis in the staff report.

I MOVE TO **APPROVE** PZB Project Number 25-01500004 a variance request for 1617 North Lakeside Drive to allow a boat and boat trailer to be parked in front of the front building line. The application meets the variance criteria for the following reasons [Board member please state reasons].

Consequent Action: *The Planning & Zoning Board's decision will be the final decision for the variance. The applicants may appeal the Board's decision directly to Circuit Court.*

ATTACHMENTS

- A. Application Package (survey/site plan and supporting documents)
- B. Photos