

AGENDA

PLANNING BOARD REGULAR MEETING



Thursday, August 13, 2026 AT 9:30 AM

TOWN OF HIGHLAND BEACH, FLORIDA

3614 S. OCEAN BOULEVARD

HIGHLAND BEACH, FL 33487

Telephone: (561) 278-4548

Website: www.highlandbeach.us

Town Hall Commission Chambers

1. **CALL TO ORDER**
2. **ROLL CALL**
3. **PLEDGE OF ALLEGIANCE**
4. **APPROVAL OF THE AGENDA**
5. **SWEARING IN OF THE PUBLIC**
6. **APPROVAL OF MINUTES**

A. July 09, 2026

7. **UNFINISHED BUSINESS**

A. None

8. **NEW BUSINESS**

A. Development Order Application No. PZ-26-7-SPEX / Perry Reader

Application by Akbar Mondal, Boat Lifts & Docks of South Florida, for a special exception to install a 13,000 pound capacity boat lift for the property located at 2916 South Ocean Boulevard #TH1.

9. **ANNOUNCEMENTS**

September 10, 2026

9:30 AM

Planning Board Meeting

10. **ADJOURNMENT**

NOTICE: *If a person decides to appeal any decision made by the Town Commission with respect to any matter considered at this meeting, you will need a record of the proceedings, and you may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based. (The above notice is required by State Law. Anyone desiring a verbatim transcript shall have the responsibility, at his own cost, to arrange for the transcript). There may be one or more Town Commissioners attending the meeting.*

Pursuant to the provision of the Americans with Disabilities Act, any person requesting special accommodations to participate in these meetings, because of a disability or physical impairment, should contact the Town at 561-278-4548 at least five calendar days prior to the Hearing.

File Attachments for Item:

A. July 09, 2026



TOWN OF HIGHLAND BEACH PLANNING BOARD REGULAR MEETING MINUTES

Town Hall Commission Chambers
3614 South Ocean Boulevard
Highland Beach, Florida 33487

Date: July 09, 2026
Time: 9:30 AM

1. CALL TO ORDER

Chairperson Rosen called the meeting to order at 9:30 AM.

2. ROLL CALL

Board Member David Axelrod
Board Member Greg Babij
Board Member David Powell
Board Member Ilyne Mendelson
Vice Chairperson Evalyn David
Chairperson Eve Rosen
Town Attorney Leonard Rubin
Deputy Town Clerk Jaclyn DeHart

ADDITIONAL STAFF PRESENT

Town Planner Ingrid Allen

ABSENT

Board Member Roger Brown

3. PLEDGE OF ALLEGIANCE

The Board Members led the Pledge of Allegiance to the United States of America.

4. APPROVAL OF THE AGENDA

MOTION: Mendelson/Axelrod – Moved to approve the agenda as presented with passed 6 to 0.

5. APPROVAL OF MINUTES

A. June 11, 2025

MOTION: David/Powell – Moved to approve the minutes as presented which passed 6 to 0.

6. SWEARING IN OF THE PUBLIC

There was no swearing in of the public.

7. UNFINISHED BUSINESS

A. Proposed Ordinance regarding the encroachment of a hard surface beyond the property line in order to provide access to a seawall, dock or abutting Intracoastal Waterway beach area (Recommendation to Town Commission)

Chairperson Rosen read the title of the item and Town Planner Allen introduced the item. Member Babij summarized his comments that were previously submitted.

Town Attorney, Leonard Rubin, explained that due to current state law restrictions, the Town cannot adopt regulations that are more restrictive than state requirements. The Board discussed whether some desired changes would need to wait until the restrictions expire in 2027. Members expressed that it would be better to revise the ordinance rather than approve it and make multiple amendments later.

After further discussion the Board came to the consensus to not move forward with the proposed ordinance in its current form. Instead, the ordinance will be sent back for further review and brought back for discussion next year after readvertising.

8. NEW BUSINESS

A. None

9. ANNOUNCEMENTS

August 13, 2026

9:30 AM

Planning Board Meeting

10. ADJOURNMENT

The meeting adjourned at 9:59 AM.

APPROVED on August 13, 2026, Planning Board Regular Meeting.

Eve Rosen , Chairperson

ATTEST:

Jaclyn DeHart
Deputy Town Clerk

08/13/2026
Date

Disclaimer: Effective May 19, 2020, per Resolution No. 20-008, all meeting minutes are transcribed as a brief summary reflecting the event of this meeting. Verbatim audio/video recordings are permanent records and are available on the Town's Media Archives & Minutes webpage: <https://highlandbeach-fl.municodem meetings.com/>.

File Attachments for Item:

A. Development Order Application No. PZ-26-7-SPEX / Perry Reader

Application by Akbar Mondal, Boat Lifts & Docks of South Florida, for a special exception to install a 13,000 pound capacity boat lift for the property located at 2916 South Ocean Boulevard #TH1.



HIGHLAND BEACH BUILDING DEPARTMENT

3614 S. Ocean Boulevard
Highland Beach, FL 33487
Ph: (561) 278-4540

PLANNING BOARD STAFF REPORT

MEETING OF: August 13, 2026

TO: PLANNING BOARD

FROM: INGRID ALLEN, TOWN PLANNER

SUBJECT: APPLICATION BY AKBAR MONDAL, BOAT LIFTS & DOCKS OF SOUTH FLORIDA, FOR A SPECIAL EXCEPTION TO INSTALL A 13,000 POUND CAPACITY BOAT LIFT FOR THE PROPERTY LOCATED AT 2916 SOUTH OCEAN BOULEVARD #TH1. (APPLICATION NO. PZ-26-7-SPEX)

I. GENERAL INFORMATION:

Applicant (Property Owner): Perry Reader
2916 South Ocean Boulevard #TH1
Highland Beach , FL 33487

Applicant's Agent: Akbar Mondal
Boat Lifts & Docks of South Florida
1013 Northwest 31 Avenue
Pompano Beach, Fl. 33069

Property Characteristics:

Comprehensive Plan Land Use: Multi Family Low Density
Zoning District: Residential Multiple Family Low Density (RML)
Parcel Control Number: 24-43-46-33-18-000-0010
Property address: 2916 South Ocean Boulevard #TH1

Request and Analysis:

The Applicant is requesting a special exception to install a four (4) piling, 13,000 pound capacity boat lift for the property located at 2916 South Ocean Boulevard #TH1. There is an existing wood dock at the property which is part of the Trafalgar of Highland Beach Condominium.

The Applicant has obtained both Florida Department of Environmental Protection (No. 50-0470353-001-EE) and U.S. Army Corps of Engineers (SAJ-2026-00888 GP-PWB) authorization for the proposed boat lift.

The location of the boat lift is proposed along the Intracoastal Waterway and therefore, pursuant to Section 30-68(g)(6)a. of the Town Code, it is exempt from the permitted waterward extension of accessory marine facilities to 25 feet or 25 percent of the waterway width, whichever is less. The Applicant is compliant with Section 30-68(g)(3) of the Town Code which allows the maximum height for lifting devices at base flood elevation, as provided by the FEMA FIRM maps, plus eight (8) feet. The base flood elevation for the property is 7 feet and the top of the Applicant's boat lift measures 9.5 feet.

Section 30-67(b) of the Town Code indicates that in the RML zoning district a special exception approval by the Planning Board is required for boat lifts. Section 30-36(a) of the Town code states that the Planning Board may approve, approve with conditions, or deny a request for special exception relating to accessory marine facilities including boat lifts.

If the Planning Board approves the request, the Applicant will be required to obtain a building permit from the Town of Highland Beach Building Department following such approval and prior to initiation of construction. Pursuant to Section 30-21(g) of the Town Code, commencement of construction shall be initiated within two (2) years following the date of approval by the Planning Board.

Staff reviewed the Applicant's proposed request to include plan set, date stamped received by the Building Department on July 16, 2026, and finds that it is consistent with the special exception provisions of Section 30-36 of the Town Code, were applicable, and consistent with the Town Comprehensive Plan and Code of Ordinances.

Should you have any questions, please feel free to contact me at (561) 637-2012 or iallen@highlandbeach.us

Attachments: Application

Aerials

HOA approval

FDEP approval

ACOE approval

Applicant Plans (11X17)



**TOWN OF HIGHLAND BEACH
DEVELOPMENT ORDER APPROVAL APPLICATION**

Application # _____

PROPERTY INFORMATION ASSOCIATED WITH THIS APPLICATION		
Address: 2916 S Ocean Blvd Highland Beach		PCN: 24434633180000010
Full Legal Description of the Property [as described in the deed] or reference to an attachment: Trafalgar of Highland Beach Cond Unit TM-1		
Zoning District: RMH- Multi-Family High-Density (24-Highland Beach)	What is the location of the installation? ☒ Intracoastal Waterway (ICW) ☐ Interior Canal/Basin ☐ N/A	
PROPERTY OWNER (APPLICANT) INFORMATION		
Name: Perry Reader	Phone: (407) 492-0333	Fax:
Mailing Address: 3339 S Tropical Trl Merritt Island FL 32952		
Email Address: pjr3339@aol.com		
APPLICANT'S AGENT INFORMATION		
Name: Akbor Mondal	Phone: (954) 971-0811	Fax:
Company Name: Boat Lifts & Docks of S. FL		
Mailing Address: 1013 NW 31st Ave Pompano Beach		
Email Address: docksandlifts@gmail.com		

Provide a detailed description of the proposed project (use additional pages if necessary):

Installation of new 13K Boatlift with (4) new piers and
Safety boarding Platform.
Safety boarding Platform 3' x 2'
Boat Lift 12'8" x 10'6"

I give permission to the members of the Town Commission, Planning Board and staff to inspect the property for the purpose of this application. I declare that all statements made herein are true, based upon the best available information. Willful false statements may jeopardize the validity of my application or any decision issued thereon. I have fully read the information outlining the application requirements. With this application, I am submitting the necessary supporting materials listed.

Applicant's Signature:  Date: 07/29/26
Applicant's Printed Name Terry Reader

Received by the Town Clerk's Office:

Received By: _____ Date: _____

Date Public Notices Mailed: _____

Date Legal Advertisement Published: _____



Date: 7/29/2026
Time: 12:45 PM
Scale: 1:564



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Town of Highland Beach Building Department
3614 South Ocean Blvd.
Highland Beach Florida 33487

April 8, 2026

RE: Perry Reader & Elaine Salloway Reader
2916 S Ocean Blvd.
Highland Beach, FL 33487

To Whom It May Concern:

The party above has made the Association aware that they are having BOAT LIFTS & DOCKS OF SOUTH FLORIDA, INC., install a 4-piling boat lift appurtenant to their unit as depicted on the attached boundary survey dated 3/24/2026 and attached plans and that they intend to proceed with all applicable and required permits.

Feel free to contact me with any questions at ph#: 561-276-1949.



Howard Zimmerman
President



FLORIDA DEPARTMENT OF Environmental Protection

Southeast District
3301 Gun Club Road, MSC 7210-1
West Palm Beach, FL 33406
561-681-6600

Ron DeSantis
Governor

Jay Collins
Lt. Governor

Alexis A. Lambert
Secretary

April 9, 2026

Perry Reader
2916 S Ocean Boulevard
Highland Beach, FL, 33487
Sent via e-mail: Docksandlifts@gmail.com

Re: File No.: 50-0470353-001-EE
File Name: Reader Lift

Dear Mr. Reader:

On March 31, 2026, we received your request for verification of exemption for the following activities: 1) install a 6 sq. ft. boarding platform to an existing dock for a total of approximately 741 sq. ft. over water structure; 2) install a boat lift. The project is located in the Intracoastal Waterway, Class III Waters, adjacent to 2916 S Ocean Boulevard, Highland Beach (Section 33, Township 46 South, Range 43 East), in Palm Beach County (Latitude N 26°25'18.7803", Longitude W -80°3'53.1110").

Your request has been reviewed to determine whether it qualifies for (1) regulatory exemption, (2) proprietary authorization (related to state-owned submerged lands), and (3) federal approval that may be necessary for work in wetlands or waters of the United States.

Your project did not qualify for the federal authorization of this verification request. **Additional authorization must be obtained prior to commencement of the proposed activity.** This letter does not relieve you from the responsibility of obtaining other federal, state, or local authorizations that may be required for the activity. Please refer to the specific section(s) dealing with that portion of the review below for advice on how to proceed.

If you change the project from what you submitted, the authorization(s) granted may no longer be valid at the time of commencement of the project. Please contact us prior to beginning your project if you wish to make any changes.

If you have any questions regarding this matter, please contact Ashley Long at the letterhead address or at Ashley.Long@FloridaDEP.gov.

1. Regulatory Review – VERIFIED

Based on the information submitted, the Department has verified that the activity as proposed is exempt, under Chapter 62-330.051(5)(b), Florida Administrative Code, from the need to obtain a regulatory permit under Part IV of Chapter 373 of the Florida Statutes.

This exemption verification is based on the information you provided the Department and the statutes and rules in effect when the information was submitted. This verification may not be valid if site conditions materially change, the project design is modified, or the statutes or rules governing the exempt activity are amended. In the event you need to re-verify the exempt status for the activity, a new request and verification fee will be required. Any substantial modifications to the project design should be submitted to the Department for review, as changes may result in a permit being required.

2. Proprietary Review- NOT REQUIRED

The activity does not require further authorization under chapter 253 of the Florida Statutes, or chapters 18-20 or 18-21 of the Florida Administrative Code.

3. Federal Review - NOT APPROVED

Your proposed activity as outlined on your application and attached drawings **does not qualify** for Federal authorization pursuant to the State Programmatic General Permit and a **SEPARATE permit** or authorization **shall be required** from the Corps. You must apply separately to the Corps using their APPLICATION FOR DEPARTMENT OF THE ARMY PERMIT, ENG FORM 4345, or alternative as allowed by their regulations. More information on Corps permitting may be found online in the Jacksonville District Regulatory Division Source Book at: <https://www.saj.usace.army.mil/Missions/Regulatory/Source-Book>.

Authority for review - an agreement with the USACOE entitled “Coordination Agreement Between the U. S. Army Corps of Engineers (Jacksonville District) and the Florida Department of Environmental Protection (or Duly Authorized Designee), State Programmatic General Permit”, Section 10 of the Rivers and Harbor Act of 1899, and Section 404 of the Clean Water Act.

Additional Information

Please retain this letter. The activities may be inspected by authorized state personnel in the future to ensure compliance with appropriate statutes and administrative codes. If the activities are not in compliance, you may be subject to penalties under Chapter 373, F.S., and Chapter 18-14, F.A.C.

NOTICE OF RIGHTS

This action is final and effective on the date filed with the Clerk of the Department unless a petition for an administrative hearing is timely filed under Sections 120.569 and 120.57, F.S., before the deadline for filing a petition. On the filing of a timely and sufficient petition, this action will not be final and effective until a subsequent order of the Department. Because the administrative hearing process is designed to formulate final agency action, the hearing process may result in a modification of the agency action or even denial of the application.

Petition for Administrative Hearing

A person whose substantial interests are affected by the Department's action may petition for an administrative proceeding (hearing) under Sections 120.569 and 120.57, F.S. Pursuant to Rules 28-106.201 and 28-106.301, F.A.C., a petition for an administrative hearing must contain the following information:

- (a) The name and address of each agency affected and each agency's file or identification number, if known;
- (b) The name, address, any e-mail address, any facsimile number, and telephone number of the petitioner, if the petitioner is not represented by an attorney or a qualified representative; the name, address, and telephone number of the petitioner's representative, if any, which shall be the address for service purposes during the course of the proceeding; and an explanation of how the petitioner's substantial interests will be affected by the agency determination;
- (c) A statement of when and how the petitioner received notice of the agency decision;
- (d) A statement of all disputed issues of material fact. If there are none, the petition must so indicate;
- (e) A concise statement of the ultimate facts alleged, including the specific facts that the petitioner contends warrant reversal or modification of the agency's proposed action;
- (f) A statement of the specific rules or statutes that the petitioner contends require reversal or modification of the agency's proposed action, including an explanation of how the alleged facts relate to the specific rules or statutes; and
- (g) A statement of the relief sought by the petitioner, stating precisely the action that the petitioner wishes the agency to take with respect to the agency's proposed action.

The petition must be filed (received by the Clerk) in the Office of General Counsel of the Department at 3900 Commonwealth Boulevard, Mail Station 35, Tallahassee, Florida 32399-3000, or via electronic correspondence at Agency_Clerk@dep.state.fl.us. Also, a copy of the petition shall be mailed to the applicant at the address indicated above at the time of filing.

Time Period for Filing a Petition

In accordance with Rule 62-110.106(3), F.A.C., petitions for an administrative hearing by the applicant and persons entitled to written notice under Section 120.60(3), F.S., must be filed within 21 days of receipt of this written notice. Petitions filed by any persons other than the applicant, and other than those entitled to written notice under Section 120.60(3), F.S., must be filed within 21 days of publication of the notice or within 21 days of receipt of the written notice, whichever occurs first. You cannot justifiably rely on the finality of this decision unless notice of this decision and the right of substantially affected persons to challenge this decision has been duly published or otherwise provided to all persons substantially affected by the decision. While you are not required to publish notice of this action, you may elect to do so pursuant Rule 62-110.106(10)(a).

The failure to file a petition within the appropriate time period shall constitute a waiver of that person's right to request an administrative determination (hearing) under Sections 120.569 and 120.57, F.S., or to intervene in this proceeding and participate as a party to it. Any subsequent intervention (in a proceeding initiated by another party) will be only at the discretion of the presiding officer upon the filing of a motion in compliance with Rule 28-106.205, F.A.C. If you

do not publish notice of this action, this waiver will not apply to persons who have not received written notice of this action.

Extension of Time

Under Rule 62-110.106(4), F.A.C., a person whose substantial interests are affected by the Department's action may also request an extension of time to file a petition for an administrative hearing. The Department may, for good cause shown, grant the request for an extension of time. Requests for extension of time must be filed with the Office of General Counsel of the Department at 3900 Commonwealth Boulevard, Mail Station 35, Tallahassee, Florida 32399-3000, or via electronic correspondence at Agency_Clerk@dep.state.fl.us, before the deadline for filing a petition for an administrative hearing. A timely request for extension of time shall toll the running of the time period for filing a petition until the request is acted upon.

Mediation

Mediation is not available in this proceeding.

FLAWAC Review

The applicant, or any party within the meaning of Section 373.114(1)(a) or 373.4275, F.S., may also seek appellate review of this order before the Land and Water Adjudicatory Commission under Section 373.114(1) or 373.4275, F.S. Requests for review before the Land and Water Adjudicatory Commission must be filed with the Secretary of the Commission and served on the Department within 20 days from the date when this order is filed with the Clerk of the Department.

Judicial Review

Once this decision becomes final, any party to this action has the right to seek judicial review pursuant to Section 120.68, F.S., by filing a Notice of Appeal pursuant to Florida Rules of Appellate Procedure 9.110 and 9.190 with the Clerk of the Department in the Office of General Counsel (Station #35, 3900 Commonwealth Boulevard, Tallahassee, Florida 32399-3000) and by filing a copy of the Notice of Appeal accompanied by the applicable filing fees with the appropriate district court of appeal. The notice must be filed within 30 days from the date this action is filed with the Clerk of the Department.

EXECUTION AND CLERKING

Executed in Palm Beach County, Florida.

STATE OF FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION



Jacqueline Hurd
Environmental Manager
Southeast District

Enclosures:

Attachment A- Specific Exemption Rule
Project drawings, 3 pages

CERTIFICATE OF SERVICE

The undersigned duly designated deputy clerk hereby certifies that this document and all attachments were sent on the filing date below to the following listed persons:

FDEP – Jacqueline Hurd, Ashley Long
Steve Garbutt, Docks and Lifts, Docksandlifts@gmail.com

Additional mailings:

Matt Mitchell, Palm Beach County, Environmental Resources, Mmitchell@pbcgov.org

FILING AND ACKNOWLEDGMENT

FILED, on this date, pursuant to Section 120.52, F. S., with the designated Department Clerk, receipt of which is hereby acknowledged.

Farzana Talukder
Clerk

04/09/2026
Date

Attachment A

Chapter 62-330.051 Exempt Activities.

The activities meeting the limitations and restrictions below are exempt from permitting. However, if located in, on, or over state-owned submerged lands, they are subject to a separate authorization under Chapters 253 and 258, F.S., and Chapters 18-18, 18-20, and 18-21, F.A.C., as applicable.

(5) Dock, Pier, Boat Ramp and Other Boating-related Work –

(b) Installation of private docks, piers, and recreational docking facilities, and installation of local governmental piers and recreational docking facilities, in accordance with section 403.813(1)(b), F.S. This includes associated structures such as boat shelters, boat lifts, and roofs, provided:

1. The cumulative square footage of the dock or pier and all associated structures located over wetlands and other surface waters does not exceed the limitations in section 403.813(1)(b), F.S.;
2. No structure is enclosed on more than three sides with walls and doors;
3. Structures are not used for residential habitation or commercial purposes, or storage of materials other than those associated with water dependent recreational use; and
4. Any dock and associated structure shall be the sole dock as measured along the shoreline for a minimum distance of 65 feet, unless the parcel of land or individual lot as platted is less than 65 feet in length along the shoreline, in which case there may be one exempt dock allowed per parcel or lot.

Rulemaking Authority 373.026(7), 373.043, 373.4131, 373.4145, 403.805(1) FS. Law Implemented 373.406, 373.4131, 373.4145, 373.415, 403.813(1) FS. History—New 10-1-13, Amended 6-1-18.

STANDARD MANATEE CONDITIONS FOR IN-WATER WORK 2011

The permittee shall comply with the following conditions intended to protect manatees from direct project effects:

- a. All personnel associated with the project shall be instructed about the presence of manatees and manatee speed zones, and the need to avoid collisions with and injury to manatees. The permittee shall advise all construction personnel that there are civil and criminal penalties for harming, harassing, or killing manatees which are protected under the Marine Mammal Protection Act, the Endangered Species Act, and the Florida Manatee Sanctuary Act.
- b. All vessels associated with the construction project shall operate at "Idle Speed/No Wake" at all times while in the immediate area and while in water where the draft of the vessel provides less than a four-foot clearance from the bottom. All vessels will follow routes of deep water whenever possible.
- c. Siltation or turbidity barriers shall be made of material in which manatees cannot become entangled, shall be properly secured, and shall be regularly monitored to avoid manatee entanglement or entrapment. Barriers must not impede manatee movement.
- d. All on-site project personnel are responsible for observing water-related activities for the presence of manatee(s). All in-water operations, including vessels, must be shutdown if a manatee(s) comes within 50 feet of the operation. Activities will not resume until the manatee(s) has moved beyond the 50-foot radius of the project operation, or until 30 minutes elapses if the manatee(s) has not reappeared within 50 feet of the operation. Animals must not be herded away or harassed into leaving.
- e. Any collision with or injury to a manatee shall be reported immediately to the FWC Hotline at 1-888-404-3922. Collision and/or injury should also be reported to the U.S. Fish and Wildlife Service in Jacksonville (1-904-731-3336) for north Florida or Vero Beach (1-772-562-3909) for south Florida, and to FWC at ImperiledSpecies@myFWC.com
- f. Temporary signs concerning manatees shall be posted prior to and during all in-water project activities. All signs are to be removed by the permittee upon completion of the project. Temporary signs that have already been approved for this use by the Florida Fish and Wildlife Conservation Commission (FWC) must be used (see MyFWC.com/manatee). One sign which reads *Caution: Boaters* must be posted. A second sign measuring at least 8 1/2" by 11" explaining the requirements for "Idle Speed/No Wake" and the shut down of in-water operations must be posted in a location prominently visible to all personnel engaged in water-related activities. Questions concerning these signs can be sent to the email address listed above.

CAUTION: MANATEE HABITAT

All project vessels

IDLE SPEED / NO WAKE

When a manatee is within 50 feet of work
all in-water activities must

SHUT DOWN

Report any collision with or injury to a manatee:



Wildlife Alert:

1-888-404-FWCC(3922)

cell *FWC or #FWC



**UNITED STATES DEPARTMENT OF
COMMERCE**

**National Oceanic and Atmospheric Administration
NATIONAL MARINE FISHERIES SERVICE**

Southeast Regional Office
263 13th Avenue South
St. Petersburg, FL 33701

SEA TURTLE AND SMALLTOOTH SAWFISH CONSTRUCTION CONDITIONS

The permittee shall comply with the following protected species construction conditions:

- a. The permittee shall instruct all personnel associated with the project of the potential presence of these species and the need to avoid collisions with sea turtles and smalltooth sawfish. All construction personnel are responsible for observing water-related activities for the presence of these species.
- b. The permittee shall advise all construction personnel that there are civil and criminal penalties for harming, harassing, or killing sea turtles or smalltooth sawfish, which are protected under the Endangered Species Act of 1973.
- c. Siltation barriers shall be made of material in which a sea turtle or smalltooth sawfish cannot become entangled, be properly secured, and be regularly monitored to avoid protected species entrapment. Barriers may not block sea turtle or smalltooth sawfish entry to or exit from designated critical habitat without prior agreement from the National Marine Fisheries Service's Protected Resources Division, St. Petersburg, Florida.
- d. All vessels associated with the construction project shall operate at "no wake/idle" speeds at all times while in the construction area and while in water depths where the draft of the vessel provides less than a four-foot clearance from the bottom. All vessels will preferentially follow deep-water routes (e.g., marked channels) whenever possible.
- e. If a sea turtle or smalltooth sawfish is seen within 100 yards of the active daily construction/dredging operation or vessel movement, all appropriate precautions shall be implemented to ensure its protection. These precautions shall include cessation of operation of any moving equipment closer than 50 feet of a sea turtle or smalltooth sawfish. Operation of any mechanical construction equipment shall cease immediately if a sea turtle or smalltooth sawfish is seen within a 50-ft radius of the equipment. Activities may not resume until the protected species has departed the project area of its own volition.
- f. Any collision with and/or injury to a sea turtle or smalltooth sawfish shall be reported immediately to the National Marine Fisheries Service's Protected Resources Division (727-824-5312) and the local authorized sea turtle stranding/rescue organization.

- g. Any special construction conditions, required of your specific project, outside these general conditions, if applicable, will be addressed in the primary consultation.
- h. Any collision(s) with and/or injuries to any whale, or sturgeon occurring during the construction of a project, shall be reported immediately to NMFS's Protected Resources Division (PRD) at (727-824-5312).
- i. Reports to NMFS's Protected Resources Division (PRD) may be made by email to takereport.nmfs@noaa.gov.
- j. Sea turtle and marine stranding/rescue organizations' contact information is available by region at <http://www.nmfs.noaa.gov/pr/health/networks.htm>.
- k. Smalltooth sawfish encounters shall be reported to <http://www.flmnh.ufl.edu/fish/sharks/sawfish/sawfishencounters.html>.
- l. All work must occur during daylight hours.



**CONDOMINIUM
UNIT 1
BUILDING #2961**

Terrace

Terrace

Property -
Line

Wet face –

Property Line

—Exist. Conc.
Seawall Cap

Property Line

Wet face :

Exist. Conc.
Seawall Cap

Existing Wood Dock
734.67 sq. ft

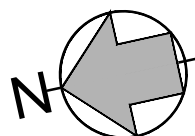
Existing Wood Dock
734.67 sq. ft

125'-9"

23'-9"

Existing Boat Lift

149'-7"

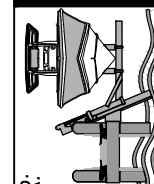
**INTRACOASTAL
WATWEWAY**

EXISTING CONDITIONS

SCALE: 1"=10'

TUMAY CONSULTING ENGINEERS INC.
HIKMET TUMER TUMAY, P.E.
Email: tumayce@aol.com Delray
Beach, FL 33484 Ph: (954) 520
6056 STATE OF FLORIDA #
50109 16405 Via Venetia West

PREPARED FOR:
BOATLIFTS & DOCKS
OF SOUTH FLORIDA
989 N.W. 31ST. AVENUE
POMPANó BEACH, FL 33069
954-971-0811 SCC131152208



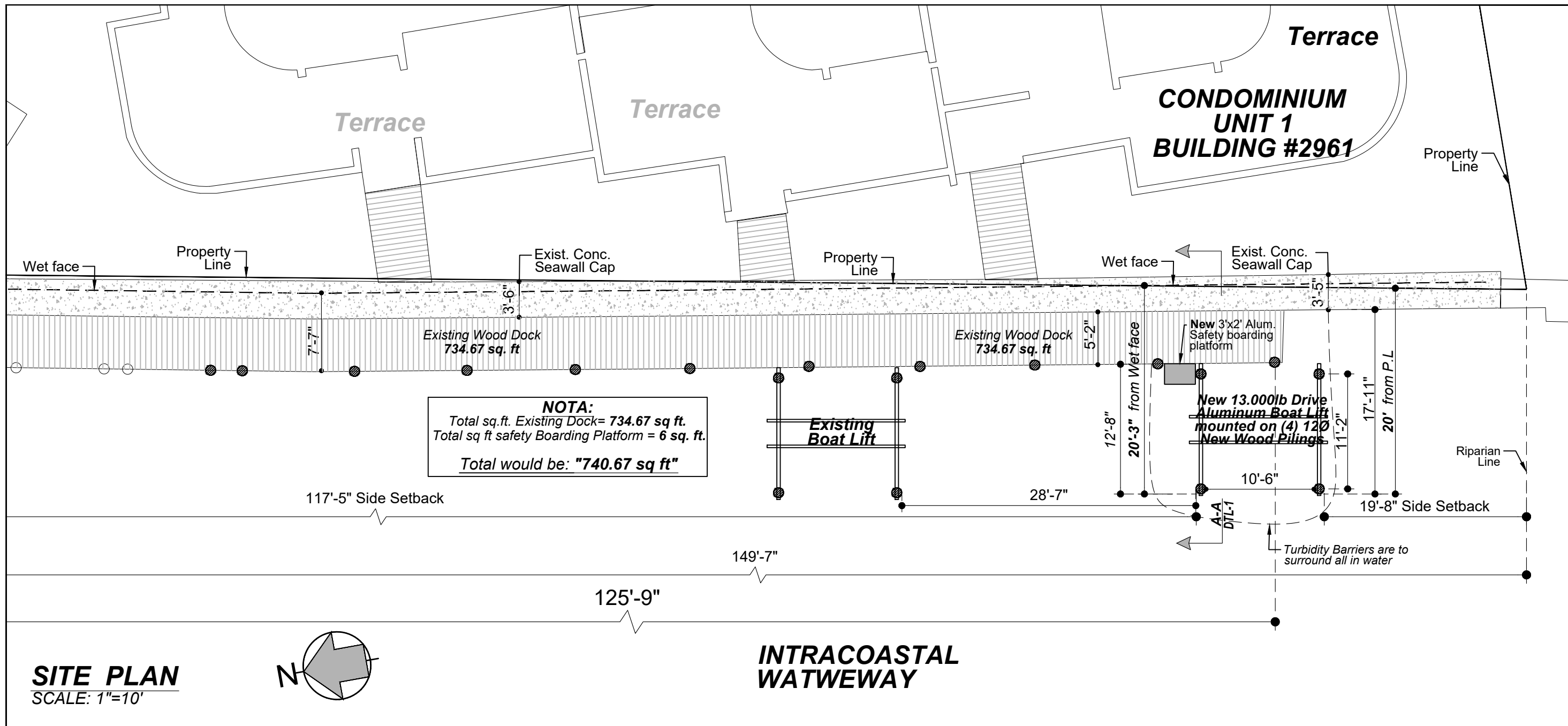
Boat Lift & Boarding Platform FOR:

READER

RESIDENCE
2916 S OCEAN BLVD

DATE	NOTES/REVISIONS

Drawn by: **MM**
Checked by: **NS**
Date: **04/07/2026**
Job No.: **26-004**



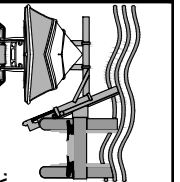
General Notes:

1. Proposed "Neptune 13,000lb Direct Drive Aluminum 4-Post Boat Lift with standard bunks, mounted on (4) New 12" Ø Wood Piles & 3' x 2' Aluminum boarding platform with railing .
2. For all prestressed piles, extend pilings strands a min. of 18" into cap/dock steel or cut strands even top of pile & dowel/epoxy (2) #5 L-bars 12" w/ 6" min embedment.
3. All hardware to be galvanized or stainless steel.
4. Turbidity barriers are to surround all in water construction areas during piling and/or panel installation activities.
5. Elevations shown are based on the North American Vertical Datum of 1988.
6. Design in accordance with 2023 8th Edition of the Florida Building Code.
7. Construction methods, procedures, and sequences are the responsibility of the Contractor. The Contractor shall take the necessary means to maintain and protect the structural integrity and serviceability of the construction at all times.
8. Any discrepancies found for any circumstance between the structural plans and the existing conditions found on site and/or any conditions that were omitted on the plans will be the responsibility of the Contractor to immediately bring to the attention of the Engineer of Record.

9. Existing conditions are unknown, therefore, worst case conditions have been approximated. all exist. conditions are assumed and must be confirmed by the Contractor after permitting.
10. Engineer's Limitations of Responsibility: The Engineer shall not be responsible for the quality or composition of materials, fabrications, construction inspection, supervision, or review, special inspection, or the quality and correctness of construction unless the appropriate submissions, reports, approvals, inspections, site visit, construction review, or special inspections are performed by the Engineer or his representative as required herein, and then only such responsibility as is associated with the specific work performed as is commonly assigned a structural engineer in relation to other engineering and construction disciplines associated with the project.
11. The Engineer shall not be responsible for site and construction safety and/or the safety of construction workers. Site and construction safety is the responsibility of the Contractor. The Contractor shall be responsible for the safety of his employees and the safety of the employee of all subcontractors to the project.
12. Engineer's Statement of Compliance: To the best of the Engineer's knowledge, the structural plans and specifications presented herein comply with the applicable minimum building codes, standards, and practices.

TUMAY CONSULTING ENGINEERS INC.
HIKMET TUMER TUMAY, P.E.
Email: tumayce@aol.com Delray
Beach, FL 33484 Ph: (954) 520
5056 STATE OF FLORIDA #
50109 16405 Via Venetia West

PREPARED FOR:
**BOATLIFTS & DOCKS
OF SOUTH FLORIDA**
989 N.W. 31ST. AVENUE
POMPANO BEACH, FL 33069
954-971-0811 SCC131152208



Boat Lift & Boarding Platform FOR:

**READER
RESIDENCE**
2916 S OCEAN BLVD
HIGHLAND BEACH

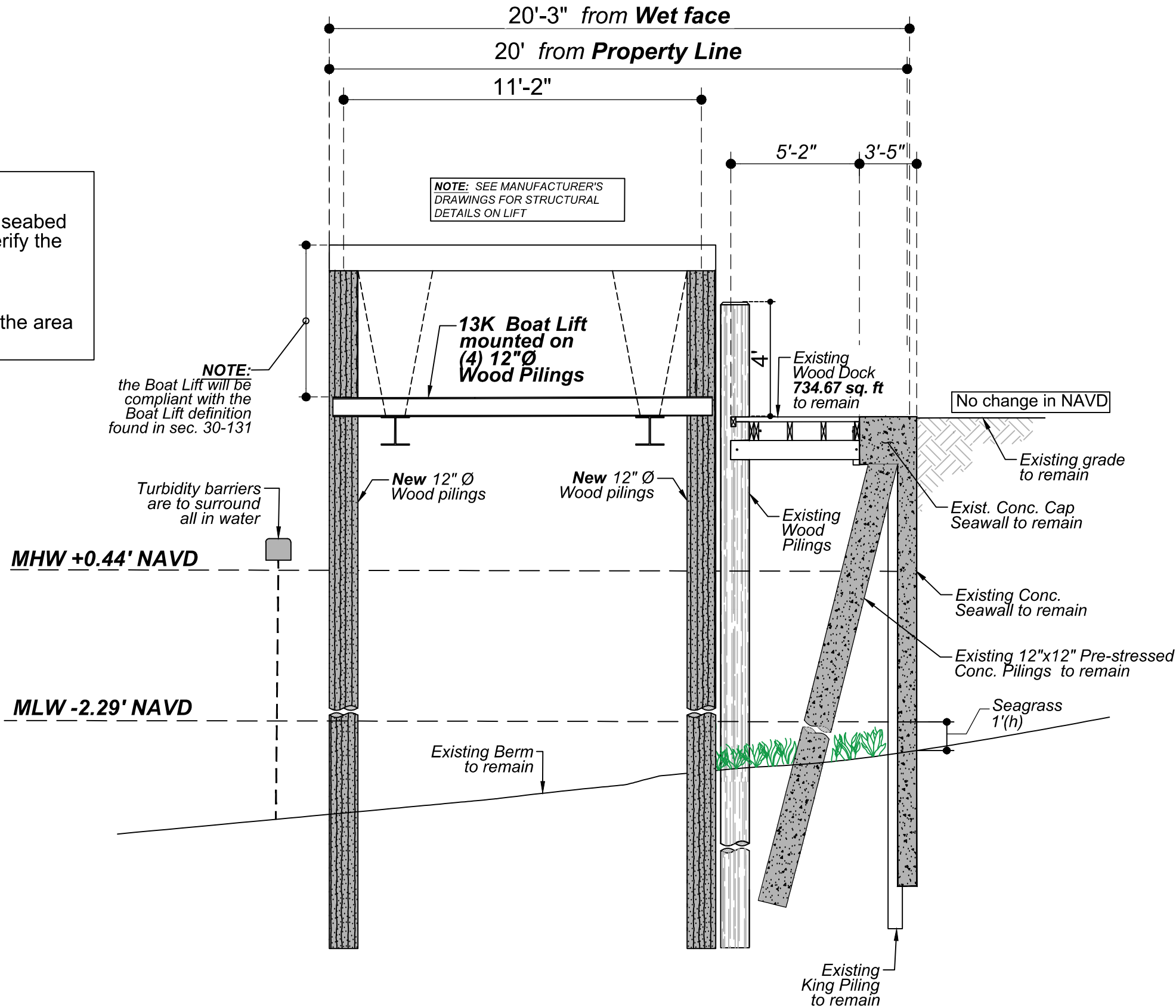
DATE	NOTES/REVISIONS

Drawn by: **MM**
Checked by: **NS**
Date: **04/07/2026**
Job No.: **26-001**

- Environmental Note:**
- 1. All pilings shall be jetted onto sufficient depth over the seabed free of any seagrass (crew shall physically dive and verify the placement and jetted the piling into the bed).
 - 2. Turbidity barrier is to be placed surrounding the proposed work to minimize the sediment dispersion in the area to protect the existing seagrass in the area.

NOTE:
By Hurricane Boat Lifts. all Work be done according w/ NFPA ART. (555-4), (555-7) (555-9) & NFPA 307 (2021).

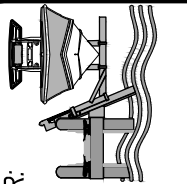
NOTE:
N.E.C. 555.10 Signage. Permanent safety Signs shall be installed. to give notice of electrical shock Hazard risks to persons using or swimming near a Boat Dock or Marina



BOAT LIFT - DETAIL
SECTION VIEW A-A
SCALE: 1/4"=1'-0"

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DATE	NOTES/REVISIONS

Drawn by: **MM**
Checked by: **NS**
Date: **04/07/2026**
Job No.: **26-004**



DEPARTMENT OF THE ARMY
CORPS OF ENGINEERS, JACKSONVILLE DISTRICT
4400 PGA BOULEVARD, SUITE 500
PALM BEACH GARDENS, FLORIDA 33410

May 1, 2026

Regulatory Division
Palm Beach Gardens Section
SAJ-2026-00888(GP-PWB)

Perry Reader
2916 South Ocean Boulevard
Highland Beach, Florida 33483

Dear Mr. Reader:

The U.S. Army Corps of Engineers (Corps) has completed the review of your application for a Department of the Army permit, which the Corps received on April 7, 2026. Your application was assigned file number SAJ-2026-00888(GP-PWB). A review of the information and drawings provided indicates that the applicant proposes to improve water access for a single-family residence by installing a new cradle boatlift with 4 wood piles. The activities subject to this permit are authorized pursuant to authorities under Section 10 of the Rivers and Harbors Act of 1899 (33 U.S.C. § 403). The project is located in the Intracoastal Waterway at 2916 South Ocean Boulevard, in Section 33, Township 46 South, Range 43 East, Highland Beach, Palm Beach County, Florida.

The aspect of your project involving a boatlift as depicted on the attached drawings, is authorized by Regional General Permit (RGP) SAJ-20 and its subsequent modifications, if applicable. **This RGP authorization is valid until March 28, 2028.** Please access the Corps' Jacksonville District Regulatory Division Source Book webpage to view the special and general conditions for SAJ-20, which apply specifically to this authorization. The Internet URL address is: <http://www.saj.usace.army.mil/Missions/Regulatory.aspx>. Please be aware this Internet address is case sensitive; and, you will need to enter it exactly as it appears above. Once there select "Source Book"; and, then select "General Permits." Then you will need to select the specific SAJ permit noted above.

You must comply with ALL the RGP general, special, and/or regional Conditions, attached and/or incorporated by reference, and the Project Specific Special Conditions and General Conditions, listed below, or you may be subject to enforcement action.

Project Specific Special Conditions:

The following project specific special conditions are included with this verification:

1. Reporting Addresses: The Permittee shall submit all reports, notifications, documentation and correspondence required by the general and special conditions of this permit to either (not both) of the following addresses:

a. For electronic mail (preferred): SAJ-RD-Enforcement@usace.army.mil (not to exceed 15 MB).

b. For standard mail: U.S. Army Corps of Engineers, Regulatory Division, Enforcement Section, P.O. Box 4970, Jacksonville, FL 32232-0019.

The Permittee shall reference this DA permit number, SAJ-2026-00888(GP-PWB), on all submittals.

2. As-Built with X-Y Coordinates: Within 60 days of completion of the authorized work, the Permittee shall submit as-built drawings of the authorized work and a completed As-Built Certification Form (Attachment B) to the Corps. The drawings shall be signed and sealed by a surveyor licensed under Florida Statute 472 and include the following:

a. A plan view drawing of the location of the authorized work footprint (as shown on the permit drawings) on 8½-inch by 11-inch paper. The drawings shall include the X & Y State Plane coordination points of the most waterward point of the structure and a point at the mean high-water line (MHWL) or the face of the bulkhead/seawall, if present. The drawings shall include: the dimensions of the structure, depth of water (at mean low water) at the waterward end of the structure, and the distance from the waterward end of the structure to the near bottom edge of the channel.

b. Listing of any deviations between the work authorized by this permit and the work as constructed. In the event the completed work deviates, in any manner, from the authorized work, describe on the As-Built Certification Form the deviations between the work authorized by this permit and the work as constructed. Clearly indicate on the as-built drawings any deviations that have been listed. Please note the depiction and/or description of any deviations on the drawings and/or As-Built Certification Form does not constitute approval of any deviations by the U.S. Army Corps of Engineers.

c. Placement of the Department of the Army Permit number on all sheets submitted.

3. Assurance of Navigation and Maintenance: The Permittee understands and agrees that, if future operations by the United States require the removal, relocation, or other alteration, of the structures or work herein authorized, or if, in the opinion of the

Secretary of the Army or his authorized representative, said structure or work shall cause unreasonable obstruction to the free navigation of the navigable waters, the Permittee will be required, upon due notice from the U.S. Army Corps of Engineers, to remove, relocate, or alter the structural work or obstructions caused thereby, without expense to the United States. No claim shall be made against the United States on account of any such removal or alteration.

4. Federal Channel Setback: The most waterward edge of the authorized project shall be constructed approximately 67-feet from the near edge of the federal channel.

5. Consent to Easement: A portion of the authorized work may be located within the Federal right-of-way and therefore may require a Department of the Army Consent to Easement. The Permittee shall complete the "Application for Consent to Cross U.S. Government Easement" (Attachment C) and submit to the Corps Real Estate Division SAJ-RE-Consent@usace.army.mil or Post Office Box 4970, Jacksonville, Florida 32232-0019 or by telephone at 904-570-4514. The application should include a boundary survey map along with the authorized construction plans and specifications for the project. Prior to commencement of construction, the Permittee shall provide a copy of the Corps approved Consent to Easement, or correspondence from the Real Estate Division indicating that a Consent to Easement is not required, to the address identified in the Reporting Address Special Condition.

6. Manatee Conditions: The Permittee shall comply with the enclosed (Attachment D) "Standard Manatee Conditions for In-Water Work – 2011."

7. Jacksonville District Programmatic Biological Opinion (JAXBO): Jacksonville District Programmatic Biological Opinion (JAXBO): Structures and activities authorized under this permit will be constructed and operated in accordance with all applicable PDCs contained in the JAXBO, based on the permitted activity. Johnson's seagrass and its critical habitat were delisted from the Endangered Species Act on May 16, 2022. Therefore, JAXBO PDCs required to minimize adverse effects to Johnson's seagrass and its critical habitat are no longer applicable to any project. Failure to comply with applicable PDCs will constitute noncompliance with this permit. In addition, failure to comply with the applicable PDCs, where a take of listed species occurs, would constitute an unauthorized take. The NMFS is the appropriate authority to determine compliance with the Endangered Species Act. The most current version of JAXBO can be accessed at the Jacksonville District Regulatory Division website in the Endangered Species section of the Sourcebook located at:
<http://www.saj.usace.army.mil/Missions/Regulatory/SourceBook.aspx>

8. Turbidity Barriers: Prior to the initiation of any of the work authorized by this permit, the Permittee shall install floating turbidity barriers with weighted skirts that

extend within 1 foot of the bottom around all work areas that are in, or adjacent to, surface waters. The turbidity barriers shall remain in place and be maintained daily until the authorized work has been completed and turbidity within the construction area has returned to ambient levels. Turbidity barriers shall be removed upon stabilization of the work area.

9. Cultural Resources/Historic Properties:

a. No structure or work shall adversely affect impact or disturb properties listed in the National Register of Historic Places (NRHP) or those eligible for inclusion in the NRHP.

b. If during the ground disturbing activities and construction work within the permit area, there are archaeological/cultural materials encountered which were not the subject of a previous cultural resources assessment survey (and which shall include, but not be limited to: pottery, modified shell, flora, fauna, human remains, ceramics, stone tools or metal implements, dugout canoes, evidence of structures or any other physical remains that could be associated with Native American cultures or early colonial or American settlement), the Permittee shall immediately stop all work and ground-disturbing activities within a 100-meter diameter of the discovery and notify the Corps within the same business day (8 hours). The Corps shall then notify the Florida State Historic Preservation Officer (SHPO) and the appropriate Tribal Historic Preservation Officer(s) (THPO(s)) to assess the significance of the discovery and devise appropriate actions.

c. Additional cultural resources assessments may be required of the permit area in the case of unanticipated discoveries as referenced in accordance with the above Special Condition ; and if deemed necessary by the SHPO, THPO(s), or Corps, in accordance with 36 CFR 800 or 33 CFR 325, Appendix C (5). Based, on the circumstances of the discovery, equity to all parties, and considerations of the public interest, the Corps may modify, suspend or revoke the permit in accordance with 33 CFR Part 325.7. Such activity shall not resume on non-federal lands without written authorization from the SHPO for finds under his or her jurisdiction, and from the Corps.

d. In the unlikely event that unmarked human remains are identified on non-federal lands; they will be treated in accordance with Section 872.05 Florida Statutes. All work and ground disturbing activities within a 100-meter diameter of the unmarked human remains shall immediately cease and the Permittee shall immediately notify the medical examiner, Corps, and State Archaeologist within the same business day (8-hours). The Corps shall then notify the appropriate SHPO and THPO(s). Based, on the circumstances of the discovery, equity to all parties, and considerations of the public interest, the Corps may modify, suspend or revoke the permit in accordance with 33

CFR Part 325.7. Such activity shall not resume without written authorization from the State Archaeologist and from the Corps.

10. Notice of Permit: The Permittee shall complete and record the “Notice of Department of the Army Permit” form (Attachment E) with the Clerk of the Circuit Court, Registrar of Deeds or other appropriate official charged with the responsibility of maintaining records of title to or interest in real property within the county of the authorized activity. Within 90 days from the effective date of this permit, the Permittee shall provide a copy of the recorded Notice of Permit to the Corps clearly showing a stamp from the appropriate official indicating the book and page at which the Notice of Permit is recorded and the date of recording.

11. Posting of Permit: The Permittee shall have available and maintain for review a copy of this permit and approved plans at the construction site

General Conditions (33 CFR PART 320-330):

1. The time limit for completing the work authorized ends on **March 28, 2028.**
2. You must maintain the activity authorized by this permit in good condition and in conformance with the terms and conditions of this permit. You are not relieved of this requirement if you abandon the permitted activity, although you may make a good faith transfer to a third party in compliance with General Condition 4 below. Should you wish to cease to maintain the authorized activity or should you desire to abandon it without a good faith transfer, you must obtain a modification of this permit from this office, which may require restoration of the area.
3. If you discover any previously unknown historic or archeological remains while accomplishing the activity authorized by this permit, you must immediately notify this office of what you have found. We will initiate the Federal and state coordination required to determine if the remains warrant a recovery effort or if the site is eligible for listing in the National Register of Historic Places.
4. If you sell the property associated with this permit you must obtain the signature of the new owner on the transfer form attached to this letter and forward a copy to this office to validate the transfer of this authorization.
5. If a conditioned water quality certification has been issued for your project, you must comply with the conditions specified in the certification as special conditions to this permit.

6. You must allow a representative from this office to inspect the authorized activity at any time deemed necessary to ensure that it is being or has been accomplished in accordance with the terms and conditions of your permit.

This letter of authorization does not give absolute Federal authority to perform the work as specified on your application. The proposed work may be subject to local building restrictions mandated by the National Flood Insurance Program. You should contact your local office that issues building permits to determine if your site is located in a flood-prone area, and if you must comply with the local building requirements mandated by the National Flood Insurance Program.

This letter of authorization does not preclude the necessity to obtain any other Federal, State, or local permits, which may be required.

Thank you for your cooperation with our permit program. The Corps' Jacksonville District Regulatory Division is committed to improving service to our customers. We strive to perform our duty in a friendly and timely manner while working to preserve our environment. We invite you to complete our automated Customer Service Survey at <https://regulatory.ops.usace.army.mil/customer-service-survey/>. Please be aware this Internet address is case sensitive; and you will need to enter it exactly as it appears above. Your input is appreciated – favorable or otherwise.

Should you have any questions related to this verification letter or have issues accessing the documents reference in this letter, please contact Paula Bratschi at the letterhead address above, via telephone at 561-472-3532, or via e-mail at paula.w.bratschi@usace.army.mil.

Sincerely,

Paula Bratschi
Project Manager

Enclosures

Attachment A: Drawings

Attachment B: As-Built Certification with X-Y Coordinates

Attachment C: Consent to Easement Application

Attachment D: Manatee Conditions for In-Water Work

Attachment E: Notice of Permit

Cc:

Boat Lifts & Docks of South Florida docksandlifts@gmail.com

CESAJ-RD-PE

CESAJ-RE

DEPARTMENT OF THE ARMY PERMIT TRANSFER REQUEST

DA PERMIT NUMBER: SAJ-2026-00888(GP-PWB)

When the structures or work authorized by this permit are still in existence at the time the property is transferred, the terms and conditions of this permit will continue to be binding on the new owner(s) of the property. Although the construction period for works authorized by Department of the Army permits is finite, the permit itself, with its limitations, does not expire.

To validate the transfer of this permit and the associated responsibilities associated with compliance with its terms and conditions, have the transferee sign and date below and mail to the U.S. Army Corps of Engineers, Enforcement Section, Post Office Box 4970, Jacksonville, FL 32232-0019 or submit via electronic mail to: SAJ-RD-Enforcement@usace.army.mil (not to exceed 15 MB).

(TRANSFEREE-SIGNATURE)

(SUBDIVISION)

(DATE)

(LOT)

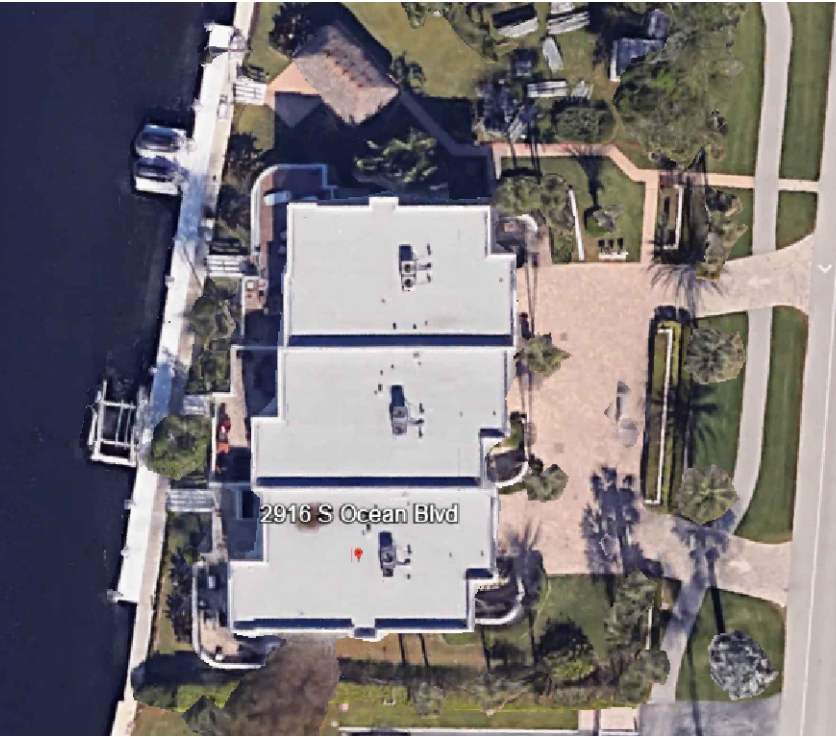
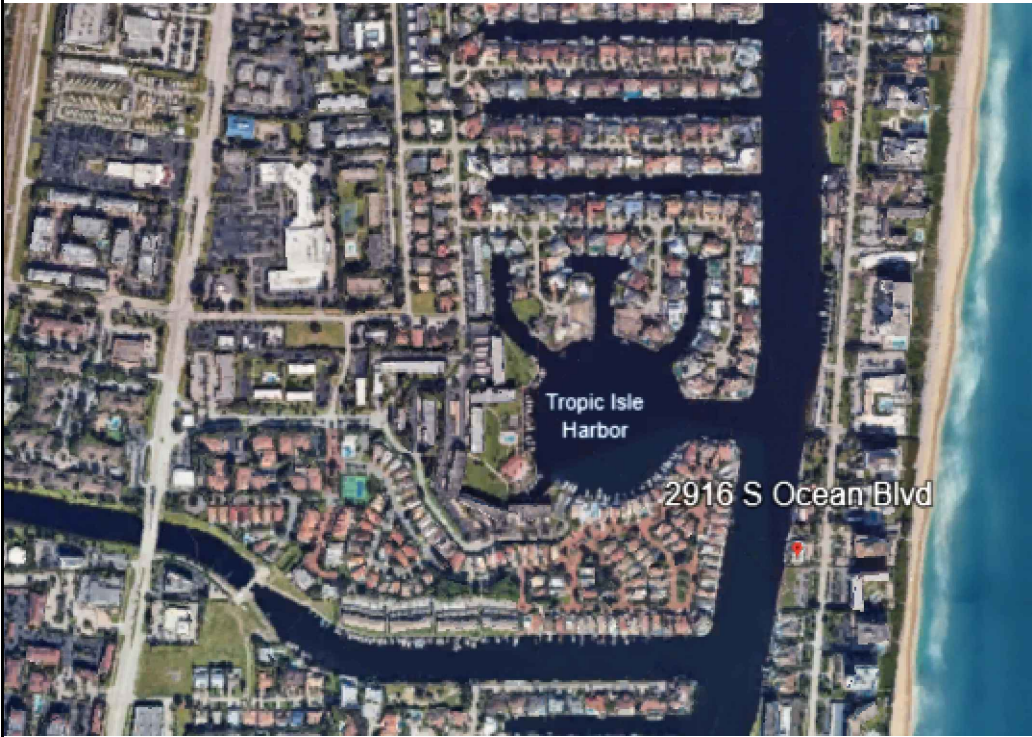
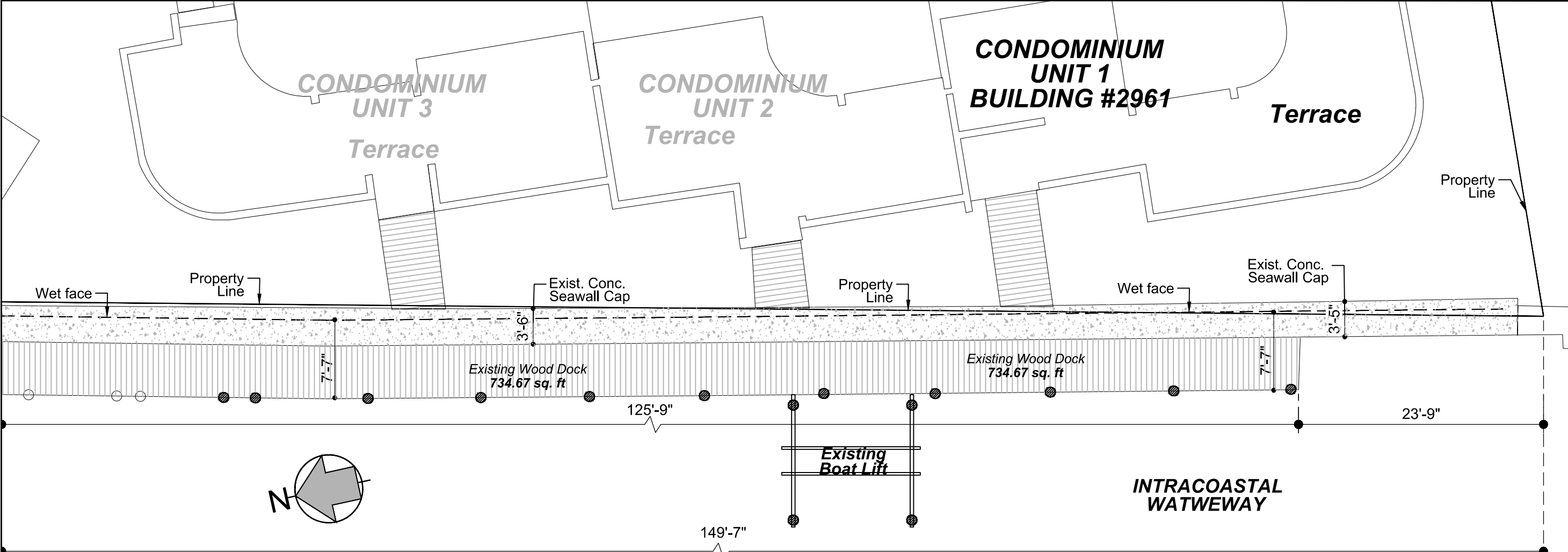
(BLOCK)

(NAME-PRINTED)

(STREET ADDRESS)

(MAILING ADDRESS)

(CITY, STATE, ZIP CODE)



EXISTING CONDITIONS
SCALE: 1"=10'

TUMAY CONSULTING ENGINEERS INC.
HIKMET TUMER TUMAY, P.E.
Email: tumayce@aol.com Delray
Beach, FL 33484 Ph: (954) 520
5056 STATE OF FLORIDA #
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PREPARED FOR:
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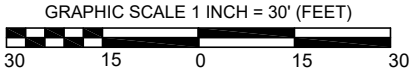
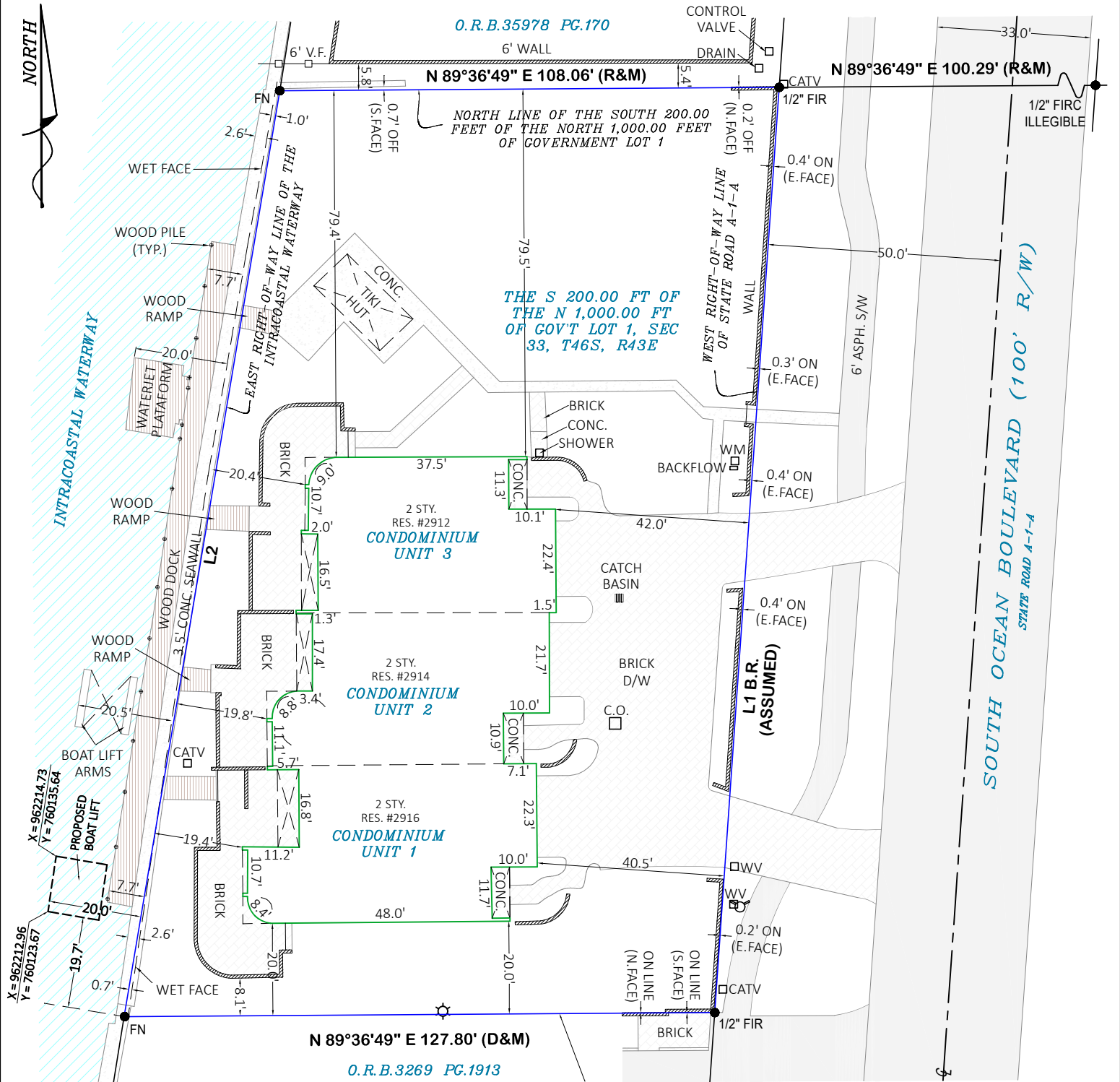
Boat Lift & Boarding Platform FOR:
**READER
RESIDENCE**
2916 S OCEAN BLVD
HIGHLAND BEACH

DATE	NOTES/REVISIONS

Drawn by: **MM**
Checked by: **NS**
Date: **04/08/2026**
Job No.: **26-001**

Page 36

LOCATION SURVEY WITH X&Y COORDINATES



LEGEND:

A/C	AIR CONDITIONING	P.C.C.	POINT OF COMPOUND CURVATURE
B.R.	BEARING REFERENCE	P.C.P.	PERMANENT CONTROL POINT
BLDG.	BUILDING	P/E	POOL EQUIPMENT
(C)	CALCULATED	PG.	PAGE
C	CURVE	P.I.	POINT OF INTERSECTION
C.L.F.	CHAIN LINK FENCE	P.O.B.	POINT OF BEGINNING
C/L	CENTER LINE	P.O.C.	POINT OF COMMENCEMENT
(D)	DEED	P.R.C.	POINT OF REVERSE CURVATURE
FCM	FOUND CONCRETE MONUMENT	P.R.M.	PERMANENT REFERENCE MONUMENT
F/DH	FOUND DRILL HOLE	PSM	PROFESSIONAL SURVEYOR AND MAPPER
F.F.	FINISHED FLOOR	(R)	RECORD
FIP	FOUND IRON PIPE	RGE.	RANGE
FIP/C	FOUND IRON PIPE & CAP	R/W	RIGHT OF WAY
FIR	FOUND IRON ROD	SEC.	SECTION
FIRC	FOUND IRON ROD & CAP	SIRC	SET IRON ROD & CAP
FN	FOUND NAIL	SN&D	SET NAIL AND DISC
FN&D	FOUND NAIL AND DISC	TWP.	TOWNSHIP
L	LENGTH	TYP.	TYPICAL
LB	LICENSED BUSINESS	UB	UTILITY BOX
LS	LICENSED SURVEYOR	WM	WATER METER
(M)	MEASURED	C.M.E.	CANAL MAINTENANCE EASEMENT
OFF	OUTSIDE OF SUBJECT PARCEL	D.E.	DRAINAGE EASEMENT
OHL	OVERHEAD LINES	I.E./E.E.	INGRESS/EGRESS EASEMENT
ON	INSIDE OF SUBJECT PARCEL	L.M.E.	LAKE MAINTENANCE EASEMENT
O.R.B.	OFFICIAL RECORD BOOK	P.U.E.	PUBLIC UTILITY EASEMENT
(P)	PLAT	U.E.	UTILITY EASEMENT
P.B.	PLAT BOOK		
P.C.	POINT OF CURVATURE		
		UTILITY/LIGHT POLE	
		FIRE HYDRANT	

GENERAL SURVEYOR NOTES:

1. THE LEGAL DESCRIPTION WAS PROVIDED BY OTHERS. THIS SURVEY DOES NOT DETERMINE OR IMPLY OWNERSHIP.
2. THIS SURVEY ONLY SHOWS IMPROVEMENTS FOUND ABOVE GROUND. UNDERGROUND FOOTINGS, UTILITIES AND ENCROACHMENTS ARE NOT LOCATED UNLESS OTHERWISE NOTED.
3. THIS SURVEY IS EXCLUSIVELY FOR THE USE OF THE PARTIES TO WHOM IT IS CERTIFIED.
4. DIMENSIONS ARE IN FEET AND DECIMALS THEREOF.
5. DUE TO VARYING CONSTRUCTION STANDARDS, BUILDING DIMENSIONS ARE APPROXIMATE.
6. ANY FEMA FLOOD ZONE DATA CONTAINED ON THIS SURVEY IS FOR INFORMATIONAL PURPOSES ONLY.
7. UNLESS OTHERWISE NOTED, AN EXAMINATION OF THE ABSTRACT OF TITLE WAS NOT PERFORMED BY THE SIGNING SURVEYOR TO DETERMINE WHICH INSTRUMENTS, IF ANY, ARE AFFECTING THIS PROPERTY.
8. UTILITIES SHOWN ON THE SUBJECT PROPERTY MAY OR MAY NOT INDICATE THE EXISTENCE OF RECORDED OR UNRECORDED UTILITY EASEMENTS.
9. THIS BOUNDARY SURVEY IS SUBJECT TO EASEMENTS, RIGHTS-OF-WAY AND OTHER MATTERS THAT MIGHT BE REFLECTED BY A SEARCH OF TITLE.

LEGAL DESCRIPTION:

THE SOUTH 200.00 FEET OF THE NORTH 1,000.00 FEET OF GOVERNMENT LOT 1 IN SECTION 33, TOWNSHIP 46 SOUTH, RANGE 43 EAST, PALM BEACH COUNTY, FLORIDA, LYING EAST OF THE EAST RIGHT-OF-WAY LINE OF THE INTRACOASTAL WATERWAY AND WEST OF THE WEST RIGHT-OF-WAY LINE OF STATE ROAD A-1-A.

FIELD WORK DATE: 3/23/2026
DRAWING DATE: 03/24/2026
REVISION DATE(S): 03/24/2026, 04/17/2026

FLOOD ZONE:

BY PERFORMING A SEARCH WITH WWW.FEMA.GOV, THE PROPERTY APPEARS TO BE LOCATED IN ZONE AE (WITH A BASE FLOOD ELEVATION OF 7'). COMMUNITY NUMBER 125111, DATED 12-20-24.

PREPARED FOR:

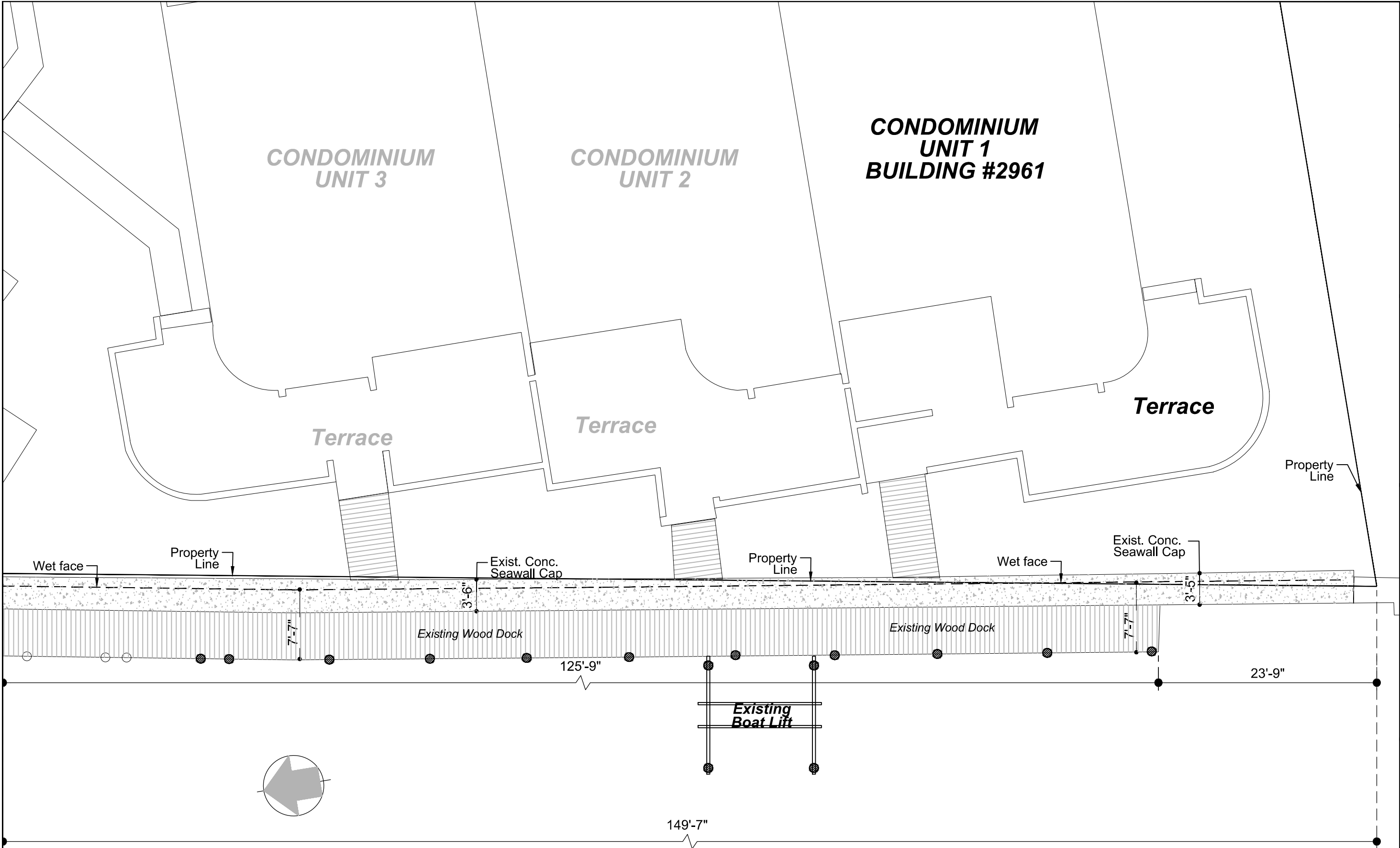
READER ELAINE S
READER PERRY J &



I hereby certify that this Boundary Survey of the hereon described property has been made under my direction, and to the best of my knowledge and belief, it is a true and accurate representation of a survey that meets the Standards of Practice set forth by the Florida Board of Professional Surveyors & Mappers in Chapter 5J-17 of the Florida Administrative Code. This survey has been digitally signed and sealed by Felipe Carvalho, P.S.M. #7137, in accordance with the requirements of Chapter 472, Florida Statutes.

G.T.T. Surveyors & Mappers, Inc.
6224 Mohawk terrace
Margate, FL 33063
gtt@geotopteam.com

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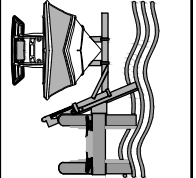


EXISTING CONDITIONS
SCALE: 1"=10'

**INTRACOASTAL
WATWEWAY**

TUMAY CONSULTING ENGINEERS INC.
HIKMET TUMER TUMAY, P.E.
Email: tumayce@aol.com Delray
Beach, FL 33484 Ph: (954) 520
5056 STATE OF FLORIDA #
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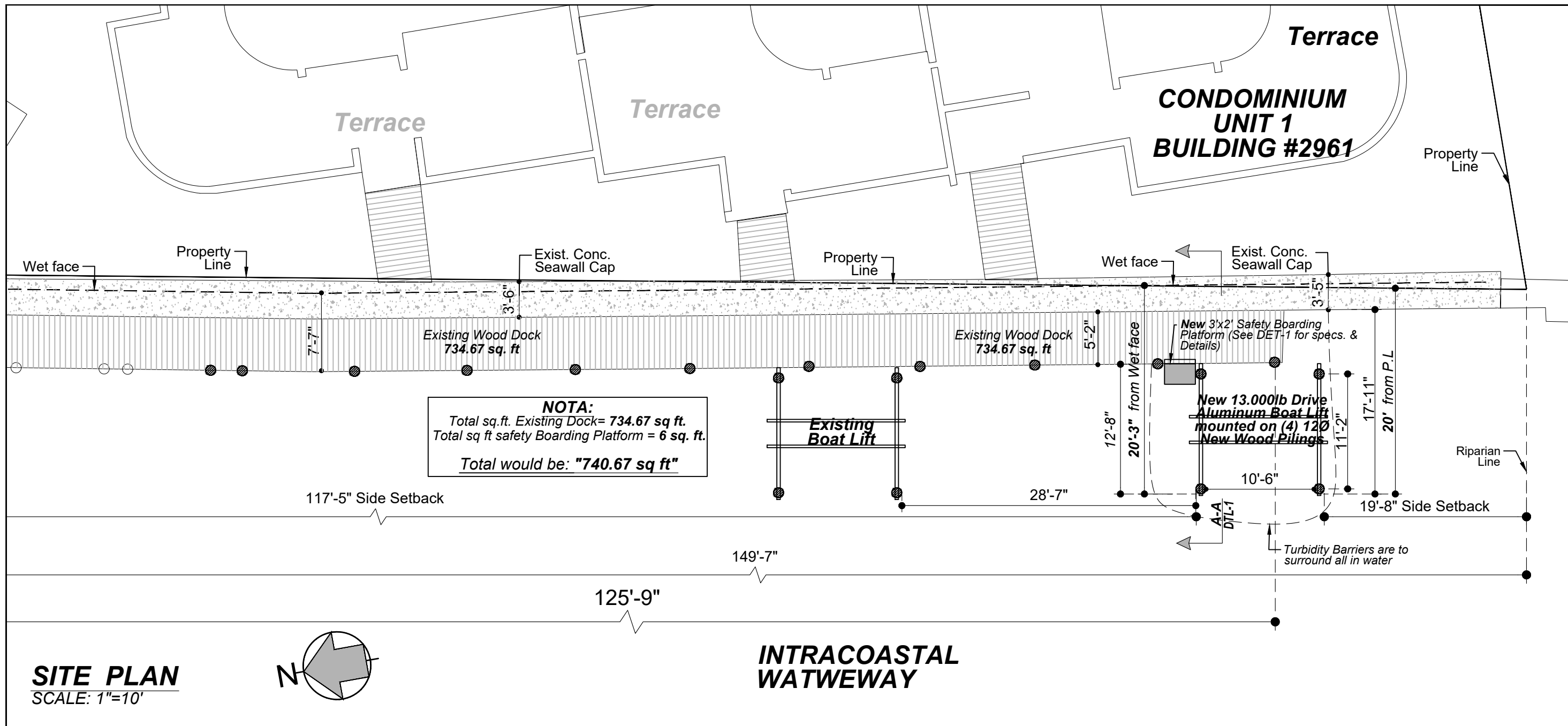
PREPARED FOR:
**BOATLIFTS & DOCKS
OF SOUTH FLORIDA**
989 N.W. 31ST. AVENUE
POMPANO BEACH, FL 33069
954-971-0811 SCC131152208



Boat Lift & Boarding
Platform FOR:
Reader Residence
2916 S OCEAN BLVD
HIGHLAN BEACH

DATE	NOTES/REVISIONS

Drawn by: **MM**
Checked by: **NS**
Date: **03/30/2026**
Job No.: **26-004**



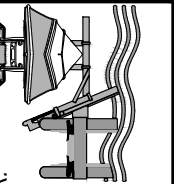
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8. Any discrepancies found for any circumstance between the structural plans and the existing conditions found on site and/or any conditions that were omitted on the plans will be the responsibility of the Contractor to immediately bring to the attention of the Engineer of Record.

9. Existing conditions are unknown, therefore, worst case conditions have been approximated. all exist. conditions are assumed and must be confirmed by the Contractor after permitting.
10. Engineer's Limitations of Responsibility: The Engineer shall not be responsible for the quality or composition of materials, fabrications, construction inspection, supervision, or review, special inspection, or the quality and correctness of construction unless the appropriate submissions, reports, approvals, inspections, site visit, construction review, or special inspections are performed by the Engineer or his representative as required herein, and then only such responsibility as is associated with the specific work performed as is commonly assigned a structural engineer in relation to other engineering and construction disciplines associated with the project.
11. The Engineer shall not be responsible for site and construction safety and/or the safety of construction workers. Site and construction safety is the responsibility of the Contractor. The Contractor shall be responsible for the safety of his employees and the safety of the employee of all subcontractors to the project.
12. Engineer's Statement of Compliance: To the best of the Engineer's knowledge, the structural plans and specifications presented herein comply with the applicable minimum building codes, standards, and practices.

TUMAY CONSULTING ENGINEERS INC.
HIKMET TUMER TUMAY, P.E.
Email: tumayce@aol.com Delray
Beach, FL 33484 Ph: (954) 520
5056 STATE OF FLORIDA #
50109 16405 Via Venetia West

PREPARED FOR:
BOATLIFTS & DOCKS
OF SOUTH FLORIDA
989 N.W. 31ST. AVENUE
POMPANO BEACH, FL 33069
954-971-0811 SCC131152208

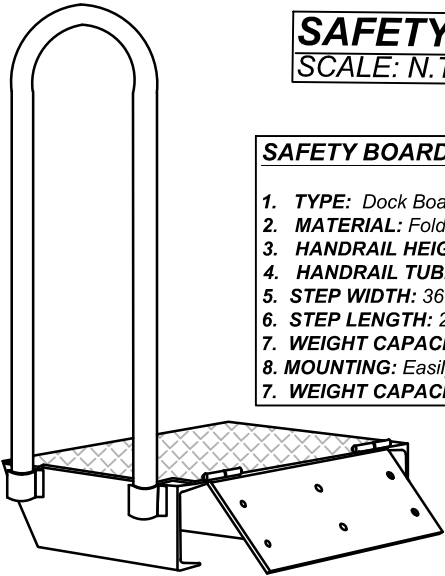


Boat Lift & Boarding Platform FOR:

READER RESIDENCE
2916 S OCEAN BLVD
HIGHLAND BEACH

DATE	NOTES/REVISIONS

Drawn by: **MM**
Checked by: **NS**
Date: **04/08/2026**
Job No.: **26-001**



SAFETY BOARDING PLATFORM
SCALE: N.T.S

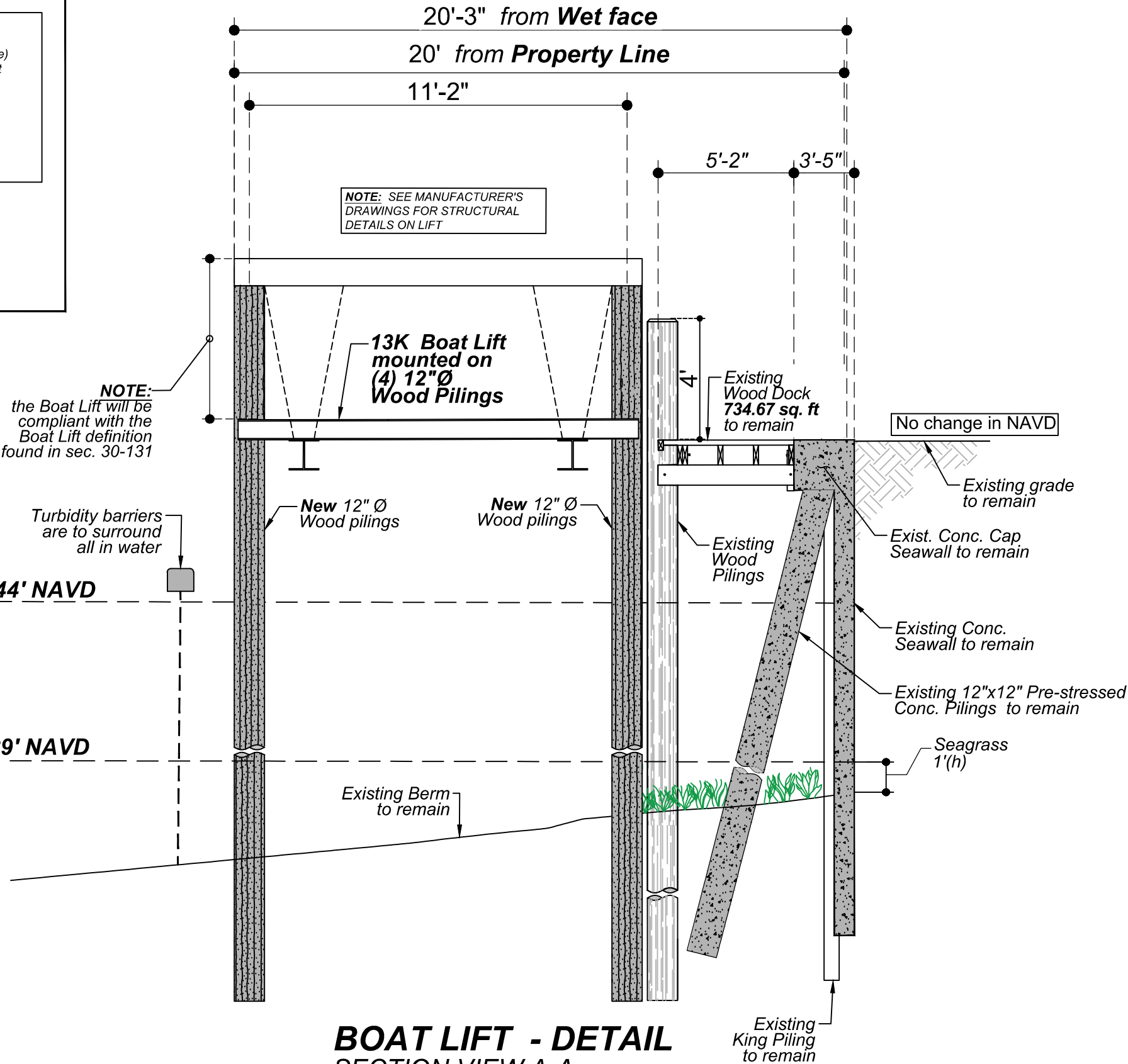
SAFETY BOARDING PLATFORM NOTES:

1. **TYPE:** Dock Boarding Platform with Handrail (Folds out of the way when not in use)
2. **MATERIAL:** Folding anodized aluminum construction, rust- and corrosion-resistant
3. **HANDRAIL HEIGHT:** 36" (removable safety handrail)
4. **HANDRAIL TUBING DIAMETER:** 1.75"
5. **STEP WIDTH:** 36" (Textured tread plate for slip-resistance)
6. **STEP LENGTH:** 24" (Textured tread plate for slip-resistance)
7. **WEIGHT CAPACITY:** 400 LBS
8. **MOUNTING:** Easily Bolts to Dock, 6" x 3/8"Ø Bolts (standard hardware required)
7. **WEIGHT CAPACITY:** 400 LBS

- Environmental Note:**
1. All pilings shall be jetted onto sufficient depth over the seabed free of any seagrass (crew shall physically dive and verify the placement and jetted the piling into the bed).
 2. Turbidity barrier is to be placed surrounding the proposed work to minimize the sediment dispersion in the area to protect the existing seagrass in the area.

NOTE:
By Hurricane Boat Lifts. all Work be done according w/ NFPA ART. (555-4), (555-7) (555-9) & NFPA 307 (2021).

NOTE:
N.E.C. 555.10 Signage. Permanent safety Signs shall be installed. to give notice of electrical shock Hazard risks to persons using or swimming near a Boat Dock or Marina



BOAT LIFT - SAFETY BOARDING PLATFORM -DETAILS
SCALE: AS SHOWN

BOAT LIFT - DETAIL
SECTION VIEW A-A
SCALE: 1/4"=1'-0"

TUMAY CONSULTING ENGINEERS INC.
HIKMET TUMER TUMAY, P.E.
Email: tumayce@aol.com Delray Beach, FL 33484 Ph: (954) 520 5056 STATE OF FLORIDA # 50109 16405 Via Venetia West

PREPARED FOR:
BOATLIFTS & DOCKS OF SOUTH FLORIDA
989 N.W. 31ST. AVENUE
POMPANO BEACH, FL 33069
954-971-0811
SCC131152208

Boat Lift & Boarding Platform FOR:
READER RESIDENCE
2916 S OCEAN BLVD
HIGHLAND BEACH

DATE	NOTES/REVISIONS

Drawn by: **MM**
Checked by: **NS**
Date: **04/08/2026**
Job No.: **26-004**

DE

Page 40

AS-BUILT CERTIFICATION BY PROFESSIONAL ENGINEER

Submit this form and one set of as-built engineering drawings to the U.S. Army Corps of Engineers, Enforcement Section, 4400 PGA Boulevard, Suite 500, Palm Beach Gardens, Florida, 33410. For electronic mail saj-rd-enforcement@usace.army.mil (not to exceed 10 MB). If you have questions regarding this requirement, please contact the Enforcement Branch at 904-232-3131.

1. Department of the Army Permit Number: SAJ-2026-00888(GP-PWB)

2. Permittee Information:

Name: _____

Address: _____

3. Project Site Identification (physical location/address):

4. As-Built Certification: I hereby certify that the authorized work, including any mitigation required by Special Conditions to the permit, has been accomplished in accordance with the Department of the Army permit with any deviations noted below. This determination is based upon on-site observation, scheduled, and conducted by me or by a project representative under my direct supervision. I have enclosed one set of as-built engineering drawings.

Signature of Engineer

Name (*Please type*)

(FL, PR, or VI) Reg. Number

Company Name

City

State

ZIP

(Affix Seal)

Date

Telephone Number

Date Work Started:_____ Date Work Completed:_____

Identify any deviations from the approved permit drawings and/or special conditions (attach additional pages if necessary):

APPLICATION FOR CONSENT TO CROSS U.S. GOVERNMENT EASEMENT

APPLICATION IS MADE for a Department of the Army Consent to Easement to construct, maintain, control, operate and repair a (state type of structure) _____

_____ over, under, across, in, or upon the Easement vested in the United States of America as shown on the attached [include boundary survey map with legal description/construction plans and specifications of project], and situated in Section____, Township____ South, Range____ East, County of_____, Florida.

Names and Mailing Addresses of Record Owners: _____

Physical Address (location of project work): _____

Email Address_____

Applicant understands that permanent structures affixed to the land or otherwise constructed or situated in a manner lasting or meant to last indefinitely and not expected to change in status, condition, or place are not permitted within the U.S. Easement. Unauthorized structures include, but are not limited to, residential and commercial buildings, swimming pools, patios, outbuildings, fences, gazebos, satellite dishes, oil and gas wells, boat ramps and seawall enclosures of docking areas or other structures as defined in CFR Title 36, Section 327.20. Noncompliance may subject the Applicant to possible removal and enforcement action.

The undersigned agrees that construction of the facility or structure involved in this application shall not begin until the Consent to Cross U.S. Government Easement, herein applied for, shall have been granted and appropriate rights shall have been acquired from the record owners and encumbrances of the underlying fee in the land involved.

Property Owner(s) Name (Print)

Property Owner(s) Name (Print)

(Signature)

(Signature)

DATE: _____

RETURN TO: US Army Corps of Engineers, Jacksonville District
ATTN: Real Estate Division
P.O. Box 4970
Jacksonville, FL 32232-0019

STANDARD MANATEE CONDITIONS FOR IN-WATER WORK

2011

The permittee shall comply with the following conditions intended to protect manatees from direct project effects:

- a. All personnel associated with the project shall be instructed about the presence of manatees and manatee speed zones, and the need to avoid collisions with and injury to manatees. The permittee shall advise all construction personnel that there are civil and criminal penalties for harming, harassing, or killing manatees which are protected under the Marine Mammal Protection Act, the Endangered Species Act, and the Florida Manatee Sanctuary Act.
- b. All vessels associated with the construction project shall operate at "Idle Speed/No Wake" at all times while in the immediate area and while in water where the draft of the vessel provides less than a four-foot clearance from the bottom. All vessels will follow routes of deep water whenever possible.
- c. Siltation or turbidity barriers shall be made of material in which manatees cannot become entangled, shall be properly secured, and shall be regularly monitored to avoid manatee entanglement or entrapment. Barriers must not impede manatee movement.
- d. All on-site project personnel are responsible for observing water-related activities for the presence of manatee(s). All in-water operations, including vessels, must be shutdown if a manatee(s) comes within 50 feet of the operation. Activities will not resume until the manatee(s) has moved beyond the 50-foot radius of the project operation, or until 30 minutes elapses if the manatee(s) has not reappeared within 50 feet of the operation. Animals must not be herded away or harassed into leaving.
- e. Any collision with or injury to a manatee shall be reported immediately to the Florida Fish and Wildlife Conservation Commission (FWC) Hotline at 1-888-404-3922. Collision and/or injury should also be reported to the U.S. Fish and Wildlife Service in Jacksonville (1-904-731-3336) for north Florida or Vero Beach (1-772-562-3909) for south Florida, and to FWC at ImperiledSpecies@myFWC.com
- f. Temporary signs concerning manatees shall be posted prior to and during all in-water project activities. All signs are to be removed by the permittee upon completion of the project. Temporary signs that have already been approved for this use by the FWC must be used. One sign which reads *Caution: Boaters* must be posted. A second sign measuring at least 8 ½" by 11" explaining the requirements for "Idle Speed/No Wake" and the shut down of in-water operations must be posted in a location prominently visible to all personnel engaged in water-related activities. These signs can be viewed at MyFWC.com/manatee. Questions concerning these signs can be sent to the email address listed above.

CAUTION: MANATEE HABITAT

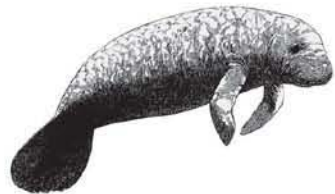
All project vessels

IDLE SPEED / NO WAKE

When a manatee is within 50 feet of work
all in-water activities must

SHUT DOWN

Report any collision with or injury to a manatee:



Wildlife Alert:

1-888-404-FWCC(3922)

cell *FWC or #FWC

Prepared by:

Permittee: _____

Address: _____

Phone: _____

NOTICE OF DEPARTMENT OF THE ARMY PERMIT

TAKE NOTICE the United States Army Corps of Engineers (Corps) has issued a permit or verification SAJ-2026-00888 to Perry Reader (Permittee) on May 1, 2026, authorizing work in navigable waters of the United States in accordance with Section 10 of the Rivers and Harbors Act of 1899 (33 U.S.C 403) on a parcel of land known as Folio/Parcel ID: _____ located at 2916 South Ocean Boulevard, in Section 33, Township 46 South, Range 43 East, Highland Beach, Palm Beach County, Florida.

Within 30 days of any transfer of interest or control of said property, the Permittee must notify the Corps in writing of the property transfer by submitting the completed permit transfer page included with the issued permit or verification. The subject permit or verification concerns only that portion of the property determined to fall within the jurisdiction of the Corps and this notice is applicable only to those portions of the subject property in, over, under, or affecting navigable waters of the United States.

Conditions of the Permit/Verification: The permit or verification is subject to General Conditions and Special Conditions which may affect the use of the work authorized in Intracoastal Waterway. Accordingly, interested parties should closely examine the entire permit or verification, all associated applications, and any subsequent modifications.

To obtain a copy of the authorization in its entirety submit a written request to:
U.S. Army Corps of Engineers
Regulatory Division - Special Projects & Enforcement Branch
Post Office Box 4970
Jacksonville, Florida 32232-0019

Questions regarding compliance with these conditions should be directed to:
U.S. Army Corps of Engineers
Enforcement Section
Post Office Box 4970
Jacksonville, Florida 32232-0019

Conflict Between Notice and Permit

This Notice of Authorization is not a complete summary of the issued permit or verification. Provisions in this Notice of Permit shall not be used in interpreting the permit or verification provisions. In the event of conflict between this Notice of Permit and the permit or verification, the permit or verification shall control.

This Notice is Not an Encumbrance

This Notice is for informational purposes only. It is not intended to be a lien, encumbrance, or cloud on the title of the premises.

Release

This Notice may not be released or removed from the public records without the prior written consent of the Corps.

This Notice of Authorization is executed on this _____ day of _____, _____. This document is being submitted for recordation in the Public Records of Palm Beach County, Florida as part of the requirement imposed by the authorization SAJ-2026-00888 issued by Corps.

Permittee:

Address:

Phone: _____

STATE OF FLORIDA
COUNTY OF _____

The foregoing instrument was acknowledged before me this _____ day of _____, 20____, by _____, who is personally known to me or has produced _____ as identification.

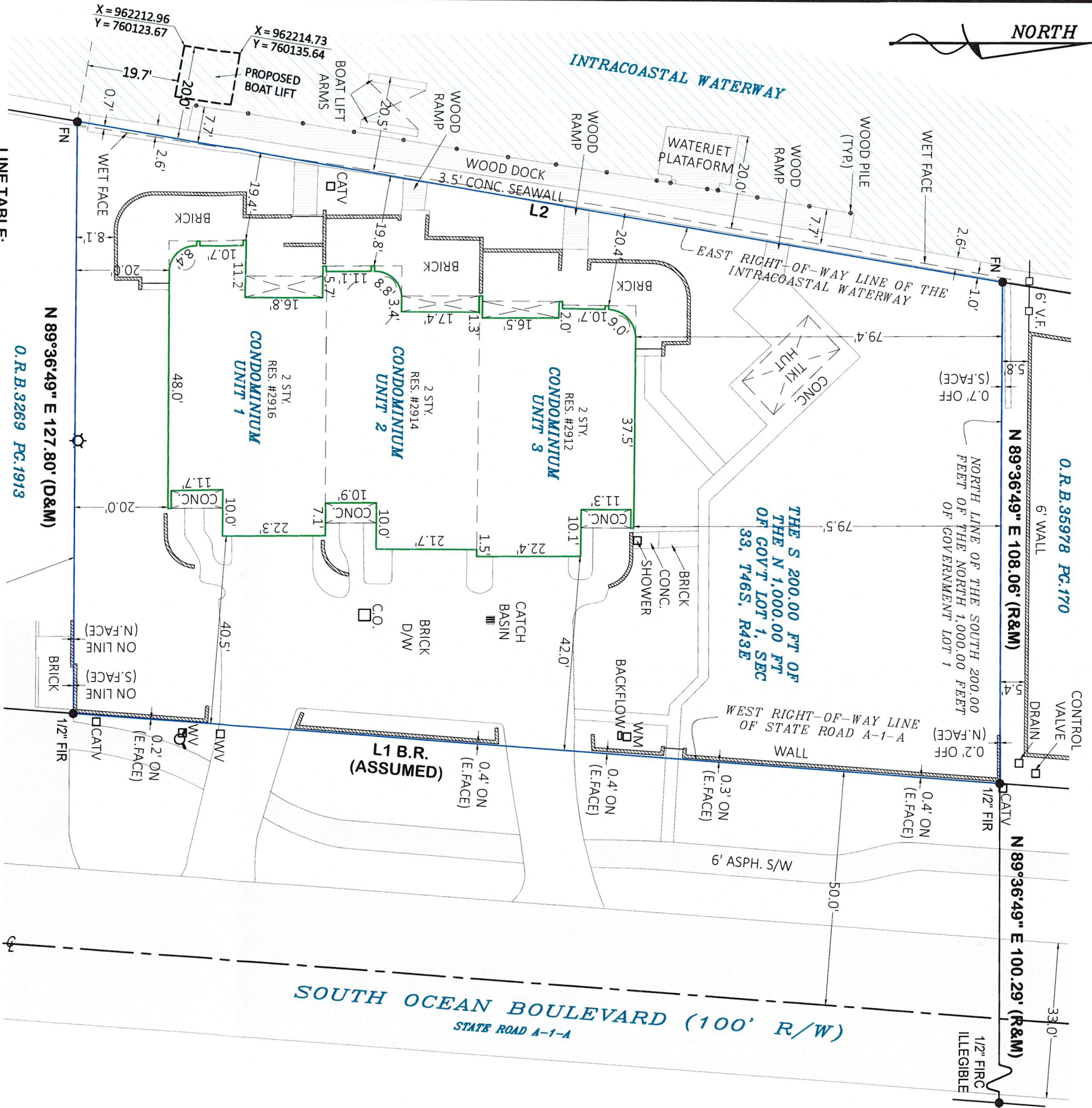
Notary Public

(seal)

Print

My Commission Expires _____

LOCATION SURVEY WITH X&Y COORDINATES



NOTES:
L1 S 03°59'11\" W 200.58' (R&M)
L2 S 09°32'59\" W 203.05' (C&M)

SOUTH LINE OF THE SOUTH 200.00 FEET OF THE NORTH 1,000.00 FEET OF GOVERNMENT LOT 1

HORIZONTAL ACCURACY & METHOD: HORIZONTAL CONTROL WAS ESTABLISHED USING RTK GNSS (PPRN) AND CONVENTIONAL TOTAL-STATION OBSERVATIONS. EXPECTED HORIZONTAL ACCURACY, CONSIDERING TYPICAL FIELD OBSTRUCTIONS AND IRREGULAR SURFACES, IS ±0.05-0.10 FT.
HORIZONTAL DATUM: NAD83 (2011), STATE PLANE COORDINATE SYSTEM, FLORIDA EAST ZONE (0901), U.S. SURVEY FEET.



LEGEND:	
A/C	AIR CONDITIONING
B.R.	BEARING REFERENCE
BLDG.	BUILDING
(C)	CALCULATED
C.L.F.	CHAIN LINK FENCE
C/L	CENTER LINE
(D)	DEED
FCM	FOUND CONCRETE MONUMENT
FDH	FOUND DRILL HOLE
F.F.	FINISHED FLOOR
FIP	FOUND IRON PIPE
FIRC	FOUND IRON ROD
FN	FOUND NAIL
FND	FOUND NAIL AND DISC
L	LENGTH
LB	LICENSED BUSINESS
LS	LICENSED SURVEYOR
(M)	MEASURED
OHL	OUTSIDE OF SUBJECT PARCEL
ON	INSIDE OF SUBJECT PARCEL
O.R.B.	OFFICIAL RECORD BOOK
(P)	PLAT
P.B.	PLAT BOOK
P.C.	POINT OF CURVATURE
P.C.C.	POINT OF COMPOUND CURVATURE
P.C.P.	PERMANENT CONTROL POINT
PG	PAGE
P.I.	POINT OF INTERSECTION
P.O.B.	POINT OF BEGINNING
P.O.C.	POINT OF COMMENCEMENT
P.R.C.	POINT OF REVERSE CURVATURE
P.R.M.	PERMANENT REFERENCE MONUMENT
PSM	PROFESSIONAL SURVEYOR AND MAPPER RECORD
(R)	RANGE
R.W.	RIGHT OF WAY
SEC.	SECTION
SIRC	SET IRON ROD & CAP
SN&D	SET NAIL AND DISC
TYP.	TYPICAL
UB	UTILITY BOX
WM	WATER METER
C.M.E.	CANAL MAINTENANCE EASEMENT
D.E.	DRAINAGE EASEMENT
I.E./E.	INGRESS/EGRESS EASEMENT
L.M.E.	LAKE MAINTENANCE EASEMENT
P.U.E.	PUBLIC UTILITY EASEMENT
U.E.	UTILITY EASEMENT
U.L.P.	UTILITY/LIGHT POLE
F.H.	FIRE HYDRANT

GENERAL SURVEYOR NOTES:

1. THE LEGAL DESCRIPTION WAS PROVIDED BY OTHERS. THIS SURVEY DOES NOT DETERMINE OR IMPLY OWNERSHIP.
2. THIS SURVEY ONLY SHOWS IMPROVEMENTS FOUND ABOVE GROUND. UNDERGROUND FOOTINGS, UTILITIES AND ENCROACHMENTS ARE NOT LOCATED UNLESS OTHERWISE NOTED.
3. THIS SURVEY IS EXCLUSIVELY FOR THE USE OF THE PARTIES TO WHOM IT IS CERTIFIED.
4. DIMENSIONS ARE IN FEET AND DECIMALS THEREOF.
5. DUE TO VARYING CONSTRUCTION STANDARDS, BUILDING DIMENSIONS ARE APPROXIMATE.
6. ANY FEMA FLOOD ZONE DATA CONTAINED ON THIS SURVEY IS FOR INFORMATIONAL PURPOSES ONLY. THE SIGNING SURVEYOR TO DETERMINE WHICH INSTRUMENTS, IF ANY, ARE AFFECTING THIS PROPERTY.
7. UTILITIES SHOWN ON THE SUBJECT PROPERTY MAY OR MAY NOT INDICATE THE EXISTENCE OF RECORDED OR UNRECORDED UTILITY EASEMENTS.
8. THIS BOUNDARY SURVEY IS SUBJECT TO EASEMENTS, RIGHTS-OF-WAY AND OTHER MATTERS THAT MIGHT BE REFLECTED BY A SEARCH OF TITLE.

LEGAL DESCRIPTION:

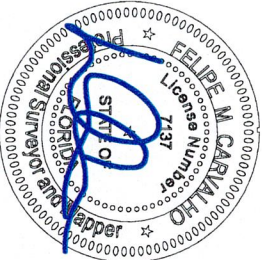
THE SOUTH 200.00 FEET OF THE NORTH 1,000.00 FEET OF GOVERNMENT LOT 1 IN SECTION 33, TOWNSHIP 46 SOUTH, RANGE 43 EAST, PALM BEACH COUNTY, FLORIDA, LYING EAST OF THE EAST RIGHT-OF-WAY LINE OF THE INTRACOASTAL WATERWAY AND WEST OF THE WEST RIGHT-OF-WAY LINE OF STATE ROAD A-1-A.

FIELD WORK DATE: 3/23/2026
DRAWING DATE: 03/24/2026
REVISION DATE(S): 03/24/2026, 04/17/2026

FLOOD ZONE:
BY PERFORMING A SEARCH WITH WWW.FEMA.GOV, THE PROPERTY APPEARS TO BE LOCATED IN ZONE AE (WITH A BASE FLOOD ELEVATION OF 7'), COMMUNITY NUMBER 125111, DATED 12-20-24

PREPARED FOR:
READER ELAINE S
READER PERRY J &

HIGHLAND BEACH
BUILDING DEPARTMENT



Digitally signed by Felipe Carvalho

G.T.T. Surveyors & Mappers, Inc.
6224 Mohawk terrace (754)303-7703
Margate, FL 33063
gtt@geotopteam.com

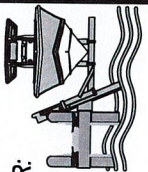
RECEIVED

JUL 16 2026

HIGHLAND BEACH
BUILDING DEPARTMENT

TUMAY CONSULTING ENGINEERS INC.
HIKMET TUMER TUMAY, P.E.
Email: tumayce@aol.com Delray
Beach, FL 33484 Ph: (954) 520
5056 STATE OF FLORIDA #
50109 16405 Via Venetia West

PREPARED FOR:
**BOATLIFTS & DOCKS
OF SOUTH FLORIDA**
988 N.W. 31ST. AVENUE
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954-971-0811 SCC131152208



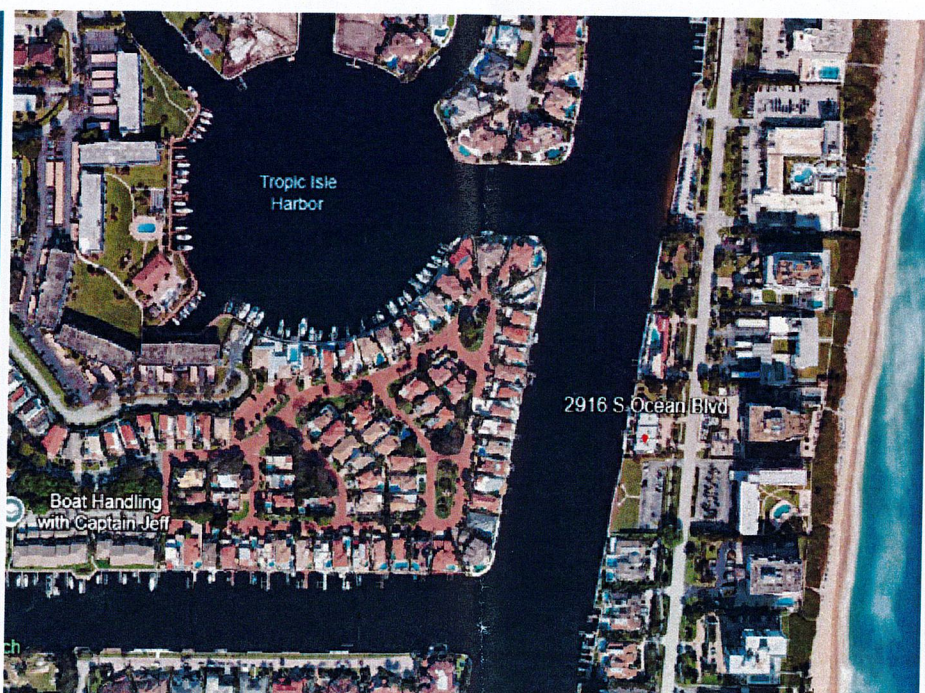
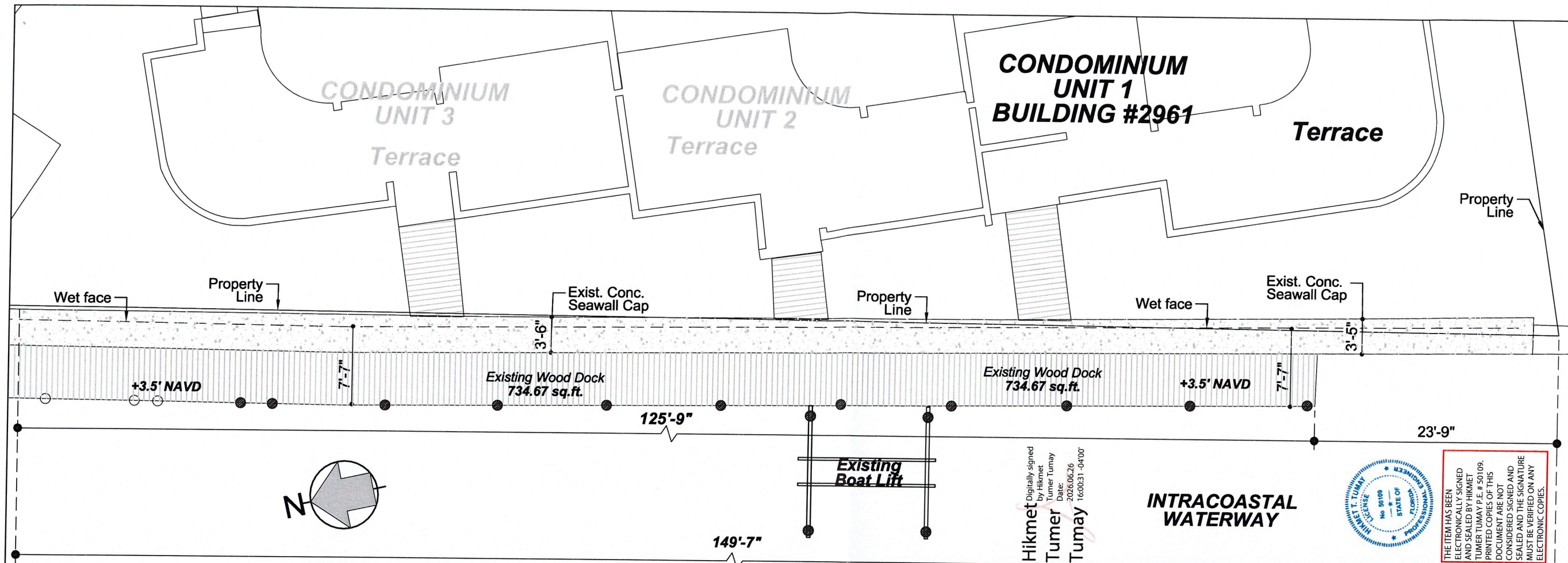
Boat Lift & Boarding Platform FOR:
**READER
RESIDENCE**
2916 S OCEAN BLVD
HIGHLAND BEACH

NOTES/REVISIONS

DATE

Drawn by: **MM**
Checked by: **NS**
Date: **06/22/2026**
Job No.: **26-004**

EC



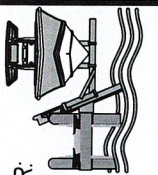
EXISTING CONDITION
SCALE: 1"=10'

JUL 16 2026

HIGHLAND BEACH
BUILDING DEPARTMENT

TUMAY CONSULTING ENGINEERS INC.
HIKMET TUMER TUMAY, P.E.
Email: tumayce@aol.com Delray
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5056 STATE OF FLORIDA #
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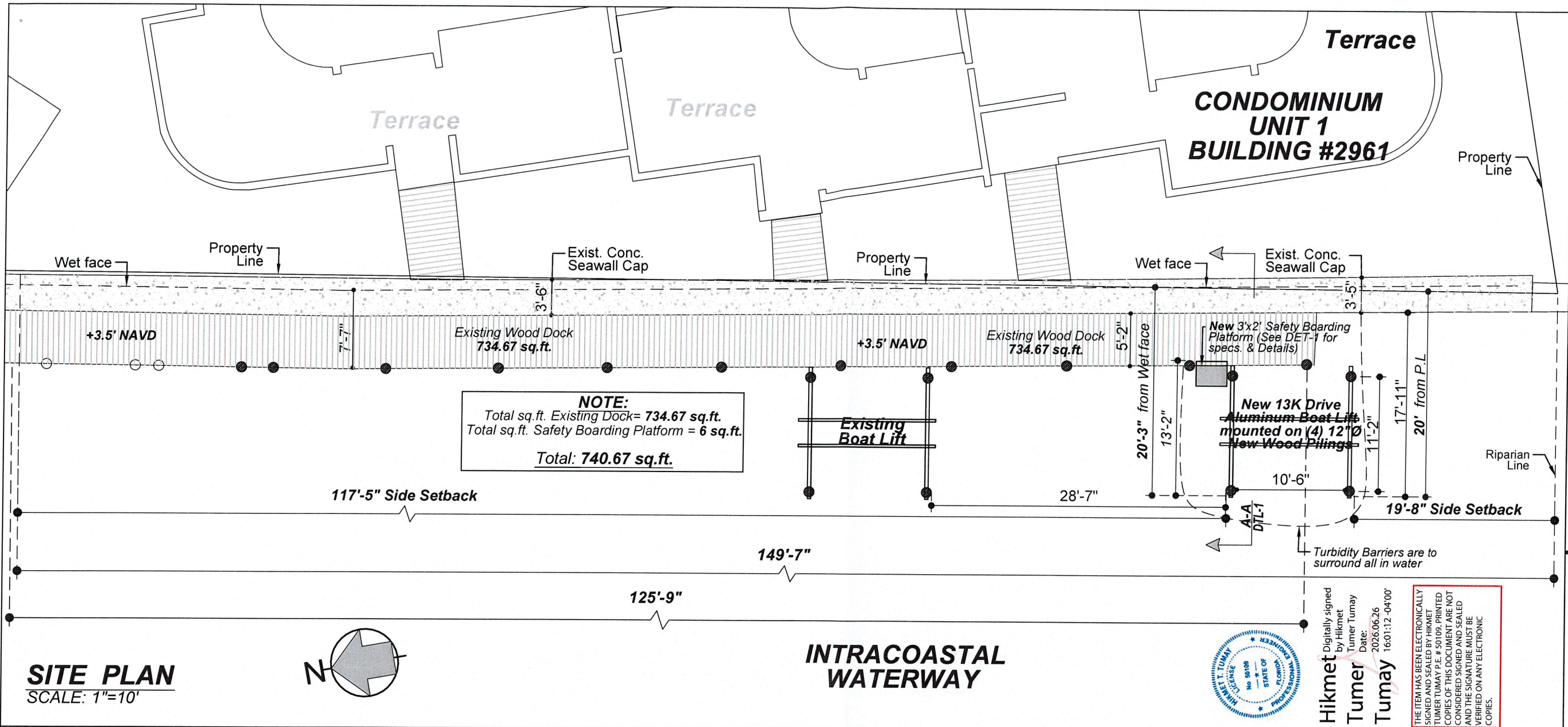
Boat Lift & Boarding Platform FOR:

**READER
RESIDENCE**
2916 S OCEAN BLVD
HIGHLAND BEACH

NOTES/REVISIONS

DATE: _____
Drawn by: **MM**
Checked by: **NS**
Date: **06/22/2026**
Job No.: **26-004**

SP



General Notes:

1. Proposed "Neptune 13,000lb Direct Drive Aluminum 4-Post Boat Lift with standard bunks, mounted on (4) New 12" Ø Wood Piles & 3' x 2' Aluminum boarding platform with railing .
2. For all prestressed piles, extend pilings strands a min. of 18" into cap/dock steel or cut strands even top of pile & dowel/epoxy (2) #5 L-bars 12" w/ 6" min embedment.
3. All hardware to be galvanized or stainless steel.
4. Turbidity barriers are to surround all in water construction areas during piling and/or panel installation activities.
5. Elevations shown are based on the North American Vertical Datum of 1988.
6. Design in accordance with 2023 8th Edition of the Florida Building Code.
7. Construction methods, procedures, and sequences are the responsibility of the Contractor. The Contractor shall take the necessary means to maintain and protect the structural integrity and serviceability of the construction at all times.
8. Any discrepancies found for any circumstance between the structural plans and the existing conditions found on site and/or any conditions that were omitted on the plans will be the responsibility of the Contractor to immediately bring to the attention of the Engineer of Record.

9. Existing conditions are unknown, therefore, worst case conditions have been approximated. all exist. conditions are assumed and must be confirmed by the Contractor after permitting.
10. Engineer's Limitations of Responsibility: The Engineer shall not be responsible for the quality or composition of materials, fabrications, construction inspection, supervision, or review, special inspection, or the quality and correctness of construction unless the appropriate submissions, reports, approvals, inspections, site visit, construction review, or special inspections are performed by the Engineer or his representative as required herein, and then only such responsibility as is associated with the specific work performed as is commonly assigned a structural engineer in relation to other engineering and construction disciplines associated with the project.
11. The Engineer shall not be responsible for site and construction safety and/or the safety of construction workers. Site and construction safety is the responsibility of the Contractor. The Contractor shall be responsible for the safety of his employees and the safety of the employee of all subcontractors to the project.
12. Engineer's Statement of Compliance: To the best of the Engineer's knowledge, the structural plans and specifications presented herein comply with the applicable minimum building codes, standards, and practices.

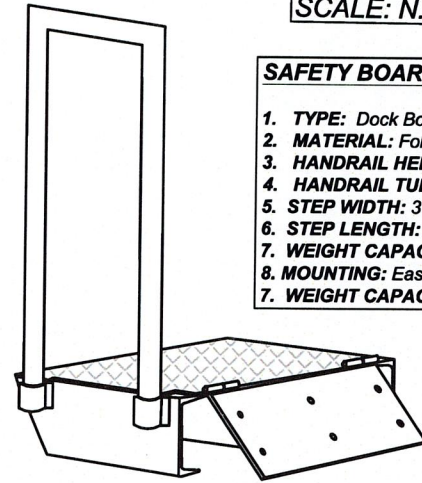
JUL 16 2026

HIGHLAND BEACH
BUILDING DEPARTMENT

SAFETY BOARDING PLATFORM SCALE: N.T.S

SAFETY BOARDING PLATFORM NOTES:

1. **TYPE:** Dock Boarding Platform with Handrail (Folds out of the way when not in use)
2. **MATERIAL:** Folding anodized aluminum construction, rust- and corrosion-resistant
3. **HANDRAIL HEIGHT:** 36" (removable safety handrail)
4. **HANDRAIL TUBING DIAMETER:** 1.75"
5. **STEP WIDTH:** 36" (Textured tread plate for slip-resistance)
6. **STEP LENGTH:** 24" (Textured tread plate for slip-resistance)
7. **WEIGHT CAPACITY:** 400 LBS
8. **MOUNTING:** Easily Bolts to Dock, 6" x 3/8"Ø Bolts (standard hardware required)
7. **WEIGHT CAPACITY:** 400 LBS



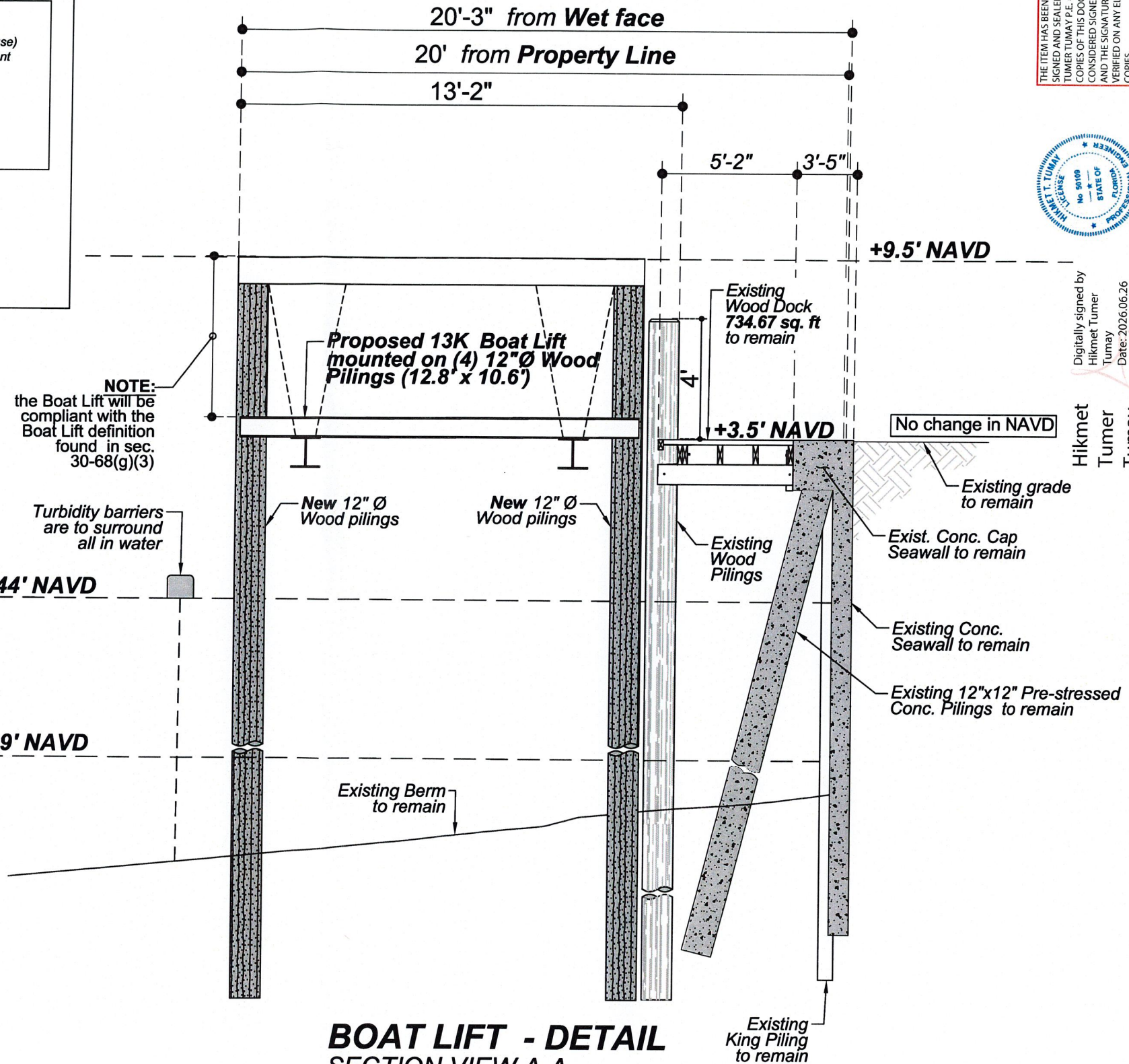
Environmental Note:

1. All pilings shall be jetted onto sufficient depth over the seabed free of any seagrass (crew shall physically dive and verify the placement and jetted the piling into the bed).
2. Turbidity barrier is to be placed surrounding the proposed work to minimize the sediment dispersion in the area to protect the existing seagrass in the area.

NOTE:

By Hurricane Boat Lifts. all Work be done according w/ NFPA ART. (555-4), (555-7) (555-9) & NFPA 307 (2021).

BOAT LIFT - SAFETY BOARDING PLATFORM -DETAILS SCALE: AS SHOWN



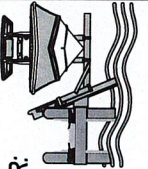
THE ITEM HAS BEEN ELECTRONICALLY
SIGNED AND SEALED BY HIKMET
TUMAY P.E. # 50109. PRINTED
COPIES OF THIS DOCUMENT ARE NOT
CONSIDERED SIGNED AND SEALED
AND THE SIGNATURE MUST BE
VERIFIED ON ANY ELECTRONIC
COPIES.



Digitally signed by
Hikmet Tumer
Tumay
Date: 2026.06.26
16:01:53 -0400'

TUMAY CONSULTING ENGINEERS INC.
HIKMET TUMAY P.E.
Email: tumayce@aol.com Delray
Beach, FL 33484 Ph: (954) 520
5056 STATE OF FLORIDA #
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PREPARED FOR:
BOATLIFTS & DOCKS
OF SOUTH FLORIDA
989 N.W. 31ST. AVENUE
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954-971-0811 SCC131152208



Boat Lift & Boarding Platform FOR:
**READER
RESIDENCE**
2916 S OCEAN BLVD
HIGHLAND BEACH

NOTES/REVISIONS
DATE
Drawn by: MM
Checked by: NS
Date: 06/22/2026
Job No.: 26-004

DET-1

**Town of Highland Beach
Town Commission Development Order (PB)
Application No. PZ-26-7-SPEX**



Applicant: Perry Reader / Akbar Mondal
Property Address: 2916 S. Ocean Blvd
Highland Beach, Florida 33487

CERTIFICATE OF MAILING AFFIDAVIT

I hereby certify that the Town Clerk's Office mailed a copy of the Notice of Public Hearing (Exhibit A) for Application No. PZ-26-7-SPEX for the property located 2916 S. Ocean Blvd. Unit TH1, Highland Beach, Florida 33487, by U.S. first-class and international mail to:

All property owners and properties owned by a condominium association president and the association's registered agent within 500 feet of the property located at 2916 S. Ocean Blvd Unit TH1., Highland Beach, Florida 33487.

The mailings consisted of 47 notices that were sent first class mail and 00 notices that were sent by International Mail.

This 29th day of July 2026.

Highland Beach Town Clerk's Office

Jaclyn DeHart
Deputy Town Clerk



PUBLIC NOTICE APPLICATION NO. PZ-26-7-SPEX

July 28, 2026

Dear Property Owner:

This is to notify you that the **PLANNING BOARD** of the Town of Highland Beach will conduct a public hearing on **Thursday, August 13, 2026 at 9:30 AM** in the Commission Chambers at Town Hall located at 3614 South Ocean Boulevard, Highland Beach, Florida to consider the following application.

APPLICATION BY AKBAR MONDAL, BOAT LIFTS & DOCKS OF SOUTH FLORIDA, FOR A SPECIAL EXCEPTION TO INSTALL A 13,000 POUND CAPACITY BOAT LIFT FOR THE PROPERTY LOCATED AT 2916 SOUTH OCEAN BOULEVARD #TH1.

The application is available for inspection in the Town Clerk's Office at Town Hall, Monday through Friday during normal business hours of 8:30 a.m. to 4:30 p.m.

Any person that decides to appeal any decision made by the Planning Board with respect to any matter considered at this meeting, such person will need to ensure that a verbatim record of the proceeding is made, which includes the testimony and evidence upon which the appeal is based. The Town of Highland Beach does not provide such a record.

In accordance with the Americans with Disabilities Act, persons who need special accommodation to attend or participate in this meeting should contact the Town Clerk's Office at (561) 278-4548 at least 48 hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at 1-800-955-8770 or 1-800-955-8771.

For additional information, please contact the Town Planner at (561) 278-4540.

TOWN OF HIGHLAND BEACH, BUILDING DEPARTMENT



Affidavit of Legal Notice submission and publication

Highland Beach Legal Notice

Submission Time: **08/03/2026 8:30 AM (EDT)**

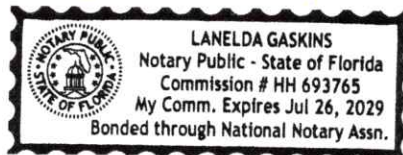
Please find a PDF of your submission details attached to this email.

The attachments included in your submission are listed below. This Legal Notice along with the attachments is now published on the web portal.

- AD_PB PZ-26-7-SPEX 2916 SOB.pdf
- signature.png

Signature of Affiant *Jade Dehor*

Signature of Notary Public *Lanelda Gaskins* 8/3/2026



Notary Stamp _____

Highland Beach Legal Notice Submission

Highland Beach Legal Notice

08/03/2026 8:30 AM (EDT)

Submitted by Jaclyn Dehart (jdehart@highlandbeach.us)

Legal Notice

Please choose a category	Planning Board Public Hearing Notices - Highland Beach
Title	August 13, 2026 Planning Board Meeting Application NO. PZ-26-7-SPEX
Publish Date	08/03/2026
Publish Time	8:28 AM (EDT)
Description	TOWN OF HIGHLAND BEACH NOTICE OF PUBLIC HEARING YOU ARE HEREBY NOTIFIED that the Planning Board of the Town of Highland Beach will conduct a Public Hearing on Thursday, August 13, 2026 at 9:30 AM in the Commission Chambers at Town Hall, 3614 South Ocean Boulevard, Highland Beach, Florida to consider the following: APPLICATION NO. PZ-26-7-SPEX BY AKBAR MONDAL, BOAT LIFTS & DOCKS OF SOUTH FLORIDA, FOR A SPECIAL EXCEPTION TO INSTALL A 13,000 POUND CAPACITY BOAT LIFT FOR THE PROPERTY LOCATED AT 2916 SOUTH OCEAN BOULEVARD #TH1. The application is available for inspection in the Town Clerk's Office at Town Hall, Monday through Friday during normal business hours of 8:30 a.m. to 4:30 p.m. Any person that decides to appeal any decision made by the Planning Board with respect to any matter considered at this meeting, such person will need to ensure that a verbatim record of the proceeding is made, which includes the testimony and evidence upon which the appeal is based. The Town of Highland Beach does not provide such a record. In accordance with the Americans with Disabilities Act, persons who need special accommodation to attend or participate in this meeting should contact the Town Clerk's Office at (561) 278-4548 at least 48 hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at 1-800-955-8770 or 1-800-955-8771. For additional information, please contact the Town Planner at (561) 278-4540. TOWN OF HIGHLAND BEACH, BUILDING DEPARTMENT
Attach Files (Optional)	 AD_PB PZ-26-7-SPEX 2916 SOB.pdf
Submitted by (Email Address)	jdehart@highlandbeach.us
Notifications	Yes
Send Out a Notification to Your Subscribers	Yes

Signature

A handwritten signature in black ink, consisting of stylized, overlapping loops and curves, positioned between two horizontal lines.