

AGENDA

BOARD OF ADJUSTMENT & APPEALS REGULAR MEETING



Tuesday, November 12, 2024 AT 10:00 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 29, 2024

7. **UNFINISHED BUSINESS**

None.

8. **NEW BUSINESS**

A. Variance Application No.PZ-24-11/Stephen and Maria Garchik

Consideration of Application No. PZ-24-11 by Michael Marshall, Esq., for a variance to allow reduction of the rear setback, as provided in Section 30-64 of the Town code of ordinances, from the required 20 feet to 4 feet in order to accommodate an open-walled roofed accessory structure for the property located at 2474 South Ocean Boulevard.

9. ANNOUNCEMENTS

November 12, 2024	6:00 PM	Beachfront Property Evaluation Presentation at the Town Library
November 19, 2024	1:30 PM	Town Commission Meeting
December 03, 2024	1:30 PM	Town Commission Meeting
December 12, 2024	9:30 AM	Planning Board Regular Meeting

10. ADJOURNMENT

Any person that decides to appeal any decision made by the Board of Adjustment & Appeals with respect to any matter considered at this meeting, such person will need to ensure that a verbatim record including testimony and evidence upon which the appeal is based. (State Law requires the above Notice. Any person desiring a verbatim transcript shall have the responsibility, at his/her own cost, to arrange for the transcript.) The Town neither provides nor prepares such record. There may be one or more Town Commissioners attending the meeting.

In accordance with the Americans with Disabilities Act (ADA), persons who need accommodation in order to attend or participate in this meeting should contact Town Hall at (561) 278-4548 within a reasonable time prior to this meeting in order to request such assistance.

File Attachments for Item:

A. July 29, 2024

DRAFT



TOWN OF HIGHLAND BEACH TOWN BOARD OF ADJUSTMENT & APPEALS REGULAR MEETING MINUTES

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

Date: July 29, 2024
Time: 10:00 AM

1. CALL TO ORDER

Chairperson Rosen called the meeting to order at 10:00 A.M.

2. ROLL CALL

Board Member Jeffrey Gordon
Secretary Harris Rosen
Board Member Todd Weiss
Vice Chairperson Michael Thorson
Chairperson Fred Rosen
Town Attorney Leonard Rubin
Town Clerk Lanelda Gaskins

ABSENT

Board Member Joel Leinson

ADDITIONAL STAFF

Town Planner Ingrid Allen

3. PLEDGE OF ALLEGIANCE

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

4. APPROVAL OF THE AGENDA

MOTION: Chairperson Rosen - Moved to approve the agenda as presented, which passed unanimously 5 - 0.

5. SWEARING IN OF THE PUBLIC

Town Clerk Gaskins swore in those witnesses giving testimony.

6. APPROVAL OF MINUTES

A. January 21, 2024

MOTION: Chairperson Rosen/Secretary Rosen - Moved to approve the January 21, 2024 Minute as presented, which passed unanimously 5 - 0.

7. NEW BUSINESS

A. Application No. PZ-24-2 / Maria and Stephen Garchick

Consideration of Application No. PZ-24-2 by Michael Marshall, Esq., for an Appeal of a Town interpretation regarding customary yard accessories for the property located at 2474 South Ocean Boulevard.

Chairperson Rosen introduced Application No. PZ-24-2 / Maria and Stephen Garchick. He asked the Board Members if they had any ex parte communications to disclose. The Members had no ex parte communications.

Chairperson Rosen opened the public hearing.

Michael Marshall, Attorney for the applicants presented and discussed his appeal of the Town's interpretation regarding customary yard accessories for the above-referenced property.

Town Planner Allen provided an overview of Application No. PZ-24-2 regarding an appeal of a town interpretation related to customary yard accessories. At the July 09, 2024, Code Enforcement Board meeting, the applicant received an extension until October 4, 2024, to address a code violation for constructing a pergola without a permit.

Following the presentations, discussion ensued among the Board Members, Attorney Michael Marshall, and Town Planner Allen regarding the application.

Also, the following individuals provided comments:

Stephen Garchick, property owner.

Building Official Jeff Remas explained that the structure is a sun controlled structure which is an accessory structure.

Maria Garchick, property owner.

There being no further comments or questions, Chairperson Rosen closed the public hearing. He called for a motion.

MOTION: Rosen/Thorson – Moved to uphold staff’s interpretation and denied the appeal. Upon roll call: Chairperson F. Rosen (Yes), Secretary Thornson (Yes) Member Gordon (No), Secretary Rosen (Yes); and Member Weiss (Yes). The motion passed on a 4 to 10 vote with Member Gordon dissenting.

8. UNFINISHED BUSINESS

None.

9. ANNOUNCEMENTS

August 06, 2024 1:30 P.M. Town Commission Meeting

August 08, 2024 9:30 A.M. Planning Board Regular Meeting

August 13, 2024 1:00 P.M. Code Enforcement Board Regular Meeting

10. ADJOURNMENT

The meeting was adjourned at 11:04 A.M.

APPROVED: November 12, 2024, Board of Adjustment & Appeals Regular Meeting

ATTEST:

Fred Rosen, Chairperson

Transcribed by: Lanelda Gaskins

Lanelda Gaskins, MMC
Town Clerk

Date

File Attachments for Item:

A. Variance Application No.PZ-24-11/Stephen and Maria Garchik

Consideration of Application No. PZ-24-11 by Michael Marshall, Esq., for a variance to allow reduction of the rear setback, as provided in Section 30-64 of the Town code of ordinances, from the required 20 feet to 4 feet in order to accommodate an open-walled roofed accessory structure for the property located at 2474 South Ocean Boulevard.



HIGHLAND BEACH BUILDING DEPARTMENT

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

Board of Adjustment and Appeals STAFF REPORT

MEETING OF: November 12, 2024

TO: BOARD OF ADJUSTMENT AND APPEALS (BOAA)

FROM: INGRID ALLEN, TOWN PLANNER

SUBJECT: APPLICATION BY MICHAEL MARSHALL, ESQ., FOR A VARIANCE TO ALLOW A REDUCTION OF THE REAR SETBACK, AS PROVIDED IN SECTION 30-64 OF THE TOWN CODE OF ORDINANCES, FROM THE REQUIRED 20 FEET TO 4 FEET IN ORDER TO ACCOMMODATE AN OPEN-WALLED ROOFED ACCESSORY STRUCTURE FOR THE PROPERTY LOCATED AT 2474 SOUTH OCEAN BOULEVARD. (PZ-24-11)

I. GENERAL INFORMATION:

Applicant (Property Owner): Marla and Stephen Garchik
2474 South Ocean Boulevard
Highland Beach, FL 33487

Applicant's Agent: Michael Marshall, Esquire
100 S. E. 3rd Avenue, Suite 2700
Fort Lauderdale, FL 33394

Property Characteristics:

Comprehensive Plan Land Use: Single Family

Zoning District: Residential Single Family (RS)

Property Location: 2474 South Ocean Boulevard

Parcel PCN#: 24-43-46-28-09-000-0131

Adjacent Properties:

PARCEL	ZONING DISTRICT	FUTURE LAND USE DESIGNATION
North	Residential Single Family (RS)	Single Family
South	Residential Single Family (RS)	Single Family
East	Residential Single Family Estates Lots (RE)	Single Family
West	NA (Intracoastal Waterway)	NA (Intracoastal Waterway)

Property History:

2023-2024:

On September 13, 2023, a building permit request was submitted to the Building Department for an “exterior pergola structure” (Permit No. APP23-2129).

On December 27, 2023, a Town Code violation (No. CC2023-12-017) was issued for the construction of a pergola without a permit.

On January 19, 2024, the permit application was cancelled by the Town’s Building Official, Jeff Remas, citing that the pergola was built without a permit.

On March 12, 2024, the Code Enforcement Board assessed a daily fine of \$250.00 per day commencing on May 12, 2024 and continuing to accrue until the property is brought into compliance.

On July 9, 2024, the Code Enforcement Board granted an extension on the date of compliance to October 10, 2024.

On July 29, 2024, the BOAA denied an appeal of Town staff’s interpretation regarding customary yard accessories as they pertain to an open-walled roofed accessory structure (PZ-24-2).

1997-1998:

On January 8, 1997, the Planning Board gave preliminary approval for construction of a new single family residence with notation that the minutes reflect discussion showing the Board’s awareness of the non-conformance on the property regarding the boat basin.

On January 14, 1997, the Board of Adjustment held a workshop regarding a request that the pre-existing boathouse and garage located on the north property line be allowed to remain as an accessory structure to a new residence.

On February 11, 1997, the Board of Adjustment granted a variance that the pre-existing boathouse and garage located on the north property line be allowed to remain as an accessory structure to a new residence.

On February 12, 1997, the Planning Board gave final approval for construction of a new single family residence.

On September 25, 1997, the Community Appearance Board grants final approval for additional building structure (gazebo) with the understanding that the four sides would not be enclosed and only transparent rollups be used for enclosure at times of inclement weather.

On November 20, 1997, the Community Appearance Board accepted a letter from R.M. Rankin, Inc. withdrawing the application for a gazebo previously approved by the Board on September 25, 1997.

On May 28, 1998, the Community Appearance Board gives final approval for issuance of certificate of occupancy.

Request and Analysis:

The Applicant's request is for an after-the-fact variance to allow a reduction of the rear setback, as provided in Section 30-64 of the Town Code of Ordinances ("Town Code"), from the required twenty (20) feet to four (4) feet in order to accommodate an open-walled roofed accessory structure. As noted above, on December 27, 2023, a Town Code violation (No. CC2023-12-017) was issued for the construction of a pergola without a permit. *Note that the above-referenced code violation as well as the Applicant's initial permit application (APP23-2129) references the structure in question as a "pergola."* This structure measures 231.575 square feet with a height of 10 feet.

Section 30-131 of the Town Code defines accessory structure as follows:

Structure, accessory means a detached building or other improvement which is clearly incidental to the principal structure, and is subordinate in area, extent, size, or purpose and serves only the principal structure.

Pursuant to Section 30-40(a) of the Town Code, the purpose of a variance is to grant a reduction in the dimensional requirements of the Zoning Code (Chapter 30), including, but not limited to, lot width, lot depth, lot size, size or percentage of open space, building coverage, building height, **building setbacks**, or required number of parking spaces. Section 30-40(b)(1) of the Town Code, states that the Board of Adjustment and Appeals (BOAA) shall consider all variance requests for new and existing single-family homes. As a basis for consideration of an application for variance approval, the BOAA must determine that an application is consistent with the criteria listed below:

- (1) Special conditions. Special conditions and circumstances exist which are peculiar to the land, structure, or building involved and which are not applicable to other lands, structures, or buildings in the same zoning district.
- (2) Hardship. The special conditions and circumstances truly represent a hardship and are not created by any actions of the applicant.

- (3) Literal interpretation. Literal interpretation of the provisions of this chapter would deprive the applicant of rights commonly enjoyed by other properties in the same zoning district under the terms of this chapter and would work unnecessary and undue hardship on the applicant.
- (4) Special privileges. The grant of a variance will not confer upon the applicant any special privilege denied to any other owner of land, buildings, or structures located in the same zoning district.
- (5) Minimum variance. The variance granted is the minimum variance that will make possible the use of the land, building, or structure.
- (6) Purpose and intent. The grant of the variance will be in harmony with the general intent and purpose of this chapter.
- (7) Financial hardship. Financial hardship is not to be considered as sufficient evidence of a hardship in granting a variance.
- (8) Public welfare. The grant of the variance will not be injurious to the area involved or otherwise detrimental to the public welfare.

The Applicant has provided responses to each criteria listed above in their Variance Application (see attached). The following analysis is provided by staff:

- The Applicant indicates in their response to criteria (a) that gazebos “...are not permitted in the applicant’s yard.” In addition, in response to criteria (b), the Applicant states that gazebos are prohibited “...in the rear yard without a variance.” Note that the Town’s Zoning Code does permit accessory structures to include gazebos in the rear yard of a property; however, such structures shall comply with the rear building setback given the Town Code does not permit such structures to encroach the setback.
- In the Applicant’s response to criteria (c), it is noted that “...other homes have covered outdoor areas.” Pursuant to Section 30-40(k) of the Town Code, evidence of nonconforming use of neighboring lands, structures, or buildings in the same zoning district or the permitted use of lands, structures, or buildings in other zoning districts shall not be considered grounds for the authorization of a variance.

Pursuant to Section 30-40(g) of the Town Code, the vote of at least four (4) members of the BOAA is necessary to grant a variance. In addition, the BOAA shall make the following findings as provided in Section 30-40(m):

That the reasons set forth in the application justify the granting of the variance, and that the variance is the minimum variance that will make possible the reasonable use of the land, building, or structure.

That the granting of the variance will be in harmony with the general purpose and intent of this chapter, and will not be injurious to the neighborhood, or otherwise detrimental to the public welfare.

If the BOAA should decide to approve the Applicant’s variance request (including survey date stamped received by the Building Department on August 28, 2024), the Applicant will be required to obtain, in this case, an after-the-fact building permit from the Town of Highland Beach Building Department.

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

Attachments: Application

Application backup materials

Aerials

Photo of accessory structure

Survey

Public Comment submitted by Applicant



TOWN OF HIGHLAND BEACH

VARIANCE APPLICATION

Petition # _____

Fees Paid/Receipt No. # _____

Variance and/or Appeal to Board of Adjustment & Appeals and/or Town Commission are \$2,500.00.

PROPERTY OWNER INFORMATION		
Name: Stephen Garchik and Marla Garchik	Phone: 703-467-9390	Fax:
Mailing Address: 2474 S. Ocean Blvd., Highland Beach, FL 33487		
Email Address: sgarchik@sjmpartners.com		

AUTHORIZED AGENT		
Name: J. Michael Marshall, Esq.	Phone: 954-745-5248	Fax:
Mailing Address: 100 S.E. 3rd Avenue, Suite 2700, Fort Lauderdale, FL 33394		
Email Address: michael.marshall@nelsonmullins.com		

PROPERTY INFORMATION ASSOCIATED WITH THIS PETITION	
Address: 2474 S. Ocean Blvd., Highland Beach, FL 33487	Subdivision: BYRD BEACH SUB IN
PCN: 24-43-46-28-09-000-0131	Lot Size: 0.5520 acres
Zoning District: RS	Present Use: Residential Single Family

1. Present Structures (type):
Outdoor gazebo-style accessory structure

2. The proposed use will be:
Provide cover for outdoor dining area

3. If this petition is granted, the effect will be to (brief description – i.e. to reduce side yard from 7' to 2'):
Permit the accessory structure to extend into the rear yard, reducing the rear setback for the accessory structure from 20 feet to 4 feet

4. As a basis for consideration of an application for variance approval, the Board of Adjustment and Appeals and/or Town Commission must determine an application is consistent with the criteria listed below. After each criteria, state fully your reasons justifying the granting of this variance.

- (a) Special conditions and circumstances exist which are peculiar to the land, structure, or building involved and which are not applicable to other lands, structures or buildings in the same zoning district.

The applicant acquired the home with an outdoor dining area in the rear yard along the Intracoastal Waterway. The outdoor dining area has no weather or sun protection, a condition that exists because open-walled roofed structures such as gazebos, unlike other common yard accessory structures, are not permitted in the applicant's yard. In that regard, the conditions and circumstances are peculiar to both the applicant's property and proposed structure.

- (b) The special conditions and circumstances truly represent a hardship, and are not created by any actions of the applicant. Note that Section 30-40(e)(7) of the Town Code states that financial hardship is not to be considered as sufficient evidence of a hardship in granting a variance

The applicant is unable to utilize the rear yard dining area without a gazebo or other open walled roof structure.

The applicant acquired the property in its current condition and applicant is not responsible for the more recent code interpretation that prohibits gazebos in the rear yard without a variance.

- (c) Literal interpretation of the provisions of chapter 30 would deprive the applicant of rights commonly enjoyed by other properties in the same zoning district under the terms of chapter 30 and would work unnecessary and undue hardship on the applicant.

Literal interpretation of the code would not allow protection for applicant's outdoor dining area while other homes have covered outdoor areas.

- (d) The grant of a variance will not confer upon the applicant any special privilege denied to any other owner of land, buildings, or structures located in the same zoning district.

The variance will not confer a special benefit or privilege, but simply allow the applicant to have a covered outdoor area like other properties.

- (e) The variance granted is the minimum variance that will make possible the use of the land, building, or structure.

The applicant has requested the minimum variance necessary for the gazebo structure to comply with the recent interpretation of the Town's zoning regulations as they pertain to the placement of gazebos.

- (f) The grant of the variance will be in harmony with the general intent and purpose of this chapter.

The grant of this variance is in accordance with the purpose laid out in Section 30-40(a) of the Town Code.

(g) The grant of the variance will not be injurious to the area involved or otherwise detrimental to the public welfare.

No injury will be caused by the grant of this variance.

5. Has any previous application or appeal been filed within the last year in connection with these premises? (YES) X (NO) _____ If so, briefly state the nature of the application or appeal.

Owner's Agent appeared before the Town's Appeals Board on July 29, 2024 regarding the interpretation of the

Town Code, and specifically its classification of the structure as a "pergola" rather than a gazebo or a customary yard accessory.

MM (Initial) The names and addresses of each property owner located within five hundred (500) feet of the affected property, excluding property owned by the applicant has been provided. (*Notification distances shall be measured on an arc from the corners of the property.*) (YES) X (NO) _____

MM (Initial) I, the petitioner, acknowledge that there will be additional expenses incurred for the first class mailing of the public notices and the cost to publish the legal advertisement, which is separate from the Board of Adjustment & Appeals application fee. (YES) X (NO) _____

MM (Initial) I, the petitioner, has read the Town of Highland Beach Code of Ordinances, Section 30-40: Variances & Interpretations for code requirements. (YES) X (NO) _____

I give permission to the members of the Town Commission and the Board of Adjustment & Appeals 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, and I understand that willful false statements and the like are misdemeanors of the second degree under Section 837.06, Florida Statutes. Such willful false statements may jeopardize the validity of my application or any decision issued thereon. I have fully read the information outlining the Board procedures and application requirements. With this application, I am submitting the necessary supporting materials listed.

Owner must supply authorized agent notarized letter attesting to same

Property Owner's Signature: _____ Date: _____

Authorized Agent Signature: Michael Marshall Date: 8-20-24

Condo Assoc. Rep. Signature: _____ Date: _____

STATE OF FLORIDA

COUNTY OF BROWARD

On this 20 day of August, 2024 before me personally appeared Michael Marshall to me known to be the owner of the foregoing instruments, and acknowledged that he executed the same as his free act and deed.

(SEAL)



Barbara J Rogman
Notary Public Signature

Received by the Town Clerk's Office:

Received By: _____ Date: _____

Date Public Notices Mailed: _____

Date Legal Advertisement Published: _____

TECHNICAL DRAWINGS CAMARGUE



This PDF offers all the Camargue technical drawings.

Click your way through the document

On the next page you will find an overview of all available drawings.

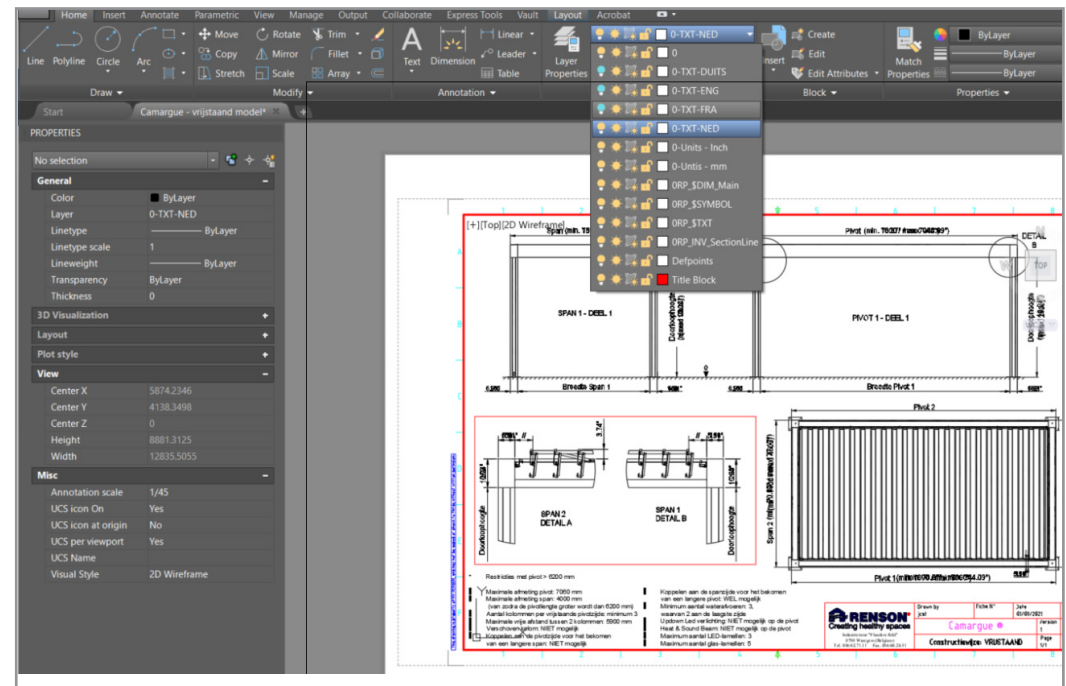
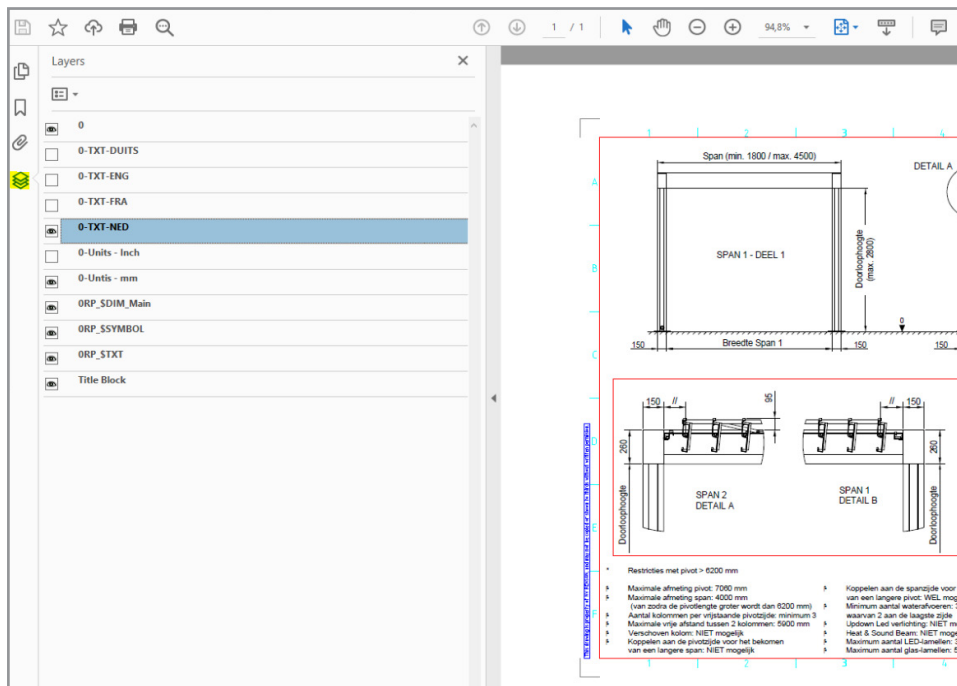
Click on the titles and you will be redirected to the correct page.

Click on the Renson logo to go back to the index page.

By clicking on the provided space you can easily download the PFD or DWG file.

INSTRUCTION

How to turn on/off languages and dimension layers in PDF viewer and Autocad



INDEX

Construction

Freestanding

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2 parts coupled at span and pivot side

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Wall mounting

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Invisible mounting base

Casted mounting base

Visible mounting base reinforced

Visible mounting base reinforced - corner

Invisible mounting base reinforced

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Integrated Fixscreen - stand alone pivot

Integrated Fixscreen - facade mounting span

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Loggia modular sliding panels stand alone with 2 rails

Loggia modular sliding panels façade mounting with 3 rails

Glass sliding panels - facade mounting with 3 tracks opening left & right

Glass sliding panels - stand alone with 4 tracks opening from the middle

Linus wall - double sided

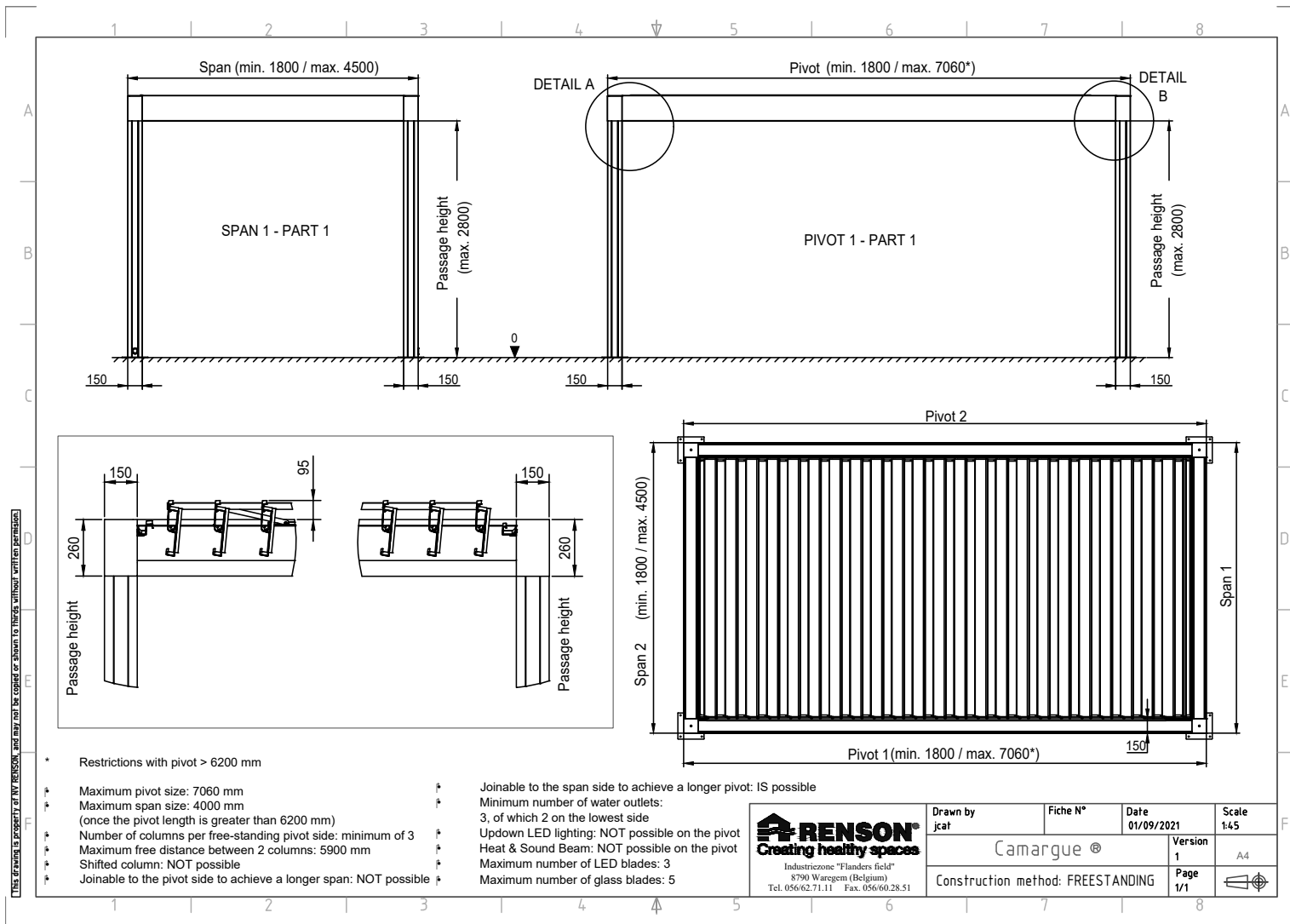
Linus wall - single sided

Linus wall - double sided as railing

Linarte wall - Linarte/Canvas

Linarte wall - Linarte/without finish

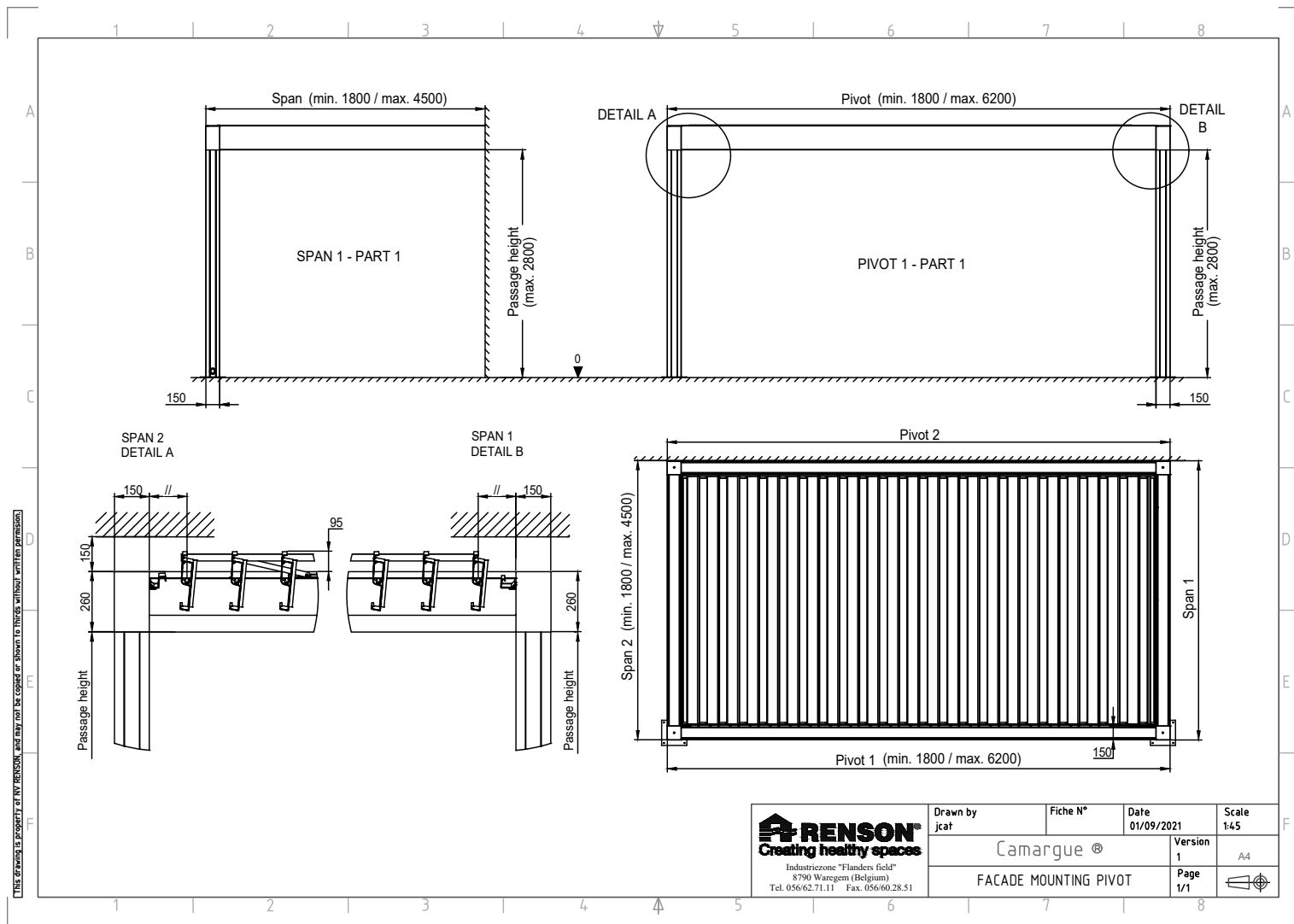
Camargue - FREESTANDING



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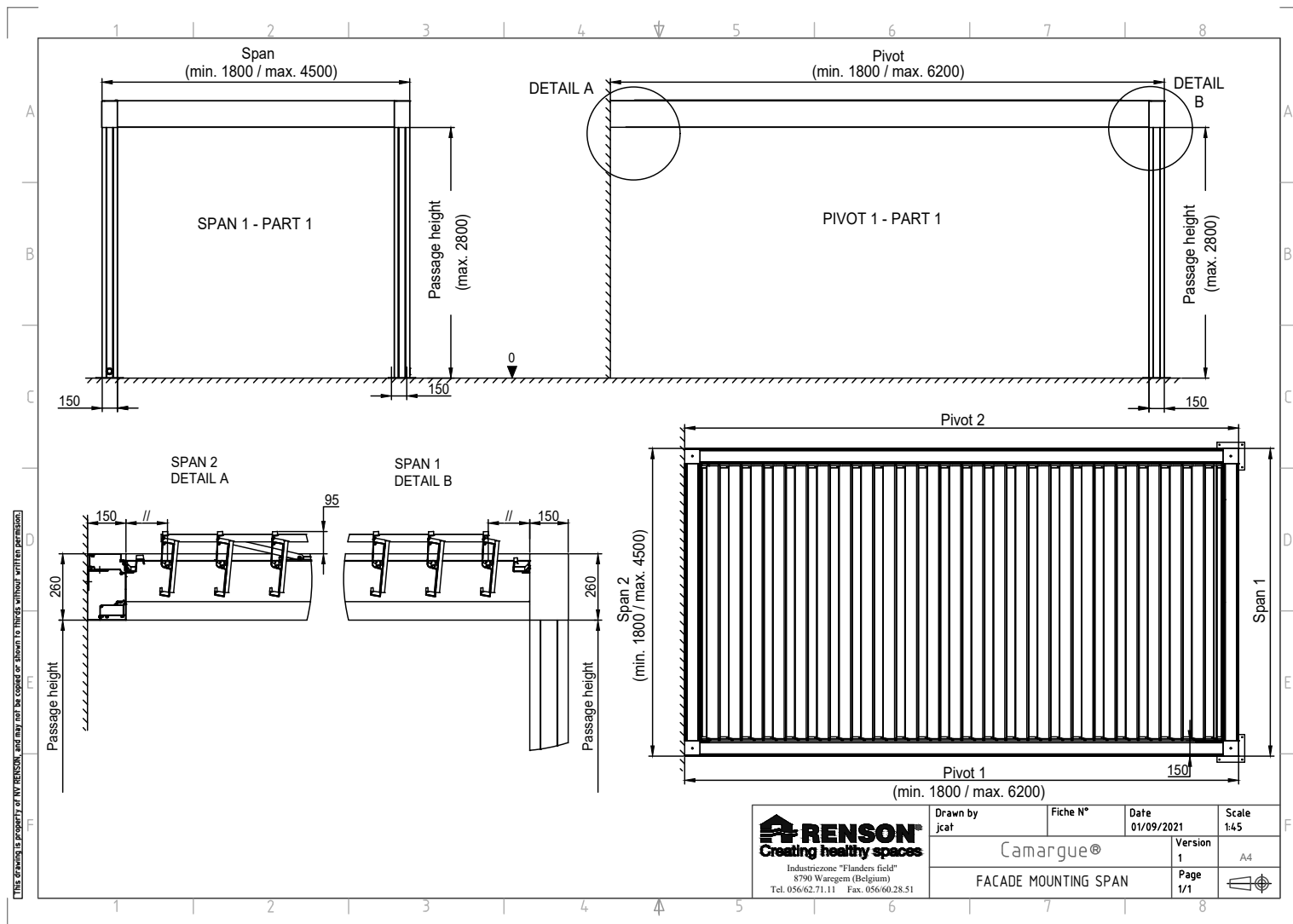
Camargue - FAÇADE MOUNTING PIVOT



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Camargue - FAÇADE MOUNTING SPAN



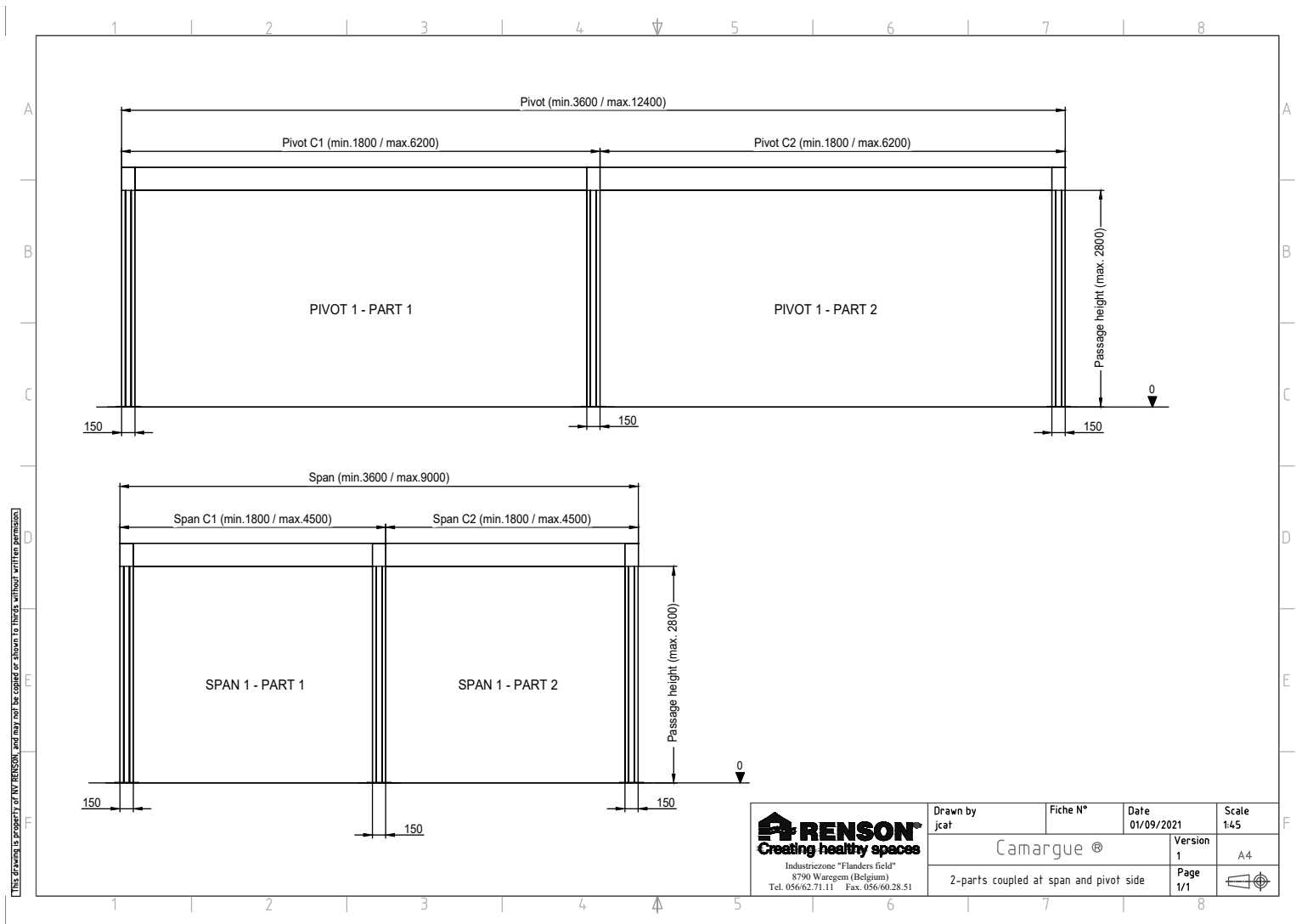
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 Creating healthy spaces
 Industriezone "Flanders field"
 8790 Waregem (Belgium)
 Tel. 056/62.71.11 Fax. 056/60.28.51

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FAÇADE MOUNTING SPAN			Page 1/1

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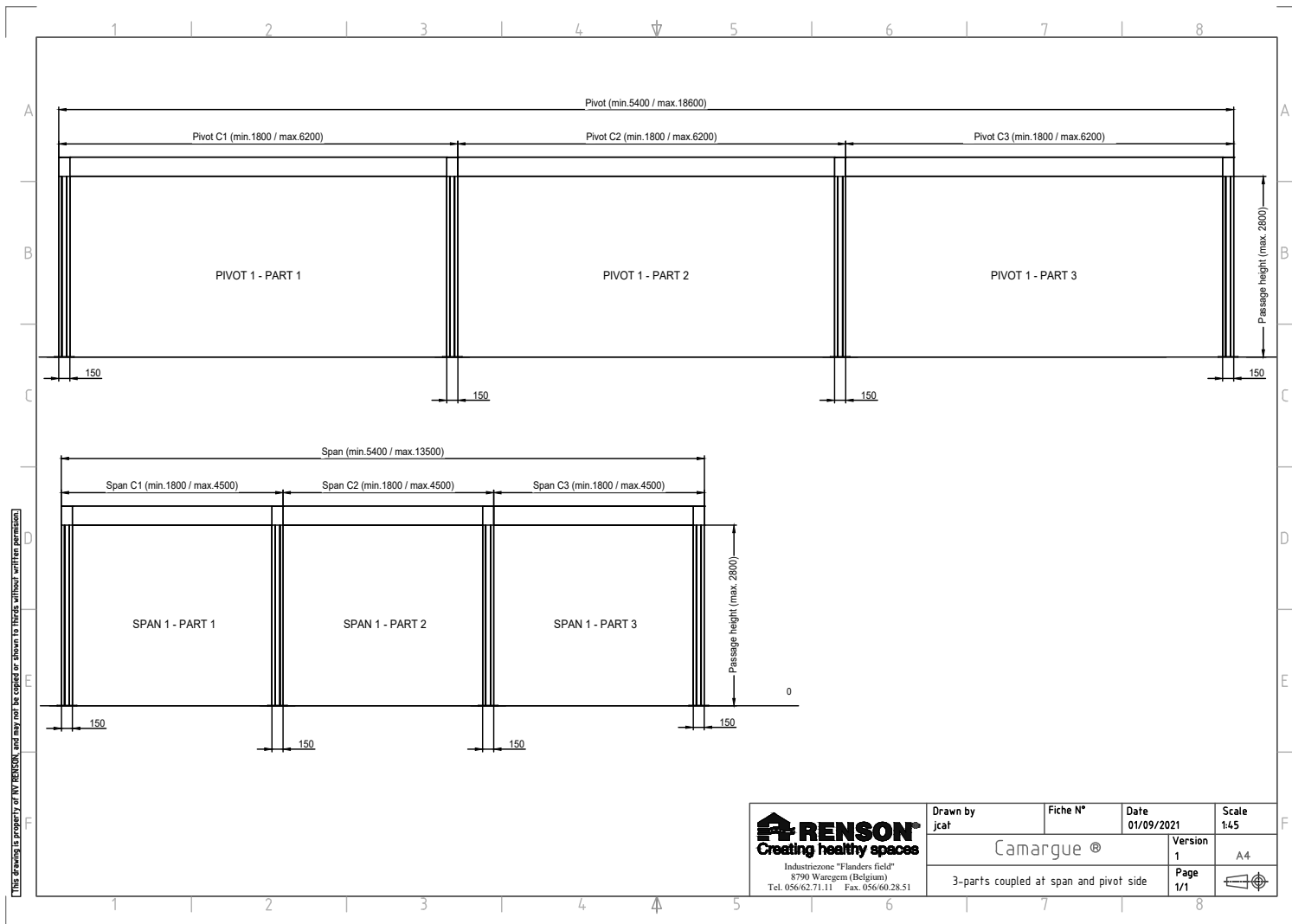
Camargue - 2 PARTS COUPLED AT SPAN AND PIVOT SIDE



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Camargue - 3 PARTS COUPLED AT SPAN AND PIVOT SIDE

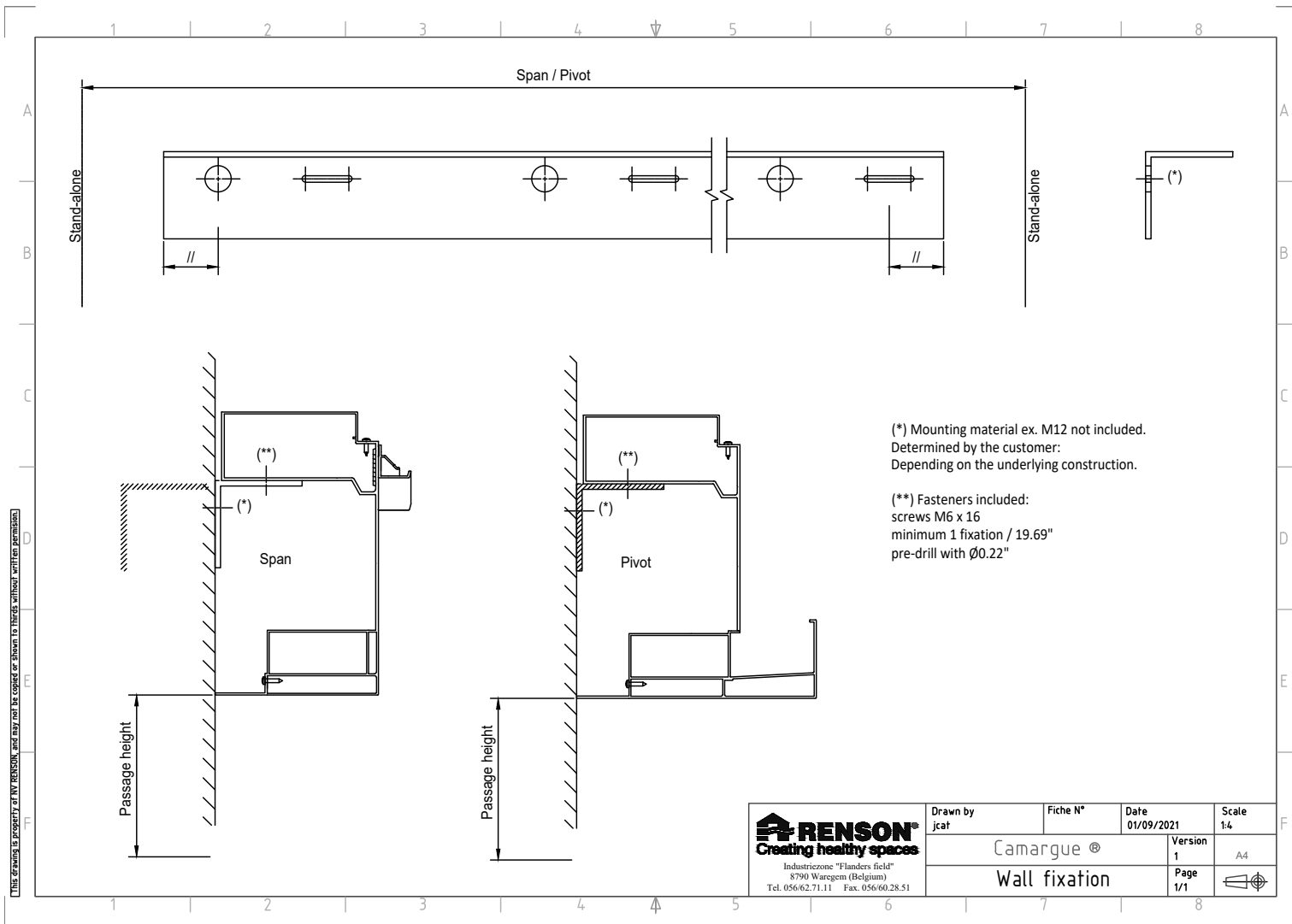


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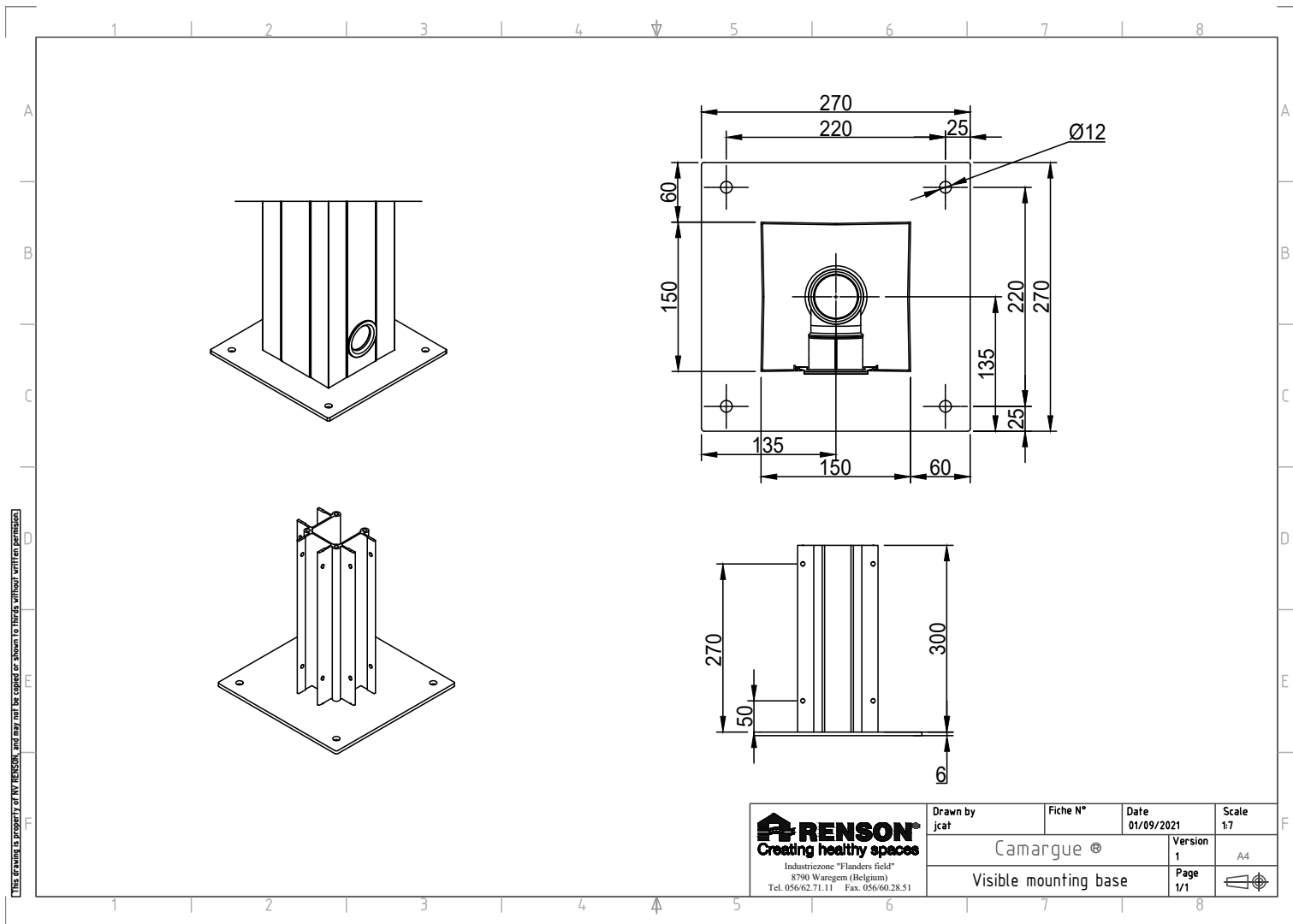
Camargue - WALL FIXATION



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Camargue - VISIBLE MOUNTING BASE



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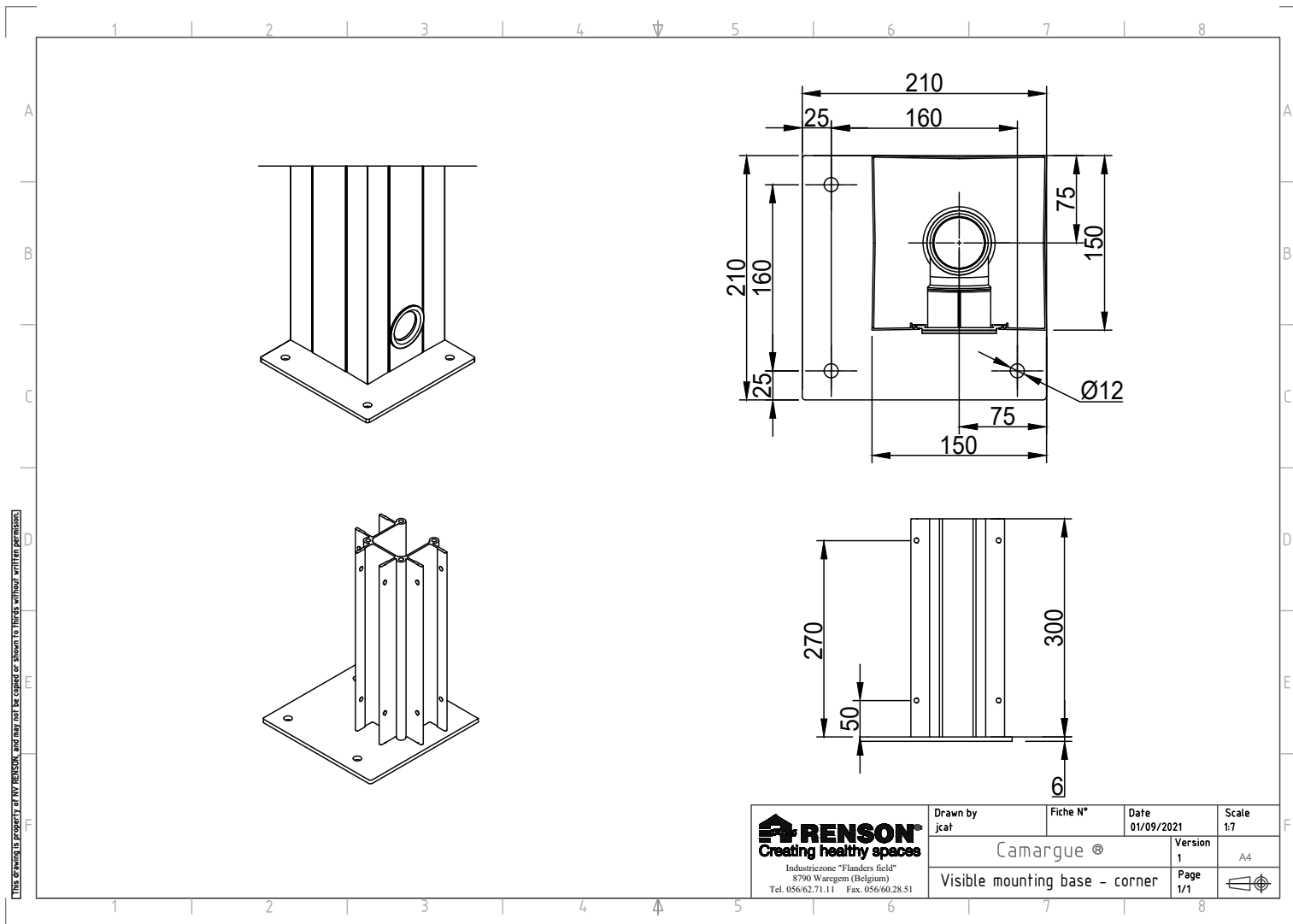
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Visible mounting base		Page 1/1	

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Camargue - VISIBLE MOUNTING BASE CORNER



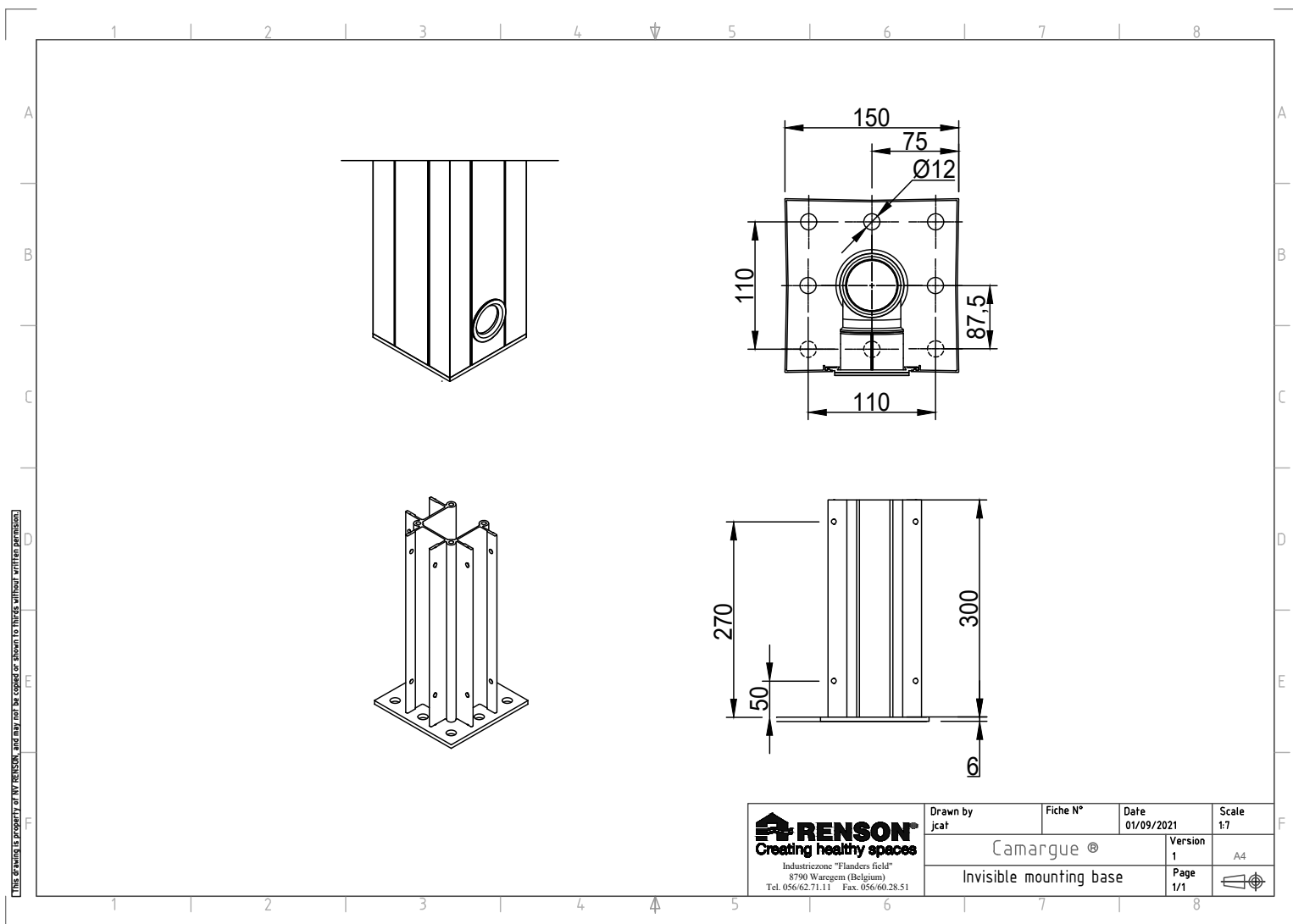
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Visible mounting base - corner			Page 1/1	

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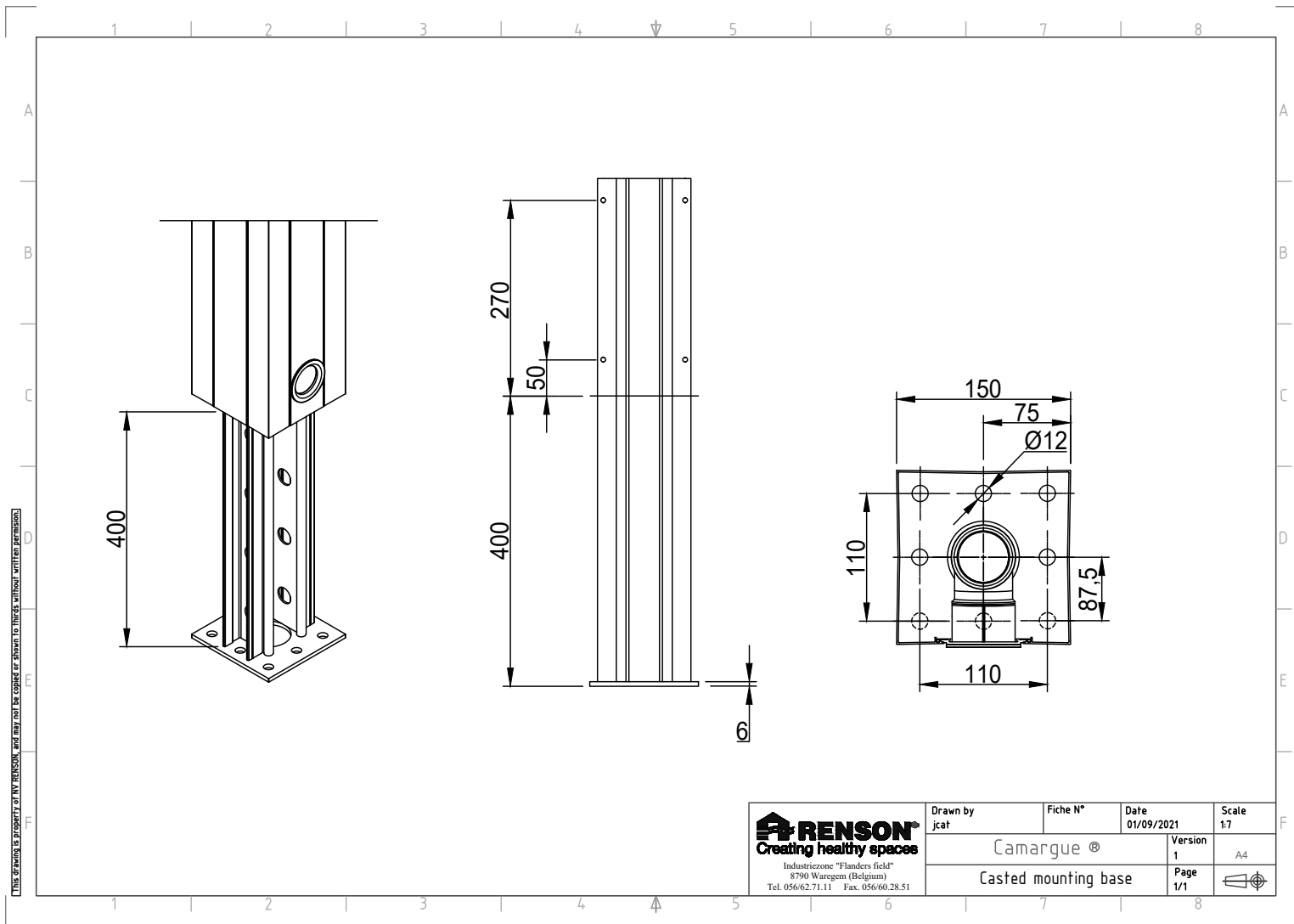
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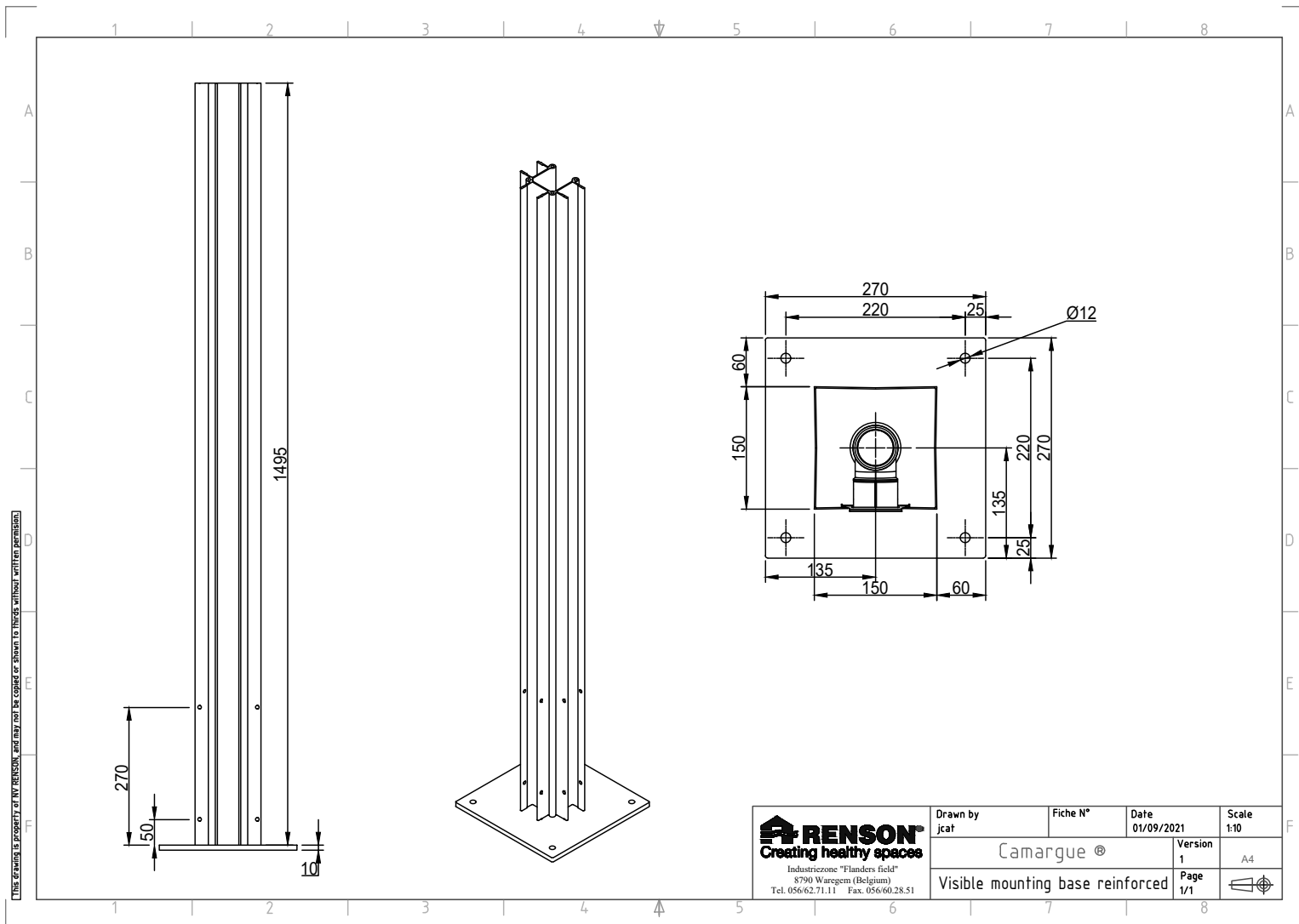
Camargue - CASTED MOUNTING BASE





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Camargue - VISIBLE REINFORCED MOUNTING BASE



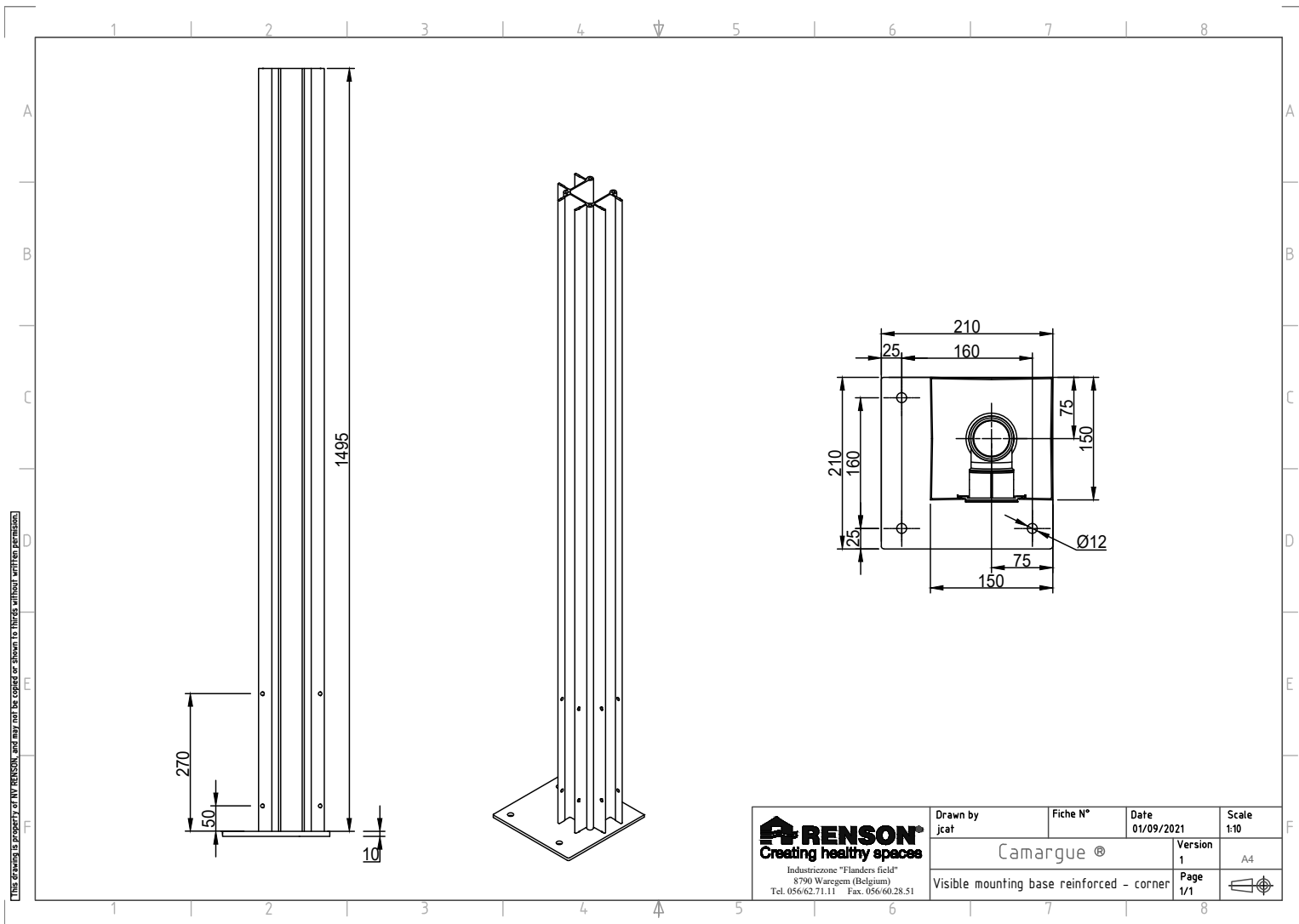
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Visible mounting base reinforced				Page 1/1	

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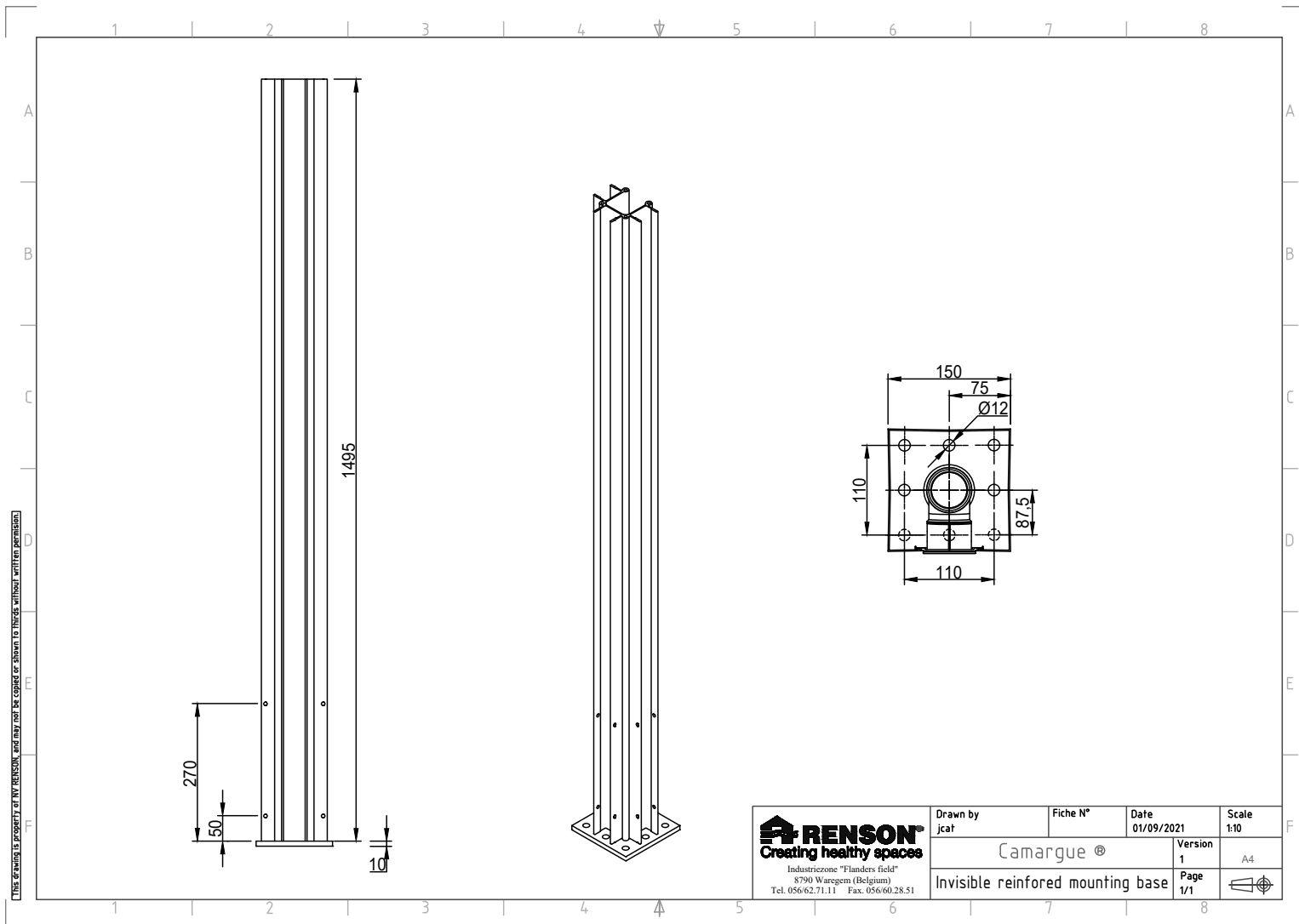
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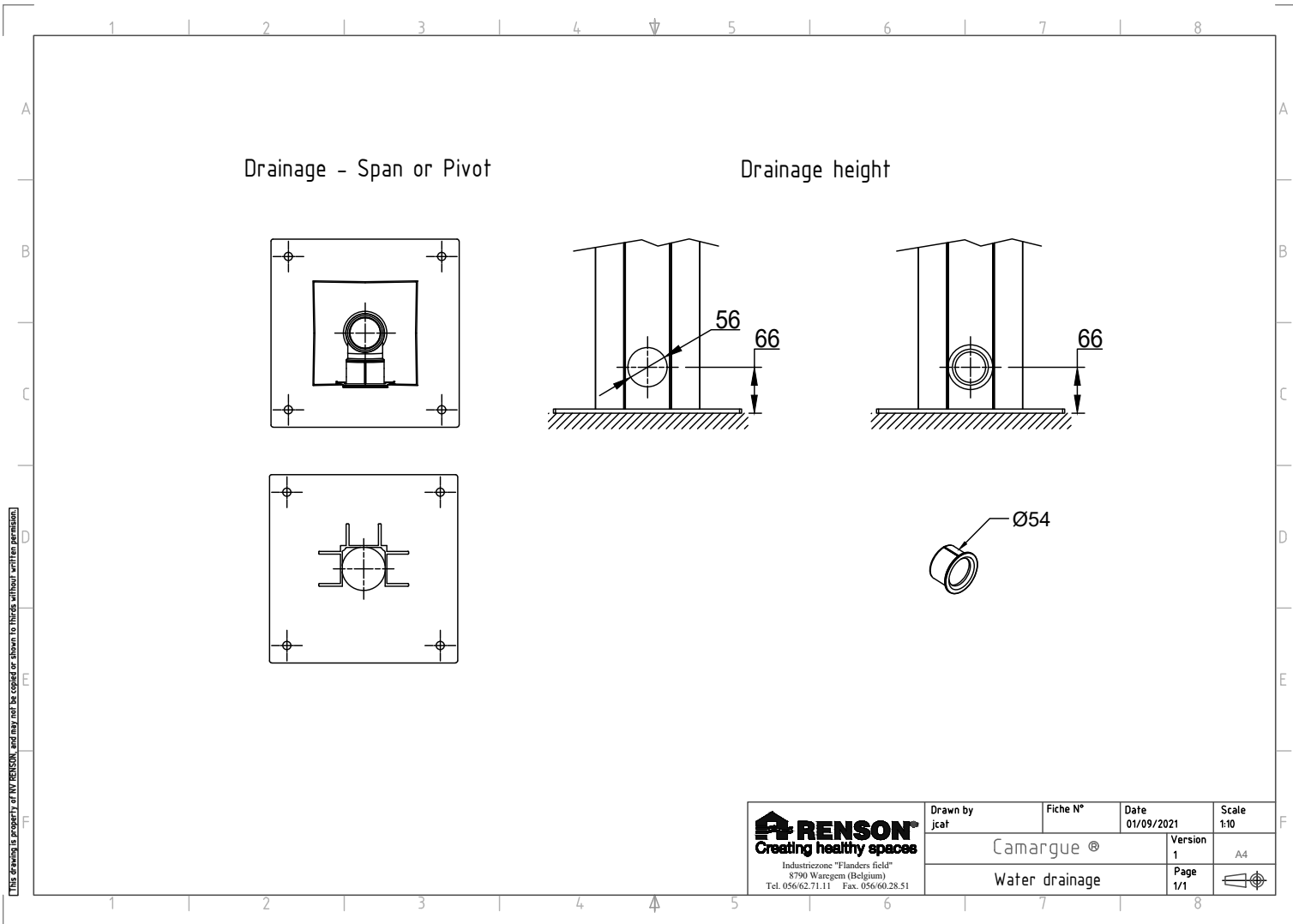
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Invisible reinforced mounting base				Page 1/1	

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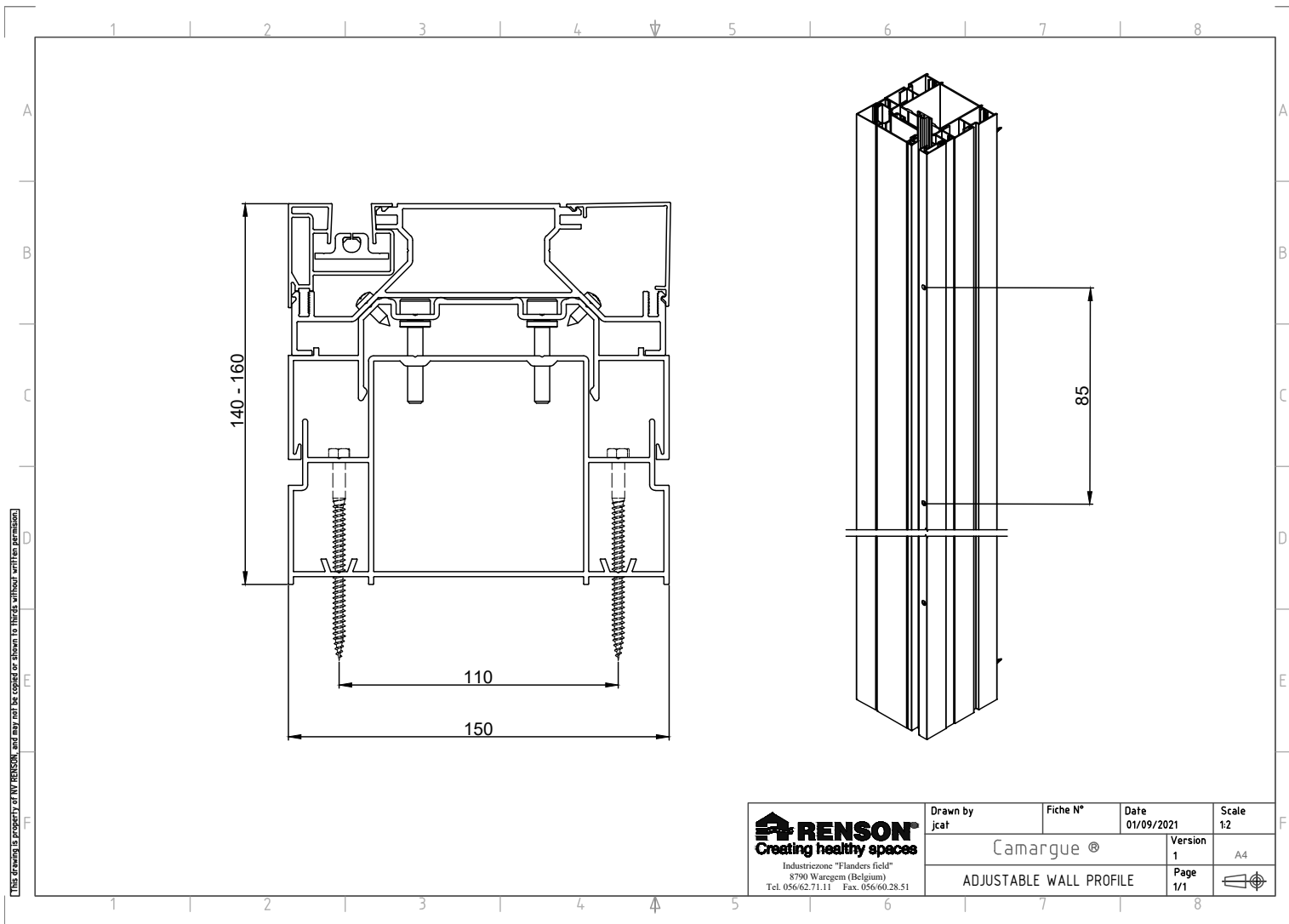
Camargue - WATER DRAINAGE




Download this drawing DWG

Download this drawing PDF

Camargue - ADJUSTABLE WALL PROFILE



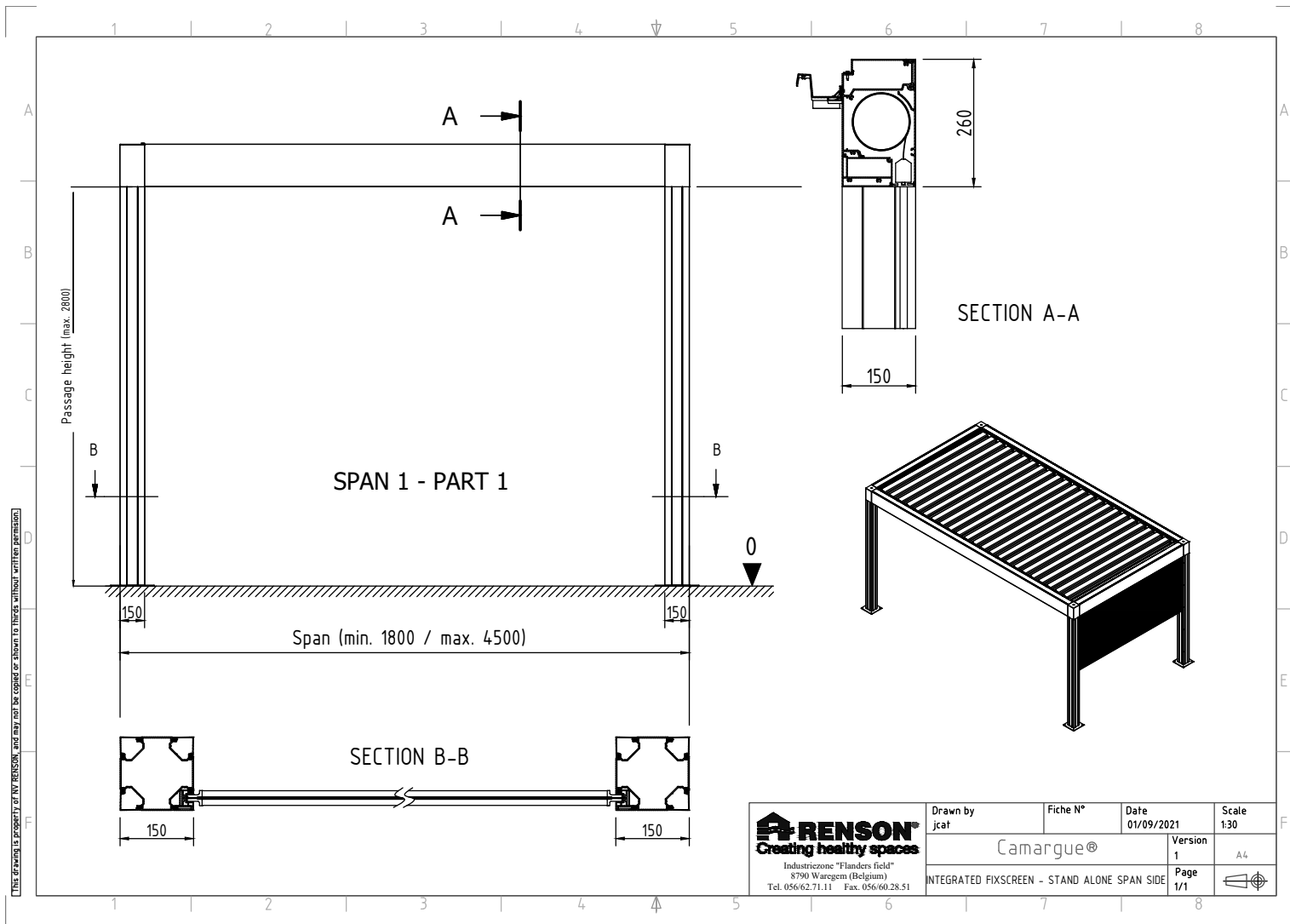
This drawing is property of RY RENSON, and may not be copied or shown to third without written permission.

 RENSON Creating healthy spaces Industriezone "Flanders field" 8790 Waregem (Belgium) Tel. 056/62.71.11 Fax. 056/60.28.51	Drawn by	Fiche N°	Date	Scale
	jcat		01/09/2021	1:2
	Camargue ®			Version
ADJUSTABLE WALL PROFILE			Page	1/1

Download this drawing DWG

Download this drawing PDF

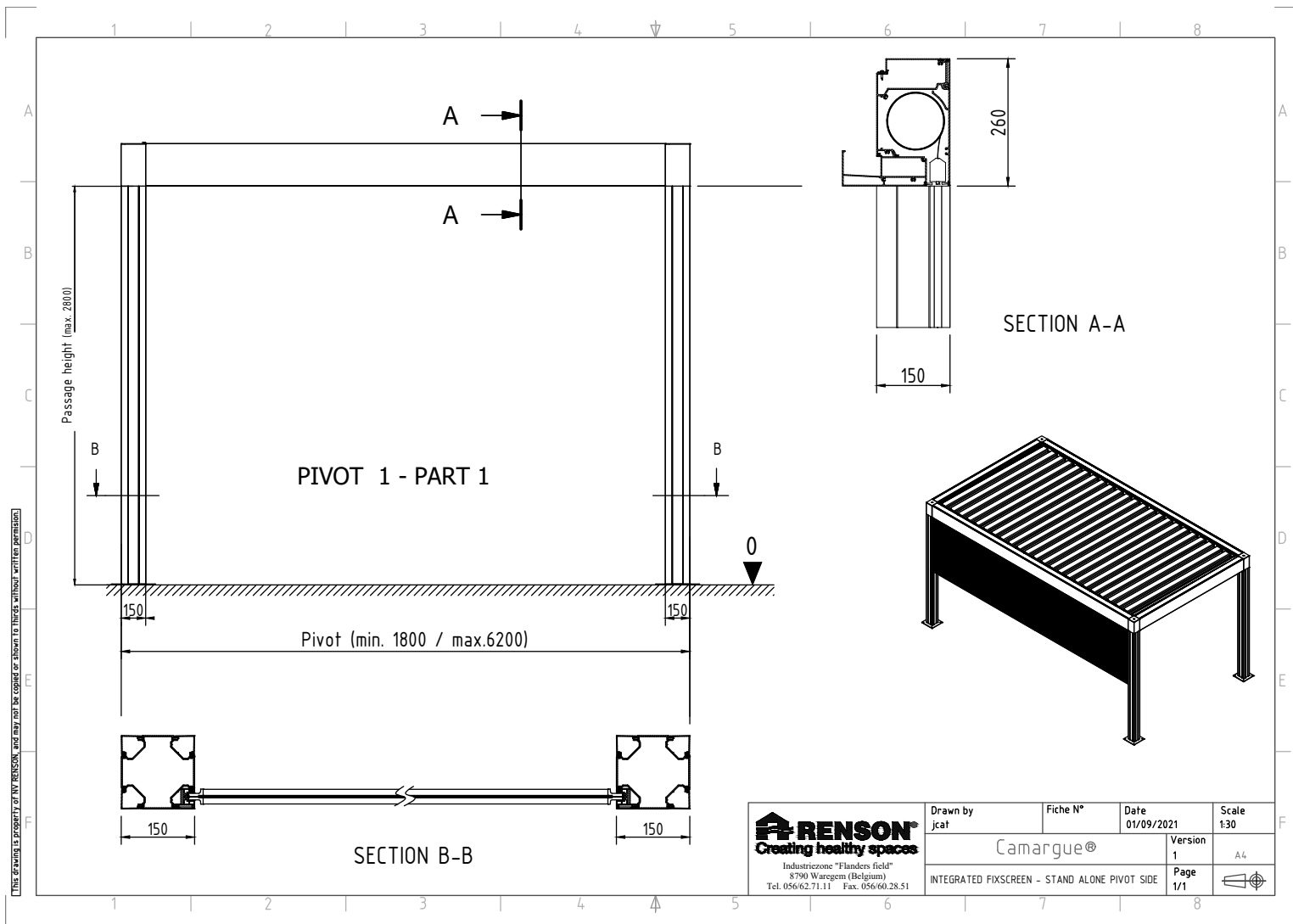
Camargue - INTEGRATED FIXSCREEN - STAND ALONE SPAN SIDE



Download this drawing DWG

Download this drawing PDF

Camargue - INTEGRATED FIXSCREEN - STAND ALONE PIVOT SIDE

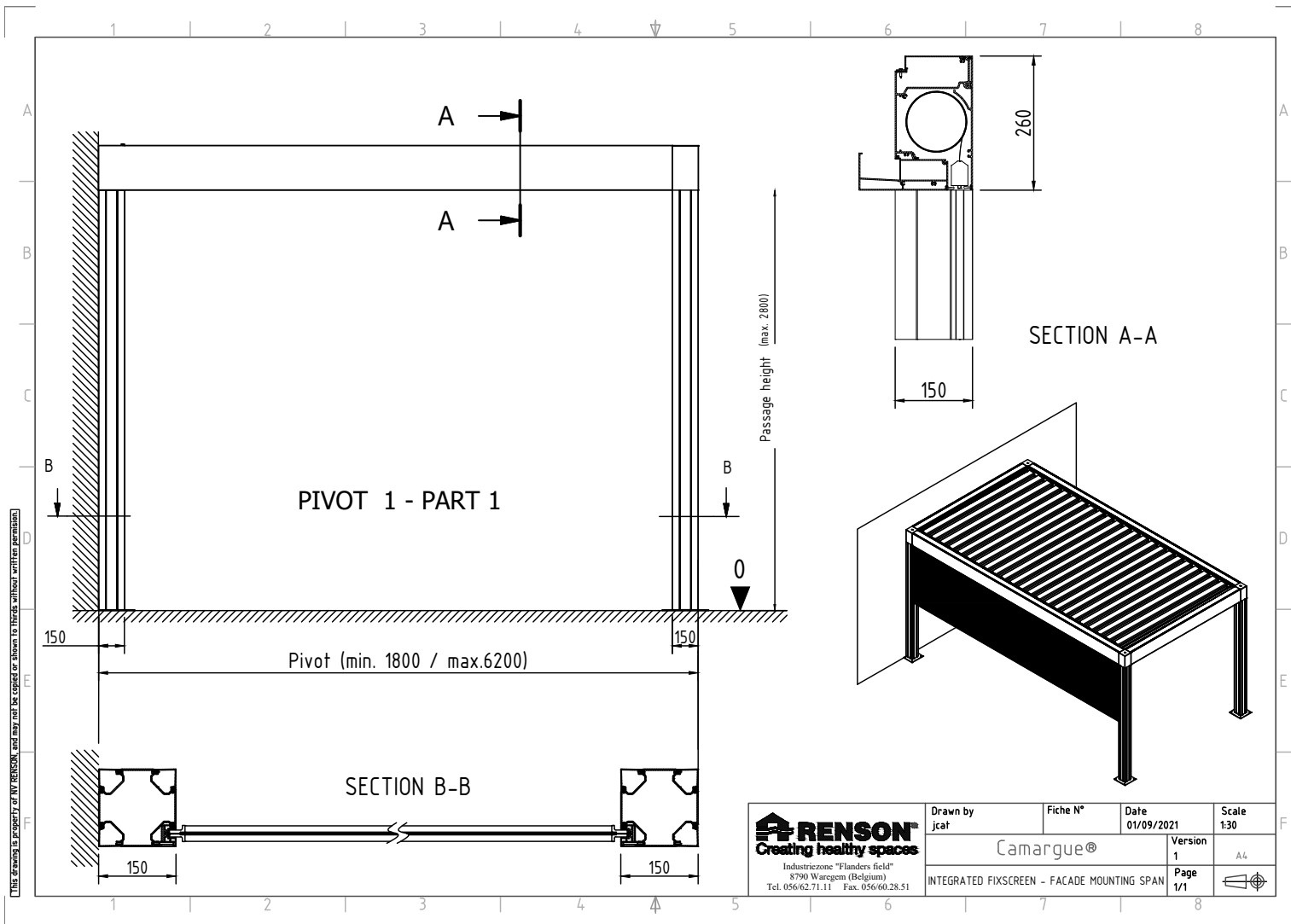


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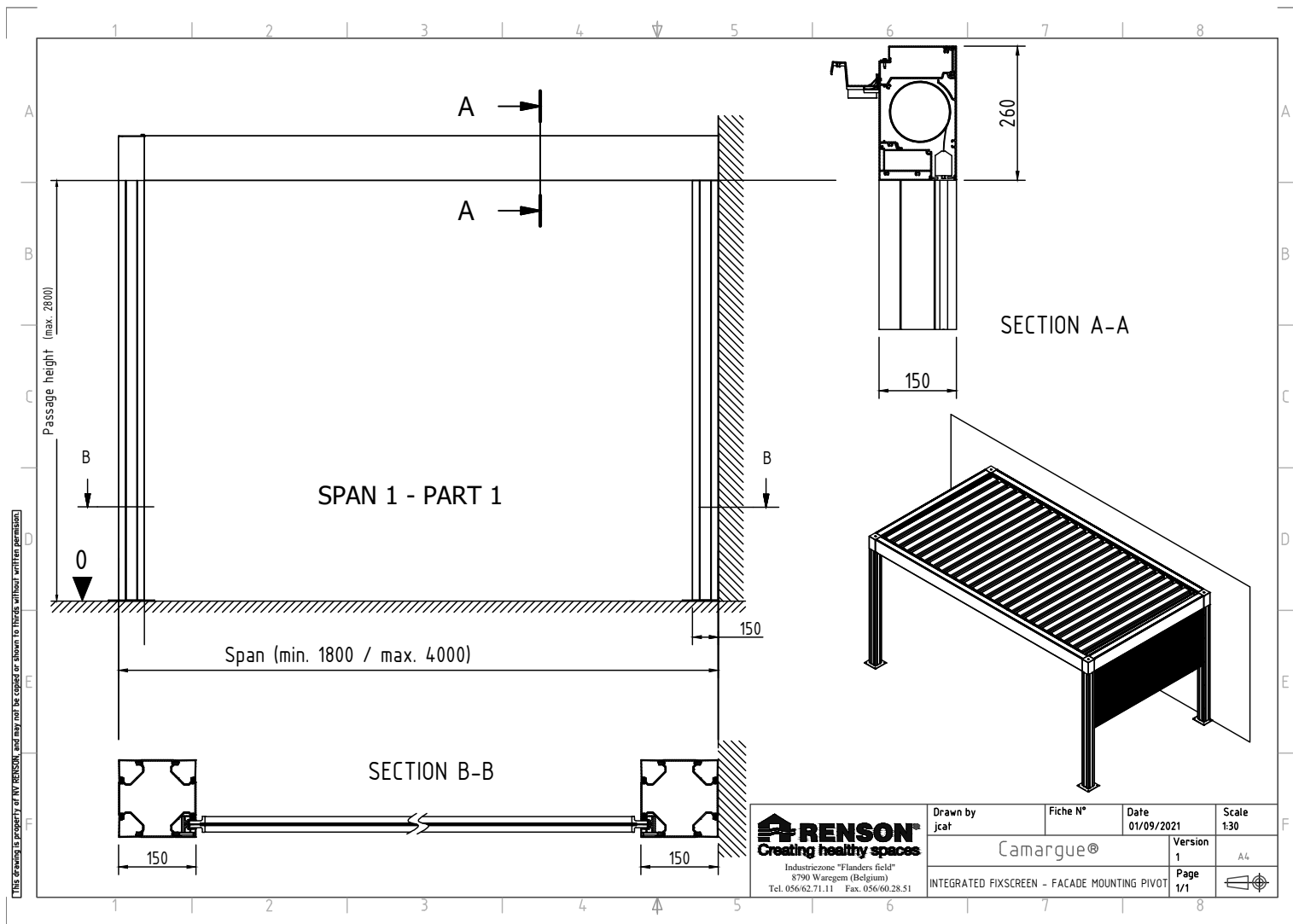
Camargue - INTEGRATED FIXSCREEN - FACADE MOUNTING SPAN



Download this drawing DWG

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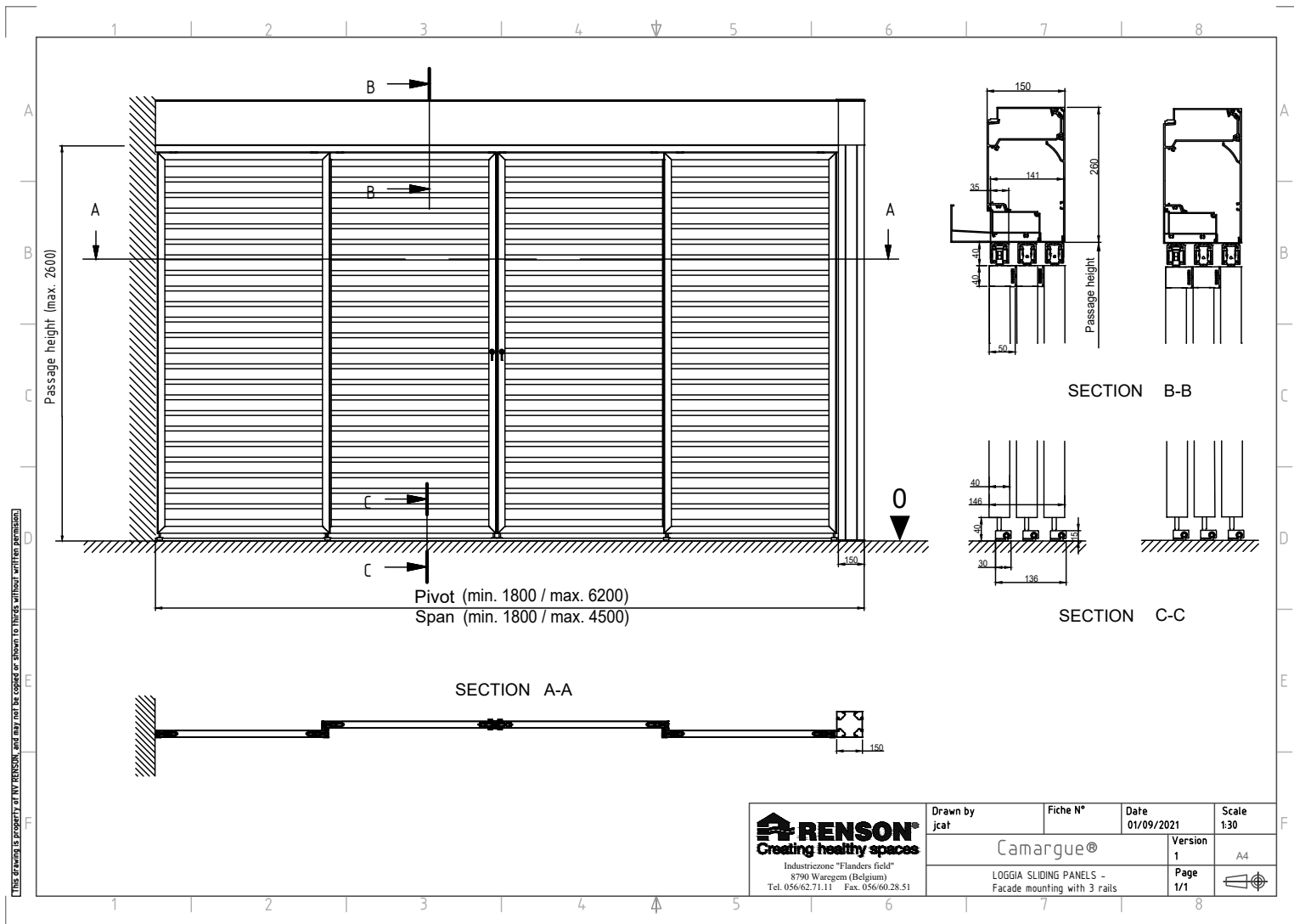
Camargue - INTEGRATED FIXSCREEN - FACADE MOUNTING PIVOT



Download this drawing DWG

Download this drawing PDF

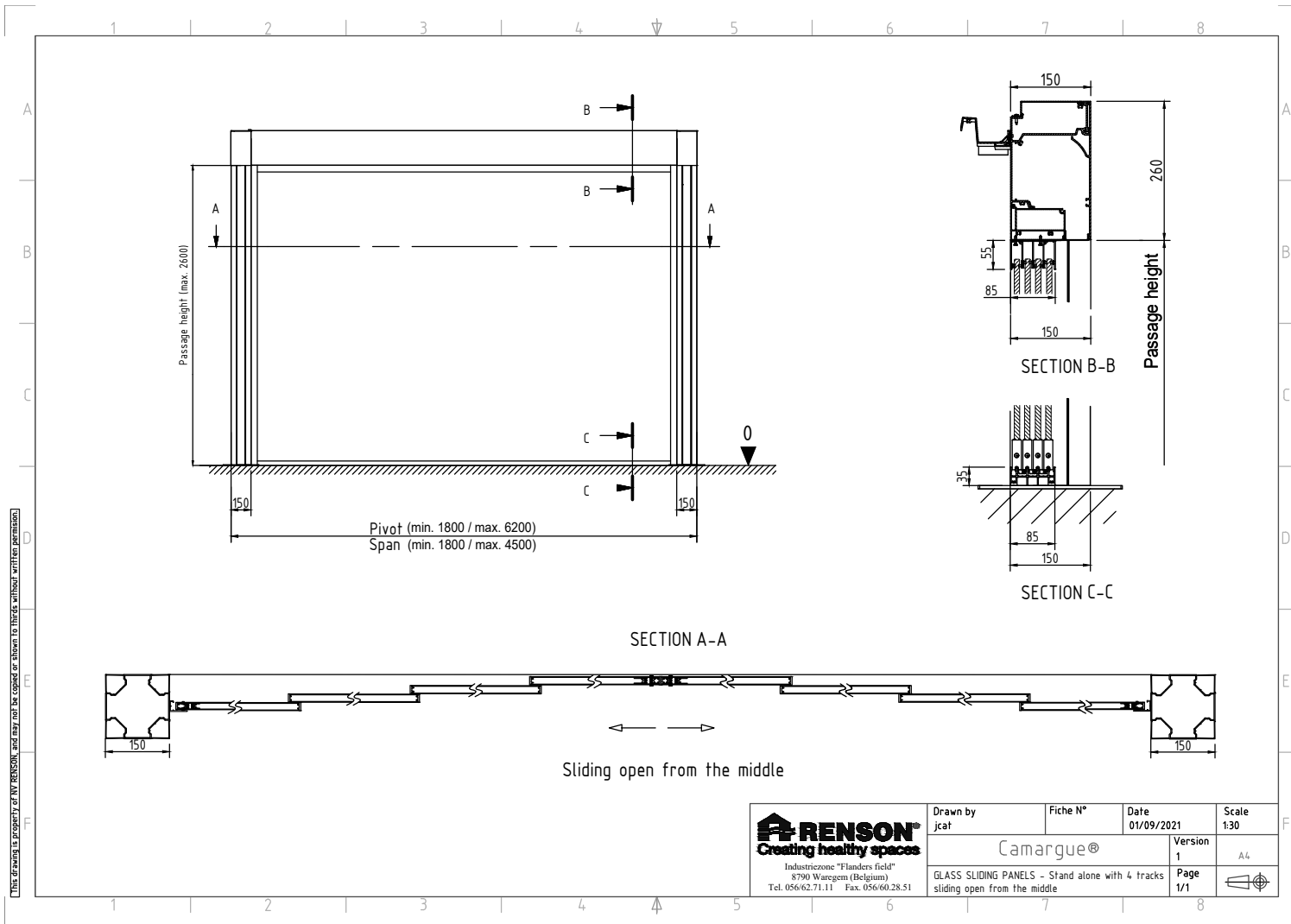
Camargue - LOGGIA MODULAR SLIDING PANELS - FACADE MOUNTING WITH 3 RAILS



Download this
drawing DWG

Download this
drawing PDF

Camargue - STAND ALONE WITH 4 TRACKS - OPENING FROM THE MIDDLE

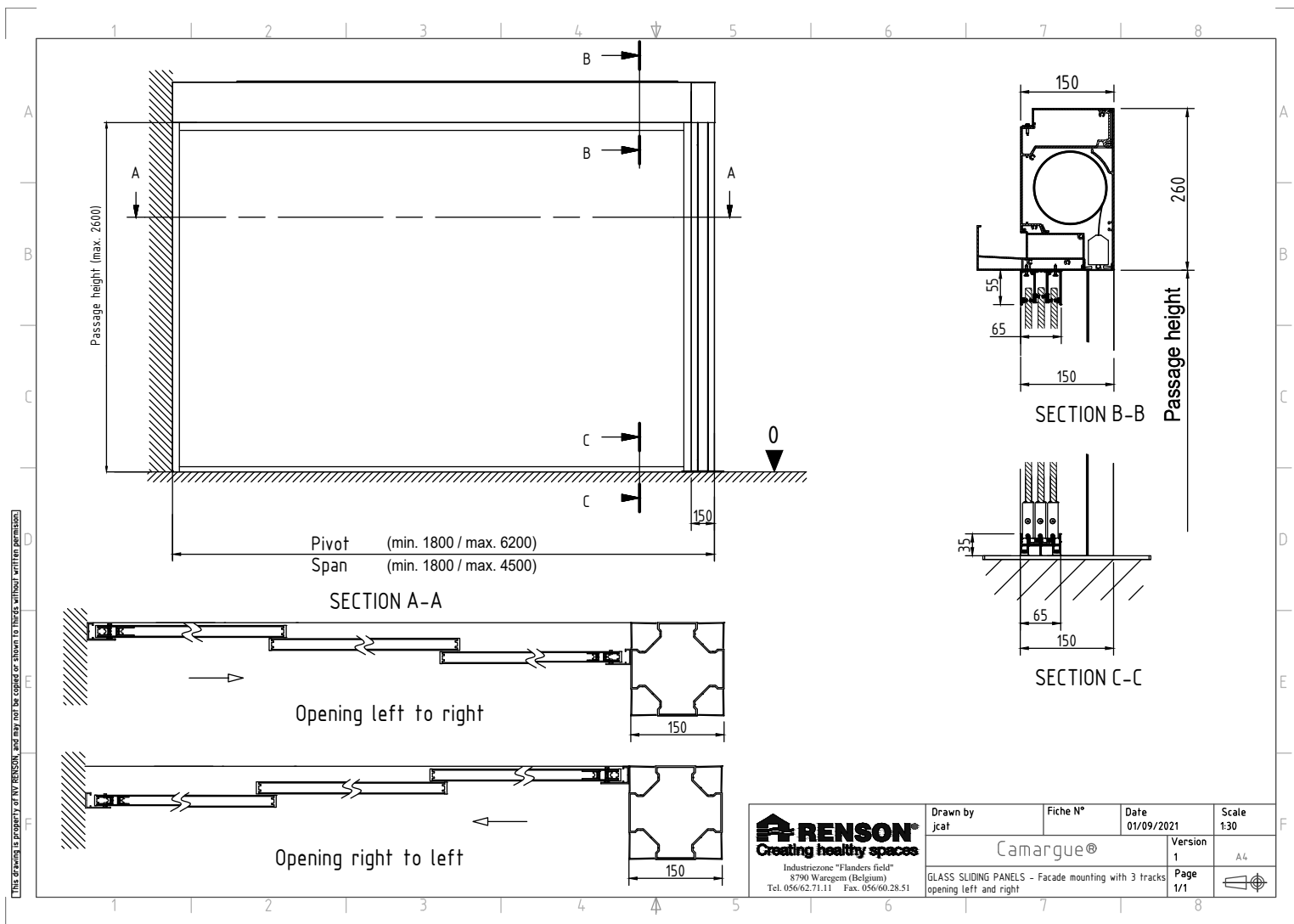


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Download this drawing DWG

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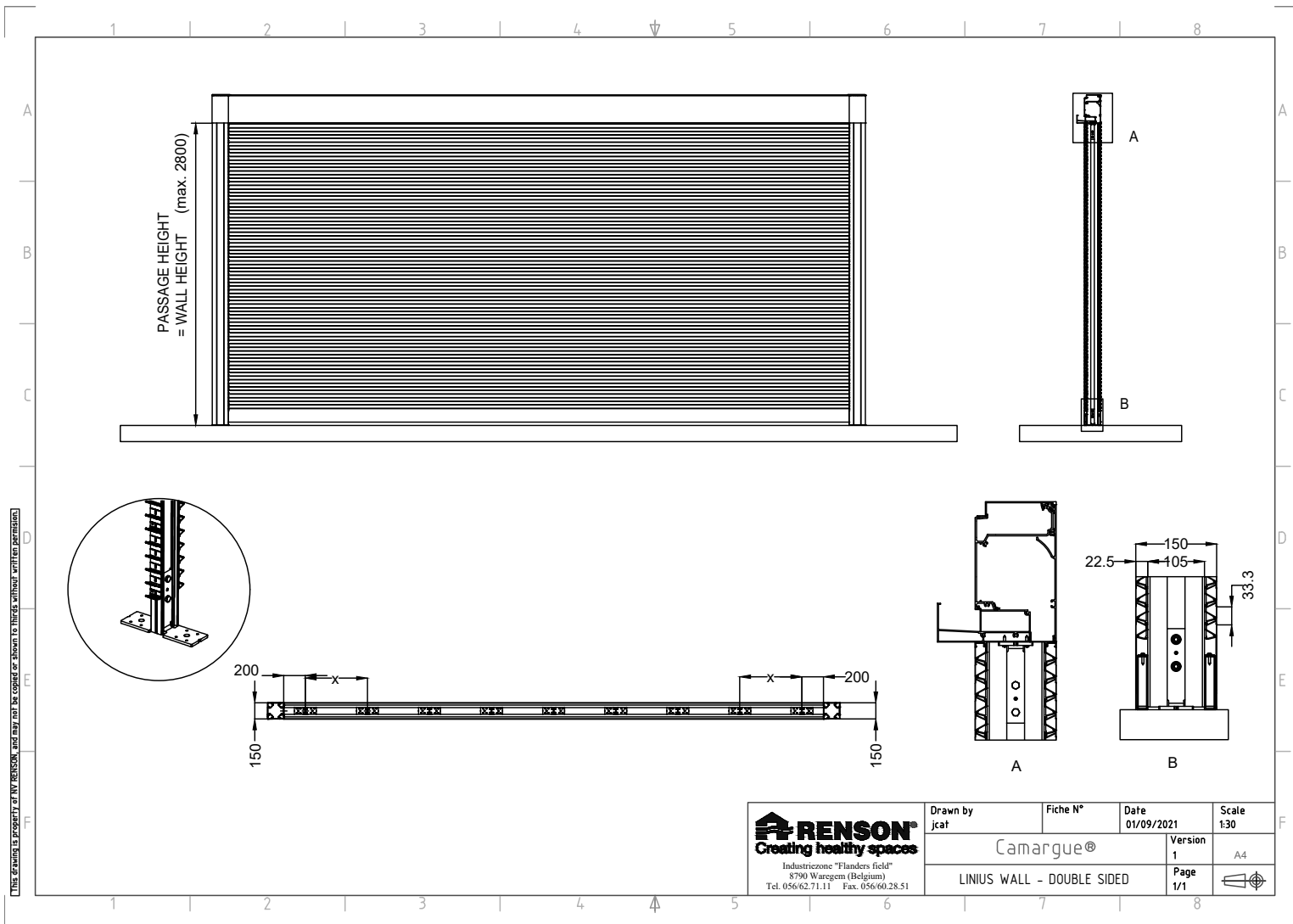
Camargue - FACADE MOUNTING WITH 3 TRACKS - OPENING LEFT & RIGHT



Download this drawing DWG

Download this drawing PDF

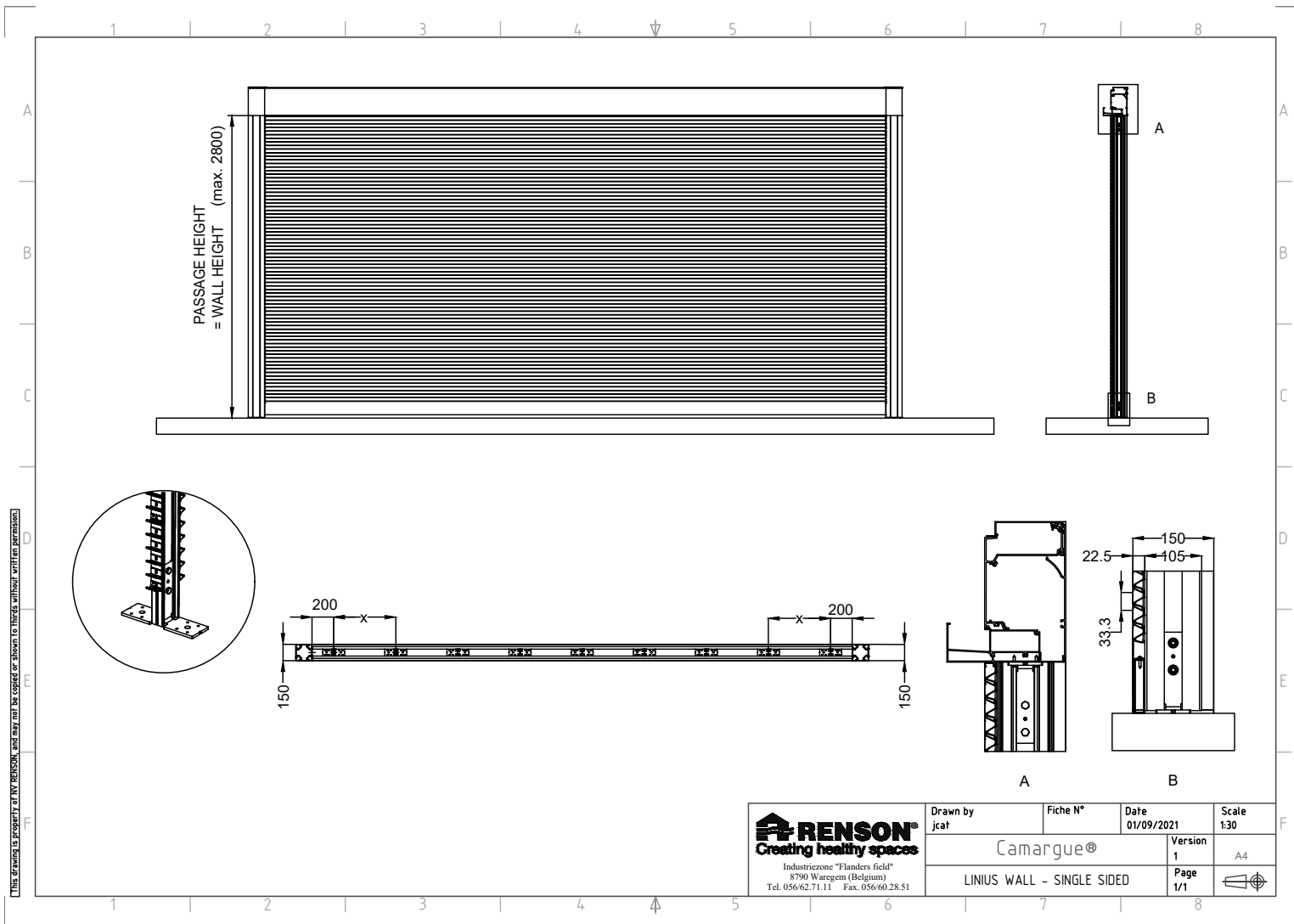
Camargue - LINIUS WALL - DOUBLE SIDED



Download this drawing DWG

Download this drawing PDF

Camargue - LINIUS WALL - SINGLE SIDED



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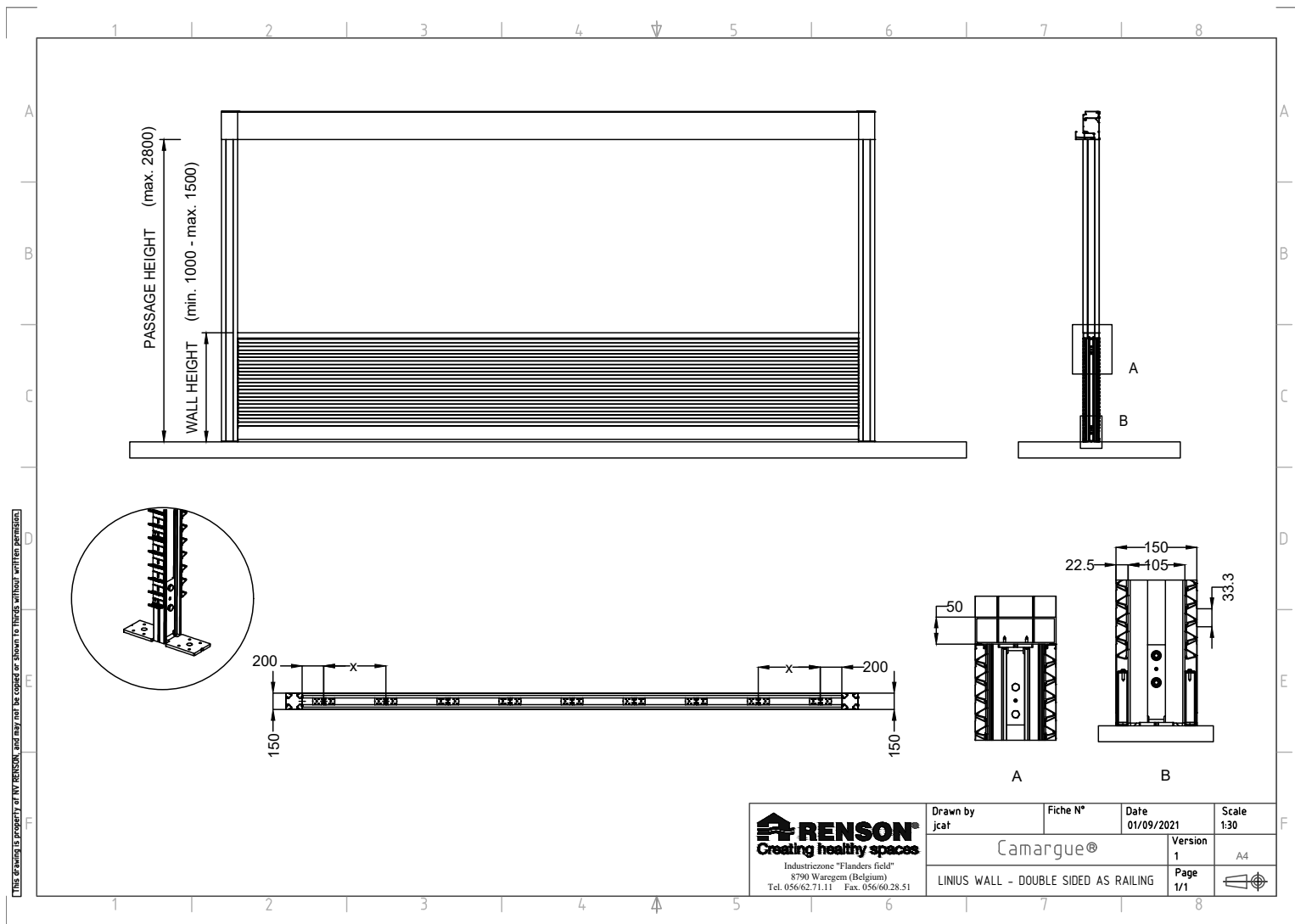
RENSON
Creating healthy spaces
Industriezone "Flanders field"
8790 Waregem (Belgium)
Tel. 056/62.71.11 Fax. 056/60.28.51

Drawn by jcat	Fiche N°	Date 01/09/2021	Scale 1:30
Camargue®			Version 1
LINIUS WALL - SINGLE SIDED			Page 1/1
			A4

Download this drawing DWG

Download this drawing PDF

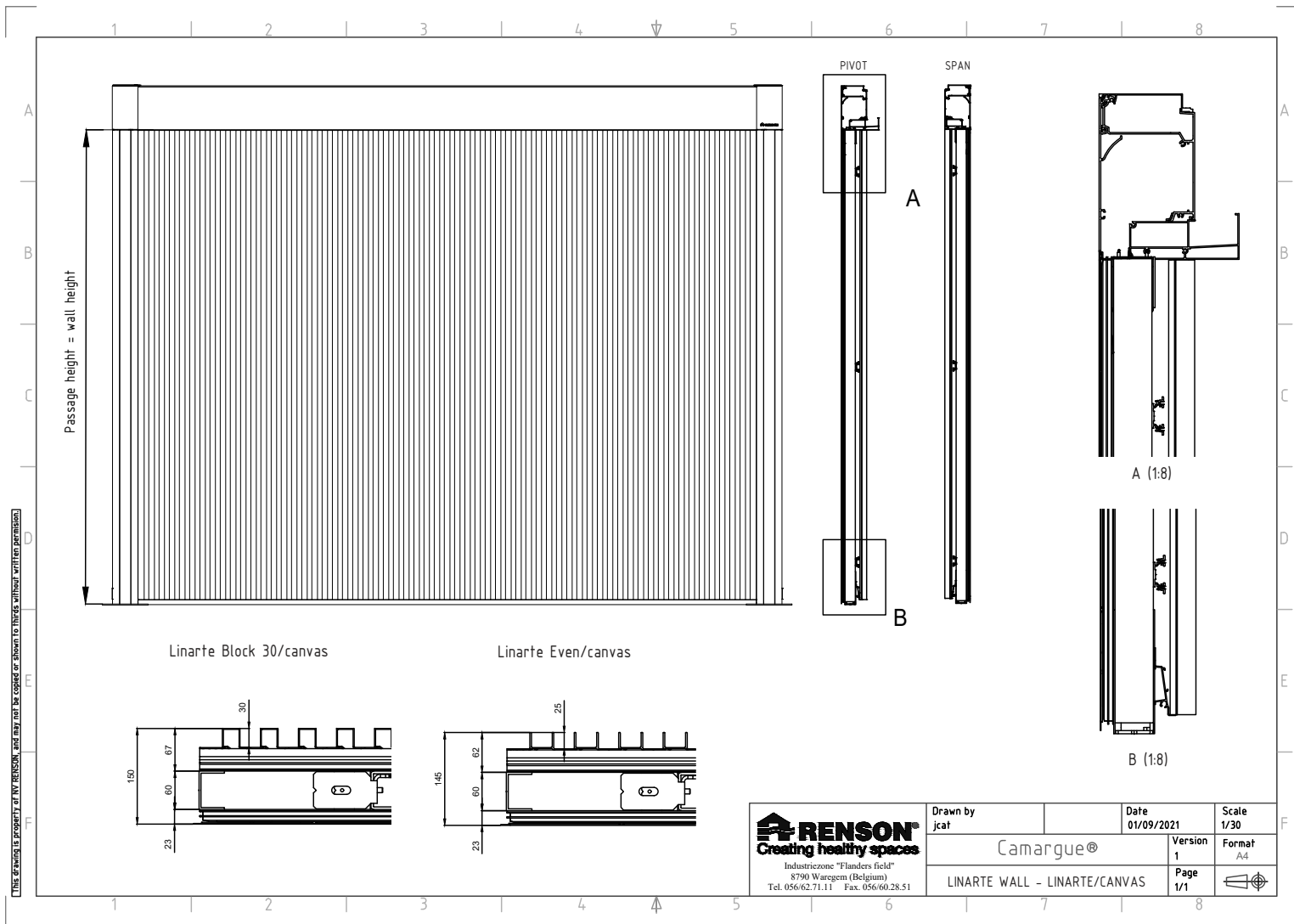
Camargue - LINIUS WALL - DOUBLE SIDED AS RAILING



Download this drawing DWG

Download this drawing PDF

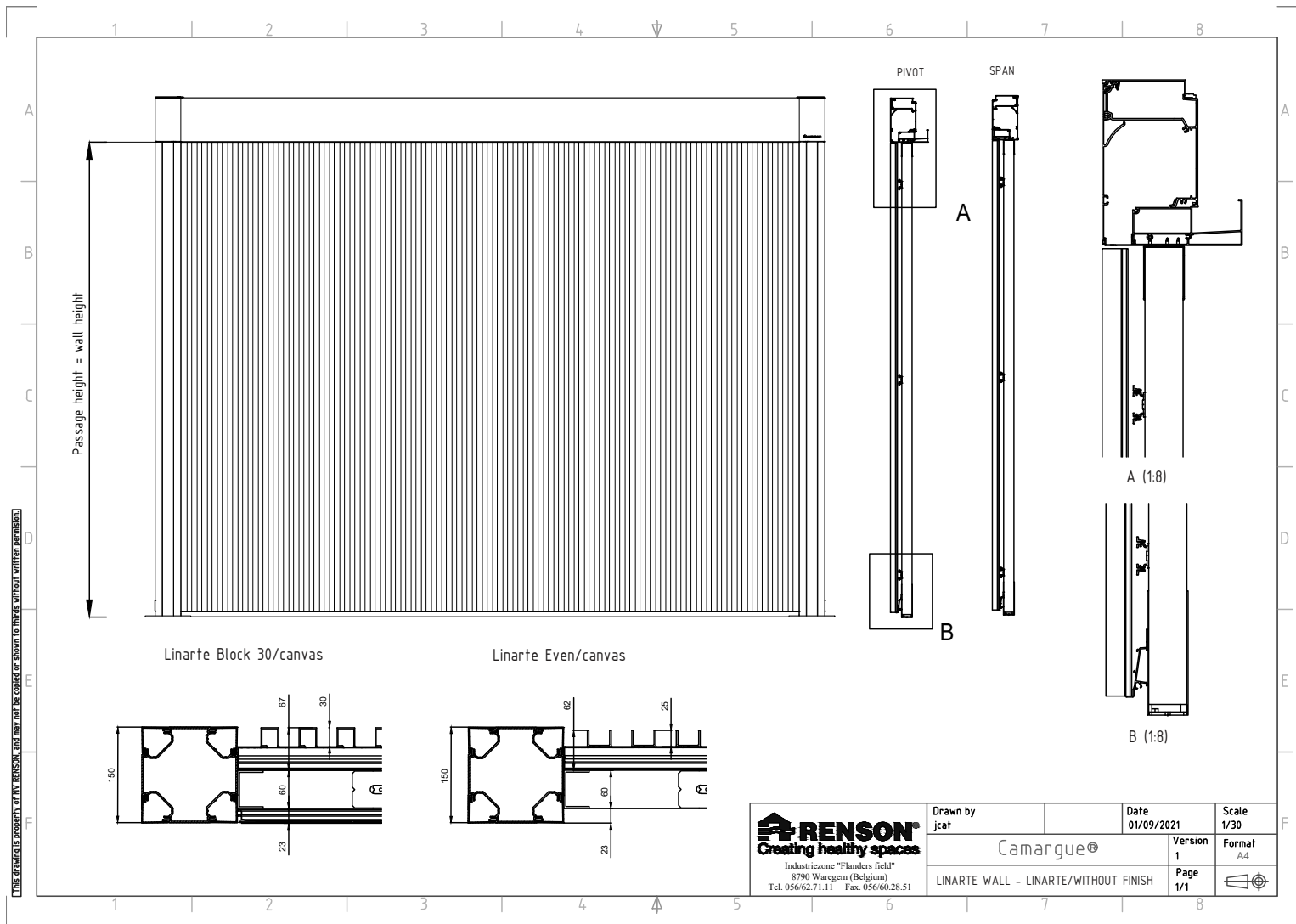
Camargue - LINARTE WALL - LINARTE/CANVAS



Download this drawing DWG

Download this drawing PDF

Camargue - LINARTE WALL - LINARTE/WITHOUT FINISH



Download this drawing DWG

Download this drawing PDF

July 13, 2023

RE: Garchik Residence– Renson Installation
2474 S. Ocean Blvd.
Highland Beach, FL 33487

To Whom It May Concern:

Cronin Engineering has been retained to review a Renson installation at 2474 S. Ocean Blvd. Highland Beach, FL 33487 being performed by *GWT Outdoors*. Supplied drawings, by *GWT Outdoors*, are attached and are marked up per this letter's anchorage requirements. The column connection to a foundation by others, a 6" concrete slab is expected, is required to be (4) 3/8" Ø by 5" Power wedge-Bolt + per column, at each available column.

Wind load calculations per ASCE 7-16 Chapter 27

- Open Structure
- Site Address: 2474 S. Ocean Blvd. Highland Beach, FL 33487
- Risk Cat: 2
- Exposure: D
- Wind Speed: 169 MPH
- Ultimate wind pressure;
 - Roof: 46.2 PSF
 - Wall: 43.5 PSF

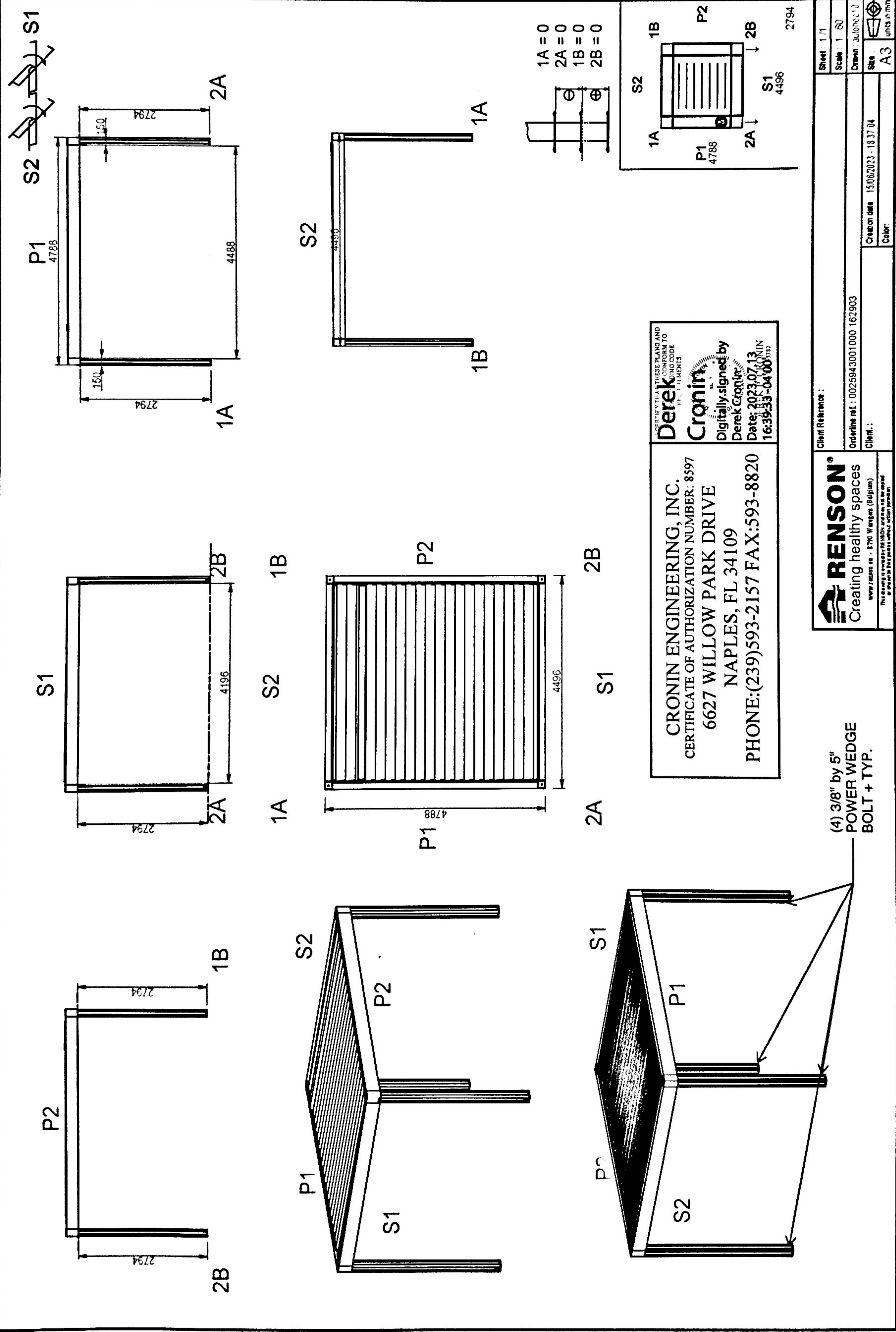
Sincerely,


Derek Cronin

Digitally signed by Derek
Cronin
Date: 2023.07.13 16:40:10
-04'00'

Derek P. Cronin, PE
Principal

Depending on the phase you are in you have received a quote or an order drawing. The quote drawing is a standard drawing based on a standard configuration. Any remarks and/or attachments are not visible on the quote drawing. In the order drawing you will find as much as possible any remarks and/or attachments. Remarks or attachments that can not be integrated in the order drawing will be considered when your order goes in production.



1A = 0
 2A = 0
 1B = 0
 2B = 0

CRONIN ENGINEERING, INC.
 CERTIFICATE OF AUTHORIZATION NUMBER: 8597
 6627 WILLOW PARK DRIVE
 NAPLES, FL 34109
 PHONE: (239) 593-2157 FAX: 593-8820

Derek Cronin
 Digitally signed by
 Derek Cronin
 Date: 2023.07.13
 16:39:33 -0400

CERTIFY THAT THESE PLANS AND SPECIFICATIONS CONFORM TO THE REQUIREMENTS OF THE NATIONAL FIRE PROTECTION ASSOCIATION (NFPA) STANDARD 704.

RENSON®
 Creating healthy spaces
 www.rensongroup.com - 1790 Weygen (Belgium)
The drawing is property of Renson. It is not to be used for other projects without written permission.

Client Reference :
 Orderline ref. : 0025943001000 162903
 Client :
 Creation date : 15/05/2023 - 18:37:04
 Color :

Sheet : 1/1
 Scale : 1/80
 Drawn : autohcc10
 Size : A3
 Units in mm

(4) 3/8" by 5"
 POWER WEDGE
 BOLT + TYP.

0025943001000.162903_Camargue 2 Configurator

2474 South Ocean Boulevard

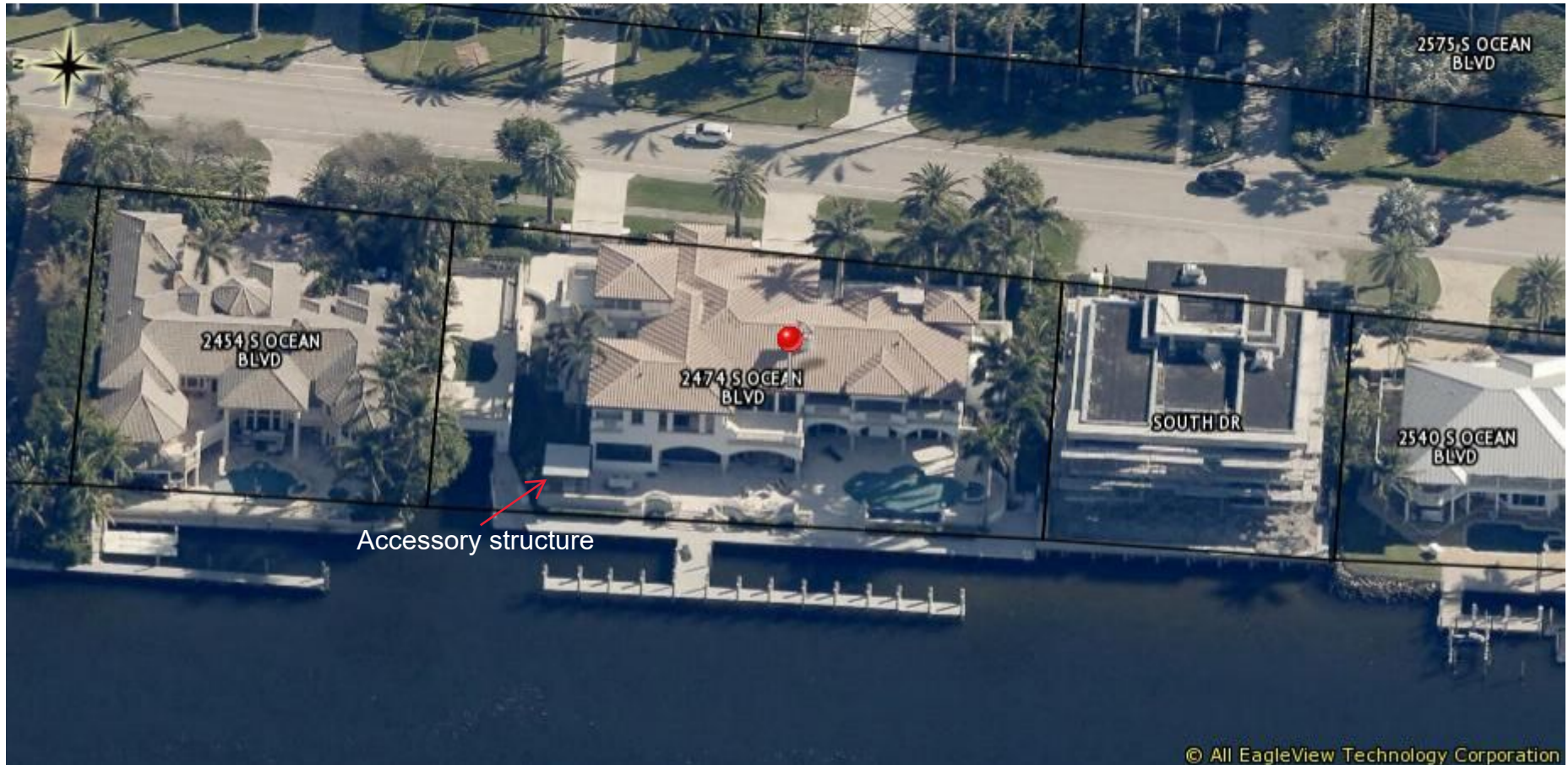
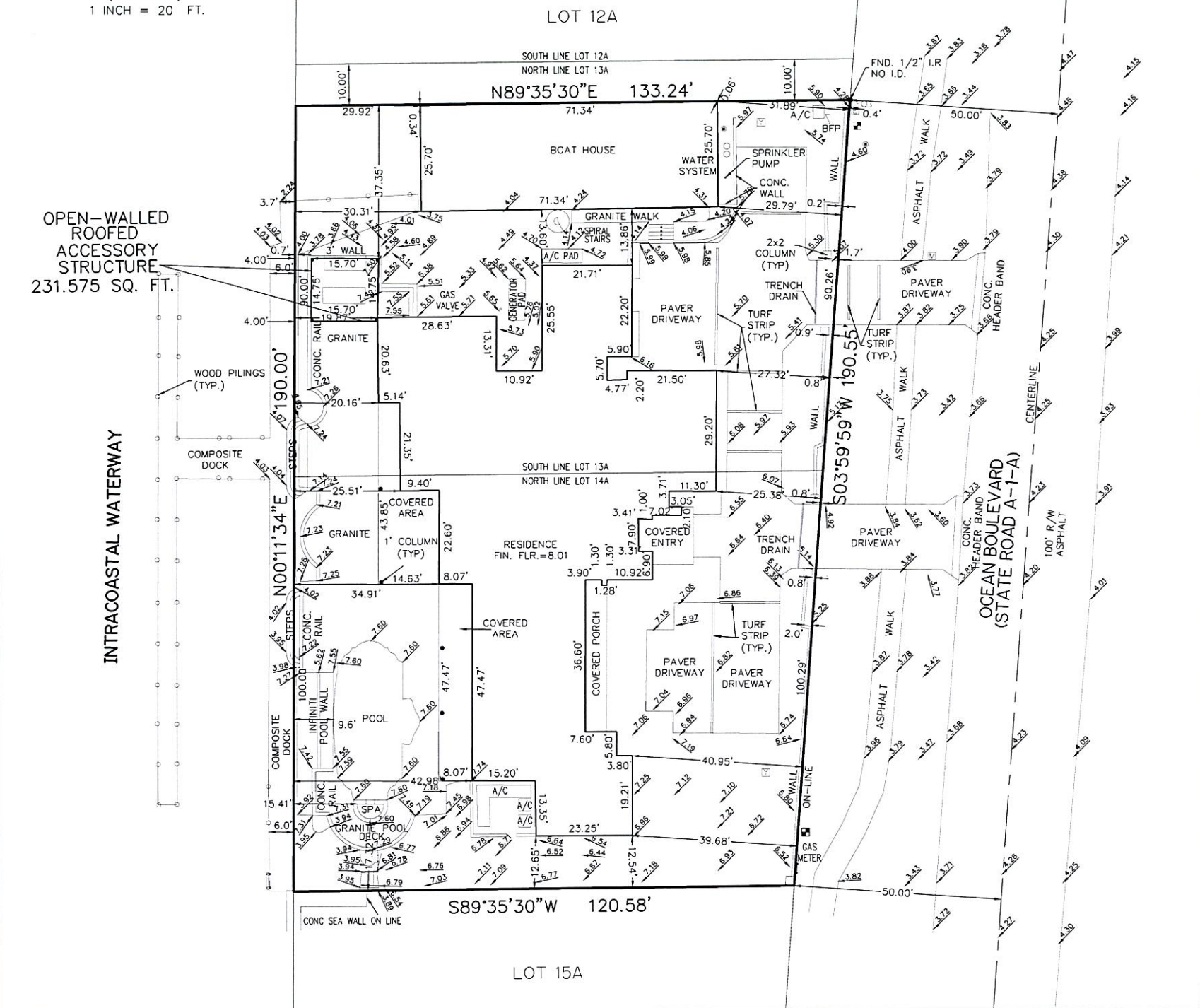
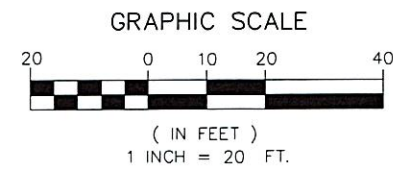




Photo taken on 12-22-23 by
Town Senior Building Inspector





LEGEND

- A/C - AIR CONDITIONER
- L - ARC LENGTH
- ALUM. - ALUMINUM
- B.E. - BUFFER EASEMENT
- ⊙ - CLEANOUT
- CLF - CHAIN LINK FENCE
- CONC. - CONCRETE
- COV. COVERED
- D.E. - DRAINAGE EASEMENT
- ELEC. - ELECTRIC
- ELEV. - ELEVATION
- EQUIP. - EQUIPMENT
- ESMT. - EASEMENT
- EXIST. - EXISTING
- F.P.L. - FLORIDA POWER & LIGHT
- FIN. - FINISHED
- FLR. - FLOOR
- FND. - FOUND
- I.R./CAP - IRON ROD & CAP
- INV. - INVERT
- IRR. - IRRIGATION
- NO I.D. - NO IDENTIFICATION
- O.R.B. - OFFICIAL RECORD BOOK
- PLS. - PROFESSIONAL LAND SURVEYOR
- P.B. - PLAT BOOK
- P.B.C.R. - PALM BEACH COUNTY RECORD
- P.O.B. - POINT OF BEGINNING
- P.O.C. - POINT OF COMMENCEMENT
- PCS - PAGE(S)
- P.P.M. - PERMANENT REFERENCE MONUMENT
- PROP. - PROPOSED
- R - RADIUS
- R/W - RIGHT-OF-WAY
- RGE. - RANGE
- SEC - SECTION
- Δ - DELTA (CENTRAL ANGLE)
- SQ. FT. - SQUARE FEET
- TWP. - TOWNSHIP
- TYP. - TYPICAL
- U.E. - UTILITY EASEMENT
- W.M. - WATER METER
- W.E. - WATER EASEMENT
- S.E. - SANITARY EASEMENT
- ⊙ - LIGHT POLE
- ⊙ - FIRE HYDRANT
- ⊙ - CATCH BASIN
- ⊙ - WATER VALVE
- ⊙ - SET 5/8" IR/CAP LB 3591
- ⊙ - SANITARY MANHOLE
- ⊙ - DRAINAGE MANHOLE
- ⊙ - WOOD POWER POLE (UNLESS NOTED)
- ⊙ - CENTER LINE
- ⊙ - EXISTING ELEVATION
- ⊙ - TRAFFIC SIGN
- ⊙ - ELECTRICAL WIRES OVERHEAD
- ⊙ - ANCHOR
- ⊙ - WATER METER
- ⊙ - REDUCED PRSSURE ZONE
- ⊙ - GROUND LIGHT
- ⊙ - ELECTRIC HAND HOLE
- ⊙ - IRRIGATION CONTROL VALVE
- ⊙ - GREASE TRAP M.H.
- ⊙ - YARD DRAIN

NOTES

1. SURVEY MAP OR THE COPIES THEREOF ARE NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL SEAL OF A FLORIDA LICENSED PROFESSIONAL LAND SURVEYOR.
2. LANDS SHOWN HEREON ARE NOT ABSTRACTED FOR RIGHTS-OF-WAY, EASEMENTS, OWNERSHIP, OR OTHER INSTRUMENTS OF RECORD.
3. ELEVATIONS SHOWN HEREON ARE RELATIVE TO THE NATIONAL NORTH AMERICAN DATUM OF 1988.
4. BEARINGS SHOWN HEREON ARE RELATIVE TO THE FLORIDA STATE PLANE COORDINATE SYSTEM, TRANSVERSE MERCATOR, EAST ZONE, NORTH AMERICAN DATUM OF 1983 (1990 ADJUSTMENT), AS DETERMINED BY RTK MEASUREMENTS.
5. THE "DESCRIPTION" SHOWN HEREON IS IN ACCORD WITH THE DESCRIPTION PROVIDED BY THE CLIENT.
6. UNDERGROUND FOUNDATIONS WERE NOT LOCATED.
7. ADDITIONS OR DELETIONS TO SURVEY MAPS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.
8. FLOOD ZONE: "VE" (EL. 10'); COMMUNITY NO. 125111 PANEL NO. 12099C0987F; DATE: OCTOBER 05, 2017.
9. ADDRESS: 2474 S. OCEAN BLVD, HIGHLAND BEACH, FLORIDA 33487.
10. BENCHMARK ORIGIN: PALM BEACH COUNTY BENCHMARK M-310. ELEVATION=5.233 (NAVD 1988)

DESCRIPTION

LOT 13A, LESS THE NORTH 10 FEET THEREOF, AND LOT 14A, BYRD BEACH, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 20, PAGE 10F THE PUBLIC RECORDS OF PALM BEACH, FLORIDA.

SAID LANDS SITUATE IN THE TOWN OF HIGHLAND BEACH, PALM BEACH COUNTY, FLORIDA AND CONTAINING 24,111.66 SQ. FT. / 0.553 ACRES.

SUBJECT TO EASEMENTS, RESTRICTIONS, RESERVATIONS, COVENANTS, AND RIGHTS-OF-WAY OF RECORD.

CERTIFICATE:

I HEREBY CERTIFY THAT THE ATTACHED SPECIFIC PURPOSE SURVEY OF THE HEREON DESCRIBED PROPERTY IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AS SURVEYED UNDER MY DIRECTION ON AUGUST 26, 2022. I FURTHER CERTIFY THAT THIS SPECIFIC PURPOSE SURVEY MEETS THE STANDARDS OF PRACTICE SET FORTH IN CHAPTER 5J-17 ADOPTED BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS, PURSUANT TO FLORIDA STATUTES 472.027.



Digitally signed by Jeffrey R. Wagner Date: 2024.05.09 07:48:19 -04'00' Adobe Acrobat version: 2024.002.20736

JEFFREY R. WAGNER, PLS REG. LAND SURVEYOR #5302 STATE OF FLORIDA - LB #3591

CAULFIELD & WHEELER, INC.
 CIVIL ENGINEERING
 LANDSCAPE ARCHITECTURE - SURVEYING
 7900 GLADES ROAD - SUITE 100
 BOCA RATON, FLORIDA 33434
 PHONE (561)-392-1991 / FAX (561)-750-1452

BYRD BEACH
 A PORTION OF LOT 13A & 14A
 BOUNDARY SURVEY

ADDED DIEMSNIONS PER COMMENTS	5/08/2024	ACE
FINAL SURVEY	5/11/2023	RFJ
UPDATE SURVEY	1/14/2023	RFJ
ADDED TOPO ELEVATIONS	9/3/2022	RFJ
REVISIONS	DATE	BY

DATE	8/26/2022	SCALE	1"=20'
FLD.BK.	ELEC.	CHECKED BY	JRW
PAGE	ELEC.		
FILE NAME 10156 FINAL SURVEY NAVD 1988 w STRUCTURE.dwg			

10156-1
SHT.NO.
1
OF 1 SHEETS

April 2, 2024

Ingrid Allen
Town Planner
Town of Highland Beach
3614 S. Ocean Boulevard
Highland Beach FL 33487

RE: Proposed Gazebo at 2474 South Ocean

Dear Ms. Allen:

My name is Beverly DeRosa and I own the property located at 2454 S. Ocean in Highland Beach, which is my primary residence. Stephen and Marla Garchik, who own the home located at 2474 South Ocean Boulevard, have informed me of a gazebo that has been placed in their backyard. I have seen pictures of the gazebo and the Garchiks explained to me that the Town's staff has said that the gazebo must be removed because gazebos are not allowed in the yard. We find it hard to believe that the Town's zoning code does not allow gazebos in yards. Please know that we have no objection to the gazebo and the location where it has been placed.

Thank you,

Beverly S. DeRosa

4/1, 2024

Ingrid Allen
Town Planner
Town of Highland Beach
3614 S. Ocean Boulevard
Highland Beach FL 33487

RE: Proposed Gazebo at 2474 South Ocean

Dear Ms. Allen:

My name is Charles + Tracy Warden and I own the property located at 2444 S. Ocean Blvd in Highland Beach, which is my primary residence. Stephen and Marla Garchik, who own the home located at 2474 South Ocean Boulevard, have informed me of a gazebo that has been placed in their backyard. I have seen pictures of the gazebo and the Garchiks explained to me that the Town's staff has said that the gazebo must be removed because gazebos are not allowed in the yard. We find it hard to believe that the Town's zoning code does not allow gazebos in yards. Please know that we have no objection to the gazebo and the location where it has been placed.

Thank you,

Charles + Tracy Warden

Charles Warden
Tracy Warden

April 3, 2024

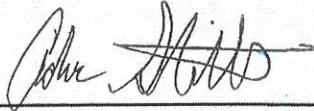
Ingrid Allen
Town Planner
Town of Highland Beach
3614 S. Ocean Boulevard
Highland Beach FL 33487

RE: Proposed Gazebo at 2474 South Ocean

Dear Ms. Allen:

My name is Adrian Stitts and I own the property located at 2500 S. Ocean Blvd in Highland Beach, which is my primary residence. Stephen and Marla Garchik, who own the home located at 2474 South Ocean Boulevard, have informed me of a gazebo that has been placed in their backyard. I have seen pictures of the gazebo and the Garchiks explained to me that the Town's staff has said that the gazebo must be removed because gazebos are not allowed in the yard. We find it hard to believe that the Town's zoning code does not allow gazebos in yards. Please know that we have no objection to the gazebo and the location where it has been placed.

Thank you,



4-3, 2024

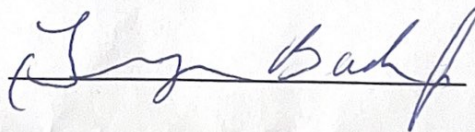
Ingrid Allen
Town Planner
Town of Highland Beach
3614 S. Ocean Boulevard
Highland Beach FL 33487

RE: Proposed Gazebo at 2474 South Ocean

Dear Ms. Allen:

My name is George B. Pettit and I own the property located at 2437 South Ocean Blvd. in Highland Beach, which is my primary residence. Stephen and Marla Garchik, who own the home located at 2474 South Ocean Boulevard, have informed me of a gazebo that has been placed in their backyard. I have seen pictures of the gazebo and the Garchiks explained to me that the Town's staff has said that the gazebo must be removed because gazebos are not allowed in the yard. We find it hard to believe that the Town's zoning code does not allow gazebos in yards. Please know that we have no objection to the gazebo and the location where it has been placed.

Thank you,



April 2, 2024

Ingrid Allen
Town Planner
Town of Highland Beach
3614 S. Ocean Boulevard
Highland Beach FL 33487

RE: Proposed Gazebo at 2474 South Ocean

Dear Ms. Allen:

My name is Beverly DeRosa and I own the property located at 2454 S. Ocean in Highland Beach, which is my primary residence. Stephen and Marla Garchik, who own the home located at 2474 South Ocean Boulevard, have informed me of a gazebo that has been placed in their backyard. I have seen pictures of the gazebo and the Garchiks explained to me that the Town's staff has said that the gazebo must be removed because gazebos are not allowed in the yard. We find it hard to believe that the Town's zoning code does not allow gazebos in yards. Please know that we have no objection to the gazebo and the location where it has been placed.

Thank you,

Beverly S. DeRosa

4/1, 2024

Ingrid Allen
Town Planner
Town of Highland Beach
3614 S. Ocean Boulevard
Highland Beach FL 33487

RE: Proposed Gazebo at 2474 South Ocean

Dear Ms. Allen:

My name is Charles + Tracy Warden and I own the property located at 2444 S. Ocean Blvd in Highland Beach, which is my primary residence. Stephen and Marla Garchik, who own the home located at 2474 South Ocean Boulevard, have informed me of a gazebo that has been placed in their backyard. I have seen pictures of the gazebo and the Garchiks explained to me that the Town's staff has said that the gazebo must be removed because gazebos are not allowed in the yard. We find it hard to believe that the Town's zoning code does not allow gazebos in yards. Please know that we have no objection to the gazebo and the location where it has been placed.

Thank you,

Charles + Tracy Warden

Charles Warden
Tracy Warden

4-1, 2024

Ingrid Allen
Town Planner
Town of Highland Beach
3614 S. Ocean Boulevard
Highland Beach FL 33487

RE: Proposed Gazebo at 2474 South Ocean

Dear Ms. Allen:

My name is LEAH W. PASTORE and I own the property located at 2435 S. Ocean Blvd in Highland Beach, which is my primary residence. Stephen and Marla Garchik, who own the home located at 2474 South Ocean Boulevard, have informed me of a gazebo that has been placed in their backyard. I have seen pictures of the gazebo and the Garchiks explained to me that the Town's staff has said that the gazebo must be removed because gazebos are not allowed in the yard. We find it hard to believe that the Town's zoning code does not allow gazebos in yards. Please know that we have no objection to the gazebo and the location where it has been placed.

Thank you,

Leah Pastore

4-1, 2024

Ingrid Allen
Town Planner
Town of Highland Beach
3614 S. Ocean Boulevard
Highland Beach FL 33487

RE: Proposed Gazebo at 2474 South Ocean

Dear Ms. Allen:

My name is JAMES PASBIE and I own the property located at 2435 South Ocean in Highland Beach, which is my primary residence. Stephen and Marla Garchik, who own the home located at 2474 South Ocean Boulevard, have informed me of a gazebo that has been placed in their backyard. I have seen pictures of the gazebo and the Garchiks explained to me that the Town's staff has said that the gazebo must be removed because gazebos are not allowed in the yard. We find it hard to believe that the Town's zoning code does not allow gazebos in yards. Please know that we have no objection to the gazebo and the location where it has been placed.

Thank you,

A handwritten signature in black ink, appearing to read 'James Pasbie', written over a horizontal line. The signature is stylized with a large loop at the beginning and a long, sweeping tail.

April 4, 2024

Ingrid Allen
Town Planner
Town of Highland Beach
3614 S. Ocean Boulevard
Highland Beach FL 33487

RE: Proposed Gazebo at 2474 South Ocean

Dear Ms. Allen:

My name is Karen Zuckerman and I own the property located at 2575 S Ocean Blvd, 103s in Highland Beach, which is my primary residence. Stephen and Marla Garchik, who own the home located at 2474 South Ocean Boulevard, have informed me of a gazebo that has been placed in their backyard. I have seen pictures of the gazebo and the Garchiks explained to me that the Town's staff has said that the gazebo must be removed because gazebos are not allowed in the yard. We find it hard to believe that the Town's zoning code does not allow gazebos in yards. Please know that we have no objection to the gazebo and the location where it has been placed.

Thank you,



A handwritten signature in black ink, appearing to read "Karen Zuckerman", is written over a horizontal line.

4/3, 2024

Ingrid Allen
Town Planner
Town of Highland Beach
3614 S. Ocean Boulevard
Highland Beach FL 33487

RE: Proposed Gazebo at 2474 South Ocean

Dear Ms. Allen:

My name is Rosalyn Yellin and I own the property located at 2640 S Ocean Blvd. ^{Highland Beach} in Highland Beach, which is my primary residence. Stephen and Marla Garchik, who own the home located at 2474 South Ocean Boulevard, have informed me of a gazebo that has been placed in their backyard. I have seen pictures of the gazebo and the Garchiks explained to me that the Town's staff has said that the gazebo must be removed because gazebos are not allowed in the yard. We find it hard to believe that the Town's zoning code does not allow gazebos in yards. Please know that we have no objection to the gazebo and the location where it has been placed.

Thank you,

Rosalyn Yellin

April, 5, 2024

Ingrid Allen
Town Planner
Town of Highland Beach
3614 S. Ocean Boulevard
Highland Beach FL 33487

RE: Proposed Gazebo at 2474 South Ocean

Dear Ms. Allen:

My name is Deborah Muller and I own the property located at 2375 S. Ocean Blvd. in Highland Beach, which is my primary residence. Stephen and Marla Garchik, who own the home located at 2474 South Ocean Boulevard, have informed me of a gazebo that has been placed in their backyard. I have seen pictures of the gazebo and the Garchiks explained to me that the Town's staff has said that the gazebo must be removed because gazebos are not allowed in the yard. We find it hard to believe that the Town's zoning code does not allow gazebos in yards. Please know that we have no objection to the gazebo and the location where it has been placed.

Thank you,

Deborah Muller

4/3, 2024

Ingrid Allen
Town Planner
Town of Highland Beach
3614 S. Ocean Boulevard
Highland Beach FL 33487

RE: Proposed Gazebo at 2474 South Ocean

Dear Ms. Allen:

My name is Rosalyn Yellin and I own the property located at 2640 S Ocean Blvd. ^{Highland Beach} in Highland Beach, which is my primary residence. Stephen and Marla Garchik, who own the home located at 2474 South Ocean Boulevard, have informed me of a gazebo that has been placed in their backyard. I have seen pictures of the gazebo and the Garchiks explained to me that the Town's staff has said that the gazebo must be removed because gazebos are not allowed in the yard. We find it hard to believe that the Town's zoning code does not allow gazebos in yards. Please know that we have no objection to the gazebo and the location where it has been placed.

Thank you,

Rosalyn Yellin

April, 5, 2024

Ingrid Allen
Town Planner
Town of Highland Beach
3614 S. Ocean Boulevard
Highland Beach FL 33487

RE: Proposed Gazebo at 2474 South Ocean

Dear Ms. Allen:

My name is Deborah Muller and I own the property located at 2375 S. Ocean Blvd. in Highland Beach, which is my primary residence. Stephen and Marla Garchik, who own the home located at 2474 South Ocean Boulevard, have informed me of a gazebo that has been placed in their backyard. I have seen pictures of the gazebo and the Garchiks explained to me that the Town's staff has said that the gazebo must be removed because gazebos are not allowed in the yard. We find it hard to believe that the Town's zoning code does not allow gazebos in yards. Please know that we have no objection to the gazebo and the location where it has been placed.

Thank you,

Deborah Muller

April 8, 2024

Ingrid Allen
Town Planner
Town of Highland Beach
3614 S. Ocean Boulevard
Highland Beach FL 33487

RE: Proposed Gazebo at 2474 South Ocean

Dear Ms. Allen:

My name is Victoria B. Saunders and I own the property located at 2445 S Ocean Blvd. in Highland Beach, which is my primary residence. Stephen and Marla Garchik, who own the home located at 2474 South Ocean Boulevard, have informed me of a gazebo that has been placed in their backyard. I have seen pictures of the gazebo and the Garchiks explained to me that the Town's staff has said that the gazebo must be removed because gazebos are not allowed in the yard. We find it hard to believe that the Town's zoning code does not allow gazebos in yards. Please know that we have no objection to the gazebo and the location where it has been placed.

Thank you,

Victoria B. Saunders

**Town of Highland Beach
Town Commission Development Order
(BOAA)
Application No. PZ-24-11**



**Applicant: Stephen & Marla Garchik / Michael Marshall
Property Address: 2474 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-24-11 for the property located at 2474 S. Ocean Blvd., 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 2474 S. Ocean Blvd, Highland Beach, Florida 33487.

The mailings consisted of 24 notices that were sent first class mail and 00 notices that were sent by International Mail.

This 28th day of October 2024.

Highland Beach Town Clerk's Office

Jaclyn DeHart
Deputy Town Clerk



TOWN OF HIGHLAND BEACH NOTICE OF PUBLIC HEARING APPLICATION NO. PZ-24-11

Dear Property Owner:

This is to notify you that the **BOARD OF ADJUSTMENT AND APPEALS** of the Town of Highland Beach will conduct a public hearing on *Tuesday, November 12, 2024 at 10:00 AM* in the Commission Chambers at Town Hall located at 3614 South Ocean Boulevard, Highland Beach, Florida to consider the following application:

APPLICATION BY MICHAEL MARSHALL, ESQ., FOR A VARIANCE TO ALLOW A REDUCTION IN THE REAR SETBACK, AS PROVIDED IN SECTION 30-64 OF THE TOWN CODE OF ORDINANCES, FROM THE REQUIRED TWENTY (20) FEET TO FOUR (4) FEET IN ORDER TO ACCOMMODATE AN OPEN-WALLED ROOFED ACCESSORY STRUCTURE FOR THE PROPERTY LOCATED AT 2474 SOUTH OCEAN BOULEVARD.

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 Board of Adjustment and Appeals 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

Sold To:

Town of Highland Beach - CU00398185
3614 So. Ocean Blvd.
Highland Beach,FL 33487

Bill To:

Town of Highland Beach - CU00398185
3614 So. Ocean Blvd.
Highland Beach,FL 33487

Published Daily

Fort Lauderdale, Broward County, Florida
Boca Raton, Palm Beach County, Florida
Miami, Miami-Dade County, Florida

State Of Florida
County Of Orange

Before the undersigned authority personally appeared
Rose Williams, who on oath says that he or she is a duly authorized representative of the SUN- SENTINEL,
a DAILY newspaper published in BROWARD/PALM BEACH/MIAMI-DADE County, Florida; that the
attached copy of advertisement, being a Legal Notice in:

The matter of 11720-Notice of Public Meeting ,
Was published in said newspaper by print in the issues of, and by publication on the
newspaper’s website, if authorized on Nov 02, 2024
SSC_Notice of Public Meeting
Affiant further says that the newspaper complies with all legal requirements for
publication in Chapter 50, Florida Statutes.

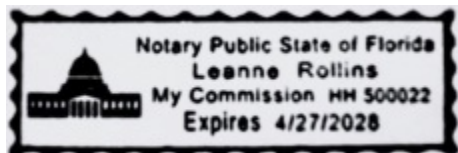


Signature of Affiant

Sworn to and subscribed before me this: November 04, 2024.



Signature of Notary Public



Name of Notary, Typed, Printed, or Stamped
Personally Known (X) or Produced Identification ()

Affidavit Delivery Method: E-Mail
Affidavit Email Address: jdehart@highlandbeach.us
7715213

**TOWN OF HIGHLAND BEACH
NOTICE OF PUBLIC HEARING**

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TOWN OF HIGHLAND BEACH, BUILDING
DEPARTMENT
11/02/2024 7715213

Order # - 7715213

