

AGENDA

PLANNING BOARD REGULAR MEETING



Thursday, November 14, 2024 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. September 12, 2024

7. **UNFINISHED BUSINESS**

A. None.

8. **NEW BUSINESS**

A. Development Order Application No. PZ-24-8 / Robert Hammond

Application by Darrin Dunlea, Seadar Builders, requesting site plan approval for a new two-story, 6,012 square foot single family residence with pool and jacuzzi for the property located at 4203 Tranquility Drive.

B. Development Order Application No. PZ-24- 4 / Daniel Edwards

Application by Toly Pappas, Randall Stofft Architects, requesting site plan approval for a new three story, two-unit (5,217 square foot per unit) townhome development with pool and spa for the property located at 4306 South Ocean Boulevard.

- C. Proposed amendment to the Town Code of Ordinances regarding Accessory Marine Facilities (AMF) and seawall regulations.
- D. Proposed amendment to the Town’s Zoning Code (Chapter 30) relating to home-based businesses

9. ANNOUNCEMENTS

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. September 12, 2024



TOWN OF HIGHLAND BEACH PLANNING BOARD REGULAR MEETING MINUTES

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

Date: September 12, 2024
Time: 9:30 AM

1. CALL TO ORDER

Chairperson Goldenberg called the meeting to order at 9:30 A.M.

2. ROLL CALL

Board Member Jason Chudnofsky
Board Member David Axelrod
Board Member Eve Rosen
Board Member Roger Brown
Vice Chairperson Ilyne Mendelson
Chairperson Eric Goldenberg
Town Attorney Leonard Rubin
Deputy Town Clerk Jaclyn DeHart

ADDITIONAL STAFF PRESENT

Town Planner Ingrid Allen

ABSENT

Board Member David Powell

3. PLEDGE OF ALLEGIANCE

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

4. APPROVAL OF THE AGENDA

Motion: Rosen/Axelrod - Moved to approve the agenda as presented which passed 6 to 0.

5. SWEARING IN OF THE PUBLIC

Deputy Town Clerk Jaclyn DeHart swore in those giving testimony.

6. APPROVAL OF MINUTES

A. June 13, 2024

Motion: Rosen/Mendelson - Moved to approve the minutes as presented which passed 6 to 0.

7. UNFINISHED BUSINESS

A. None.

8. NEW BUSINESS

A. Development Order Application No. PZ-24-6 / Yachtsman's Cove Town House

Application by Akbar Mondal, Boat Lifts & Docks of South Florida, for a special exception to install a new 884 square foot dock and to raise the existing seawall cap an additional three (3) feet for the Yachtsman's Cove Townhouse Condominium Association Inc. Located at 1000-1016 Bel Air Drive.

Chairperson Goldenberg read the title of the item and asked the Board Members if they had any ex parte communications to disclose. The Members had no ex parte communications.

Chairperson Goldenberg opened the public hearing and called Town Planner Allen to present the application.

Town Planner Allen presented development order application No. PZ-24-6.

Stephen Garbutt, owner of Boat Lifts & Docks of South Florida, was present and gave comments on the application.

Diane Matthewman, 1109 Bel Air Dr., gave comments on the application.

Mallory Herskovitz, 1016 Bel Air Dr., gave comments on the application.

The Board discussed the application, and the public hearing was closed by a motion.

MOTION: Rosen/Axelrod - Moved to approve (Development Order No. PZ-24-6). Based upon roll call: Member Rosen (Yes), Member Axelrod (Yes), Member Brown (Yes), Member Chudnofsky (Yes), Member Chudnofsky (Yes), Vice Chairperson Mendelson and Chairperson Goldenberg (Yes). The motion passed on a 6 to 0 vote.

9. ANNOUNCEMENTS

September 17, 2024	1:30 PM	Town Commission Meeting
September 18, 2024	5:01 PM	Town Commission Second Public Hearing Budget Meeting

October 10, 2024 9:30 AM Planning Board Regular Meeting

10. ADJOURNMENT

The meeting adjourned at 9:52 AM.

APPROVED on November 14, 2024 Planning Board Regular Meeting.

Eric Goldenberg, Chairperson

ATTEST:

Transcribed by:
Jaclyn DeHart

Jaclyn DeHart
Deputy Town Clerk

11/14/2024
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.municodemeetings.com/>.

File Attachments for Item:

A. Development Order Application No. PZ-24-8 / Robert Hammond

Application by Darrin Dunlea, Seadar Builders, requesting site plan approval for a new two-story, 6,012 square foot single family residence with pool and jacuzzi for the property located at 4203 Tranquility Drive.



HIGHLAND BEACH BUILDING DEPARTMENT

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

PLANNING BOARD STAFF REPORT

MEETING OF: November 14, 2024

TO: PLANNING BOARD

FROM: INGRID ALLEN, TOWN PLANNER

SUBJECT: APPLICATION BY DARRIN DUNLEA, SEADAR BUILDERS, REQUESTING SITE PLAN APPROVAL FOR A NEW TWO-STORY, 6,012 SQUARE FOOT SINGLE FAMILY RESIDENCE WITH POOL AND JACUZZI FOR THE PROPERTY LOCATED AT 4203 TRANQUILITY DRIVE. (APPLICATION NO. PZ-24-8).

I. GENERAL INFORMATION:

Applicant (Property Owner): Robert D. Hammond
4205 South Ocean Boulevard
Highland Beach, FL 33487

Applicant's Agent: Darrin Dunlea
Seadar Builders
3850 NW 2nd Avenue, Suite 23
Boca Raton, Fl. 33431

Property Characteristics:

Comprehensive Plan Land Use: Single Family

Zoning District: Residential Single Family (RS)

Site Location: 4203 Tranquility Drive

Parcel PCN#: 24-43-47-04-02-005-0120

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 Multiple Family Low Density (RML)	Multi Family Low Density
West	Residential Single Family (RS)	Single Family

Request and Analysis:

The Applicant is requesting site plan approval to construct a new two-story, 6,012 square foot single family residence with a pool and jacuzzi. The property is currently vacant. The lot previously contained a one-story single family residence that, according to the Palm Beach County Property Appraiser, was built in 1982. A demolition permit was issued by the Town’s Building Department on August 1, 2024 (Permit No. 24-636-D).

Pursuant to Section 30-67 of the Town Code, a single-family detached dwelling is permitted in the RS zoning district. Section 30-31 of the Town Code indicates that single family residences require site plan approval from the Planning Board which is the decision-making authority for such development requests.

Pursuant to Section 30-38(6) of the Town Code, the Planning Board shall approve or deny the site plan application. The approval may include conditions which clarify, but do not exceed, the requirements of the Zoning Code. If the request receives Planning Board approval, the applicant will be required to obtain a building permit, prior to initiation of construction, from the Town of Highland Beach Building Department. 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 including plans date stamped received by the Building Department on October 24, 2024 and finds that the project is consistent with the Town Code of Ordinances as it pertains to site development.

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

- Attachments: Application**
Aerials
Current site photo
Applicant Plans (11X17)



TOWN OF HIGHLAND BEACH DEVELOPMENT ORDER APPROVAL APPLICATION

Application # _____

PROPERTY INFORMATION ASSOCIATED WITH THIS APPLICATION	
Address: 4203 TRANQUILITY DR	PCN: 24-43-47-04-02-005-0120
Full Legal Description of the Property [as described in the deed] or reference to an attachment: BEL LIDO LT 12 BLK 5	
Zoning District:	What is the location of the installation? <input type="checkbox"/> Intracoastal Waterway (ICW) <input checked="" type="checkbox"/> Interior Canal/Basin <input type="checkbox"/> N/A

PROPERTY OWNER (APPLICANT) INFORMATION		
Name: Robert D. Hammond	Phone: (561) 213-1231	Fax:
Mailing Address: 4205 S Ocean Blvd Highland Beach FL 33487		
Email Address: rhammondjr@partsbase.com		

APPLICANT'S AGENT INFORMATION		
Name: DARRIN DUNLEA	Phone: 561-756-2568	Fax:
Company Name: SEADAR BUILDERS		
Mailing Address: 3850 NW 2ND AVE SUITE 23 BOCA RATON FL 33431		
Email Address: DARRIND@SEADARBUILDERS.COM		

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

BUILD A NEW SINGLE FAMILY HOME WITH A POOL, DRIVEWAYS AND SITE WALLS. TOTAL SF UNDER AIR 6012, TOTAL SF 7966

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: Rethe Date: 7/10/24

Applicant's Printed Name Robert D. Hammond

Received by the Town Clerk's Office:

Received By: _____ Date: _____

Date Public Notices Mailed: _____

Date Legal Advertisement Published: _____

Previous one-story residence, shown below, has been demolished (Permit No. 24-636-D)



4203 Tranquility Drive

Previous one-story residence, shown below, has been demolished (Permit No. 24-636-D).



4203 Tranquility Drive

Previous one-story residence, shown below, has been demolished (Permit No. 24-636-D).



PHOTO TAKEN 10-23-24



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OCT 24 2024

HIGHLAND BEACH
BUILDING DEPARTMENT

4203 TRANQUILITY DRIVE

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OCT 24 2024

HIGHLAND BEACH
BUILDING DEPARTMENT

**REAR VIEW OF PROPOSED
RESIDENCE AT:
4203 TRANQUILITY DRIVE
HIGHLAND BEACH, FL**

**SEA-WALL, DOCK, AND PICNIC
TABLE SHOWN FOR ILLUSTRATIVE
PURPOSES ONLY**

LEGEND

A.E. = ANCHOR EASEMENT
 A/C = AIR CONDITIONER
 C.B.S. = CONCRETE BLOCK STRUCTURE
 C = CALCULATED
 CH = CHORD
 CL = CENTERLINE
 C/S = CONCRETE SLAB
 CONC. = CONCRETE
 D.E. = DRAINAGE EASEMENT
 Δ = DELTA (CENTRAL ANGLE)
 EL., ELEV. = ELEVATION
 F.F. = FINISHED FLOOR
 F.I.P. = FOUND IRON PIPE
 F.I.R. = FOUND IRON ROD
 L = ARC LENGTH
 L.B. = LICENSED SURVEY BUSINESS
 LS = LICENSED SURVEYOR
 M = MEASURED
 NO I.D. = NO IDENTIFICATION
 N/A = NOT APPLICABLE

P.S.M. = PROFESSIONAL SURVEYOR AND MAPPER
 NAVD'88 = NORTH AMERICAN VERTICAL DATUM OF 1988
 NGVD'29 = NATIONAL GEODETIC VERTICAL DATUM OF 1929
 P = PLAT
 P.B.C. = PALM BEACH COUNTY
 P.B. = PLAT BOOK
 P.C. = POINT OF CURVATURE
 P-K = PARKER KALON COMPANY
 D = DEED
 0.00'x = SPOT ELEVATION
 P.R.C. = POINT OF REVERSE CURVATURE
 PG. = PAGE
 R = RADIUS
 R/W = RIGHT OF WAY
 U.E. = UTILITY EASEMENT
 C.L.F. = CHAINLINK FENCE
 PL = PROPERTY LINE
 Ø = DIAMETER
 B.L. = BUILDING LINE

SYMBOL

- WATER METER
- UTILITY POLE
- FIRE HYDRANT
- ELECTRIC BOX
- WATER VALVE
- CATCH BASIN
- ELECTRIC HAND HOLE
- ANCHOR
- TELEPHONE BOX
- SANITARY BOX
- IRRIGATION CONTROL VALVE
- ELECTRIC METER

- OVERHEAD WIRE LINE (OHW)
- CHAIN LINK FENCE (C.L.F.)
- WOOD FENCE (W.F.)
- METAL FENCE (M.F.)
- PLASTIC FENCE (P.F.)

BENCHMARK OF ORIGIN:
 PALM BEACH COUNTY BENCHMARK NUMBER Z 233
 ELEVATION: 16.020'(NAVD'88)

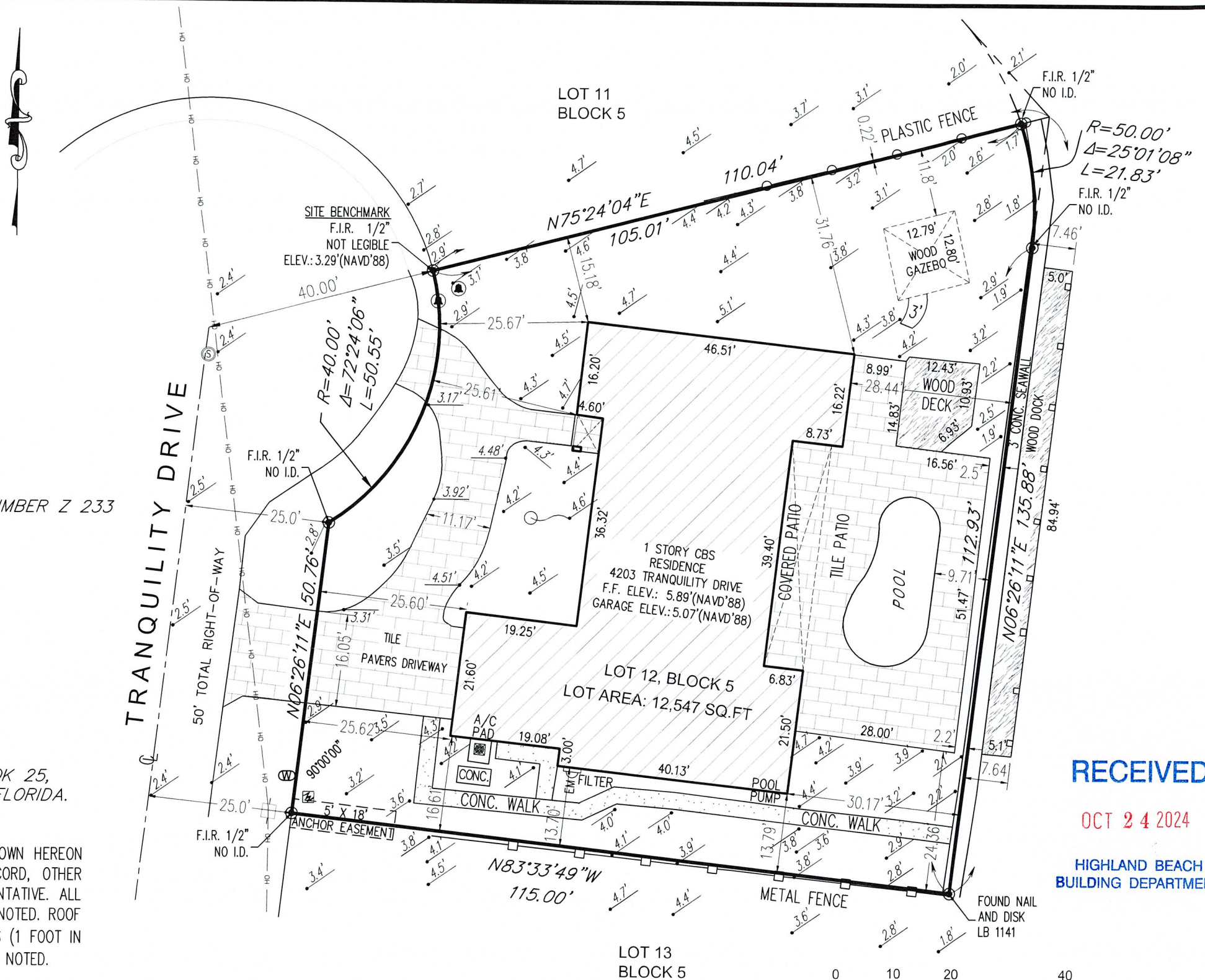
CERTIFIED TO:
 ROBERT D. HAMMOND

LEGAL DESCRIPTION:

LOT 12, BLOCK 5 "BEL LIDO",
 ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 25,
 PAGE 97, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

SURVEY NOTES:

LOCATIONS ARE LIMITED TO VISIBLE IMPROVEMENTS ONLY AS SHOWN HEREON. LANDS SHOWN HEREON WERE NOT ABSTRACTED BY THE SURVEYOR FOR EASEMENTS, RIGHT-OF-WAYS OF RECORD, OTHER RESTRICTIONS OR RESERVATIONS. DESCRIPTIONS PROVIDED BY CLIENT, OR THEIR REPRESENTATIVE. ALL DOCUMENTS ARE RECORDED IN SAME COUNTY AS PROPERTY LOCATION UNLESS OTHERWISE NOTED. ROOF OVERHANGS NOT LOCATED. SURVEY MEETS ACCURACY STANDARD FOR SUBURBAN SURVEYS (1 FOOT IN 7500 FEET). ELEVATIONS SHOWN HEREON ARE REFERENCED TO NAVD'88, UNLESS OTHERWISE NOTED.



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OCT 24 2024

HIGHLAND BEACH
 BUILDING DEPARTMENT

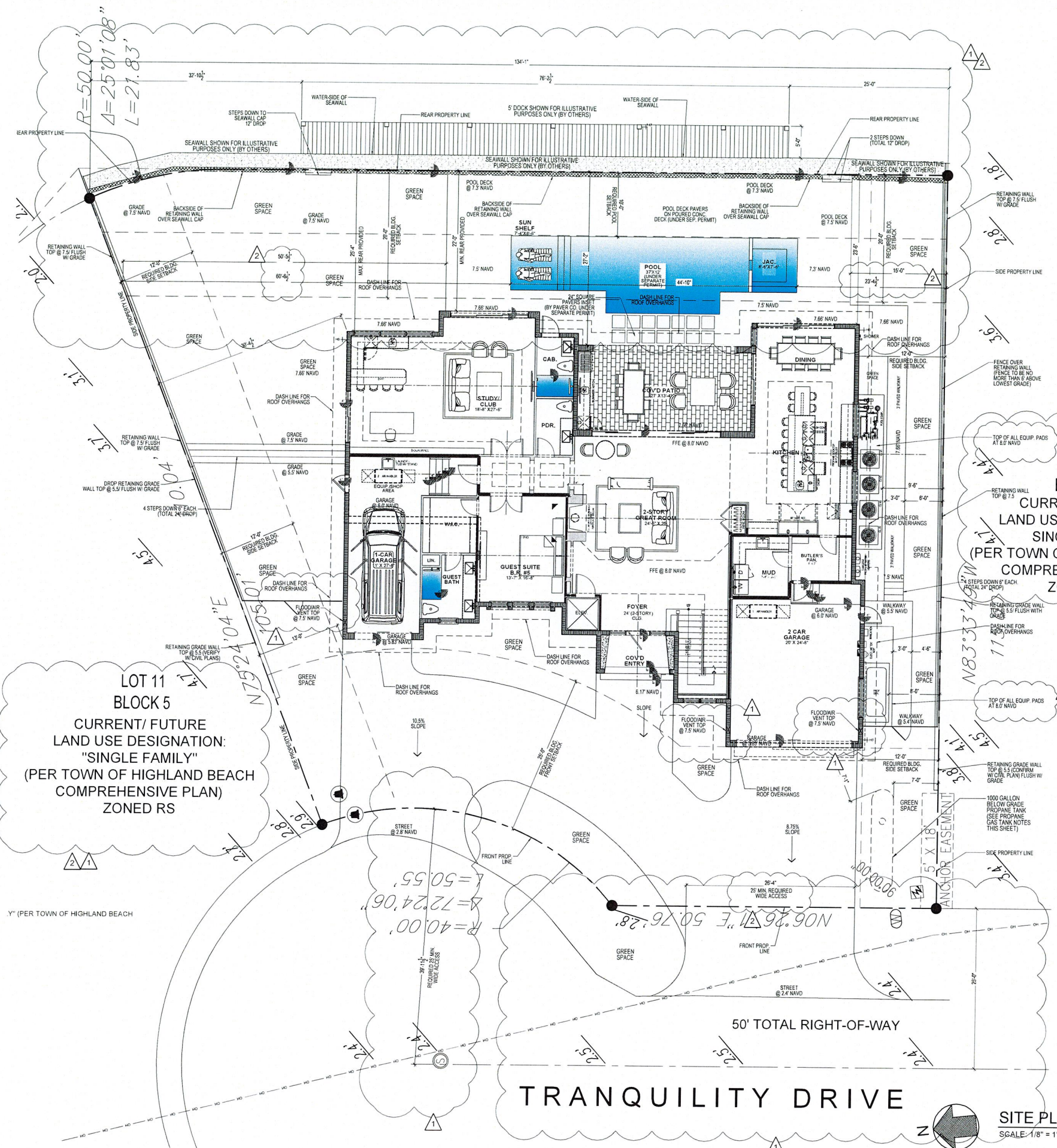
0 10 20 40
 SHEET 1 OF 1

MAP OF BOUNDARY SURVEY			SCALE: 1" = 20'	NOTES/REVISIONS	THIS SURVEY MEETS THE STANDARD OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE. Date: 06/01/2024	 BASELINE LAND SURVEY LLC 1400 N.W. 1st COURT BOCA RATON, FLORIDA 33432 (561) 417-0700 LB-8229 JOB NO.: 06-05-142
COMMUNITY PANEL# 125111-0989	FLOOD ZONE: AE	BASE FLOOD EL.: AR: 6.0'(NAVD'88)	DRAWN BY: A.A. CHECKED BY: J.K.			
DATE OF FIRM: 10/05/2017	BASIS OF BEARING: S/E R/W LINE OF TRANQUILITY DRIVE, SAID LINE HAVING BEARING OF N06°26'11"E.			PARTY CHIEF: HECTOR M.	JOHN E. KUJAR, PSM, STATE OF FLORIDA PROFESSIONAL SURVEYOR AND MAPPER LS 6711 NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.	
PROPERTY ADDRESS: 4203 TRANQUILITY DRIVE, HIGHLAND BEACH, FLORIDA 33487				SURVEY DATE: 06/01/24		

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OCT 24 2024

HIGHLAND BEACH BUILDING DEPARTMENT



ZONING DEVELOPMENT REGULATIONS
(PER HIGHLAND BEACH, FL CHART 30-41 TO 30-46)
FOR SUBJECT PROPERTY AT BEL LIDO LT 12 BLK 5

ZONING DESIGNATION	RS	
	REQUIRED	PROVIDED
LOT SIZE	10,000 S.F.	12,547 S.F.
LOT WIDTH	80'-0" (MIN)	113'-9" (AT MIDPOINT OF SIDE PROPERTY LEGS)
FRONT SETBACK	25'-0" (MIN)	25'-0"
REAR SETBACK	20'-0" (MIN)	22'-0"
SIDES SETBACK	12'-0" (MIN)	12'-0"
BUILDING HEIGHT	35'-0"	26'-8"
EQUIP. SETBACK (ENCROACHMENTS)	7'-0" MIN. PER 30-66 (c)	8' MIN. PROVIDED
POOL SETBACK	10'-0" (MIN)	10'-0"

CURRENT/ FUTURE LAND USE DESIGNATION: "SINGLE FAMILY" (PER TOWN OF HIGHLAND BEACH COMPREHENSIVE PLAN)

- B.F.E. = BASE FLOOD ELEVATION @ 7.0' N.A.V.D.
- NEW BUILDING'S FINISHED FLOOR ELEVATION SHALL BE SET AT 8.0' NAVD (12" FROM BFE)
 - HIGHEST CROWN OF ROAD (H.C.O.R.) IS 2.5' NAVD. THIS PUTS THE HOUSE UP AT 5.5' ABOVE THIS POINT

AIR CONDITIONED & NON-AIR CONDITIONED
DETAILED AREA CALCULATION

1ST FLOOR A.C.	2,991 SF
2ND FLOOR A.C.	3,021 SF
TOTAL UNDER A.C.	6,012 SF
1-CAR GARAGE NORTH	398 SF
2-CAR GARAGE SOUTH	487 SF
TOTAL ENCLOSED AREA	6,897 SF
REAR COVD 1ST FLR. PATIO	365 SF
UPPER TERRACE	365 SF
FRONT COVD ENTRY	73 SF
TOTAL OF HOUSE (1ST & 2ND)	7,700 SF

LOT 11
BLOCK 5
CURRENT/ FUTURE
LAND USE DESIGNATION:
"SINGLE FAMILY"
(PER TOWN OF HIGHLAND BEACH
COMPREHENSIVE PLAN)
ZONED RS

LOT 13
BLOCK 5
CURRENT/ FUTURE
LAND USE DESIGNATION:
SINGLE FAMILY
(PER TOWN OF HIGHLAND BEACH
COMPREHENSIVE PLAN)
ZONED RS

COSENTINO ARCHITECTURE, INC.
1200 N. FEDERAL HIGHWAY SUITE 300
BOCA RATON, FL 33432
V/F: 561-922-0484
FIRM#: AA26002153
COSENTINOARCHITECTURE.COM

REVISIONS	BY	DATE
1	AC	8-2-24
2	AC	8-26-24
3	AC	

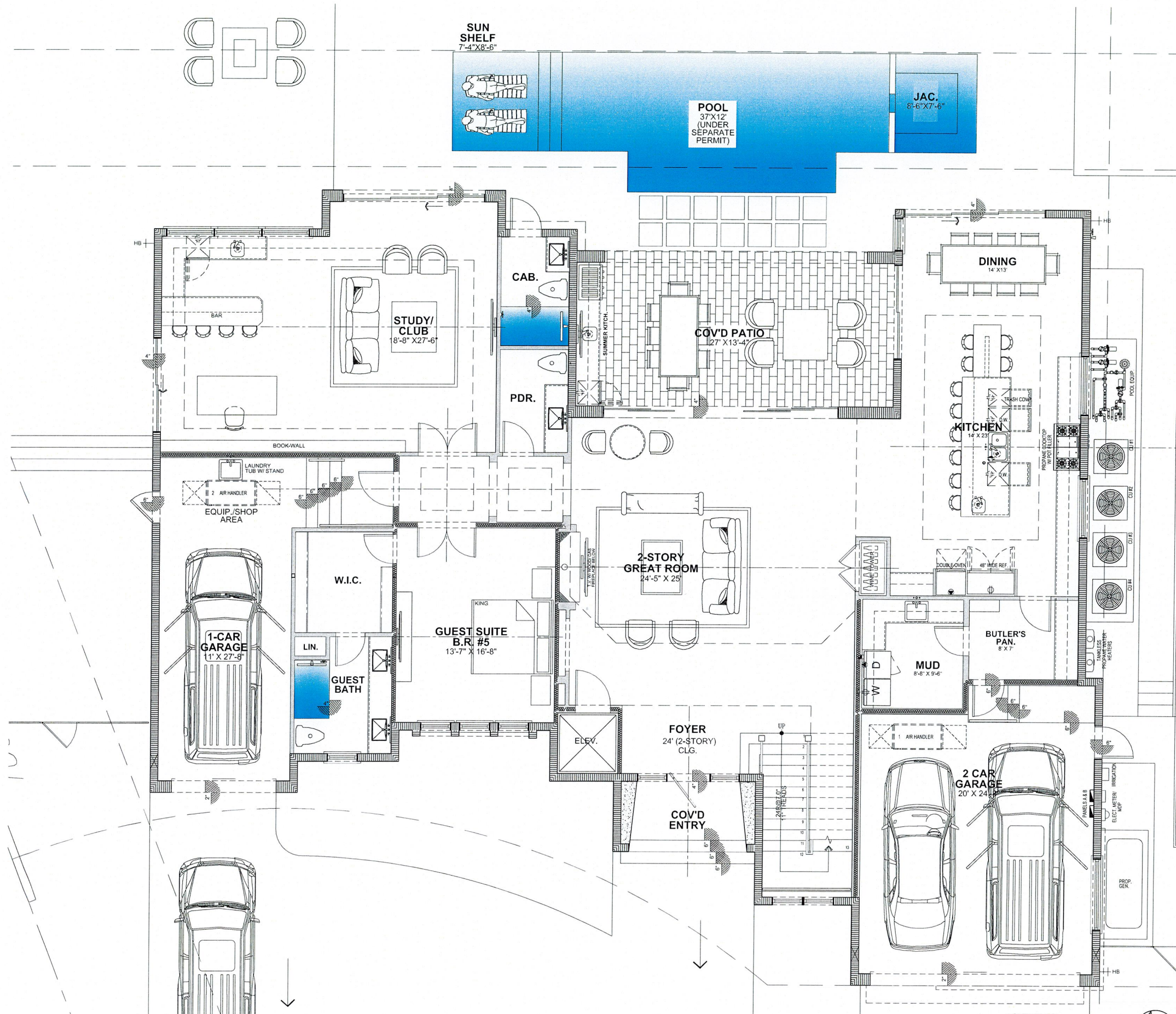
PRIVATE RESIDENCE
4203 TRANQUILITY DRIVE
HIGHLAND BEACH, FL

STATE OF FLORIDA
ANTHONY COSENTINO
REGISTERED ARCHITECT
FL Cert. No. AA26002153

Digitally signed by Anthony Cosentino
DN: c=US, st=Florida, l=Boca Raton, serialNumber=AATL20231026320619, o=Cosentino Architecture Inc., cn=Anthony Cosentino, email=architecturescosentino@gmail.com
Date: 2024.09.19 17:48:37 -0400

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1200 N. FEDERAL HIGHWAY SUITE 300, BOCA RATON, FL 33432 VOICE/FAX (561) 922-0484 www.COSENTINOARCHITECTURE.COM

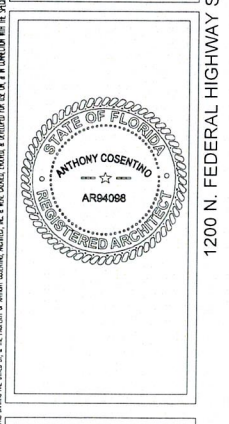


1st FLOOR PLAN KEY NOTES	
101	34"-38" HIGH CONTINUOUS HANDRAIL (FROM UPSTAIRS GUARD-RAIL TO FINAL STEP) ON AT LEAST ONE SIDE OF STAIR PER FBC 2020 RESIDENTIAL, G.C. TO SUBMIT SHOP DRAWINGS (TYP @ ALL STAIRWAY HANDRAILS) & MUST COMPLY W/ HANDRAIL GRIP SIZE PER FBC 2020 RESIDENTIAL, TYPE I OR TYPE II. SEE STAIR NOTES ON WALL SECTION SHEET.
102	4" SHOWER RECESS. SLOPE FINISH TO SHOWER DRAIN A MIN. OF 1/8" FT. SEE STRUCTURAL DWG'S.
103	MIN. 6" CONCRETE EQUIPMENT PAD FOR A.C. EQUIPMENT. SEE STRUCTURAL DWG'S. ANCHOR EQUIPMENT TO PAD PER MANUFACTURER'S SPECIFICATIONS.
104	MIN. 6" CONCRETE EQUIPMENT PAD FOR POOL EQUIPMENT. SEE STRUCTURAL DWG'S. ANCHOR EQUIPMENT TO PAD PER MANUFACTURER'S SPECIFICATIONS.
105	MIN. 4" CONCRETE EQUIPMENT PAD FOR PROPANE GAS GENERATOR. SEE STRUCTURAL DWG'S. ANCHOR EQUIPMENT TO PAD PER MANUFACTURER'S SPECIFICATIONS.
106	GAS GENERATOR. SEE MEP DWG'S FOR DETAILS. SEE SITE PLAN FOR LOCATION OF (2) TANKS. SEE NOTE BELOW FOR APPLIANCES THAT WILL REQUIRE PROPANE FEED.
107	GAS TANKLESS WATER HEATERS. SEE MEP DWG'S.
108	RECESSED HOSE BIB.
109	OUTDOOR SHOWER HEAD AND CONTROLS. SEE ELEVATIONS.
110	OUTDOOR RATED S.S. B.B.Q. SINK. VERIFY SPEC. W/ OWNER.
111	GAS BBQ W/ STAINLESS STEEL EXHAUST HOOD ABOVE VERIFY SPEC. W/ OWNER.
112	OUTDOOR COUNTER TO SERVE AS SUMMER KITCHEN FOR B.B.Q. AREA ABOUT 36" ABOVE FINISHED FLOOR AT PATIO.
113	OUTDOOR RATED UNDER COUNTER REFRIGERATOR, VERIFY SPEC. W/ OWNER.
114	STACK ELECTRIC CLOTHES WASHER & DRYER, VENT DRYER THROUGH SIDE WALL W/ CAP. SEE MEP DWG'S.
115	LAUNDRY SINK.
116	48" SIDE BY SIDE REF/ FREEZE COMBO, VERIFY SPEC. W/ OWNER.
117	ELECTRIC DOUBLE OVENS, VERIFY SPEC. W/ OWNER.
118	DISHWASHER, VERIFY SPEC. W/ OWNER.
119	48" GAS COOKTOP W/ S.S. VENTILATOR EXHAUST HOOD ABOVE, VERIFY SPEC. W/ OWNER, VENT HOOD THROUGH SIDE WALL W/ CAP. MAINTAIN MIN. 10'-0" TO OPERABLE WINDOWS/ DOOR OR OPENINGS.
120	DOUBLE S.S. SINK W/ GARBAGE DISPOSAL, VERIFY SPEC. W/ OWNER.
121	COUNTERTOP MOUNTED INSINKERATOR PUSH BUTTON AIR SWITCH.
122	PLUMBED COFFEE SYSTEM, VERIFY SPEC. W/ OWNER.
123	S.S. BAR SINK, VERIFY SPEC. W/ OWNER.
124	UC REFRIGERATOR, VERIFY SPEC. W/ OWNER.
125	UC ICE MAKER, VERIFY SPEC. W/ OWNER.
126	FULL HEIGHT WINE REFRIGERATOR, VERIFY SPEC. W/ OWNER.
127	GAS FIREPLACE, VERIFY SPEC. W/ OWNER.
128	MIN. R-11 BATT. WALL INSULATION BETWEEN GARAGE & AIR CONDITIONED AREA. SEE GENERAL GARAGE NOTES.
129	VERTICAL AIR HANDLING UNIT LOCATED IN CLOSET. SEE MECHANICAL DWG'S.
130	AIR HANDLING UNIT LOCATED IN CEILING HUNG FROM TRUSSES BELOW GARAGE CEILING. SEE DETAIL ON DETAIL SHEET. ACCESS TO SERVICE UNIT FROM INSIDE GARAGE SPACE.
131	CUSTOM STAIRCASE. OPEN FLOATING STAIRS & SECOND LANDING UP TO SECOND FLOOR. SEE STAIR DETAIL NOTES, SHEET A303.
132	VENTILATION BLOCKS. SEE GARAGE VENTILATION CALCULATIONS THIS SHEET.
133	ELECTRICAL PANELS & METER. SEE ELECTRICAL DWG'S.
134	FUTURE ELEVATOR OPENING IN FLOOR SLAB FOR ELEVATOR. 14" PIT DEPTH. PROVIDE WOOD FRAMED FLOOR FOR STORAGE CLOSET. SEE STRUCTURAL DWG'S.
135	80A 240V DEDICATED RECEPTACLE FOR CAR CHARGER. SEE ELECTRICAL DWG'S.
136	
137	ELECTRIC MICROWAVE OVEN/ COFFEE SYSTEM, VERIFY SPEC. W/ OWNER.

COSENTINO ARCHITECTURE, INC.
 1200 N. FEDERAL HIGHWAY SUITE 300
 BOCA RATON, FL 33432
 V/F: 561-922-0484
 FIRM#: AA26002153
 COSENTINOARCHITECTURE.COM

REVISIONS	BY	DATE
1	COMM.	AC
2		AC
3		AC

PRIVATE RESIDENCE
4203 TRANQUILITY DRIVE
HIGHLAND BEACH, FL



RECEIVED
OCT 24 2024
HIGHLAND BEACH BUILDING DEPARTMENT

FIRST FLOOR PLAN
 SCALE: 1/4" = 1'-0"

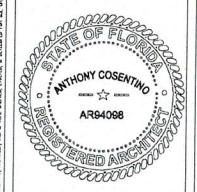
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RECEIVED
 OCT 24 2024
 HIGHLAND BEACH
 BUILDING DEPARTMENT

**COSENTINO
 ARCHITECTURE, INC.**
 1200 N. FEDERAL HIGHWAY
 SUITE 300
 BOCA RATON, FL 33432
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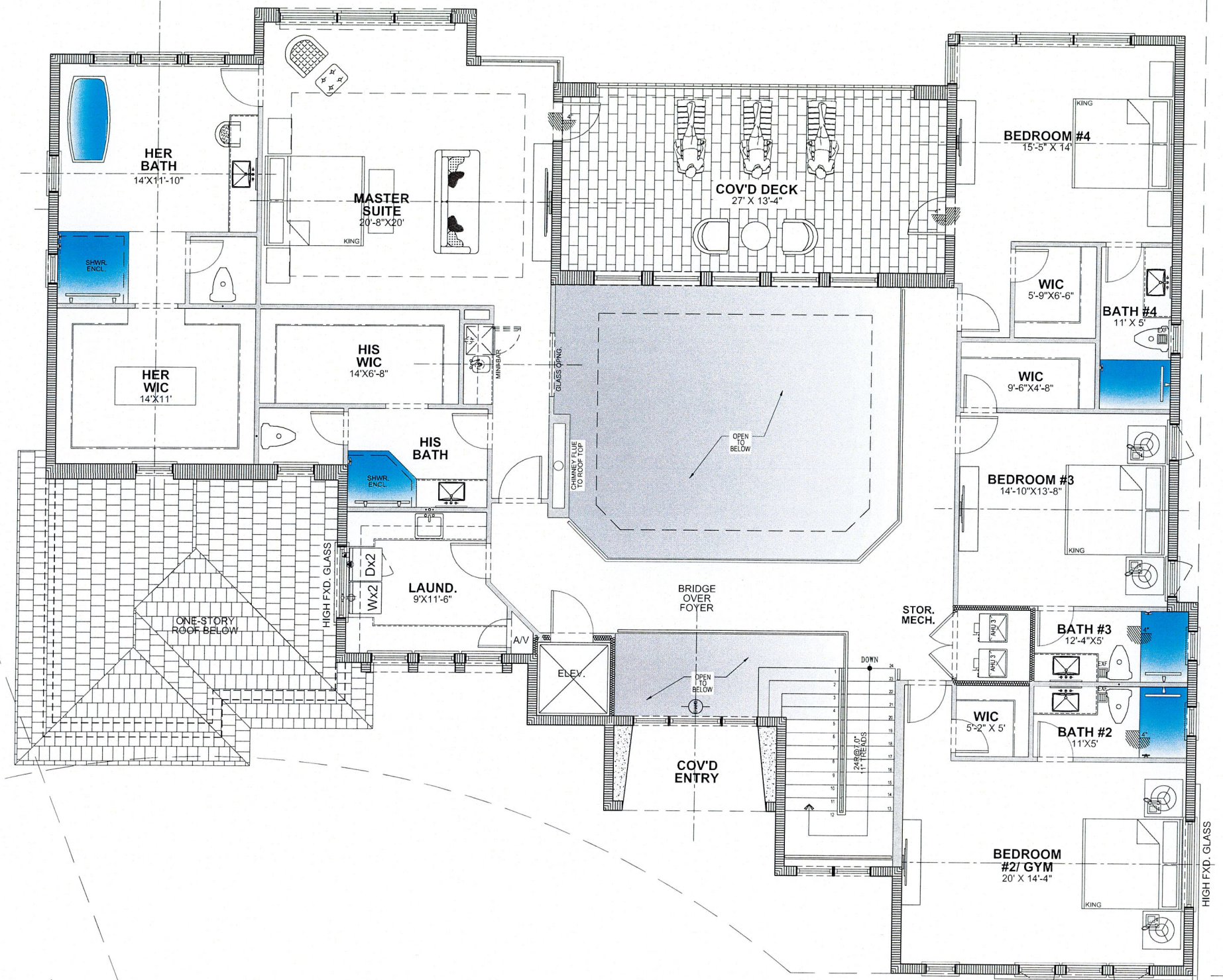
REVISIONS	BY	DATE
1	COMM.	AC
2		AC
3		AC

**PRIVATE RESIDENCE
 4203 TRANQUILITY DRIVE
 HIGHLAND BEACH, FL**



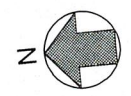
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STAIR DETAILS:
 14'-0" (168") FLOOR TO FLOOR
 26 RISERS @ 6.45" EACH
 25 TREADS @ 11" EACH
 1" FINISH FLOOR, STAIR
 DESIGN BY STAIR CO.

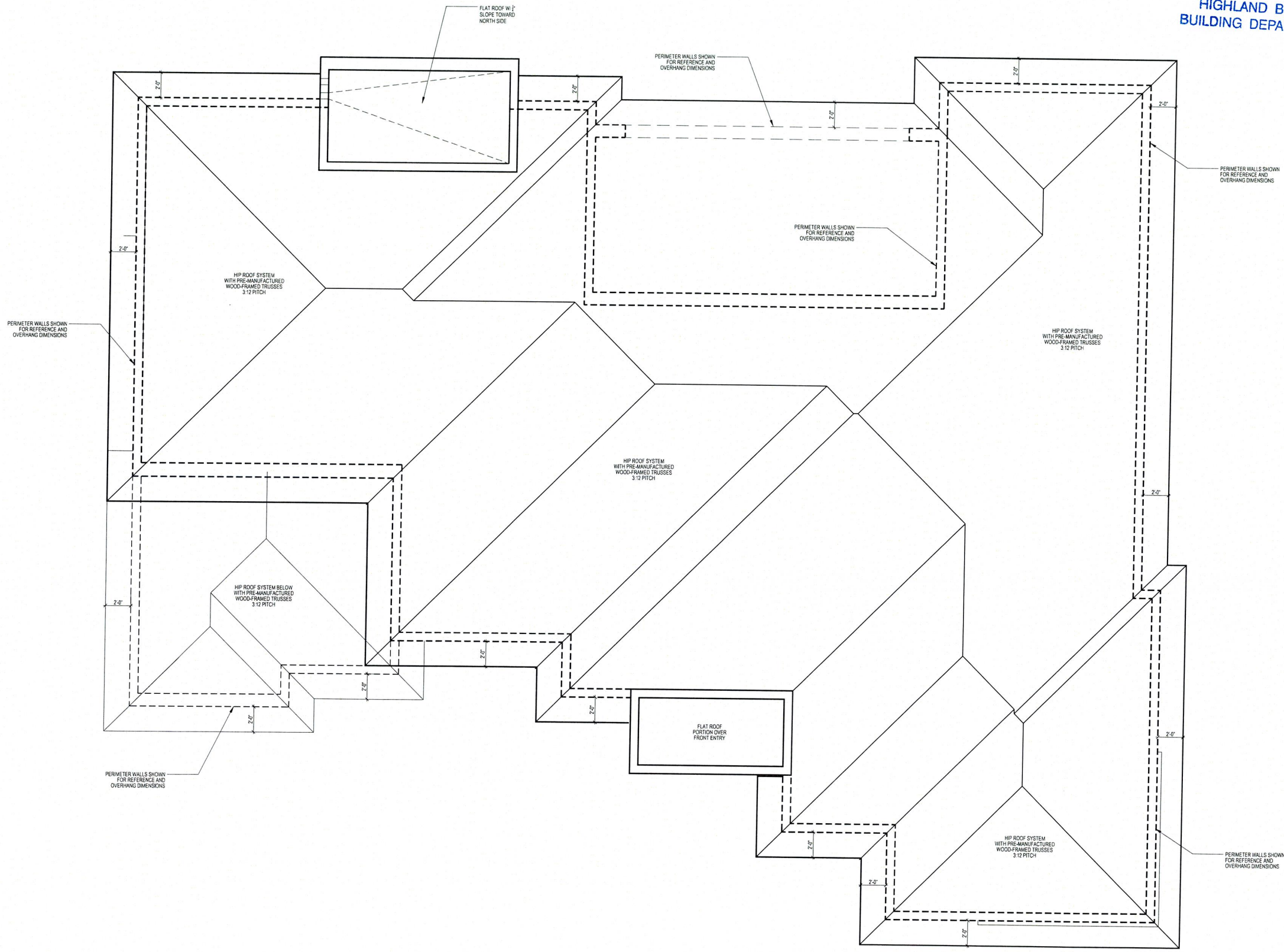
SECOND FLOOR PLAN
 SCALE: 1/4" = 1'-0"
 SHOWING BLDG. SETBACK LINES



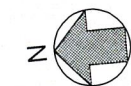
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ROOF PLAN
 SCALE: 1/4" = 1'-0"

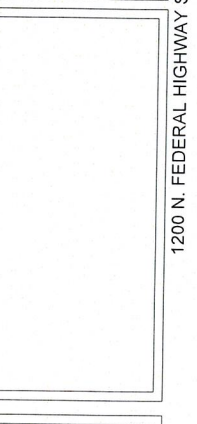


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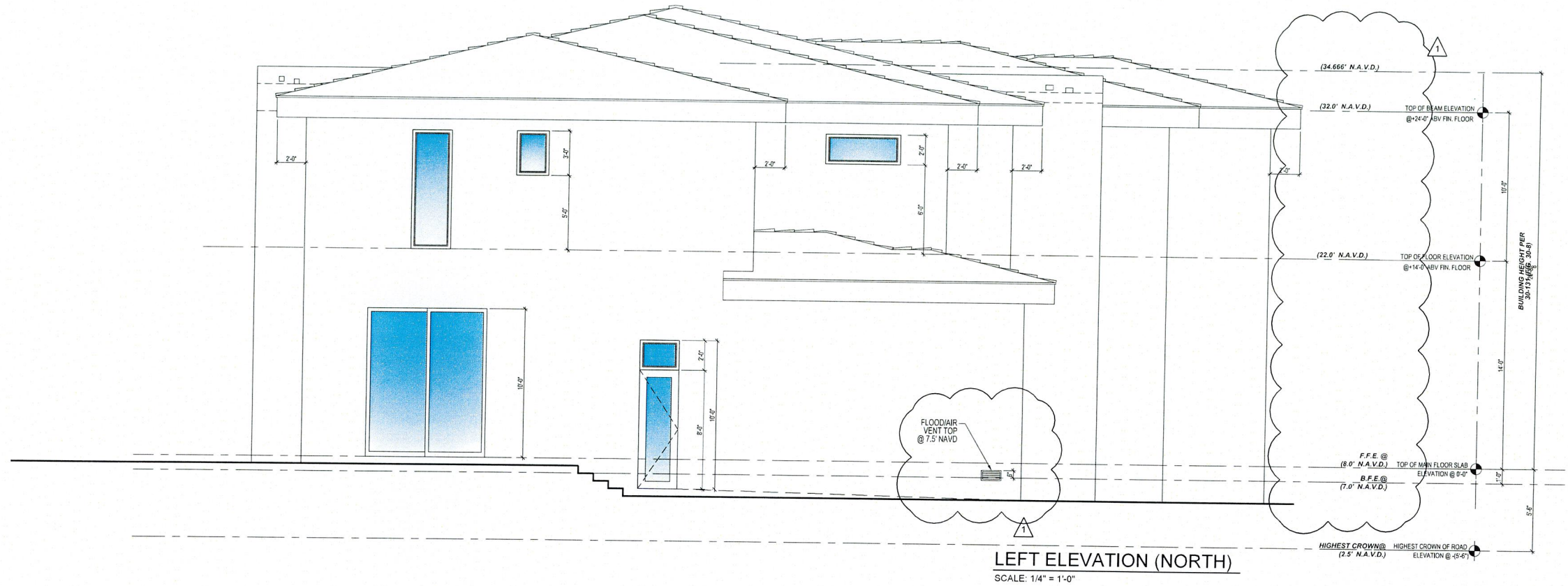
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1	ZONING REVIEW	AC 8-2-24
2		AC
3		AC

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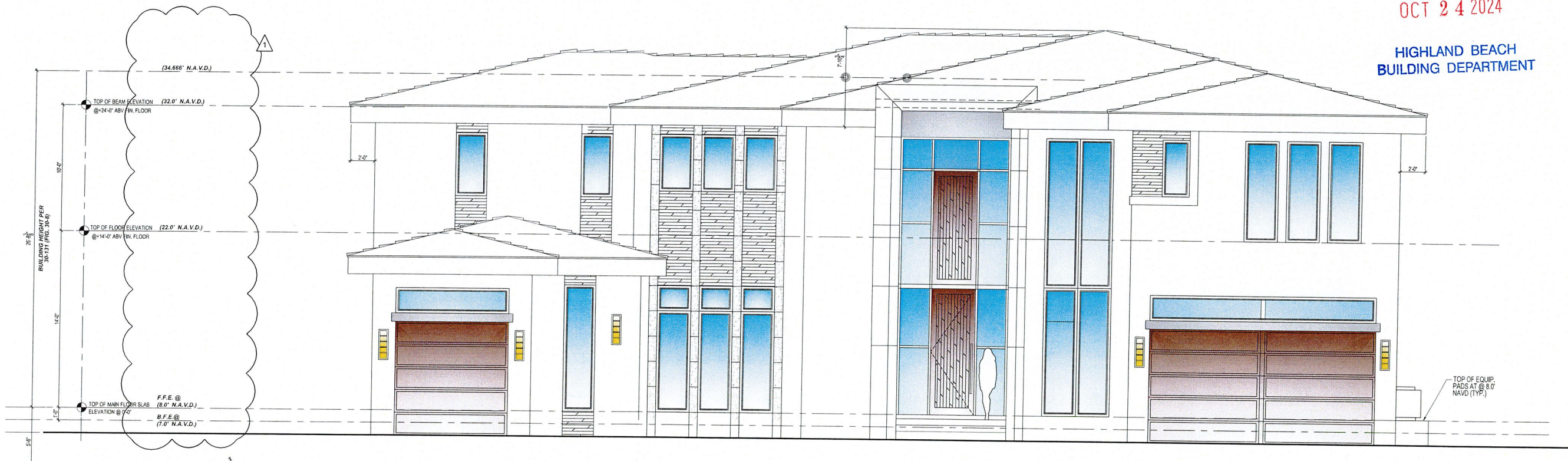


LEFT ELEVATION (NORTH)
SCALE: 1/4" = 1'-0"

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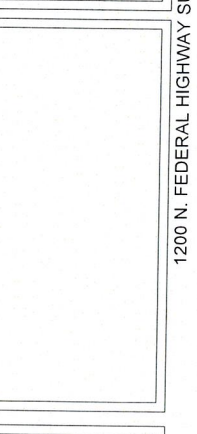


FRONT ELEVATION (WEST)
SCALE: 1/4" = 1'-0"

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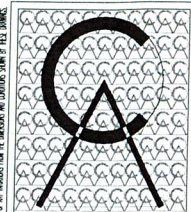
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RIGHT ELEVATION (SOUTH)
SCALE: 1/4" = 1'-0"



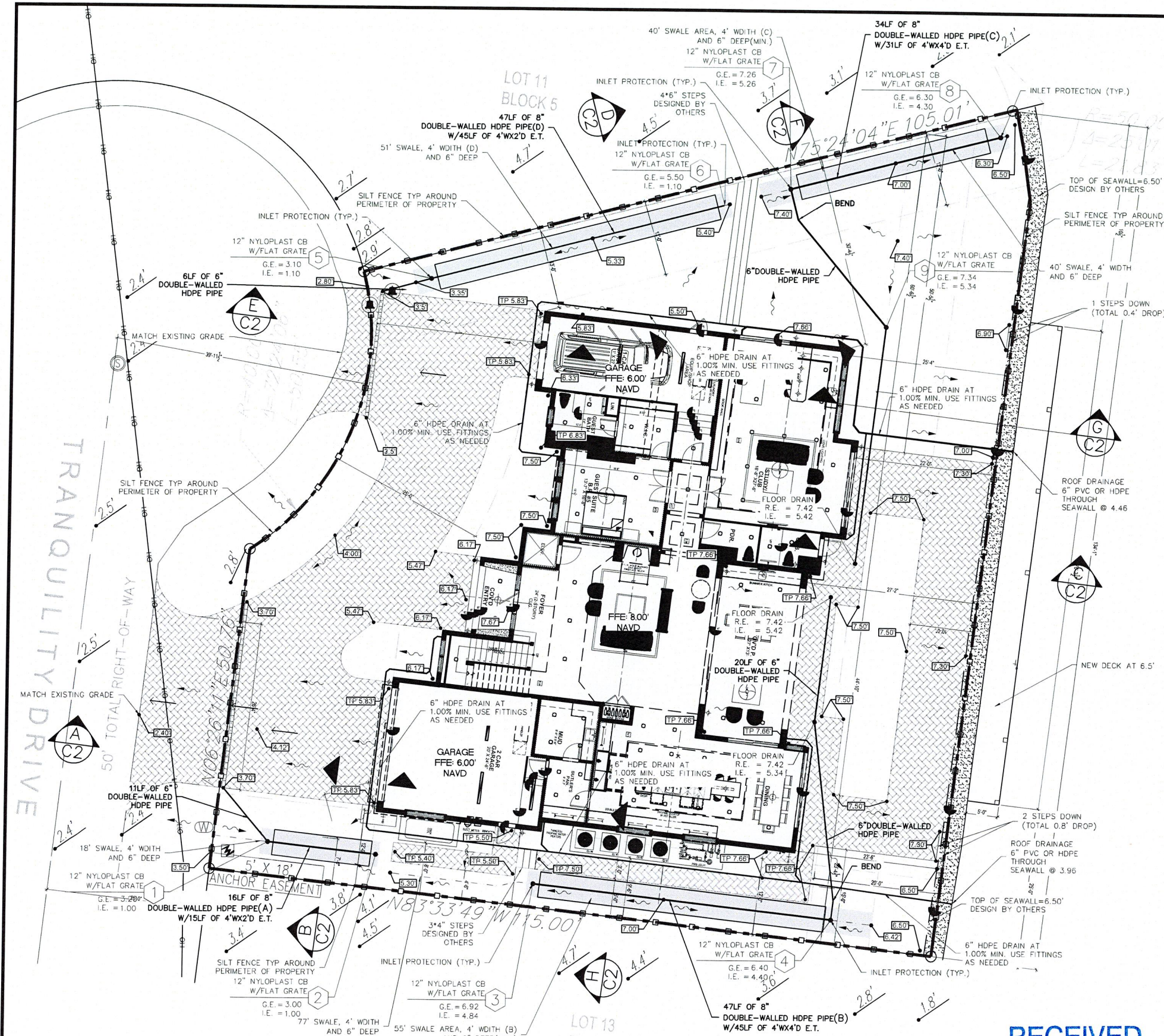
REAR ELEVATION (EAST)
SCALE: 1/4" = 1'-0"

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A302

PAGE

Page 24



LEGEND

- FLOW DIRECTION
- SWALES CENTERLINE
- 5.00' PROPOSED ELEVATION
- EXISTING ELEVATION
- TP TOP OF PAVEMENT
- SITE BOUNDARY
- SETBACK LINE

IN DRIVEWAY AREAS: PAVERS OVER 1" SAND LEVELING BASE OVER 8" LIMESTONE BASE OVER 12" SUBGRADE (LBR 40). COMPACT EACH LAYER TO 98% OF MAXIMUM DENSITY PER AASHTO T-180. PAVERS IN DRIVEWAY SHALL BE TRAFFIC LOAD BEARING. PAVEMENT PATTERN/COLOR SHALL BE PER ARCHITECT/OWNER'S CHOICE.

IN NON VEHICULAR AREAS: PAVEMENT SECTION SHALL BE THE SAME AS ABOVE, EXCEPT THAT LIMEROCK BASE SHALL BE 4" THICK.

INVERT ELEVATION
GRATE ELEVATION
RIM ELEVATION
FINISHED FLOOR ELEVATION

CENTERLINE
TOP OF SOD
TOP OF WALL
EXFILTRATION TRENCH

- NOTES:**
- CONTRACTOR TO VERIFY EXISTING AND PROPOSED ELEVATIONS, EXISTING AND PROPOSED LOCATIONS AND ELEVATIONS OF SEWER INVERTS AND SLOPES, AND REPORT ANY DISCREPANCIES TO THE ENGINEER, PRIOR TO THE START OF CONSTRUCTION.
 - THE LOCATION, SIZE AND MATERIAL OF THE EXISTING FACILITIES/UTILITIES AND TOPOGRAPHY HAVE BEEN RECORDED FROM THE MOST RELIABLE INFORMATION AVAILABLE TO THE ENGINEER. THIS INFORMATION IS NOT GUARANTEED. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR THE ACCURACY OF THE FACILITIES AND TOPOGRAPHY SHOWN OR NOT SHOWN.
 - CONTRACTOR TO COORDINATE RELOCATION OF EXISTING UTILITIES AND UTILITY POLES AT HIS OWN COST.
 - TOLERANCE OF ALL FINISHED SURFACE FROM DESIGN ELEVATION, WHETHER PAVED OR UNPAVED, IS 0.04 FOOT. EXISTING AND PROPOSED GRADES ARE GIVEN, HOWEVER IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO INSURE FLOW WITHOUT PONDING.
 - VEGETATION, MUCK AND ANY DELETERIOUS MATERIAL UNDER PROPOSED PAVEMENT, WALKWAYS, ETC., MUST BE REMOVED AND REPLACED WITH CLEAN FILL MATERIAL, FREE OF STUMPS, LARGE ROOTS OR OTHER MATTER NOT SUITABLE FOR INCLUSION IN ROADWAY FILL.
 - PAVERS/ASPHALT SURFACE COURSE SHALL NOT BE PLACED UNTIL AS-BUILT DRAWINGS OF THE LIMEROCK BASE HAVE BEEN SUBMITTED AND APPROVED BY THE ENGINEER-OF-RECORD AND THE CITY ENGINEER OR DESIGNEE. HAVE THE ENGINEER INSPECT CONCRETE FORMS PRIOR TO PLACING CONCRETE.
 - HAVE ENGINEER INSPECT DRAINAGE SYSTEM PRIOR TO BACKFILLING AND INSPECT ROUGH GRADING FOR ACCURACY PRIOR TO SODDING.
 - ALL ELEVATIONS IN LANDSCAPED AREAS ARE TO THE TOP OF SOD.
 - TOP OF GRASS SHALL BE 1.5" LOWER NEXT TO ANY PAVED SURFACE TO ENSURE PROPER FLOW OF STORMWATER.
 - PERIMETER OF EQUIPMENT SLABS SHALL BE BUILT OF CBS BLOCKS (OR SIMILAR TYPE CONSTRUCTION OR STANDS) AND SHALL BE NOT IMPEDING THE CROSS SECTIONS SHOWN NOR IMPEDING THE FLOW OF STORMWATER. TOP OF EQUIPMENT SLAB = FFE ELEVATION. DESIGN BY OTHERS.
 - THESE CIVIL ENGINEERING PLANS ARE FOR GRADING ONLY. FOR EXACT LAY-OUT, SETBACKS, ZONING INFORMATION, ZONING SETBACKS, ETC., SEE PLANS PREPARED BY THE ARCHITECT.
 - OWNER AND/OR CONTRACTOR SHALL SUBMIT A FINAL SURVEY TO THE CITY WITH SUFFICIENT TOPOGRAPHY TO VERIFY CONFORMANCE WITH THE DESIGN.
 - ALL STORM DRAINAGE PIPES SHALL BE WATERTIGHT DOUBLE-WALLED HDPE PIPES, AS MANUFACTURED BY ADS OR ENGINEER'S APPROVED EQUAL.
 - ALL PVC PIPES SHALL BE A MINIMUM OF SCHEDULE 40.
 - ALL DRAINAGE INLETS SHALL BE PROTECTED FROM SEDIMENT LADEN STORM RUNOFF UNTIL COMPLETION OF ALL CONSTRUCTION OPERATIONS THAT MAY CONTRIBUTE SEDIMENT TO THE INLET. CONTRACTOR SHALL COMPLY WITH ALL CONTRACT REQUIREMENTS OF THE "CIVIL ENGINEERING SPECIFICATION SHEET" WHICH ARE PART OF THESE CIVIL ENGINEERING PLANS.
 - SLOPES SHALL NOT EXCEED 4:1 (HORIZ:VERTICAL)
 - REFER TO ARCHITECT AND LANDSCAPE ARCHITECT DRAWINGS FOR STEP INFORMATION
 - TRENCH DRAIN SHALL BE ABLE TO BE CONNECTED TO TYPICAL PVC PIPE FITTINGS. USE TRENCH DRAINS MANUFACTURED BY "FLOWMASTER", "INDS" MINI CHANNEL DRAIN, OR ENGINEER'S APPROVED EQUAL.
 - CONTRACTOR SHALL COMPLY WITH ALL CONTRACT REQUIREMENTS OF THE "CIVIL ENGINEERING SPECIFICATIONS SHEET" WHICH ARE PART OF THESE CIVIL ENGINEERING PLANS. NO EXCEPTION ALLOWED WHEN BIDDING AND/OR DURING CONSTRUCTION. SPECIFICATIONS MAY EVOLVE DURING PERMITTING, AND CONTRACTOR SHALL MEET ALL OF THEM WITHOUT EXCEPTION.
 - WHERE CONNECTIONS ARE TO BE MADE TO EXISTING BUILDING SEWERS, SUCH BUILDING SEWERS SHALL BE CAREFULLY EXAMINED BY TELEVISION EQUIPMENT AND INSPECTED AND CERTIFIED BY A LICENSED PLUMBER IN THE STATE OF FLORIDA AND REPORT SUPPLIED TO THE CITY'S DEVELOPMENT SERVICES DEPARTMENT (DSD) PRIOR TO ISSUANCE OF PERMIT TO CONNECT TO THE MAIN SEWER. IF FOUND IN GOOD CONDITION AND FREE FROM INFILTRATION, IT MAY BE CONNECTED TO THE MAIN SEWER FROM THE BUILDING. IF, HOWEVER, IN THE JUDGMENT OF THE CITY, THE EXISTING BUILDING SEWER IS NOT IN GOOD CONDITION OR FREE FROM INFILTRATION, IT SHALL BE REPLACED WITH AN APPROVED PERMIT AND APPROVED BY THE PUBLIC WORKS DIRECTOR OR HIS DESIGNEE. PROVIDE VIA EMAIL ATTACHMENT OR YOUTUBE LINK.
 - AT GRADE OBSTRUCTIONS SHALL NOT BE CONSTRUCTED OR INSTALLED BETWEEN A HEIGHT OF 2.5 FT AND 8 FT ABOVE EDGE OR PAVEMENT ELEVATION WITHIN THE SIGHT TRIANGLE.
 - THE PROPERTY IS LOCATED IN FLOOD ZONE AE, PER COMMUNITY NO. 125111, COMMUNITY PANEL NO. 12099C098F, DATE OF FIRM, 10/05/2017, BFE 6.00', PALM BEACH COUNTY PENDING FLOOD ZONE: AE, BFE= 7.00' NAVD.

SITE DATA BREAKDOWN

	(SF)	(%)
BUILDING/COVERED AREAS:	4890.55	38.86
DRIVEWAY/WALKWAYS:	3454.63	27.46
POOL/MISC:	443.53	3.52
GREEN:	3794.82	30.16
LOT SIZE:	12583.53	100

ATTENTION IS DIRECTED TO THE FACT THAT THESE PLANS MAY HAVE BEEN REDUCED IN SIZE BY REPRODUCTION. THIS MUST BE CONSIDERED WHEN OBTAINING SCALED DATA.

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 Check meter register under driveway.

PERMITTING AGENCIES	APPROVED	PERMIT NO.	EXPIRES
TOWN OF HIGHLAND BEACH			

IF ALL OF THE ABOVE INFORMATION HAS NOT BEEN PROVIDED, THIS SET OF DRAWINGS SHOULD BE USED AS A PERMIT SET ONLY, NOT FOR BID AND NOT FOR CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR NOT LETTING ANY PERMIT EXPIRE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COMPLYING WITH ALL PERMIT CONDITIONS.

THE ELEVATIONS BASED ON THESE PLANS ARE BASED UPON NAVD 1988

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 HIGHLAND BEACH, FLORIDA
GRADING AND DRAINAGE PLAN

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 Civil Engineering - Land Planning - Construction Management
 4839 SW 14th Avenue, Suite 407
 Fort Lauderdale, FL 33330
 Phone: 854-316-7628
 www.globe-engineering.us
 PFC REGISTRY No. 9604

Martin Pilote
 Digitally signed by Martin Pilote
 Date: 2024.09.19 21:38:12 -0400

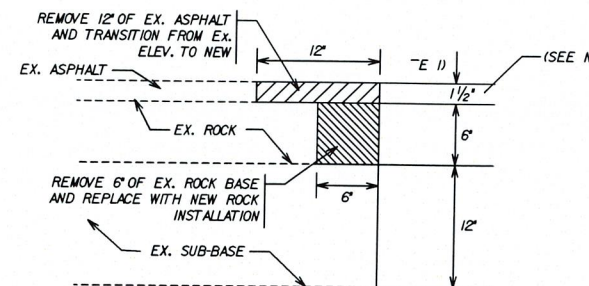


DESIGNED: MP
 DRAWN: SKC
 PROJECT NO: 2024-005
 DRAWING NAME: C-1
 SHEET NO: 1 OF 4

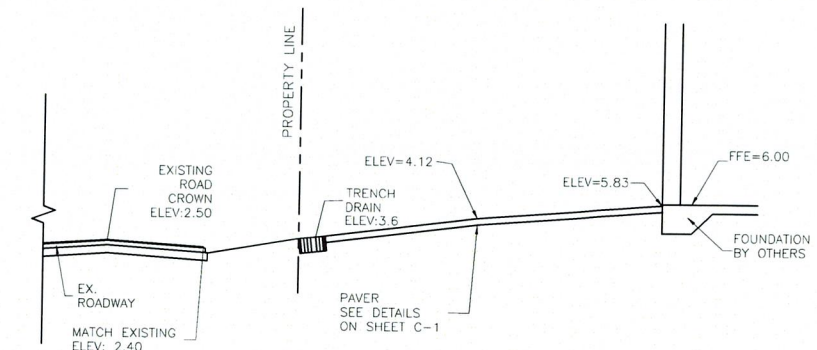
GENERAL NOTES

1. ALL CONSTRUCTION SHALL CONFORM TO THE STANDARDS AND SPECIFICATIONS OF THE CITY OF LIGHTHOUSE POINT ENGINEERING.
2. PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL GIVE TIMELY NOTIFICATION TO ALL UTILITY COMPANIES WITH FACILITIES IN THE AREA.
3. THE LOCATION OF EXISTING FACILITIES WERE PLOTTED FROM AVAILABLE RECORDS. THE CONTRACTOR SHALL FIELD LOCATE ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION.
4. THE CONTRACTOR SHALL TAKE ALL NECESSARY PRECAUTIONS TO SAFEGUARD ALL EXISTING STRUCTURES, UTILITIES, AND SURVEY MARKERS.

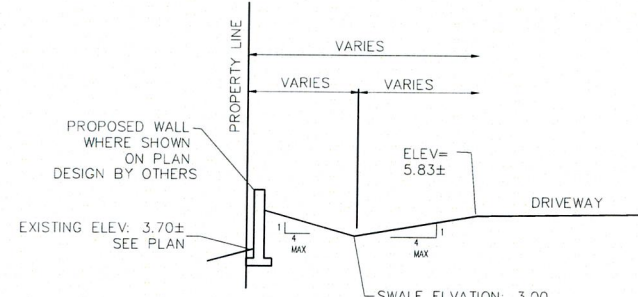
5. ALL SIDEWALKS AND PATIOS SHALL BE SLOPED AWAY FROM HOUSE.
6. MAXIMUM GRASS SLOPES SHALL NOT EXCEED 4%.
7. CONTRACTOR SHALL COORDINATE GRADING PLAN WITH LANDSCAPE ARCHITECT.
8. REMOVE ALL ORGANIC AND DELETERIOUS MATERIAL BETWEEN THE EDGE OF PAVEMENT AND RIGHT OF WAY LINE (14' SODDED SWALE). NO MATERIAL OF F.D.O.T. CLASS A-5, A-7 OR A-8 SHALL BE ALLOWED IN THE RIGHT OF WAY.
9. MINIMUM LONGITUDINAL SLOPE FOR SWALE IS 0.60%.



ASPHALT CONNECTION DETAIL

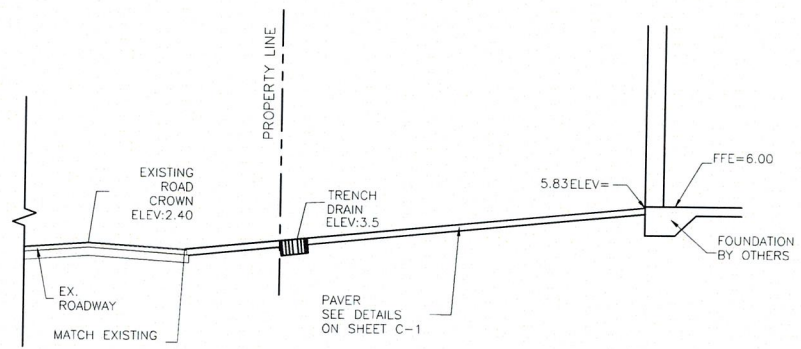


TYPICAL SECTION A-A
N.T.S.

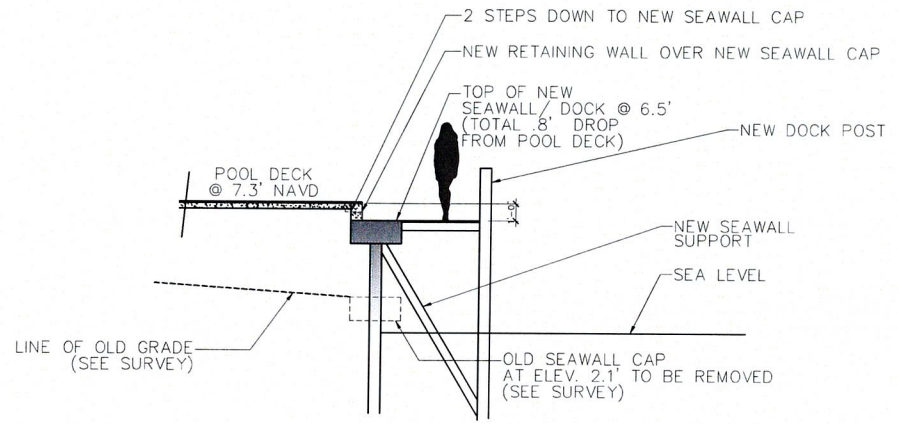


TYPICAL SECTION B-B
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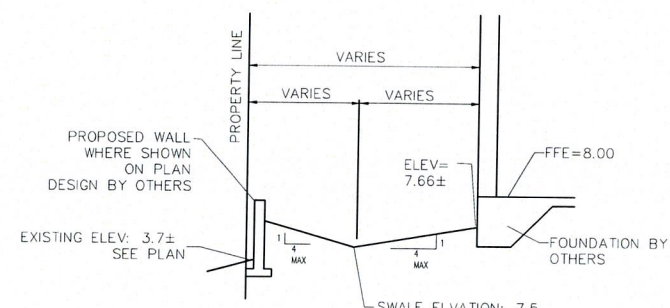
NOTE: SECTION WILL VARY ALONG THE LENGTH OF THE SWALE DUE TO EQUIPMENT SLABS, EGRESS POINTS, LANDSCAPING AND WALKWAYS.



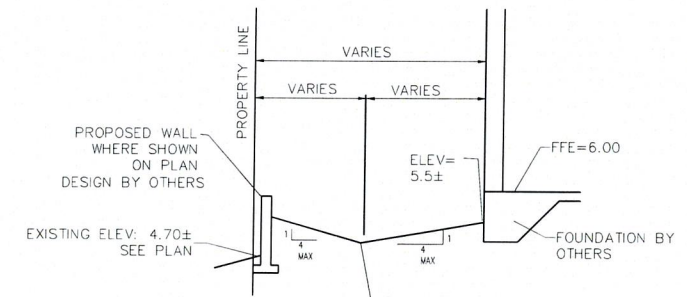
TYPICAL SECTION E-E
N.T.S.



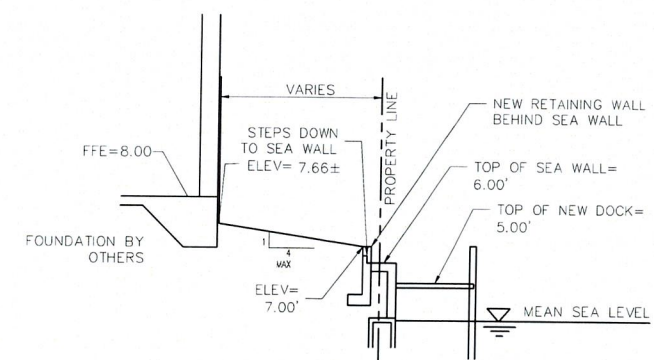
SEAWALL AND DOCK DESIGN BY OTHERS (SECTION C-C)
N.T.S.



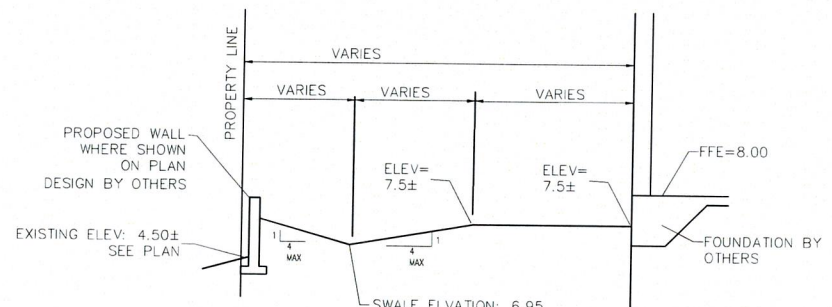
TYPICAL SECTION F-F
N.T.S.



TYPICAL SECTION D-D
N.T.S.



TYPICAL SECTION G-G
N.T.S.



TYPICAL SECTION H-H
N.T.S.

NOTE: SECTION WILL VARY ALONG THE LENGTH OF THE SWALE DUE TO EQUIPMENT SLABS, EGRESS POINTS, LANDSCAPING DRIVEWAY AND WALKWAYS

GENERAL NOTES:

1. 2" WIDE FLARE OR OPTIONAL 4" RADIUS
2. UTILITY LOCATES SHALL BE CALLED AND DOCUMENTED PRIOR TO FIRST INSPECTION
3. IF NEW DRIVEWAY LIMITS COVER EXISTING SEWER LATERAL:
 - A. NEW CLEANOUT SHALL BE INSTALLED AT THE PROPERTY LINE WITH NEW TRAFFIC RATED BOX OR
 - B. EXISTING SEWER LATERAL SHALL BE RELOCATED WITH NEW CLEAN OUT INSTALLED AT PROPERTY LINE
4. SIDEWALKS SHALL BE CONCRETE, CONFORM TO CITY RIGHT OF WAY CONSTRUCTION & ENGINEERING STD DETAIL C2.1, AND RUN CONTINUOUSLY THROUGH DECORATIVE DRIVEWAYS
5. CONCRETE PAVERS SHALL CONFORM TO ASTM C-854. CLAY PAVERS SHALL BE HARD-BURNED AND SHALL CONFORM TO ASTM C-902. THE MINIMUM PAVEMENT THICKNESS SHALL BE 3 1/8" DEVIATION FROM STANDARD THICKNESS REQUIRES SHOP DRAWING APPROVAL, & ADDITIONAL 6" THICK CONCRETE BASE (MIN. 3000 P.S.I.) REQUIRED.
6. BEDDING SAND SHALL BE GRANULAR AND FINELY GRADED. LIME ROCK BASE SHALL BE BROUGHT UP TO GRADE BEFORE BEDDING SAND IS INSTALLED. BEDDING SAND SHALL NOT BE USED TO COMPENSATE FOR AN UNEVEN LIME ROCK BASE. PAVEMENT GRAD SHALL BE SLOPED TO ENSURE PROPER DRAINAGE TO SWALE IN CONFORMANCE WITH STD DETAIL C1.3R & D4.2R.
7. PAVEMENT JOINTS SHALL BE 1/8" WIDE, WITH A 1/16" TOLERANCE. ALL JOINTS SHALL BE SWEPT WITH DRY SAND UP TO THE PAVEMENT SURFACE AND COMPACTED WITH A VIBRATORY PLATE COMPACTOR.
8. ALL MATERIALS, WORKMANSHIP AND RESTORATION OF FEATURES IN THE RIGHT-OF-WAY SHALL BE TO THE SATISFACTION OF THE CITY ENGINEER OR INSPECTOR. MATERIAL CERTIFICATIONS, SAMPLES, SHOP DRAWINGS, & DENSITY TESTS MAY BE REQUIRED BY THE CITY INSPECTOR FOR VERIFICATION.
9. FOR DRIVEWAYS CONSTRUCTED WITHIN 4' OF PROPERTY LINE, CONSTRUCTION SHALL BE IN ACCORDANCE WITH DETAIL DW-P-1-ALT AND DRIVEWAY SHALL SLOPE AWAY FROM PROPERTY LINE.

NOTE: FINAL DRIVEWAY ELEVATION AT SWALE MEASURED TO TOP OF PAVEMENT (NOT HEADER CURB) FOR ALL CURB DETAIL

SECTION A-A
N.T.S.

ALTERNATE HEADER CURB DETAIL
N.T.S.

<p>CITY OF FORT LAUDERDALE DEPT. OF SUSTAINABLE DEVELOPMENT RIGHT OF WAY ENGINEERING & CONSTRUCTION</p>	PAVER DRIVEWAY DETAIL	ISSUED: 1/2016
	CONSTRUCTION IN CITY ROW	DETAIL TITLE: DW-P-1

THIS DETAIL IS FOR PAVERS ONLY. THERE IS NO SWALE OR SIDEWALK IN THE RIGHT OF WAY. FOR GRADING REFER TO PLAN C-1

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Check online reports at www.sunshine11.com

NO.	DATE	REVISIONS
2	10/29/2024	ARCHITECT'S REVISIONS
1	7/29/2024	ARCHITECT'S REVISIONS

PRIVATE RESIDENCE
4203 TRANQUILITY DR
HIGHLAND BEACH, FLORIDA

Globe Engineering, Inc.
Civil Engineering - Land Planning - Construction Management
4839 SW 148 Avenue, Suite 307
Fort Lauderdale, FL 33309
Phone: 954-316-7628
www.civil-engineer.us

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MARTIN PILOTE
LICENSE No 55992
STATE OF FLORIDA
PROFESSIONAL ENGINEER

DESIGNED: MP	DATE:
DRAWN: SKC	9/19/2024
PROJECT NO:	2024-005
DRAWING NAME:	C-2
SHEET NO:	2 OF 4

CHAPTER 4: BEST MANAGEMENT PRACTICES FOR EROSION AND SEDIMENTATION CONTROL

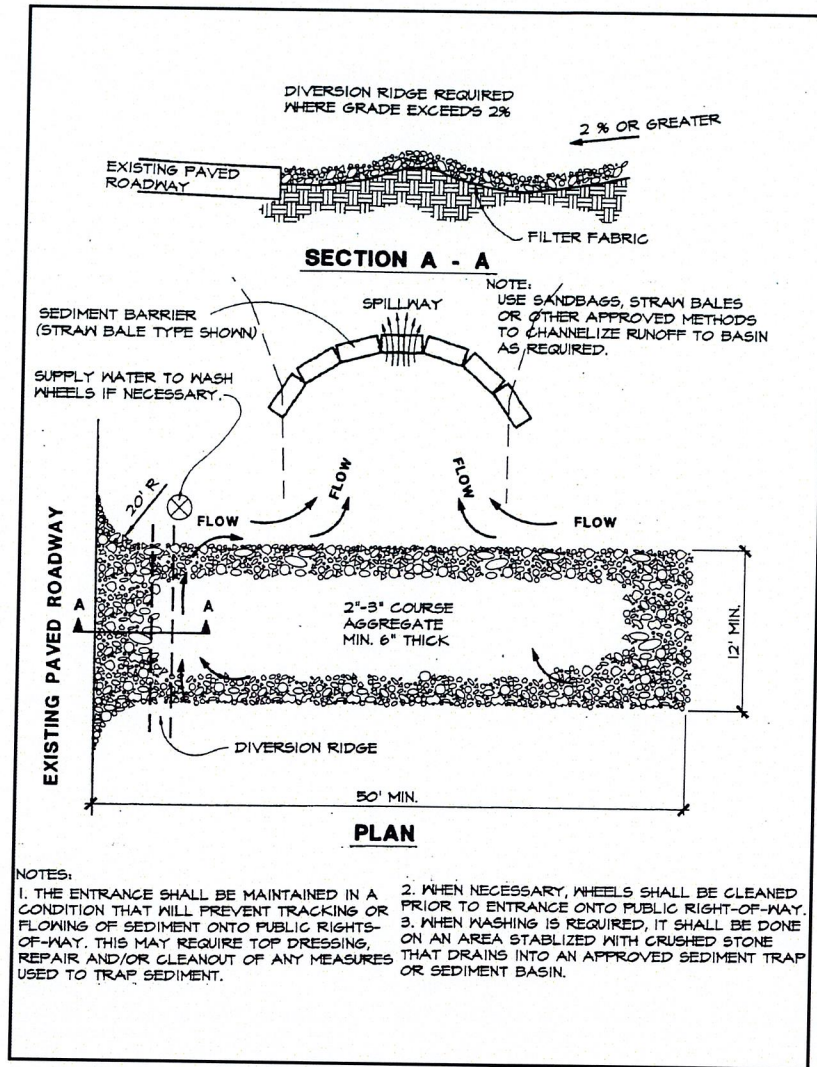
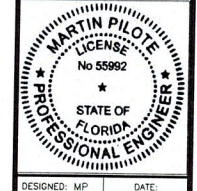


Figure 4.3a. Temporary Gravel Construction Entrance
Source: Erosion Draw

- NOTES TO OWNER AND/OR CONTRACTOR:
- THE CITY AND THE STATE HAVE AN ORDINANCE CONCERNING EROSION AND SEDIMENT CONTROL ON CONSTRUCTION SITES. ALL PROPOSED CONSTRUCTION SITES ARE REQUIRED TO SUBMIT AN EROSION AND SEDIMENTATION CONTROL SWPPP PLAN INCORPORATING BEST MANAGEMENT PRACTICES (BMP) WHEN GETTING A BUILDING PERMIT. ALL SITES MAY BE PERIODICALLY INSPECTED BY THE CITY AND/OR STATE AND IF BMP ARE NOT IN PLACE, FINES WILL BE IMPOSED UPON THE OWNER AND/OR CONTRACTOR.
 - AT EACH CATCH BASIN/MANHOLE (M.H.), PLACE FILTER FABRIC BETWEEN GRATE/M.H. COVER AND FRAME TO PREVENT SEDIMENT ENTERING THE DRAINAGE SYSTEM.
 - THERE ARE SIGNIFICANT PENALTIES FOR NOT IMPLEMENTING A SWPPP AND/OR SUBMITTING FALSE INFORMATION, INCLUDING THE POSSIBILITY OF FINE AND IMPRISONMENT FOR KNOWING VIOLATIONS.
 - THE OWNER AND/OR CONTRACTOR SHALL BE RESPONSIBLE FOR THE DAY TO DAY MANAGEMENT OF THE BMP FOR THIS PROJECT.
 - THE OWNER AND/OR CONTRACTOR SHALL BE RESPONSIBLE FOR THE DAY TO DAY MANAGEMENT OF THE BMP FOR THIS PROJECT. POSSESSION OF FINE AND IMPRISONMENT FOR KNOWING VIOLATIONS.
 - TOP WAYS FOR THE OWNER AND/OR CONTRACTOR TO AVOID NPDES PHASE II FINES FROM THE FDEP:
 - SUBMIT A NOTICE OF INTENT TO THE FDEP BEFORE STARTING WORK.
 - OBTAIN AN NPDES PERMIT FROM THE FDEP BEFORE STARTING WORK.
 - PREPARE A STORM WATER POLLUTION PREVENTION PLAN (SWPPP) BEFORE STARTING WORK.
 - KEEP A SIGNED COPY OF YOUR SWPPP ON SITE AND UPDATE IT REGULARLY.
 - IMPLEMENT ALL PARTS OF YOUR SWPPP THROUGHOUT THE PROJECT.
 - PROPERLY TRAIN ALL INVOLVED CONTRACTORS.
 - CORRECTLY INSTALL AND MAINTAIN BEST MANAGEMENT PRACTICES.
 - INSPECTIONS AND INSPECTION REPORTS MUST OCCUR AT LEAST ONCE A WEEK AND WITHIN 24 HOURS OF THE END OF A STORM EVENT THAT IS 0.50 INCHES OR GREATER.
 - PERFORM TIMELY INSPECTIONS AND CORRECT PROBLEMS WITHIN 24 HOURS.
 - MAINTAIN COMPLETE RECORDS OF ALL SWPPP ACTIVITIES.
 - NEVER DISCHARGE SEDIMENT AND/OR MUDDY WATER OR OTHER POLLUTANTS FROM THE SITE.
 - RE-APPLY FOR COVERAGE EVERY FIVE YEARS OF THE CONSTRUCTION ACTIVITY EXTENDS BEYOND A 5-YEAR PERIOD) OR SUBMIT AN N.O.T. (NOTICE OF TERMINATION) TO THE FDEP TO TERMINATE COVERAGE.
 - RETENTION OF RECORDS:
 - THE PERMITTEE SHALL RETAIN COPIES OF STORMWATER POLLUTION PREVENTION PLANS AND ALL REPORTS REQUIRED BY THIS PERMIT AND RECORDS OF ALL DATA USED TO COMPLETE THE NOTICE OF INTENT TO BE COVERED BY THIS PERMIT, FOR A PERIOD OF AT LEAST THREE YEARS FROM THE DATE THAT THE SITE IS FINALLY STABILIZED. THIS PERIOD MAY BE EXTENDED BY REQUEST OF THE FDEP AT ANY TIME.
 - THE PERMITTEE SHALL RETAIN A COPY OF THE STORMWATER POLLUTION PREVENTION PLAN REQUIRED BY THIS PERMIT AT THE CONSTRUCTION SITE FROM THE DATE OF PROJECT INITIATION TO THE DATE OF FINAL STABILIZATION.

Sunshine
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Check meter before using below activity.



DESIGNED: MP	DATE: 9/19/2024
DRAWN: SKC	PROJECT NO: 2024-005
DRAWING NAME: C-3	SHEET NO: 3 OF 4

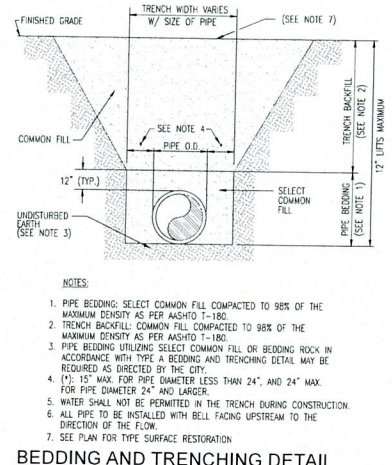
NO.	DATE	DESCRIPTION

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4203 TRANQUILITY DR
HIGHLAND BEACH, FLORIDA

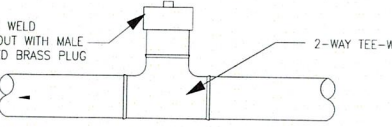
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Fort Lauderdale, FL 33350
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SANITARY SEWER AND STORM SEWER CLEAN-OUT DETAIL ON PRIVATE PROPERTY
N.T.S.



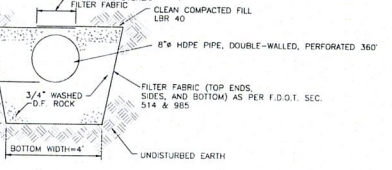
SANITARY SEWER AND STORM SEWER CLEAN-OUT DETAIL ON PRIVATE PROPERTY
N.T.S.

NOTES:
ROUGH IN RISER TO 1 FOOT ABOVE FINISHED GRADE AND CAP.
CUT BACK TO FINISHED GRADE UPON COMPLETING THE PROJECT.

Figure 4.3a. Temporary Gravel Construction Entrance
Source: Erosion Draw



TYPICAL EXFILTRATION TRENCH SECTION B AND C
N.T.S.



TYPICAL EXFILTRATION TRENCH SECTION A and D
N.T.S.

NOTES:
1. TOP OF TRENCH WIDTH MAY BE GREATER THAN BOTTOM WIDTH DUE TO THE SOIL'S ANGLE OF REPOSE.
2. ELEVATION SHOWN ARE IN N.A.S.D. 1988 (TOP ELEVATION VARIES AS PER PLAN)
3. SHORING MAY BE REQUIRED, INCLUDE PRICE IN BID.



TYPICAL EXFILTRATION TRENCH SECTION A and D
N.T.S.

NOTES:
1. PROVIDE SHOP DRAWINGS PRIOR TO ORDERING.

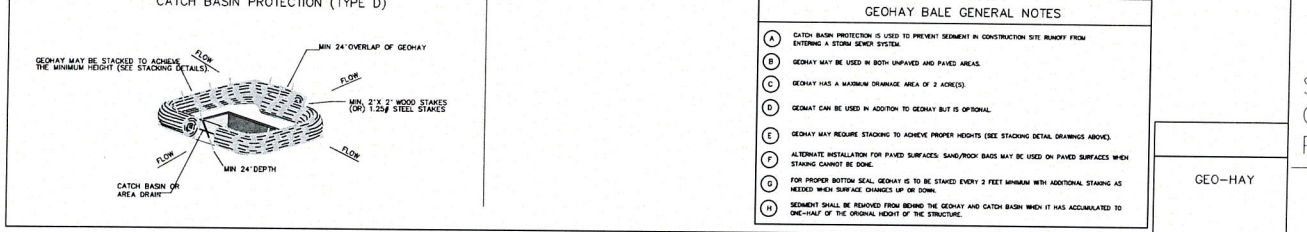
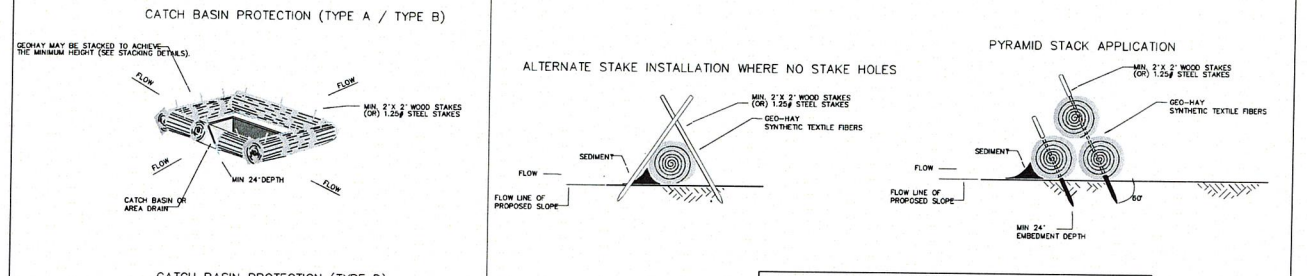
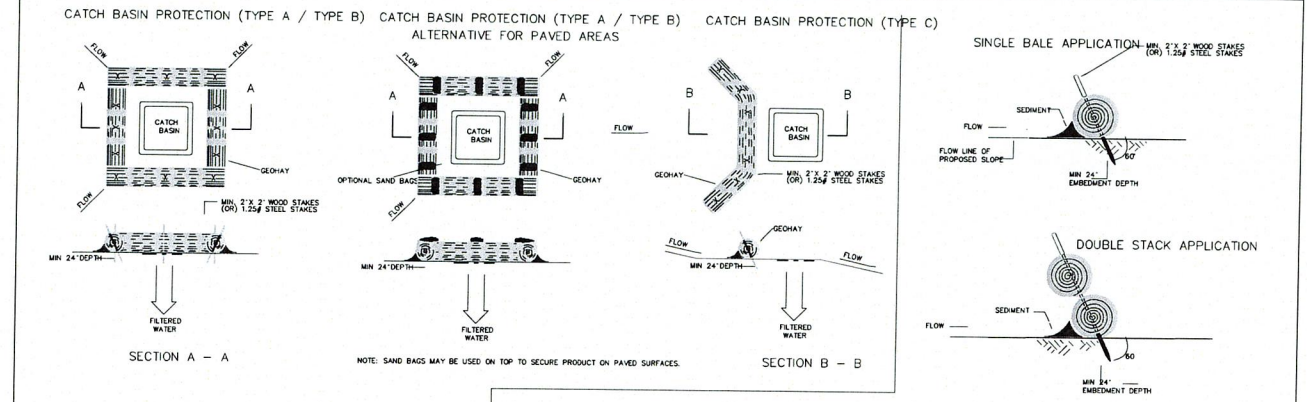
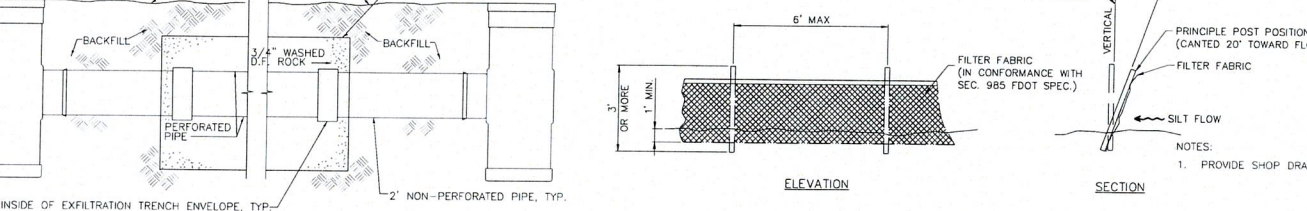


Figure 4.3a. Temporary Gravel Construction Entrance
Source: Erosion Draw

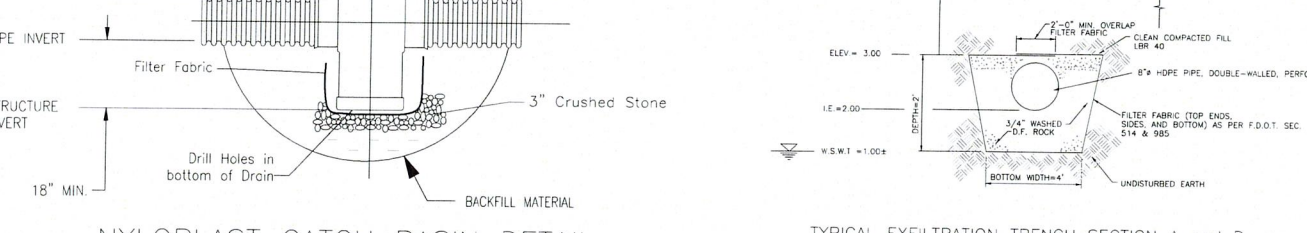


TYPICAL EXFILTRATION TRENCH WITH NYLOPAST CATCH BASINS
N.T.S.



NYLOPAST CATCH BASIN DETAIL
N.T.S.

NOTES:
1. PROVIDE SHOP DRAWINGS PRIOR TO ORDERING.



NYLOPAST CATCH BASIN DETAIL
N.T.S.

NOTES:
1. PROVIDE SHOP DRAWINGS PRIOR TO ORDERING.

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HIGHLAND BEACH
BUILDING DEPARTMENT

Carol B Perez
Digitally signed by Carol B Perez
Date: 2024.09.13 14:04:35 -04'00'

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OCT 24 2024

HIGHLAND BEACH
BUILDING DEPARTMENT



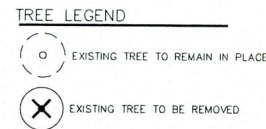
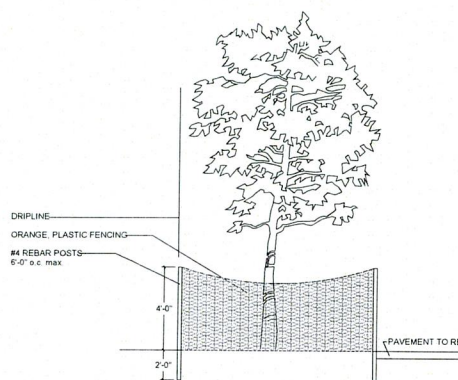
SCALE: 1/8"=1'-0"

PROJECT
4203 TRANQUILITY DRIVE
HIGHLAND BEACH, FL

TITLE
TREE DISPOSITION
PLAN

PROJ. NO.
FILE NAME
JZ DRAWN
06-26-24 DATE
09-13-24 REV

SHEET
TR-1
OF
1



PLACE ORANGE PLASTIC FENCING (BY TENSAR OR OTHER APPROVED EQUAL) AROUND INDIVIDUAL TREES AND TREE CLUMPS TO REMAIN ON SITE IN ANY AREAS WITHIN THE LIMITS OF CONSTRUCTION. BARRIER SHALL BE PLACED AT THE EDGE OF THE DRIPLINE OF THE TREE CANOPY OR AS FAR FROM THE TREE AS POSSIBLE WHERE THE CANOPY OVERHANGS PAVEMENT THAT IS TO REMAIN. BARRIER SHALL BE MAINTAINED IN AN UPRIGHT POSITION AT ALL TIMES.

TREE PROTECTION DETAIL

NTS

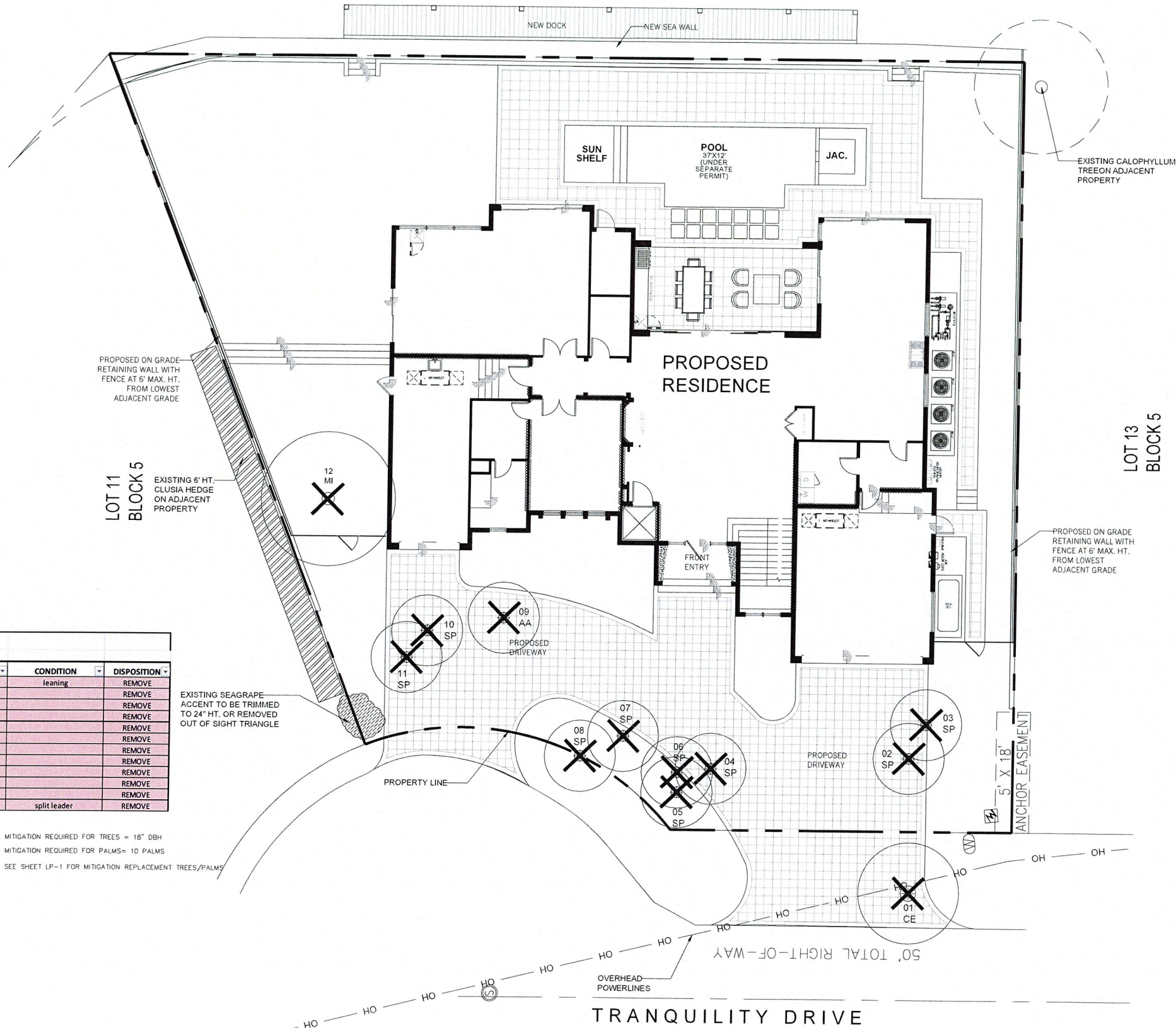
TREE PROTECTION NOTE

All existing trees and shrubs to remain in place shall be protected from damage by machinery by installing temporary tree protection fence and installed as indicated on plan. Suitable tree protection methods shall be approved by the City.

EXISTING TREE INVENTORY

TREE NO.	SCIENTIFIC NAME	COMMON NAME	DBH (IN)	HEIGHT (FT)	SPREAD (FT)	CONDITION	DISPOSITION
1	Conocarpus erectus 'sericus'	Silver Buttonwood	8	15	20	leaning	REMOVE
2	Sabal Palmetto	Sabal Palm	18	18	10		REMOVE
3	Sabal Palmetto	Sabal Palm	20	20	10		REMOVE
4	Sabal Palmetto	Sabal Palm	22	22	12		REMOVE
5	Sabal Palmetto	Sabal Palm	15	15	12		REMOVE
6	Sabal Palmetto	Sabal Palm	22	22	12		REMOVE
7	Sabal Palmetto	Sabal Palm	18	18	12		REMOVE
8	Sabal Palmetto	Sabal Palm	20	20	8		REMOVE
9	Archontophoenix alexandrae	Alexander Palm	20	20	6		REMOVE
10	Sabal Palmetto	Sabal Palm	19	19	10		REMOVE
11	Sabal Palmetto	Sabal Palm	20	20	10		REMOVE
12	Mangifera indica	Mango Tree	DBL Trunk 5" Each	15	18	split leader	REMOVE

MITIGATION REQUIRED FOR TREES = 18" DBH
MITIGATION REQUIRED FOR PALMS = 10 PALMS
SEE SHEET LP-1 FOR MITIGATION REPLACEMENT TREES/PALMS



CALL 48 HOURS BEFORE YOU DIG.
IT'S THE LAW
1-800-432-4770
SUNSHINE STATE ONE CALL OF FLORIDA, INC.

Carol B Perez
Digitally signed by Carol B Perez
Date: 2024.10.08 12:32:35 -0400'

MITIGATION CALCULATIONS

TREES	REQUIRED	PROVIDED
TREES	18" DBH	18" DBH, (3 Blueberry, 2 Oak, 1 Tabebuia)
PALMS	10	11 (1 Adonia, 5 Coconut, 3 Alexander, 2 Montgomery)

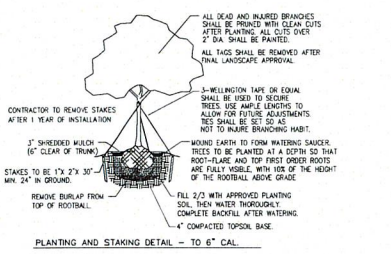
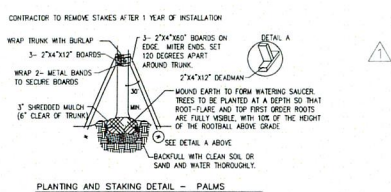
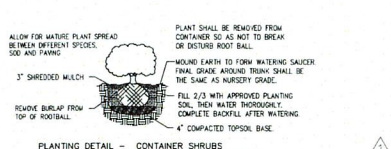
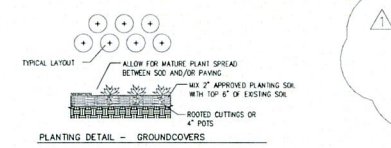
PLANT LIST

KEY	QTY	PLANT AND SPECIFICATION
TREES AND PALMS		
AD3	1	Adonia merrillii (Triple Adonia Palm) 12' ht., triple, full head
CN	5	Cocos nucifera (Coconut Palm) 3'-4' g.w., 20'-22' o.a. ht., matched
ED1	1	Elaeocarpus decipiens (Japanese Blueberry Topiary) 8'-10' ht., 8' spr., topiary, specimen
ED2	3	Bunisia arborea 14' ht., 6' spr., 3" db., upright character
ED3	3	Elaeocarpus decipiens (Japanese Blueberry) 14' ht., 6' spr., 3" db., matched, full
PE3	3	Ptychosperma elegans (Triple Alexander Palm) 12' o.a. ht., triples, matched, full head
CV	2	Quercus virginiana (Live Oak) 14'-16' ht., 10' spr., 3'-4" db., c.t. min., matched
TA	1	Tabebuia spp. (Yellow Tabebuia) 14' ht., 6' spr., 3" db., character branching, full
VM3	2	Veitchia montgomeryana (Triple Montgomery Palm) 16' o.a. ht., triples, matched, full head

KEY	QTY	PLANT AND SPECIFICATION
SHRUBS, GROUNDCOVERS AND ACCENTS		
BOU	3	Bougainvillea sp. 'Thai Delight' (Bougainvillea) 6' ht., tree type, matched
CH	1	Calliandra haematocephala (Powder Puff Mimosa) 10' ht., 8' spr., standard, symmetrical
EFP	2	Chamaerops humilis (European Fan Palm) 6' o.a. ht., min. 3 trunks, min. 2' c.t., matched
ELA	4	Elaeocarpus decipiens (Japanese Blueberry half spheres) mixed sizes, 30"x30", 24"x24", 20"x20", symmetrical, matched
FGI	331	Ficus macrocarpa 'Green Island' 14" ht., 14" spr., 18" o.c., full
LIR	37	Liriope muscari 'Evergreen Giant' (Lily Turf) 14" ht., 14" spr., 14" o.c.
MON	5	Monstera deliciosa (Monstera) 24" o.a., matched, full
POD1	133	Podocarpus macrophyllus (Podocarpus Hedge) 4" ht., 24" spr., 24" o.c., full
POD2	55	Podocarpus macrophyllus (Podocarpus Hedge) 6" ht., 24" spr., 24" o.c., full
RAD	24	Radermachera kunning (Kunming Jasmine) 20" ht., 16" spr., 3 gal., full
TRA	114	Trachelospermum asiaticum (Asiatic Jasmine) 4" ht., 8" spr., 12" o.c.

SOD: St. Augustine 'Palmetto' sod. Contractor to determine quantity.
MULCH: 3" of non-cypress dark brown mulch. Contractor to determine quantity.

N DENOTES NATIVE SPECIES
** DENOTES DROUGHT TOLERANT SPECIES

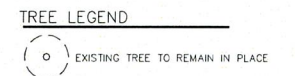
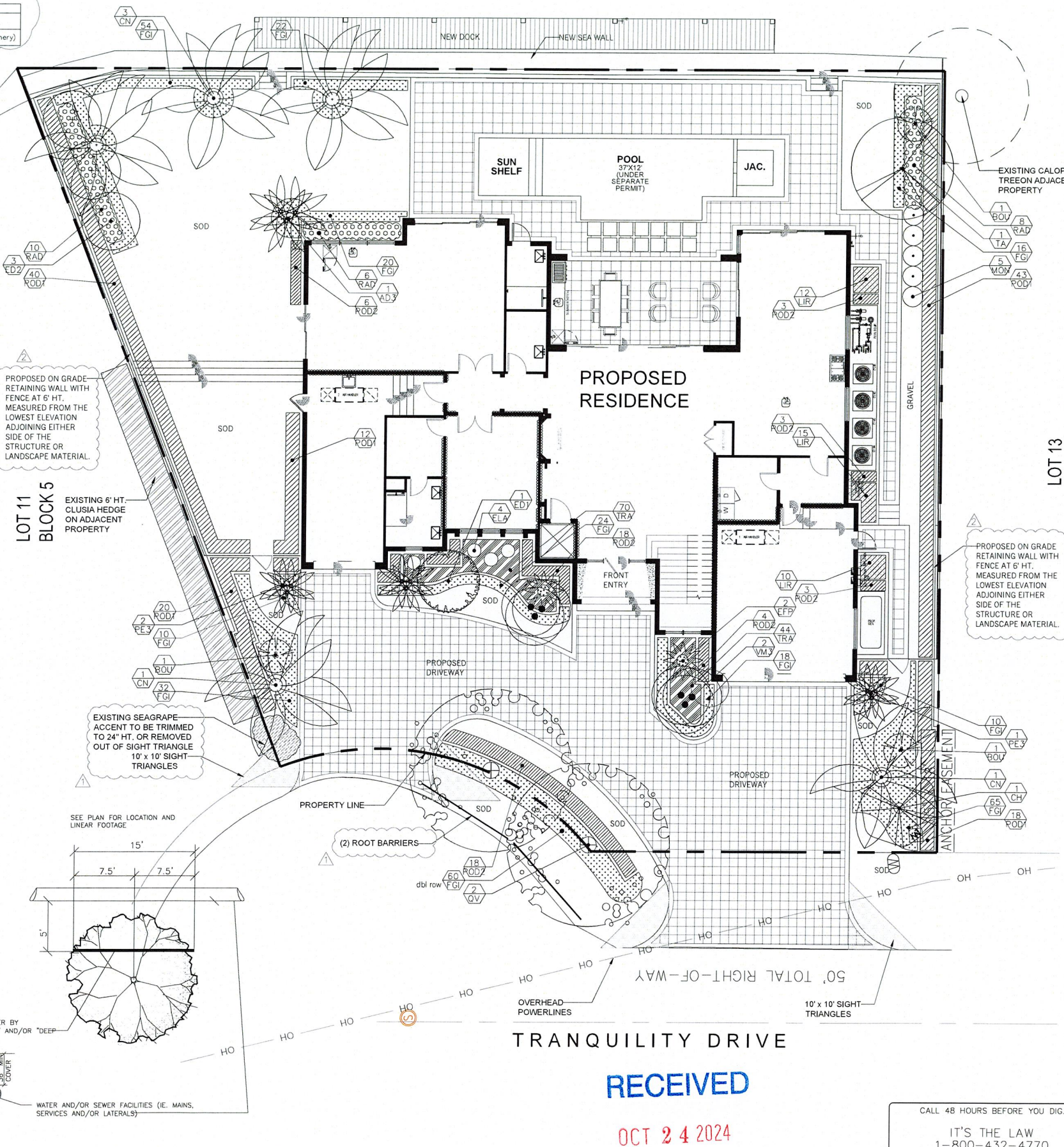
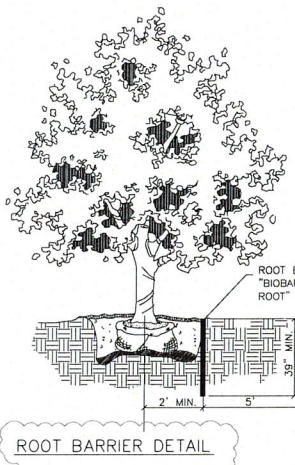


NOTES

All plant material to be Florida #1 or better.
Sod to be St. Augustine 'Floralom', contractor to determine quantity.
All sod and landscape to receive 100% coverage from automatic irrigation system using approved water source.
Contractor responsible for all conditions and landscape specifications attached to this plant list. Plan and specifications shall be considered Contract Documents.
Mulch, topsoil, and fertilizer to be applied according to specifications.

SPECIFICATIONS

NOMENCLATURE: All plant material used shall be true to name and size in conformity with the Florida Nurserymen's Grades and Standards 2015, and shall be Florida Grade #1 or better. Plants which do not meet specifications will not be accepted.
PLANT LISTS: Quantities, sizes, and location of plants will be determined by plan and plant lists. Size of plant shall take precedent over container size. Spacing of ground covers will be determined by plant lists. Quantities shown on plant lists are to be used as a guideline only. Contractor will be responsible for verification of actual quantities called for on plans. Discrepancies should be brought to the attention of the Landscape Architect.
SUBSTITUTIONS: No substitutions shall be accepted without consent of Landscape Architect. Any intended substitutions shall be detailed on the bid.
PLANTING SOIL: Topsoil shall be clean, sterile, and free of debris or other foreign material. Trees and palms shall be planted with a min. of 8" topsoil (50% muck, 50% sand) on sides and bottom of root ball. Rooted cuttings shall be planted in beds with a min. of 4" of topsoil worked into the top 6" of existing soil.
FERTILIZER: Palm and Tropical fertilizer (12-4-12) or approved equal shall be applied after planting and prior to mulching per manufacturers recommended application rates.
MULCH: All trees shall be mulched with 3" of approved shredded mulch in a 3 foot dia. circle. All shrubs and groundcover beds shall be mulched with 3" of approved shredded mulch in beds shown on plan or in beds 3' wide for hedges. Mulch should be Grade 'A' unless otherwise approved.
PLANTING PROCEDURE: All plants shall be planted at soil levels at which they were previously grown. Shrub and hedge material shall be planted a min. 2' away from walls or other obstructions. Material with a mature size greater than any overhangs shall be planted away from overhangs so as not to impede the natural growth habit. Sabal Palms are to be planted directly in sand. If necessary, excavate through any compacted building subgrade to undisturbed soil and backfill with planting soil.
WATERING: All plant material shall be watered in thoroughly after installation so as to remove all air pockets. B&B material shall be watered every day for a minimum one week period and thereafter so as to keep continually moist until final acceptance of the landscape installation. Contractor shall notify owner of other watering requirements after installation.
GUINING: All trees 8' or taller shall be guyed or staked to provide ample support such that the material will stay straight and true through the guarantee period. Methods used will be such that no injury is caused to plants. Guying shall be done at the option of the Contractor unless specifically requested by the Landscape Architect, however, Contractor shall still be responsible for all trees and palms remaining straight and true throughout the guarantee period.
SOD: Sod shall be dense, green, and well rooted, and free of debris, weeds, objectionable grasses, disease, or injurious insects. A complete 6-6-6 fertilizer shall be spread at a rate of 5 lbs. per 1000 sq. ft. Sod shall be watered to a depth of 4" after laying. All areas to be sodded shall be raked smooth and all debris removed prior to installation.
GUARANTEE: All plant materials shall be guaranteed for 1 year after completion of project. Palms are to be guaranteed for 1 year. Guarantee applies to health, position, and size. Replacement cost will be carried by Contractor.



SCALE: 1/8"=1'-0"

PROJECT
4203 TRANQUILITY DRIVE
HIGHLAND BEACH, FL

TITLE
LANDSCAPE PLAN

PROJ. NO.	FILE NAME	BB	DRAWN	DATE	REV.
07-15-24					
09-13-24					
10-8-24					

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LP-1
OF
1

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IRRIGATION NOTES

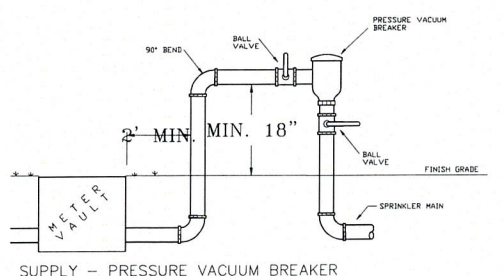
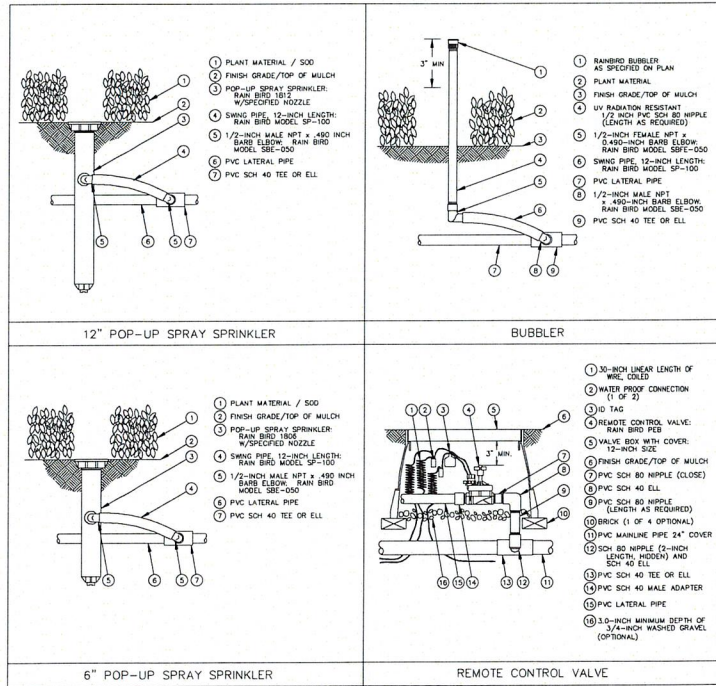
- THE CONTRACTOR IS RESPONSIBLE FOR ALL MATERIAL REQUIRED TO MAKE THE SYSTEM FUNCTION PROPERLY. ALL IRRIGATION SHALL BE INSTALLED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS AND ALSO STATE AND/OR LOCAL CODES.
- IRRIGATION PLANS ARE SCHEMATIC AND DRAWN FOR GRAPHIC CLARITY. ALL PIPING BELOW PAVEMENT SHALL BE SLEEVED. LAYOUT OF IRRIGATION SYSTEM SHALL BE COORDINATED WITH CORRESPONDING LANDSCAPE PLAN.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR CONTACTING LOCAL UNDERGROUND UTILITIES TO VERIFY LOCATIONS. THE CONTRACTOR SHOULD VISIT THE SITE PRIOR TO INSTALLATION AND BECOME FAMILIAR WITH EXISTING CONDITIONS.
- VALVE LOCATIONS ARE SCHEMATIC ONLY AND WILL BE ADJUSTED FOR SITE CONDITIONS. EACH VALVE SHALL BE INSTALLED IN A AMETEK OR CARSON VALVE BOX. THE FLOW ADJUSTMENT FEATURE WILL BE USED TO BALANCE PRESSURE THROUGHOUT THE SYSTEM.
- PIPING SHALL BE SIZED TO MINIMIZE FRICTION LOSS AND MAINTAIN FLOW VELOCITY BELOW 5 FPS.
- THE IRRIGATION CONTROLLER SHALL BE INSTALLED IN ACCORDANCE WITH LOCAL CODES AND MANUFACTURER'S RECOMMENDATIONS. PROPER GROUNDING EQUIPMENT AND SURGE PROTECTION SHALL BE PROVIDED. A RAIN SENSOR SHALL BE INSTALLED TO OVER-RIDE THE CONTROLLER.
- ALL HEADS ON RISERS SHALL BE SET AT THE HEIGHT OF ADJACENT PLANT MATERIAL.
- SPRINKLER LOCATIONS ADJACENT TO PAVEMENT, STRUCTURES, FENCES, ETC. SHALL BE OFFSET AS FOLLOWS: 12" MIN FOR POP-UP MIST HEADS, 18" FOR SHRUB RISERS, 18" FOR ROTOR HEADS, AND TYPICALLY 5 FEET FOR ROTORS ALONG UNCURBED ROADWAYS.
- ALL SLEEVING SHALL BE SCH 40 PVC TO SIZE INDICATED ON PLAN, OR IF NOT INDICATED, A MIN. OF 2 PIPE SIZES LARGER THAN SUPPLY LINE CONTAINED. ALL SLEEVES SHALL BE INSTALLED A MIN. OF 24" BELOW FINISH GRADE.
- CONTROL WIRES SHALL BE UL APPROVED PE IRRIGATION CONTROL WIRE. USE 14 GAGE CONTROL WIRE AND 12 GAGE GROUND WIRE. WIRE SHALL BE BUNDLED AND ATTACHED TO THE MAIN LINE IN TRENCH OR THROUGH WIRE SLEEVES AT PAVEMENT CROSSINGS 24" BELOW FIN. GRADE. ALL SPLICES SHALL BE MADE WITH WATERPROOF DIRECT-BURIAL SPLICE KITS AND CONTAINED IN VALVE BOXES. TWO EXTRA CONTROL WIRES SHALL BE INSTALLED TO THE FURTHEST VALVES IN EACH DIRECTION FROM THE CONTROLLER.
- PIPING IN NARROW PLANTING AREAS, PARKING ISLANDS AND PLANTERS SHALL BE SET TO ONE SIDE TO ALLOW ROOM FOR ROOT BALLS. PIPE AS INDICATED ON PLAN IS SCHEMATIC AND SHOULD BE ADJUSTED FOR FIELD CONDITIONS.
- ALL GUE JOINTS SHALL BE CLEANED, SANDED, AND TREATED WITH A COLORED HIGH ETCH PRIMER AND JOINED USING A SOLVENT CONFORMING WITH ASTM D2564.
- SYSTEM PIPE SIZE 3/4" SHALL BE CLASS 200 PVC, SYSTEM PIPE SIZE 1" OR GREATER SHALL BE CLASS 160 PVC. SYSTEM MAIN WILL BE SCH. 40 PVC TO SIZE INDICATED ON PLAN. ALL FITTINGS WILL BE SOLVENT WELD SCH 40 PVC. MAIN LINE SHALL HAVE 24" MINIMUM COVER; ALL OTHER PIPING WILL HAVE 12" MIN. COVER. ALL BACKFILL FOR PIPE TRENCHES SHALL BE CLEAN AND FREE OF FOREIGN DEBRIS AND SHARP OBJECTS. BACKFILLED TRENCHES SHALL BE PROPERLY COMPACTED. ALL MAIN LINES WILL BE INSTALLED A MIN. OF 3' FROM ANY TREE OR PALM.
- AS-BUILT DRAWINGS SHALL BE PREPARED BY THE CONTRACTOR AND GIVEN TO THE OWNER PRIOR TO FINAL ACCEPTANCE.
- WATERING TIME PER STATION WILL BE DETERMINED IN THE FIELD AND PER LOCAL REQUIREMENTS. REFER TO MANUFACTURER'S INSTRUCTIONS FOR PRECIPITATION RATES OF SPRINKLERS SPECIFIED.
- IRRIGATION SYSTEM TO PROVIDE 100% COVERAGE WITH 50% OVERLAP MIN.

City required backflow valve provided. (pressure vacuum breaker)

Irrigation heads shall have 100% coverage / 100% overlap.

Irr. system to have rain sensor.

Site has high irrigation demand separated from low demand areas.



IRRIGATION PIPE SIZES TO FOLLOW FOLLOWING SCHEDULE:

PIPE SIZE (inches)	max. GPM
3/4	10
1	15
1 1/4	25
1 1/2	35
2	55
2 1/2	85
3	over 85

IRRIGATION PIPE INSTALLATION to follow specifications called for in Florida Plumbing Code Appendix F:

A. Vehicle Traffic Areas

PIPE SIZE (inches)	DEPTH OF COVER (inches)
1/2 - 2 1/2	18 - 24
3 - 5	24 - 36
6 and larger	30 - 36

B. Non-Traffic and Non-Cultivated Areas

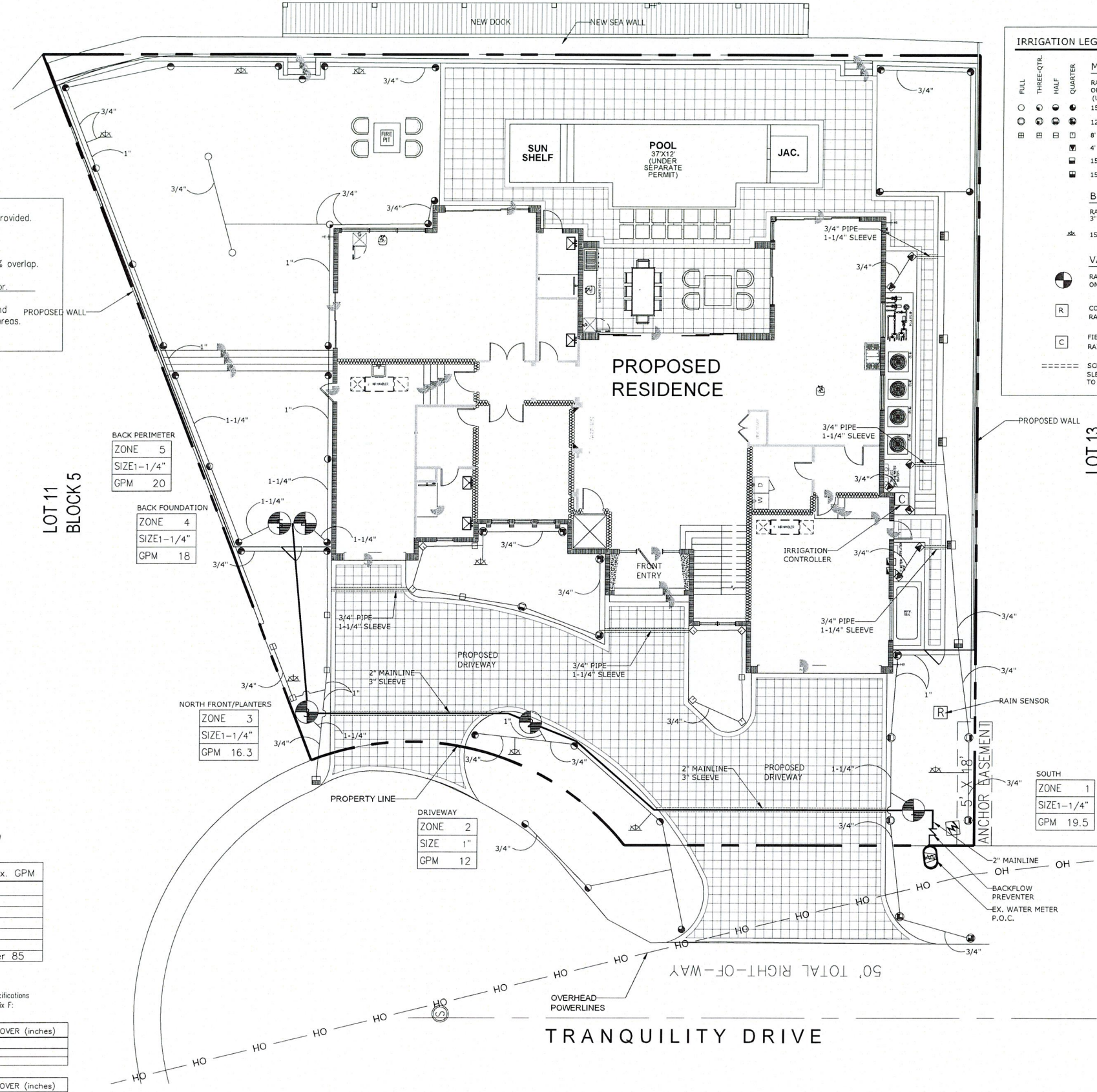
PIPE SIZE (inches)	DEPTH OF COVER (inches)
1/2 - 1 1/4	6 - 12
1 1/2 - 2	12 - 18
2 1/2 - 3	18 - 24
4 and larger	24 - 36

Depths of cover to meet or exceed SCS Code 430-00

(* ALL TESTING AND INSPECTIONS OF INSTALLED IRRIGATION SYSTEM SHALL BE AS PER FBC APPENDIX F, PART VI

Irrigation installation shall observe all other standards established by FPC

NOTE:
It is preferred that all irrigation heads be low angle trajectory sprays to conserve water use. At the least, all sod areas must use low trajectory heads. Shrub area heads will be placed on the highest pop-up riser necessary to clear mature growing height of adjacent beds to accommodate low angle spray.



IRRIGATION LEGEND

FULL (Symbol: Solid circle)
THREE-QUARTER (Symbol: Circle with 3/4 filled)
HALF (Symbol: Circle with 1/2 filled)
QUARTER (Symbol: Circle with 1/4 filled)

MIST HEADS
RAINBIRD 1806 6" POP-UP MIST HEAD OR EQUAL WITH THE FOLLOWING NOZZLES: (USE 12" POP-UP MIST HEAD FOR TALLER PLANT MATERIAL)
15" SERIES NOZZLE.
12" SERIES NOZZLE.
8" SERIES NOZZLE.
4" SERIES NOZZLE.
15SEST
15EST

BUBBLER NOZZLES
RAINBIRD BUBBLER NOZZLE ON FIXED RISER 3" ABOVE FINISH GRADE AS FOLLOWS:
1502-SBH 1 GPM

VALVES
RAINBIRD PEB SERIES ELECTRIC GLOBE VALVE, SIZE AS NOTED ON PLAN, IN AMETEK OR CARSON 12"x18" VALVE BOX OR EQUAL
CONTRACTOR TO SUPPLY: RAINBIRD RSD SERIES RAIN SENSOR OR EQUAL
FIELD CONTROLLERS LOCATION: RAINBIRD ESP SERIES OR EQUAL

SCH 40 PVC sleeves under pavement
SLEEVES: SCH 40 PVC OR RATED EQUAL CLASS. SLEEVES TO BE MIN. 24" MAX. 36" DEEP - See FPC Chart

RECEIVED
OCT 24 2024
HIGHLAND BEACH
BUILDING DEPARTMENT

PROJECT
4203 TRANQUILITY DRIVE
HIGHLAND BEACH, FL

TITLE
IRRIGATION PLAN

PROJ. NO.
FILE NAME
BB
DRAWN
07-15-24
DATE
REV.

CALL 48 HOURS BEFORE YOU DIG.
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1-800-432-4770
SUNSHINE STATE ONE CALL OF FLORIDA, INC.

SHEET
IR-1
OF
1

**Town of Highland Beach
Town Commission Development Order (PB)
Application No. PZ-24-8**



**Applicant: Robert Hammond & Darrin Dunlea
Property Address: 4203 Tranquility Drive
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-24-8 for the property located at 4203 Tranquility Dr., 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 4203 Tranquility Dr, Highland Beach, Florida 33487.

The mailings consisted of 92 notices that were sent first class mail and 02 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-24-8

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, November 14, 2024 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 DARRIN DUNLEA, SEADAR BUILDERS, REQUESTING SITE PLAN APPROVAL FOR A NEW TWO-STORY, 6,012 SQUARE FOOT SINGLE FAMILY RESIDENCE WITH POOL AND JACUZZI FOR THE PROPERTY LOCATED AT 4203 TRANQUILITY DRIVE.

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 Town Commission 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 04, 2024
SSC_Notice of Public Meeting
Affiant further says that the newspaper complies with all legal requirements for
publication in Chapter 50, Florida Statutes.

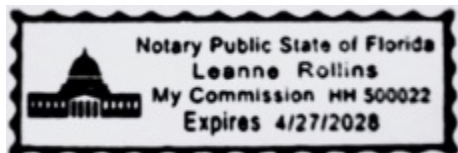


Signature of Affiant

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
7717158

**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, November 14, 2024 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-24-8 BY DARRIN DUNLEA, SEADAR BUILDERS, REQUESTING SITE PLAN APPROVAL FOR A NEW TWO-STORY, 6,012 SQUARE FOOT SINGLE FAMILY RESIDENCE WITH POOL AND JACUZZI FOR THE PROPERTY LOCATED AT 4203 TRANQUILITY DRIVE.

OWNER: ROBERT HAMMOND

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 Adjustments 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
11/04/2024 7717158

Order # - 7717158

File Attachments for Item:

B. Development Order Application No. PZ-24- 4 / Daniel Edwards

Application by Toly Pappas, Randall Stofft Architects, requesting site plan approval for a new three story, two-unit (5,217 square foot per unit) townhome development with pool and spa for the property located at 4306 South Ocean Boulevard.



HIGHLAND BEACH BUILDING DEPARTMENT

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

PLANNING BOARD STAFF REPORT

MEETING OF: November 14, 2024

TO: PLANNING BOARD

FROM: INGRID ALLEN, TOWN PLANNER

SUBJECT: APPLICATION BY TOLY PAPPAS, RANDALL STOFFT ARCHITECTS, REQUESTING SITE PLAN APPROVAL FOR A NEW THREE STORY, TWO-UNIT (5,217 SQUARE FOOT PER UNIT) TOWNHOME DEVELOPMENT WITH POOL AND SPA FOR THE PROPERTY LOCATED AT 4306 SOUTH OCEAN BOULEVARD (APPLICATION NO. PZ-24-4).

I. GENERAL INFORMATION:

Applicant (Property Owner): Daniel Edwards
654 Lakewood Cir W
Delray Beach, FL 33445

Applicant's Agent: Toly Pappas
Randall Stofft Architects
42 North Swinton Avenue
Delray Beach, Fl. 33444

Property Characteristics:

Comprehensive Plan Land Use: Multi Family Low Density
Zoning District: Residential Multiple Family Low Density (RML)
Site Location: 4306 South Ocean Boulevard
Parcel PCN#: 24-43-47-04-60-000-0010, 24-43-47-04-60-000-0020,
24-43-47-04-60-000-0030

Adjacent Properties:

PARCEL	ZONING DISTRICT	FUTURE LAND USE DESIGNATION
North	Residential Multiple Family Low Density (RML)	Multi Family Low Density
South	Residential Multiple Family Low Density (RML)	Multi Family Low Density
East	Residential Multiple Family Low Density (RML)	Multi Family Low Density
West	Residential Single Family (RS)	Single Family

Request and Analysis:

The Applicant is requesting site plan approval to construct a new three story, two-unit (5,217 square foot per unit) townhome development with pool and spa. The property currently contains a single structure that consists of three (3) two-story townhome units. The Applicant proposes to demolish the existing structure.

Pursuant to Section 30-67 of the Town Code, a two-unit townhome is permitted in the RML zoning district. Section 30-131 of the Town Code defines multifamily dwelling as follows:

Dwelling, multifamily means a residential building containing more than one dwelling unit, including such dwelling types as an apartment building, duplex, triplex, fourplex, townhouse apartment, patio apartment, garden apartment, and villa apartment.

Pursuant to the maximum density regulation for the RML zoning district (six (6) dwelling units per acre) found in Section 30-64 of the Town Code, a maximum of two (2) dwelling units is permitted on the property. It is worth noting that the property is exempt from the side corner yard setback (25 feet for the RML zoning district) as defined in Section 30-131 below. The property’s legal description is Block 1, lot 19, Bel Lido Subdivision and therefore the side setback along Bel Lido Drive is 12 feet as provided in the property development regulations found in Section 30-64.

Yard, side corner means a required yard or setback extending along the street side of a lot between the required front and rear yards or setbacks and, for the purposes of this Code, all yards adjacent to streets shall be considered front yards, except Block 1, lot 19; Block A 2, lot 1, Bel Lido Subdivision.

There are no proposed changes to the landscaping in Florida Department of Transportation’s (FDOT) right-of-way along State Road A1A. The Applicant is proposing a new driveway and therefore a Town right-of-way permit is required. Pursuant to Town Resolution No. 2021-041, Town Commission approval is required for construction improvements within FDOT’s State Road A1A right-of-way until completion of FDOT’s Resurfacing, Restoration, and Rehabilitation (RRR)

Project. The Applicant has received FDOT approval for the new driveway (Permit No. 2024-A-496-00043).

Section 30-31 of the Town Code indicates that a request for site plan approval for a multifamily residence requires an advisory review from the Planning Board and a final approval from the Town Commission. If the request receives Town Commission approval, the applicant will be required to obtain a building permit, prior to initiation of construction, from the Town of Highland Beach Building Department. 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 Town Commission.

Staff reviewed the Applicant's proposed request including plans date stamped received by the Building Department on October 24, 2024 and finds that the project is consistent with the Town Code of Ordinances as it pertains to site development.

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

Attachments: Application
Aerials
Applicant Plans (11X17)



TOWN OF HIGHLAND BEACH
3616 South Ocean Boulevard
Highland Beach, FL 33487
Building Department
Telephone (561) 278-4540/Fax (561) 278-2606

**DEVELOPMENT ORDER APPROVAL
 SUBMITTAL CHECKLIST**

	Submittal Requirement (Other requirements may apply, see Chapter 30 of the Highland Beach Code)	Completed	
		YES	NA
	Development Order Approval Application.	X	
	\$2,500.00 nonrefundable application fee.		
	Affidavit of Authorized Agent (if applicant is not owner).	X	
	Deed or other Proof of Ownership.	X	
	Architectural elevations, dimensioned site plan including required setbacks, location of walk and driveways, location of pools etc.	X	
	Drainage Plans and drainage calculations.	X	
	Landscape and Irrigation Plan.	X	
	Signed and Sealed Survey (prepared within one (1) year prior to submission to the Town).	X	
	Separate application required for Construction Trailers, Sales Trailers and or Storage Containers, and signs, etc.		X
	Site Lighting Plan.		X
	Color renderings of each elevation.	X	
	Upload each of the above documents via the Building Department's Online Portal	X	
	Provide list, map and two (2) sets of mailing labels of the property owners located within the required radius of 500 feet (obtained from the Palm Beach County Property Appraiser's Office)	X	
	You will be required to submit 12 hardcopy sets of ledger size plans when you are notified by staff that your project is scheduled for public hearing.		



TOWN OF HIGHLAND BEACH DEVELOPMENT ORDER APPROVAL APPLICATION

Application # _____

PROPERTY INFORMATION ASSOCIATED WITH THIS APPLICATION		24-43-47-04-60-000-0010
Address: 4306 S. OCEAN BLVD., HIGHLAND BEACH, FL	PCN:	24-43-47-04-60-000-0020 24-43-47-04-60-000-0030
Full Legal Description of the Property [as described in the deed] or reference to an attachment: LOT 19, BLOCK 1, BEL LIDO, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 25, PAGE 97, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA. NOW KNOWN AS ALL OF RESSLER TOWNHOMES, A CONDOMINIUM, ACCORDING TO THE DECLARATION OF CONDOMINIUM RECORDED IN O.R. BOOK 31155, PAGE 64, AND ALL EXHIBITS AND AMENDMENTS THEREOF, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.		
Zoning District: RML	What is the location of the installation? <input type="checkbox"/> Intracoastal Waterway (ICW) <input checked="" type="checkbox"/> Interior Canal/Basin <input type="checkbox"/> N/A	

PROPERTY OWNER (APPLICANT) INFORMATION		
Name: Daniel Edwards	Phone: 585 509 1200	Fax:
Mailing Address: 654 Lakewood Cir W Delray Beach LLC 33445		
Email Address: dedwards@erhart.com		

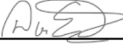
APPLICANT'S AGENT INFORMATION		
Name: TOLY PAPPAS	Phone: 561-243-0799	Fax:
Company Name: RANDALL STOFFT ARCHITECTS		
Mailing Address: 42 N. SWINTON AVE., DELRAY BEACH, FL 33444		
Email Address: TOLY@STOFFT.COM		

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

The existing structure located at 4306 S. Ocean Blvd. consisting of three two story townhome units will be demolished.

The new proposed two-unit three-story townhome development construction project located at 4306 S. Ocean Blvd. will feature a coastal modern architectural design. Each residence will utilize saw cut coral stone veneer cladding and light wood finished architectural elements. Dark gray window and door frames add to the contrast against the stone veneer and white smooth stucco finishes. The private front entry brings the user onto the main level of the residence. On the interior, each residence consists of five bedrooms, five bathrooms, and a cabana bath. The lower level contains a two-car garage. The covered outdoor living area includes a fireplace, summer kitchen, and seating areas with pool deck and waterway views. The adjacent hardscape just beyond the covered outdoor living area features a new pool and spa. The design of the structure integrates screening for all exterior mechanical equipment.

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: 4/22/2024 _____

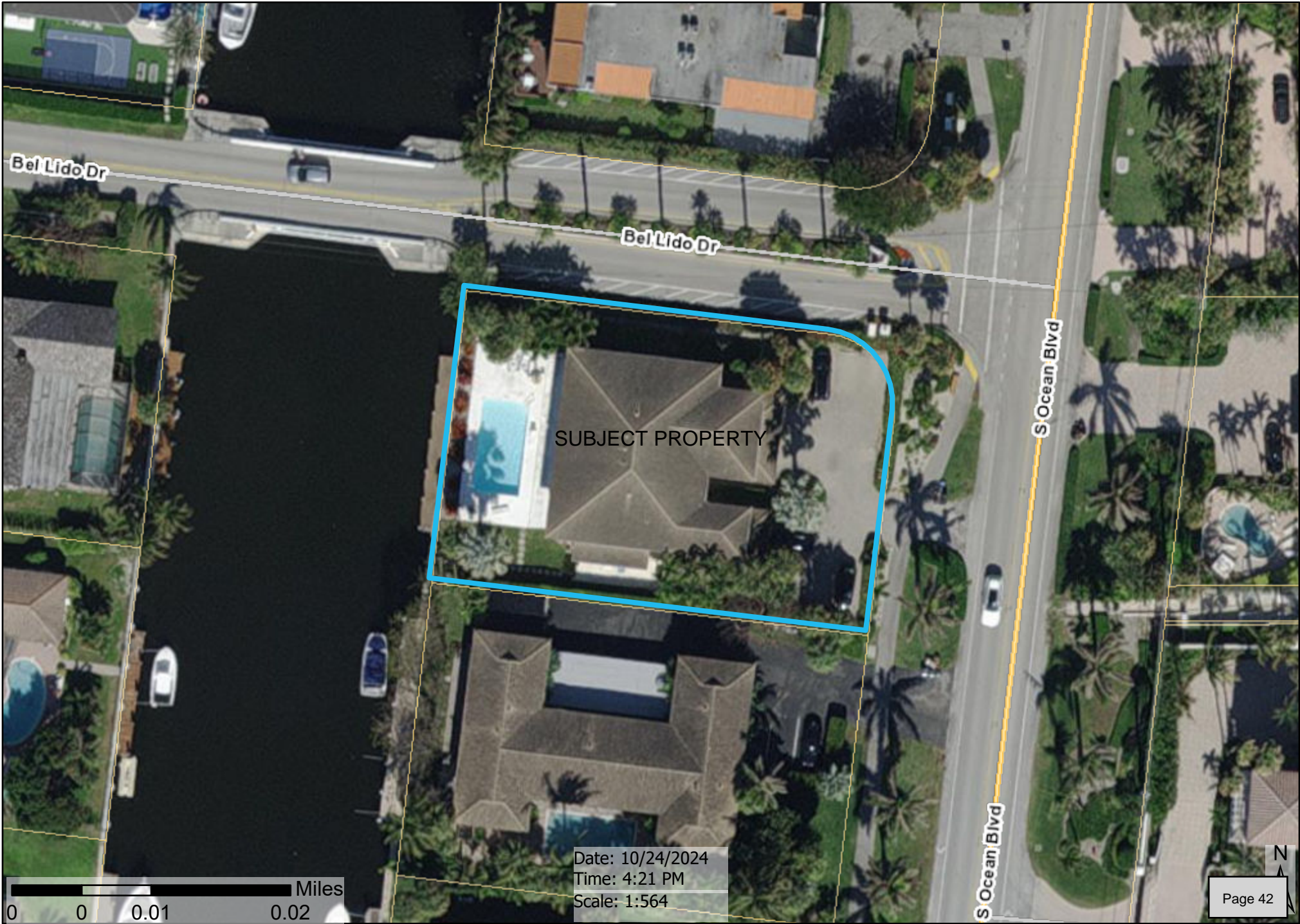
Applicant's Printed Name Daniel E Edwards _____

Received by the Town Clerk's Office:

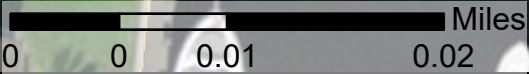
Received By: _____ Date: _____

Date Public Notices Mailed: _____

Date Legal Advertisement Published: _____

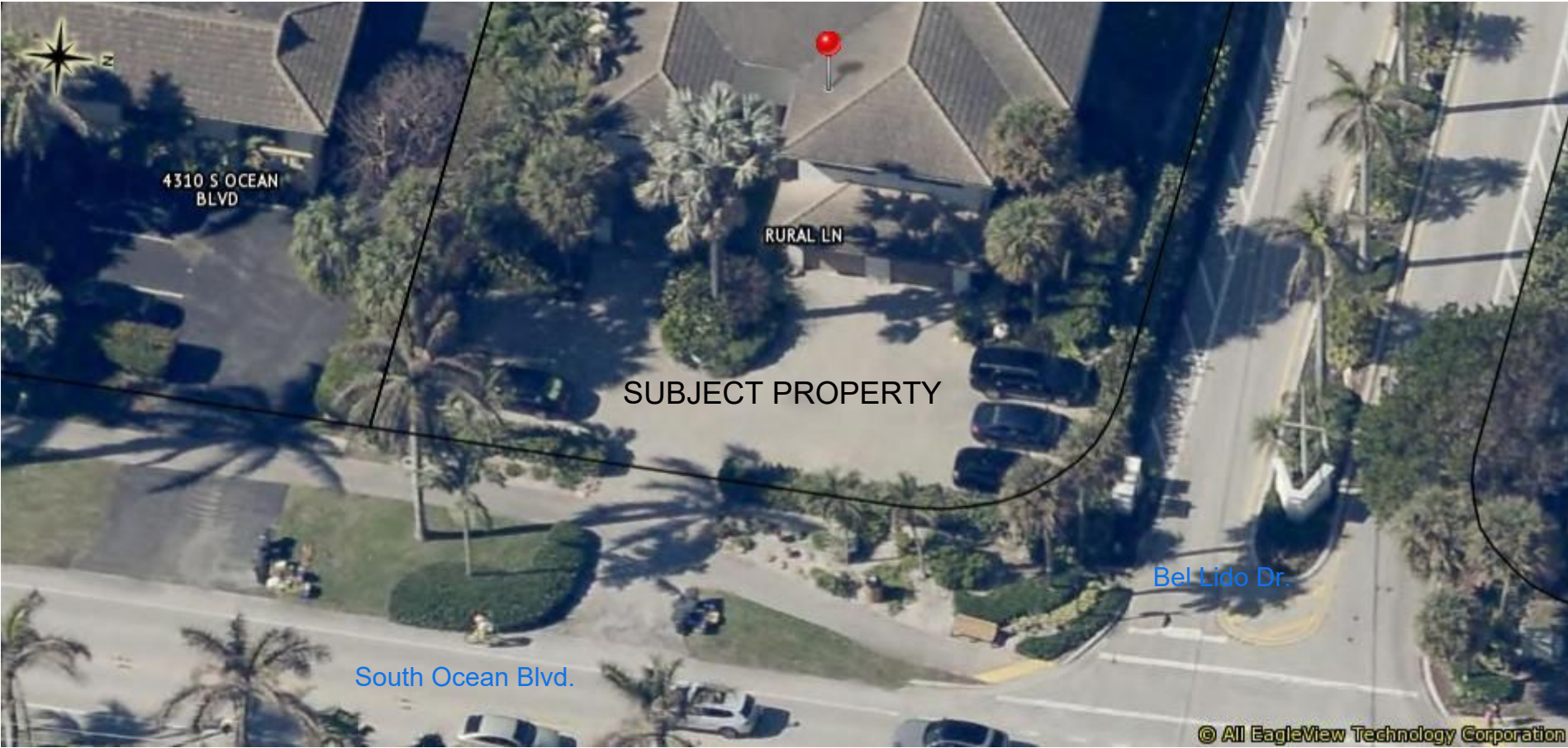


SUBJECT PROPERTY



Date: 10/24/2024
Time: 4:21 PM
Scale: 1:564

4306 South Ocean Blvd (front)



4306 South Ocean Blvd. (rear)



ABBREVIATIONS

Table with 3 columns: Abbreviation, Description, and Symbol. Includes terms like ABOVE, ACCOUS, ADJ, APPROX, BOARD, BLDG, etc.

PROJECT TEAM

Table listing project team members: ARCHITECT (RANDALL STOFF ARCHITECTS), GENERAL CONTRACTOR (CONCEPT DEVELOPMENT), CIVIL ENGINEER (CALFIELD & WHEELER), LANDSCAPE ARCHITECT (DESIGN STUDIO BOCA).

MULTI-FAMILY RESIDENCE



DESIGN PARAMETERS

Table of design parameters including building classification (THREE STORY TOWNHOUSE), code editions (Florida Building Code (FBC) 2023), wind loads, and internal pressure coefficients.

RESIDENTIAL CODE INFORMATION

ALL RESIDENTIAL CONSTRUCTION SHALL COMPLY WITH SEVEN VOLUMES OF THE FLORIDA BUILDING CODE 2023 EDITION. THE CODE IS COMPILED WITH THE LATEST EDITION OF THE NATIONAL ELECTRICAL CODE ADOPTED BY REFERENCE.

DRAWING INDEX

Table listing drawing sheets: A001 COVER SHEET, CS COVER SHEET, PP-1 POLLUTION PREVENTION PLAN & DETAILS, PD-1 GENERAL NOTES PLAN, etc.

CONSTRUCTION NOTES, SPECIFICATIONS AND GENERAL REQUIREMENTS

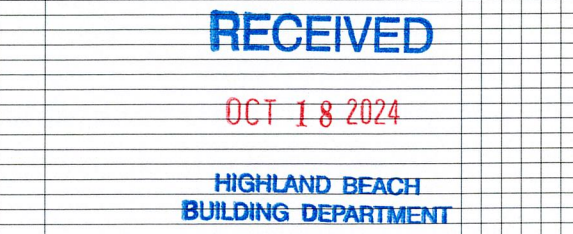
ARCHITECT'S STATUS: A. THE ARCHITECT SHALL NOT BE RESPONSIBLE FOR AND WILL NOT HAVE CONTROL OR CHARGE OF CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES OR PROCEDURES... CODES: A. ALL CODES HAVING JURISDICTION SHALL BE OBSERVED STRICTLY... PERMITS: A. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL REQUIRED BUILDING AND TRADE PERMITS... JOB CONDITIONS: A. THE CONTRACTOR SHALL VISIT THE PROJECT SITE PRIOR TO SUBMITTAL OF BID... WORK NECESSARY TO COMPLETE CONSTRUCTION: A. IT IS THE PURPOSE OF THESE PLANS AND SPECIFICATIONS TO DESCRIBE A COMPLETE AND FINISHED PROJECT OTHER THAN ITEMS MARKED 'N/C' (NOT IN CONTRACT).

EARTH WORK: A. PERFORM ALL WORK IN CONFORMANCE WITH THE FINAL SOILS, COMPACTION AND GEOTECHNICAL REPORTS... CONCRETE: A. GENERAL: ALL CONCRETE WORK SHALL CONFORM TO ALL RECOMMENDATIONS AND REQUIREMENTS OF ACI 318-19... REINFORCING STEEL: A. ALL WORK SHALL COMPLY WITH THE REQUIREMENTS SET FORTH IN THE MANUAL OF STANDARD PRACTICE FOR DETAILING REINFORCED CONCRETE STRUCTURES... CLIMATE & GEOGRAPHIC DESIGN CRITERIA: A. PER 2023 FBC-RESIDENTIAL, TABLE R301.2(1), SUBJECT TO DAMAGE FROM WEATHERING IS CLASSIFIED AS 'NEGLECTIBLE'.

TRUSSES: A. THE TRUSS LAYOUT SHOWN ON CONSTRUCTION DOCUMENTS IS SCHEMATIC IN NATURE... ROUGH CARPENTRY: A. ALL BEAMS INSTALLED WITH CROWN UP UNLESS OTHERWISE NOTED... TIMBER: A. STRUCTURAL TIMBER TO BE SOUTHERN PINE #2 (MIN) STRESS GRADE LUMBER OR APPROVED EQUAL... CONCRETE UNIT MASONRY: A. THIS PROJECT IS DESIGNED AS ENGINEERED UNIT MASONRY... SHOP DRAWINGS: A. THE CONTRACTOR SHALL SUBMIT THREE COPIES OF ALL SHOP DRAWINGS... SECTION AND DETAILS: ALL DETAILS, SECTIONS AND NOTES SHOWN ON THE DRAWINGS ARE INTENDED TO BE TYPICAL AND SHALL APPLY TO SIMILAR SITUATIONS ELSEWHERE U.N.O... PLUMBING FIXTURES: A. ALL SHOWER HEADS SHALL HAVE ANTI-SCALDING PROTECTION... STRUCTURAL STEEL: A. WORKMANSHIP: WORK SHALL COMPLY WITH A.I.S.I. C. LRFD 15TH EDITION, UNLESS MORE EXACTING REQUIREMENTS ARE SPECIFIED IN THE CONTRACT DOCUMENTS.

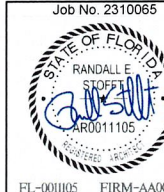
DOORS AND WINDOWS: A. PER FBC 406.3.2.1 DOOR OPENINGS BETWEEN THE GARAGE AND DWELLING TO BE SOLID CORE NOT LESS THAN 1 1/2" THICK OR BE IN COMPLIANCE WITH FBC 716.3 WITH A FIRE PROTECTION RATING NOT LESS THAN 20 MINUTES... THERMAL MOISTURE PROTECTION: A. INSULATION: INSULATION SHALL BE PROVIDED AND INSTALLED PER FBC 2023 ENERGY CONSERVATION CODE... B. ROOF TILE: TILE SHALL BE AS SHOWN ON DRAWINGS AND AS SELECTED BY ARCHITECT/DESIGNER...

RECEIVED OCT 18 2024 HIGHLAND BEACH BUILDING DEPARTMENT. Job No. 2310065. RANDALL STOFF ARCHITECTS. State of Florida seal.



MULTI-FAMILY RESIDENCE 4306 S. OCEAN BLVD., HIGHLAND BEACH, FLORIDA

RANDALL STOFF ARCHITECTS distinctive, inspirational, architecture.



FL-00105 FIRM-AA003379. A001 Page 45

TOWN D.O.A. SET 04-19-24

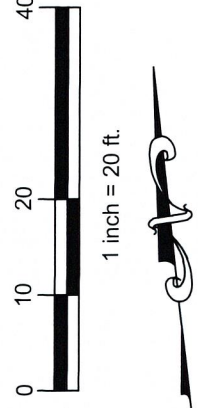
Y:\Denny\Projects\MULTI-FAMILY\310065 - EDWARDS - 4306 S OCEAN BLVD\SHIFTFIELD\BIDDWARDS_A001.dwg: 8/22/2024 4:36:06 PM

WWW.STOFFTCOM

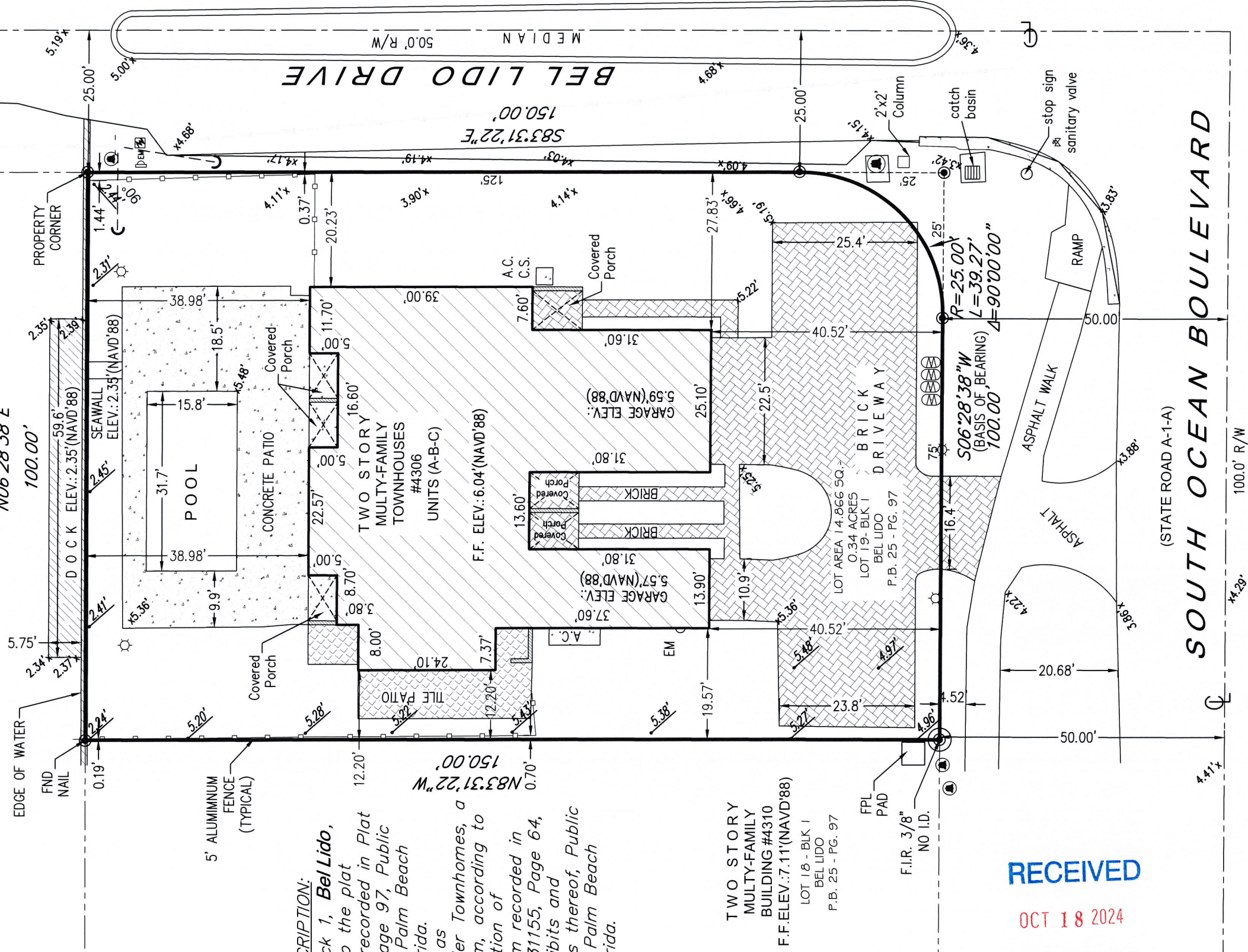
THE FOLLOWING ITEMS ARE FROM OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY;
 COMMITMENT NUMBER: 1423295; COMMITMENT DATE: JULY 4, 2023 AT 11:00 P.M.

ITEM	RECORDING DATA	DESCRIPTION	APPLIES?	PLOTTED?
6.	PB 25, PG 97	PLAT MATTERS	YES	YES
7.	PB 24, PG 158	PLAT MATTERS	NO	NO
8.	ORB 31155, PG 64	CONDOMINIUM DECLARATION	YES	NO
9.	ORB 110, PG 511	DECLARATION	NOT AVAILABLE	NOT AVAILABLE
10.	ORB 110, PG 511	DECLARATION	NOT AVAILABLE	NOT AVAILABLE
11.	ORB 198, PG 142	EASEMENT	YES	NO

CERTIFIED TO:
 EDWARDS DANIEL



CANAL
 100' R/W CANAL
 N06°28'38"E
 100.00'



LEGAL DESCRIPTION:
 Lot 19, Block 1, *Bel Lido*,
 according to the plat
 thereof as recorded in Plat
 Book 25, Page 97, Public
 Records of Palm Beach
 County, Florida.
 now known as
 All of Ressler Townhomes, a
 Condominium, according to
 The Declaration of
 Condominium recorded in
 O.R. Book 31155, Page 64,
 and all exhibits and
 amendments thereof, Public
 Records of Palm Beach
 County, Florida.

TWO STORY
 MULTI-FAMILY
 BUILDING #4310
 F.F.ELEV.: 7.11' (NAVD'88)
 LOT 18 - BLK 1
 BEL LIDO
 P.B. 25 - PG. 97

RECEIVED
 OCT 18 2024
 HIGHLAND BEACH
 BUILDING DEPARTMENT

- LEGEND**
- P.B.C.R. = PALM BEACH COUNTY RECORDS
 - A.E. = ANCHOR EASEMENT
 - B.M. = BENCHMARK
 - W.A.S.E. = WATER AND SEWER EASEMENT
 - Ø = DIAMETER
 - C = CENTERLINE
 - CONC. = CONCRETE
 - CONC. BLOCK STRUCTURE
 - Δ = DELTA
 - E.L. = ELEVATION
 - F.F. = FINISHED FLOOR
 - F.F. = FINISHED FLOOR
 - F.I.R. = FOUND IRON ROD
 - F.N.D. = FOUND NAIL AND DISC
 - L.B. = LICENSED SURVEY BUSINESS
 - L.M.E. = LAKE MAINTENANCE EASEMENT
 - L.S. = LICENSED SURVEYOR
 - N.O.I.D. = NOT IDENTIFIABLE
 - N/A = NOT APPLICABLE
 - O/L = ON LINE
 - P.B. = PLAT BOOK
 - P.G. = PAGE
 - P.O.B. = POINT OF BEGINNING
 - P.O.C. = POINT OF CURVATURE
 - P.P.M. = PERMANENT REFERENCE MONUMENT
 - R.W. = RIGHT OF WAY
 - U.E. = UTILITY EASEMENT
 - ISACA = ITS SUCCESSORS AND/OR ASSIGNS
 - ATMA = AS THEIR INTEREST MAY APPEAR
 - NAVD'88 = NORTH AMERICAN VERTICAL DATUM OF 1988
 - BLK = BLOCK
 - BLD = BUILDING
 - E = LAKE MAINTENANCE EASEMENT

- SYMBOL**
- IRRIGATION CONTROL VALVE
 - CATCH BASIN
 - WATER METER
 - UTILITY POLE
 - LIGHT POLE
 - FIRE HYDRANT
 - CABLE BOX
 - ELECTRIC BOX
 - TELEPHONE BOX
 - WATER VALVE
 - CONCRETE UTILITY POLE
 - BACKFLOW PREVENTER
 - SANITARY MANHOLE
 - OVERHEAD WIRE LINE (OHW)
 - CHAIN LINK FENCE (C.L.F)
 - WOOD FENCE (WF)
 - METAL FENCE (MF)
 - PLASTIC FENCE (PF)
 - WIRE FENCE (WF)
 - TOP OF BANK (T.O.B)

BENCHMARK OF ORIGIN: PALM BEACH COUNTY BENCHMARK "SPOCK"
 ELEVATION: 11.282' (NAVD'88)

SURVEY NOTES:
 LOCATIONS ARE LIMITED TO VISIBLE IMPROVEMENTS ONLY AS SHOWN HEREON. LANDS SHOWN HEREON
 WERE NOT ABSTRACTED BY THE SURVEYOR FOR EASEMENTS, RIGHT-OF-WAYS OF RECORD, OTHER
 RESTRICTIONS OR RESERVATIONS. DESCRIPTIONS PROVIDED BY CLIENT, OR THEIR REPRESENTATIVE. ALL
 DOCUMENTS ARE RECORDED IN SAME COUNTY AS PROPERTY LOCATION UNLESS OTHERWISE NOTED.
 ROOF OVERHANGS NOT LOCATED. SURVEY MEETS ACCURACY STANDARD FOR SUBURBAN SURVEYS (1
 FOOT IN 7500 FEET). ELEVATIONS SHOWN HEREON ARE REFERENCED TO NAVD'88, UNLESS OTHERWISE
 NOTED.
 BASELINE LAND SURVEY LLC DOES NOT EMPLOY A CERTIFIED ARBORIST ON STAFF AND, AS SUCH, NO
 GUARANTEE OF THE EXACT IDENTIFICATION OF TREES SHOWN HEREON CAN BE MADE. A CERTIFIED
 ARBORIST SHOULD BE CONSULTED FOR CONCLUSIVE IDENTIFICATION OF TREES SHOWN HEREON.

MAP OF BOUNDARY SURVEY SCALE: 1" = 20'
COMMUNITY PANEL # FLOOD ZONE: BASE FLOOD EL.: DRAIN BY: S.G.
 125111-0989-F AE 6.0' (NAVD'88) CHECKED BY: J.E.K.
DATE OF FIRM: 10/05/2017
PROPERTY ADDRESS: 4306 S. OCEAN BLVD. (A-B-C), HIGHLAND BEACH, FLORIDA, 33487
DATE OF SURVEY: 08/20/2024
PARTY: CHIEF: J.E.K. SURVEYOR AND MAPPING: JOHN E. KUJAR, P.S.M. STATE OF FLORIDA
SURVEY DATE: 02/20/2024
NOTES/REVISIONS: THIS SURVEY MEETS THE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 32-17, FLORIDA ADMINISTRATIVE CODE.
 JOHN E. KUJAR, P.S.M. STATE OF FLORIDA
 PROFESSIONAL SURVEYOR AND MAPPING LS 6711
 NOT VALID WITHOUT THE ELECTRONIC SIGNATURE AND THE ORIGINAL SEAL OF A LICENSED SURVEYOR AND MAPPING
 SURVEY DATE: 02/20/2024
 SHEET 1 OF 1
 Baseline Land Survey LLC
 1400 N.W. 1st COURT
 BOCA RATON, FL 33432
 PH: (561) 417-0700
 JOB NO.: 23-11-002 | LB-8229

EDWARDS DUPLEX

4306 S. OCEAN BLVD
 HIGHLAND BEACH, FL 33487
 PROPOSED DUPLEX
 CIVIL SITE PLAN PACKAGE

RECEIVED

OCT 18 2024

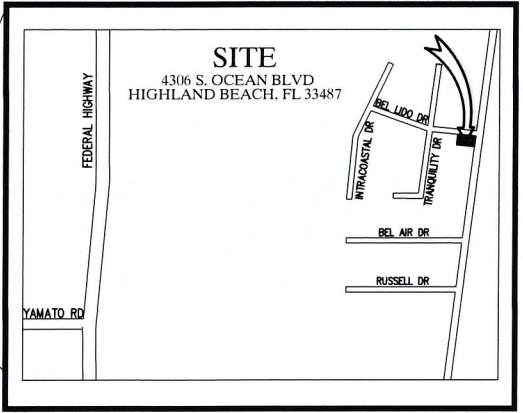
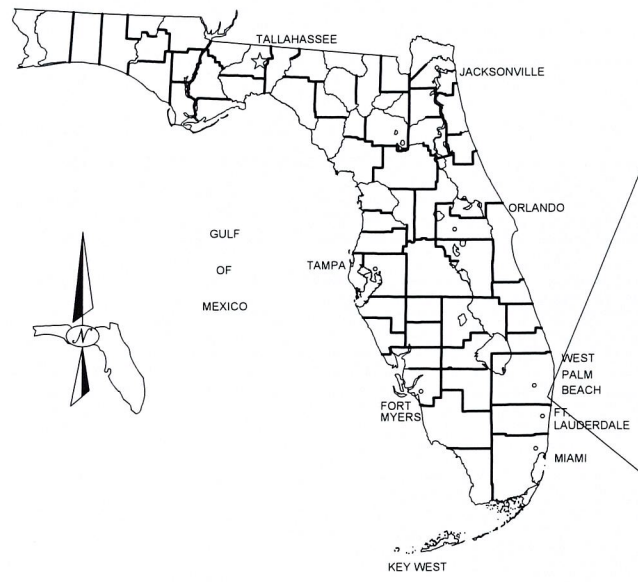
HIGHLAND BEACH
 BUILDING DEPARTMENT

REV PER CITY COMMENTS	DATE	JOB	BY
REVISIONS	07/02/24		
FILE NAME: 10771ENG.dwg			

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



EDWARDS DUPLEX
 COVER SHEET
 4306 S. OCEAN BLVD
 HIGHLAND BEACH, FLORIDA 33487



LOCATION MAP
 N.T.S.

SHEET

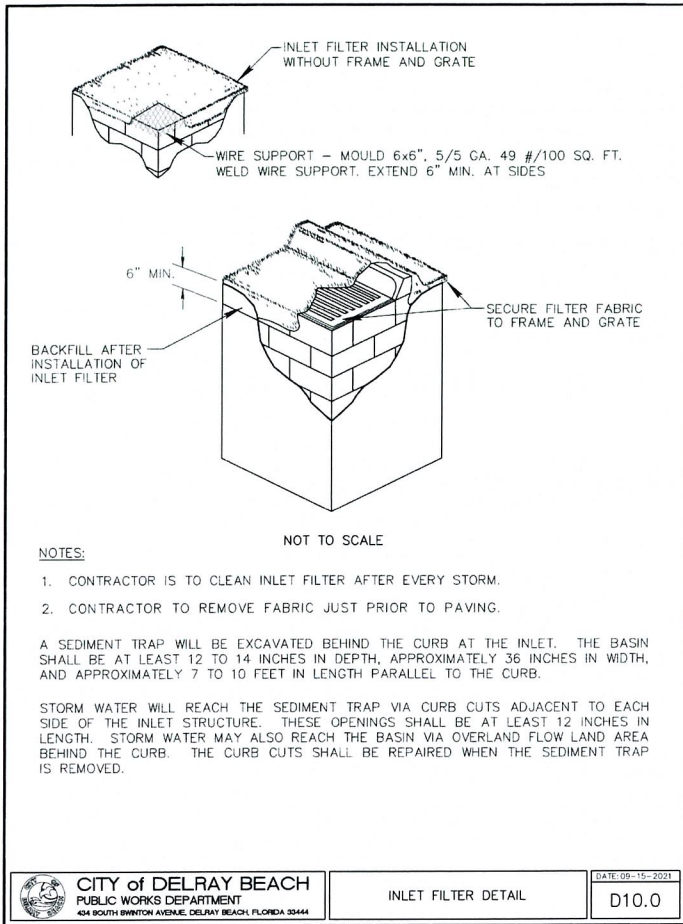
DESCRIPTION

CS	Cover Sheet
PP-1	Pollution Prevention Plan & Details
PD-1	General Notes Plan
PD-1A	Demolition Plan
PD-2	Paving & Grading Plan
PD-2A	Drainage Plan
PD-3	Pavement, Marking & Signage Plan
PD-4 to PD-5	Paving & Grading & Drainage Details
WS-1	Water Distribution, Sanitary Sewer and Utility Plan
WS-2, WS-3	Water Distribution, & Sanitary Sewer Details

DATE	04/16/24
DRAWN BY	JRH
FB / PG	---
SCALE	NTS

MATTHEW V. KAHN
 PROFESSIONAL ENGINEER
 LICENSE NO. 82227
 STATE OF FLORIDA
 - FOR THE FIRM -
 DATE

JOB #	10771
SHT. NO.	47
OF	12



1. THE INTENT OF EROSION CONTROL MEASURES INDICATED GRAPHICALLY ON PLANS IS TO PROVIDE A BARRIER TO CONTAIN SILT AND SEDIMENT ON THE PROJECT SITE. THIS REPRESENTATION IS PROVIDED FOR THE CONVENIENCE OF THE CONTRACTOR. THE TEST OF EROSION CONTROL EFFECTIVENESS IS NOT TO BE DETERMINED BY ADHERENCE TO THE REPRESENT SET FORTH ON THE DRAWINGS AND SPECIFICATIONS, BUT BY MEETING THE REGULATIONS SET FORTH BY THE AUTHORITY HAVING JURISDICTION OVER WATER QUALITY CONTROL AND OTHER SEDIMENTATION RESTRICTION REQUIREMENTS IN THE REGION.

2. APPROVED EROSION AND SEDIMENT CONTROL MEASURES SHALL BE INSTALLED PRIOR TO ANY CLEARING, GRADING, EXCAVATION, FILLING, OR OTHER LAND DISTURBANCE ACTIVITIES, EXCEPT THOSE OPERATIONS NEEDED TO INSTALL SUCH MEASURES.

3. INSPECTION OF ALL EROSION CONTROL MEASURES SHALL BE CONDUCTED WEEKLY, OR AFTER EACH RAINFALL EVENT. REPAIR, AND/OR REPLACEMENT OF SUCH MEASURES SHALL BE MADE PROMPTLY, AS NEEDED.

4. KEEP DUST WITHIN TOLERABLE LIMITS BY SPRINKLING OR OTHER ACCEPTABLE MEANS.

5. ADDITIONAL EROSION AND SEDIMENT CONTROL MEASURES MAY BE REQUIRED IF DEEMED NECESSARY BY ONSITE INSPECTION.

6. FAILURE TO PROPERLY INSTALL AND MAINTAIN EROSION CONTROL PRACTICES SHALL RESULT IN CONSTRUCTION BEING HALTED.

7. DRAINAGE INLETS SHALL BE PROTECTED BY FILTER AND GRADED ROCK AS PER INLET PROTECTION DETAIL.

8. ANY ACCESS ROUTES TO SITE SHALL BE BASED WITH CRUSHED STONE, WHERE PRACTICAL.

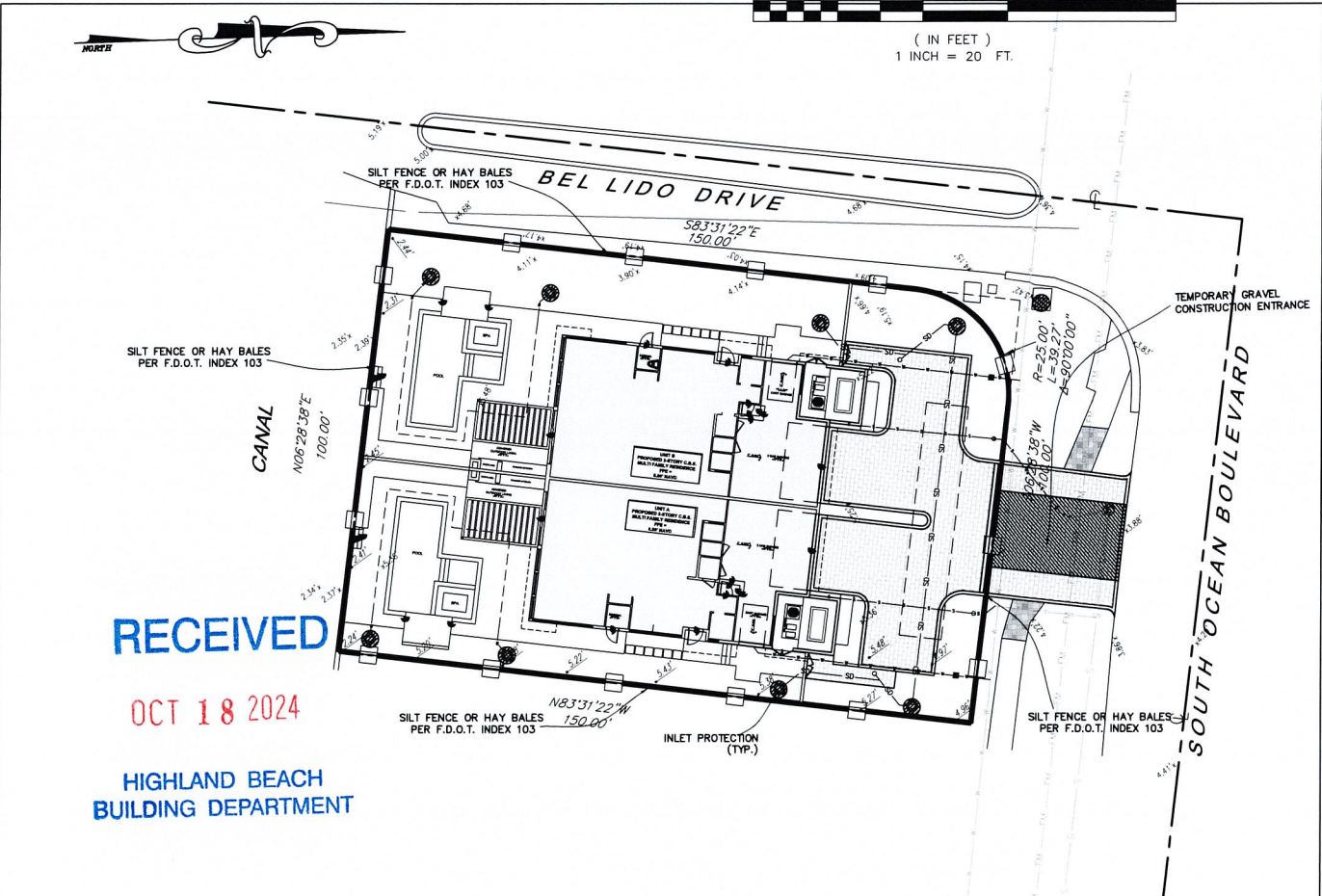
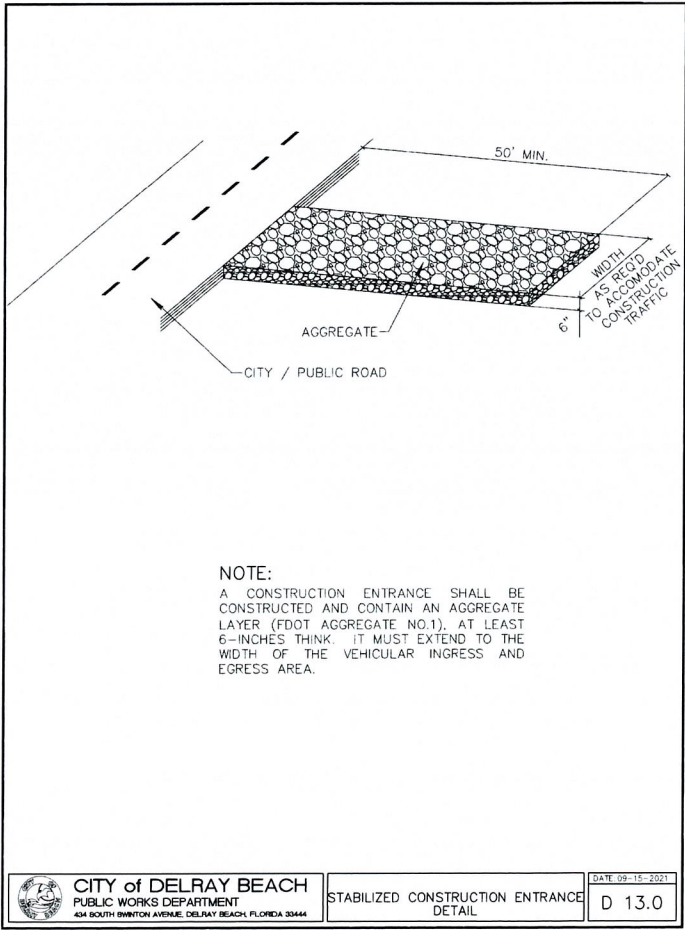
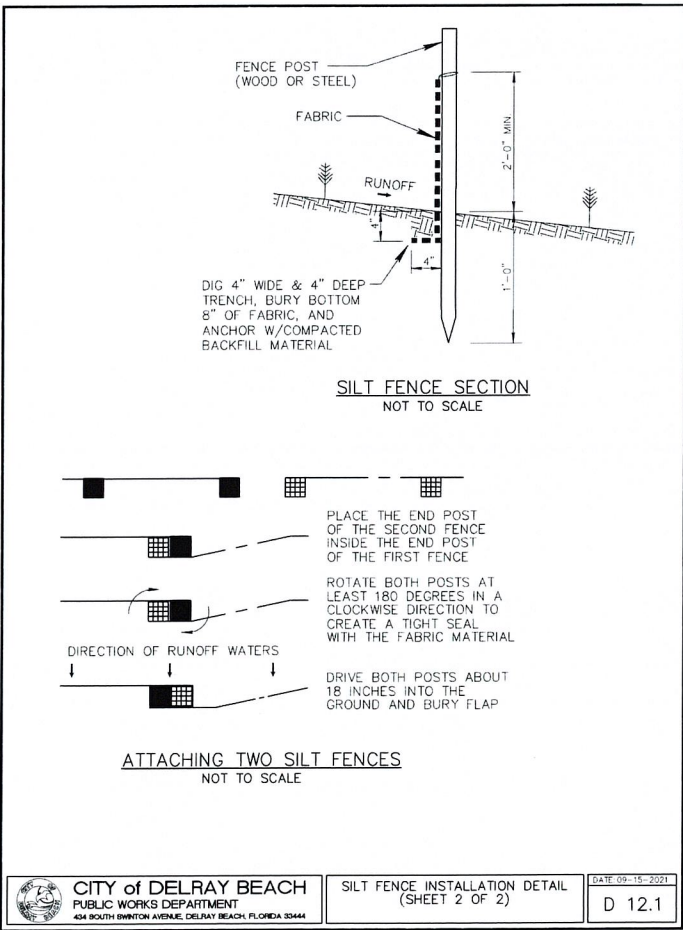
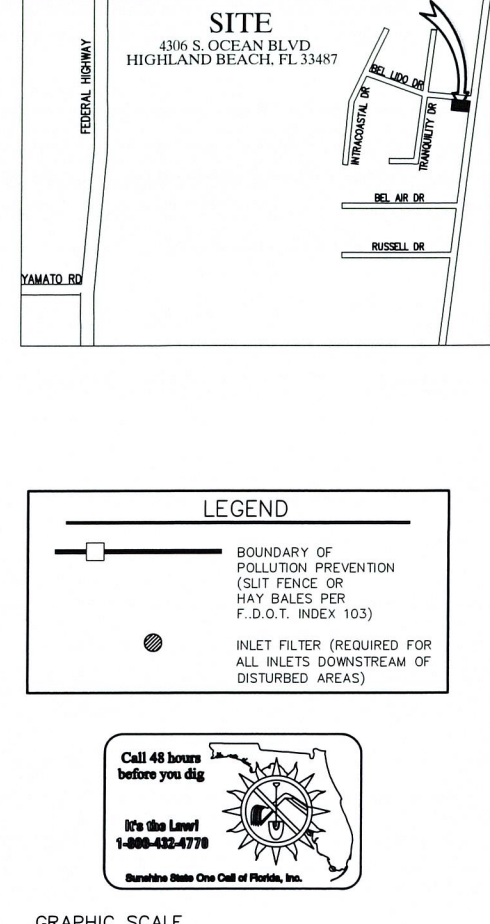
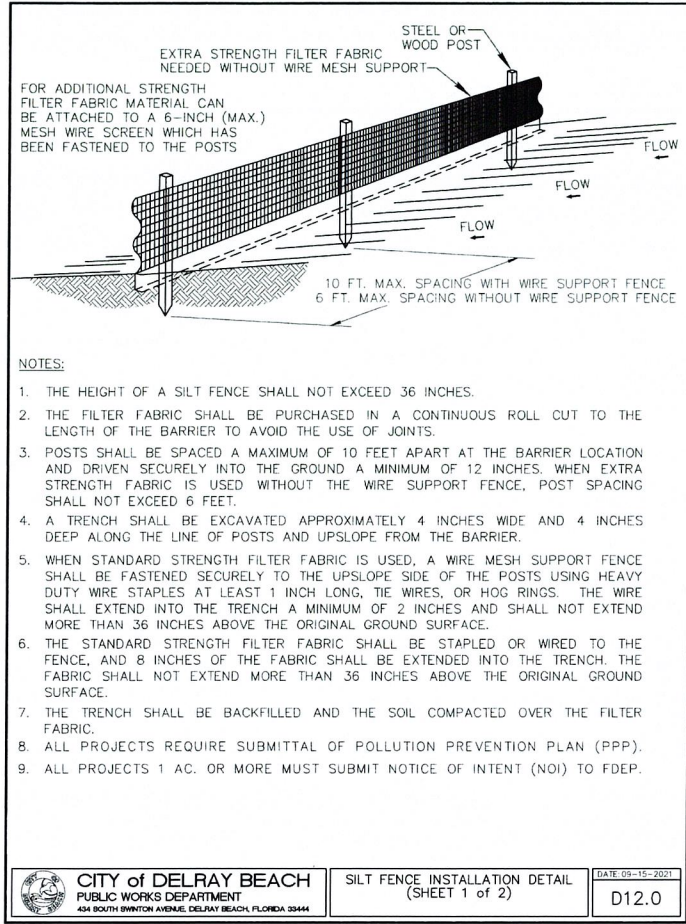
9. EROSION CONTROL MEASURES ARE TO BE MAINTAINED UNTIL PERMANENT GROUND COVER IS ESTABLISHED.

10. WHENEVER FEASIBLE, NATURAL VEGETATION SHALL BE RETAINED AND PROTECTED.

11. ALL WORK IS TO BE IN COMPLIANCE WITH THE RULES AND REGULATIONS SET FORTH BY THE STATE OF FLORIDA, DEPARTMENT OF ENVIRONMENTAL PROTECTION AND THE CITY OF DELRAY BEACH.

12. DISCHARGE FROM DEWATERING OPERATIONS SHALL BE RETAINED ONSITE IN A CONTAINMENT AREA.

CITY of DELRAY BEACH PUBLIC WORKS DEPARTMENT 434 SOUTH SWINTON AVENUE, DELRAY BEACH, FLORIDA 33444	EROSION CONTROL NOTES DETAIL	DATE: 09-15-2021 D 11.0
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REV	DATE	BY
07/02/24		
REV PER CITY COMMENTS		
REVISIONS		
FILE NAME: 107715ENC.dwg		

CAULFIELD & WHEELER, INC.
LANDSCAPE ARCHITECTS
100 BOCA RATON, FLORIDA 33434
PHONE: (561) 392-1991 / FAX: (561) 750-1452

EDWARDS DUPLEX PROPOSED POLLUTION PREVENTION PLAN AND DETAILS
4306 S. OCEAN BLVD
HIGHLAND BEACH, FLORIDA 33487

DATE	04/16/24
DRAWN BY	JRH
F.B. / PG.	---
SCALE	1" = 20'

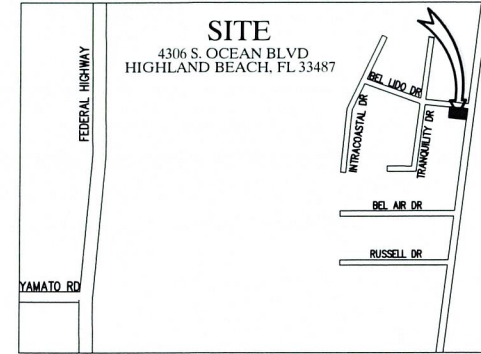
MATTHEW V. KAHN
PROFESSIONAL ENGINEER
LICENSE NO. 82227
STATE OF FLORIDA
FOR THE FIRM -
DATE

JOB #	10771
SHT NO	PF
OF 12	

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OCT 18 2024

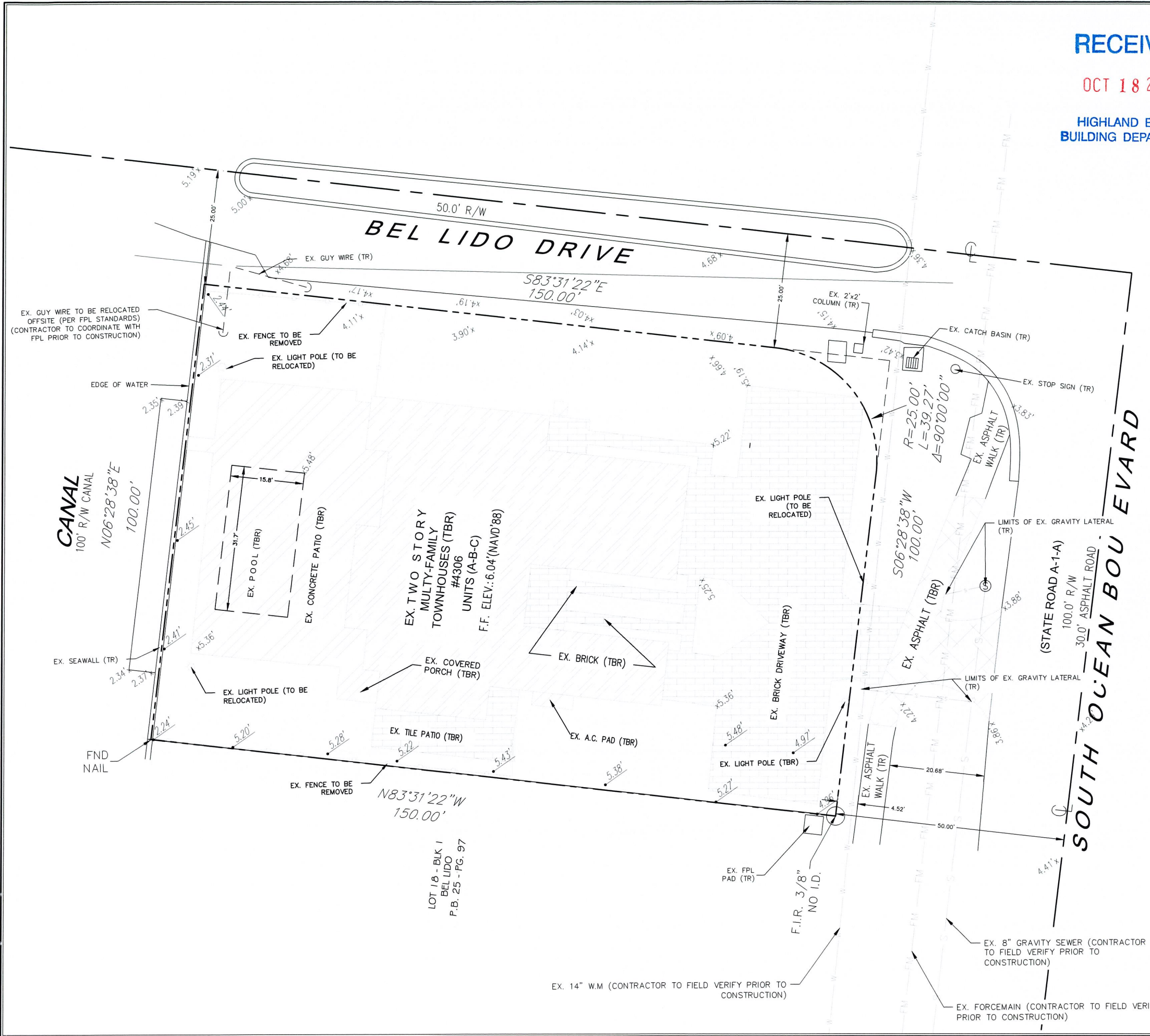
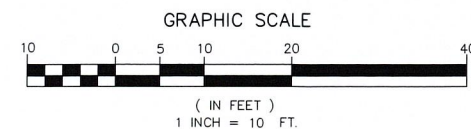
HIGHLAND BEACH BUILDING DEPARTMENT



LEGEND

- PROPERTY/ROW LINE
- EXISTING GRADE
- PROPOSED GRADE
- MATCH EXISTING GRADE
- PROPOSED WATER LINE
- EXISTING WATER LINE
- PROPOSED SANITARY SEWER LINE
- EXISTING SANITARY SEWER LINE
- PROPOSED ELECTRIC LINE
- EXISTING OVERHEAD LINE
- PROPOSED TELEPHONE/CABLE LINE
- EXISTING TELEPHONE/CABLE LINE
- PROPOSED GAS LINE
- EXISTING GAS LINE
- (TBR) TO BE REMOVED
- EX. CONCRETE (TBR)
- EX. BUILDING (TBR)
- EX. PAVER DRIVEWAY (TBR)
- EX. PAVEMENT (TBR)

NOTE: ELEVATION ARE SHOWN IN NAVD CONVERSION NAVD+1.55 = NGVD



REV	PER CITY COMMENTS	DATE	BY
07/02/24			

CAULFIELD & WHEELER, INC.
 LANDSCAPE ARCHITECTURE - SURVEYING
 7900 GLADES ROAD, SUITE 100
 BOCA RATON, FLORIDA 33434
 PHONE (561) 392-1991 / FAX (561) 750-1452
 FILE NAME: 10771ENC.dwg

EDWARDS DUPLEX
 PROPOSED
 DEMOLITION PLAN
 4306 S. OCEAN BLVD
 HIGHLAND BEACH, FLORIDA 33487

DATE	04/16/24
DRAWN BY	JRH
F.B. / PG.	---
SCALE	1" = 10'

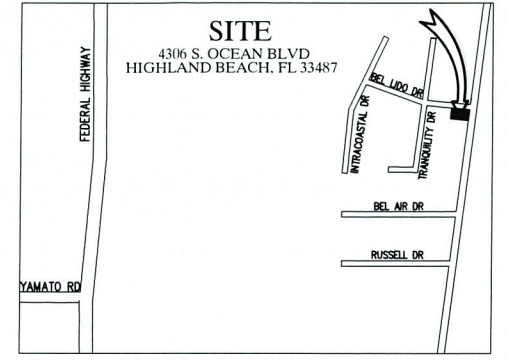
MATTHEW V. KAHN
 PROFESSIONAL ENGINEER
 LICENSE NO. 82227
 STATE OF FLORIDA
 FOR THE FIRM -
 DATE

JOB #	10771
SHT NO	PD
OF 12	

RECEIVED

OCT 18 2024

HIGHLAND BEACH
BUILDING DEPARTMENT

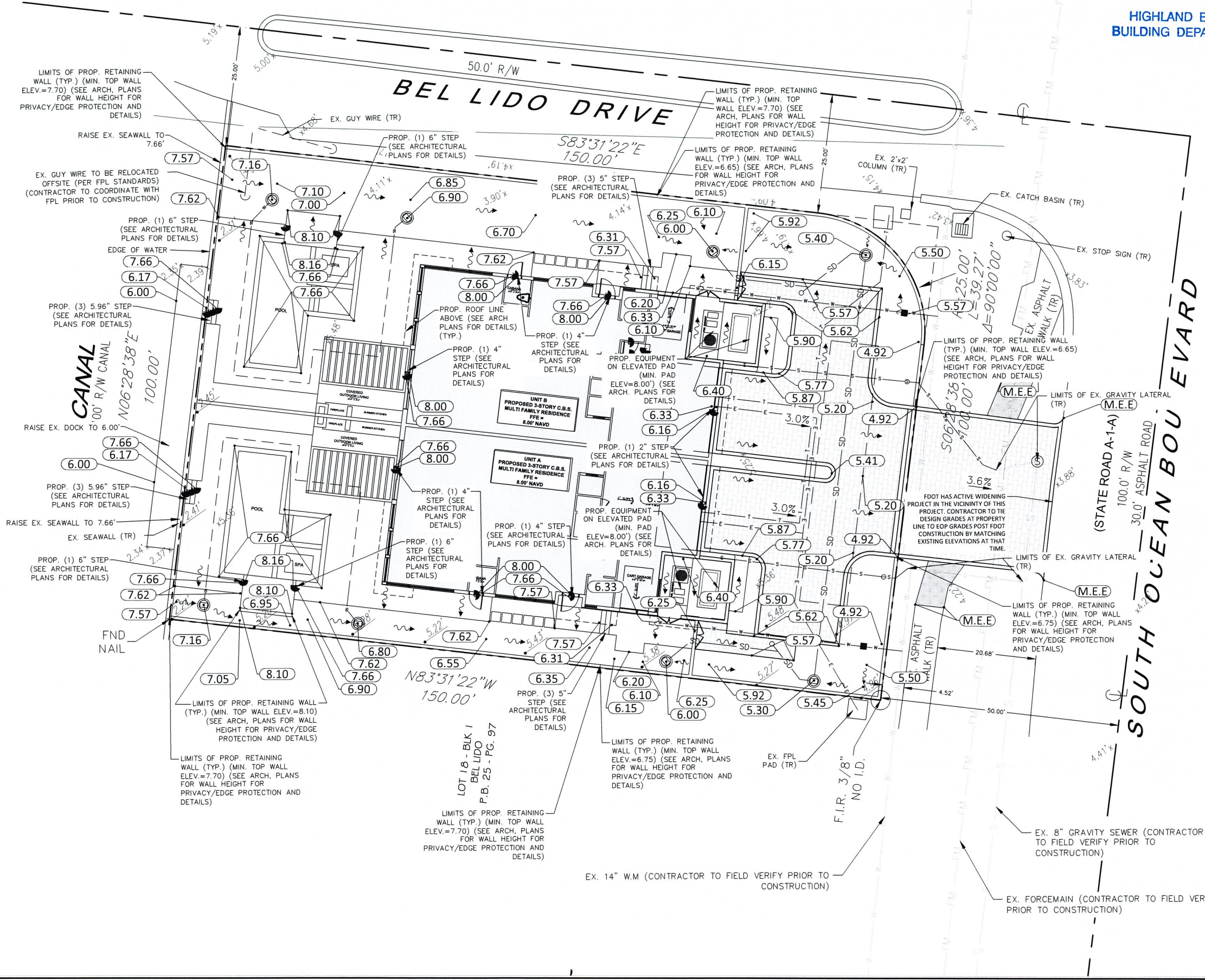
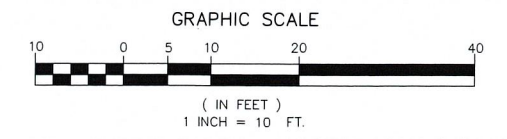


LEGEND

- PROPERTY/ROW LINE
- PROPOSED DRAINAGE PIPE
- PROPOSED YARD DRAIN
- EXISTING GRADE
- PROPOSED GRADE
- MATCH EXISTING GRADE
- PROPOSED WATER LINE
- EXISTING WATER LINE
- PROPOSED SANITARY SEWER LINE
- EXISTING SANITARY SEWER LINE
- PROPOSED ELECTRIC LINE
- EXISTING OVERHEAD LINE
- PROPOSED TELEPHONE/CABLE LINE
- EXISTING TELEPHONE/CABLE LINE
- PROPOSED GAS LINE
- EXISTING GAS LINE
- PROPOSED BUILDING
- PROPOSED PAVERS
- PROPOSED ASPHALT SIDEWALK



NOTE:
ELEVATION ARE SHOWN IN NAVD
CONVERSION NAVD+1.55 = NGVD



REV	PER CITY COMMENTS	DATE	BY
07/02/24			

CAULFIELD & WHEELER, INC.
 LANDSCAPE ARCHITECTURE & CIVIL ENGINEERING
 7000 CLAYTON ROAD, SUITE 100
 BOCA RATON, FLORIDA 33434
 PHONE (561) 392-1991 / FAX (561) 750-1452

EDWARDS DUPLEX
 PROPOSED PAVING
 & GRADING PLAN
 4306 S OCEAN BLVD
 HIGHLAND BEACH, FLORIDA 33487

DATE	04/16/24
DRAWN BY	JRH
F.B. / PG.	---
SCALE	1" = 10'

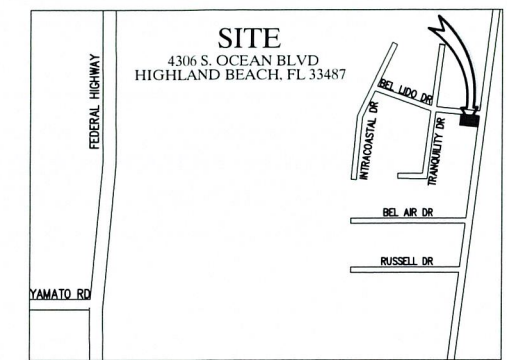
MATTHEW V. KAHN
 PROFESSIONAL ENGINEER
 LICENSE NO. 82227
 STATE OF FLORIDA
 - FOR THE FIRM -
 DATE

JOB #	10771
SHT. NO.	PD
OF 12	Page 51

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OCT 18 2024

HIGHLAND BEACH BUILDING DEPARTMENT

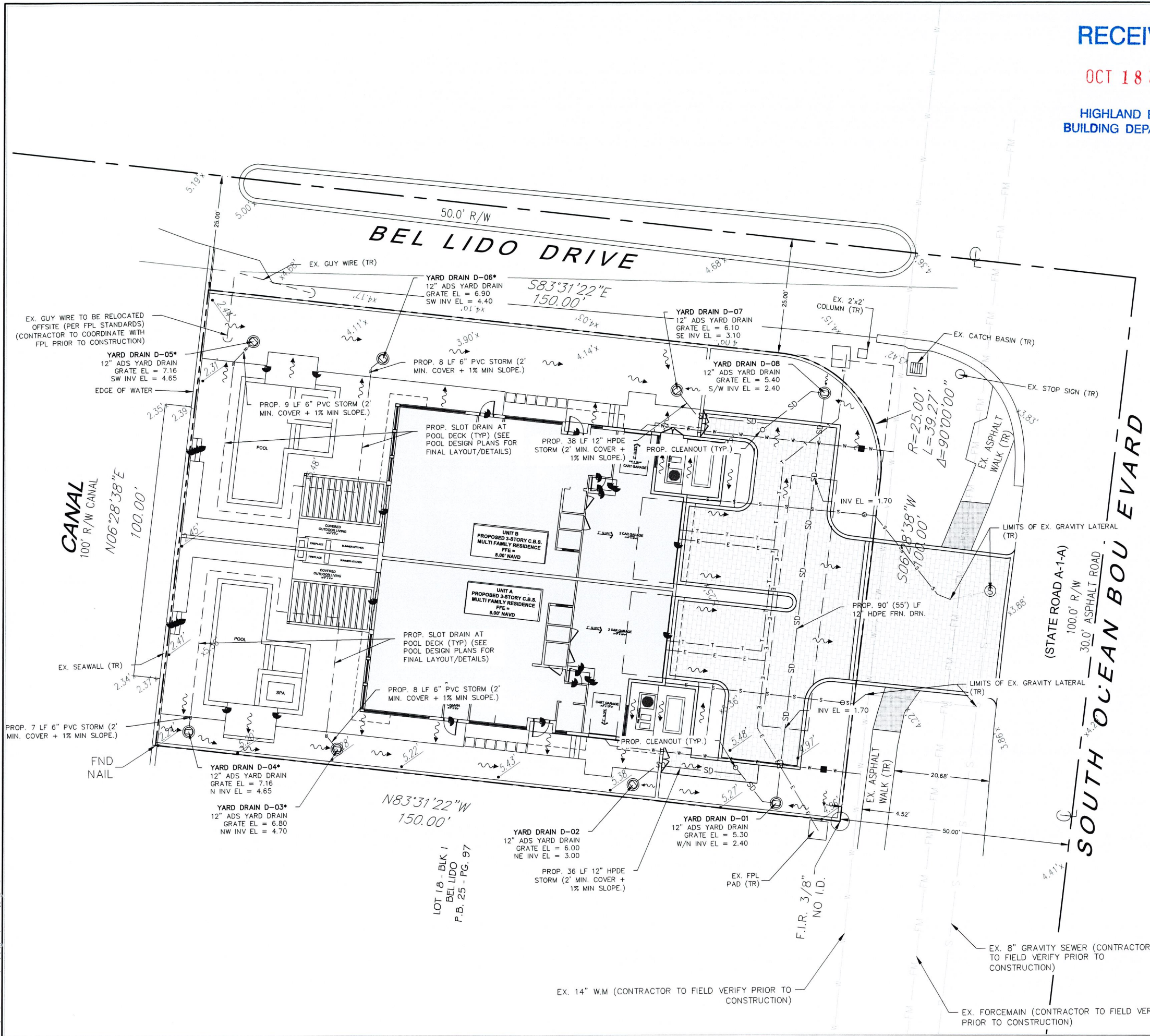
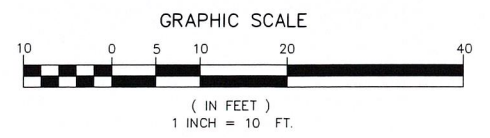


LEGEND

- PROPERTY/ROW LINE
- PROPOSED DRAINAGE PIPE
- PROPOSED YARD DRAIN
- EXISTING GRADE
- PROPOSED GRADE
- MATCH EXISTING GRADE
- PROPOSED WATER LINE
- EXISTING WATER LINE
- PROPOSED SANITARY SEWER LINE
- EXISTING SANITARY SEWER LINE
- PROPOSED ELECTRIC LINE
- EXISTING OVERHEAD LINE
- PROPOSED TELEPHONE/CABLE LINE
- EXISTING TELEPHONE/CABLE LINE
- PROPOSED GAS LINE
- EXISTING GAS LINE
- PROPOSED BUILDING
- PROPOSED PAVERS
- PROPOSED ASPHALT SIDEWALK

NOTE: ELEVATION ARE SHOWN IN NAVD CONVERSION NAVD+1.55 = NGVD

* PLEASE SEE SPECIAL YARD DRAIN DETAIL



REV	PER	CITY COMMENTS	DATE	JOB	BY
			07/02/24		

CAULFIELD & WHEELER, INC.
 CIVIL ENGINEERING SURVEYING
 LANDSCAPE ARCHITECTURE
 1000 BOCA RATON, FLORIDA 33434
 PHONE (561)-392-1991 / FAX (561)-750-1452

EDWARDS DUPLEX
 PROPOSED
 DRAINAGE PLAN
 4306 S. OCEAN BLVD
 HIGHLAND BEACH, FLORIDA 33487

DATE 04/16/24
 DRAWN BY JRH
 F.B / PG. ---
 SCALE 1" = 10'

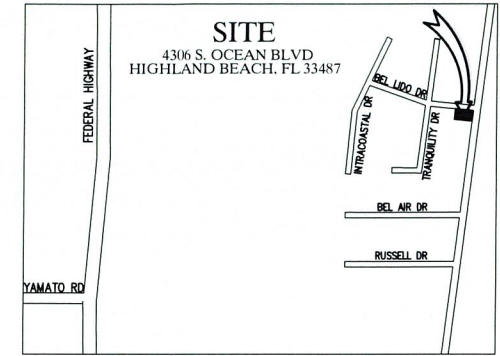
MATTHEW V. KAHN
 PROFESSIONAL ENGINEER
 LICENSE NO. 82227
 STATE OF FLORIDA
 FOR THE FIRM -
 DATE

JOB # 10771
 SHIT NO. PD.
 OF 12 Page 52

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OCT 18 2024

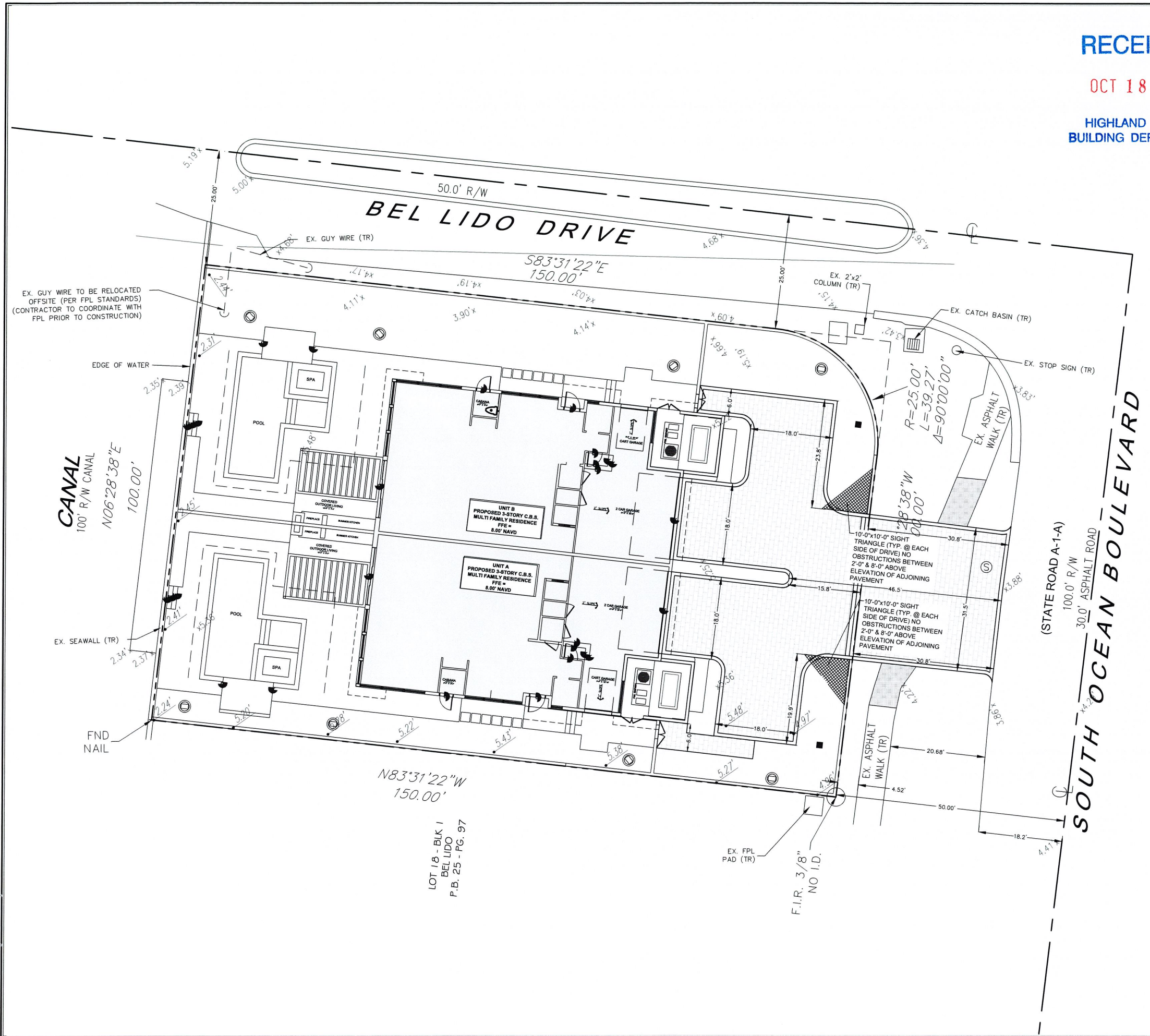
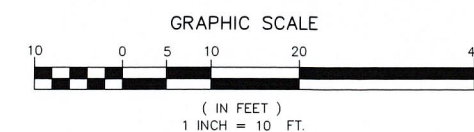
HIGHLAND BEACH BUILDING DEPARTMENT



LEGEND

- PROPERTY/ROW LINE
- PROPOSED DRAINAGE PIPE
- PROPOSED YARD DRAIN
- EXISTING GRADE
- PROPOSED GRADE
- MATCH EXISTING GRADE
- PROPOSED WATER LINE
- EXISTING WATER LINE
- PROPOSED SANITARY SEWER LINE
- EXISTING SANITARY SEWER LINE
- PROPOSED ELECTRIC LINE
- EXISTING OVERHEAD LINE
- PROPOSED TELEPHONE/CABLE LINE
- EXISTING TELEPHONE/CABLE LINE
- PROPOSED GAS LINE
- EXISTING GAS LINE
- PROPOSED BUILDING
- PROPOSED PAVERS
- PROPOSED ASPHALT SIDEWALK

NOTE: ELEVATION ARE SHOWN IN NAVD CONVERSION NAVD+1.54 = NGVD



REV	PER CITY COMMENTS	DATE	JOB	BY
07/02/24				

CAULFIELD & WHEELER, INC.
 CIVIL ENGINEERING - SURVEYING
 LANDSCAPE ARCHITECTURE - SITE PLAN
 8000 BLUES FOREVER SUITE 100
 8000 BLUES FOREVER SUITE 100
 HIGHLAND BEACH, FLORIDA 33487
 PHONE (561) 392-1991 / FAX (561) 750-1452

EDWARDS DUPLEX PROPOSED PAVEMENT, MARKING & SIGNAGE PLAN
 4306 S. OCEAN BLVD
 HIGHLAND BEACH, FLORIDA 33487

DATE 04/16/24
 DRAWN BY JRH
 F.B./PG. ---
 SCALE 1" = 10'

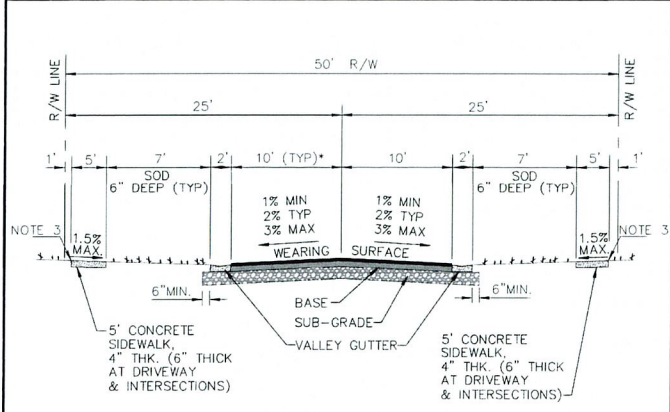
MATTHEW V. KAHN
 PROFESSIONAL ENGINEER
 LICENSE NO. 82227
 STATE OF FLORIDA
 FOR THE FIRM -
 DATE

JOB # 10771
 SHEET NO. PD
 OF 12 SHEETS
 Page 53

OCT 18 2024

HIGHLAND BEACH BUILDING DEPARTMENT

DATE	07/02/24
BY	
REVISIONS	
FILE NAME	10771_ENG.dwg



PAVEMENT SPECIFICATIONS	
WEARING SURFACE	3" TYPE S-III (2 LIFTS) AFTER COMPACTION SEE NOTE 2
BASE	8" LIMEROCK OR 10" CRUSHED CONCRETE COMPACTED TO 98% MAX. DENSITY PER AASHTO T-180. PRIME & TACK COAT PER FDOT SECTION 300.
SUBGRADE	12" STABILIZED (75 P.S.I. FBV) AND COMPACTED TO 98% MAX. DENSITY PER AASHTO T-180.

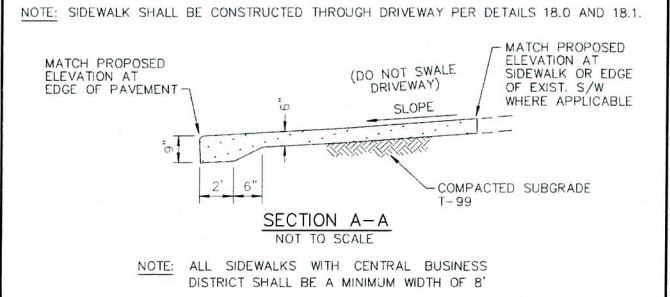
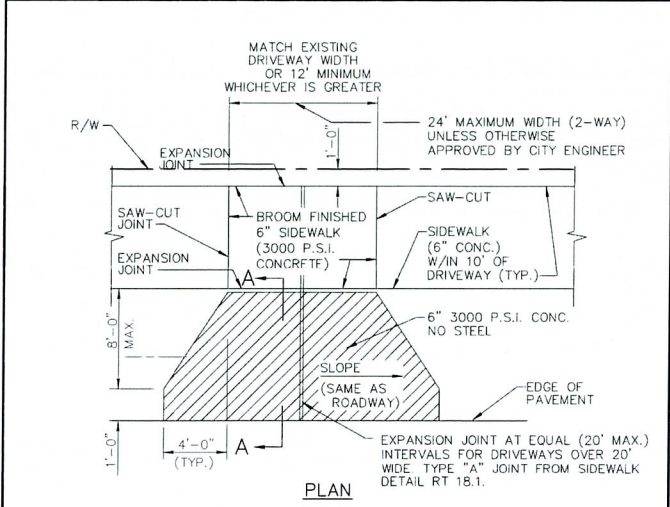
- NOTE:**
- VARIATION FROM MATERIAL SPECIFICATIONS WILL BE CONSIDERED ON A CASE BY CASE BASIS BY THE CITY ENGINEER.
 - 2ND LIFT SHALL NOT BE PAVED UNTIL CONSTRUCTION VEHICLES AND EQUIPMENT HAVE COMPLETED WORK.
 - IN UNDEVELOPED LOCATION, ELEVATION TO BE SET EQUAL TO ROADWAY CROWN. IN PREVIOUSLY DEVELOPED AREAS, MATCH EXISTING GRADES.
- * LANE WIDTHS MUST BE APPROVED BY CITY ENGINEERING PRIOR TO DESIGN.

CITY of DELRAY BEACH
PUBLIC WORKS DEPARTMENT
434 SOUTH SWINTON AVENUE, DELRAY BEACH, FLORIDA 33444

TYPICAL 50' R/W SECTION WITH VALLEY GUTTER

DATE: 09-15-2021

RT 1.0

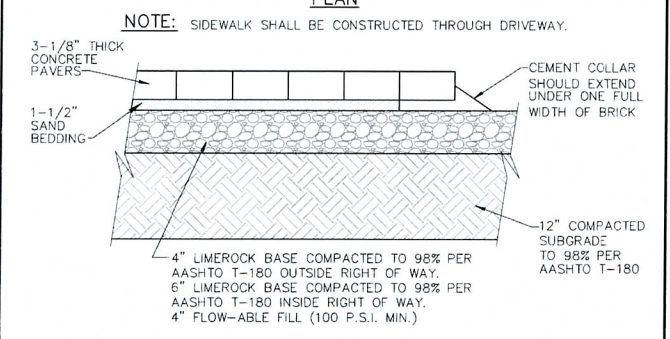
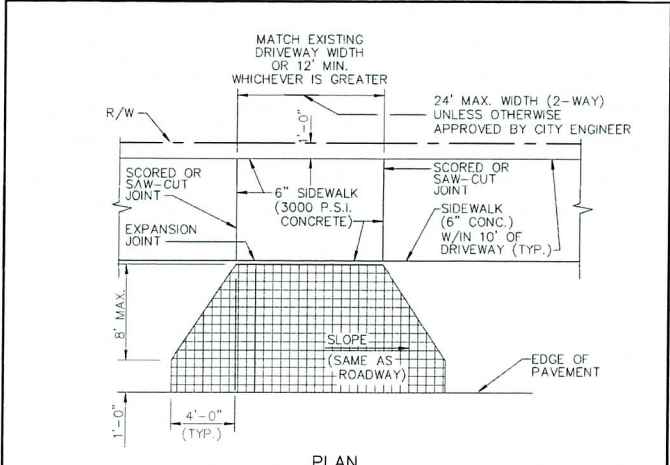


CITY of DELRAY BEACH
PUBLIC WORKS DEPARTMENT
434 SOUTH SWINTON AVENUE, DELRAY BEACH, FLORIDA 33444

CONCRETE DRIVEWAY APRON

DATE: 09-15-2021

RT 23.0

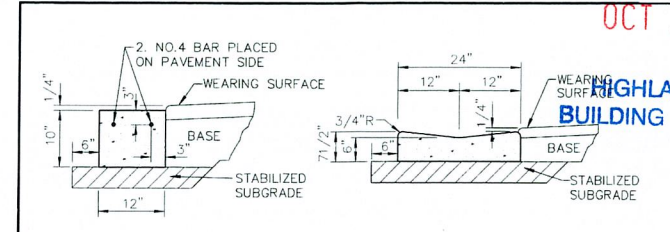


CITY of DELRAY BEACH
PUBLIC WORKS DEPARTMENT
434 SOUTH SWINTON AVENUE, DELRAY BEACH, FLORIDA 33444

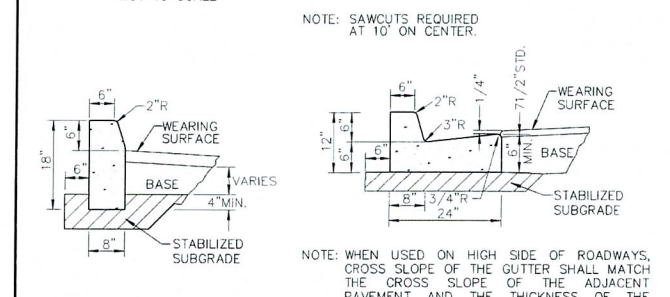
PAVER BRICK DRIVEWAY APRON

DATE: 09-15-2021

RT 28.0



CONCRETE HEADER CURB
NOT TO SCALE



VALLEY GUTTER
NOT TO SCALE



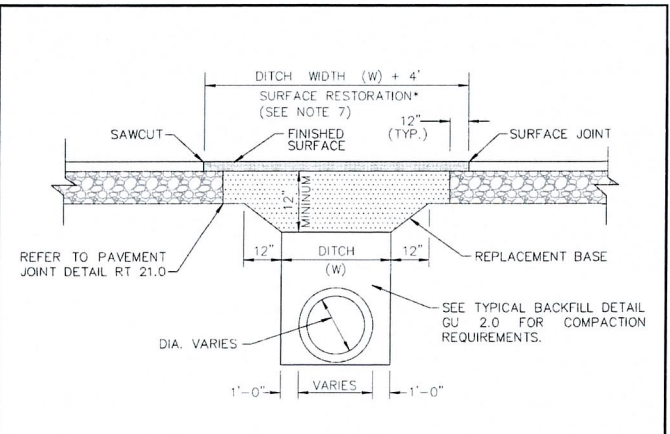
F.D.O.T. TYPE "D" CONCRETE CURB
NOT TO SCALE

CITY of DELRAY BEACH
PUBLIC WORKS DEPARTMENT
434 SOUTH SWINTON AVENUE, DELRAY BEACH, FLORIDA 33444

CURB AND GUTTER SECTIONS

DATE: 09-15-2021

RT 19.0



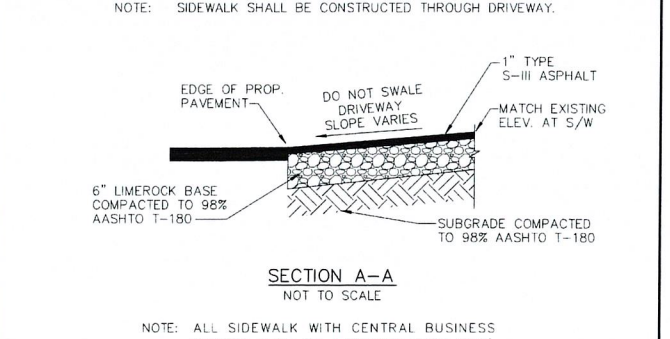
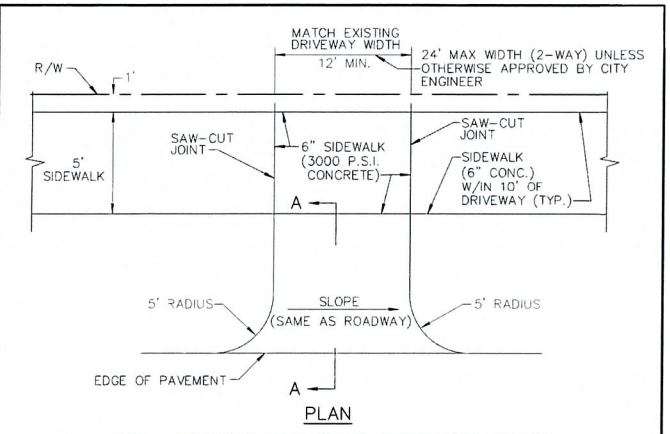
- REPLACEMENT BASE TO BE AT MIN. 12" THICK.
- BASE MATERIAL SHALL BE PLACED IN TWO LIFTS AND EACH LIFT COMPACTED TO 98% MAXIMUM DENSITY PER AASHTO T-180 (MAX. LIFT THICKNESS = 6").
- 24" EXCAVATABLE FLOWABLE FILL MIN. 100 P.S.I. MAY BE USED IN LIEU OF 12" BASE.
- ASPHALT CONCRETE PAVEMENT JOINTS SHALL BE MECHANICALLY SAWED.
- ALL DISTURBED PAVEMENT MARKINGS SHALL BE RESTORED IN ACCORDANCE WITH CITY STANDARDS.
- SURFACE MATERIAL SHALL BE S-III ASPHALTIC CONCRETE (THICKNESS SHOULD BE TWICE THE THICKNESS OF THE ADJACENT EXISTING ASPHALT).
- ANY PAVEMENT CUTS SHALL BE COLD PATCHED AT END OF EACH WORKING DAY TO FACILITATE UNHINDERED TRAFFIC FLOW.
- ROADWAYS SHALL BE MILLED AND RESURFACED 50' IN EACH DIRECTION AT TIME OF PAVEMENT REPAIR THE SURFACE RESTORATION SHALL EXTEND 50' IN EACH DIRECTION.

CITY of DELRAY BEACH
PUBLIC WORKS DEPARTMENT
434 SOUTH SWINTON AVENUE, DELRAY BEACH, FLORIDA 33444

PAVEMENT REPAIR DETAIL

DATE: 09-15-2021

GU 1.0

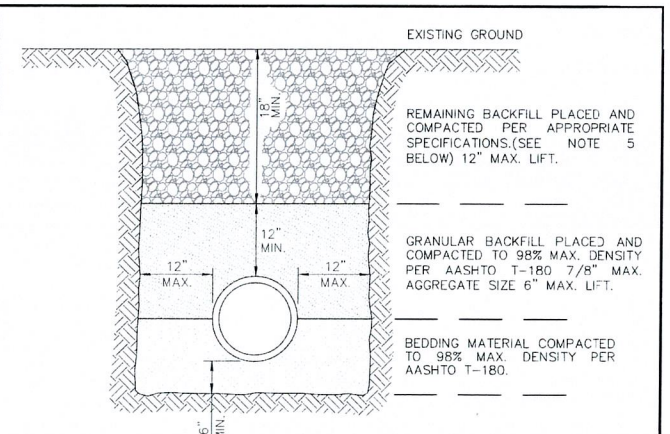


CITY of DELRAY BEACH
PUBLIC WORKS DEPARTMENT
434 SOUTH SWINTON AVENUE, DELRAY BEACH, FLORIDA 33444

ASPHALT DRIVEWAY APRON

DATE: 09-15-2021

RT 24.0



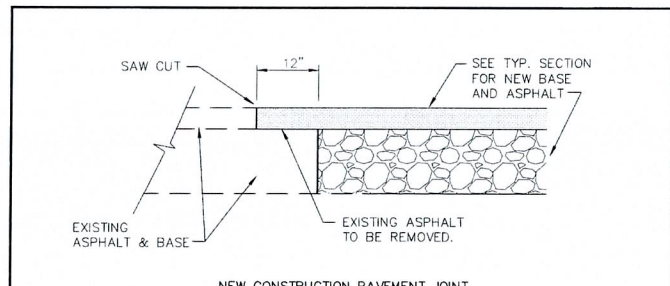
- NOTES:**
- UNSUITABLE IN-SITU MATERIALS SUCH AS MUCK, DEBRIS AND LARGE ROCKS SHALL BE REMOVED OFF SITE AND DISPOSED IN A PROPER LANDFILL; BEDDING MATERIAL AND BACKFILL CONSISTING OF WASHED AND GRADED LIMEROCK 3/8" - 7/8" SIZING.
 - THE PIPE AND/OR STRUCTURE SHALL BE FULLY SUPPORTED FOR ITS ENTIRE LENGTH WITH APPROPRIATE COMPACTION UNDER THE PIPE HAUNCHES.
 - THE PIPE AND/OR STRUCTURE SHALL BE PLACED IN A DRY TRENCH.
 - BACKFILL SHALL BE FREE OF UNSUITABLE MATERIAL SUCH AS LARGE ROCK, MUCK, AND DEBRIS.
 - COMPACT BACKFILL TO 98% DENSITY UNDER PAVEMENT AND TO 95% DENSITY ELSEWHERE (AASHTO T-180)
 - COMPACTION AND DENSITY TESTS SHALL BE COMPLETED DURING BACKFILL OPERATIONS, CONTRACTORS NOT FOLLOWING THIS PROCEDURE, FOR WHATEVER REASONS, SHALL BE REQUIRED TO RE-EXCAVATE THE AREA IN QUESTION, DOWN TO THE BEDDING MATERIAL, THEN BACKFILL FOLLOWING THE ABOVE PROCEDURES.

CITY of DELRAY BEACH
PUBLIC WORKS DEPARTMENT
434 SOUTH SWINTON AVENUE, DELRAY BEACH, FLORIDA 33444

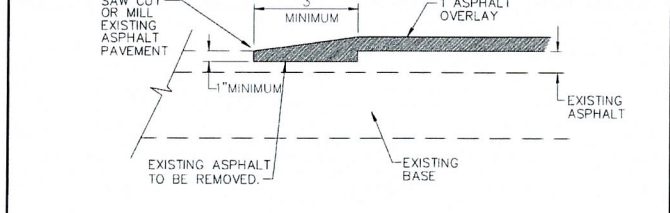
TYPICAL BACKFILL DETAIL

DATE: 09-15-2021

GU 2.0



- NOTE:**
- THIS METHOD OF PAVEMENT JOINT SHALL BE USED FOR ANY APPLICATION OR CONSTRUCTION WHERE PROPOSED PAVEMENT AND BASE WILL BE CONNECTED TO EXISTING PAVEMENT AND BASE.



- NOTE:**
- THIS METHOD OF PAVEMENT JOINT SHALL BE USED FOR ANY APPLICATION OR CONSTRUCTION WHERE PROPOSED PAVEMENT WILL BE CONNECTED TO EXISTING PAVEMENT.

CITY of DELRAY BEACH
PUBLIC WORKS DEPARTMENT
434 SOUTH SWINTON AVENUE, DELRAY BEACH, FLORIDA 33444

PAVEMENT JOINT DETAIL

DATE: 09-15-2021

RT 21.0

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

EDWARDS DUPLEX
PROPOSED PAVING,
GRADING & DRAINAGE DETAILS
4306 S OCEAN BLVD
HIGHLAND BEACH, FL 33478

DATE	04/16/24
DRAWN BY	JRH
F.B / PG.	---
SCALE	N/A

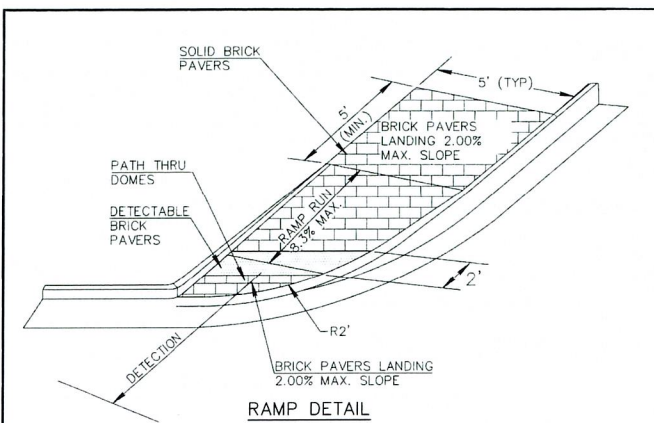
MATTHEW V. KAHN
PROFESSIONAL ENGINEER
LICENSE NO. 82227
STATE OF FLORIDA
FOR THE FIRM

JOB # 10771

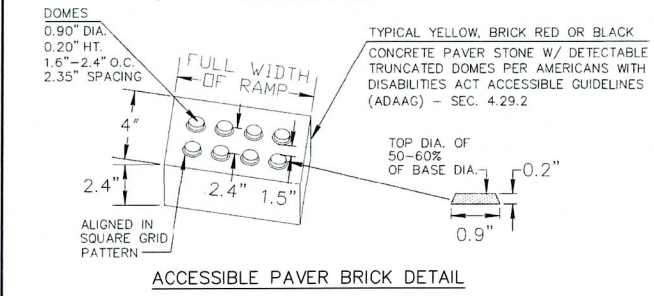
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OCT 18 2024

HIGHLAND BEACH BUILDING DEPARTMENT



RAMP DETAIL



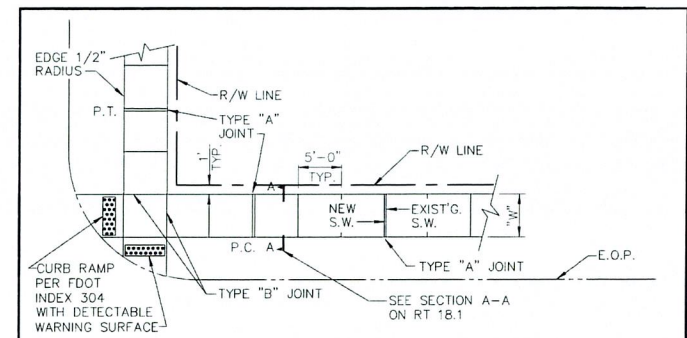
ACCESSIBLE PAVER BRICK DETAIL

- IN ADDITION TO CURB RAMPS TRUNCATED DOMES ARE REQUIRED AT ALL AREAS OF PERIL NOT REQUIRED AT RESIDENTIAL DRIVEWAYS CROSSINGS OR CUT-THROUGH REFUGE ISLANDS LESS THAN 6' IN LENGTH.

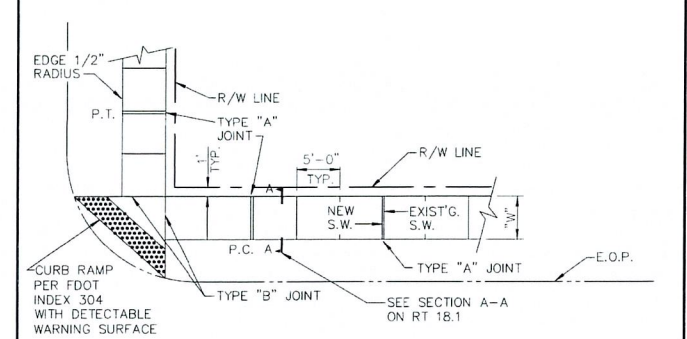
CITY of DELRAY BEACH
PUBLIC WORKS DEPARTMENT
434 SOUTH SWINTON AVENUE, DELRAY BEACH, FLORIDA 33444

DETECTABLE WARNING RAMP IN PAVER SIDEWALK TYPICAL DETAIL

DATE: 09-15-2021
RT 29.0



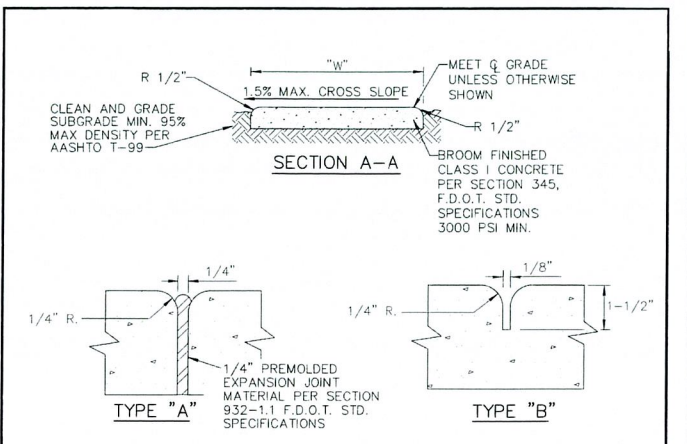
PLAN



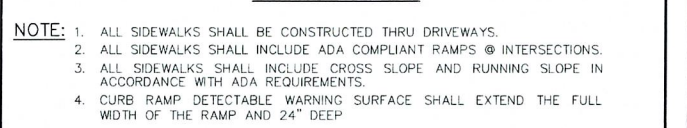
CITY of DELRAY BEACH
PUBLIC WORKS DEPARTMENT
434 SOUTH SWINTON AVENUE, DELRAY BEACH, FLORIDA 33444

SIDEWALK CONSTRUCTION DETAIL

DATE: 09-15-2021
RT 18.0



SECTION A-A



SIDEWALK JOINTS

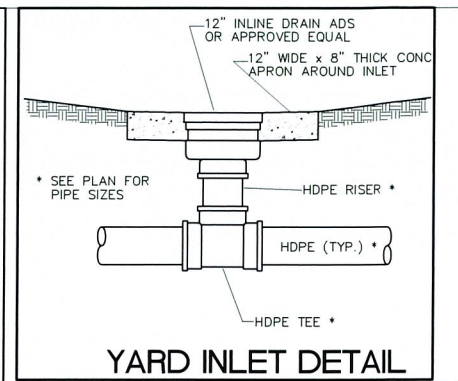
- NOTE:
- ALL SIDEWALKS SHALL BE CONSTRUCTED THRU DRIVEWAYS.
 - ALL SIDEWALKS SHALL INCLUDE ADA COMPLIANT RAMPS @ INTERSECTIONS.
 - ALL SIDEWALKS SHALL INCLUDE CROSS SLOPE AND RUNNING SLOPE IN ACCORDANCE WITH ADA REQUIREMENTS.
 - CURB RAMP DETECTABLE WARNING SURFACE SHALL EXTEND THE FULL WIDTH OF THE RAMP AND 24\"/>

TABLE OF SIDEWALK THICKNESS - "T"		TABLE OF SIDEWALK JOINTS	
GENERAL AREAS	THICKNESS	TYPE	LOCATION
WITHIN 10' OF CROSS-STREETS, DRIVEWAYS & OTHER AREAS	4"	"A"	P.C. AND P.T. OF CURVES JUNCTION OF EXISTING & NEW SIDEWALKS & EVERY 30'
SINGLE-FAMILY AREAS	5"	"B"	5'-0" CENTER TO CENTER ON SIDEWALKS SCORED DURING PLACEMENT OR SAWCUT WITHIN 24 HOURS OF PLACEMENT.
MULTI-FAMILY AREAS	5"	"A"	WHERE SIDEWALK ABUTS CONCRETE CURBS, DRIVEWAYS, AND SIMILAR STRUCTURES.
OTHER AREAS AS SPECIFIED BY THE CITY ENGINEER.			

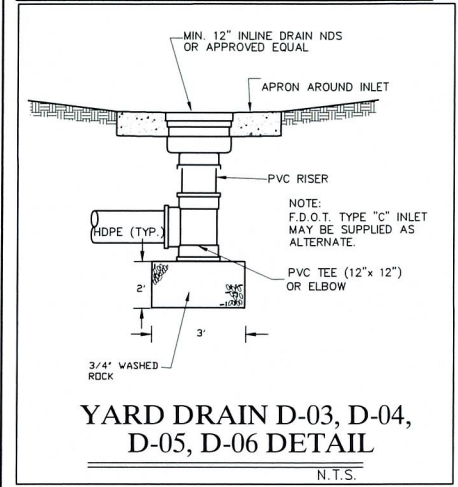
CITY of DELRAY BEACH
PUBLIC WORKS DEPARTMENT
434 SOUTH SWINTON AVENUE, DELRAY BEACH, FLORIDA 33444

SIDEWALK CONSTRUCTION

DATE: 09-15-2021
RT 18.1



YARD INLET DETAIL



YARD DRAIN D-03, D-04, D-05, D-06 DETAIL

N.T.S.

REV	DATE	BY
07/02/24		
REVISIONS		
REV PER CITY COMMENTS		
FILE NAME	10771.ENG.dwg	

CAULFIELD & WHEELER, INC.
CIVIL ENGINEERING
LANDSCAPE ARCHITECTURE - SURVEYING
7900 GLADES ROAD - SUITE 100
BOCA RATON, FLORIDA 33434
PHONE: (561)-592-1091 / FAX: (561)-750-1452

1299CGPB

DATE	BY	MATERIAL
09-24-21	COA	BRONZE GRATE
DATE	BY	MATERIAL
09-24-21	COA	BRONZE GRATE

ADS Nyloplast

1299CGPBL

NOTE: LOCATION OF LOCKING DEVICE MAY VARY

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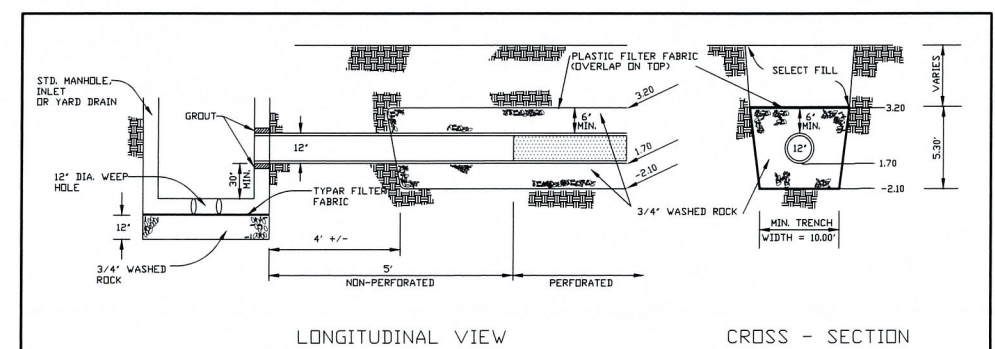
DRAWN BY	CJA	MATERIAL	
DATE	6-27-20		
REVISIONS		PROJECT NO./NAME	
DATE	2-22-19		
DWG SIZE	A	SCALE	1/8"
		SHEET	1 OF 1

ADS Nyloplast

3151 VERONA AVE
BURLINGAME, CA 94506
PH: (714) 933-2442
FAX: (714) 933-2490
www.nyloplast-us.com

12 IN BRONZE LOCKING GRATE ASSEMBLY

DWG NO: 7001-110-28 REV: C



LONGITUDINAL VIEW

CROSS - SECTION

NOTES:

- THE CONTRACTOR SHALL TAKE NECESSARY PRECAUTIONS TO PREVENT CONTAMINATION OF THE TRENCH BY SAND, SILT, OR OTHER MATERIAL.
- THE CONTRACTOR SHALL INSTALL
A. PERFORATED RCP IN ACCORDANCE WITH F.D.O.T. REQUIREMENTS.
B. 'HP STORM' IN ACCORDANCE WITH F.D.O.T. REQUIREMENTS.
- NO PIPE PERFORATIONS FOR THE FIRST 5 FEET FROM THE INLET OR MANHOLE.
- PIPE PERFORATIONS SHALL BE PER FDOT REQUIREMENTS
- SEE DETAILS OF MANHOLE AND/OR INLET FOR CONSTRUCTION DETAILS OF SAME.
- PLASTIC FILTER FABRIC SHALL CONFORM TO D.O.T. SECTION 985 OR APPROVED EQUAL.
- PRIOR TO BACKFILLING ANY DRAINAGE STRUCTURES, THE CITY ENGINEERING DEPARTMENT SHALL BE GIVEN 24 HOURS NOTICE IN ORDER TO SCHEDULE AN INSPECTION OF THE FACILITY.

SW FRENCH DRAIN DETAIL

N.T.S.

EDWARDS DUPLEX
PROPOSED PAVING,
GRADING & DRAINAGE DETAILS
4306 S OCEAN BLVD
HIGHLAND BEACH, FL 33478

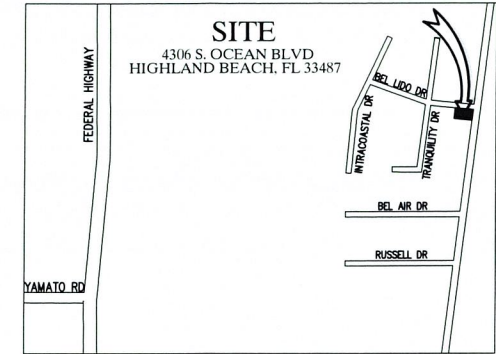
DATE: 04/16/24
DRAWN BY: JRR
F.B./PG: ---
SCALE: N/A

MATTHEW V. KAHN
PROFESSIONAL ENGINEER
LICENSE NO. 82227
STATE OF FLORIDA
FOR THE FIRM

RECEIVED

OCT 18 2024

HIGHLAND BEACH
BUILDING DEPARTMENT



REVISIONS	DATE	BY
REV PER CITY COMMENTS	07/02/24	JRH

FILE NAME 107712.dwg

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

**EDWARDS DUPLEX
 PROPOSED WATER DISTRIBUTION,
 SANITARY SEWER & UTILITY PLAN
 4306 S. OCEAN BLVD
 HIGHLAND BEACH, FLORIDA 33487**

DATE	04/16/24
DRAWN BY	JRH
F.B./ PG.	---
SCALE	1" = 10'

MATTHEW V. KAHN
 PROFESSIONAL ENGINEER
 LICENSE NO. 82227
 STATE OF FLORIDA
 FOR THE FIRM - _____
 DATE _____

JOB # 10771

LEGEND

- PROPERTY/ROW LINE
 - PROPOSED DRAINAGE PIPE
 - PROPOSED YARD DRAIN
 - EXISTING GRADE
 - PROPOSED GRADE
 - MATCH EXISTING GRADE
 - PROPOSED WATER LINE
 - EXISTING WATER LINE
 - PROPOSED SANITARY SEWER LINE
 - EXISTING SANITARY SEWER LINE
 - PROPOSED ELECTRIC LINE
 - EXISTING OVERHEAD LINE
 - PROPOSED TELEPHONE/CABLE LINE
 - EXISTING TELEPHONE/CABLE LINE
 - PROPOSED GAS LINE
 - EXISTING GAS LINE
- PROPOSED BUILDING
 - PROPOSED PAVERS
 - PROPOSED ASPHALT SIDEWALK

NOTE:
ELEVATION ARE SHOWN IN NAVD
CONVERSION NAVD+1.55 = NGVD

Call 48 hours
before you dig

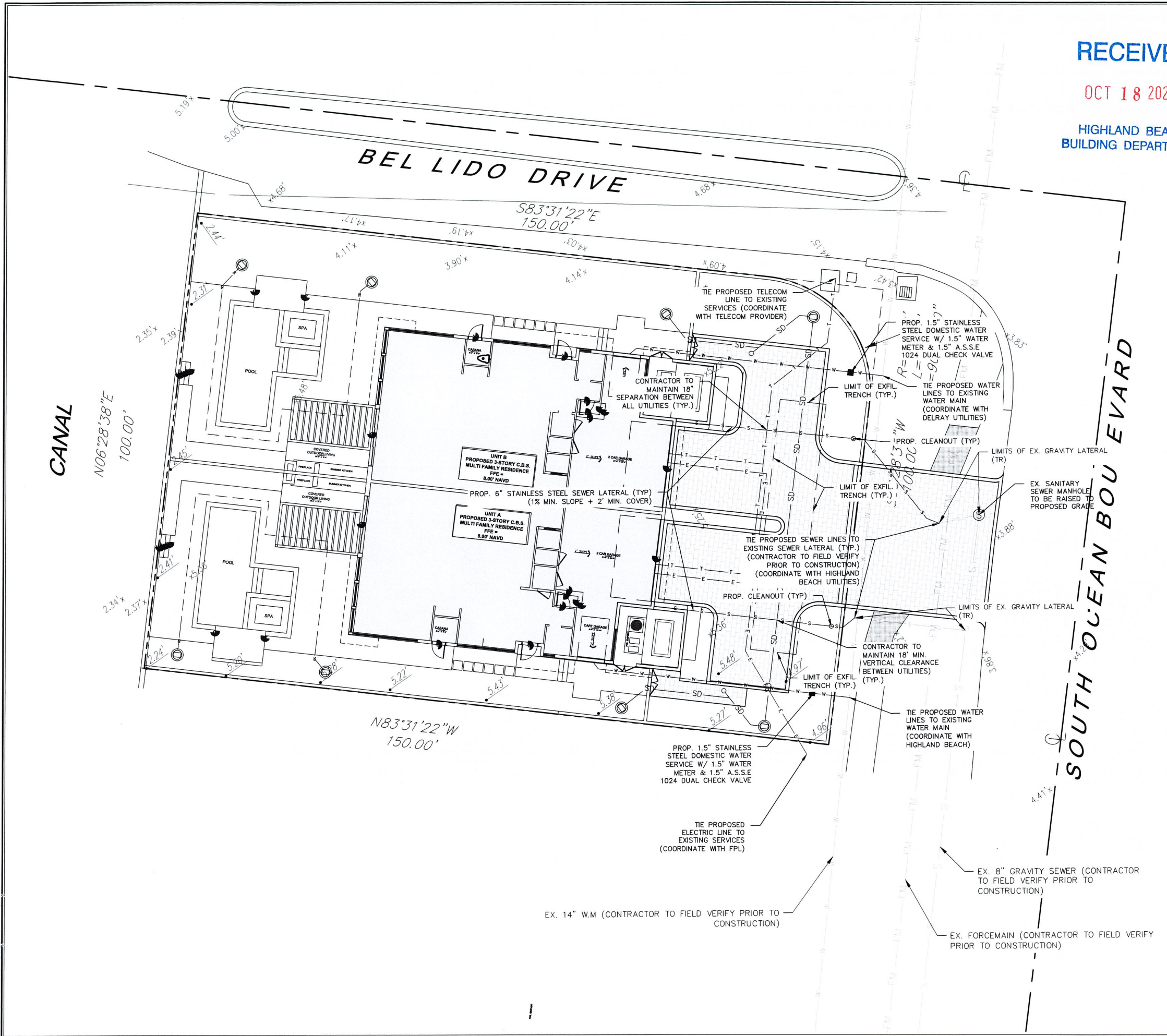
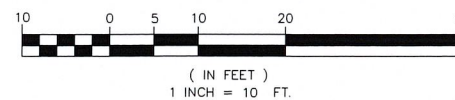
It's the Law!
1-800-432-4770

Sunshine State One Call of Florida, Inc.

FDOT OPEN CUT RESTORATION REQUIREMENTS:

1. BASE MATERIAL (LIME ROCK ONLY) IS 15-1/2" IN DEPTH AND SHALL BE STEP-CUT AT 8" V : 12" H, AFTER FIRST LIFT.
2. ENSURE BASE ROCK TOP LIFT IS BLENDED WITH EXISTING BASE MATERIAL; AND ASPHALT IS STRAIGHT CUT A MINIMUM OF 18" FROM BLENDED BASE ROCK (ALONG PERIMETER).
3. REPLACE STRUCTURAL ASPHALT (MATCH EXISTING THICKNESS BUT NO LESS THAN 3") WITH SP 12.5 TLC (WITH RUBBER).
4. RUN TRAFFIC ON PERMANENT PATCH FOR 30 DAYS PRIOR TO MILLING AFFECTED LANES AND INSTALL TEMPORARY PAINT STRIPES, MARKINGS AND RPM'S, IF APPLICABLE.
5. MILL (1-5/8") 50' EITHER SIDE OF THE PERMANENT ASPHALT PATCH AND REPLACE WITH FC-12.5 TLC (WITH RUBBER) OF THE AFFECTED LANE(S).
6. RETURN MILLINGS TO PB OPERATION YARD, AT PERMITTEE'S EXPENSE OR AS DIRECTED BY THE LOCAL RESIDENT OPERATIONS ENGINEER OR DESIGNEE.

GRAPHIC SCALE



Plotting: P:\10771-10-240-000-000\107712.dwg and DATE: 10/18/24

PRESSURE PIPE NOTES:

- FOR PIPE SIZES 4"-8" THERE SHALL BE 30" MINIMUM COVER FROM FINISHED GRADE TO TOP OF PIPE. FOR PIPE SIZE 10" AND LARGER THERE SHALL BE 36" MINIMUM COVER.
- DUCTILE IRON PIPE (DIP) FOR FORCE MAINS SHALL BE CLASS 350 WITH 401 EPOXY LINING IN ACCORDANCE WITH AWWA C550.
- DUCTILE IRON PIPE (DIP) FOR WATER MAINS SHALL BE CLASS 350 IN ACCORDANCE WITH AWWA C151 (ANSI A21.51), AND SHALL HAVE AN INTERNAL LINING OF CEMENT MORTAR IN ACCORDANCE WITH AWWA C104/ A21.4.
- C-900 PVC PRESSURE PIPE MAY BE USED IN LIEU OF DIP WATER MAIN WITH METAL TAPE AND WIRE ABOVE THE PIPE.
- ALL FITTINGS FOR FORCE MAIN SHALL BE CLASS 350 DUCTILE IRON WITH MECHANICAL JOINTS AND 401 EPOXY LINING.
- WATER MAIN VALVES 12 INCHES AND SMALLER SHALL BE RESILIENT-SEAL WEDGE GATE VALVES IN ACCORDANCE WITH AWWA C509. WATER MAIN VALVES LARGER THAN 12 INCHES SHALL BE BUTTERFLY VALVES IN ACCORDANCE WITH AWWA C504. SEWAGE FORCE MAIN VALVES SHALL BE RESILIENT-SEAL PLUG VALVES IN ACCORDANCE WITH AWWA C517.
- ALL TRENCHING, PIPE-LAYING, BACKFILL, PRESSURE TESTING, AND DISINFECTION MUST COMPLY WITH CITY AND LOCAL GOVERNMENTAL REGULATIONS AND STANDARDS.
- WATER AND FORCE MAINS SHALL BE PIGGED A MINIMUM OF TWO TIMES, AND ADDITIONALLY, IF REQUIRED BY ENGINEER OF RECORD, AS WELL AS, PRESSURE TESTED FOR A PERIOD OF NOT LESS THAN TWO HOURS AT 150 PSI IN ACCORDANCE WITH ANSI/AWWA C600 LATEST STANDARDS. ALLOWABLE LEAKAGE SHALL BE DETERMINED AS FOLLOWS:

$$L = \frac{SD\sqrt{P}}{148,000}$$

WHERE:

- L = ALLOWABLE LEAKAGE (GALLONS PER HOUR)
- S = PIPE LENGTH (FEET)
- D = NOMINAL DIAMETER OF PIPE (INCHES)
- P = AVERAGE TEST PRESSURE (PSI)

- RESTRAINTS SHALL BE PROVIDED AT ALL FITTINGS AS SHOWN ON PP 2.0 AND 2.1
- PRIOR TO ANY TESTING UNDER FUTURE PAVEMENT, ROCK SHALL BE FINISHED & PRIMED OR 1ST LIFT OF ASPHALT PLACED.
- PIG SIZE SHALL BE PIPE DIAMETER PLUS 2" OR NEXT LARGER DIAMETER.
- NO PROPOSED STRUCTURES SHALL BE INSTALLED WITHIN A HORIZONTAL DISTANCE OF 10- FEET FROM ANY EXISTING OR PROPOSED WATER OR FORCE MAINS.
- LINE STOPS SHALL BE INSTALLED A MINIMUM OF 3 PIPE LENGTHS FROM LOCATION OF PIPE REMOVED AND PROVIDE NECESSARY JOINT RESTRAINTS.

CITY of DELRAY BEACH
PUBLIC WORKS DEPARTMENT
434 SOUTH SWINTON AVENUE, DELRAY BEACH, FLORIDA 33444

PRESSURE PIPE NOTES

DATE: 09-15-2021

PP 1.0

MINIMUM LENGTHS OF PIPE (FT) TO BE RESTRAINED

FITTING TYPE	PIPE SIZE								
	4"	6"	8"	10"	12"	16"	20"	24"	
90° HORIZ. BEND	14	20	25	30	35	45	54	62	
45° HORIZ. BEND	6	8	11	13	15	19	22	26	
22.5° HORIZ. BEND	3	4	5	6	7	9	11	12	
11.25° HORIZ. BEND	1	2	3	4	4	5	6		
90° VERT. OFFSET	UPPER BEND	55	79	103	125	147	189	228	266
	LOWER BEND	22	38	49	59	69	88	106	123
45° VERT. OFFSET	UPPER BEND	22	32	42	51	60	77	93	109
	LOWER BEND	10	14	19	23	28	35	43	50
22.5° VERT. OFFSET	UPPER BEND	7	12	17	21	26	34	42	49
	LOWER BEND	2	4	6	8	10	14	17	21
11.25° VERT. OFFSET	UPPER BEND	3	4	6	9	11	15	19	22
	LOWER BEND	1	1	2	3	5	7	8	
PLUG (DEAD END)	32	45	59	70	83	107	129	151	
INLINE VALVE	32	45	59	70	83	107	129	151	
TEE (BRANCH RESTRAINT)	4" X 6"	23							
	6" X 6"	21	35						
	8" X 6"	18	34	47					
	10" X 6"	16	32	46	58				
	12" X 6"	13	30	44	57	69			
	16" X 6"	7	26	41	55	67	90		
REDUCER (LARGER PIPE RESTRAINT)	20" X 6"	1	21	38	52	65	88	109	
	24" X 6"	1	16	34	49	62	86	108	
	6" X 8"	23							
	8" X 8"	38	25						
	10" X 8"	57	43	24					
	12" X 8"	72	60	44	41				
REDUCER (SMALLER PIPE RESTRAINT)	16" X 8"	99	90	78	75	45			
	20" X 8"	123	116	107	105	81	45		
	24" X 8"	146	140	132	131	111	82	45	

RESTRAIN PIPE ONE BELL PAST MINIMUM DISTANCE

CITY of DELRAY BEACH
PUBLIC WORKS DEPARTMENT
434 SOUTH SWINTON AVENUE, DELRAY BEACH, FLORIDA 33444

PIPE RESTRAINT TABLE
PRESSURE PIPE
(SHEET 1 OF 2)

DATE: 09-15-2021

PP 2.0

NOTES:

- THE DATA IN THE PREVIOUS TABLE IS BASED UPON THE FOLLOWING INSTALLATION CONDITIONS:
SOIL TYPE SAND
TEST PRESSURE 150 PSI, 200 PSI FOR PIPES LARGER THAN 24"
DEPTH OF BURY 3'
TRENCH TYPE 3
SAFETY FACTOR 1.5
VERTICAL OFF-SET 3'
MINIMUM PIPE LENGTHS ALONG TEE RUN 5'
- THE RESTRAINED PIPE LENGTHS APPLY TO DUCTILE IRON PIPE AND PVC PIPE.
- ALL JOINTS BETWEEN UPPER AND LOWER BENDS SHALL BE RESTRAINED.
- RESTRAINED PIPE LENGTHS FOR VALVES APPLY TO PIPE ON BOTH SIDES OF VALVES
- THE PREVIOUS TABLE SHALL SERVE AS A GENERAL DESIGN GUIDE ONLY. IT IS THE ENGINEER OF RECORD'S RESPONSIBILITY TO JUSTIFY AND DOCUMENT ANY DEVIATIONS FROM THE PIPE LENGTHS SPECIFIED IN THE PREVIOUS TABLE.
- SOURCES: EBAA IRON RESTRAINT LENGTH CALCULATION PROGRAM FOR PVC PIPE, RELEASE 3.1 (LATEST EDITION) AND DIPRA RESTRAINT FOR DUCTILE IRON PIPE, RELEASE 3.2 (LATEST EDITION).
- RESTRAINED JOINTS SHALL EXTEND ONE JOINT BEYOND MINIMUM LENGTH REQUIRED.

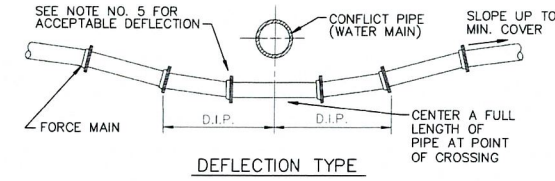
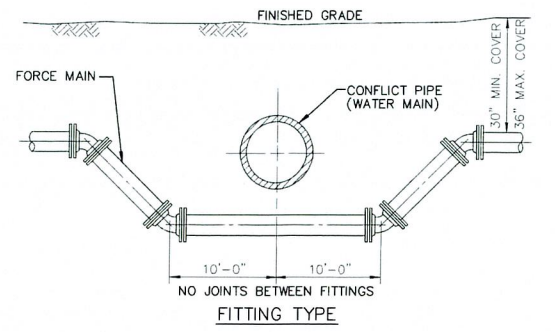
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OCT 18 2024
HIGHLAND BEACH
BUILDING DEPARTMENT

CITY of DELRAY BEACH
PUBLIC WORKS DEPARTMENT
434 SOUTH SWINTON AVENUE, DELRAY BEACH, FLORIDA 33444

PIPE RESTRAINT TABLE
PRESSURE PIPE
(SHEET 2 OF 2)

DATE: 09-15-2021

PP 2.1



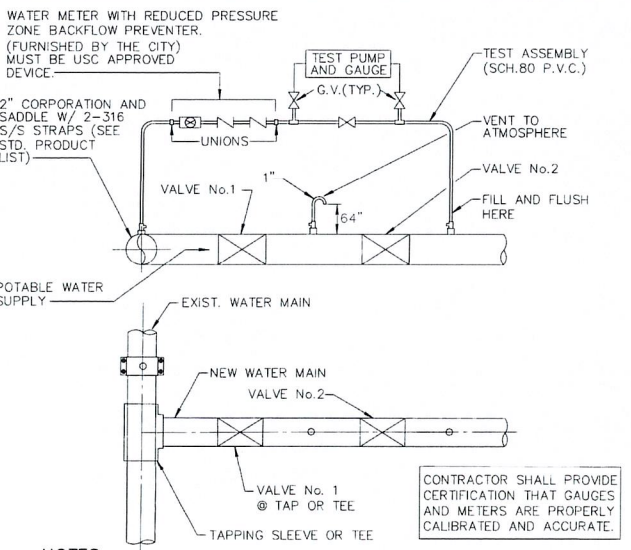
- NOTES:**
- THERE SHALL BE IN ALL CASES A MINIMUM OF 18" VERTICAL SEPARATION BETWEEN WATER MAINS AND FORCE MAINS.
 - WHEREVER POSSIBLE WATER MAINS SHALL PASS OVER FORCE MAINS OR STORM SEWERS.
 - FITTINGS SHALL BE RESTRAINED WITH MECHANICAL JOINT RESTRAINTS.
 - THE DEFLECTION TYPE CROSSING IS PREFERRED.
 - DO NOT EXCEED 75% OF MANUFACTURERS RECOMMENDED MAXIMUM JOINT DEFLECTION.
 - REFER TO TYPICAL RESTRAINING DETAIL PP 2.0 AND 2.1

CITY of DELRAY BEACH
PUBLIC WORKS DEPARTMENT
434 SOUTH SWINTON AVENUE, DELRAY BEACH, FLORIDA 33444

PRESSURE PIPE CONFLICT TABLE

DATE: 09-15-2021

PP 3.0



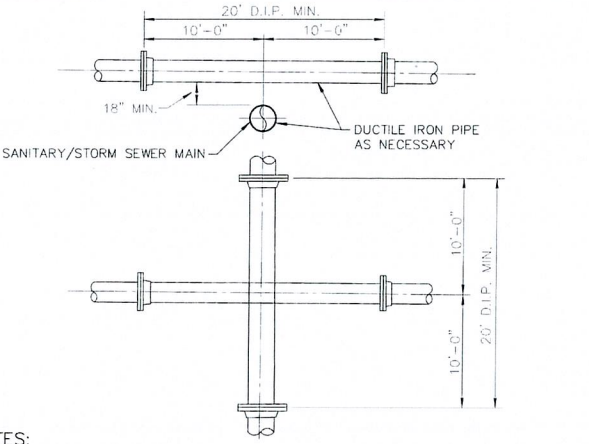
- NOTES:**
- BOTH VALVES SHALL BE KEPT CLOSED UNTIL FILLING, FLUSHING, AND BACTERIOLOGICAL TESTING IS COMPLETED AND APPROVED.
 - GAUGE AND RISER TO BE REMOVED AFTER PRESSURE TEST.
 - CITY SHALL BE NOTIFIED BEFORE FILLING AND FLUSHING.
 - AFTER RELEASE FROM THE HEALTH DEPARTMENT, BOTH VALVES TO BE LEFT OPEN WITH VALVE BOX INSTALLED ON BOTH VALVES.
 - PRESSURE TEST PUMP MAY CONNECT TO SERVICE LINE, FIRE HYDRANTS OR BLOWOFF. NO EXTRA TAPS ARE PERMITTED SOLELY FOR TESTING PURPOSES UNLESS PRECEDING ARE NOT PRESENT IN TEST SECTION.
 - TAPPING SADDLE OR SLEEVE (PER CURRENT CITY PRODUCT LIST) IS REQUIRED ON EXISTING MAIN.
 - SETUP FOR ALL DOUBLE VALVE CONNECTIONS TO INCLUDE ATMOSPHERE VENTS AS SHOWN ABOVE.
 - OUTLET ON VENT TO ATMOSPHERE A MINIMUM 24" ABOVE EXISTING GRADE.

CITY of DELRAY BEACH
PUBLIC WORKS DEPARTMENT
434 SOUTH SWINTON AVENUE, DELRAY BEACH, FLORIDA 33444

FILL & FLUSH DETAIL

DATE: 09-15-2021

PW 1.0



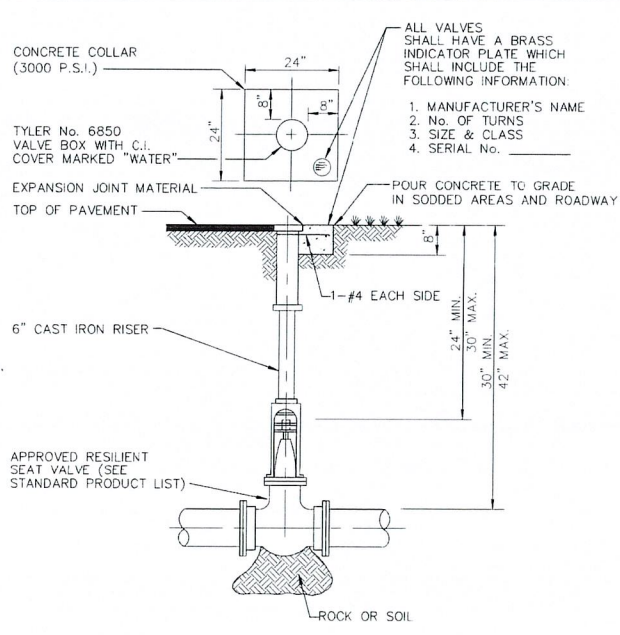
- NOTES:**
- STORM AND SANITARY SEWERS CROSSING UNDER WATER MAINS SHALL BE LAID TO PROVIDE A MINIMUM VERTICAL DISTANCE OF 18 INCHES BETWEEN THE INVERT OF THE UPPER PIPE AND THE CROWN OF THE LOWER PIPE. WHERE THIS MINIMUM SEPARATION CANNOT BE MAINTAINED, THE CROSSING SHALL BE ARRANGED SO THAT THE SEWER PIPE JOINTS AND WATER MAIN JOINTS ARE EQUIDISTANT FROM POINT OF CROSSING WITH NO LESS THAN (10) FEET BETWEEN ANY TWO JOINTS AND BOTH PIPES SHALL BE D.I.P., AND THE MINIMUM VERTICAL SEPARATION SHALL BE 6 INCHES. WHERE THERE IS NO ALTERNATIVE TO SEWER PIPES CROSSING OVER A WATER MAIN, THE CRITERIA FOR MINIMUM 18" VERTICAL SEPARATION BETWEEN LINES AND JOINT ARRANGEMENT, AS STATED ABOVE, SHALL BE REQUIRED AND BOTH PIPES SHALL BE CLASS 350 D.I.P. IRRESPECTIVE OF SEPARATION. D.I.P. IS NOT REQUIRED FOR STORM SEWERS.
 - MAINTAIN (10) FEET HORIZONTAL DISTANCE BETWEEN WATER MAIN AND STORM OR SANITARY SEWER MAIN, AS A MINIMUM.
 - FORCE MAIN CROSSING WATER MAIN SHALL BE LAID TO PROVIDE A MINIMUM VERTICAL DISTANCE OF 18 INCHES BETWEEN THE OUTSIDE OF THE FORCE MAIN AND THE OUTSIDE OF THE WATER MAIN WITH WATER MAIN CROSSING OVER FORCE MAIN.
 - SEWER SERVICE LATERALS SHALL CROSS UNDER WATER MAINS WITH A MINIMUM VERTICAL SEPARATION OF EIGHTEEN (18) INCHES. IF EIGHTEEN (18) INCHES VERTICAL SEPARATION CANNOT BE MAINTAINED, THEN THE WATERMAIN SHALL BE D.I.P. AND THE SANITARY LATERAL C-900 SDR18 OR BETTER AND THE MINIMUM SEPARATION SHALL BE SIX (6) INCHES.
 - WHEN IT IS NOT POSSIBLE FOR THE WATER MAIN TO CROSS OVER THE SEWER SERVICE LATERAL A MINIMUM VERTICAL SEPARATION OF AT LEAST TWELVE (12) INCHES MUST BE MAINTAINED. THE WATERMAIN SHALL BE D.I.P. AND THE SEWER LATERAL SHALL BE C-900 SDR-18 OR BETTER.

CITY of DELRAY BEACH
PUBLIC WORKS DEPARTMENT
434 SOUTH SWINTON AVENUE, DELRAY BEACH, FLORIDA 33444

WATER MAIN & SEWER CONFLICTS

DATE: 09-15-2021

PW 2.0



- NOTES:**
- WHEN VALVE IS DEEPER THAN 30" AN EXTENSION WITH UNIVERSAL JOINT SHALL BE REQUIRED TO BRING OPERATING NUT 24"-30" BELOW FINISHED GRADE EXTENSION BOLTS & NUTS SHALL BE 316 STAINLESS STEEL A 316 STAINLESS STEEL CENTERING PLATE SHALL ALSO BE REQUIRED.
 - AT DEAD END OR WHERE MAIN LINES CHANGE DIRECTION, VALVES SHALL BE RESTRAINED USING MECHANICAL JOINT RESTRAINTS, TIE RODS, OR OTHER RESTRAINT APPROVED BY UTILITIES DEPARTMENT (NO THRUST BLOCKS ALLOWED).

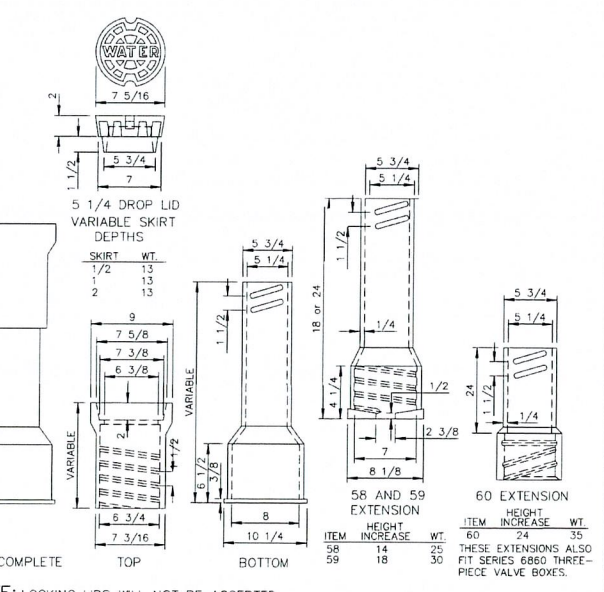
CITY of DELRAY BEACH
PUBLIC WORKS DEPARTMENT
434 SOUTH SWINTON AVENUE, DELRAY BEACH, FLORIDA 33444

TYPICAL GATE VALVE DETAIL
4" THRU 12"

DATE: 09-15-2021

PW 3.0

ITEM	BOX COMPLETE EXTENSION IN INCHES	TOP SECTION W/LID		BOTTOM		PIECES PER PKG.
		WT.	LENGTH	WT.	LENGTH	
461-S	19-22	60	10	35	15	25
462-S	27-32	70	10	35	24	35
562-S	27-37	80	16	45	24	35
563-S	33-43	85	16	45	30	40
564-S	39-50	90	16	45	36	45
662-S	36-52	105	26	65	30	40
664-S	39-60	110	26	65	36	45
666-S	51-71	135	26	65	**68	70
668-S	62-82	145	26	65	**60	80



CITY of DELRAY BEACH
PUBLIC WORKS DEPARTMENT
434 SOUTH SWINTON AVENUE, DELRAY BEACH, FLORIDA 33444

CAST IRON VALVE BOXES FOR TEMPORARY DEADENDS
TWO PIECE

DATE: 09-15-2021

PW 4.0

REV	PER CITY COMMENTS	DATE	BY
07/02/24			

REVISIONS

FILE NAME: 10771_ENC.dwg

CAULFIELD & WHEELER, INC.
CIVIL & SURVEYING
LANDSCAPE ARCHITECTURE
7000 GLADES ROAD, SUITE 100
BOCA RATON, FLORIDA 33434
PHONE: (561)-392-1991 / FAX: (561)-750-1452

EDWARDS DUPLEX
PROPOSED WATER DISTRIBUTION & SANITARY SEWER DETAILS
4306 S OCEAN BLVD
HIGHLAND BEACH, FL 33478

DATE: 04/16/24

DRAWN BY: JRH

F.B./P.G.: ---

SCALE: N/A

MATTHEW V. KAHN
PROFESSIONAL ENGINEER
LICENSE NO. 82227
STATE OF FLORIDA - FOR THE FIRM -

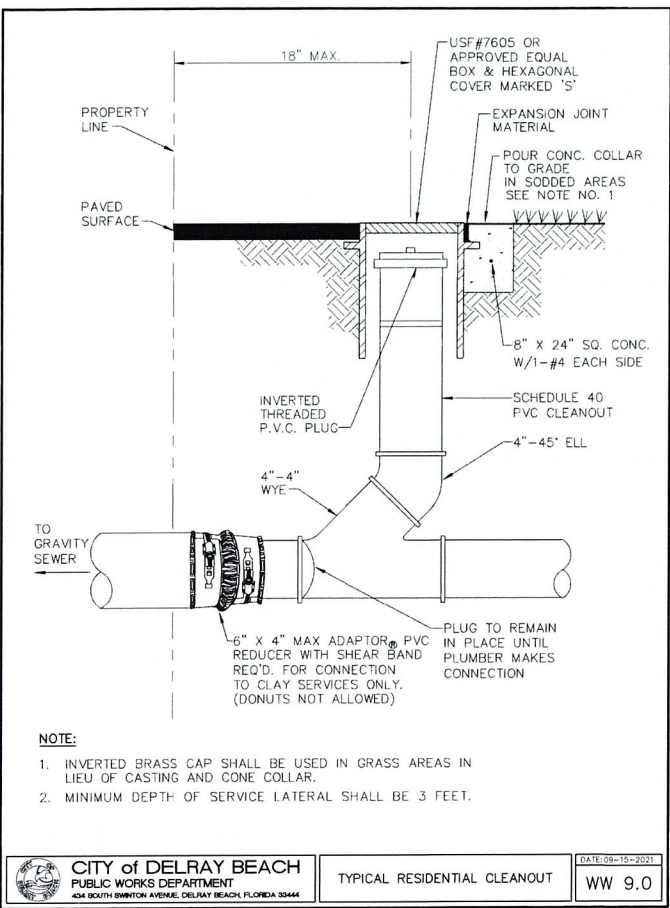
DATE

JOB # 10771

Page 57

OF 12 SHEETS

REV	07/02/24	DATE
BY		
REV	CITY COMMENTS	
REVISIONS		
FILE NAME	10771_ENC.DWG	

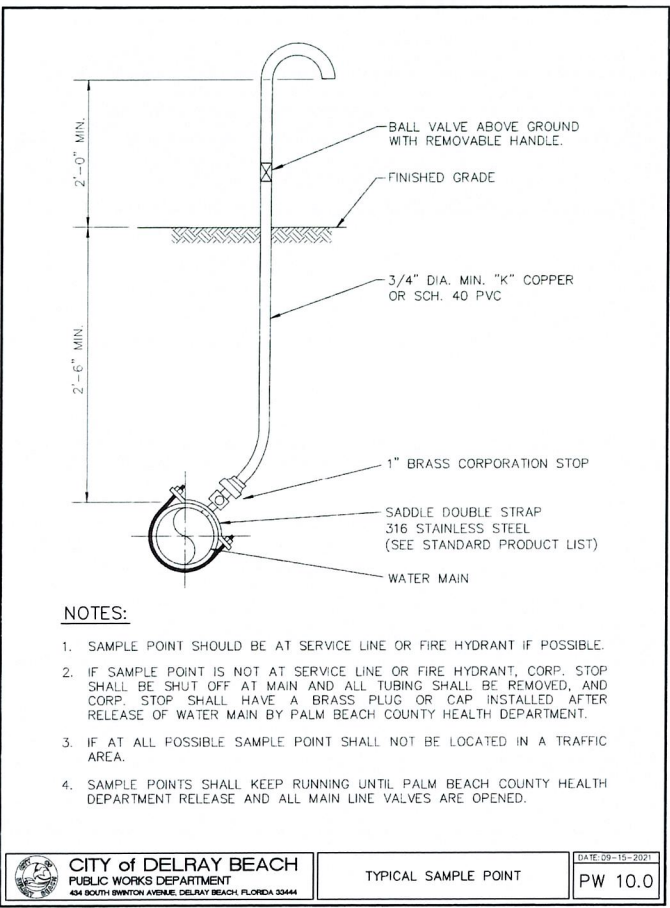


- NOTE:**
- INVERTED BRASS CAP SHALL BE USED IN GRASS AREAS IN LIEU OF CASTING AND CONE COLLAR.
 - MINIMUM DEPTH OF SERVICE LATERAL SHALL BE 3 FEET.

CITY of DELRAY BEACH
PUBLIC WORKS DEPARTMENT
434 SOUTH SWINTON AVENUE, DELRAY BEACH, FLORIDA 33444

TYPICAL RESIDENTIAL CLEANOUT

DATE: 09-15-2021
WW 9.0

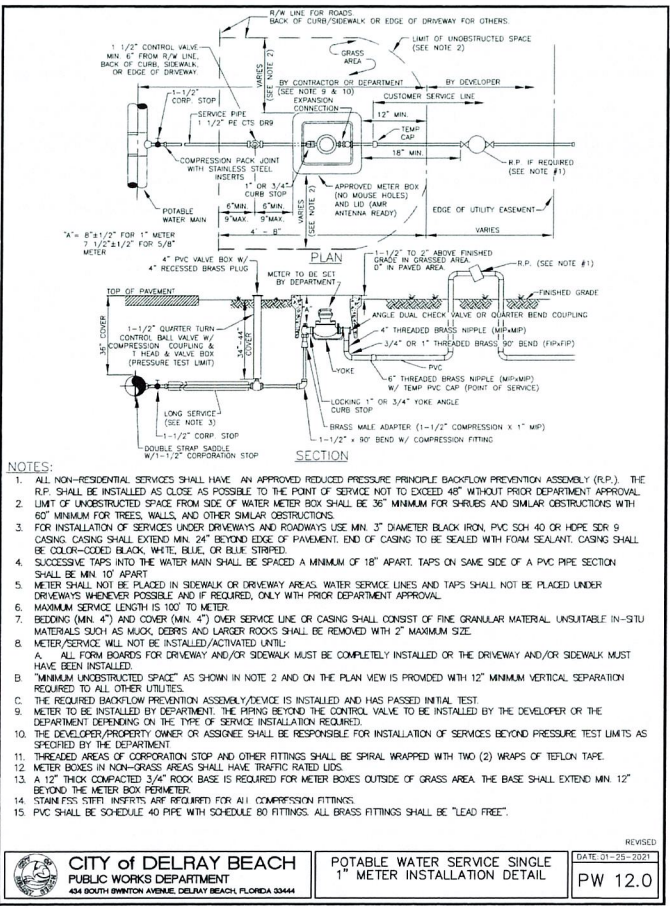


- NOTES:**
- SAMPLE POINT SHOULD BE AT SERVICE LINE OR FIRE HYDRANT IF POSSIBLE.
 - IF SAMPLE POINT IS NOT AT SERVICE LINE OR FIRE HYDRANT, CORP. STOP SHALL BE SHUT OFF AT MAIN AND ALL TUBING SHALL BE REMOVED, AND CORP. STOP SHALL HAVE A BRASS PLUG OR CAP INSTALLED AFTER RELEASE OF WATER MAIN BY PALM BEACH COUNTY HEALTH DEPARTMENT.
 - IF AT ALL POSSIBLE SAMPLE POINT SHALL NOT BE LOCATED IN A TRAFFIC AREA.
 - SAMPLE POINTS SHALL KEEP RUNNING UNTIL PALM BEACH COUNTY HEALTH DEPARTMENT RELEASE AND ALL MAIN LINE VALVES ARE OPENED.

CITY of DELRAY BEACH
PUBLIC WORKS DEPARTMENT
434 SOUTH SWINTON AVENUE, DELRAY BEACH, FLORIDA 33444

TYPICAL SAMPLE POINT

DATE: 09-15-2021
PW 10.0

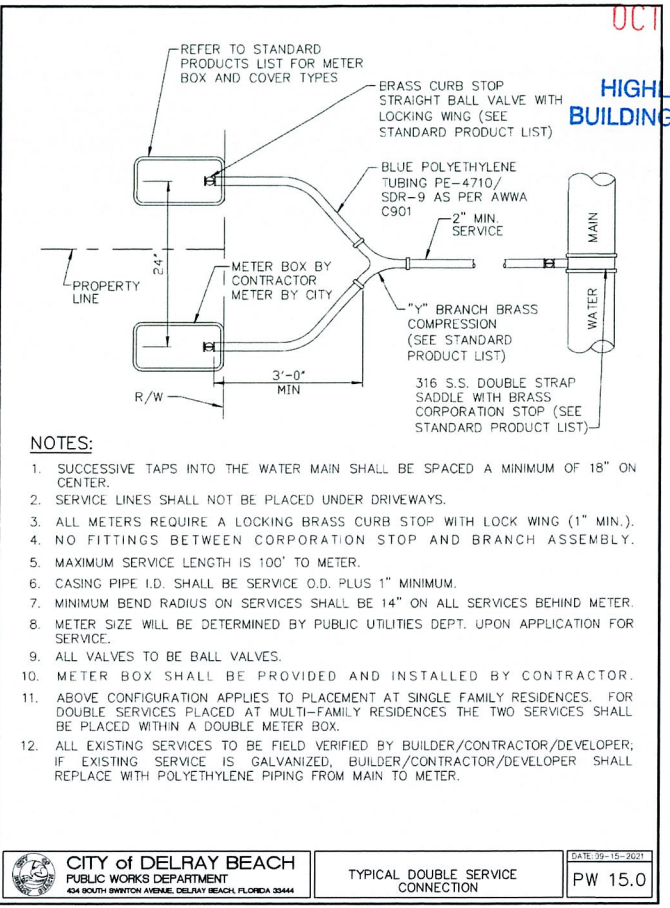


- NOTES:**
- ALL NON-RESIDENTIAL SERVICES SHALL HAVE AN APPROVED REDUCED PRESSURE PRINCIPLE BACKFLOW PREVENTION ASSEMBLY (R.P.P.). THE R.P.P. SHALL BE INSTALLED AS CLOSE AS POSSIBLE TO THE POINT OF SERVICE NOT TO EXCEED 48" WITHOUT PRIOR DEPARTMENT APPROVAL.
 - LIMIT OF UNRESTRICTED SPACE FROM SIDE OF WATER METER BOX SHALL BE 36" MINIMUM FOR SHRUBS AND SIMILAR OBSTRUCTIONS WITH 8" MINIMUM FOR TREES, WALLS, AND OTHER SIMILAR OBSTRUCTIONS.
 - FOR INSTALLATION OF SERVICES UNDER DRIVEWAYS AND ROADWAYS USE MIN. 3" DIAMETER BLACK IRON, PVC SCH 40 OR HOPE SDR 9 CASING. CASING SHALL EXTEND MIN. 24" BEYOND EDGE OF PAVEMENT. END OF CASING TO BE SEALED WITH FOAM SEALANT. CASING SHALL BE COLOR-CODED: BLACK, WHITE, BLUE, OR BLACK STRIPED.
 - SUCCESSIVE TAPS INTO THE WATER MAIN SHALL BE SPACED A MINIMUM OF 18" APART. TAPS ON SAME SIDE OF A PVC PIPE SECTION SHALL BE MIN. 10" APART.
 - METER SHALL NOT BE PLACED IN SIDEWALK OR DRIVEWAY AREAS. WATER SERVICE LINES AND TAPS SHALL NOT BE PLACED UNDER DRIVEWAYS WHENEVER POSSIBLE AND IF REQUIRED, ONLY WITH PRIOR DEPARTMENT APPROVAL.
 - MAXIMUM SERVICE LENGTH IS 100' TO METER.
 - BEEDING (MIN. 4") AND COVER (MIN. 4") OVER SERVICE LINE OR CASING SHALL CONSIST OF FINE GRANULAR MATERIAL. UNSUITABLE IN-SITU MATERIALS SUCH AS ROCK, DEBRIS AND LARGER ROCKS SHALL BE REMOVED WITH 2" MAXIMUM SIZE.
 - METER SERVICE WILL NOT BE INSTALLED/ACTIVATED UNTIL:
 - ALL FORM BOARDS FOR DRIVEWAY AND/OR SIDEWALK MUST BE COMPLETELY INSTALLED OR THE DRIVEWAY AND/OR SIDEWALK MUST HAVE BEEN INSTALLED.
 - "MINIMUM UNRESTRICTED SPACE" AS SHOWN IN NOTE 2 AND ON THE PLAN VIEW IS PROVIDED WITH 12" MINIMUM VERTICAL SEPARATION REQUIRED TO ALL OTHER UTILITIES.
 - THE REQUIRED BACKFLOW PREVENTION ASSEMBLY/DEVICE IS INSTALLED AND HAS PASSED INITIAL TEST.
 - METER TO BE INSTALLED BY DEPARTMENT. THE PIPING BEYOND THE CONTROL VALVE TO BE INSTALLED BY THE DEVELOPER OR THE DEPARTMENT DEPENDING ON THE TYPE OF SERVICE INSTALLATION REQUIRED.
 - THE DEVELOPER/PROPERTY OWNER OR ASSIGNEE SHALL BE RESPONSIBLE FOR INSTALLATION OF SERVICES BEYOND PRESSURE TEST LIMITS AS SPECIFIED BY THE DEPARTMENT.
 - THREADED AREAS OF CORPORATION STOP AND OTHER FITTINGS SHALL BE SPIRAL WRAPPED WITH TWO (2) WRAPS OF TEFLON TAPE.
 - METER BOXES IN HIGH-GRASS AREAS SHALL HAVE TRAFFIC RATED LIDS.
 - A 12" THICK COMPACTED 3/4" ROCK BASE IS REQUIRED FOR METER BOXES OUTSIDE OF GRASS AREA. THE BASE SHALL EXTEND MIN. 12" BEYOND THE METER BOX PERIMETER.
 - STAINLESS STEEL WRENCHES ARE REQUIRED FOR ALL COMPRESSION FITTINGS.
 - PVC SHALL BE SCHEDULE 40 PIPE WITH SCHEDULE 80 FITTINGS. ALL BRASS FITTINGS SHALL BE "LEAD FREE".

CITY of DELRAY BEACH
PUBLIC WORKS DEPARTMENT
434 SOUTH SWINTON AVENUE, DELRAY BEACH, FLORIDA 33444

POTABLE WATER SERVICE SINGLE 1" METER INSTALLATION DETAIL

DATE: 01-25-2021
PW 12.0

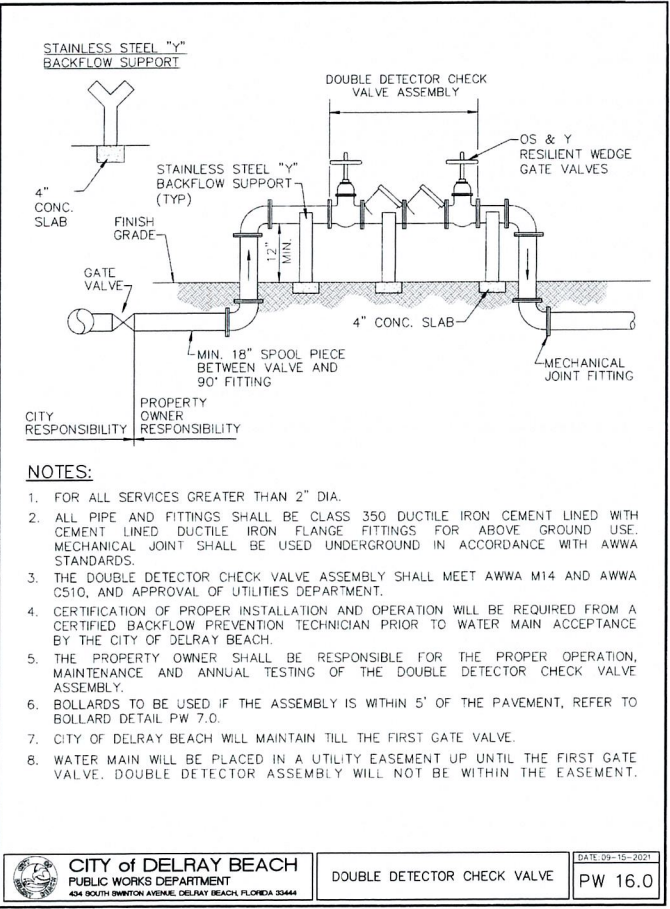


- NOTES:**
- SUCCESSIVE TAPS INTO THE WATER MAIN SHALL BE SPACED A MINIMUM OF 18" ON CENTER.
 - SERVICE LINES SHALL NOT BE PLACED UNDER DRIVEWAYS.
 - ALL METERS REQUIRE A LOCKING BRASS CURB STOP WITH LOCK WING (1" MIN.).
 - NO FITTINGS BETWEEN CORPORATION STOP AND BRANCH ASSEMBLY.
 - MAXIMUM SERVICE LENGTH IS 100' TO METER.
 - CASING PIPE I.D. SHALL BE SERVICE O.D. PLUS 1" MINIMUM.
 - MINIMUM BEND RADIUS ON SERVICES SHALL BE 14" ON ALL SERVICES BEHIND METER.
 - METER SIZE WILL BE DETERMINED BY PUBLIC UTILITIES DEPT. UPON APPLICATION FOR SERVICE.
 - ALL VALVES TO BE BALL VALVES.
 - METER BOX SHALL BE PROVIDED AND INSTALLED BY CONTRACTOR.
 - ABOVE CONFIGURATION APPLIES TO PLACEMENT AT SINGLE FAMILY RESIDENCES. FOR DOUBLE SERVICES PLACED AT MULTI-FAMILY RESIDENCES THE TWO SERVICES SHALL BE PLACED WITHIN A DOUBLE METER BOX.
 - ALL EXISTING SERVICES TO BE FIELD VERIFIED BY BUILDER/CONTRACTOR/DEVELOPER. IF EXISTING SERVICE IS GALVANIZED, BUILDER/CONTRACTOR/DEVELOPER SHALL REPLACE WITH POLYETHYLENE PIPING FROM MAIN TO METER.

CITY of DELRAY BEACH
PUBLIC WORKS DEPARTMENT
434 SOUTH SWINTON AVENUE, DELRAY BEACH, FLORIDA 33444

TYPICAL DOUBLE SERVICE CONNECTION

DATE: 09-15-2021
PW 15.0

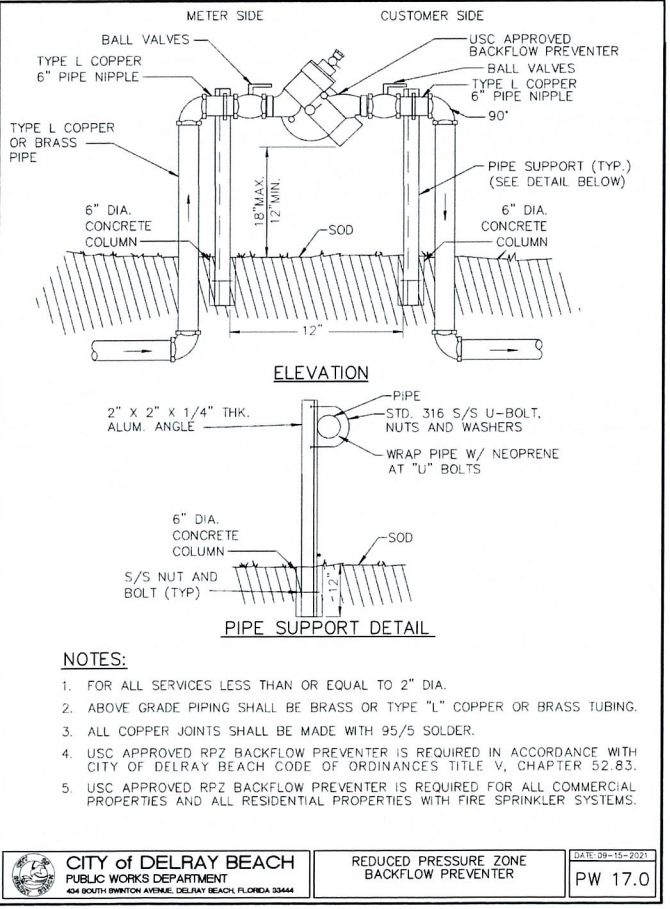


- NOTES:**
- FOR ALL SERVICES GREATER THAN 2" DIA.
 - ALL PIPE AND FITTINGS SHALL BE CLASS 350 DUCTILE IRON CEMENT LINED WITH CEMENT LINED DUCTILE IRON FLANGE FITTINGS FOR ABOVE GROUND USE. MECHANICAL JOINT SHALL BE USED UNDERGROUND IN ACCORDANCE WITH AWWA STANDARDS.
 - THE DOUBLE DETECTOR CHECK VALVE ASSEMBLY SHALL MEET AWWA M14 AND AWWA C510, AND APPROVAL OF UTILITIES DEPARTMENT.
 - CERTIFICATION OF PROPER INSTALLATION AND OPERATION WILL BE REQUIRED FROM A CERTIFIED BACKFLOW PREVENTION TECHNICIAN PRIOR TO WATER MAIN ACCEPTANCE BY THE CITY OF DELRAY BEACH.
 - THE PROPERTY OWNER SHALL BE RESPONSIBLE FOR THE PROPER OPERATION, MAINTENANCE AND ANNUAL TESTING OF THE DOUBLE DETECTOR CHECK VALVE ASSEMBLY.
 - BOLLARDS TO BE USED IF THE ASSEMBLY IS WITHIN 5' OF THE PAVEMENT, REFER TO BOLLARD DETAIL PW 7.0.
 - CITY OF DELRAY BEACH WILL MAINTAIN TILL THE FIRST GATE VALVE.
 - WATER MAIN WILL BE PLACED IN A UTILITY EASEMENT UP UNTIL THE FIRST GATE VALVE. DOUBLE DETECTOR ASSEMBLY WILL NOT BE WITHIN THE EASEMENT.

CITY of DELRAY BEACH
PUBLIC WORKS DEPARTMENT
434 SOUTH SWINTON AVENUE, DELRAY BEACH, FLORIDA 33444

DOUBLE DETECTOR CHECK VALVE

DATE: 09-15-2021
PW 16.0

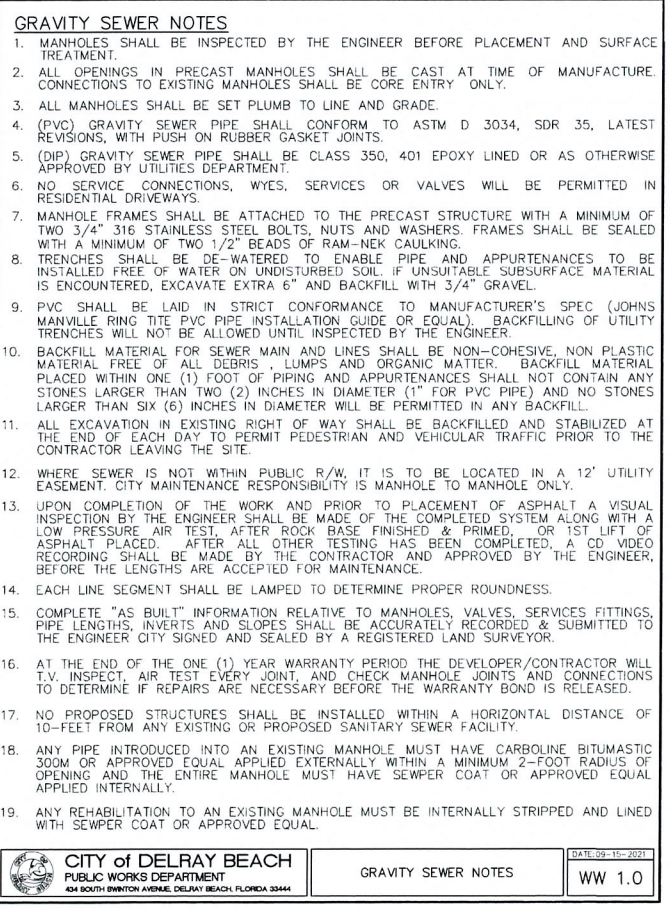


- NOTES:**
- FOR ALL SERVICES LESS THAN OR EQUAL TO 2" DIA.
 - ABOVE GRADE PIPING SHALL BE BRASS OR TYPE "L" COPPER OR BRASS TUBING.
 - ALL COPPER JOINTS SHALL BE MADE WITH 95/5 SOLDER.
 - USC APPROVED RPZ BACKFLOW PREVENTER IS REQUIRED IN ACCORDANCE WITH CITY OF DELRAY BEACH CODE OF ORDINANCES TITLE V, CHAPTER 52.83.
 - USC APPROVED RPZ BACKFLOW PREVENTER IS REQUIRED FOR ALL COMMERCIAL PROPERTIES AND ALL RESIDENTIAL PROPERTIES WITH FIRE SPRINKLER SYSTEMS.

CITY of DELRAY BEACH
PUBLIC WORKS DEPARTMENT
434 SOUTH SWINTON AVENUE, DELRAY BEACH, FLORIDA 33444

REDUCED PRESSURE ZONE BACKFLOW PREVENTER

DATE: 09-15-2021
PW 17.0

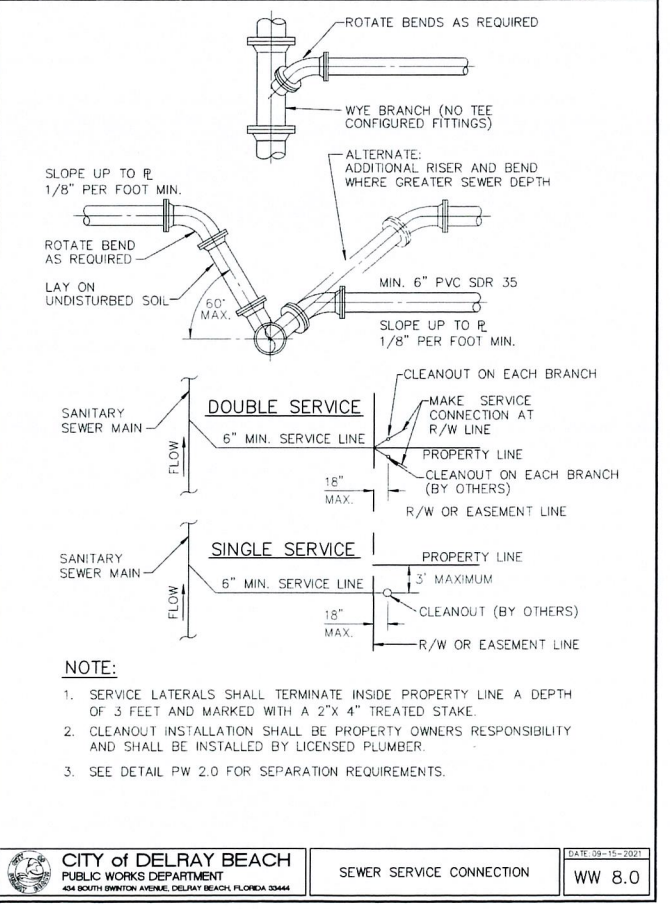


- GRAVITY SEWER NOTES**
- MANHOLES SHALL BE INSPECTED BY THE ENGINEER BEFORE PLACEMENT AND SURFACE TREATMENT.
 - ALL OPENINGS IN PRECAST MANHOLES SHALL BE CAST AT TIME OF MANUFACTURE. CONNECTIONS TO EXISTING MANHOLES SHALL BE CORE ENTRY ONLY.
 - ALL MANHOLES SHALL BE SET PLUMB TO LINE AND GRADE.
 - (PVC) GRAVITY SEWER PIPE SHALL CONFORM TO ASTM D 3034, SDR 35, LATEST REVISIONS, WITH PUSH ON RUBBER GASKET JOINTS.
 - (DIP) GRAVITY SEWER PIPE SHALL BE CLASS 350, 401 EPOXY LINED OR AS OTHERWISE APPROVED BY UTILITIES DEPARTMENT.
 - NO SERVICE CONNECTIONS, WYES, SERVICES OR VALVES WILL BE PERMITTED IN RESIDENTIAL DRIVEWAYS.
 - MANHOLE FRAMES SHALL BE ATTACHED TO THE PRECAST STRUCTURE WITH A MINIMUM OF TWO 3/4" 316 STAINLESS STEEL BOLTS, NUTS AND WASHERS. FRAMES SHALL BE SEALED WITH A MINIMUM OF TWO 1/2" BEADS OF RAM-NEK CAULKING.
 - TRENCHES SHALL BE DE-WATERED TO ENABLE PIPE AND APPURTENANCES TO BE INSTALLED FREE OF WATER ON UNDISTURBED SOIL. IF UNSUITABLE SUBSURFACE MATERIAL IS ENCOUNTERED, EXCAVATE EXTRA 6" AND BACKFILL WITH 3/4" GRAVEL.
 - PVC SHALL BE LAID IN STRICT CONFORMANCE TO MANUFACTURER'S SPEC (JOHNS MANVILLE RING JOINT PVC PIPE INSTALLATION GUIDE OR EQUAL). BACKFILLING OF UTILITY TRENCHES WILL NOT BE ALLOWED UNTIL INSPECTED BY THE ENGINEER.
 - BACKFILL MATERIAL FOR SEWER MAIN AND LINES SHALL BE NON-COHESIVE, NON PLASTIC MATERIAL FREE OF ALL DEBRIS, LUMPS AND ORGANIC MATTER. BACKFILL MATERIAL PLACED WITHIN ONE (1) FOOT OF PIPING AND APPURTENANCES SHALL NOT CONTAIN ANY STONES LARGER THAN TWO (2) INCHES IN DIAMETER (1" FOR PVC PIPE) AND NO STONES LARGER THAN SIX (6) INCHES IN DIAMETER WILL BE PERMITTED IN ANY BACKFILL.
 - ALL EXCAVATION IN EXISTING RIGHT OF WAY SHALL BE BACKFILLED AND STABILIZED AT THE END OF EACH DAY TO PERMIT PEDESTRIAN AND VEHICULAR TRAFFIC PRIOR TO THE CONTRACTOR LEAVING THE SITE.
 - WHERE SEWER IS NOT WITHIN PUBLIC R/W, IT IS TO BE LOCATED IN A 12' UTILITY EASEMENT. CITY MAINTENANCE RESPONSIBILITY IS MANHOLE ONLY.
 - UPON COMPLETION OF THE WORK AND PRIOR TO PLACEMENT OF ASPHALT A VISUAL INSPECTION BY THE ENGINEER SHALL BE MADE OF THE COMPLETED SYSTEM ALONG WITH A LOW PRESSURE AIR TEST. AFTER ROCK BASE FINISHED & PRIMED, OR 1ST LIFT OF ASPHALT PLACED. AFTER ALL OTHER TESTING HAS BEEN COMPLETED, A CD VIDEO RECORDING SHALL BE MADE BY THE CONTRACTOR AND APPROVED BY THE ENGINEER, BEFORE THE LENGTHS ARE ACCEPTED FOR MAINTENANCE.
 - EACH LINE SEGMENT SHALL BE LAMPED TO DETERMINE PROPER ROUNDNESS.
 - COMPLETE "AS BUILT" INFORMATION RELATIVE TO MANHOLES, VALVES, SERVICES FITTINGS, PIPE LENGTHS, INVERTS AND SLOPES SHALL BE ACCURATELY RECORDED & SUBMITTED TO THE ENGINEER CITY SIGNED AND SEALED BY A REGISTERED LAND SURVEYOR.
 - AT THE END OF THE ONE (1) YEAR WARRANTY PERIOD THE DEVELOPER/CONTRACTOR WILL T.V. INSPECT, AIR TEST EVERY JOINT, AND CHECK MANHOLE JOINTS AND CONNECTIONS TO DETERMINE IF REPAIRS ARE NECESSARY BEFORE THE WARRANTY BOND IS RELEASED.
 - NO PROPOSED STRUCTURES SHALL BE INSTALLED WITHIN A HORIZONTAL DISTANCE OF 10- FEET FROM ANY EXISTING OR PROPOSED SANITARY SEWER FACILITY.
 - ANY PIPE INTRODUCED INTO AN EXISTING MANHOLE MUST HAVE CARBOLINE BITUMASTIC 300M OR APPROVED EQUAL APPLIED EXTERNALLY WITHIN A MINIMUM 2-FOOT RADIUS OF OPENING AND THE ENTIRE MANHOLE MUST HAVE SEWER COAT OR APPROVED EQUAL APPLIED INTERNALLY.
 - ANY REHABILITATION TO AN EXISTING MANHOLE MUST BE INTERNALLY STRIPPED AND LINED WITH SEWER COAT OR APPROVED EQUAL.

CITY of DELRAY BEACH
PUBLIC WORKS DEPARTMENT
434 SOUTH SWINTON AVENUE, DELRAY BEACH, FLORIDA 33444

GRAVITY SEWER NOTES

DATE: 09-15-2021
WW 1.0



- NOTE:**
- SERVICE LATERALS SHALL TERMINATE INSIDE PROPERTY LINE A DEPTH OF 3 FEET AND MARKED WITH A 2" X 4" TREATED STAKE.
 - CLEANOUT INSTALLATION SHALL BE PROPERTY OWNERS RESPONSIBILITY AND SHALL BE INSTALLED BY LICENSED PLUMBER.
 - SEE DETAIL PW 2.0 FOR SEPARATION REQUIREMENTS.

CITY of DELRAY BEACH
PUBLIC WORKS DEPARTMENT
434 SOUTH SWINTON AVENUE, DELRAY BEACH, FLORIDA 33444

SEWER SERVICE CONNECTION

DATE: 09-15-2021
WW 8.0

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

EDWARDS DUPLEX
PROPOSED WATER DISTRIBUTION & SANITARY SEWER DETAILS
4306 S OCEAN BLVD
HIGHLAND BEACH, FL 33478

DATE 04/16/24
DRAWN BY JRH
F.B./PG. ---
SCALE N/A

MATTHEW V. KAHN
PROFESSIONAL ENGINEER
LICENSE NO. 82227
STATE OF FLORIDA
FOR THE FIRM

JOB # 10771
SHT NO. W
Page 58
OF 12 SHEETS

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HIGHLAND BEACH
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BEL LIDO DRIVE



S. OCEAN BLVD.
(STATE ROAD A1A)

PUBLIC
SIDEWALK

4306 S OCEAN BLVD. HIGHLAND BEACH, FL.



SCALE: 1/8" = 1' - 0"

MAY 29, 2024

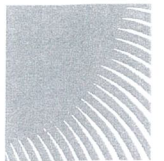


ILLUSTRATED LANDSCAPE PLAN
D.S. BOCA - LANDSCAPE ARCHITECT

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OCT 18 2024

HIGHLAND BEACH
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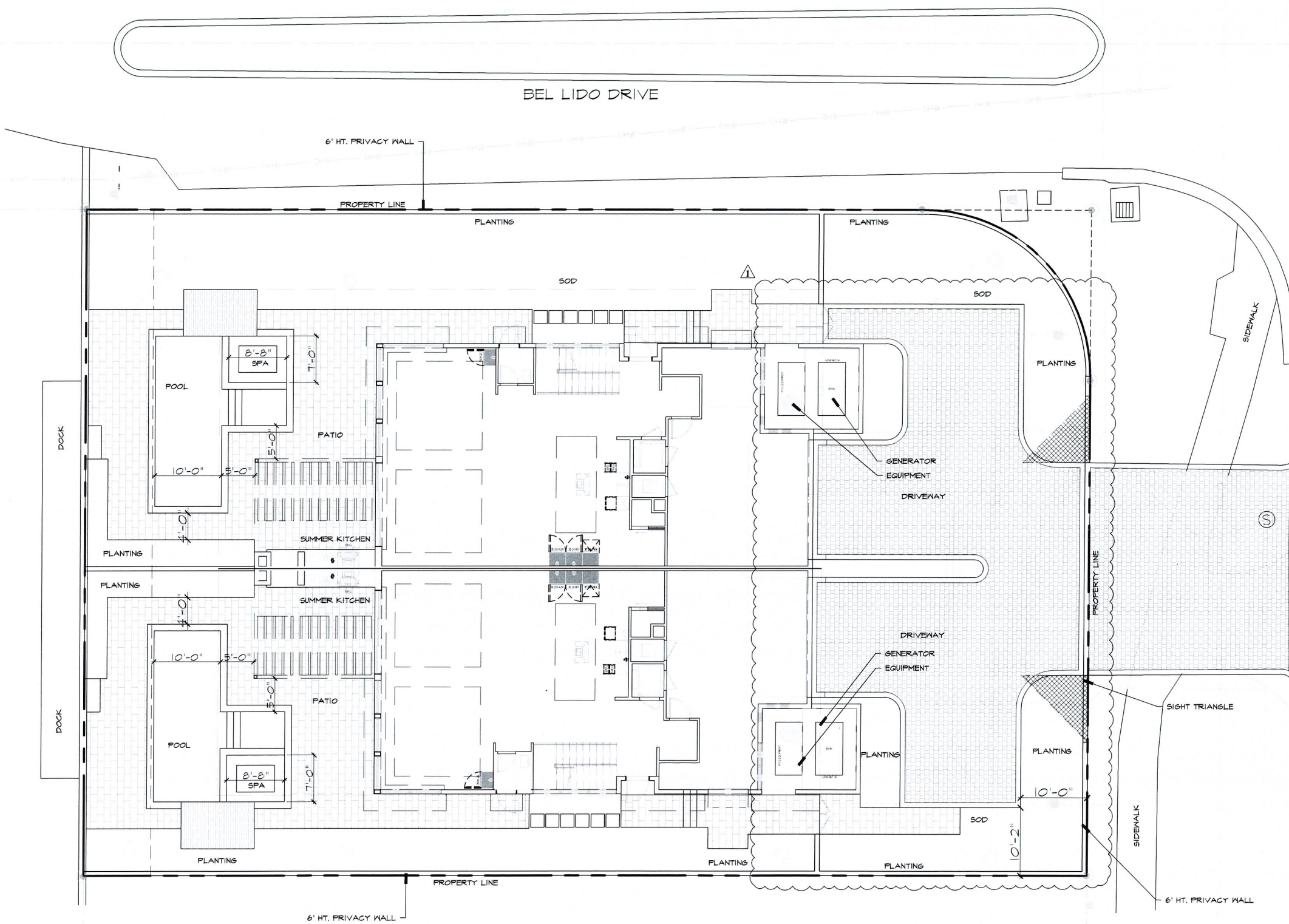
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4306 S OCEAN BOULEVARD
HIGHLAND BEACH, FL
HARDSCAPE PLAN

S. OCEAN BLVD.
(STATE RD. A1A)



REVISIONS:	
05-28-2024	Revision
08-13-2024	Revision

FEBRUARY 2, 2024
DATE
M.S.
DRAWN BY:
M.J.
APPROVED BY:

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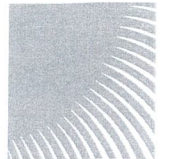


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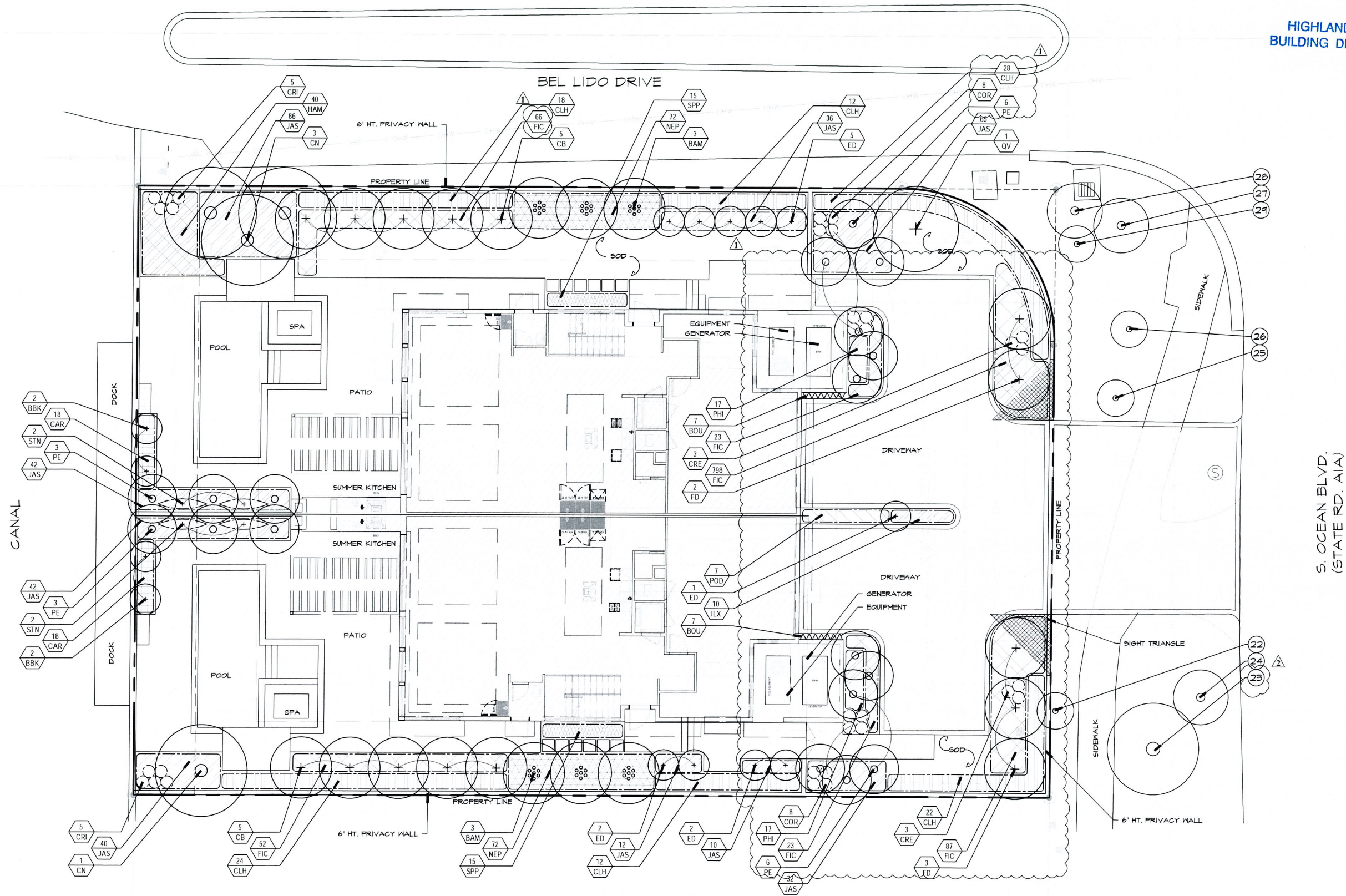
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BUILDING DEPARTMENT



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4306 S OCEAN BOULEVARD
HIGHLAND BEACH, FL
LANDSCAPE PLAN

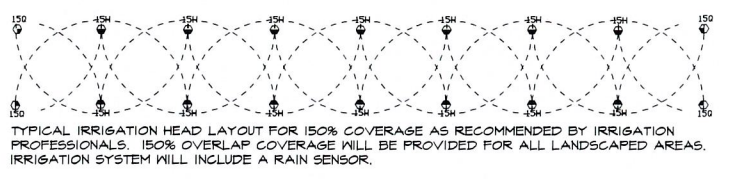
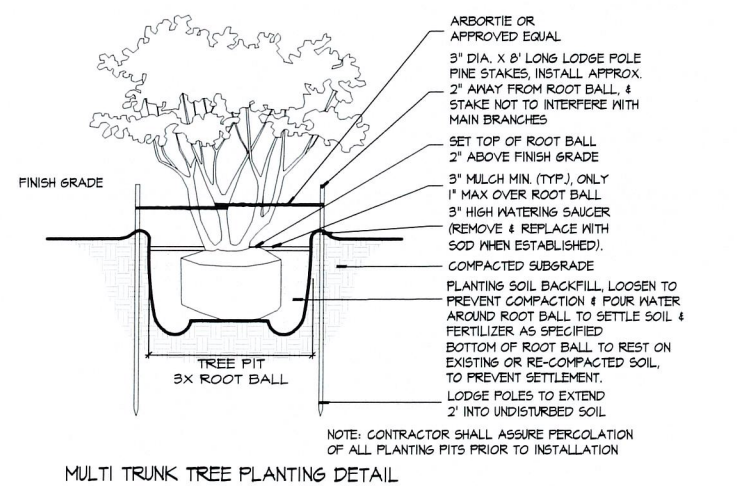
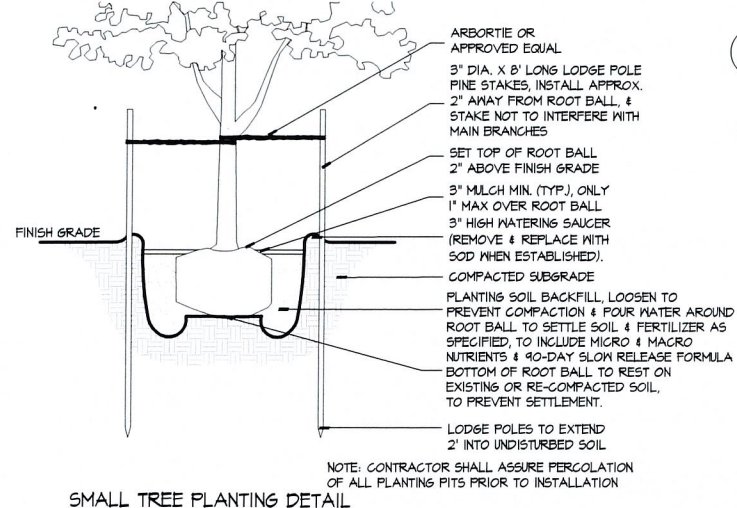
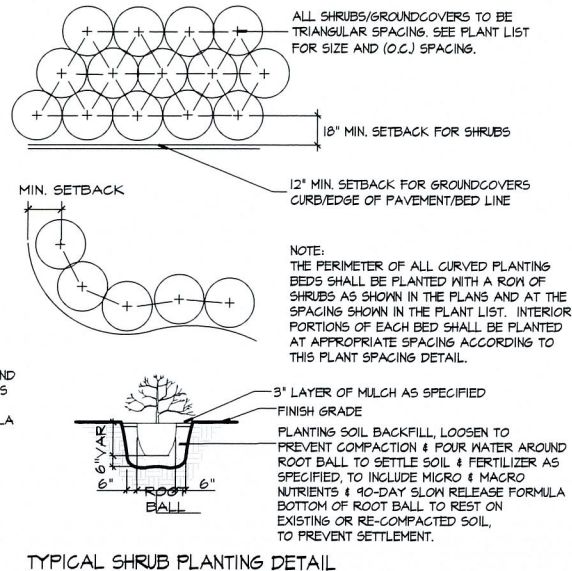
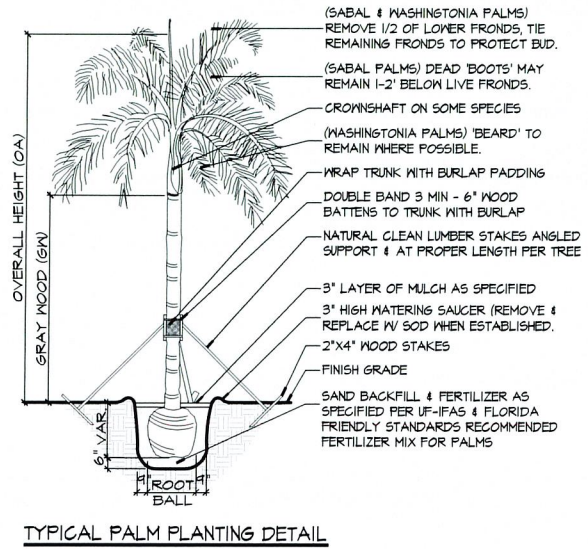
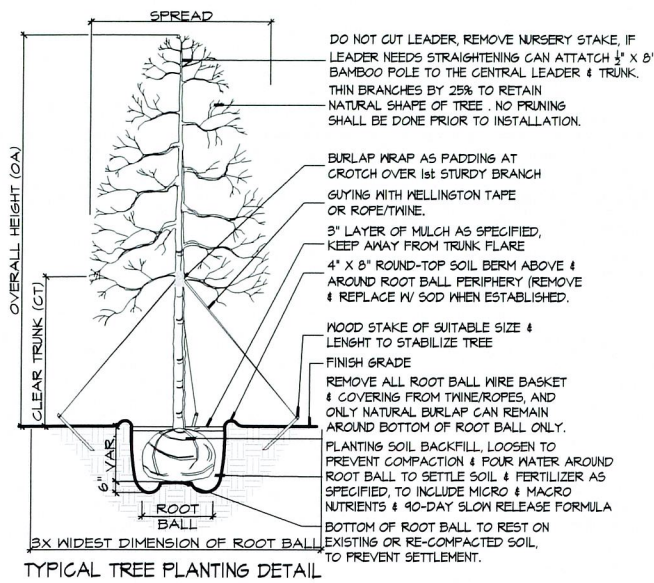
REVISIONS:
05-28-2024 Revision
08-13-2024 Revision

FEBRUARY 2, 2024
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SCALE: 1/8" = 1' - 0"



PLANT LIST												
TREES AND PALMS												
KEY	QTY. TOTAL	LP-1	BOTANICAL/COMMON NAME	HEIGHT	SPREAD	CAL.	CLEAR TRK.	SPA.	REMARKS	NATIVE	DROUGHT TOLERANCE	
CB	10	10	CALOPHYLLUM BRASILIENSE BRAZILIAN BEAUTYLEAF	14'	7'	3"			FULL CANOPY		MODERATE	
CN	4	4	COCOS NUCIFERA 'GREEN MALAY' GREEN MALAYAN COCONUT PALM	10' OF WOOD 15' OF WOOD					FEET OF WOOD SHOWN ON PLANS, FULL HEADS		HIGH	
ED	10	10	ELAEOCARPUS DECIPENS JAPANESE BLUEBERRY	8'		1.5"	3'		CONE SHAPE FULL TO BASE		MODERATE	
FD	5	5	FILLICIIUM DECIPENS JAPANESE FERN TREE	14'	8'	3"	5-6'		FULL CANOPY		HIGH	
PE	18	18	PTYCHOSPERMA ELEGANS ALEXANDER PALM	16-18' O.A.					FULL HEADS		MODERATE	
QV	1	1	QUERCUS VIRGINIANA LIVE OAK	14-16'	7-8'	3-4"	5-6'		FULL CANOPY	X	HIGH	
SHRUBS AND GROUND COVER												
KEY	QTY. TOTAL	LP-1	BOTANICAL/COMMON NAME	HEIGHT	SPREAD	CAL.	CLEAR TRK.	SPA.	REMARKS	NATIVE	DROUGHT TOLERANCE	
BAM	6	6	BAMBUSA TEXTILIS VAR. GRACILIS SLENDER WEAVER BAMBOO	14-16'	4-5'				FULL TO BASE MULTI-STEM		HIGH	
BBK	4	4	BOUGAINVILLEA 'BARBARA KARST' BOUGAINVILLEA	5-6'	2-3'				TREE STANDARD 'PURPLE'		HIGH	
BOU	14	14	BOUGAINVILLEA 'BARBARA KARST' BARBARA KARST PURPLE BOUGAINVILLEA		4-5' LONG RUNNERS				TRELLIS GROWN		HIGH	
CAR	36	36	CARISSA MACROCARPA 'EMERALD BLANKET' NATAL PLUM 'EMERALD BLANKET'	10-12"	10-12"			18" O.C.	FULL CONT.		HIGH	
CLH	116	116	CLUSIA GUTTIFERA 'HEDGE' SMALL LEAF CLUSIA HEDGE	4-5'	20-22"		FULL TO BASE	2' O.C.	FULL CONT.		HIGH	
COR	16	16	CORDYLINE FRUTICOSA TI PLANT	24"	18"		FULL TO BASE		MULTI 7 GAL.		MODERATE	
CRE	6	6	CRINUM AUGUSTUM 'QUEEN EMMA' CRINUM LILY 'QUEEN EMMA'	30"	30"						MODERATE	
CRI	10	10	CRINUM ASIATICUM CRINUM LILY	30"	30"				FULL CLUMP		MODERATE	
FIC	330	330	FICUS MICROCARPA 'GREEN ISLAND' GREEN ISLAND FICUS SHRUB	16"	16"			18" O.C.	FULL CONT. 7 GAL.		MODERATE	
HAM	40	40	HAMELIA PATENS FIREBUSH	18"	18"			2' O.C.	FULL CONT.	X	HIGH	
ILX	10	10	ILEX VOMITORIA 'NANA' DWARF YAUPON	12"	12"			18" O.C.	FULL CONT.	X	HIGH	
JAS	365	365	JASMINUM VOLUBILE WAXLEAF JASMINE	18"	18"			18" O.C.	FULL CONT.		MODERATE	
NEP	144	144	NEPHROLEPIS EXALTATA BOSTON FERN	16"	16"			18" O.C.	FULL CONT.	X	HIGH	
PHI	34	34	PHILODENDRON SELLOUM SPLIT-LEAF PHILODENDRON	16-18"	16-18"			18" O.C.	FULL CLUMP 7 GAL.		MODERATE	
POD	7	7	PODOCARPUS MACROPHYLLUS 'HEDGE' JAPANESE YEW COLUMN	4-5'	24"		FULL TO BASE	2' O.C.	FULL CONT. 25 GAL.		MODERATE	
SPP	30	30	SPATHOGLOTTIS PLICATA GROUND ORCHID	18"	18"			18" O.C.	FULL CLUMP MULTI-STEM		MODERATE	
STN	4	4	STRELITZIA NICOLAI WHITE BIRD OF PARADISE	10-12'	6-8'				FULL CLUMP		HIGH	
									33	1	1	100%
XERISCAPE DROUGHT & NATIVE TOLERANT TREES & PALMS (PALMS AT 3:1):									1172	1	194	100%

XERISCAPE DROUGHT & NATIVE TOLERANT TREES & PALMS (PALMS AT 3:1):				33	1	1	100%
XERISCAPE DROUGHT & NATIVE TOLERANT SHRUBS & GROUND COVER:				1172	1	194	100%

- MISCELLANEOUS**
- Sod to be St. Augustine sod. Accept where other type of sod is specified.
 - Planting soil - 12 cu. yd. per tree and 4" depth at all hedges and mass planting beds.
 - Sand - Palms to be planted in clean sand; 1/2 cu. yd. per palm.
 - Mulch - 3" depth of shredded "dark brown" hybrid mulch B grade or better at all hedges and mass planting beds.
- GENERAL NOTES**
- All sod to be Stenotaphrum secundatum 'Flor-tan', St. Augustine solid sod.
 - Any previous area to remain that is disturbed by construction and not indicated on landscape plans to have shrubs or groundcovers shall be sodded.
 - All plant materials shall conform to Florida No. 1 or better, and follow the standards and inspection procedures, as stated in "Florida Grades and Standards for Nursery Plants", Latest Edition: July 2022, State of Florida Department of Agriculture, Tallahassee.
 - All trees shall be properly guyed and staked at the time of planting to ensure proper establishment.
 - by using Wellington tapokopuine with burlap as padding and to avoid damage of using wire or rubber hose pieces.
 - The planting soil for all planting areas shall be composed of a 70:30 mix for sand and loam with up to 10% organic matter. The minimum soil depth shall be four inches in all hedges and mass planting beds and 1/2 cu. yd. per tree. Palms to be planted in clean sand.
 - Three inches minimum of shredded "dark brown" hybrid mulch shall be installed around each tree and palm and throughout mass planting beds, the use of Cypress mulch is strongly discouraged.
 - Irrigation system to provide 100% coverage to landscaped areas with 50% overlap. Irrigation to be an automatic system with a rain gauge/moisture sensor shut-off.
 - For trees designated for preservation, protective barriers shall be in place prior to the start of any construction and shall remain in place until development is completed and the Planning and Zoning Division has authorized their removal.
 - The relocation of any tree and necessary tree pruning must conform to ANSI A-300 Standards for Maintenance of Trees and Woody Plants, as well as the per the current UF-IFAS and ISA specifications and standards.
 - In case of discrepancies, planting plan takes precedence over plant list.

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4306 S OCEAN BOULEVARD
HIGHLAND BEACH, FL
PLANTING DETAILS & PLANT LIST

REVISIONS:

05-28-2024	Revision
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FEBRUARY 2, 2024
DATE
M.S.
DRAWN BY:
M.J.
APPROVED BY:

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OCT 18 2024
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BUILDING DEPARTMENT

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GENERAL PLANTING SPECIFICATIONS:

1. Scope: The work includes furnishing all plants, materials, equipment and labor necessary for planting of plant materials indicated on the drawings and in these specifications. A list of plants is attached to these specifications.

2. Plant Materials & Protection: All plant materials shall be Florida Grade No.1 or better for all landscape plants, following standards and inspection procedures stated in the most recent edition of Florida Grades and Standards for Nursery plants, July 2022.

Spread (or S.D.) Indicates average spread to midpoint of current season's growth. Height (or H.T.) Indicates overall height from top of ball to midpoint of current season's growth. C.T. Indicates clear trunk measurement from top of ball to first branching (see tree & Palm Planting Diagrams) Meter of Wood (or Meter of Hard Grey Wood). Indicates measurement of Palms from top of ball to top of solid trunk before start of frond stalks or green boots. (See Palm Planting Diagram)

Quality and Sizes: Plants shall have a habit of growth that is normal for the species and shall be healthy, vigorous and equal or exceed the measurements specified in the plant list, which are the minimum acceptable sizes. Plants shall be measured with branches in normal position.

Substitution: Plant substitution requests by the Contractor will be considered by the Architect/Landscape Architect only upon submission of proof that any plant is not obtainable in the type or size specified.

1. Root Protection: A. Balled and Burlapped Plants (B & B) shall be dug with natural balls of earth of sufficient diameter and depth to encompass the fibrous and feeding root system necessary for full recovery of the plant.

2. Protection During Transporting: All plant material shall be protected from possible bark injury or breakage of branches. All plants transported by open trucks shall be adequately covered to prevent windburn, drying or damage to plants.

3. Protection After Delivery: Plants which cannot be planted immediately upon delivery to the site shall be covered with moist soil, mulch, or other protection from the drying of wind and sun. All plants shall be watered as necessary until accepted. Storage period shall not exceed seventy-two (72) hours.

4. Protection of Palms: Only a minimum of fronds shall be removed from the crown of the palm trees to facilitate moving and handling. Clear trunk (C.T.) shall be as specified after the minimum of fronds have been removed.

5. Protection During Planting: Trees moved by winch or crane shall be thoroughly protected from chain marks, girdling or bark slippage by means of other approved methods.

3. Materials: A. Fertilizer: Shall be South Florida fertilizer mix, organic fertilizer containing nitrogen, phosphoric acid and potash in equal percentages, 8-6-12 with both macro and micro nutrient, 40 day slow-release formula, and per UF-IFAS standards and Florida Friendly Landscaping recommendations, and manufacturer specifications.

Nitrogen shall be not less than 50 % from organic source. Inorganic chemical nitrogen shall not be derived from the sodium form of nitrate. Fertilizers shall be delivered to the site in unopened original containers, each bearing the manufacturer's guaranteed analysis. Any fertilizer that becomes caked or otherwise damaged shall not be acceptable.

The following shall be sterilized, certified and free of seed:

B. Planting Soil: Planting soil shall be a 70:30 sand to loam mix, and shall contain a 10% max. amount of decomposed organic matter, and follow UF-IFAS standards and Florida Friendly Landscaping recommendations. Planting soil shall be free from clods, stones, pebbles, roots, and other foreign materials which might be a hindrance to planting operations or be detrimental to good plant growth and shall be delivered in a loose friable condition and applied in accordance with the planting specifications and details.

C. Mulch: Mulch material to be per UF-IFAS standards and Florida Friendly Landscaping recommendations, shredded pine mulch B grade or better, "walk-on" grade, coarse, ground, with 25% or less volume of fine particles 3/8" or less in size, and 20% or less volume of particles 1/2" or less in size. Any pieces larger than 8" long visible on the surface after installation to be removed. Mulch moistened at time of installation to prevent wind displacement.

D. Drainage Stone (when applicable): Drainage stone shall be gravel or crushed stone reasonably free of sharp edges - 1/2"-1 1/2" in diameter - as required in the bottom of raised planters.

E. Filter Fabric (when applicable): Filter fabric, as required between gravel and soil in planters to be Densit "Filter-fabric" (800)888-9669 or equal.

4. Planting Operations: A. Soil Preparation: All existing soil and new fill/berms, and modified soil shall follow standard UF-IFAS specifications and details.

B. Layout: Location for plants and outlines of areas to be planted are indicated on the drawings. All plant locations shall be staked in the field by the Contractor, to the satisfaction of the Architect/Landscape Architect.

C. Excavation for Planting: Excavation of holes shall extend to the required sub-grade as specified hereunder. Plant pits shall be circular in outline and shall have a profile which conforms to the Typical Tree & Palm Planting Details (attached).

D. Balled and Burlapped Plants: After final setting, loosen wrappings of balled and burlapped plants and roll wrappings back from top of ball, leaving ball unbroken. Remove all root ball covering and materials such as rope/twine and wire, and only natural burlap can remain at the bottom of root ball.

E. Container Grown Plants: Container grown plants shall, when delivered, have sufficient root growth to hold earth intact when removed from container. They shall not be root bound. Containers shall be removed to prevent damage to plant or root system according to diagrams (attached). Plant pits for container materials shall be formed flat on the bottom to avoid air pockets at the bottom of root balls.

F. Pit Sizes: Minimum diameter (Width) and depth of planting pits for balled and burlapped, and container grown plants shall be as follows:

- Diameter-Trees: 18" greater than diameter of ball or spread of roots.
-Diameter-Shrubs: 6" greater than diameter of ball or spread of roots.
-Depth-Trees and Shrubs: 4" greater than depth of ball or roots to provide 4" of topsoil backfill under the root ball.
-Depth-Vines and Ground Covers: Pits shall be large enough for adequate planting.

6. Backfilling: When pit has been excavated as specified in Paragraph IV-C, the pit shall be backfilled with material as specified in Paragraph III. A, B, C, D, and IV. B and shown in the Typical Tree and Shrub diagrams (attached).

H. Setting Trees and Shrubs: Unless otherwise specified, all trees and shrubs shall be planted in pits, centered and set on four inches (4") of compacted topsoil to such depths that the finished grade level of the plant after settlement shall be the same as that at which the plant was grown. They shall be planted upright and faced to give the best appearance or relationship to adjacent structures.

I. Setting Palms: All palms shall be planted in sand, thoroughly washed in during planting operations and with a shallow saucer depression left at the soil line for future waterings.

J. Pruning - New Plant Material: Remove dead and broken branches from all plant material. Prune to retain typical growth habit of individual plants with as much height and spread as is practicable.

K. Guying Trees: Tree guying shall be accomplished in accordance with standards established in the most recent edition of Florida Grades & Standards for Nursery Plants and UF-IFAS and ISA specifications and details. Tree guying to be flat woven rope or twine material, 3/4" wide with 900 lb. break strength, color to be green, product to be ArborTie manufactured by Deep Root Partners, LP, or approved equal.

L. Mulching: All trees and shrub beds shall be mulched immediately after planting to a three inch (3") depth. Prevent wind displacement of mulch by thoroughly wetting down.

M. Excess Excavated Soil: Excess excavated soil shall be disposed of by the Contractor at no additional expense to the Owner, at Owner's discretion.

N. Relocated Material (when applicable): Existing material shown on the plan to be relocated shall be root-pruned as far ahead of time as necessary to move them safely, and shall be protected and treated as new material, as previously specified. Planting shall be in accord with these specifications.

O. Disposition of Existing Material: All existing plant material not shown as remaining or relocated shall be removed from the site at no additional cost to the Owner, at Owner's discretion.

5. Sod: A. Soil: The Landscape Contractor shall submit a unit price per cubic yard for the supply and distribution of planting soil as herein before specified, to be applied at a depth of one inch (1"), to all areas receiving sod. (The use of this one inch (1") of soil shall be at the discretion of the Architect/Landscape Architect after evaluation of the existing soil on the site.)

B. Grades: It shall be the responsibility of the Landscape Contractor to finish (fine) grade all landscape areas, eliminating all bumps, depressions, sticks, stones and other debris to the satisfaction of the Architect/Landscape Architect.

C. The sod shall be as called for on the landscape plans. Sod shall be of firm tough texture, having a compact growth of grass with good root development, and shall contain no weeds or any other objectionable vegetation. The soil embedded in the sod shall be good earth, free from stones and debris and all sod shall be free from fungus, vermin and other diseases.

D. Before being cut and lifted, the sod shall have been mowed at least three times with a lawn mower, with the final mowing not more than seven days before the sod is cut. The sod shall be carefully cut into uniform dimensions.

E. Solid sod shall be laid with closely abutting joints with a tamped or rolled, even surface. It shall be the responsibility of the Contractor to bring the sod edge in a neat, clean manner to the edge of all paving and shrub areas.

6. Clean-up: Any soil, peat or similar material which has been brought onto any paved areas shall be removed promptly, keeping these areas clean as the work progresses. Upon completion of the planting, all excess soil, stones and debris which has not been previously cleaned up shall be removed from the site or disposed of as directed by the Architect/Landscape Architect.

7. Maintenance: A. Maintenance shall begin immediately after each plant is planted and shall continue until all planting has passed final inspection and acceptance by the Owner. Maintenance shall include watering, weeding, cultivating, removal of dead materials, resetting plants to proper grades or upright position and restoration of the planting saucer and any other necessary operations.

B. The Contractor shall deep-water all trees and shrubs for a period of ninety (90) days after planting. In the event an irrigation system is operable, Contractor shall see that adequate water is supplied for that period.

8. Inspection and Acceptance: A. Inspection: Inspection of work to determine completion of contract, exclusive of the possible replacement of plants, will be made by the Owner and/or Landscape Architect at the conclusion of all planting and at the written request of the Contractor.

B. Acceptance: After inspection, the Contractor will be notified by the Owner of the acceptance of all plant material and workmanship, exclusive of the possible replacement of plants subject to guarantee.

9. Guarantee and Replacement: A. Guarantee: The Contractor shall furnish a written guarantee warranting all materials, workmanship and plant materials, for a period specified in the General Conditions of Project Specifications.

B. Replacement: During the one-year guarantee period, any plant required under this contract that is dead or not in satisfactory condition, as determined by the Architect/Landscape Architect, shall be replaced within two weeks of notification by the Architect/Landscape Architect. The Contractor shall be responsible for the full replacement cost of plant materials.

C. Material and Operations: All replacements shall be plants of the same kind and size as specified in the plant list. They shall be furnished and planted as specified herein.

10. Care and Maintenance Schedule: A. The Contractor shall furnish the Owner's Maintenance staff with a written and detailed description for the care and maintenance of all plant materials and irrigation systems at the time of final inspection. Contractor will also provide a one year Landscape Maintenance Contract to take effect after Substantial Completion of the project.

11. Permits and Regulations: A. The Contractor shall give all notices and comply with all laws, ordinances, rules and regulations bearing on the conduct of this work as drawn and specified.

12. Protection of Work and Property: A. The Contractor shall continuously maintain adequate protection of all his work from damage and theft and shall protect the Owner's property from injury and loss arising in connection with this contract, making good any such loss or injury or damage except where caused by Owner or his agents.

B. The Contractor shall provide protection for existing trees and other plant material as designated by drawings, by Owner's representative or by local authorities. Such protection shall consist of fencing or such devices as will prevent harm to material from excavation, breakage, chemical or other types of damage.

13. Changes in The Work: A. The Contractor shall conduct a soil survey of the site to determine the need for any additional or otherwise special conditions not met by normal planting soil requirements. A report of any problems shall be submitted to the Owner and the Architect/Landscape Architect for approval prior to installation, along with a cost break-down of additional services needed.

B. The Contractor shall advise the Owner and Landscape Architect of any special site conditions (high water table, light or soil conditions, etc.) that might require change of plant material or adjustment to finish elevation shown. The Owner will approve any changes thus determined.

14. Landscape Architect: A. The Landscape Architect is the author of the design and agents for its execution. When his services are used by the Owner for supervision, he shall act impartially between the Owner and Contractor and shall have authority to reject all work and materials which do not conform to the contract. All decisions of the Landscape Architect shall be final.

The Contractor shall remove from the site all materials considered not up to specifications by the Landscape Architect and replace with suitable materials.

15. Obstructions: A. The Contractor shall acquaint himself with the existence and location of all surface and subsurface structures, utilities and installations before commencing any work, and shall avoid any disturbance or damage to them throughout the course of the work. Repairs to any utilities, subsurface structures and installations and surface obstructions damaged by the Contractor shall be at the Contractor's own time and expense.

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HIGHLAND BEACH
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4306 S OCEAN BOULEVARD
HIGHLAND BEACH, FL
PLANTING SPECIFICATIONS

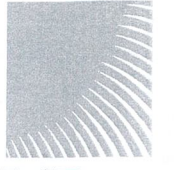
REVISIONS:
FEBRUARY 2, 2024
DATE
M.S.
DRAWN BY:
M.J.
APPROVED BY:

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HIGHLAND BEACH
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4306 S OCEAN BOULEVARD
HIGHLAND BEACH, FL
IRRIGATION PLAN

REVISIONS:
05-28-2024 Revision

FEBRUARY 2, 2024
DATE
M.S.
DRAWN BY:
M.J.
APPROVED BY:

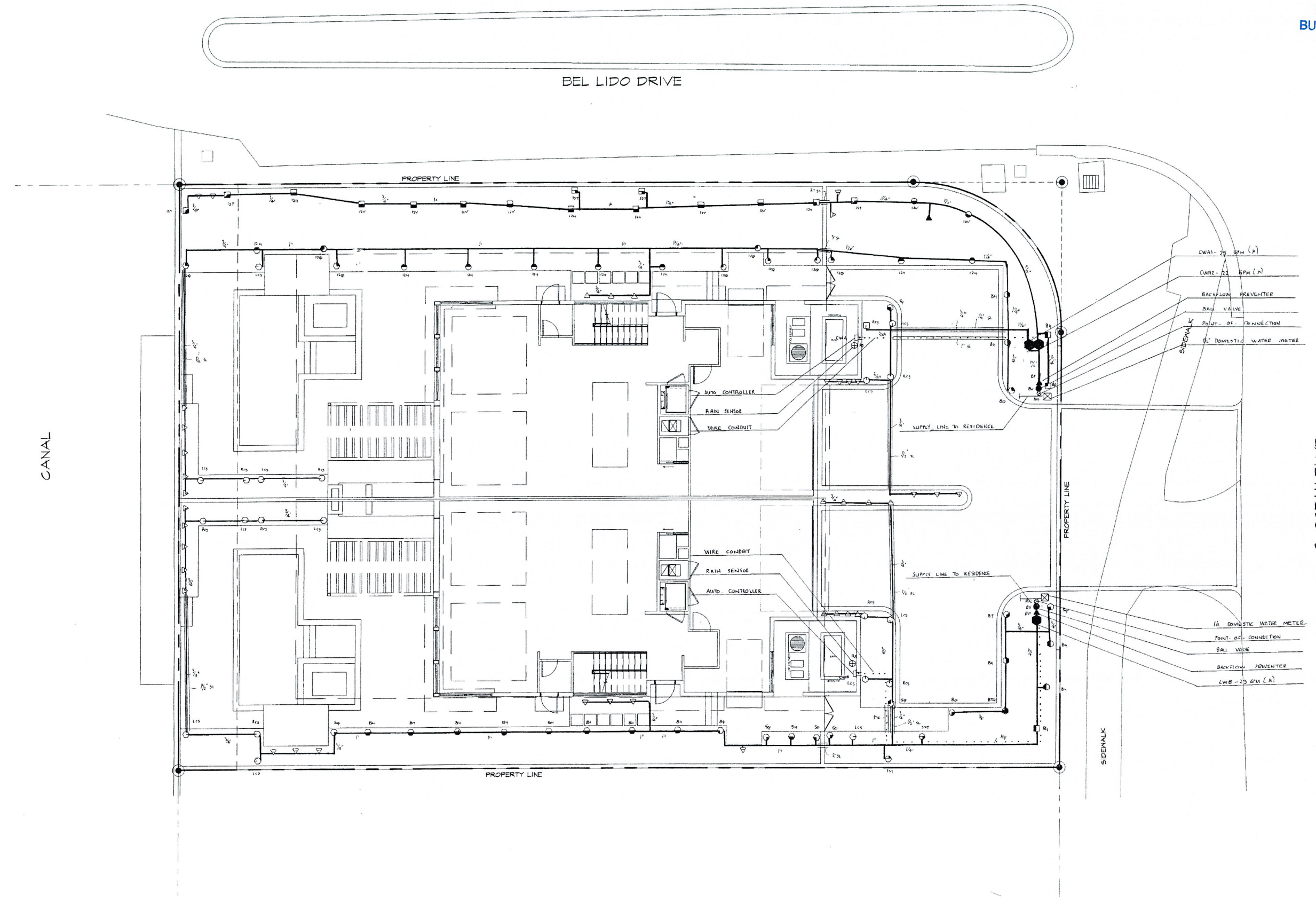
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SCALE: 1/8" = 1' - 0"

LI-1

Page 64



LEGEND
SYMBOL MODEL NO DESCRIPTION UNIT A UNIT B * EST. QTY
1404 RAINBIRD ADJ. FLOOD BUBBLER 01 01 1
PABS-SO-OTR RAINBIRD ADJ. SPRAY BUBBLER 03 03 1
PABS-SO-HLF RAINBIRD ADJ. SPRAY BUBBLER 17 13 1
PABS-80 RAINBIRD ADJ. SHRUB SPRAY 01 01 1
PABS-8H RAINBIRD ADJ. SHRUB SPRAY 01 01 1
PABS-12V RAINBIRD ADJ. SHRUB SPRAY 07 07 1
PABS-12T RAINBIRD ADJ. SHRUB SPRAY 03 03 1
PABS-12H RAINBIRD ADJ. SHRUB SPRAY 03 03 1
PABS-15RCS RAINBIRD ADJ. SHRUB SPRAY 01 01 1
PABS-15SST RAINBIRD ADJ. SHRUB SPRAY 02 02 1
1806-80 RAINBIRD ADJ. POP-UP SPRAY (6") 01 01 1
1806-10V RAINBIRD ADJ. POP-UP SPRAY (6") 01 01 1
1806-12V RAINBIRD ADJ. POP-UP SPRAY (6") 01 01 1
1806-12H RAINBIRD ADJ. POP-UP SPRAY (6") 06 06 1
1806-15SST RAINBIRD ADJ. POP-UP SPRAY (6") 01 01 1
1812-50 RAINBIRD ADJ. POP-UP SPRAY (12") 01 04 1
1812-5H RAINBIRD ADJ. POP-UP SPRAY (12") 01 01 1
1812-80 RAINBIRD ADJ. POP-UP SPRAY (12") 01 03 1
1812-8T RAINBIRD ADJ. POP-UP SPRAY (12") 01 01 1
1812-8H RAINBIRD ADJ. POP-UP SPRAY (12") 02 11 1
1812-8TO RAINBIRD ADJ. POP-UP SPRAY (12") 01 01 1
1812-120 RAINBIRD ADJ. POP-UP SPRAY (12") 04 04 1
1812-12H RAINBIRD ADJ. POP-UP SPRAY (12") 02 02 1
1812-15RCS RAINBIRD ADJ. POP-UP SPRAY (12") 03 05 1
1812-15LCS RAINBIRD ADJ. POP-UP SPRAY (12") 05 07 1
1812-15SST RAINBIRD ADJ. POP-UP SPRAY (12") 01 01 1
100 PEB RAINBIRD 1" SOLENOID VALVE 02 01 1
ESP-4ME RAIN BIRD AUTOMATIC CONTROLLER 01 01 1
RSD-BE-X RAIN BIRD RAIN SENSOR 01 01 1
765 (1 1/2") FEBCO PRESSURE VACUUM BREAKER 01 01 1
#14 AWG PAIGE THIN WIRE AS REQUIRED
SCH 40 GALVANIZED STEEL AS REQUIRED
SCH 40 PVC AS REQUIRED
MAIN SLEEVES
SPRINKLER RISERS
PVC FITTINGS
WIRE CONDUIT
TYPE 1120 PVC LATERALS
SDR 26, CLASS 160 (1" AND LARGER)
SDR 21, CLASS 200 (3/4")
BALL VALVE 01 01
VALVE BOXES 03 02
GROUNDING LOCATION 01 01
POINT-OF-CONNECTION 01 01
SUPPLY LINE TO RESIDENCE EXISTING
1 1/2" DOMESTIC WATER METER EXISTING

ZONE SUMMARY CHART
STA VALVE SPRINKLER VALVE WATER RUN WEEKLY
NI1 CWA1 SPRAY 1" 25 GPM 40 MIN/WK 1000 GAL/WK
2 CWA2 SPRAY 1" 22 GPM 40 MIN/WK 880 GAL/WK
3-4 SPARE
90 MIN/WK 1,880 GAL/WK
CWB1 VALVE SPRINKLER VALVE WATER RUN WEEKLY
1 CWA1 SPRAY 1" 25 GPM 40 MIN/WK 1000 GAL/WK
2-4 SPARE
40 MIN/WK 880 GAL/WK
* APPROXIMATE RUN TIME TO APPLY 1 IN./WK

IRRIGATION NOTES & SPECIFICATIONS
AUTOMATIC IRRIGATION SYSTEM REFER TO PLAN
WATER DEMAND / ZONE 1 1/2" DOMESTIC WATER METER
WATER SOURCE 50 PSI
PRESSURE REQUIRED

GENERAL
IRRIGATION SHALL BE INSTALLED IN ACCORDANCE WITH LOCAL CODES, CONTRACT DRAWINGS, CONTRACT SPECIFICATIONS, AND APPENDIX 'F' OF THE SOUTH FLORIDA BUILDING CODE.
IRRIGATION DESIGN BASED ON 'LANDSCAPE PLAN' DATED FEBRUARY 2, 2024. CONTRACTOR SHALL REFER TO THIS PLAN TO COORDINATE SPRINKLER LOCATIONS AND PIPE ROUTING WITH NEW AND EXISTING PLANT LOCATIONS.
THIS IRRIGATION PLAN SHALL BE USED AS A GUIDE ONLY. THIS IRRIGATION SHALL BE INSTALLED TO MATCH ON SITE CONDITIONS AND TO OVERCOME THE INHERENT INACCURACIES THAT RESULT WHEN DESIGNING FROM BASE PLANS SCALED AT 1" = 8".
THIS SITE SHALL BE IRRIGATED WITH 2 INDEPENDENT SYSTEMS. THE WATER SOURCE FOR EACH SYSTEM SHALL BE DOMESTIC WATER FOR EACH UNIT. THE LOCATION OF THE POINT-OF-CONNECTION TO THE SUPPLY FOR EACH UNIT SHALL BE SELECTED ON SITE.
BACKFLOW PREVENTION SHALL BE INSTALLED TO MEET LOCAL CODE REQUIREMENTS FOR CROSS CONNECTION CONTROL. A PRESSURE VACUUM BREAKER HAS BEEN SPECIFIED PER SYSTEM.
IRRIGATION HAS BEEN DESIGNED AS A TYPICAL BLOCK VALVE TYPE USING RAINBIRD SPRAY SPRINKLERS, IN-LINE VALVES, AND AN ESP CONTROL SYSTEM. RAIN SENSORS SHALL BE INSTALLED TO CONSERVE WATER.

CONTRACTOR IS ADVISED TO STUDY THE PLANS FOR ADDITIONAL INFORMATION AND TO VISIT THE SITE TO BECOME FAMILIAR WITH EXISTING CONDITIONS.
TO ENSURE PROPER OPERATION, PRESSURE REQUIRED, SOURCE SIZE, VALVE SIZES, ZONE CAPACITIES, SPRINKLER SPACING, PIPE AND WIRE SIZES, INSTALLATION NOTES AND DETAILS, AND SPECIFICATIONS SHALL BE FOLLOWED AS SHOWN.
PIPING
PIPE ROUTING IS SCHEMATIC ONLY AND SHALL BE ADJUSTED FOR ON SITE CONDITIONS. PIPE SHALL BE INSTALLED TO MINIMIZE DAMAGE TO THE ROOT SYSTEMS OF EXISTING TREES.
PIPE SHALL BE INSTALLED IN ACCORDANCE WITH LOCAL CODES AND PIPE MANUFACTURER'S INSTRUCTIONS.
PIPE ROUTED UNDER HARDSCAPED AREAS SHALL BE SLEEVED IN SCH 40 PVC. EACH SLEEVE SHALL: (1) BE BURIED TO A MINIMUM DEPTH OF 18"; (2) BE TWO PIPE SIZES LARGER THAN THE CARRIER PIPE, AND (3) EXTEND 3' BEYOND HARDSCAPED AREA. CONTRACTOR SHALL VERIFY THE SIZE, DEPTH AND LOCATION OF ALL EXISTING SLEEVES.

PIPE INSTALLED ABOVE GRADE FOR EACH BACKFLOW PREVENTER SHALL BE SCH 40 GALVANIZED STEEL. ALL OTHER PIPE AND FITTINGS SHALL BE TYPE 1120 PVC MAIN LINE AND FITTINGS SHALL BE SCH 40 LATERALS SIZED 1" AND LARGER SHALL BE SDR 26, CLASS 160. LATERALS SIZED 3/4" SHALL BE SDR 21, CLASS 200.
PIPE SIZED TO LIMIT FLOW VELOCITIES TO 5 FEET/SECOND AND TO LIMIT FRICTION LOSS IN THE PIPING NETWORK.
PIPE SHALL BE INSTALLED AT SUFFICIENT DEPTH BELOW GROUND TO PROTECT IT FROM HAZARD SUCH AS VEHICULAR TRAFFIC OR ROUTINE OCCURRENCES WHICH OCCUR IN THE NORMAL USE AND MAINTENANCE OF THE PROPERTY. DEPTHS OF COVER SHALL MEET OR EXCEED SCS CODE 430-D. REFER TO THE APPLICABLE DETAIL FOR ADDITIONAL INFORMATION.
BACKFILL SHALL BE OF SUITABLE MATERIAL, FREE OF ROCKS, STONES, AND OTHER DEBRIS THAT WOULD DAMAGE IRRIGATION SYSTEM COMPONENTS.
EACH BACKFLOW PREVENTER SHALL BE INSTALLED IN ACCORDANCE WITH LOCAL CODES AND SHALL BE LOCATED TO BE CONCEALED FROM VIEW.
A BALL VALVE SHALL BE INSTALLED IN EACH SYSTEM FOR ISOLATION. EACH VALVE SHALL BE TO LINE SIZE AND INSTALLED IN A VALVE BOX. POREOUS MATERIAL SHALL BE INSTALLED PER BOX TO PROMOTE DRAINAGE.

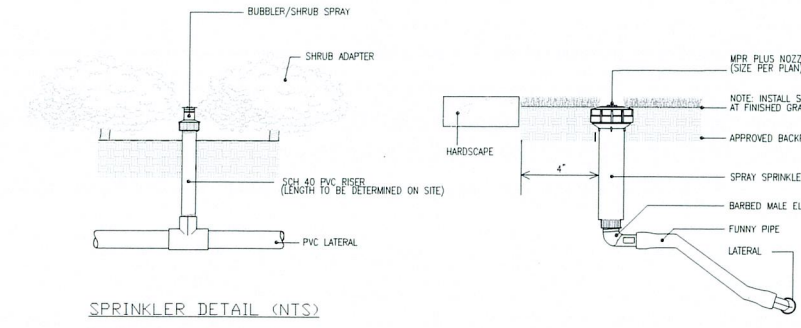
SPRINKLERS
SPRINKLER LOCATIONS ARE SCHEMATIC ONLY AND SHALL BE ADJUSTED FOR LANDSCAPING, FENCES, SITE LIGHTING, PREVAILING WIND, MOUNDING, ETC., TO ENSURE PROPER COVERAGE WITH MINIMAL UNDESIRABLE OVERTHROW. A PRIME OBJECTIVE SHALL BE TO ELIMINATE OVERTHROW ONTO PAVEMENT, SIDEWALKS, AND THE RESIDENCE.
SPRINKLERS SHALL BE RAINBIRD 1800 SERIES SIX INCH POP-UP TYPE SHALL BE INSTALLED IN AREAS LANDSCAPED WITH SOD AND MULCH. TWELVE INCH POP UP TYPE SHALL BE INSTALLED IN AREAS LANDSCAPED WITH GROUND COVER AND LOW SHRUBS. SHRUB HEADS SHALL BE INSTALLED IN AREAS LANDSCAPED WITH TALL SHRUBS, AND BUBBLERS SHALL BE INSTALLED IN NARROW LANDSCAPED AREAS.
POP-UP TYPE LOCATED IN SOD, MULCH, AND GROUND COVERS SHALL BE INSTALLED ON FLEXIBLE SWING JOINTS CONSISTING OF THICKWALLED POLY PIPE 1/2" AND INSERT ELBOWS.
POP-UP TYPE LOCATED IN SHRUBS SHALL BE INSTALLED ON 1/2" SCH 40 PVC RISERS TO A HEIGHT SO SPRINKLERS ARE CONCEALED FROM VIEW EXCEPT DURING USE.

SHRUB TYPE AND BUBBLERS SHALL BE INSTALLED ON 1/2" SCH 40 PVC RISERS. SHRUB HEADS SHALL BE INSTALLED A STANDARD HEIGHT OF 6" ABOVE PLANTS AND SHALL BE INSTALLED WITHIN PLANTS TO BE CONCEALED FROM VIEW. BUBBLERS SHALL BE INSTALLED AT THE BASE OF TALL SHRUBS FOR LOW LEVEL WATERING. RISERS SHALL BE PAINTED FLAT BLACK TO BE LESS VISIBLE.
EACH SPRAY HEAD SHALL BE EQUIPPED WITH THE APPROPRIATE SPRAY NOZZLE.
ADJUSTMENT FEATURES OF SPRINKLERS SPECIFIED SHALL BE UTILIZED TO INSURE PROPER COVERAGE WITH MINIMAL UNDESIRABLE OVERTHROW. LOW ANGLE, FLAT SPRAY, AND ADJUSTABLE ARC NOZZLES SHALL BE USED TO MINIMIZE OVERTHROW.
SPRINKLERS LOCATED ADJACENT TO HARDSCAPED AREAS SHALL BE INSTALLED AWAY FROM HARDSCAPED AREAS TO MINIMIZE OVERTHROW AND THE CHANCE OF DAMAGE BY VEHICLES, PEDESTRIANS, AND LAWN MAINTENANCE PERSONNEL. AS A GENERAL RULE, 6" POP-UP SPRAY HEADS SHALL BE INSTALLED IN 4" SHRUB HEADS AND 12" POP-UP SPRAY HEADS SHALL BE INSTALLED IN 12".

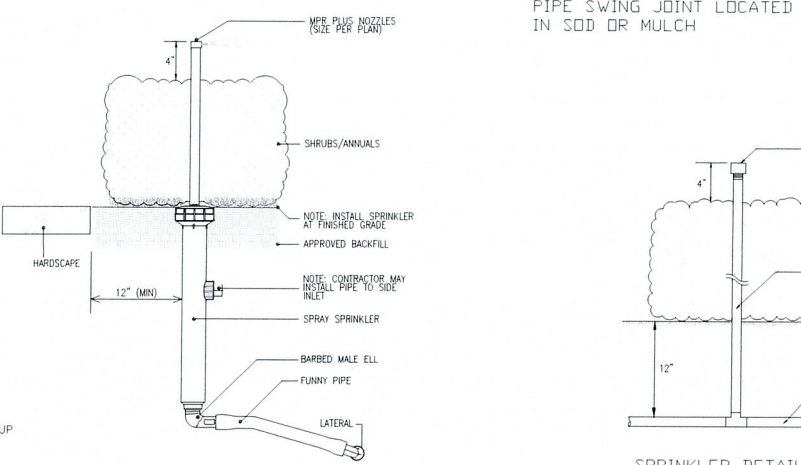
CONTROL SYSTEM
A RAIN BIRD ESP SERIES ELECTRIC CONTROL SYSTEM SHALL BE INSTALLED. ONE 4 STATION CONTROLLER SHALL ACTIVATE 2 SOLENOID VALVES IN SYSTEM 'A' AND ONE 4 STATION CONTROLLER SHALL ACTIVATE 1 SOLENOID VALVE IN SYSTEM 'B'. RAIN SENSORS SHALL BE INSTALLED TO CONSERVE WATER.
CONTROLLERS SHALL BE INSTALLED IN ACCORDANCE WITH LOCAL CODES AND MANUFACTURER'S INSTRUCTIONS. PROPER GROUNDING EQUIPMENT SHALL BE PROVIDED.
CONTROLLER LOCATIONS SHALL BE APPROVED BY THE OWNER'S REPRESENTATIVE. A 120 VAC ELECTRIC SOURCE IS REQUIRED PER LOCATION.
CONTROL LINES FROM EACH AUTOMATIC CONTROLLER TO IN-LINE AUTOMATIC VALVES SHALL BE #14 AWG THIN WIRE TYPE WHICH SHALL BE: (1) INSTALLED IN ACCORDANCE WITH LOCAL CODES; (2) INSTALLED IN WIRE CONDUIT; (3) BURIED TO A MINIMUM DEPTH OF 18"; SPLICES SHALL BE MADE WATERPROOF USING APPROVED METHODS.

AUTOMATIC VALVE LOCATIONS ARE SCHEMATIC ONLY AND SHALL BE ADJUSTED FOR ON SITE CONDITIONS. EACH VALVE SHALL BE INSTALLED IN A VALVE BOX. A MINIMUM OF ONE CUBIC FOOT OF GRAVEL SHALL BE PROVIDED PER BOX TO PROMOTE DRAINAGE.
WATER CONSERVATION EQUIPMENT SHALL BE INSTALLED IN ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS. THE RAIN SENSOR SHALL BE PLACED ON A STATIONARY STRUCTURE, MINIMUM OF 5' CLEARANCE FROM OTHER OUTDOOR EQUIPMENT, FREE AND CLEAR OF ANY TREE CANOPY OR OTHER OVERHEAD OBSTRUCTION, AND ABOVE THE HEIGHT OF SPRINKLER COVERAGE.

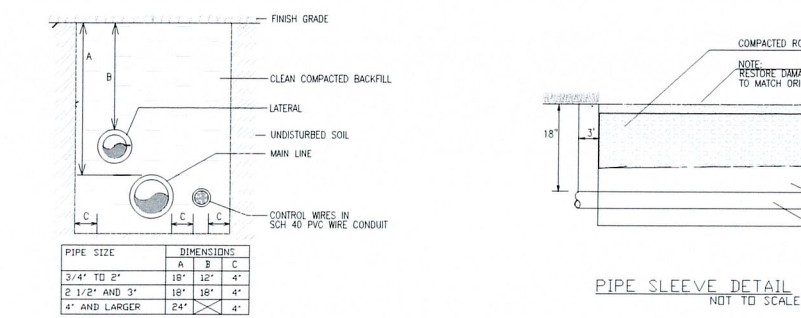
TIMING AND PRECIPITATION
TIMING OF EACH STATION SHALL BE SET IN THE FIELD TO MATCH LOCAL REQUIREMENTS. REFER TO ZONE SUMMARY CHART FOR RECOMMENDED RUN TIMES TO APPLY 1.0 INCHES/WEEK.



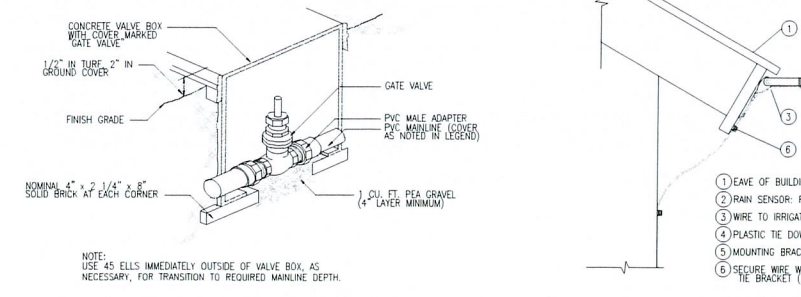
SPRINKLER DETAIL (NTS)
BUBBLER/SHRUB SPRAY
INSTALLED AT THE BASE OF PLANTS FOR LOW LEVEL WATERING



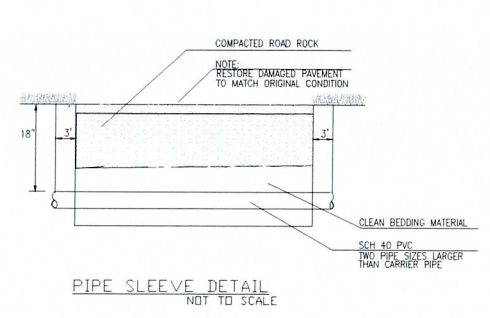
SPRINKLER DETAIL (NTS)
12" POP-UP SPRAY ON POLY PIPE SWING JOINT LOCATED IN PLANTS MAINTAINED TO A MAXIMUM HEIGHT OF 8".



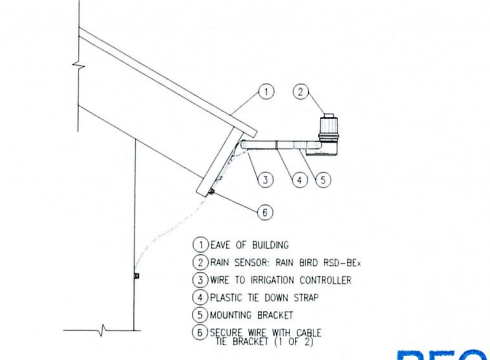
TRENCHING DETAIL (NTS)
NON-TRAFFIC AREAS



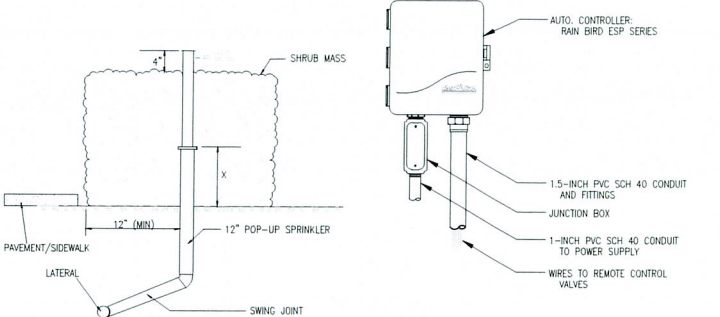
GATE VALVE DETAIL
NOT TO SCALE



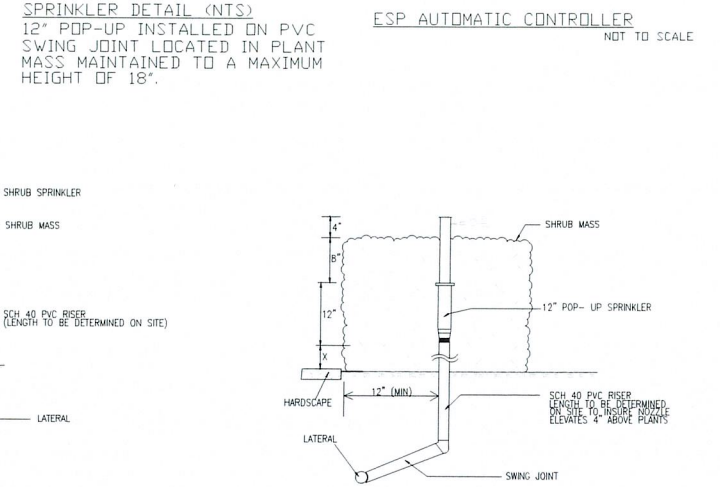
PIPE SLEEVE DETAIL
NOT TO SCALE



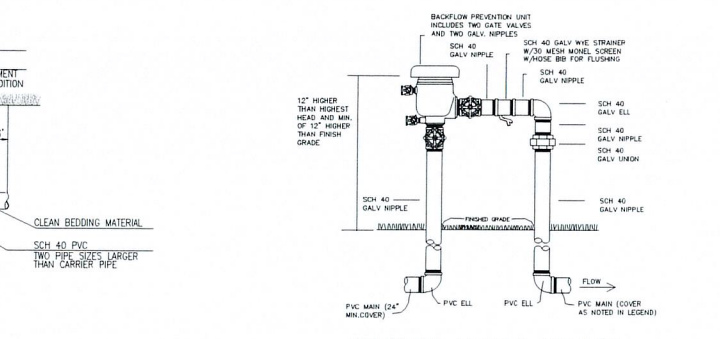
RAIN SENSOR RSD-BE-X
NOT TO SCALE



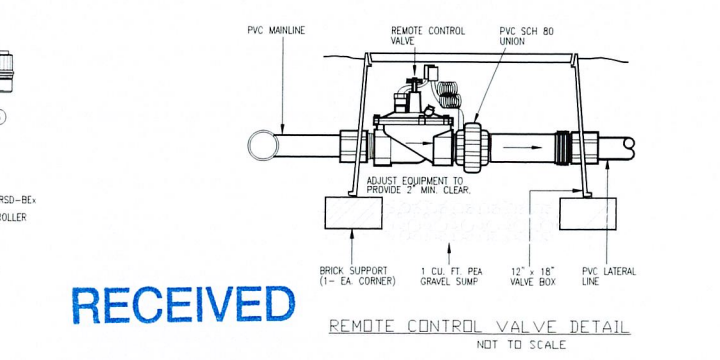
ESP AUTOMATIC CONTROLLER
NOT TO SCALE



SPRINKLER DETAIL (NTS)
12" POP-UP ON PVC SWING JOINT WITH RISER LOCATED IN PLANT MASS MAINTAINED TO A MINIMUM HEIGHT OF 24".



PRESSURE VACUUM BREAKER
NOT TO SCALE



REMOTE CONTROL VALVE DETAIL
NOT TO SCALE

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4306 S OCEAN BOULEVARD
HIGHLAND BEACH, FL
IRRIGATION SPECIFICATIONS & DETAILS

REVISIONS:
05-28-2024 Revision

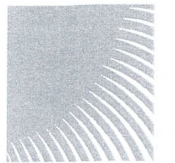
FEBRUARY 2, 2024
DATE
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M.J.
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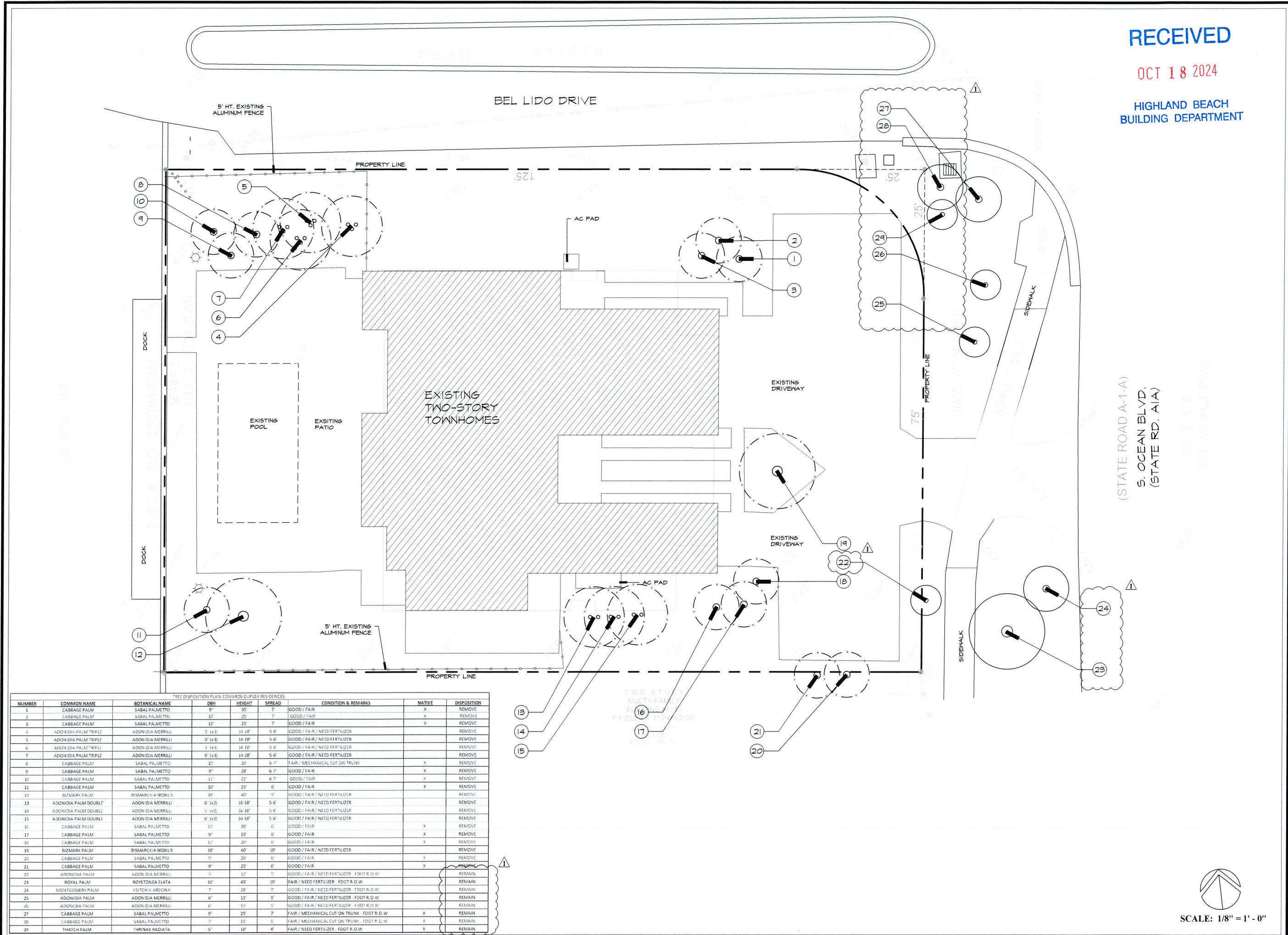


4306 S OCEAN BOULEVARD
HIGHLAND BEACH, FL
TREE DISPOSITION PLAN

REVISIONS:
05-28-2024 Revision

FEBRUARY 2, 2024
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TREE DISPOSITION PLAN EDWARDS DUPLEX RESIDENCES

NUMBER	COMMON NAME	BOTANICAL NAME	DBH	HEIGHT	SPREAD	CONDITION & REMARKS	NATIVE	DISPOSITION
1	CABBAGE PALM	SABAL PALMETTO	9"	35'	7'	GOOD / FAIR	X	REMOVE
2	CABBAGE PALM	SABAL PALMETTO	10"	25'	7'	GOOD / FAIR	X	REMOVE
3	CABBAGE PALM	SABAL PALMETTO	12"	25'	7'	GOOD / FAIR	X	REMOVE
4	ADONIDIA PALM TRIPLE	ADONIDIA MERRILLI	5' (x3)	14-18'	5-6'	GOOD / FAIR / NEED FERTILIZER		REMOVE
5	ADONIDIA PALM TRIPLE	ADONIDIA MERRILLI	8' (x3)	14-18'	5-6'	GOOD / FAIR / NEED FERTILIZER		REMOVE
6	ADONIDIA PALM TRIPLE	ADONIDIA MERRILLI	5' (x3)	14-18'	5-6'	GOOD / FAIR / NEED FERTILIZER		REMOVE
7	ADONIDIA PALM TRIPLE	ADONIDIA MERRILLI	6' (x3)	14-18'	5-6'	GOOD / FAIR / NEED FERTILIZER		REMOVE
8	CABBAGE PALM	SABAL PALMETTO	10"	20'	6-7'	FAIR / MECHANICAL CUT ON TRUNK	X	REMOVE
9	CABBAGE PALM	SABAL PALMETTO	9"	28'	6-7'	GOOD / FAIR	X	REMOVE
10	CABBAGE PALM	SABAL PALMETTO	11"	22'	6-7'	GOOD / FAIR	X	REMOVE
11	CABBAGE PALM	SABAL PALMETTO	10"	25'	6'	GOOD / FAIR	X	REMOVE
12	BISMARCK PALM	BISMARCKIA NOBILIS	18"	40'	4'	GOOD / FAIR / NEED FERTILIZER		REMOVE
13	ADONIDIA PALM DOUBLE	ADONIDIA MERRILLI	6' (x2)	16-18'	5-6'	GOOD / FAIR / NEED FERTILIZER		REMOVE
14	ADONIDIA PALM DOUBLE	ADONIDIA MERRILLI	5' (x2)	16-18'	5-6'	GOOD / FAIR / NEED FERTILIZER		REMOVE
15	ADONIDIA PALM DOUBLE	ADONIDIA MERRILLI	6' (x2)	16-18'	5-6'	GOOD / FAIR / NEED FERTILIZER		REMOVE
16	CABBAGE PALM	SABAL PALMETTO	11"	20'	6'	GOOD / FAIR	X	REMOVE
17	CABBAGE PALM	SABAL PALMETTO	9"	15'	6'	GOOD / FAIR	X	REMOVE
18	CABBAGE PALM	SABAL PALMETTO	11"	20'	6'	GOOD / FAIR	X	REMOVE
19	BISMARCK PALM	BISMARCKIA NOBILIS	18"	40'	30'	GOOD / FAIR / NEED FERTILIZER		REMOVE
20	CABBAGE PALM	SABAL PALMETTO	9"	20'	6'	GOOD / FAIR	X	REMOVE
21	CABBAGE PALM	SABAL PALMETTO	9"	25'	6'	GOOD / FAIR	X	REMOVE
22	ADONIDIA PALM	ADONIDIA MERRILLI	5'	12'	5'	GOOD / FAIR / NEED FERTILIZER - FOOT R.O.W.		REMAIN
23	ROYAL PALM	ROYSTONIA ELATA	16"	45'	10'	FAIR / NEED FERTILIZER - FOOT R.O.W.		REMAIN
24	MONTGOMERY PALM	VEITCHIA ARECINA	7"	28'	7'	GOOD / FAIR / NEED FERTILIZER - FOOT R.O.W.		REMAIN
25	ADONIDIA PALM	ADONIDIA MERRILLI	6"	15'	5'	GOOD / FAIR / NEED FERTILIZER - FOOT R.O.W.		REMAIN
26	ADONIDIA PALM	ADONIDIA MERRILLI	6"	15'	5'	GOOD / FAIR / NEED FERTILIZER - FOOT R.O.W.		REMAIN
27	CABBAGE PALM	SABAL PALMETTO	9"	25'	7'	FAIR / MECHANICAL CUT ON TRUNK - FOOT R.O.W.	X	REMAIN
28	CABBAGE PALM	SABAL PALMETTO	7"	15'	5'	FAIR / MECHANICAL CUT ON TRUNK - FOOT R.O.W.	X	REMAIN
29	THATCH PALM	THRINAX RADIATA	5"	10'	4'	FAIR / NEED FERTILIZER - FOOT R.O.W.	X	REMAIN

SCALE: 1/8" = 1' - 0"

SITE PLAN GENERAL NOTES:

- G.C. TO COORDINATE THE REMOVAL OF EXISTING VEGETATION AS REQUIRED.
- ALL DOORS & WINDOWS PROVIDING DIRECT ACCESS FROM THE HOME SHALL MEET THE RESIDENTIAL POOL SAFETY ACT.
- ALL SCREEN DOORS ARE TO BE SELF LATCHING AND SELF CLOSING. LATCH MECHANISM SHALL BE MOUNTED @ 54"
- ALARMS SHALL ALSO BE INSTALLED ON SCREEN DOORS. G.C. TO VERIFY THAT ALL EXISTS TO THE BACKYARD MEET SWIMMING POOL SAFETY ACT.
- G.C. TO VERIFY ALL EXISTING CONDITIONS ON SITE PRIOR TO COMMENCEMENT OF CONSTRUCTION. NOT ALL EXISTING CONDITIONS ARE NECESSARILY SHOWN ON THIS PLAN.
- SEE SURVEY FOR ALL EXISTING EASEMENTS AND RESTRICTIONS.
- REFER TO LANDSCAPE ARCHITECT'S DRAWINGS FOR INFORMATION ON HARDSCAPE AND POOL. ALL WATER RELATED FEATURES UNDER SEPARATE PERMIT SUBMITTAL (BY OTHERS).
- REFER TO SITE DRAINAGE PLAN BY CIVIL ENGINEER FOR PROPOSED SITE ELEVATIONS, GRADING, ETC.
- DOCK WORK UNDER SEPARATE PERMIT SUBMITTAL (BY OTHERS).

RESIDENTIAL CODE INFORMATION

ALL RESIDENTIAL CONSTRUCTION SHALL COMPLY WITH SEVEN VOLUMES OF THE FLORIDA BUILDING CODE 2023 EDITION. THE CODE IS COMPILED WITH THE LATEST ADDITION OF THE NATIONAL ELECTRICAL CODE ADOPTED BY REFERENCE. THE NATIONAL ELECTRICAL CODE IS REFERENCED STANDARD NFPA-70.

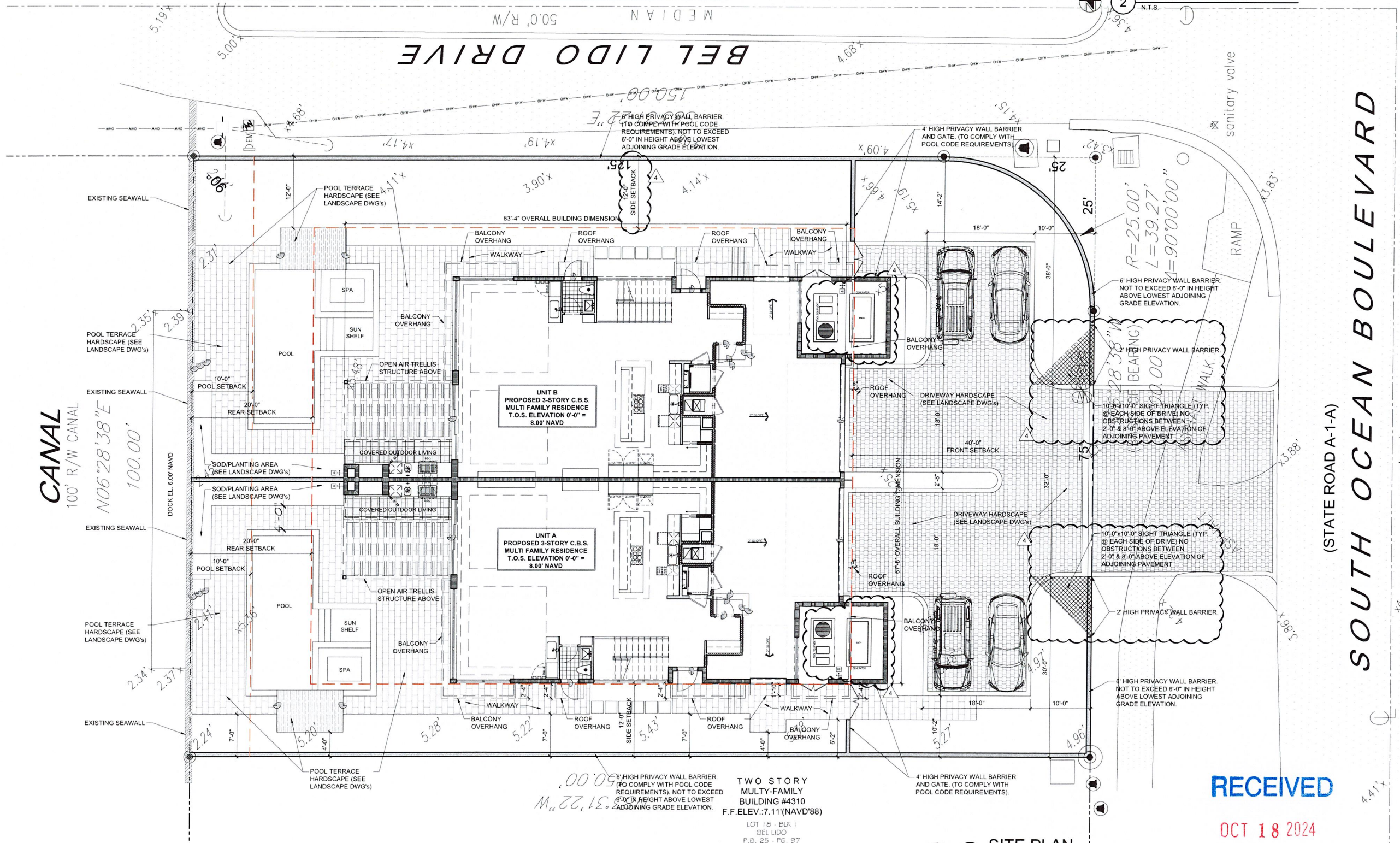
RESIDENTIAL POOL SAFETY ACT - CHAPTER 45 OF THE FBC RESIDENTIAL 2023

- ALL DOORS AND WINDOWS PROVIDING DIRECT ACCESS FROM THE HOME SHALL MEET THE RESIDENTIAL POOL SAFETY ACT R4501.17.19.
- ALL SCREEN DOORS ARE TO BE SELF LATCHING AND SELF CLOSING. LATCH MECHANISM SHALL BE MOUNTED AT 54" A.F.F.
- ALARMS SHALL BE INSTALLED ON DOORS.
- THE G.C. IS TO VERIFY THAT ALL ACCESS TO THE POOL AREA MEET THE SWIMMING POOL SAFETY ACT.
- ALL SITE WALLS TO COMPLY WITH THE RESIDENTIAL POOL SAFETY ACT.

ZONING (RML)		
	REQUIRED	PROPOSED
MAXIMUM DENSITY	6.0 UNITS / ACRE	2.0 UNITS
MINIMUM LOT AREA	6,000 SF. MIN. PER UNIT	14,866 SF. EXIST.
LOT COVERAGE	30% = 4,459 SF. MAX.	30% = 4,454 SF.
FUTURE LAND USE	MULTI FAMILY LOW DENSITY	
FRONT SETBACK	40 FT. MIN.	40 FT.
RIGHT SIDE SETBACK	12 FT. MIN.	12 FT.
LEFT SIDE SETBACK	12 FT. MIN.	12 FT.
REAR SETBACK	20 FT. MIN.	25'-4"
FLOOD ZONE		AE (2019 EL. 7 FT. NAVD)
FINISH FLOOR ELEV.		8.00' NAVD
STRUCTURE HEIGHT	35 FT. MAX.	35 FT.
PARKING	2 PER UNIT	4 PER UNIT



VICINITY MAP



SOUTH OCEAN BOULEVARD
 (STATE ROAD A-1-A)
 100.0' R/W
 30.0' ASPHALT ROAD

CANAL
 100' R/W CANAL
 N06°28'38"E
 100.00'

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1 SITE PLAN
1/8" = 1'-0"

TOWN D.O.A. SET 04-19-24

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1	TSR	01.19.24
2	TSR	03.04.24
3	TSR	05.24.24
4	TSR	08.13.24

MULTI-FAMILY RESIDENCE
 4306 S. OCEAN BLVD., HIGHLAND BEACH, FLORIDA

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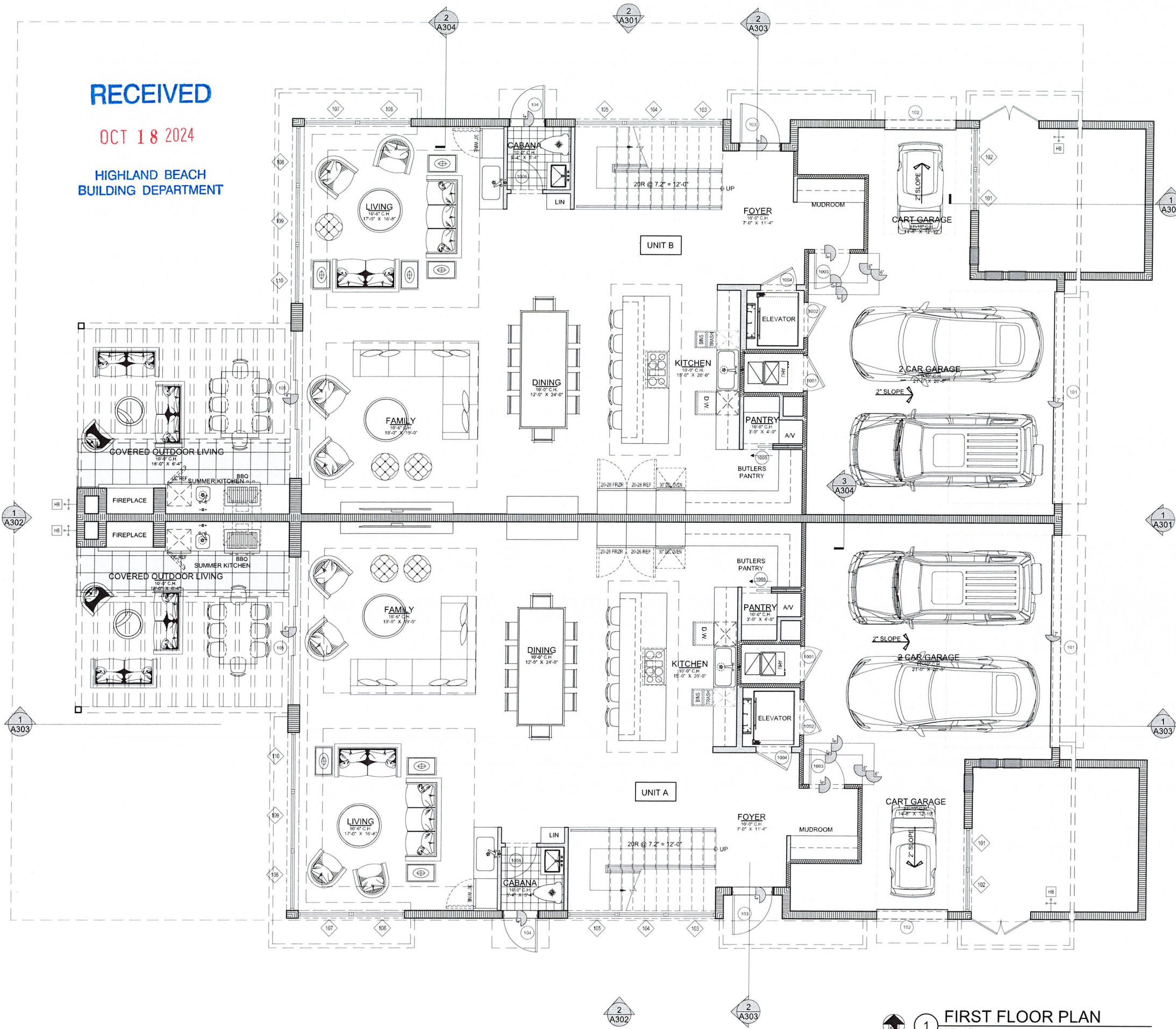
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GARAGE NOTES:

1. THE GARAGE SHALL BE SEPARATED FROM THE RESIDENCE AND ATTIC AREA BY NOT LESS THAN 1/2" GYP. BOARD APPLIED TO THE GARAGE SIDE.
2. THE GARAGE SHALL BE SEPARATED FROM ALL HABITABLE ROOMS ABOVE THE GARAGE BY NOT LESS THAN 5/8" TYPE "X" GYP. BOARD APPLIED TO THE GARAGE SIDE.
3. DUCT WORK WHICH PENETRATES THE WALLS BETWEEN THE GARAGE AND THE RESIDENCE SHALL BE CONSTRUCTED OF A MIN. OF NO. 26 GAUGE SHEET METAL OR OTHER APPROVED MATERIAL. ALL OTHER PENETRATIONS TO BE PROTECTED AROUND THE OPENING BY AN APPROVED MATERIAL TO RESIST THE FREE PASSAGE OF FLAME AND PRODUCTS OF COMBUSTION.
4. INTERIOR SIDE OF GARAGE EXTERIOR CMU WALLS TO BE SKIM COAT STUCCO. ALL OTHER WALLS TO BE PAINTED GYP. BOARD AS NOTED ABOVE.
5. PROVIDE MIN. R-11 BATT INSULATION IN STUD WALL CAVITY FOR WALLS SEPARATING GARAGE FROM INTERIOR AIR CONDITIONED SPACE.
6. GARAGE TO BE EITHER MECHANICALLY VENTILATED OR VENTILATED W/ THE USE OF OPENINGS IN THE CMU W/ RODENT SCREENS. SEE VENTILATION CALCULATIONS THIS SHEET.

2-CAR GARAGE VENTILATION CALCULATIONS PER 2023 FBC-MECHANICAL

VENTILATION PER SECTION 403.3, TABLE 403.3.1.1:

OCCUPANCY : 2-CAR GARAGE (566 S.F.)

CFM/ CAR: 100 CFM

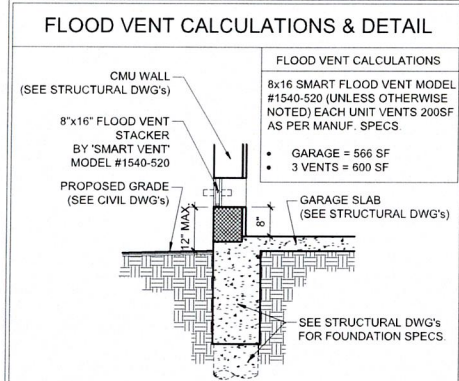
OF CARS: 2

CFM REQUIRED: 2 x 100 = 200 CFM

WIND @ 3 MPH = 264 FT/MIN

200 CFM/ 264 FT/MIN = 0.76 S.F. VENTILATION REQ'D

0.76 S.F. x 144 SQ. IN. = 109.09 SQ. IN. VENTILATION REQ'D



UNIT A / B - A/C AREA CALCULATION

A/C - 1ST FLOOR	1488 SF
A/C - 2ND FLOOR	1956 SF
A/C - 3RD FLOOR	1773 SF
TOTAL	5217 SF

UNIT A / B - NON A/C AREA CALCULATION

2 CAR GARAGE	619 SF
COVERED OUTDOOR LIVING	120 SF
LAKE TERRACE	194 SF
OCEAN TERRACE	60 SF
UPPER LAKE TERRACE	123 SF
UPPER OCEAN TERRACE	250 SF
TOTAL	1369 SF

UNIT A / B - TOTAL AREA CALCULATION

2 CAR GARAGE	619 SF
A/C - 1ST FLOOR	1488 SF
A/C - 2ND FLOOR	1956 SF
A/C - 3RD FLOOR	1773 SF
COVERED OUTDOOR LIVING	120 SF
LAKE TERRACE	194 SF
OCEAN TERRACE	60 SF
UPPER LAKE TERRACE	123 SF
UPPER OCEAN TERRACE	250 SF
TOTAL	6583 SF

UNIT A / B - LOT COVERAGE AREA CALCULATION

2 CAR GARAGE	619 SF
A/C - 1ST FLOOR	1488 SF
COVERED OUTDOOR LIVING	120 SF
TOTAL	2227 SF

LOT SIZE: 14,866 S.F.

LOT COVERAGE: 30% MAX (4,459 S.F.)

PROPOSED: 30% (UNIT A + B = 4,454 S.F.)

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REVISIONS	BY	DATE
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2	TP	03.04.24
3	TP	05.24.24
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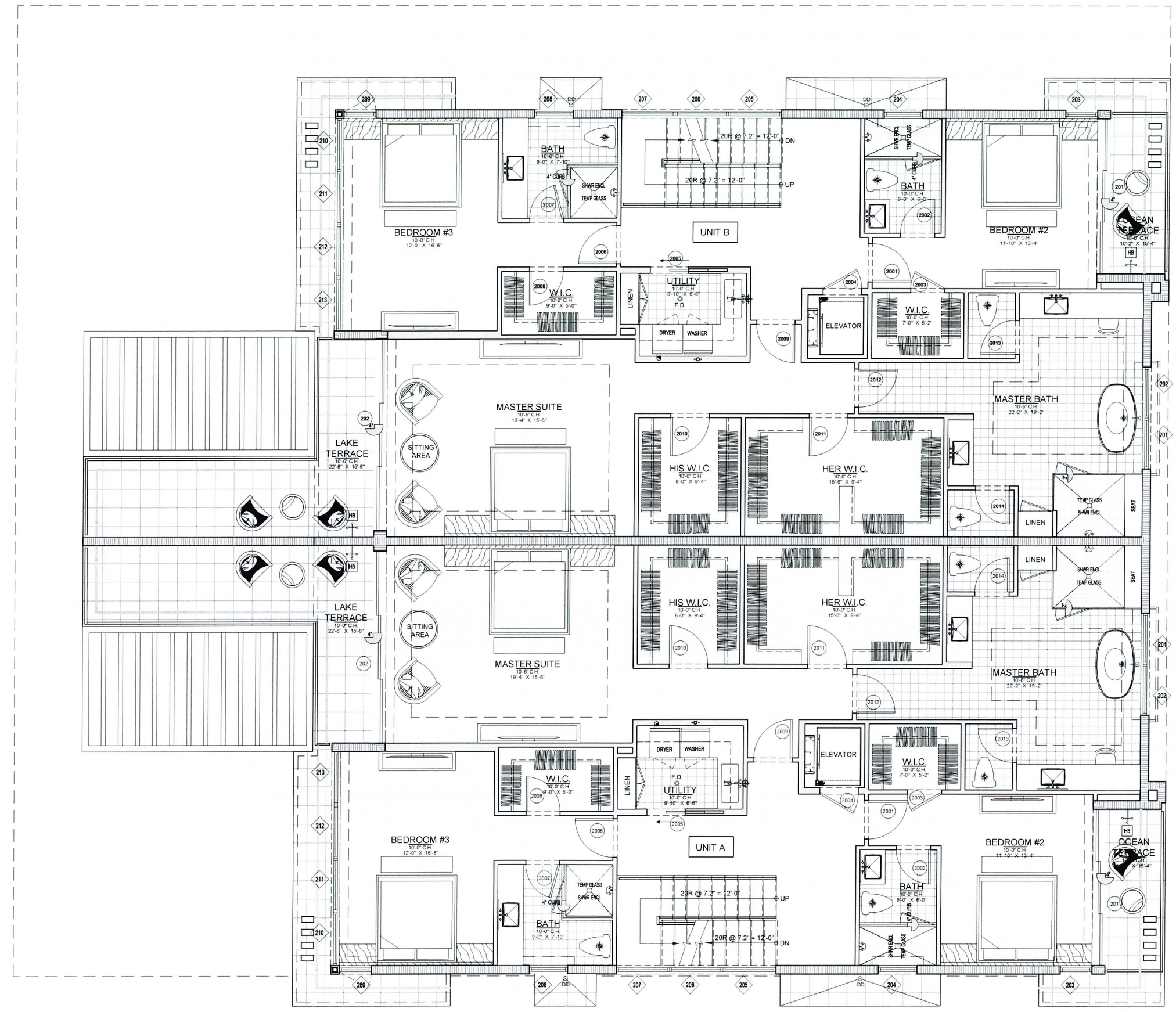
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FIRST FLOOR PLAN
1/4" = 1'-0"

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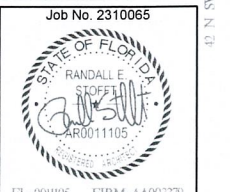


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FLOOR PLAN	TJP	01.19.24
FLOOR PLAN	TJP	03.04.24
TOWN DCA COMMENTS	TJP	05.24.24
TOWN DCA COMMENTS	TJP	08.13.24

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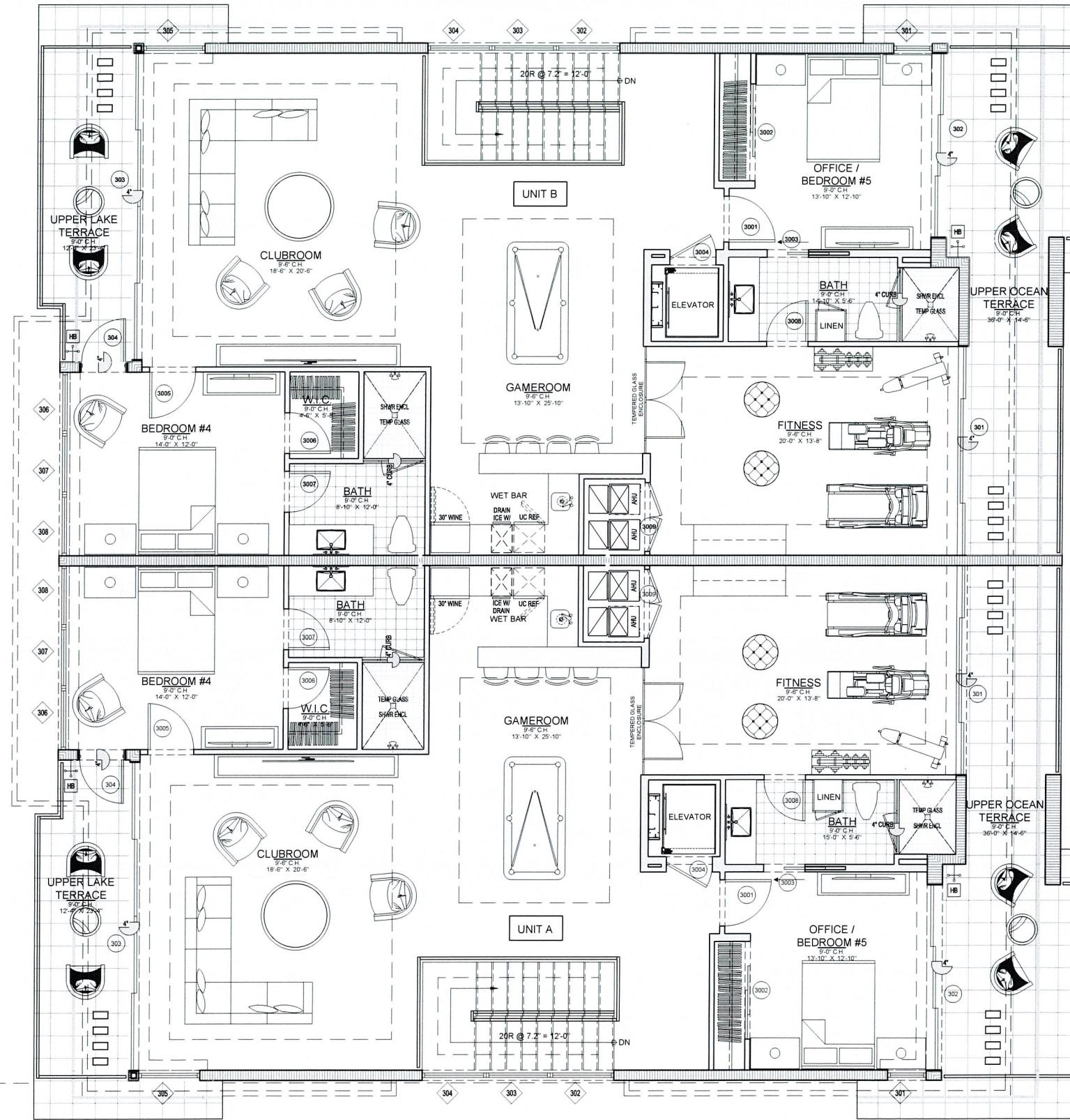
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1 SECOND FLOOR PLAN
 1/4" = 1'-0"

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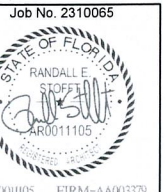
1 THIRD FLOOR PLAN
 1/4" = 1'-0"

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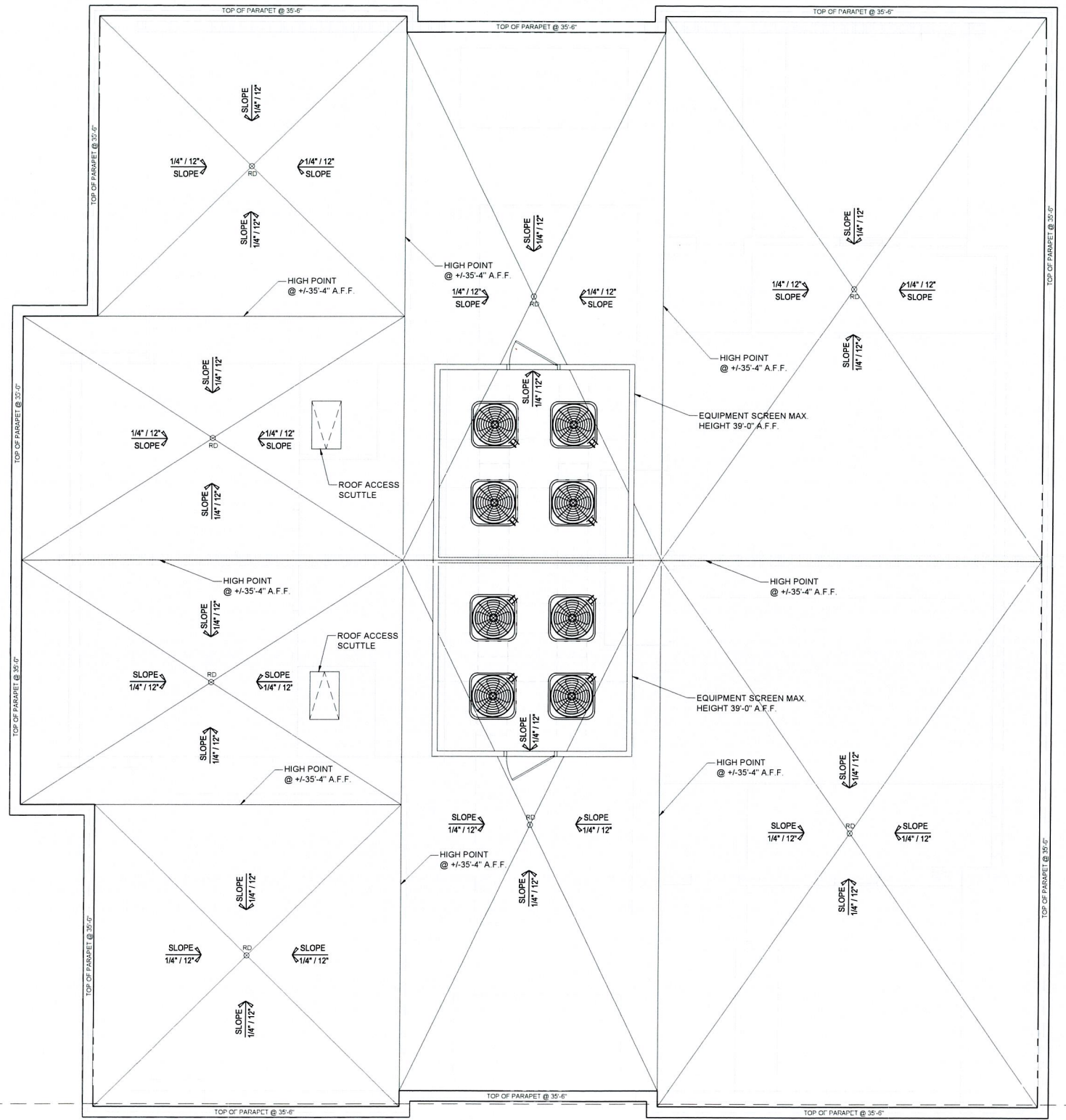


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- TYPICAL ROOF NOTES**
- THIS ROOF PLAN IS FOR GRAPHIC INFORMATION ONLY (I.E. RIDGE LINES, TIE BEAM HEIGHTS, OVERALL DIMENSIONS, ETC.)
 - G.C. SHALL CONFIRM ALL STRUCTURAL COLUMNS AND BEAM SIZE, LOCATION AND REINFORCEMENT WITH STRUCTURAL ENGINEER'S DRAWINGS PRIOR TO CONSTRUCTION
 - G.C. TO VERIFY POSITIVE SLOPE AT FINISHED FLOOR TO ENSURE PROPER DRAINAGE AT ALL TERRACES, COVERED ENTRY, OUTDOOR LIVING SPACES, BALCONY'S AND GARAGE
 - G.C. TO PROVIDE SUCRASEAL INSULATION AT THE UNDERSIDE OF ALL ROOF SLABS INCLUDING GARAGES, TERRACES AND BALCONIES IF APPLICABLE.
 - REFER TO STRUCTURAL DRAWINGS FOR EXACT LOCATION OF COLUMNS AND ADDITIONAL INFORMATION.
 - REFER TO THE REFLECTED CEILING PLAN FOR ALL HEIGHTS, DIMENSIONS AND CEILING DETAILS.
 - G.C. TO COORDINATE ARCHITECTURAL DRAWINGS WITH INTERIOR DESIGN DRAWINGS FOR EXACT DIMENSION AND CEILING DESIGN
 - SEE TYPICAL WALL SECTIONS FOR TYPICAL ROOF CONSTRUCTION

LOW SLOPE ROOF SPECIFICATIONS

ALL LOW SLOPE ROOF DECKS ARE TO HAVE ADHERED PVC ROOFING MEMBRANE SYSTEM (60 MIL. MIN.), ISO INSULATION BOARD TO PROVIDE POSITIVE DRAINAGE TO ROOF DRAINS WITH A MIN. 1/4" PER FOOT SLOPE. ROOFING MEMBRANE INSTALLED PER MANUFACTURER'S SPECIFICATIONS WITH A 20 YEAR WARRANTY.

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3	TP	05.24.24
4	TP	08.13.24

TOWN D.O.A. SET 04-19-24

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1 ROOF PLAN
1/4" = 1'-0"



1 FRONT RENDERING (EAST)
1/4" = 1'-0"



2 REAR RENDERING (WEST)
1/4" = 1'-0"

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FLOOR PLAN	TJP	01 19 24
FLOOR PLAN	TJP	03 04 24
TOWN D.O.A. COMMENTS	TJP	05 24 24
TOWN D.O.A. COMMENTS	TJP	08 13 24

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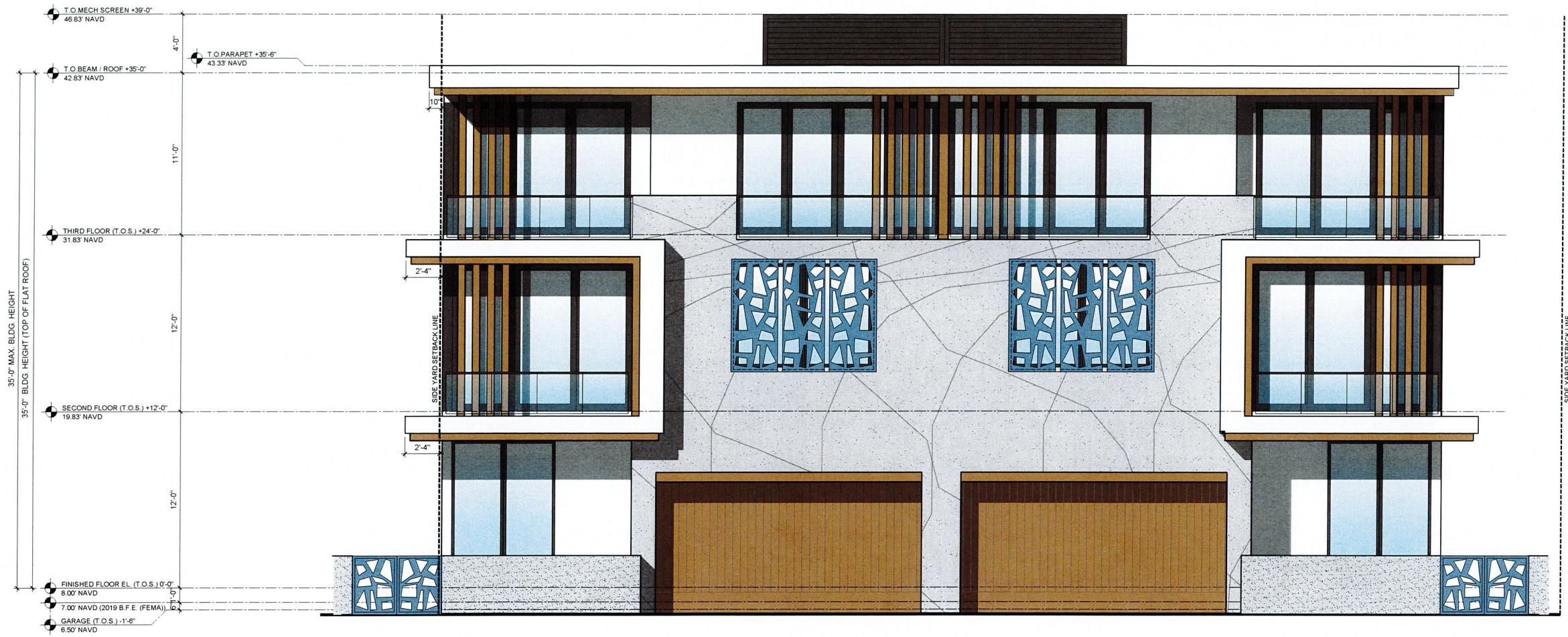


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1 FRONT ELEVATION (EAST)
1/4" = 1'-0"



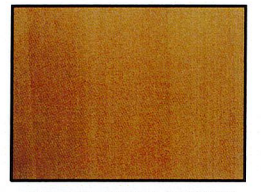
2 SIDE ELEVATION (NORTH)
1/4" = 1'-0"



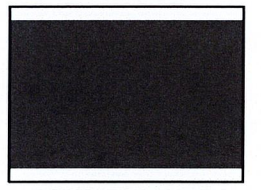
STONE VENEER CLADDING - SAWCUT CORAL ON GRID



SMOOTH STUCCO FINISH SW ZIRCON 7667



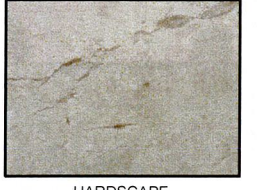
WOOD CLADDING / CEILING SOFFITS / DECORATIVE FINIS CLEAR CEDAR



DOORS AND WINDOWS FRAMES - DARK GRAY



SITE WALLS - OOLITE STONE CLADDING



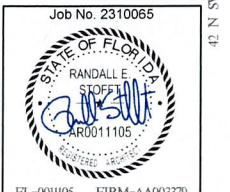
HARDSCAPE AFAMIA WHITE STONE

REVISIONS	BY	DATE
FLOOR PLAN	TJP	01.19.24
FLOOR PLAN	TJP	03.04.24
TOWN DCA COMMENTS	TJP	05.24.24
TOWN DCA COMMENTS	TJP	08.13.24

TOWN D.O.A. SET 04-19-24

MULTI-FAMILY RESIDENCE
4306 S. OCEAN BLVD., HIGHLAND BEACH, FLORIDA

RANDALL STOFFT ARCHITECTS
distinctive. inspirational. architecture.



Job No. 2310065

FL-001105 FIRM-AA003379

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1 REAR ELEVATION (WEST)
1/4" = 1'-0"



2 SIDE ELEVATION (SOUTH)
1/4" = 1'-0"

TOWN D.O.A. SET 04-19-24

REVISIONS	BY	DATE
FLOOR PLAN	TP	01.19.24
FLOOR PLAN	TP	03.04.24
TOWN DCA COMMENTS	TP	05.24.24
TOWN DCA COMMENTS	TP	08.13.24

MULTI-FAMILY RESIDENCE
4306 S. OCEAN BLVD., HIGHLAND BEACH, FLORIDA

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FL-001105 FIRM-AA003379

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A302

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TOWN OF HIGHLAND BEACH NOTICE OF PUBLIC HEARING APPLICATION NO. PZ-24-4

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, November 14, 2024 at 9:30 AM* and the **TOWN COMMISSION** will conduct a public hearing on *Tuesday, December 17, 2024 at 1:30 PM* in the Commission Chambers at Town Hall located at 3614 South Ocean Boulevard, Highland Beach, Florida to consider the following application.

APPLICATION BY TOLY PAPPAS, RANDALL STOFFT ARCHITECTS, REQUESTING SITE PLAN APPROVAL FOR A NEW THREE STORY, TWO-UNIT (5,217 SQUARE FOOT PER UNIT) TOWNHOME DEVELOPMENT WITH POOL AND SPA FOR THE PROPERTY LOCATED AT 4306 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 Town Commission 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

**Town of Highland Beach
Town Commission Development Order (PB)
Application No. PZ-24-4**



**Applicant: Daniel Edwards & Toly Pappas
Property Address: 4306 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-24-4 for the property located at 4306 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 4306 S. Ocean Blvd, Highland Beach, Florida 33487.

The mailings consisted of 77 notices that were sent first class mail and 02 notices that were sent by International Mail.

This 28th day of October 2024.

Highland Beach Town Clerk's Office

Jaclyn DeHart
Deputy Town Clerk

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 04, 2024
SSC_Notice of Public Meeting
Affiant further says that the newspaper complies with all legal requirements for
publication in Chapter 50, Florida Statutes.

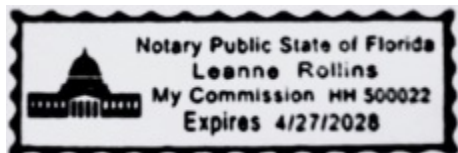


Signature of Affiant

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
7717163

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, November 14, 2024 at 9:30 AM and the TOWN COMMISSION will conduct a public hearing on Tuesday, December 17, 2024 at 1:30 PM in the Commission Chambers at Town Hall, 3614 South Ocean Boulevard, Highland Beach, Florida to consider the following:

APPLICATION NO. PZ-24-4 BY TOLY PAPPAS, RANDALL STOFFT ARCHITECTS, REQUESTING SITE PLAN APPROVAL FOR A NEW THREE STORY, TWO-UNIT (5,217 SQUARE FOOT PER UNIT) TOWNHOME DEVELOPMENT WITH POOL AND SPA FOR THE PROPERTY LOCATED AT 4306 SOUTH OCEAN BOULEVARD.

OWNER: DANIEL EDWARDS

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 Adjustments 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
11/04/2024 7717163

Order # - 7717163

File Attachments for Item:

C. Proposed amendment to the Town Code of Ordinances regarding Accessory Marine Facilities (AMF) and seawall regulations.



TOWN OF HIGHLAND BEACH AGENDA MEMORANDUM

MEETING TYPE: Planning Board

MEETING DATE: November 14, 2024

SUBMITTED BY: Ingrid Allen, Town Planner, Building Department

SUBJECT: Proposed amendment to the Town Code of Ordinances regarding Accessory Marine Facilities (AMF) and seawall regulations.

SUMMARY:

At the April 2, 2024 Town Commission meeting, the Commission considered a discussion item on the proposed amendment concepts to the AMF and seawall regulations of the Town Code of Ordinances (“Town Code”). Consensus from the Town Commission was to proceed with amendment concept numbers 1 through 4, and 6 while a “no action” option was provided for concept numbers 5 and 7 (see table below). The Commission directed staff to draft an Ordinance on the selected amendment concepts.

At the September 17, 2024 Town Commission meeting, the Commission discussed a draft Ordinance and made a motion to send the Ordinance (as amended) to the Planning Board that encompasses approved concepts one (1) through four (4) and asked that the Board discuss and provide more detailed information regarding ladders to include timing, placement, and whether they should be mandatory or voluntary (Motion carried 5-0). Pursuant to Section 30-44(c) of the Town Code, the Planning Board shall provide a recommendation to the Town Commission on Zoning Code text amendments.

PROPOSED AMENDMENT CONCEPT	PLANNING BOARD (“Board”) RECOMMENDATION	TOWN COMMISSION (4-2-24)
1. Maximum height for AMFs: Base Flood Elevation (BFE) plus 7 feet.	Maximum height for AMFs: BFE plus 8 feet.	Agree with Board recommendation, include definition of “top of boat lift.”
2. Exempt personal watercraft (PWC) lifts from the requirement that “in no case shall the lift be higher than the superstructure of the boat when lifted” OR remove requirement.	Exempt personal watercraft (PWC) lifts from the requirement that “in no case shall the lift be higher than the superstructure of the boat when lifted.”	Agree with Board recommendation.
3. Maximum seawall cap width = 3 feet; maximum seawall cap plus dock width = 8 feet.	Maximum seawall cap plus dock width at eight (8) feet.	Agree with Board recommendation.

PROPOSED AMENDMENT CONCEPT	PLANNING BOARD (“Board”) RECOMMENDATION	TOWN COMMISSION (4-2-24)
4. Encroachment into water at 25 feet or 25% of waterway width, whichever is less (measured from the shortest distance adjacent to property line).	Encroachment into water for AMFs at 25 feet or 25 percent of the waterway width, whichever is less, (excludes AMFs along the Intracoastal Waterway) to be measured from <i>wetface of seawall or bulkhead</i> .	Agree with Board recommendation.
5. 10 foot side setback for all zoning districts. For lots < 100 feet in width, setback is 10% of width; however, setback cannot be less than 5 feet.	No side setback for docks Townwide. A minimum 10-foot side setback for all other AMFs Town wide (For lots less than 100 feet in width, setback is 10% of width, setback cannot be less than 5 feet). Such recommendation does not apply to floating vessel platforms which are regulated by Florida Statute.	No action.
6. Require a ladder for every 50 feet of dock.	Provide one (1) ladder for each 100 feet abutting waterway, canal or lake, for properties less than 100 feet, provide one ladder. The ladder shall be either adjustable or fixed and shall extend into the water at mean low tide. Ladder requirement would be triggered as part of a special exception request.	Provide two (2) versions of amendment to include a ladder “requirement” verses a ladder “encouragement.” In addition, exempt single-family residences located on the Intracoastal Waterway from any ladder provision.
7. Maximum seawall height (additional concept, not included in initial proposal)	Maximum seawall height: BFE plus one (1) foot.	No action.

A ladder provision that “encourages” the use of marine-related ladders has been incorporated into the Ordinance as follows:

Section 30-68(g)(8): Ladders are permitted on docks, seawalls, finger piers or other mooring facilities.

A proposed ladder “requirement” is provided below and is based on the Board’s initial recommendation. For reference purposes, a table of other municipal regulations pertaining to marine-related ladders is attached.

Section 30-68(g)(8):

All properties, with the exception of single-family residences (located within a single-family zoning district) that abut the Intracoastal Waterway, shall provide one (1) ladder for each 100 feet abutting waterway, canal or lake. For properties less than 100 feet, provide one ladder. Such ladder requirements shall coincide with a request for special exception. The

ladder shall be either adjustable or fixed and shall extend into the water at mean low waterline.

The proposed Ordinance also contains non-substantive housekeeping changes including the addition of “designee” where particular Town staff duties are referenced. Rather than referencing each specific staff member that may exert such duties, a general reference to “designee” is more efficient.

Effective October 1, 2023, Section 166.041(4), Florida Statutes requires that before the enactment of a proposed ordinance, the governing body of a municipality shall prepare or cause to be prepared a Business Impact Estimate (see attached).

A brief history on hearings held and other related matters pertaining to the proposed amendments to the accessory marine facility and seawall regulations are provided below:

November 17, 2020 - Town Commission authorized Vice-Mayor Greg Babij to sponsor the review and propose any amendment(s) to the accessory marine structure ordinance provisions (motion carried 5-0).

March 15, 2022 – Town Commission considers introduction to proposed amendment concepts regarding the AMF provisions of the Town Code. Commission consensus was to establish a process for review of such amendment concepts to include public participation and review by the Planning Board.

April 19, 2022 – Town Commission provides direction in establishing a process for review of amendment concepts as follows:

1. Requests that the Planning Board watch the April 19, 2022 Town Commission discussion on such item (Number 10D).
2. Requests that the Planning Board physically observe the various canal/lot widths and existing AMFs including boat lifts located within the Town.
3. Create maps of the various waterway widths (including canal and lakes).
4. Once Board site observations are complete, staff is to send out notices to all waterfront property owners (west of State Road A1A) prior to the Planning Board meeting where the Board will discuss proposed amendment concepts as provided to the Town Commission on March 15, 2022.

May 12, 2022 – Planning Board considers the April 19, 2022 direction provided by the Town Commission regarding Board review process for proposed amendments to the AMF regulations of the Town Code.

May 23-27, 2022 – Planning Board participates in individual site observations of the Town waterways via the Police Department’s Marine Patrol Unit (for those Board members who do not have access to a boat). Note five (5) of the seven (7) Board members conducted their observations on the Marine Patrol Unit vessel.

June 21, 2022 – Town Commission considers a discussion on a “review timeline” for proposed amendment concepts. Consensus from the Commission was to hold neighborhood meetings at the Town library in an effort to engage input from residents on the proposed changes, and that such meetings commence in October or November upon return of seasonal residents.

August 16, 2022 - Town Commission considers a discussion on a “review timeline” for proposed amendment concepts. Consensus from the Commission is to hold three (3) evening meetings in early November 2022.

December 5, 7, 13, 2022 – Public Input Meetings regarding proposed changes (“amendment concepts”) to the AMF and seawall regulations of the Town Code of Ordinances were held at the Town Library.

February 7, 2023 – Town Commission discussion on December 2022 Public Input Meetings to include summary and next steps.

February 23, 2023 - At the request of the Bel Lido HOA president, staff presented the proposed amendment concepts at the Bel Lido HOA meeting.

June 6, 2023 – At the request of the Town Commission, an update on the Planning Board’s ongoing discussion of the amendments concepts was provided to the Commission.

June – July 2023 - At the request of the Planning Board, an additional round of individual Board member site observations of the Town waterways was conducted via the Police Department’s Marine Patrol Unit. Note five (5) of the seven (7) Board members participated.

September 21, 2023 and October 12, 2023 – The Planning Board approved recommendations on the proposed amendment concepts. *For Amendment Concept No. 1, motion carried 5-2 (October 12, 2023), and for Amendment Concepts 2-7 motion carried 6-0 (September 21, 2023).*

November 7, 2023 – The Planning Board’s recommendations were presented to the Town Commission by the Planning Board Chairperson, Eric Goldenberg.

ATTACHMENTS:

Ordinance.

Business Impact Estimate

Other municipal regulations pertaining to marine-related ladders.

Draft report from Greg Babij.

ATM report, 2/11/2022.

Public Comment.

RECOMMENDATION:

At the discretion of the Planning Board.

ORDINANCE NO. 2024-

AN ORDINANCE OF THE TOWN COMMISSION OF THE TOWN OF HIGHLAND BEACH, FLORIDA, AMENDING CHAPTER 6, "BUILDINGS AND STRUCTURES," OF THE TOWN CODE OF ORDINANCES BY AMENDING SECTION 6-128, "APPROVAL REQUIRED FOR BULKHEADS, SEAWALLS, RETAINING WALLS; REQUIRED NOTIFICATION OF ABUTTING PROPERTY OWNERS," TO PROVIDE A MAXIMUM SEAWALL CAP AND DOCK WIDTH; AMENDING CHAPTER 30, "ZONING," BY AMENDING SECTION 30-68, "SUPPLEMENTAL DISTRICT REGULATIONS," TO PROVIDE A MAXIMUM HEIGHT FOR BOAT LIFTS, A MAXIMUM EXTENSION FOR ACCESSORY MARINE FACILITIES INTO CANALS AND LAKES, A MAXIMUM SEAWALL CAP AND DOCK WIDTH, AND LADDER REGULATIONS AND AMENDING SECTION 30-131, "DEFINITION OF TERMS," TO PROVIDE DEFINITIONS THAT PERTAIN TO ACCESSORY MARINE FACILITIES; PROVIDING FOR THE REPEAL OF ALL ORDINANCES IN CONFLICT; PROVIDING FOR SEVERABILITY AND CODIFICATION; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the Town of Highland Beach, Florida, is a duly constituted municipality having such power and authority conferred upon it by the Florida Constitution and Chapter 166, Florida Statutes; and

WHEREAS, on November 17, 2020, the Town Commission authorized Vice-Mayor Greg Babij to sponsor a review and propose any amendment(s) to the accessory marine structure ordinance provisions; and

WHEREAS, on March 15, 2022, the Town Commission considered an introduction to proposed amendment concepts regarding the accessory marine facility provisions of the Town Code; and

WHEREAS, on April 19, 2022, the Town Commission provided direction in establishing a process for review of the amendment concepts; and

WHEREAS, on June 21, 2022 and August 16, 2022, the Town Commission considered a discussion on a review timeline for the proposed amendment concepts and agreed to hold three (3) evening meetings at the Town Library in an effort to engage input from residents; and

WHEREAS, on December 5, 7, and 13, 2022, Public Input Meetings were held on the proposed amendment concepts to the accessory marine facility and seawall regulations of the Town Code of Ordinances; and

WHEREAS, on February 7, 2023, the Town Commission agreed to have the Planning Board review the proposed amendment concepts and provide their recommendations to the Town Commission; and

WHEREAS, on September 21 and October 12, 2023, the Planning Board provided their recommendations on the proposed amendment concepts to the Town Commission; and

WHEREAS, on April 2, 2024, the Town Commission agreed to move forward with five (5) of the seven (7) amendment concepts, and directed staff to draft an Ordinance accordingly; and

WHEREAS, the Town Commission of the Town of Highland Beach has determined that the amendment to the Code of Ordinances is in the best interest of the Town of Highland Beach;

NOW, THEREFORE, BE IT ORDAINED BY THE TOWN COMMISSION OF THE TOWN OF HIGHLAND BEACH, FLORIDA that:

SECTION 1. The foregoing facts and recitations contained in the preamble to this Ordinance are hereby adopted and incorporated by reference as if fully set forth herein.

SECTION 2. The Town Commission hereby amends Chapter 6 “Buildings and Structures,” Article V “Seawalls; Bulkheads; Retaining Walls,” Section 6-128 “Approval required for bulkheads, seawalls, retaining walls; required notification of abutting property owners” to read as follows (additional language underlined and deleted language ~~stricken through~~):

Sec. 6-128. - Approval required for bulkheads, seawalls, retaining walls; required notification of abutting property owners.

(a) No bulkhead, seawall, or retaining wall shall be erected or constructed in any water, canal or lake, or on land abutting thereon, within the limits of the town, unless plans and specifications have been submitted to and approved by all federal, state and county agencies with jurisdiction over such construction activities, the planning board and the town consulting engineer, with a copy of such plans and specifications being filed with the town. The planning board shall review applications under this section as special exceptions.

(b) All seawalls west of State Road A1A shall be at base flood elevation (BFE) or higher as provided by the FEMA FIRM maps. The maximum combined seawall cap and dock width shall

not exceed eight (8) feet as provided in Section 30-68(g)(6)b. All seawalls on the Intracoastal Waterway and the Atlantic Ocean shall, at the discretion of the town engineer, have rip rap at the base to dissipate the wave energy and to protect the berm.

SECTION 3. The Town Commission hereby amends Chapter 30 "Zoning Code," Article IV "Zoning Districts," Section 30-68 "Supplemental district regulations" to read as follows (additional language underlined and deleted language ~~stricken through~~):

Sec. 30-68. – Supplemental district regulations.

(g) *Accessory marine facilities:*

(1) *Accessory use.* Accessory marine facilities, including docks, piers, launching facilities, boat basins, freestanding pilings and lifting and mooring devices, are permitted as accessory uses in all residential zoning districts. Accessory marine facilities shall be reviewed as special exceptions by the planning board which shall be the final authority on all applications unless the accessory marine facility is part of a site plan submittal or other application requiring town commission approval as provided for in section 30-36.

a. Accessory marine facilities shall not be used for commercial purposes.

b. Accessory marine facilities shall be used only by residents or their guests, and shall not be rented or leased to nonresidents or any other person other than owners or residents of the principal dwelling or dwellings. For the purpose of this section, the term guest shall mean a person or persons residing in a dwelling unit for a limited period of time, not to exceed a period of sixty (60) days within one calendar year, at the invitation of the owner or resident of the dwelling.

c. Accessory marine facilities shall not be a hazard to navigation.

(2) *Boat basins.* Boat basins are allowed in all zoning districts and reviewed by a special exception, subject to the additional standards listed below:

a. The edge of any improvements associated with a boat basin shall be located at least twenty-five (25) feet from side property lines.

b. The total length of improvements associated with a boat basin shall not exceed one-third (33.3%) of the length of the property line in which the basin is located.

c. Not more than twenty-five (25) percent of any boat moored in a boat basin may extend waterward of property line in which the basin is located.

d. The town, at the expense of the applicant, may utilize appropriate marine, engineering, construction, and related professionals to review all aspects of such application. Such professionals shall be utilized to ensure compliance with the requirements herein, to ensure a proposed basin will not be a hazard to navigation, and to ensure a proposed boat basin will not pose a potential hazard, via erosion or other action, to the stability of neighboring properties.

(3) *Lifting devices.* The installation of lifting devices or other means of securing boats (but not a boat dock) is allowed in all zoning districts. The maximum height for lifting devices shall be at base flood elevation (BFE), as provided by the FEMA FIRM maps, plus eight (8) feet. Lifting device height shall be measured to the top of the lift structure including mechanical equipment. In addition to the requirements for a special exception, the planning board must also find that the lifting device will provide adequate protection of neighboring property and that there is no infringement of standard navigational practices.

(4) *Boats and setbacks.* When moored, any portion of a boat shall not extend beyond any property line, as extended waterward.

(5) *Enclosures.* Accessory marine facilities shall not be enclosed with walls, roofs, or any other structures or improvements.

(6) *Installation.* Accessory marine facilities shall comply with the installation standards listed below:

a. In waterways ~~not~~ regulated by the U.S. Army Corps of Engineers or other governmental regulatory agency, docks and mooring facilities structures shall not extend into the water more than twenty-five feet (25') or twenty-five percent (25%) of the waterway width, whichever is less (excludes docks and mooring facilities located along the Intracoastal Waterway), measured from the wet face of the seawall or bulkhead ~~not extend into any waterway more than five (5) feet.~~

b. ~~In waterways regulated by the U.S. Army Corps of Engineers,~~ The maximum combined seawall cap and dock width shall not exceed eight (8) feet. ~~docks and mooring structures may extend to that distance allowed by said agency.~~

c. Measurement of the width or length of a dock, as applicable, shall be made from the property line.

d. Marine facilities shall comply with the side yard setbacks listed below.

1. Single-family zoning districts: Twenty-five (25) feet; provided, however, the side yard setback shall be fifteen (15) feet for any single-family lot with a lot width of fifty (50) feet or more but less than seventy (70) feet. For those lots with less than fifty (50) feet abutting the water, the planning board may grant a special exception for the installation of a seawall mounted davit type lifting device (but not a dock structure) after being satisfied as to the protection of neighboring property and no infringement of standard navigation practices.

2. Multifamily zoning districts: Five (5) feet, measured from the perimeter property lines. In multifamily residential zoning districts, marine facilities shall be exempt from side yard setback requirements for all interior lot lines.

(7) *Perpendicular docking.* Unless otherwise provided herein, boats shall not be moored or docked perpendicular to the property at which they are located.

a. A boat moored at the landward end of a canal constructed for boat docking purposes may be moored perpendicular to the property line, provided such mooring does not impede the navigation of adjacent property owners.

b. A boat moored in the Intracoastal Waterway may be moored perpendicular to the property line, subject to approval by the U.S. Army Corps of Engineers.

c. A request for perpendicular docking of a boat in a canal shall be considered as a special exception by the planning board. Applications for development order approval of perpendicular docking of boats shall be subject to all standards applicable to a special exception request, and the additional criteria contained herein:

1. Location of docks, docked boats, and relation to side setbacks shall be established by the waterward extension of property lines.

2. Perpendicular docking of boats shall not interfere with navigation of other boats within the affected canal, and will not be a hazard to navigation.

3. Perpendicular docking of boats shall comply with all setbacks required for accessory marine facilities.

4. Docks or accessory mooring facilities approved by the planning board for perpendicular docking of boats may exceed the maximum extension into a waterway allowed for accessory marine facilities.

5. The building official or designee, or planning board may request evidence, prepared by a recognized marine expert, demonstrating the following:

i. Proposed perpendicular docking and related accessory marine facilities will not reasonably deny or otherwise limit the ability of abutting or adjacent property owners to construct accessory marine facilities;

ii. Proposed perpendicular docking and related accessory marine facilities will not reasonably deny or otherwise limit the normal ability of abutting or adjacent property owners to moor, maneuver, use or otherwise move a boat; and

iii. Proposed perpendicular docking and related accessory marine facilities will not deny reasonable visual access of abutting property owners to public waterways.

(8) Ladders are permitted on docks, seawalls, finger piers or other mooring facilities.

(h) *Dolphins, freestanding pilings, boat lifts, docks, and moorings:*

(1) Installation. In order to be installed, dolphins, freestanding pilings, boat lifts, docks, and moorings (collectively "mooring facilities") shall comply with all standards listed below:

a. The installation shall be subject to special exception approval by the planning board at an advertised public hearing.

b. The mooring facilities will be located in a canal or waterway at least eighty (80) feet in width.

c. The mooring facilities will not create a hazardous interference with navigation, endanger life or property, or deny the public reasonable visual access to public waterways.

d. Construction of all mooring facilities shall require a building permit.

(2) Public notice. In addition to the requirements of section 30-46, written notice must be provided by first class mail to owners of property abutting the canal and located within five hundred (500) feet, as measured from both property lines along the canal bank, of the property in question.

(3) Documentation. The building official or designee, or planning board may, in the exercise of their discretion, request evidence, prepared by a recognized marine expert, demonstrating the proposed mooring facilities will not be a hazard to navigation and will not deny reasonable visual access to public waterways.

(4) Adjacent property. Installation of the mooring facilities shall not cause a hazardous interference with navigation, endanger life or property, or deny the adjacent property owners or public reasonable visual access to the public waterway.

(5) Navigation. Installation of such mooring facilities shall not infringe upon standard navigational practices that are or may be used by abutting property owners.

(6) Floating docks. Floating docks are permitted, subject to conformance with all zoning code requirements herein and compliance with all applicable building codes.

SECTION 4. The Town Commission hereby amends Chapter 30 "Zoning Code," Article VIII "Definitions," Section 30-131 "Definitions of terms" to read as follows (additional language underlined and deleted language stricken through):

Sec. 30-131. – Definitions of terms.

Boat lifts means the bottom of the keel of any boat shall not be hoisted greater than one foot above the existing ~~minimum~~ seawall elevation. In no case shall the lift be higher than the superstructure of the boat when lifted except for personal watercraft including jet skis.

Dolphin pilings means that the dolphin piling shall be marine grade wood pilings with a minimum butt diameter of twelve (12) inches. Concrete pile is prohibited. Dolphin pilings shall not extend into the water more than ~~A maximum of~~ twenty-five (25') feet or twenty-five percent (25%) ~~thirty (30) percent~~ of the waterway canal width, whichever is less (excluding such pilings located along the Intracoastal Waterway), ~~shall be allowed~~, measured from the wet face of the seawall or bulkhead property line. Setback shall be no further than the primary structures side yard setback. The minimum height shall be six (6) feet above mean high water (MHW) and the maximum shall be eight (8) feet above MHW. All pilings shall have a reflective tape no more than two (2) inches below the top of the piling and should be four (4) inches in width of the complete circumference.

SECTION 5. Severability. The provisions of this Ordinance are declared to be severable and if any section, sentence, clause or phrase of this Ordinance shall for any reason be held to be invalid or unconstitutional, such decision shall not affect the validity of the remaining sections, sentences, clauses, and phrases of this Ordinance but they shall remain in effect, it being the legislative intent that this Ordinance shall stand notwithstanding the invalidity of any part.

SECTION 6. Repeal of Laws in Conflict. All ordinances or parts of ordinances in conflict herewith are hereby repealed to the extent of such conflict.

SECTION 7. Codification. Section 2 of the Ordinance shall be made a part of the Town Code of Ordinances and may be re-numbered or re-lettered to accomplish such, and the word "ordinance" may be changed to "section," "division," or any other appropriate word.

SECTION 8. Effective Date. This Ordinance shall be effective immediately upon adoption at second reading and shall only apply prospectively.

The forgoing Ordinance was moved by _____, seconded by _____ and upon being put to the vote, the vote was as follows:

VOTES:	YES	NO
Mayor Natasha Moore	_____	_____
Vice Mayor David Stern	_____	_____
Commissioner Evalyn David	_____	_____
Commissioner Donald Peters	_____	_____
Commissioner Judith M. Goldberg	_____	_____

PASSED on first reading at the Regular Commission meeting held on this ____ day of _____, 2024.

The forgoing Ordinance was moved by _____, seconded by _____ and upon being put to the vote, the vote was as follows:

VOTES:	YES	NO
Mayor Natasha Moore	_____	_____
Vice Mayor David Stern	_____	_____
Commissioner Evalyn David	_____	_____
Commissioner Donald Peters	_____	_____
Commissioner Judith M. Goldberg	_____	_____

PASSED AND ADOPTED on second and final reading at the Regular Commission meeting held on the ____ day of _____, 2024.

Natasha Moore, Mayor

ATTEST:

REVIEWED FOR LEGAL SUFFICIENCY

Lanelda Gaskins, MMC
Town Clerk

Leonard G. Rubin, Town Attorney
Town of Highland Beach

Business Impact Estimate

This form should be included in the agenda packet for the item under which the proposed ordinance is to be considered and must be posted on the Town's website by the time notice of the proposed ordinance is published.

Proposed ordinance's title: AN ORDINANCE OF THE TOWN COMMISSION OF THE TOWN OF HIGHLAND BEACH, FLORIDA, AMENDING CHAPTER 6, "BUILDINGS AND STRUCTURES," OF THE TOWN CODE OF ORDINANCES BY AMENDING SECTION 6-128, "APPROVAL REQUIRED FOR BULKHEADS, SEAWALLS, RETAINING WALLS; REQUIRED NOTIFICATION OF ABUTTING PROPERTY OWNERS," TO PROVIDE A MAXIMUM SEAWALL CAP AND DOCK WIDTH; AMENDING CHAPTER 30, "ZONING," BY AMENDING SECTION 30-68, "SUPPLEMENTAL DISTRICT REGULATIONS," TO PROVIDE A MAXIMUM HEIGHT FOR BOAT LIFTS, A MAXIMUM EXTENSION FOR ACCESSORY MARINE FACILITIES INTO CANALS AND LAKES, A MAXIMUM SEAWALL CAP AND DOCK WIDTH, AND LADDER REGULATIONS AND AMENDING SECTION 30-131, "DEFINITION OF TERMS," TO PROVIDE DEFINITIONS THAT PERTAIN TO ACCESSORY MARINE FACILITIES; PROVIDING FOR THE REPEAL OF ALL ORDINANCES IN CONFLICT; PROVIDING FOR SEVERABILITY AND CODIFICATION; AND PROVIDING FOR AN EFFECTIVE DATE.

This Business Impact Estimate is provided in accordance with section 166.041(4), Florida Statutes. If one or more boxes are checked below, this means the Town is of the view that a business impact estimate is not required by state law¹ for the proposed Ordinance, but the Town is, nevertheless, providing this Business Impact Estimate as a courtesy and to avoid any procedural issues that could impact the enactment of the proposed Ordinance. This Business Impact Estimate may be revised following its initial posting.

- The proposed ordinance is required for compliance with Federal or State law or regulation;
- The proposed ordinance relates to the issuance or refinancing of debt;
- The proposed ordinance relates to the adoption of budgets or budget amendments, including revenue sources necessary to fund the budget;
- The proposed ordinance is required to implement a contract or an agreement, including, but not limited to, any Federal, State, local, or private grant or other financial assistance accepted by the municipal government;
- The proposed ordinance is an emergency ordinance;
- The ordinance relates to procurement; or
- The proposed ordinance is enacted to implement the following:
 - a. Development orders and development permits, as those terms are defined in s. 163.3164, and development agreements, as authorized by the Florida Local Government Development Agreement Act under ss. 163.3220-163.3243;

¹ See Section 166.041(4)(c), Florida Statutes.

- b. Comprehensive plan amendments and land development regulation amendments initiated by an application by a private party other than the municipality.
- c. Sections 190.005 and 190.046;
- d. Section 553.73, Florida Statutes, relating to the Florida Building Code; or
- e. Section 633.202, Florida Statutes, relating to the Florida Fire Prevention Code.

In accordance with the provisions of controlling law, even notwithstanding the fact that an exemption noted above may apply, the Town hereby publishes the following information:

1. Summary of the proposed ordinance including a statement of the public purpose to be served, such as serving the public health, safety, morals and welfare of the municipality. This Town-initiated Ordinance provides amendments to the accessory marine facility and seawall regulations of the Town Code of Ordinances. On November 17, 2020, the Town Commission of the Town Highland Beach authorized a review and proposal of any amendments to the accessory marine structure provisions in the Town Code of Ordinances. On March 15, 2022, the Town Commission considered an introduction to proposed amendment concepts that provide “clarity” on existing accessory marine facility regulations. Subsequently, three (3) public input meetings were held on December 5th, 7th, and 13th, 2022. In September and October of 2023, the Town’s Planning Board (Local Planning Agency) provided their recommendations on the proposed amendment concepts to the Town Commission. On April 2, 2024 the Town Commission agreed to proceed with five (5) of the seven (7) amendment concepts, and requested that staff provide an Ordinance.

2. An estimate of the direct economic impact of the proposed ordinance on private, for-profit businesses in the Town, if any:

(a) An estimate of direct compliance costs that businesses may reasonably incur if the Ordinance is enacted;

(b) Identification of any new charge or fee on businesses, or for which businesses will be financially responsible; and

(c) An estimate of the Town’s regulatory costs, including estimate of revenues from any new charges or fees that will be imposed on businesses to cover such costs.

The Ordinance will have no direct economic impact on the one (1) existing private, for-profit business in the Town.

3. Good faith estimate of the number of businesses likely to be impacted by the proposed ordinance:

The Town has one (1) existing private business (Delray Sands Resort).

4. Additional information the governing body deems useful (if any):

MARINE LADDER REGULATIONS

MUNICIPALITY	CODE REGULATION
Boca Raton	For docks, provide at least 1 ladder extending from dock surface to 2 feet below mean low water. For docks in excess of 50 ft in length, 2 ladders shall be provided.
Manalapan	Ladders are permitted on docks.
Gulf Stream	For docks in single-family residential district, ancillary structures such as swim ladders are permitted
Delray Beach	<p>For a dock, at least one ladder extending from the dock surface to two feet below the mean low waterline.</p> <p>For finger piers and docking facilities for 2 or more boats, at least 1 ladder for each 50 feet of finger pier length or major fraction (over 50%) thereof, extending from the dock surface to 2 ft below the mean low waterline. Where 2 finger piers or more are on the same property, at least 1 ladder shall be provided for each finger pier.</p> <p>For a dock, or combination of docks serving the same property and exceeding 50 ft in aggregate length, at least one ladder for each 50 feet of dock length or major fraction (over 50%) thereof extending from the dock surface to two feet below the mean low waterline. Where two or more docks serve the same property, at least one ladder shall be provided for each dock.</p>
Lighthouse Point	All docks shall be provided with safety ladders from the dock or pier to the low-water mark of the canal.

-Note, Juno Beach and Jupiter have no code provisions specific to marine ladders.

Abstract:

The existing marine accessory ordinances lack some detail and it is recommended they are enhanced to provide clarity on topics that have been a source of ambiguity and contention. Items like maximum allowable height of marine accessories, ambiguity around jetski lifts vs. boat lifts, and the process of dealing with marine accessories in where there is a discontinuity in the waterway (i.e corner lots, end of canals) have all been points of contention between residents and the Building Department, due to lack of detail.

Additionally, this is an opportune time to consider revising certain other components of the current ordinances to address anticipated future conflicts or in some cases better conform with code used by surrounding towns.

While reviewing the recommended changes, it may be beneficial to envision the concept of a 3-dimensional box that sits on the rear property line of any waterfront lot. Marine accessories must completely fit within the box to be permissible. Otherwise, they would be required to go through the process of obtaining a variance.

Summary of Recommendations

**1) Define a Maximum Allowable Height of Marine Accessories:
Recommended Maximum Height: Base Flood Elevation plus 7 feet.**

There have been multiple debates around what is an acceptable height of boat lifts. The current codes only state that a boat lift shall not be higher than the superstructure of the boat when lifted, but is silent on how high up in the air the combined boat lift and boat can be. This leaves open the potential for installing boatlifts on top of excessively high pilings, as long as the boat lift is fully retracted so the boat will be higher than the lift itself.

It is recommended that the “height” of the 3 dimensional box behind any waterfront property be Base Flood Elevation plus 7 feet. Referencing Base Flood Elevation allows the ordinance to be dynamic with sea level rise, as it is a reference datum that has been occasionally revised higher by the US Government in conjunction with the sea level. Pilings, and also the boat lift components must not be higher than this recommended maximum allowable height.

2) Amend existing language related to Jetski (Personal Watercraft) Lifts

The current codes are excessively onerous for jetski lifts, relative to boat lifts. As Section 30-131 is written, the bottom of the keel of any boat shall not be hoisted greater than one foot above the minimum seawall elevation, and in no case shall the lift be higher than the superstructure of the boat when lifted.

Because of the low vertical profile of a jetski (3 feet) relative to the vertical profile of a boat lift (7 feet), a boat lift can be installed to hold a boat, but the very same boat lift would not be permissible if it is used to instead lift a jetski.

It is recommended the current code be amended by either by removing the section that states *in no case shall the lift be higher than the superstructure of the boat when lifted*, or simply exempt jet skis (personal watercraft) from this code.

**3) Define a maximum width of a seawall cap and also a maximum width of a dock out into the water.
Recommended maximum new seawall cap width of 3 feet as measured from the property line
Recommended maximum dock plus seawall cap width of 8 feet as measured from the property line**

As properties are redeveloped and seawalls are replaced, there exists the potential for residents to look to “extend” their effective usable property out into the water by building a new seawall outside of the existing seawall. There is also the potential for properties to get extended by pouring excessively wide seawall caps on top of new seawalls and building excessively wide docks.

By limiting the maximum seawall cap width from the property line, and also the maximum distance the seawall cap plus dock can extend from the property line, the risk of one property owner effectively creating their own peninsula is minimized.

It is recommended that the waterside edge of any new seawall cap be limited to 3 feet from the property line, whether it is on top of a new wall, or is a cap raise on top of an existing wall.

Additionally, it is recommended that any new dock built is limited to a maximum distance of 8 feet out into the water as measured from the property line. This would allow for the outer edge of neighboring docks to all be limited to the same distance from the property line regardless of seawall cap size. For example, if a property has a 2 foot wide seawall cap, then that property would be allowed to have a 6 foot wide dock, and meet the maximum combined width of 8 feet. While if a neighboring property has a 3 foot wide seawall cap, they would be limited to a dock width of 5 feet.

Lastly it is recommended that language be added into the code to limit the installation of no more than 1 new seawall outside of the original property seawall that abuts the property line. This eliminates the risk that new seawalls are repeatedly installed on the waters edge side of existing seawalls, which would effectively create a man-made peninsula.

**4) Define a Maximum Distance that Marine Accessories can Extend into the Water
Recommended Maximum Distance: The lesser of 25 feet from the property line or 25% of the waterway width.**

This recommendation can be thought of as the perpendicular edge of the 3 dimensional box, as measured from the property line straight out into the water.

The town codes [Sec. 30-68(g)(6)a and b] simply defer to the Army Core of Engineers for approval of distance into water. It is recommended that the maximum distance be limited to the lesser of 25 feet or 25% of the width of the canal or waterway. Additionally, this distance will be measured from the shortest distance between the two properties in question.

This maximum distance of 25 feet is not an arbitrary value. It was chosen to allow residents to mix and

match combinations of seawall cap widths, dock widths and boat lift widths of reasonable size without having to obtain a variance.

The chart below shows the various widths of boatlifts ranging from small boats to very large boats. For illustration, a typical 40 ft powerboat may weigh 30,000 to 40,000 lbs., and that lift is 16 ft wide (center to center) which is 17 ft wide when measured to the outsides of all pilings.

This very standard lift size could be installed at any home that has also conformed to the recommended seawall cap and dock widths, and stay at the 25 ft maximum distance:

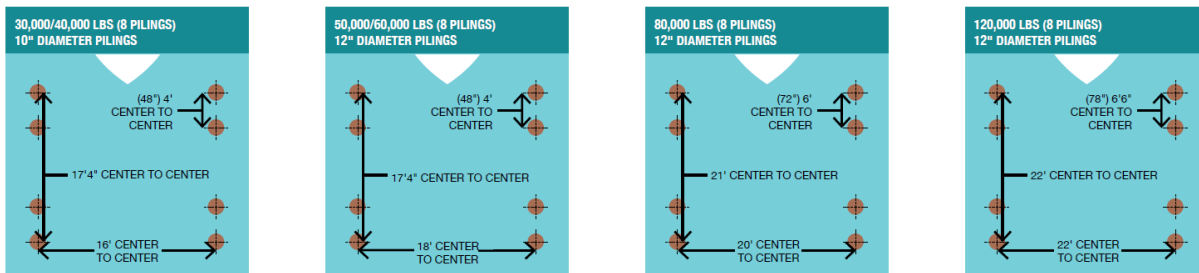
$$3 \text{ ft seawall cap} + 5 \text{ foot dock} + 17 \text{ foot boatlift} = 25 \text{ ft.}$$

On the larger end of the spectrum, a 120,000 lb boatlift could hold about the largest size boat an owner would probably want to be able to lift behind a residential property. That boatlift is 22 ft wide center to center, which would be 23 feet wide to the outsides of the pilings. This “mega lift” could still fit in a back yard, but it would have to be right up against a seawall cap, as there is no room for a dock. Early seawall caps were 2 feet wide, and newer caps are 2.5 feet to 3 feet wide. Also note this lift could be installed at a property that has a 3 foot new cap, by notching out 1 foot where the inside pilings are installed. And again this is an extreme outlier example.

A much more typical boat lift for very large boats would be a 50,000 or 60,000 or even possibly an 80,000 lb. lift and the widths there easily stay within the maximum 25 foot threshold with a 3 foot wide seawall cap.

I am not sure Highland Beach has ever had a request to install an 80,000 or 120,000 lb. boatlift, as those are a very rare size.

Piling Setting Dimensions for Yacht Lifts



5) Amend Side setbacks to utilize a smoothed definition instead of the complicated step function definition. Additionally apply the new definition to all property types.

The current town codes utilize a step function where the side setbacks jump at discrete intervals. For example, if a single family zoned property is 71 feet wide, the side setbacks are 25 feet on each side. Comparatively, if a single family zoned property is 69 feet wide, the side setbacks are 15 feet on each side. Additionally, there exists a different set of side setbacks for single family zoning vs multi-family zoning. Multi-family zoning has a zero foot setback.

It is recommended that the side setbacks be a smoothed function and are less for smaller properties so

as to enhance the ability to utilize the water frontage. It is also recommended that the same set of rules apply to all properties equally, regardless of zoning.

Recommendations for Side setbacks:

-For properties with waterline length of 100 feet or more: 10 foot side setback on either side. This setback matches surrounding towns such as Boca Raton, Hillsboro Beach, and Ocean Ridge.

-For properties with waterline length of less than 100 feet: the side setbacks are proposed to be 10% of property waterline length on either side, with a minimum setback of 5 feet, on either side.

Utilizing this framework, a 71 foot wide property would have side setbacks of 7.1 feet, and a 69 foot property would have side setbacks of 6.9 feet.

Lastly, it is recommended that the current code clarify that with measurements will be made based on the assumption that a lot line is extended beyond said property line on a line perpendicular to the seawall or bulkhead. This clarification will provide clarity when measurements are being made with properties that have lot lines that are not perpendicular to the seawall, such as pie shaped lots.

6) Require a Ladder for every 50 feet of dock.

This is simply a requirement in most surrounding towns and our code is silent.

7) Strengthen existing language on the approval process of marine accessories in areas where there is a discontinuity in the waterway by acknowledging that they are a “special case” and external expertise will be utilized.

The majority of conflicts are associated with areas where there is a discontinuity in the waterway such as an abrupt restriction in the waterway width, end of canals, or corner lots or lots that extend into a waterway. The current code is a bit nebulous around these more complicated properties, and in some cases boatlifts have previously been installed in locations where one property owner is inadvertently restricting or blocking an adjacent property owner of the ability to also install a boatlift.

This situation was discussed extensively with the Marine Consultant, and in his expert opinion, no code can be written to address every possible potential scenario within the town. His recommend course of action is to treat any property that has a small water frontage (perhaps less than 50 feet) or that has a discontinuity in the waterway as “a special case.” In these special cases, the standard procedure will be to consult with a marine expert who will make recommendations to the planning board on locations and maximum permissible sizes of marine accessories, with the intention of making sure all surrounding property owners are not having their ability to also utilize the waterway restricted. The code already allows for outside experts for review of development approval requests via Sec. 30-12. The recommended code change is simply to clarify to all parties that a consultation with a marine consultant along with a consultant recommendation to the planning board will be part of the approval process in these special cases.

The planning board can then decide what will be permitted. If a resident disagrees with the planning board’s approval, and feels that their access is being restricted as a result of a marine accessory installation, they can seek remedy through the court system.



A Geosyntec Company

2/11/22

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

**Re: Accessory Marine Facility Code Amendments Relative to Boat Lifts
 Town of Highland Beach**

Ms. Allen,

This correspondence is provided as additional discussion and opinion regarding changes to Town of Highland Beach code relative to 'Accessory Marine Structures' and specifically boat lifts as defined within sec. 30-68 of municipal code. Items are discussed relative to potential changes to specific requirements of the current code.

1. Requirement for Accessory Marine Facilities to receive Planning Board approval

The requirement that all accessory marine facilities receive planning board approval (ref. Sec. 30-68 Supplemental district regulations (g)(3)) is not a common requirement within coastal communities. Boat lifts are generally allowed with restrictions without planning board approval. Board approval is typically reserved for sites with special and unique circumstance (see item 6. below) or for variance requests from the standard provisions defined in code. The requirements for lift installation are generally defined by code in terms of limitations to the location (setback) and overall size of the structure. These limitations meet the intent to minimize impacts to adjacent properties, allow for safe navigation and minimize impacts to view.

2. Requirement of setbacks for all zoning districts

Requirements for minimum setbacks for all zoning districts are a standard practice and are a key provision to meet the intent to minimize impacts to adjacent properties, allow for safe navigation and minimize visual impacts. The zero-foot setback for multi-family zoning within the Town's current code is anomalous and does not provide a sufficient setback to meet the intent. Required minimum setbacks for boatlifts and docks vary considerably by jurisdiction. The nominal width of lots within a municipality are generally relevant to this provision. Areas with larger lots tend to have larger setback requirements, while areas with smaller lots have lesser setback requirements to allow for reasonable use.

3. Limits to waterway encroachment

Limitations to the distance structures can encroach into a waterway are a standard practice and meet the intent to allow for safe navigation and minimize impacts to adjacent properties and views. Encroachment maximum distances on the order of 25 feet (relative to the waterway edge) are fairly common, though additional restrictions for narrow waterways are also common practice. In general, a fifty-foot effective fairway width is a common design standard for residential canals.

4. Limitations to pile maximum height

Limitations to maximum pile height is not a common practice but does meet the intent to minimize impacts to view. This approach also addresses a related issue relative to overall vessel size. Limitations to pile height restrict the ability to lift vessels beyond a certain size which addressed both issues of view and waterway navigability. In terms of maximum height, it should be defined relative to a fixed vertical datum. Pile heights generally on the order of 12 feet (NAVD 88) (which equates to something on the order of 8 feet above dock height) meet the lifting requirements for most vessels.

5. Limits to seawall cap and dock width


Limitations to Seawall cap and dock total width meets the intent to limit impacts to adjacent properties, waterway navigability and view. A total width of 8 feet (inclusive of the seawall cap and dock) is consistent with general practice.

6. Special and unique circumstances - Sewall discontinuities and corner lots

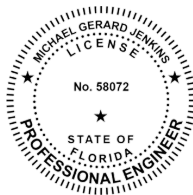
Regulation of boat lifts through minimum setbacks, size and height limitations are generally sufficient to meet the intent to minimize impacts to adjacent properties, allow for safe navigation and minimize impacts to view for waterways that are generally uniform in dimension adjacent to the regulated property. The majority of conflicts are associated with areas where there is a discontinuity in the waterway such as an abrupt restriction in the waterway width, corner lots or lots that extend into a waterway. Application of uniform code provisions to address these areas are problematic as each circumstance is unique and requires consideration of the specific current and intended use and access to the waterway. These issues are further complicated by the range of boat types, sizes and performance characteristics which may be germane to both the use and potential for impact to adjacent properties. Such instances likely warrant further consideration by the Planning Board.

Sincerely,

Applied Technology & Management, Inc.



Michael G. Jenkins, Ph.D., P.E.
Coastal Engineering Principal



**Michael
G Jenkins**

Digitally signed by
Michael G Jenkins
Date: 2022.02.24
09:00:36 -05'00'

Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

PUBLIC COMMENT

Ingrid Allen

Subject: FW: Army Corps of Engineers

From: Ingrid Allen
Sent: Thursday, September 19, 2024 12:16 PM
To: Jeffrey <jeffreyfl@gmail.com>
Cc: Jeff Remas <bco@highlandbeach.us>; Natasha Moore <nmoore@highlandbeach.us>; Greg Babij <gregbabij@yahoo.com>; Marshall Labadie <mlabadie@highlandbeach.us>
Subject: RE: Army Corps of Engineers

Jeffrey:

I will include, as part of public comment on the Ordinance, your suggested revision to Section 30-68(g)(6)a. provided below.



Sincerely,
Ingrid Allen
Town Planner

*Town of Highland Beach
3614 S. Ocean Boulevard
Highland Beach FL 33487
(561) 278-4540 Office (option 3)
(561) 278-2606 Fax
www.highlandbeach.us*

PLEASE NOTE: Florida has a very broad public records law. Most written communications to or from the Town of Highland Beach officials and employees regarding public business are public records available to the public and media upon request. Your e-mail communications may be subject to public disclosure. Under Florida law, e-mail addresses are public records. If you do not want your e-mail address released in response to a public records request, do not send electronic mail to this entity. Instead, contact this office by phone or in writing. The views expressed in this message may not necessarily reflect those of the Town of Highland Beach.

From: Jeffrey <jeffreyfl@gmail.com>
Sent: Thursday, September 19, 2024 5:35 AM
To: Ingrid Allen <iallen@highlandbeach.us>
Cc: Jeff Remas <bco@highlandbeach.us>; Natasha Moore <nmoore@highlandbeach.us>; Greg Babij <gregbabij@yahoo.com>; Marshall Labadie <mlabadie@highlandbeach.us>
Subject: Re: Army Corps of Engineers

Ingrid,
After re-reading the draft ordinance, I now understand that its adoption will address my concerns.

For clarity, I would like to suggest that in Section 6a of the draft, the term “all waterways” is used instead of “waterways regulated by the Army Corps.”

I have no further questions at this time. Once again great job by staff in preparing and presenting the new draft ordinance.

Thank you,
Jeffrey

From: [Ingrid Allen](#)
To: [Lanelda Gaskins](#)
Cc: [Jaclyn Dehart](#)
Subject: FW: Marine Accessory Ordinance
Date: Monday, September 16, 2024 9:48:45 AM
Attachments: [image001.png](#)

Public comment received for item 8A on the 9-17-24 TC agenda (see below).



Sincerely,
Ingrid Allen
Town Planner

Town of Highland Beach
3614 S. Ocean Boulevard
Highland Beach FL 33487
(561) 278-4540 Office (option 3)
(561) 278-2606 Fax
www.highlandbeach.us

PLEASE NOTE: Florida has a very broad public records law. Most written communications to or from the Town of Highland Beach officials and employees regarding public business are public records available to the public and media upon request. Your e-mail communications may be subject to public disclosure. Under Florida law, e-mail addresses are public records. If you do not want your e-mail address released in response to a public records request, do not send electronic mail to this entity. Instead, contact this office by phone or in writing. The views expressed in this message may not necessarily reflect those of the Town of Highland Beach.

From: Jeffrey <jeffreyfl@gmail.com>
Sent: Sunday, September 15, 2024 12:03 AM
To: Natasha Moore <nmoore@highlandbeach.us>; David Stern <dstern@highlandbeach.us>; Evalyn David <edavid@highlandbeach.us>; Donald Peters <sportsbarn1@aol.com>; Judith Goldberg <jgoldberg@judithgoldberg.com>; Marshall Labadie <mlabadie@highlandbeach.us>
Cc: Craig Hartmann <chartmann@highlandbeach.us>; Glenn Joseph <gjoseph@highlandbeach.us>; Jeff Remas <bco@highlandbeach.us>; Ingrid Allen <iallen@highlandbeach.us>; Pat Roman <proman@highlandbeach.us>; Rick Greenwald <Ragreenwald@bellsouth.net>
Subject: Marine Accessory Ordinance

Mayor, Vice Mayor, Commissioners, Town Manager,

I had the opportunity to watch the proceedings of the April Commission meeting on Marine Accessories, during which key issues were thoughtfully deliberated. I also reviewed our staff's draft ordinance prepared for Tuesday's meeting.

After observing the work of our town's commission and staff for almost two decades, the workflow and execution of this ordinance revision stand out as among the most exceptional I have witnessed.

I was particularly impressed by how our Commission was responsive to public sentiment or the absence of it. I especially appreciated the decision to discard the proposal to reduce side setbacks for Marine Accessories due to the lack of public support. This thoughtful decision reflects your genuine commitment to community collaboration.

I would like to express my sincere gratitude to our town staff, especially Jeff and Ingrid, and to our Commission for their outstanding work. This ordinance revision has undoubtedly been the best example of governance I have witnessed in our town.

I sincerely hope the process used for this ordinance revision will serve as the gold standard for developing and evaluating future ordinances.

Sincerely,
Jeffrey Kleiman
Highland Beach

Town Commission Meeting 09.17.2024 Public Comment

From: [Marshall Labadie](#)
To: [Jaclyn Dehart](#)
Subject: FW: 1096 Bel Lido: Marine Accessory Ordinances Perspective
Date: Tuesday, September 17, 2024 8:18:50 AM
Attachments: [Marine Accessory Ordinance letter to Commission 20240915.pdf](#)
[image001.png](#)

Print for Commission and record



Marshall Labadie, ICMA-CM
Town Manager

Town of Highland Beach
3614 South Ocean Boulevard
Highland Beach, FL 33487
(T) 561.278.4548
(F) 561.265.3582

Working to protect our 3 Miles of Paradise

From: Christine Nessen <christine.nessen@gmail.com>
Sent: Monday, September 16, 2024 10:55 PM
To: Marshall Labadie <mlabadie@highlandbeach.us>; Natasha Moore <nmoore@highlandbeach.us>; David Stern <dstern@highlandbeach.us>; Evalyn David <edavid@highlandbeach.us>; Judith Goldberg <jgoldberg@highlandbeach.us>; Don Peters <dpeters@highlandbeach.us>; Craig Hartmann <chartmann@highlandbeach.us>
Cc: Anders Nessen <a_nessen@hotmail.com>
Subject: 1096 Bel Lido: Marine Accessory Ordinances Perspective

Good evening, Commissioners & all,

Hope everyone is doing well. We are 15-year homeowners at 1096 Bel Lido Drive and next door neighbors to the Babijis.

We are also in favor of reconsidering the proposed restrictions on marine accessory ordinances.

Best regards,
Christine & Anders Nessen

Robert and Gloria Spahr
4225 Tranquility Dr.
Highland Beach, Fl 33487
Rspah50@gmail.com
Gastuart@hotmail.com

September 16, 2024

Board of Commissioners
Town of Highland Beach
3614 S. Ocean Blvd
Highland Beach, FL 33487

Dear Commissioners

The Spahr's have lived at 4225 Tranquility since 1991. Our house has evolved from a 2100 sq ft house to a two story 4200 sq ft house and our boats have grown from 26ft to 39ft and now 53ft. Most residences of Highland Beach and in particular Bel Lido Isle have evolved in the same fashion, larger houses with larger boat dock requirements. Our demographics have changed from a mostly retired population to now include a younger demographic of younger active family's. Our marine accessory ordinances need to reflect the new demographic accommodating active families' waterfront needs and desires.

We choose to live on Bel Lido Isle because of the wonderful access to Dockage and the Beach. As the families, houses and boats have grown in size the need for updated dockage setbacks, allowing larger docks, has grown as well. In my particular case my dock is too small, less safe for boarding and less safe for securing the vessel in a storm than it should be.

We agree with Mr. Babij, the proposed revisions are not acceptable and too restrictive. We attended the public meetings to discuss revisions and I recall only a couple residents on the North end of town that were not in favor of a less restrictive marine accessory and set back ordinances. Take notice that the Spahr's are in favor significantly reducing the side setbacks to 8 feet.

Robert and Gloria Spahr
4225 Tranquility Dr.
Highland Beach, Fl 33487
Rspah50@gmail.com
Gastuart@hotmail.com

At a very minimum, I strongly urge you to revisit the marine accessory ordinance issue with the planning board and seek their opinion on the revised ordinance in front of you at the next Commission meeting, as it has substantially changed from what the planning board previously reviewed and made recommendations on.

I would also encourage you to host an open discussion at a future Commission meeting on this Topic.

Thank you for your service and consideration of my position requesting less restrictive marine accessory regulations.

Sincerely



Robert and Gloria Spahr

Town Commission Meeting 09.17.2024 Public Comment

From: [Marshall Labadie](#)
To: [Jaelyn Dehart](#)
Subject: FW: Marine Accessory Regulations
Date: Tuesday, September 17, 2024 8:19:42 AM
Attachments: [image001.png](#)

Please print for Commission and record



Marshall Labadie, ICMA-CM
Town Manager

Town of Highland Beach
3614 South Ocean Boulevard
Highland Beach, FL 33487
(T) 561.278.4548
(F) 561.265.3582

Working to protect our 3 Miles of Paradise

From: Mark Kabbes <mkabbes@seakay.us>
Sent: Monday, September 16, 2024 11:31 PM
To: Marshall Labadie <mlabadie@highlandbeach.us>; Natasha Moore <nmoore@highlandbeach.us>; Evalyn David <edavid@highlandbeach.us>; Judith Goldberg <jgoldberg@highlandbeach.us>; David Stern <dstern@highlandbeach.us>; Don Peters <dpeters@highlandbeach.us>
Subject: Marine Accessory Regulations

Highland Beach Commissioners:

I was disappointed to hear that the commission is considering even more restrictive set backs for boats in our town. I felt 15' was too restrictive but still workable, the proposed new ordinances would severely limit people's options and enjoyment of their waterfront property. I believe that you would find an overwhelming majority of residents of single family homes with intercoastal or canal access would agree. Restricting peoples access and enjoyment to their own backyards is not going to be popular with waterfront residents. Please reconsider following the restrictions neighboring towns have adopted.

Sincerely,

Mark Kabbes
1001 Bel Air

Greg Babij
1092 Bel Lido Drive
Highland Beach, FL 33487

September 15, 2024

Board of Commissioners
Town of Highland Beach
3614 S. Ocean Blvd.
Highland Beach, FL 33487

Dear Commissioners:

For those of you unfamiliar, I am a waterfront resident of Highland Beach, and the former Vice Mayor of Highland Beach that worked for a year with the building department and the outside marine consultant on proposing changes to the town's marine accessory ordinances.

I received a copy of your proposed revisions to be discussed at the next Commission meeting and I am thoroughly disappointed. The proposed ordinance details are generally more restrictive rather than less restrictive, are very different than what was recommended by your planning board, and are far from what was proposed to the Commission after our initial working group concluded.

Many if not most of the younger residents (under age 65) live on the water because they have a desire to actively utilize it, not simply sit and observe it. They desire an active lifestyle that includes boats, paddle boards, jet skis and the best thing for the environment is to keep all of them out of the water when not in use.

While a number of waterfront residents have found the proposed ordinance frightening, I won't go through every component, and instead provide just a few examples to illustrate how sideways this has gone.

Side Setbacks:

At a recent Commission meeting, Mayor Moore commented that she hasn't heard any requests to decrease side setbacks. Please take this letter as notice that there are a significant number of waterfront residents that would in fact like to see a substantial decrease of side setbacks. A decrease of side setbacks is what was proposed by the original working group, and the following single family and multi-family waterfront residents desire less rather than more restrictive marine accessory rules including a decrease from the 25 ft side setbacks to something that is similar to the surrounding towns (ranging from as low as zero to a maximum of 15 ft).

Greg Stuart / Alisa Musa – 4403 Intracoastal Drive
Marthin DeBeer – 4307 Intracoastal Drive
Alan Goldstein – 4403 Intracoastal Drive
Sara Regnier – 1083 Bel Lido Drive
Roger Brown – (2 Properties) 4314 Tranquility Drive & 4315 Tranquility Drive

Mark Kabbes – 1001 Bel Air Drive
Eric Bernier – 4205 Intracoastal Drive
Robert Spahr – 4314 Tranquility Drive
Michael Duggan – 4314 Tranquility Drive
Eric & Brenda Berch – (2 lots combined) 4425 Tranquility Drive
Jeff Kleiman – 4321 Intracoastal Drive & 1084 Bel Lido Drive
Greg Babij – 1092 Bel Lido Drive

This is by no means an exhaustive list – simply a partial list to illustrate that there are a significant number of residences that would like the Commission to relax the marine accessory ordinances, to something that match the surrounding towns and certainly not make them any more restrictive.

Floating Vessel Platforms, Boat Lift Elevations & Basins:

You should be embracing this desire to preserve and protect the marine ecosystem, and not try to hamper it. Getting watercraft out of the water and on to a boat lift, floating vessel platform, seapen or other device is a very positive impact on the environment. This is the very stance that the State of Florida has taken, hence their ordinances that are designed to encourage the use of these items, along with minimal restrictions on property setbacks in some cases like floating vessel platforms.

Your only concern should be ensuring any marine accessory doesn't impede the ability to navigate the waterway, and there are already rules in place for that. Additionally, according to one of the marine attorneys I recently spoke to, the state law cannot be superseded by more restrictive rules from the local municipality. You should not in any way even consider any ordinances that are more restrictive than the state, especially when many of your waterfront residents are asking for the opposite (see above list).

Surrounding town regulations on floating vessel platforms, perpendicular docking and basins are all being successfully implemented and are fair to those on both sides of the issue. You should be embracing what is working well around us, as that is what many of your residents are asking for.

In terms of maximum height of boat keels, you should be in favor of allowing them to be lifted as high as the current maximum height of a seawall. If you do believe in rising tides, you should want boat owners to be able to lift them up to a level where they can be confident that they won't float off of the lift in a storm surge. If you are raising the allowable height of the seawall, allow lifting apparatus heights to increase accordingly.

Conclusion:

At a very minimum, I strongly urge you to revisit the marine accessory ordinance issue with the planning board and seek their opinion on the revised ordinance in front of you at the next Commission meeting, as it has substantially changed from what the planning board previously reviewed and made recommendations on.

I would also encourage you to host an open discussion at a future Commission meeting on this topic with me as a presenter if you are so inclined.

As always, I am available to speak to any commissioner or the commission as a body if you would like to investigate this matter further.

Regards,
Greg

Town Commission Meeting 09.17.2024 Public Comment

From: [Marshall Labadie](#)
To: [Jaclyn Dehart](#)
Subject: FW: Letter to the Town Commission and the Planning Board regarding marine accessory ordinances (Thus far 24 property owners are in support of making the marine accessory rules less restrictive)
Date: Tuesday, September 17, 2024 8:19:15 AM
Attachments: [Marine Accessory Ordinance letter to Commission 20240915.pdf](#)
[image001.png](#)

Please print for Commission and record



Marshall Labadie, ICMA-CM
Town Manager

Town of Highland Beach
3614 South Ocean Boulevard
Highland Beach, FL 33487
(T) 561.278.4548
(F) 561.265.3582

Working to protect our 3 Miles of Paradise

From: greg4hb@yahoo.com <greg4hb@yahoo.com>
Sent: Monday, September 16, 2024 11:01 PM
To: Marshall Labadie <mlabadie@highlandbeach.us>; Natasha Moore <nmoore@highlandbeach.us>; David Stern <dstern@highlandbeach.us>; Evalyn David <edavid@highlandbeach.us>; Judith Goldberg <jgoldberg@highlandbeach.us>; Don Peters <dpeters@highlandbeach.us>; Craig Hartmann <chartmann@highlandbeach.us>
Cc: Greg Babij <greg4hb@yahoo.com>; David Axelrod <daxelrod@gmail.com>; Jeffrey (via Google Docs) <jeffreyfl@gmail.com>; mdebeer@brightplan.com; Allan Goldstein <agoldstein@amgresources.com>; Eric.Berch@svcfinc.com; Brenda Berch <berchb827@gmail.com>; Christine Nessen <christine.nessen@gmail.com>; Robert Spahr <rspah50@gmail.com>; Roger Brown <roger3265@aol.com>; Greg Stuart <gstuart@frminc.com>; dwillens65@gmail.com
Subject: Letter to the Town Commission and the Planning Board regarding marine accessory ordinances (Thus far 24 property owners are in support of making the marine accessory rules less restrictive)

Dear Commissioners,

Apparently the content of my letter has made its way around the waterfront residents. As of tonight I have heard from owners of 24 waterfront properties that are strongly in support of making the town's marine ordinances wholly LESS restrictive. There is strong support for what was originally proposed by me after the marine accessory ordinance working group and even greater support for matching the least restrictive ordinances of surrounding towns for each of the various accessories such as docks, boat lifts, floating vessel platforms, perpendicular piers and boat limits.

I would expect you will be hearing a lot more from this group of residents soon.

Regards,
Greg

----- Forwarded Message -----

From: greg4hb@yahoo.com <greg4hb@yahoo.com>

To: Marshall Labadie <mlabadie@highlandbeach.us>; Natasha Moore <nmoore@highlandbeach.us>;
dstern@highlandbeach.us <dstern@highlandbeach.us>; edavid@highlandbeach.us
<edavid@highlandbeach.us>; jgoldberg@highlandbeach.us <jgoldberg@highlandbeach.us>;
dpeters@highlandbeach.us <dpeters@highlandbeach.us>; Craig Hartmann
<chartmann@highlandbeach.us>

Cc: Greg Babij <greg4hb@yahoo.com>; dzaxelrod@gmail.com <dzaxelrod@gmail.com>

Sent: Sunday, September 15, 2024 at 09:15:45 PM EDT

Subject: Letter to the Town Commission and the Planning Board regarding marine accessory ordinances

Marshall,

Can you please share my attached letter with all of the Commissioners and the Planning Board? I don't have all of their emails

Thanks,
Greg

January 4, 2023



COMMENT SHEET

David Willens

2362 South Ocean Blvd

dwillens65@gmail.com

NAME

ADDRESS

EMAIL ADDRESS

1. Maximum height for Accessory Marine Facilities (AMF) at Base Flood Elevation (BFE) plus 7 feet.

I support the proposed change.

2. Exempt personal watercraft (PWC) lifts from the requirement that "in no case shall the lift be higher than the superstructure of the boat when lifted" OR remove requirement.

I support the proposed change.

3. Maximum seawall cap width of 3 feet; maximum 8-foot width for seawall cap plus dock.

I support the proposed change.

4. Encroachment of AMFs and seawalls into water at 25 feet or 25% of waterway width, whichever is less (measured from the shortest distance adjacent to property line).

I support the proposed change, except that for properties located directly on the Intracoastal waterway, such encroachment distance should be allowed to a greater extent if and as approved and permitted by the Federal Army Corps of Engineers.

5. 10 foot side setback for all zoning districts. For lots less than 100 feet in width, setback is 10% of width; however, setback cannot be less than 5 feet.

I emphatically support the proposed change. The foremost reason residents buy navigable waterfront properties is marine access/usage, including boating at their home. The current SFR code 25' setback is grossly inconsistent with and much more restrictive than every other local town: ex. Deerfield Beach-5 ft; Gulfstream-5 ft; Boca Raton and Delray-10ft. The code makes absolutely no sense when a SFR with 70' frontage can have a 40' dock vs a SFR with 80' only permits a 30' dock?

6. Require a ladder for every 50 feet of dock.

I think one ladder for every 100 feet of water frontage is sufficient and makes better sense conceptually and from a safety perspective to measure by water frontage rather than dock length.

7. Maximum seawall height.

I would propose to allow seawalls up to a maximum height equal to the then current base flood elevation.

Additional Comments:

~~The dock set back issue is the big issue in my opinion. I live directly on the intracoastal and my property frontage is 80 ft. limiting me to a 30 ft dock. The IC is extremely busy and there are no wake restrictions. Accordingly, without a longer dock and associated dock separating a water break design, it is impracticable to dock a boat at my home or even board or access a boat at most times due to boat traffic. A longer dock and water break (as the code amendment is proposed I would be entitled to a 64' dock) would allow a reasonable size vessel to dock within the protected area including to utilize a lift during busy TC use benefiting from reduced wave action at the lift. In fact, I have already obtained Army Corps of Engineers and DEP approval for same but the town Code prohibits my construction permit. This grossly unreasonable restrictive code therefore deprives me of the right to use my property for boating that any reasonable person would expect and materially reduces the value of my property.~~

If you prefer, you can email your comment sheet to iallen@highlandbeach.us
THANK YOU FOR YOUR INPUT...

Town Commission Meeting 09.17.2024 Public Comment

From: [Marshall Labadie](#)
To: [Jaclyn Dehart](#)
Subject: FW: Letter to the Town Commission and the Planning Board regarding marine accessory ordinances (Thus far 24 property owners are in support of making the marine accessory rules less restrictive)
Date: Tuesday, September 17, 2024 8:21:24 AM
Attachments: [Town of Highland Beach - COMMENT SHEET PUBLIC INPUT MEETINGS. David Willens 2362 S Ocean Blvd 1-23-24.pdf](#)
[image001.png](#)

Please print for Commission and record...



Marshall Labadie, ICMA-CM
Town Manager

Town of Highland Beach
3614 South Ocean Boulevard
Highland Beach, FL 33487
(T) 561.278.4548
(F) 561.265.3582

Working to protect our 3 Miles of Paradise

From: David Willens <dwillens65@gmail.com>
Sent: Tuesday, September 17, 2024 8:09 AM
To: greg4hb@yahoo.com; Marshall Labadie <mlabadie@highlandbeach.us>; Natasha Moore <nmoore@highlandbeach.us>; David Stern <dstern@highlandbeach.us>; Evalyn David <edavid@highlandbeach.us>; Judith Goldberg <jgoldberg@highlandbeach.us>; Don Peters <dpeters@highlandbeach.us>; Craig Hartmann <chartmann@highlandbeach.us>
Cc: Greg Babij <greg4hb@yahoo.com>; David Axelrod <daxelrod@gmail.com>; Jeffrey (via Google Docs) <jeffreyfl@gmail.com>; mdebeer@brightplan.com; Allan Goldstein <agoldstein@amgresources.com>; Eric.Berch@svcfinc.com; Brenda Berch <berchb827@gmail.com>; Christine Nessen <christine.nessen@gmail.com>; Robert Spahr <rspah50@gmail.com>; Roger Brown <roger3265@aol.com>; Greg Stuart <gstuart@frminc.com>
Subject: Re: Letter to the Town Commission and the Planning Board regarding marine accessory ordinances (Thus far 24 property owners are in support of making the marine accessory rules less restrictive)

Dear Commissioners,

I emphatically agree with and support the position advocated by Mr. Babij in his exhaustive efforts to date as well as his letter recently circulated and provided to the Commission respecting the proposed Code changes relating to accessory marine structures and the failure of the Commission to duly consider, respond to and respect the clearly expressed input and wishes of its constituent property owners in the Town of Highland Beach, including my own.

The Commission's review of the applicable Code provisions for accessory marine facilities has been ongoing now for nearly four years without any action to date, which is way too long to begin

with. The Commission's staff undertook a professional, thorough evaluation of the Code provisions and with direction of the Commission engaged an independent marine consultant to provide an independent professional evaluation of the affected waterways and related code provisions. Both did an excellent job in this regard. And, both the Commission's staff and its independent marine consultant provided the Commission detailed recommendations and proposed Code amendments to address the ostensibly overly restrictive and antiquated provisions governing accessory marine structures that do not fairly address the current development, conditions, sea water levels, technology, watercraft or comparable provisions commonly established by other South Florida communities. And yet, after this exhaustive and grossly delayed process, the Commission is still not listening to the professional recommendations advanced by its independent marine consultant, nor the Commission's own staff, nor the emphatic wishes of the Town residents who actually reside on the waterfront. For clarity, most of we residents, who each spent millions of dollars for our beautiful residences situated on deep, navigable waterfront here in Highland Beach, acquired these homes to avail ourselves of their deepwater access and use of the beautiful waterways and ocean for boating and other water activities. Our properties have by far the most property value and it is our taxes that support this town. The overly restrictive Code provisions for accessory marine facilities likely compromise such values and certainly the desirability of our waterfront properties.

Specific to my own concern is Section 30-68(g)(6)(d)(1)) of the Highland Beach Municipal Code which provides for grossly restrictive (excessive) side yard set-backs for docks at single family residences compared to every nearby community surveyed by my attorneys in their review of other similar local municipalities. Both the Commission staff and the marine consultant advocated significant reductions to these setbacks consistent with Mr. Babij recommendations, specifically recommending a reduction in the side yard set-backs to be 10% of a property's waterfront width. With all due respect, Mayor Moore's statement that I understand was made at a recent Commission meeting (referenced by Mr. Babij) that "she has never heard requests to decrease the side yard set backs" clearly affirms she has not read the record including prior feedback from residents. (For example, see attached my own public comment sheet provided to Commission at one of the relevant public hearings in 2022).

The failure of the Commission to undertake the proposed Code amendment without responding to the side yard set-back concerns (and any other unaddressed issues) of the waterfront property owners and the express recommendations of Commission staff and the Town' Commission's independent marine consultant feels dismissive, arbitrary and capricious.

Accordingly, I sincerely hope the Commission reconsiders its proposed Code amendment to respond to such expressed concerns and recommendations.

Respectfully,

David Willens, Esq,

David A. Willens

President, Willens Family Office

dwillens65@gmail.com
(561) 866-2757

From: greg4hb@yahoo.com <greg4hb@yahoo.com>

Date: Monday, September 16, 2024 at 11:01 PM

To: Marshall Labadie <mlabadie@highlandbeach.us>, Natasha Moore <nmoore@highlandbeach.us>, dstern@highlandbeach.us <dstern@highlandbeach.us>, edavid@highlandbeach.us <edavid@highlandbeach.us>, jgoldberg@highlandbeach.us <jgoldberg@highlandbeach.us>, dpeters@highlandbeach.us <dpeters@highlandbeach.us>, chartmann@highlandbeach.us <chartmann@highlandbeach.us>

Cc: Greg Babij <greg4hb@yahoo.com>, David Axelrod <dzaxelrod@gmail.com>, Jeffrey (via Google Docs) <jeffreyl@gmail.com>, mdebeer@brightplan.com <mdebeer@brightplan.com>, Allan Goldstein <agoldstein@amgresources.com>, Eric.Berch@svcfinc.com <Eric.Berch@svcfinc.com>, Brenda Berch <berchb827@gmail.com>, Christine Nessen <christine.nessen@gmail.com>, Robert Spahr <rspah50@gmail.com>, Roger Brown <roger3265@aol.com>, Greg Stuart <gstuart@frminc.com>, dwillens65@gmail.com <dwillens65@gmail.com>

Subject: Letter to the Town Commission and the Planning Board regarding marine accessory ordinances (Thus far 24 property owners are in support of making the marine accessory rules less restrictive)

Dear Commissioners,

Apparently the content of my letter has made its way around the waterfront residents. As of tonight I have heard from owners of 24 waterfront properties that are strongly in support of making the town's marine ordinances wholly LESS restrictive. There is strong support for what was originally proposed by me after the marine accessory ordinance working group and even greater support for matching the least restrictive ordinances of surrounding towns for each of the various accessories such as docks, boat lifts, floating vessel platforms, perpendicular piers and boat limits.

I would expect you will be hearing a lot more from this group of residents soon.

Regards,
Greg

----- Forwarded Message -----

From: greg4hb@yahoo.com <greg4hb@yahoo.com>

To: Marshall Labadie <mlabadie@highlandbeach.us>; Natasha Moore <nmoore@highlandbeach.us>; dstern@highlandbeach.us <dstern@highlandbeach.us>; edavid@highlandbeach.us <edavid@highlandbeach.us>; jgoldberg@highlandbeach.us <jgoldberg@highlandbeach.us>; dpeters@highlandbeach.us <dpeters@highlandbeach.us>; Craig Hartmann <chartmann@highlandbeach.us>

Cc: Greg Babij <greg4hb@yahoo.com>; dzaxelrod@gmail.com <dzaxelrod@gmail.com>

Sent: Sunday, September 15, 2024 at 09:15:45 PM EDT

Subject: Letter to the Town Commission and the Planning Board regarding marine accessory ordinances

Marshall,

Can you please share my attached letter with all of the Commissioners and the Planning Board? I don't have all of their emails

Thanks,
Greg

From: [Town of Highland Beach via Municode Portal](#)
To: [Public Comments](#)
Subject: Highland Beach Public Comment Submission
Date: Monday, September 16, 2024 3:51:23 PM

Submitted on Monday, September 16, 2024 - 3:51pm

Submitted by anonymous user: 74.124.47.10

Submitted values are:

Contact Information

Name Maureen Garrett

Email Address maureengarrett@sbcglobal.net

Telephone 7132543675

Meeting Date Tue, 09/17/2024

Meeting Type Town Commission

Public Comments

An email has been sent to Ms. DeHart and Ms. Gaskins attaching letters of concern for proposals to setbacks, perpendicular property line waterward with seawall rather than the current law to follow the upward property line (legally any change is a governmental taking of property), floating vessel platform violations pursuant to 403.318 including non-compliant applications, more than one dock per property owner, and combined depth of docks/platforms more than 5 feet waterward.

It is requested that the Commission please consider all issues, especially the corner lots that are effected by any/all of these proposed changes and incorporate all letters of concern.

The results of this submission may be viewed at:

<https://highlandbeach-fl.municodemeetings.com/node/2411/submission/771>

Town Commission Meeting 09.17.2024 PUBLIC COMMENT FOR ITEM 8.A

From: maureengarrett@sbcglobal.net
To: [Public Comments](#); [Lanelda Gaskins](#); [Jaclyn Dehart](#)
Cc: maureengarrett@sbcglobal.net; tarrag@aol.com
Subject: FW: 4307 Intracoastal Drive (Floating Vessel Platform)
Date: Monday, September 16, 2024 10:35:53 AM
Attachments: [Garrett reply ltr to Highland Beach 9.15.24.pdf](#)
[Exh A Memo \(1979\) re Amendment.pdf](#)
[Exh B Amendment.pdf](#)
[Exh C Bel Lido Pres ltr to Mayor \(1980\).pdf](#)
[Garrett Ltr to Highland Beach 7.15.24.pdf](#)
[Rubin Response Letter \(Floating Vessel Platform\).pdf](#)

Ms. DeHart

Per our conversation, please present this email with the attached Garrett letters and exhibits to the Commission for discussion at tomorrow's Town Commission Meeting.

If you would be so kind to confirm receipt of this email.

Thank you.

From: maureengarrett@sbcglobal.net <maureengarrett@sbcglobal.net>
Sent: Sunday, September 15, 2024 6:23 PM
To: 'Len Rubin' <len@torcivialaw.com>; 'Jeff Remas' <bco@highlandbeach.us>; 'Ingrid Allen' <iallen@highlandbeach.us>; 'Marshall Labadie' <mlabadie@highlandbeach.us>; aosowsky@highlandbeach.us; GRAS.TROY@flsenate.gov; Southeast.District@floridadep.gov
Cc: tarrag@aol.com; maureengarrett@sbcglobal.net
Subject: 4307 Intracoastal Drive (Floating Vessel Platform)

All

Attached please find the Garrett's reply letter along with exhibits A, B and C concerning issues as to 4307 Intracoastal Drive (Floating Vessel Platform).

For completeness, copies of Garrett's original letter dated 7/15/2024 and Attorney Rubin's response dated 8/19/2024 are attached.

We appreciate prompt attention to this matter by all Governmental Agencies.

Please contact either myself or my parents to arrange an inspection of the property and/or discuss these issues.

Eugene and Maureen home phone is 561-274-8769
Eugene's email is tarrag@aol.com
Maureen Garrett, daughter, phone number is 713-254-3675

Please confirm receipt. Thank you.

From: Len Rubin <len@torcivialaw.com>

Sent: Monday, August 19, 2024 2:35 PM

To: maureengarrett@sbcglobal.net; tarrag@aol.com

Cc: Jeff Remas <bco@highlandbeach.us>; Ingrid Allen <iallen@highlandbeach.us>; Marshall Labadie <mlabadie@highlandbeach.us>

Subject: 4307 Intracoastal Drive (Floating Vessel Platform)

Attached please find correspondence of same date.

Len Rubin
Town Attorney

Leonard G. Rubin, Esquire
Board Certified City County and Local
Government Attorney

**TORCIVIA, DONLON,
GODDEAU & RUBIN, P.A.**

Northpoint Corporate Center
701 Northpoint Parkway, Suite 209
West Palm Beach, FL 33407
(561) 686-8700 phone
(561) 686-8764 fax
len@torcivialaw.com
www.torcivialaw.com

THE INFORMATION CONTAINED IN THIS TRANSMISSION IS ATTORNEY PRIVILEGED AND CONFIDENTIAL. IT IS INTENDED ONLY FOR THE USE OF THE INDIVIDUAL OR ENTITY NAMED ABOVE. IF THE READER OF THIS MESSAGE IS NOT THE INTENDED RECIPIENT, YOU ARE HEREBY NOTIFIED THAT ANY DISSEMINATION, DISTRIBUTION OR COPYING OF THIS COMMUNICATION IS STRICTLY PROHIBITED. IF YOU HAVE RECEIVED THIS COMMUNICATION IN ERROR, PLEASE NOTIFY US IMMEDIATELY BY TELEPHONE COLLECT AND RETURN THE ORIGINAL MESSAGE TO US AT THE ABOVE ADDRESS VIA THE U.S. POSTAL SERVICE. WE WILL REIMBURSE YOU FOR YOUR EXPENSES. THANK YOU.

From: maureengarrett@sbcglobal.net maureengarrett@sbcglobal.net

Sent: Monday, July 15, 2024 10:13 PM

To: aosowsky@highlandbeach.us; bco@highlandbeach.us; iallen@highlandbeach.us

Cc: maureengarrett@sbcglobal.net; tarrag@aol.com

Subject: 4703 Intercoastal Drive, Highland Beach, FL 33487 property line and dock/floating vessel platform violations

Highland Beach Building Department personnel:

Per my conversation last week with Ms. Allen, I am the daughter to Eugene and Maureen Garrett at 1070 Bel Lido Drive in Highland Beach. As we discussed, the attached letter was prepared to assert several objections, issues and violations related to the dock/platform and seawall located at 4703 Intercoastal Drive, owned by Marthin De Beer.

Please contact either myself or my parents to arrange an inspection of the property and/or discuss these issues.

My phone number is 713-254-3675
Eugene and Maureen home phone is 561-274-8769
Eugene's email is tarrag@aol.com

Please confirm receipt. Thank you.

EUGENE GARRETT
MAUREEN GARRETT

1070 BEL LIDO DRIVE
HIGHLAND BEACH, FL. 33487

September 15, 2024

VIA EMAIL ONLY

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Department of Environmental Protection
Southeast Branch
Southeast.District@floridadep.gov
3301 Gun Club Rd
MSC 7210-1
West Palm Beach, FL 33406

Re: 4703 Intercoastal Drive, Highland Beach, FL 33487 property line and dock/floating vessel platform violations

To All named individuals:

This letter is in reply to attorney Len Rubin's August 19th, 2024 letter in response to Garrett's letter dated July 15, 2024, herein incorporated by reference, presenting thirteen (13) issues and concerns related to violations of Highland Beach Town Ordinance, State of Florida statutes, property line violations, navigational hazards and illegal taking of property.

If any other Highland Beach Town Ordinance or state statute is relied upon in support or opposition to the various issues and concerns of the Garretts, please advise. Otherwise, the Garrett issues and concerns are supported by the following:

1. Florida Administrative Code 18-21.003 - Definitions
2. Florida Administrative Code 62-330-051 - Exempt Activities
3. Florida Administrative Code 62-330-427 - General Permit for Docks, Piers and Associated Structures
4. Florida Administrative Code 62-330.428 - General Permit for Floating Vessel Platforms and Floating Boat Lifts
5. Florida Statute Section 403.813 - Permits issued at district centers; exceptions
6. Highland Beach Zoning Code 30-67 - Uses permitted, special exception, and prohibited uses;
7. Highland Beach Zoning Code 30-68(g) - Supplemental district regulations, Accessory marine facilities; and
8. Florida Public Land and Property Code, Chapter 253

Mr. Rubin's response on behalf of the Town of Highland Beach fails to address multiple issues/concerns and furthermore, fails to enforce and recognize ordinances and state statutes under Town authority. Garrett's thirteen (13) issues and concerns are still at issue and are supplemented with this reply.

1. DE BEER'S FLOATING VESSEL PLATFORM IS NOT PERMITTED UNDER STATUTE, ORDINANCES AND LAWS OF FLORIDA

For all reasons stated by the Garretts, De Beer is not eligible for an exemption and is subject to consequence as to the filing of his application.

- a. De Beer already has an existing permitted dock (aka "stone concrete on seawall");
- b. De Beer is prohibited from adding a second structure violating the "one dock" law;
- c. De Beer is prohibited from violating the property line of neighbors;
- d. De Beer is in violation of setback laws;
- e. De Beer's floating vessel platform creates a navigation hazard to neighbors; and
- f. De Beer's structure (permitted dock aka "stone concrete on seawall" plus a floating vessel platform) extends in violation beyond 5 feet waterward

Based on the multiple violations, the De Beer floating vessel platform should be removed immediately.

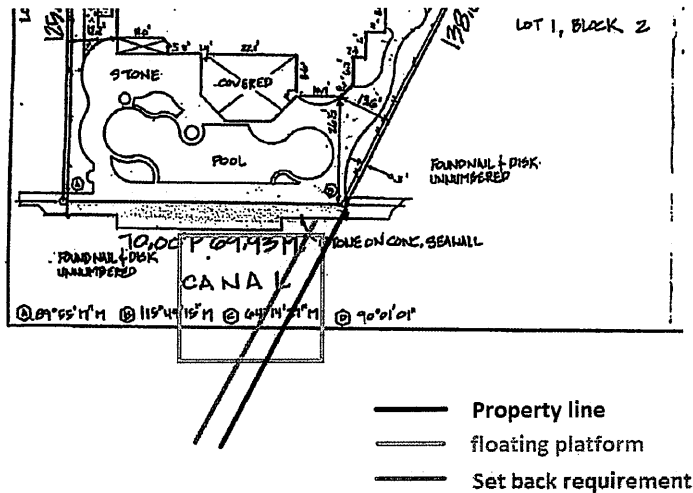
2. NONCOMPLIANCE STILL EXISTS AFTER DEADLINE TO CURE VIOLATION EXPIRES

While it appears from Mr. Rubin's letter that only one (1) violation will be enforced, specifically as to the size of De Beer's floating vessel platform for compliance of a 500 square feet limit, the De Beer's continue to be in violation after attempting to cure the defect.

To date, it appears that De Beer has made a modification to the floating vessel platform after receiving a violation notice from the Town Compliance Officer. However, De Beer simply removed a center portion/row of the platform's squares/rectangles, possibly reducing the size but making no adjustment to the northern edge of the platform which remains in violation of the property line setback and is still over the Garrett's waterward property line.

In addition, De Beer's floating vessel platform is now not centered on the De Beer's property but rather is northward leaning. De Beer simply shortened the platform from the center, reconnecting and generously giving himself larger ramp access on the southern side of the property line.

For illustration purposes, the floating vessel platform (in blue) is now positioned northward towards Garrett's property, attached waterward to an existing dock, extending beyond the setback requirement and crosses over the Garrett's waterward property line.



Mr. Rubin acknowledges authority in his response by stating “the Town Code merely regulates the placement of accessory marine structures”. Well, De Beer is in violation of the northward leaning placement of the floating vessel platform. Based on the Town’s legal representative representation, Garrett requests that immediate action take place to issue the removal of De Beer’s floating vessel platform

De Beer continues to also be in violation with storing coolers, surfboards, storage bins and other random items on the platform. This is a clear violation as previously mentioned in the July 15, 2024 letter referencing 403.813(1)(s)(1), however, not addressed in Rubin’s letter or the Town’s recent violation notice to De Beer.

3. THE FLOATING VESSEL PLATFORM EXEMPTION UNDER 403.813 WAS ONLY ENACTED IN JULY 2023 AND TOWN OF HIGHLAND BEACH AS AUTHORITY TO ENFORCE

The Floating Vessel Platform Exemption Application aka CS/CS/HB 847 was passed by the House on April 26, 2023 and by the Senate on May , 2023 with the Governor’s approval on May 25, 2023 with an effective date of July 1, 2023.

The Town of Highland Beach has not made any ordinance amendments/changes and/or issued permitting requirements for floating vessel platforms since the enactment of this statute (1 year ago). The Town of Highland Beach has chosen to rely on the state statute exemption requirements and not charge a fee or permit. This decision, however, does not relieve the Town from enforcing violations as provided per authority to enforce in the Zoning and Building Ordinance provisions and more specifically authorization under Chapter 253 of the Public Land and Property Code directly mentioned in 62-330.428 (3)(e) - **General Permit for Floating Vessel Platforms and Floating Boat Lifts.**

(3) The platforms and lifts:

(e) Shall not be added to structures or located in areas where boat mooring is specifically prohibited under a permit issued under either Chapter 403, or Part IV of Chapter 373, F.S., or an authorization under Chapter 253 or 258, F.S.; and,

Chapter 253 give the Town authority to enforce, specifically

253.127 Enforcement.—The Board of Trustees of the Internal Improvement Trust Fund, the board of county commissioners or governing body of any municipality, or any aggrieved person, shall have the power to enforce the provisions of this law by appropriate suit in equity.

History.—s. 7, ch. 57-362; s. 2, ch. 61-119; ss. 27, 35, ch. 69-106.

253.128 Enforcement; board or agency under special law.—In any county where the Legislature by special law or general law with local application has heretofore or hereafter transferred or delegated to any county board or agency other than the board of county commissioners or the governing body of any municipality powers and duties over the establishment of bulkhead line or lines, dredging permits, fill permits, seawall construction or any other powers of a like nature such agency shall have jurisdiction under this law in lieu of the board of county commissioners or the governing body of any municipality as the case may be.

History.—s. 8, ch. 57-362.

Thus, authority to enforce 62-330 and 403.813 is mandated to the Town of Highland Beach and any other governing body. If the Town of Highland Beach refused to enforce violations, the Garretts request that the Florida Department of Environmental Protection, the U.S. Coast Guard, Representatives of the State Senator office and House of Representatives and any other enforcer of the State Statutes take action to issue violations committed by De Beer per their application for exemptions of a floating vessel platform.

4. DEFINITIONS

Webster's Dictionary defines the noun "Dock" as "a place (such as a wharf or platform) for the loading or unloading of materials" and/or "a usually wooden pier used as a landing place or moorage for boats.

Interesting that the very definition includes the word "platform" which is the forefront of Garrett's concerns and issues related to De Beer's violations.

The terms "dock" or "floating vessel platform" are not specifically defined in any Florida Statute per se. However, there are several pertinent Codes, Florida case law and other Town Ordinances that consistently describe and incorporate such as "structures."

The Florida Administrative Code (FAC) is the official version of administrative rules of Florida. Section 18-21.003, defines the terms "Dock", "Marginal dock" and "Private residential single-family dock or pier" as follows:

(22) "Dock" means a fixed or floating structure, including access walkways, terminal platforms, catwalks, mooring pilings, lifts, davits and other associated water-dependent structures, used for mooring and accessing vessels.

(36) "Marginal dock" means a dock placed adjacent to and parallel with and no more than 10 feet waterward from the shoreline or seawall, bulkhead or revetment.

(51) “Private residential single-family dock or pier” means a dock or pier used for private recreational or leisure purposes that is located on a single-family riparian parcel or that is shared by two adjacent single-family riparian owners if located on their common riparian rights line.

Of note, as a child I was told never to use a term to define the same term. Ironically, the Florida Legislature above in these definitions has used the term “dock” to describe the very item which we seek an identification of. It’s clearly circular but perhaps because it is so simple we are complicating the issue.

As part of the exemption application signed by De Beer, Florida Administrative Code (FAC) 62-330-051(5), states that this entire section must be in compliance with 403.813(1)(s), F.S, specifically FAC 62-330-051(5)(f) subjects floating vessel platforms to comply. This FAC section also uses the term “associated structures” providing any dock and associated structure shall be the sole dock as measured along the shoreline.....one exempt dock allowed per parcel or lot.”

FAC 62-330.428 - **General Permit for Floating Vessel Platforms and Floating Boat Lifts** states that such structures are authorized ONLY if built in accordance with Section 403.813(1). Authorization under this section, similarly, provides restrictions as to a size limit, used solely for purposes of storing a vessel, shall not be added to structures and shall not extend more than 25 percent into the width of the waterway. See 62-330-428(3)(b), (d) and (e).

As mentioned, “dock” or “floating platform” is not defined within any Florida Statute, as it relates or uses the term in 403.813. However, several other statutes and codes incorporate the same definition and identify the type of “structure” inclusive of the description of a floating dock, floating vessel platform and floating lift. It is obvious, there is a consistent legislative intent for using the word “structure” when referring to any floating device among these statutes and codes.

Other Florida Statute statutes use the same language, specifically 192.001 defines “Floating structure” means a floating barge-like entity, with or without accommodations built thereon, which is not primarily used as a means of transportation on water but which serves purposes or provides services typically associated with a structure or other improvement to real property. The term “floating structure” includes, but is not limited to, each entity used as a residence, place of business, office, hotel or motel, restaurant or lounge, clubhouse, meeting facility, storage or parking facility, mining platform, dredge, dragline, or similar facility or entity represented as such. Floating structures are expressly excluded from the definition of the term “vessel” provided in s. 327.02. Incidental movement upon water shall not, in and of itself, preclude an entity from classification as a floating structure. A floating structure is expressly included as a type of tangible personal property.

Florida Statute 327.02 defines

(10) “Floating structure” means a floating entity, with or without accommodations built thereon, which is not primarily used as a means of transportation on water but which serves purposes or provides services typically associated with a structure or other improvement to real property. The term “floating structure” includes, but is not limited to, each entity used as a residence, place of business or office with public access, hotel or motel, restaurant or lounge, clubhouse, meeting facility, storage or parking facility, mining platform, dredge,

dragline, or similar facility or entity represented as such. Floating structures are expressly excluded from the definition of the term "vessel" provided in this section. Incidental movement upon water or resting partially or entirely on the bottom shall not, in and of itself, preclude an entity from classification as a floating structure.

Other pertinent definitions include:

(39) "Vessel" is synonymous with boat as referenced in s. 1(b), Art. VII of the State Constitution and includes every description of watercraft, barge, and airboat, other than a seaplane on the water, used or capable of being used as a means of transportation on water.

Seawall is defined under 373.403

(17) "Seawall" means a manmade wall or encroachment, except riprap, which is made to break the force of waves and to protect the shore from erosion.

There are other Florida Ordinances that aid in the description and use of term structure, dock, and platform. There are several Florida Ordinances but to display one for example:

Edgewater Florida Ordinance defines:

Dock means any permanently fixed or floating structure extending from the upland into the water, capable of use for vessel mooring and other water-dependent recreational activities. The term "dock" also includes any floating structure, boat lift or mooring piling, detached from the land, capable of use for mooring vessels or for other water-dependent recreational activities. The term "dock" also includes any area adjacent to the dock designated for mooring purposes when a mooring feature, including but not limited to a piling or buoy anchored to the lake bottom, is utilized to moor a vessel of any type. This term excludes any vessel that is not permanently docked, moored, or anchored.

See

https://library.municode.com/fl/edgewood/codes/code_of_ordinances?nodeId=PTIICOR_CHI4BODOWA

See other town ordinances at <https://library.municode.com/fl>

5. NO CONFLICT EXISTS BETWEEN FLORIDA STATE STATUTE AND TOWN ORDINANCES TO JUSTIFY TOWN OFFICIALS THE REFUSAL TO ISSUE VIOLATIONS

a. "One Dock" Rule

The statement in Mr. Rubin's letter that "Neither the Town Code nor Section 403.813, Florida Statutes, prohibits installation of a floating vessel platform where a permitted docket already exists", is unfounded. This statement by Rubin is the exact opposite of what the statutes dictate. See 403.813(1)(s)(2) with the following excerpts:

- (1) A permit is not required..... for activities associated with the following types of projects; however, except as otherwise provided in this subsection,.....
 - (s) The construction, installation, operation, or maintenance of floating vessel platforms or floating boat lifts, provided that such structures:

2. Are wholly contained within a boat slip previously permitted under ss. 403.91-403.929, 1984 Supplement to the Florida Statutes 1983, as amended, or part IV of chapter 373, or do not exceed a combined total of 500 square feet, or 200 square feet in an Outstanding Florida Water, when associated with a dock that is exempt under this subsection or associated with a permitted dock with no defined boat slip or attached to a bulkhead on a parcel of land where there is no other docking structure;

De Beer has an existing “original” dock on the property (labeled as “stone on concrete seawall” on De Beer survey). In fact, for years, De Beer parked his 75 ft boat on this existing dock. It cannot be clearer, the existing “original” dock aka “stone on concrete seawall” serves as a defined boat slip and docking structure and is attached to the bulkhead of the De Beer property. Thus, De Beer does not have an exempt “original” dock and he cannot be approved to have a second dock, lift, platform, or structure abutted onto the existing “original” dock on his property.

To further support the violation of having more than one dock, there are other references to the requirement that there must be “no other dock structure” which is repeated four (4) times just in paragraph 5, see 408.813(1)(s)(5) with the following excerpts:

1. “with the exception of those structures attached to a bulkhead on a parcel of land where there is no docking structure”,
2. “Local governments may require either permitting or one-time registration of floating vessel platforms to be attached to a bulkhead on a parcel of land where there is no other docking structure as necessary to ensure compliance with local ordinances, codes, or regulations.
3.and to ensure proper installation, maintenance, and precautionary or evacuation action following a tropical storm or hurricane watch of a floating vessel platform or floating boat lift that is proposed to be attached to a bulkhead or parcel of land where there is no other docking structure.
4. and to ensure proper installation and maintenance of a floating vessel platform or floating boat lift that is proposed to be attached to a bulkhead or parcel of land where there is no other docking structure.

Consistent with the “no other dock” rule, Florida Statute 62-330-427 blatantly restricts one dock per parcel of land. Excerpt states:

62-330.427 General Permit for Docks, Piers and Associated Structures.

(2) This general permit shall be subject to the following specific conditions:

(e) This general permit shall not authorize the construction or extension of more than one dock or pier per parcel of land or individual lot. For the purposes of this general permit, multi-family living complexes shall be treated as one parcel of property regardless of the legal division of ownership or control of the associated property;

Highland Beach Ordinance 30-68(g)(6) and (h)(6) read together are consistent with both 403.813 and 62-330-427. Ordinances are to be followed. Town Officials have the obligation and authority to enforce them. There is no inconsistency and there is no limited authority for Highland Beach not to enforce the “one dock” rule.

De Beer should be issued a notice to remove the floating vessel platform for violation of the “one dock” rule.

b. No structure shall extend 5 feet waterward

Floating docks and platforms are addressed in the Town Ordinance and are subject to the mandatory rule that docks shall not extend into any waterway more than 5 feet. See Sec 30-68(g) and (h).

Sec. 30-68. - Supplemental district regulations.

(g) *Accessory marine facilities:*

(4) *Boats and setbacks.* When moored, any portion of a boat shall not extend beyond any property line, as extended waterward.

(6) *Installation.* Accessory marine facilities shall comply with the installation standards listed below:

- a. In waterways not regulated by the U.S. Army Corps of Engineers, docks and mooring structures shall not extend into any waterway more than five (5) feet.

Sec 30-68 (h) addresses that this Ordinance applies to floating docks/platforms as stated in the following:

30-68(h)(6) *Floating docks.* Floating docks are permitted, subject to conformance with all zoning code requirements herein and compliance with all applicable building codes.

De Beer’s combined docks and platforms extend more than 5 feet and are in violation of the Town’s Ordinance. De Beer should be issued a notice to remove the floating vessel platform for violation of the 5 feet waterward rule.

c. Setbacks from property line

The Town ordinance is clear-as-day, in black and white, and no state statute conflicts with setback guidelines.

Town Ordinance **30-68 (g)(4)** clearly states:

(4) Boats and setbacks. When moored, any portion of a boat shall not extend beyond any property line, as extended waterward.

Town Ordinance **30-68 (g)(6)(c)** clearly states:

(g)(6) Installation. Marine Facilities shall comply with the installation standards listed below

- c. Measurement of the width or length of a dock, as applicable, shall be made from the property line

If the definition of “marine facilities” needs to be addressed than the Ordinance provides that in 30-68(g)(1) Accessory marine Facilities:

- (1) Accessory use. Accessory marine facilities, including docks, piers, launching facilities and lifting and mooring devices are permitted as an accessory use in all residential zoning districts

In addition, Webster’s dictionary defines “mooring” as a permanent structure to which a seaborne vessel (such as a boat or ship) may be secured.

There we see the word “structure” again as a consistent and uniform applicable reference to a floating device, platform or dock.

Garrett requests the enforcement of the setback for waterward structural devices/platforms/structures for property line violations by De Beer.

De Beer should be issued a notice to remove the floating vessel platform for violation of the “setback” rule.

d. Mandatory language

Words such as “shall” and “all” used in both 30-68(g) and (h) are mandatory and specifically address every activity, scenario and type of structure regarding boating/docks/mooring/associated structures that are applicable for the Town of Highland Beach to enforce additional violations to De Beer.

It is outrageously unjustified that the legal team and the building enforcement team of the Town of Highland Beach hold the position that they lack authority to enforce its own Town Ordinance and state statutes.

As an alternative, the Garretts request that the Florida Department of Environmental Protection, the U.S. Coast Guard, Representatives of the State Senator office and House of Representatives and any enforcer of the State Statute(s) take action to issue violations committed by De Beer per their application for exemptions for a floating vessel platform.

e. Not subject to more stringent permitting requirements

Section 403.813(s)(5) discusses that a qualified exemption may not be subject to more stringent permitting requirements.

Structures that qualify for this exemption are relieved from any requirement to obtain permission to use or occupy lands owned by the Board of Trustees of the Internal Improvement Trust Fund and, with the exception of those structures attached to a bulkhead on a parcel of land where there is no docking structure, may not be subject to any more stringent permitting requirements, registration requirements, or other regulation by any local government. Local governments may require either permitting or one-time registration of floating vessel platforms to be attached to a bulkhead on a parcel of land where there is no other docking structure as necessary to ensure compliance with local ordinances, codes, or regulations. Local governments

may require either permitting or one-time registration of all other floating vessel platforms as necessary to ensure compliance with the exemption criteria in this section; to ensure compliance with local ordinances, codes, or regulations relating to building or zoning, which are no more stringent than the exemption criteria in this section or address subjects other than subjects addressed by the exemption criteria in this section; and to ensure proper installation, maintenance, and precautionary or evacuation action following a tropical storm or hurricane watch of a floating vessel platform or floating boat lift that is proposed to be attached to a bulkhead or parcel of land where there is no other docking structure. The exemption provided in this paragraph shall be in addition to the exemption provided in paragraph (b). The department shall adopt a general permit by rule for the construction, installation, operation, or maintenance of those floating vessel platforms or floating boat lifts that do not qualify for the exemption provided in this paragraph but do not cause significant adverse impacts to occur individually or cumulatively. The issuance of such general permit shall also constitute permission to use or occupy lands owned by the Board of Trustees of the Internal Improvement Trust Fund. Local governments may not impose a more stringent regulation, permitting requirement, registration requirement, or other regulation covered by such general permit. Local governments may require either permitting or one-time registration of floating vessel platforms as necessary to ensure compliance with the general permit in this section; to ensure compliance with local ordinances, codes, or regulations relating to building or zoning that are no more stringent than the general permit in this section; and to ensure proper installation and maintenance of a floating vessel platform or floating boat lift that is proposed to be attached to a bulkhead or parcel of land where there is no other docking structure.

First De Beer is not a qualified applicant under the statute. He already has a dock – a dock that is attached to a bulkhead, the floating vessel platform adds a second structure in violation of the “one dock rule”, the structure is too large and positioned northward leaning to Garrett’s property, the two structures (dock plus floating vessel platform) cumulatively extend waterway beyond 5 feet, the structure is in violation of the setback ordinance and the structure is over the Garrett’s property line.

As Mr. Rubin contends “the Town has limited authority” and does not regulate for accessory marine structures or floating vessel platforms but the Florida statutes expressly give the Town authority as long as there are no more stringent permitting requirements. Thus, Garrett requests the Town and legal counsel readdress the 13 issues/concerns along with this supplement for a full and complete issuance of multiple violations to De Beer.

6. DE BEER AND THE TOWN MANAGEMENT FAILED TO OBTAIN U.S. COAST GUARD APPROVAL THAT THAT FLOATING VESSEL IS NOT A HAZARD

The U.S. COAST GUARD would be the proper authoritative body to address any navigational hazard of the De Beer’s floating vessel platform restrictions to the ingress/egress of the Garrett’s property for navigational purposes, as well as the floating vessel platform encroachment of property lines and riparian rights.

According to Town Ordinance 30-68 (g)(1)(c), Accessory Marine facilities shall not be a hazard to navigation.

De Beer did not obtain U.S. Coast Guard or any other governing hazardous navigation authority to determine the challenges with regards to the floating vessel's size, location placement, prevention of ingress and egress for surrounding properties/neighbors or property line violations.

The Town of Highland Beach and any other governmental authority is also under an obligation to prevent navigational hazards to residents and property owners. By failing to request the U.S. Coast Guard to survey for navigational hazards before permitting is unconscionable.

7. RELIANCE ON ANY ANTICIPATED FUTURE CHANGES OR PROPOSALS TO AMEND THE TOWN ORDINANCE IS PREMATURE AND NOT A DEFENSE TO NON-COMPLIANCE

The Town Ordinances as written have been approved and the enforcement of violations is mandatory. Any statements or reliance on anticipated future changes, proposals or amendments to the Town Ordinances are premature and not a defense to non-compliance of the current Ordinances. The Town Officials are entrusted with the duty to enforce such Ordinances in a prompt and efficient manner.

If the Town of Highland Beach or any governing agency "grandfathers" any individual, specifically De Beer, through an amendment to the Town Ordinance, the Garretts take the position that an illegal taking by government with regards to their property has occurred.

Thus, Garrett objects to any anticipated future changes and/or proposed amendments to Town Ordinances that negatively affect their property rights.

The Garretts request all violations of state statutes, codes and Ordinances to be strictly enforced and in an immediate timely frame.

8. ENVIRONMENTAL RESOURCE PERMITS (ERP)

According to 403.813, the Environmental Resource Permits (ERP) qualifies as an exemption only if the floating vessel platforms:

"Are not used for any commercial purpose or for mooring vessels that remain in the water when not in use, and do not substantially impede the flow of water, create a navigational hazard, or unreasonably infringe upon the riparian rights of adjacent property owners."

This one paragraph in the statute sums up the blatant violations of De Beer on more than one level....navigational hazard, infringement upon riparian rights of the adjacent property owner's and their property line.

Garrett requests that the governing authority of the ERP, immediately conduct an investigation into the violations of De Beer.

9. FEES NOT MANDATORY BUT ENFORCEMENT BY TOWN IS

Florida statute addresses the local government's prerogative to charge a fee for permitting or one-time registration as to floating vessel platforms.

Statute 403.813 gives authority to local government by stating:
Additionally, local governments may require either permitting or one-time registration of all other floating vessel platforms as necessary to ensure compliance with the exemption criteria in s. 403.813, F.S., and to ensure compliance with local ordinances, codes, or regulations relating to building or zoning, which are no more stringent than the exemption criteria in s. 403.813, F.S., or address subjects other than subjects addressed by the exemption criteria in this s. 403.813, F.S.

However, whether local government charges a fee or not is not an underlying factor as to the local government's authority and does not relieve the Town of Highland Beach from ensuring compliance with this state exemption criteria.

As it stands, the application and permitting appears to be a money maker for the state and/or potentially for the town with no intention of taking action against violators.

The Garrett's insist that the Town of Highland Beach pursue all avenues to address the noncompliance by De Beer under Florida Statute 403.813 and any other pertinent rules, statutes and ordinances.

10. DE BEER SHOULD PROVIDE HIS EXEMPTION IS VALID, NOT INSIST GARRETT'S DISPROVE HIS EXEMPTION

De Beer should have to prove his exemption is worthy of approval, otherwise, face violations for his obnoxious disregard for the laws.

To date, De Beer faces no consequences for his violations while, Garrett, the innocent and affected property owner, suffers from the enjoyment of their property and has spent numerous hours researching, writing letters and consulting with various authoritative bodies to provide the legal basis of De Beer's violations and the reasons why limited actions are being taken.

Garrett requests the authoritative governmental agencies to take immediate action to investigate and issue multiple violations to De Beer.

11. HISTORY

The developers and founders of this town had a vision and with that vision they had an ideology that this beautiful waterfront town would remain an attraction and a benefit to all residents who are afforded the waterfront views.

In fact, Bel Lido was originally known as "Delray by the Sea" as seen in this March 1955 plat. That plat was vastly different from the plat we know today, established and replated in October 1957.

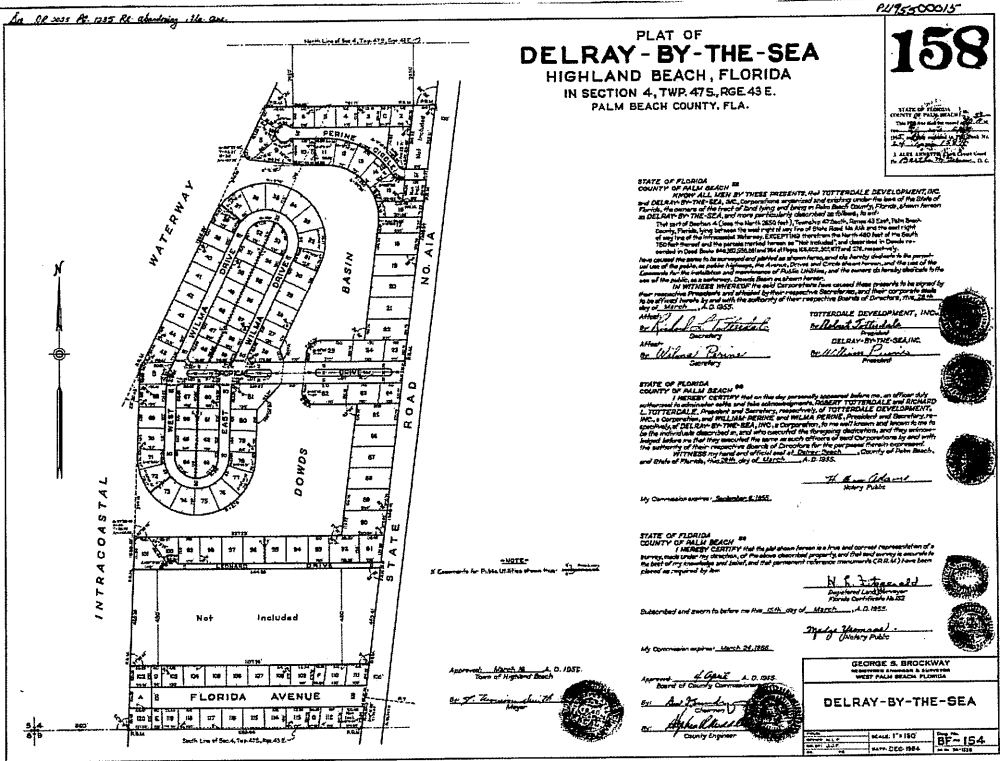


Exhibit – “Delray by the Sea” Plat dated March 1955

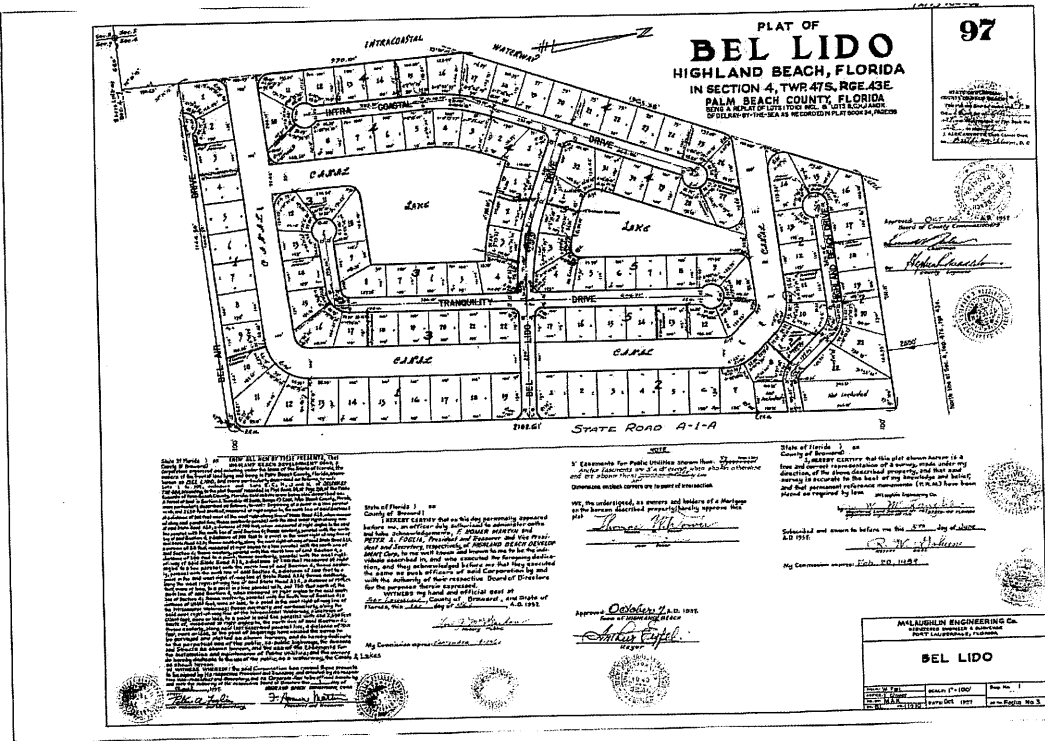


Exhibit – Bel Lido plat April 1957

These two plats are shown side by side to applaud and give tribute to the early settlers of Highland Beach. Their vision to replat Bel Lido so that EVERY property owner would have waterfront property is commended. The replating gave interior lots access that was not originally platted. The developers knew then how valuable the waterfront view and access to water for recreational purposes would enrich the lives of those in this town for years and decades ahead of them.

The attached exhibits including A) Memo from Town Manger to Town Commission regarding zoning changes dated December 12, 1979 referencing B) Amendment to the Town of Highland Beach Zoning Code, Chapter 30, Section 5 and C) letter from Bel Lido Association President to Mayor Horton dated January 1980 outlines the history of the town's setbacks and the Bel Lido Property Owner Association's opposition to any changes to the 25 feet setback, especially as they affect the corner lots in the Bel Lido community. This letter addresses the same concerns over 40 years ago that the Garretts (and other corner lot owners in Bel Lido) face with the setback requirements, dock restriction and ingress/egress to their property.

Since 1979, there have been no changes to the 25 feet setback and a dock remains limited to 5 feet extended waterward.

Again, De Beer has an existing dock and now a second structure, the floating vessel platform, which is prohibited and combined is an extension beyond the 5 feet waterward limitation.

Thus, these Town Ordinances are not new. They have been in the books for years (actually decades). For the Town Officials to claim they have no authority to regulate is beyond comprehensible.

We therefore request the Town Compliance Officer, Town management and zoning committee, U.S. Coast Guard, Environmental Protection Agencies, Legislative representatives and any government agency with authority to enforce statutory violations to re-evaluate the application for various exemptions and permits related to the De Beer's floating vessel platform as well as the existing original dock, dock and seawall setback requirements, concrete seawall and gate over property line, upland and waterward property line for noncompliance based on supplemental concerns/issues asserted in this letter and incorporating the previous 13 issues concerns in the letter dated July 15, 2024.

Please feel free to contact us with any questions.

Respectfully,

Eugene and Maureen Garrett

cc: *[Handwritten name]*

Legend:--dashes mean deletions
underlining means proposed wording by Planning Commission
()parenthesis means wording suggested by Building Official and/or Town Manager

December 12, 1979

MEMO TO: Town Commission

FROM: Town Manager

Subject: Zoning Changes

The following are proposed changes to the Zoning Code, Chapter 30, recommended by the Planning Commission, the Building Official and the Town Manager. Prior to this memo, you have received a Letter of Transmittal from the Planning Commission which listed their recommendations as a result of their Public Hearing held on October 10, 1979. (Memo dated October 22 1979)

Section 4.1 (c) Page 30-5 Special exception uses Ess-
~~essential public-service-structures-and-others-as-permitted-by~~
this ordinance. None.

ok Section 4.1 (d) Page 30-5 Site plan review requirements.
Not required. (Fran and I recommend that this section stay the same--there should be no site plan review for single family homes)

ok Section 4.1 (e) (9) Page 30-5 Maximum building height.
~~Thirty-five (35)~~ Thirty (30) feet above mean finished grade at building perimeter.

ok Section 4.1 (e) (11) Page 30-6 Parking. Two (2) parking spaces for each dwelling unit. Parking can be included as part of the first floor area;

d Section 5.3 (b) Page 30-22 Planning Commission recom-
mends deletion of entire paragraph because it is already cov-
ered in Section 5.12 (a), page 30-32.

?
Section 5.3 (c) Page 30-22 Reletter to 5.3 (b) Pools
and pool decks. Swimming pools without pool decks may be per-
mitted within ten (10) feet from edge of pool to rear or side
lot line. Swimming pools with pool decks may be permitted
within eight (8) feet from outside edge of pool deck to rear
or side lot line. The area of transition in elevation between
the pool-deck elevation and the elevation of the adjoining
property line shall be either a smooth grade sodded and main-
tained as lawn or landscaped so as to hide all structure from
views from adjoining property; (Fran to further advise you.)

k Section 5.3 (d) to become 5.3 (c) Spacing. No separate acces-
sory building structure shall be located within five (5) feet of
any other building structure; (Fran advises that the difference
between a building and a structure is a structure could be a
covered patio, a gazebo, a slat house, a garage or a pool struc-
ture, etc. A building has a roof, walls, a foundation and us-
ually is habitable.)

l Section 5.3 (e) Page 30-22 ^{RECOMMENDATION} Reletter to 5.3 (d) (Fran
suggests revising the twenty-five (25) feet from the property
line for length of a dock to five (5) feet from property lines.
~~My recommendation to use twelve (12) feet from each property
line which is the side yard setback for the dwelling.~~ Fran
further suggests that notices to property owners by the peti-
tioner be only to those within three-hundred (300) feet instead
of one thousand (1,000) feet of the property in question.)

if Section 5.9 (a) Page 30-24 General. Off-street parking
facilities shall be provided as required by this ordinance. For
the purposes of this ordinance, an off-street parking space shall
consist of a space adequate with minimum dimensions of twenty (20)
feet in length by ten (10) feet in width for parking a standard
size automobile with room for opening doors on both sides, to-
gether with properly related access to a public street and twen-
ty (20) feet backing space between rows of cars for maneuvering
room. Required off-street parking areas for three (3) or more
automobiles shall have individual spaces marked and shall be so
designed, maintained, and regulated that except in the case of
lots in RS districts not abutting SR AIA no parking or maneuver-
ing incidental to parking shall be on any public street or walk,
and so that any automobile may be parked and unparked without

ESG
—

AMENDMENT OF THE TOWN OF HIGHLAND BEACH ZONING CODE,
CHAPTER 30, SECTION 5

History

In December of 1979, the Town of Highland Beach Planning Commission and the Building Official recommended "revising the twenty-five (25) feet from the property line for location of a dock to five (5) feet from property lines." The then Town Manager recommended using "twelve (12) feet from each property line which is the side yard setback for the dwelling."

In January of 1980, the then president of The Bel Lido Property Owner's Association, Inc., wrote the then Mayor of Highland Beach and stated that "the Association [was] completely opposed to any reduction being made in the 25ft. setback" for docks. The president further stated:

The reason for our opposition is because there are a number of corner lots in the "Island" section of the Bel Lido sub-division which have minimal water frontage incapable of accommodating a dock structure and boats operating therefrom without serious interference and hazards with respect to the next door properties. Such minimal frontage consists usually of two wall set at right angles to each other with a combined length of 40ft or less."

He continued to state:

As a result of having such a short sea wall, the Town, with the full support of the majority of sub-division residents, has consistently over the years forbidden owners of these corner lots to construct docks, based on the following grounds:

The rationale for the 25ft. setback has not changed, namely that to allow docks nearer than this (a) would result in unacceptable navigational interference and safety risks.

~~navigation interference and safety risks~~
with neighboring property owners; (b) would endanger life or property; or (c) would deny the public reasonable visual access to public waterways."

Chapter 30, Section 5, Zoning Code

As a result of the foregoing, the Town of Highland Beach enacted the present wording of section 5 of Chapter 30 of the Zoning Code. Section 5(d)(1), in pertinent part, reads:

No [uncovered noncommercial dock] shall extend into any waterway more than five (5) feet . . . in RS zoning districts, the side setback shall be twenty-five (25) feet, except for those lots with a rear lot line (water line) between fifty (50) and seventy (70) feet measured in a continuous straight line where the side setback shall be fifteen feet.

Section 5(d)(2), in pertinent part, reads:

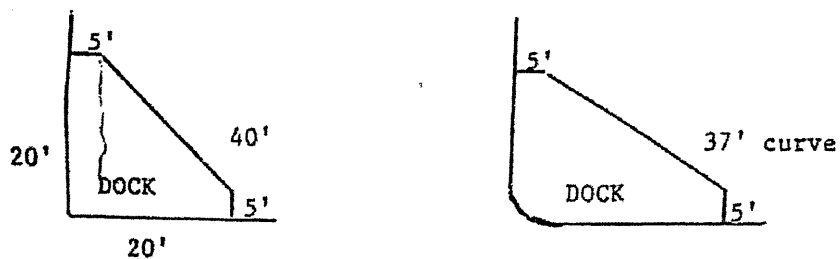
For those lots in RS zoning districts with less than fifty (50) feet abutting the water, the town commission may grant a special exception . . . for the erection of lifting devices or other means of securing boats (but not a dock structure)

Amendment

We must decide what side setback we want to be considered for the proposed amendment. The choices seem to be 5 feet, 8 feet, 10 feet, or 12 feet. Those side setbacks would allow the following docks:

<u>Set back</u>	<u>40 ft. rear line</u>	<u>37 ft. rear line</u>
12 feet	16 foot dock	13 foot dock
10 feet	20 foot dock	17 foot dock
8 feet	24 foot dock	21 foot dock
5 feet	30 foot dock	27 foot dock

We must also consider that a resulting dock may extend into the waterway more than the five (5) feet allowed by the present section. That is because we probably want a dock to be shaped like a right triangle so a boat can dock parallel to the side opposite the right angle, for example:



Procedure

First, I suggest that we contact the U.S. Coast Guard (or the local Auxiliary) to determine if a dock "would result in unacceptable navigational interference and safety risks with neighboring property owners" or "would endanger life or property."

Second, I suggest that we contact our immediate next door neighbors and ask for approval of the proposed amendment.

Third, I suggest that we contact those neighbors who live within 1,000 feet of our properties and ask for approval of the proposed amendment.

Fourth, I suggest that we contact the Bel Lido Property Owners' Association and ask for approval of the proposed amendment.

Fifth, I suggest that we contact the city officials that live in Bel Lido and ask for approval and assistance to obtain the proposed amendment.

Lido Property Owner's Association, Inc.

47 2nd Floor
Bel Lido Assoc.

4301 SOUTH OCEAN BLVD.

HIGHLAND BEACH, FLORIDA 33444

January 8, 1970

The Hon. Louis Y. Horton, Mayor
Town of Highland Beach
3614 South Ocean Blvd.
Highland Beach, Fla. 33431

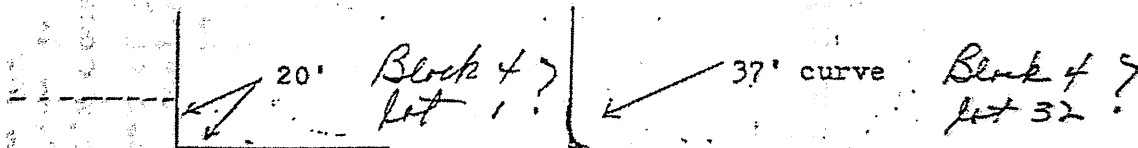
*was not to be sent
to Commissioner*

Dear Mayor Horton:

At a meeting of the Board of Directors of the Bel Lido Property Owners Association held yesterday, a great deal of opposition was voiced to recent suggestions made by the Town Manager and the Building Official that the side setbacks of dock structures be reduced. In Ch. 30 Sec. 5.3(e) this setback is currently 25ft but we understand that setbacks as low as 12ft, and even 5ft have been recommended as possible future amendments to the Zoning Law to be given consideration by the Planning Commission.

A motion was made and seconded that I should write a letter to inform the Town Commission that the Association is completely opposed to any reduction being made in the 25ft. setback. All ten members of the Board were present at this meeting and the motion passed unanimously. The Board is authorized in the by-laws to speak for the entire membership.

The reason for our opposition is because there are a number of corner lots in the "island" section of the Bel Lido sub-division which have minimal water frontage incapable of accommodating a dock structure and boats operating therefrom without serious interference and hazard with respect to the next door properties. Such minimal frontage consists usually of two walls set at right angles to each other with a combined length of 40ft or less. In some cases the angle has straight sides and in others it is curved. The following sketch illustrates the two types:



As a result of having such a short sea wall, the Town, with the full support of the majority of sub-division residents, has consistently over the years forbidden owners of these corner lots to construct docks, based on the following grounds:

They would be in violation of the zoning ordinance requiring a setback of 25ft from the next door property. This requirement incidentally has existed since Ordinance #150 was passed in August 1969.

The rationale for the 25ft. setback has not changed, namely that to allow docks nearer than this (a) would result in unacceptable navigational interference and safety risks with neighboring property owners; (b) would endanger life or property; or (c) would deny the public reasonable visual access to public waterways.

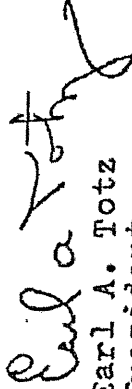
Since the Planning Commission has made no study or recommendation regarding a reduction in the dock setback line, it would seem appropriate that any such controversial amendment proposal would, as is customary, require to be

red back to the Planning Commission for public hearings on the subject
re any action is taken by the Town Commission. This would be in accord
ch procedures laid down in Chapter 163, Part II FS and Chapter 30,
section 12 of the Town's Code of Ordinances.

There have been a number of instances where real estate agents anxious to
conclude a sale for themselves and their clients have attempted to twist
the law this way and that to serve their own financial gain without regard
to the welfare or safety of the public and we are not at all in sympathy
with such tactics.

We would respectfully request that this whole question be referred back to
the Planning Commission for review.

Sincerely,


Earl A. Totz
President

cc All Commissioners
Chairman, Planning Commission

**EUGENE GARRETT
MAUREEN GARRETT**

1070 BEL LIDO DRIVE
HIGHLAND BEACH, FL. 33487

July 15, 2024

VIA EMAIL

Town Planner, Ingrid Allen
iallen@highlandbeach.us
Building Official, Jeff Remas
bco@highlandbeach.us
Code Compliance Officer, Adam Osowsky
aosowsky@highlandbeach.us
3614 S Ocean Blvd.
Highland Beach, FL 33487

Re: 4703 Intercoastal Drive, Highland Beach, FL 33487 property line and dock/floating vessel platform violations

To Highland Beach personnel, planning and management committee:

An application for an exemption to construct and install a residential floating vessel platform has been approved by the Town of Highland Beach and/or other governmental agencies at the address of 4703 Intercoastal Drive, Highland Beach, FL 33487, owned by Marthin De Beer.

For purposes of this letter,

- a. "Applicant" or "De Beer" refers to Marthin De Beer, owner and resident of 4703 Intercoastal Drive, Highland Beach, FL 33487
- b. "the application" or "application for exemption" refers to the Town of Highland Beach Residential Floating Vessel Platform/Floating Boat Lift Exemption Certification Application submitted by Marthin De Beer for the property at 4703 Intercoastal Drive, Highland Beach, FL 33487
- c. "the subject property" refers to 4703 Intercoastal Drive, Highland Beach, FL 33487
- d. "the neighbor's property", "neighboring property" or "Garretts' property" refers generally to an adjacent property or more specifically to 1070 Bel Lido Drive, Highland Beach, FL 33487 owned by Eugene and Maureen Garrett
- e. "the survey" refers or references the exhibit attached to the application for exemption
- f. "lake" and "water" used interchangeably, refers to the body of water behind the 1070 Bel Lido Drive and 4703 Intercoastal Drive
- g. "waterward" is defined as the direction of water or property line extended over water
- h. "upland" is defined as land or the dry area above sea level or land above water

This letter is to assert various objections to the application as an unauthorized and unconstitutional taking of the Garretts' property by the owner of the subject property and his attempts to entice the Town of Highland Beach and other governmental agencies to collude in the approval of his exemption requests.

A list of the objections asserted are as followed and are discussed in detail throughout this letter:

1. **THE APPLICATION, SPECIFICALLY PARAGRAPHS 1 THROUGH 4, ARE INCOMPLETE, MISLEADING AND VAGUE**
2. **APPLICANT HAS AN EXISTING DOCK**
3. **STATUTES DO NOT PERMIT MORE THAN ONE DOCK/PLATFORM PER SINGLE-FAMILY HOME**
4. **FLOATING DOCK/PLATFORM IS OVER THE PROPERTY LINE AND OVER THE SETBACK REQUIREMENTS**
5. **ANGLED PROPERTY LINES EXTEND WATERWARD TO ALLOW FOR INGRESS AND EGRESS ACCESS TO A CORNER LOT**
6. **THE EXTENSION OF A FLOATING DOCK/PLATFORM AT THE SUBJECT PROPERTY IS A VIOLATION OF RIPARIAN RIGHTS**
7. **DE BEER'S SEAWALL LENGTH IS 70 FEET**
8. **SEAWALL LENGTH DICTATES A MANDATORY 25 FEET SETBACK**
9. **DEPTH OF DOCK/PLATFORM EXCEEDS 5 FEET INTO WATERWAY**
10. **DE BEER IS IN VIOLATION OF THE SOLE PURPOSE OF A FLOATING**
11. **"STONE CONCRETE ON SEAWALL" AND SEAWALL FENCE ENCROACH ON GARRETTS' PROPERTY**
12. **UNCONSTITUTIONAL TAKING AND CONDEMNATION BY THE TOWN OF HIGHLAND BEACH AND/OR GOVERNING AGENCIES TO ALLOW EXEMPTIONS ON THE SUBJECT PROPERTY; and**
13. **VIOLATIONS ARE DEVALUING PROPERTY VALUE**

The discussion as to each objection with supporting authority, arguments and/or evidence follows:

1. **THE APPLICATION, SPECIFICALLY PARAGRAPHS 1 THROUGH 4, ARE INCOMPLETE, MISLEADING AND VAGUE**

In Paragraphs 1 of the application when asked to describe in general terms the proposed floating vessel platform and/or boat lift, the answer is vaguely "JetDock Brand. PVC Cubes and Stainless-Steel Hardware" and is silent on any construction methods. The application is also non-responsive to any of the other questions, paragraphs 2 through 4, including the location, dimensions, or a scaled drawing with details.

Hence the objection is that there are no references to size of the platform required by the application (including height, length, depth or weight), no diagram acknowledging the waterward property line, no acknowledgment of the effects on the neighboring property and no setback allocations indicated, The application does not fully provide enough information for the governing agency to allow or approve an exemption.

De Beer under oath asserts that the requested floating vessel platform qualifies as an exemption pursuant to 62-330-051(5)(f) FAC and complies with Section 403.813(1)(s), Florida Statutes. These statutes are inserted for your convenience.

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., as applicable.

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

(f) The construction, installation, operation, or maintenance of floating vessel platforms or floating boat lifts in accordance with section 403.813(1)(s), F.S.

403.813 Permits issued at district centers; exceptions.—

(1) A permit is not required under this chapter, chapter 373, chapter 61-691, Laws of Florida, or chapter 25214 or chapter 25270, 1949, Laws of Florida, and a local government may not require a person claiming this exception to provide further department verification, for activities associated with the following types of projects; however, except as otherwise provided in this subsection, this subsection does not relieve an applicant from any requirement to obtain permission to use or occupy lands owned by the Board of Trustees of the Internal Improvement Trust Fund or a water management district in its governmental or proprietary capacity or from complying with applicable local pollution control programs authorized under this chapter or other requirements of county and municipal governments:

(s) The construction, installation, operation, or maintenance of floating vessel platforms or floating boat lifts, provided that such structures:

1. Float at all times in the water for the sole purpose of supporting a vessel so that the vessel is out of the water when not in use;

2. Are wholly contained within a boat slip previously permitted under ss. 403.91-403.929, 1984 Supplement to the Florida Statutes 1983, as amended, or part IV of chapter 373, or do not exceed a combined total of 500 square feet, or 200 square feet in an Outstanding Florida Water, when associated with a dock that is exempt under this subsection or associated with a permitted dock with no defined boat slip or attached to a bulkhead on a parcel of land where there is no other docking structure;

3. Are not used for any commercial purpose or for mooring vessels that remain in the water when not in use, and do not substantially impede the flow of water, create a navigational hazard, or unreasonably infringe upon the riparian rights of adjacent property owners, as defined in s. 253.141;

4. Are constructed and used so as to minimize adverse impacts to submerged lands, wetlands, shellfish areas, aquatic plant and animal species, and other biological communities, including locating such structures in areas where seagrasses are least dense adjacent to the dock or bulkhead; and

5. Are not constructed in areas specifically prohibited for boat mooring under conditions of a permit issued in accordance with ss. 403.91-403.929, 1984 Supplement to the Florida Statutes 1983, as amended, or part IV of chapter 373, or other form of authorization issued by a local government.

Structures that qualify for this exemption are relieved from any requirement to obtain permission to use or occupy lands owned by the Board of Trustees of the Internal Improvement Trust Fund and, with the exception of those structures attached to a bulkhead on a parcel of land where there is no docking structure, may not be subject to any more stringent permitting requirements, registration requirements, or other regulation by any local government. Local governments may require either permitting or one-time registration of floating vessel platforms to be attached to a bulkhead on a parcel of land where there is no other docking structure as necessary to ensure compliance with local ordinances, codes, or regulations. Local governments may require either permitting or one-time registration of all other floating vessel platforms as necessary to ensure compliance with the exemption criteria in this section; to ensure compliance with local ordinances, codes, or regulations relating to building or zoning, which are no more stringent than the exemption criteria in this section or address subjects other than subjects addressed by the exemption criteria in this section; and to ensure proper installation, maintenance, and precautionary or evacuation action following a tropical storm or hurricane

watch of a floating vessel platform or floating boat lift that is proposed to be attached to a bulkhead or parcel of land where there is no other docking structure. The exemption provided in this paragraph shall be in addition to the exemption provided in paragraph (b). The department shall adopt a general permit by rule for the construction, installation, operation, or maintenance of those floating vessel platforms or floating boat lifts that do not qualify for the exemption provided in this paragraph but do not cause significant adverse impacts to occur individually or cumulatively. The issuance of such general permit shall also constitute permission to use or occupy lands owned by the Board of Trustees of the Internal Improvement Trust Fund. Local governments may not impose a more stringent regulation, permitting requirement, registration requirement, or other regulation covered by such general permit. Local governments may require either permitting or one-time registration of floating vessel platforms as necessary to ensure compliance with the general permit in this section; to ensure compliance with local ordinances, codes, or regulations relating to building or zoning that are no more stringent than the general permit in this section; and to ensure proper installation and maintenance of a floating vessel platform or floating boat lift that is proposed to be attached to a bulkhead or parcel of land where there is no other docking structure.

De Beer provides no information in the application per 403-813 (5(s)(2), whether the structure is wholly contained within a (*his*) boat slip or does not exceed a combined total of 500 square feet or 200 square feet in an Outstanding Florida Water, when associated with a dock that is exempt...or associated with a permitted dock with no defined boat slip or attached to a bulkhead on a parcel of land where there is no other docking structure.”

Whether this property issue is Outstanding Florida Water or not, no measurements have been submitted with the application, no property lines have been discussed, no setbacks are considered, no explanation as to the method of attaching the platform has been provided per the requirement that the proposed floating platform is to be attached to a bulkhead on a parcel of land and no reference to the fact that De Beer already has an existing dock on the property have been provided in the application.

Without a complete application as to depth of the dock, De Beer’s application is in violation of Code 68(g)(6)(a): docks and mooring structures shall not extend into any waterway more than five (5) feet. This topic is discussed in paragraph 9 below.

Any exception requested by De Beer for a floating platform on the subject property absolutely causes significant adverse impacts to occur individually or cumulatively to the neighbor and other lake/waterfront property owners.

For these reasons, the application for exemption on its face is incomplete, misleading, and vague.

2. APPLICANT HAS AN EXISTING DOCK

The Applicant has an existing dock on the property and seeks to request an exemption for an additional dock that will layer onto the original dock, ultimately extending waterward, into the open water behind the subject and Garretts lot.

Applicant’s survey indicates “stone on concrete seawall.” The survey fails to give the dimensions of the “stone on concrete seawall” because this is a fully functioning dock with

bulkheads and pilings/piers constructed in the lake/water. Clearly the survey map shows a protruding section off the property seawall over the lake/water. Town permits for the original dock construction and a visual inspection of the “stone on concrete seawall” reveal the dock portion to include dredged pilings/piers and the basic mooring devices. Bottom line, there is a dock on the subject property and later in this letter we address the violations with regards to the original dock setbacks.

In fact, De Beer has docked his approximate 75 foot boat on his property for many years. It was not until the Town of Highland Beach Compliance Department enforced and determined non-compliance of a town ordinance that his boat was too big for the property and crossed the setback property line of the neighbors on both of his property lines. As a result, De Beer removed his boat, subject to periodic stints of parking the boat at the subject property to load/unload for voyages.

Per the Town of Highland Beach satellite mapping link at <https://highlandbeach.us/241/Maps>, De Beer’s boat is shown clearing docked and secured by cleats behind the subject property. Also visible is the boat’s bow extending across the neighboring property line and blocking the lake/water view of the Garretts corner lot.



De Beer cannot dispute that a current dock exists and he has submitted an application for a second dock/platform on the subject property. Hence, his application is in violation of the statutory requirements for a dock/platform and is not supported factually.

3. STATUTES DO NOT PERMIT MORE THAN ONE DOCK/PLATFORM PER SINGLE-FAMILY HOME

An exemption for a floating dock/platform, does not permit the applicant to attach a floating vessel platform onto an existing dock pursuant to **62-330.427**.

62-330.427 General Permit for Docks, Piers and Associated Structures.

(2) This general permit shall be subject to the following specific conditions:

(e) This general permit shall not authorize the construction or extension of more than one dock or pier per parcel of land or individual lot. For the purposes of this general permit, multi-family living complexes shall be treated as one parcel of property regardless of the legal division of ownership or control of the associated property;

De Beer attempts to confuse the permitting committee by claiming he does not have an existing dock. The owner prior to De Beer's purchasing of the subject property, installed the "stone on concrete seawall," as recorded in county and town records, and serves as proof of existing dock construction.

De Beer also fails to provide information in his application that the dock will be layered, extending waterward, out beyond the existing dock into the lake/water, like a towered "wedding cake." Not only is there one dock per home rule, but statutes and town ordinances limit the width and depth to 5 feet into the waterway. If De Beer is permitted to layer dock upon dock/platform, what prevents him from adding a 3rd dock/platform, a 4th dock/platform, and so on. See Ordinance Sec. 30-68 (6)(c), inserted below.

Thus, the exemption request is in violation as to one dock/platform per home, the waterward depth of 5 feet maximum, and the layering extension of the dock/platform into the lake/water.

4. FLOATING DOCK/PLATFORM IS OVER THE PROPERTY LINE AND OVER THE SETBACK REQUIREMENTS

In the same survey, the property line between the subject property and the Garretts' property is at an angle (facing inward toward the subject property on a waterward path). The degree of angle waterward on the seawall is approximately 63 degrees on the applicant's property side and approximately 37 degrees on the Garretts' side, noted on both the survey and Garretts' original sketch of survey dated 9/23/1987. The waterward property line is not perpendicular to the seawall as applicant wants to believe. While discussing the shared property line between De Beer and Garrett, the survey notes that the fence is -0.3 feet (equivalent to 3.6 inches) onto the Garretts' property, which the Garretts has never conveyed and disputes any adverse possession claims of this property.

The requested exemption for a second dock/platform is limited to the shoreline (aka seawall) and subject to perimeters within De Beer's property line with setback requirements (25 feet from the side property lines if property at seawall is 70 feet or over and reduced to 15 feet from the side property line if property at seawall is less than 70 feet). See Ordinance Sec. 30-68 (6)(d)(1), inserted below.

Thus, the dock/platform exemption request is in violation by being over the waterward property line and in violation of the setback requirements.

5. ANGLED PROPERTY LINES EXTEND WATERWARD TO ALLOW FOR INGRESS AND EGRESS ACCESS TO A CORNER LOT

The Garretts lot is situated at a corner (not unique as there are other corner lots in Highland Beach, FL, specifically Bel Lido). The waterward property line at an intentionally designed angle allows for ingress and egress access to the corner lot. The Garretts' survey, recorded in the property records, indicates a 20 foot property line along each of the two seawalls creating a 90

degree seawall. Without the shared property lines extending waterward, out into the center of the lake/water, at the same angle as positioned upland (63 degrees to 37 degrees), the corner lot would be blocked out, when the two adjacent properties intersect 20 feet from the seawall on each side. Said a different way, an intersecting line perpendicular off the seawall would box in and prevent the corner lot owner from ingress and egress access.

For visual purposes only, the image is from Garretts' survey, showing 20 feet seawall dimensions at the 90 degree corner. The enhanced orange lines demonstrate how a "perpendicular property line" off the seawall prevents the corner lot from having ingress and egress access to their property.

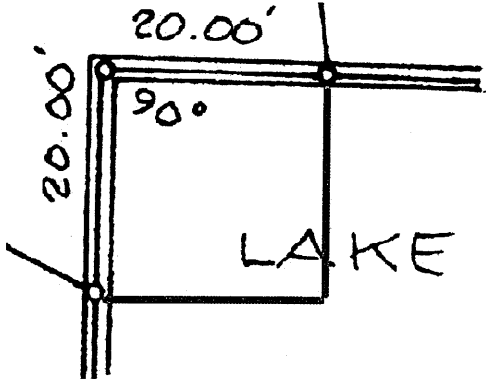


Image is for illustrating purposes only, not to scale or angle degree.

The solution is provided by state statutes, town ordinances and riparian right laws that protect a corner property owner situated like this, by affording the corner lot a "proportionate right" to access their property from the center of the lake/water and the landowner's intent to enjoy the waterfront view. Thus, property laws uphold that the property lines are extended waterward in a manner such as the inserted illustration portrays, not necessarily along the upland property direction, but rather towards the center of the lake/body of water.

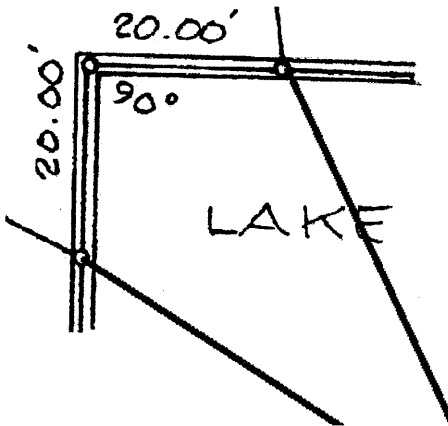


Image is for illustrating purposes only, not to scale or angle degree.

Thus, due to the Garretts' waterward property line, ingress and egress access requirement and riparian rights, the applicant's exemption request is in violation of state and town rules and property regulations.

6. THE EXTENSION OF A FLOATING DOCK/PLATFORM AT THE SUBJECT PROPERTY IS A VIOLATION OF RIPARIAN RIGHTS

Riparian rights in Florida (and other states) are those rights enjoyed by real property owners whose upland property extends to the normal high-water line on navigable waters. In other words, a property owner's land must immediately abut a body of water. Per Sec. 253.141 Florida Statutes, riparian rights include rights of ingress, egress, boating, bathing, fishing, and such others as defined by law. Additionally, in Florida, the right of an upland owner to an unobstructed view of adjoining waters has been recognized as a riparian right. *Hayes v. Bowman*, 91 So.2d 795 (Fla. 1957) (“An upland owner must in all cases be permitted a direct, unobstructed view... If the exercise of these rights is prevented, the upland owner is entitled to relief.”).

Florida courts have further recognized over the years that the views associated with these properties are of value. The Florida Supreme Court held the following, “In many cases, doubtless, the riparian rights incident to ownership of the land were the principal if not the sole inducement leading to its purchase by one and the reason for the price paid by the seller.” *Thiesen v. Gulf, F. & A. Ry. Co.*, 78 So. 491 (Fla. 1917). As the Supreme Court points out, and which is obvious to anyone living in Florida, a waterfront property's value is dependent on these riparian rights. If the view of a waterfront property were to be obstructed, it would follow that the property's value would diminish.

It is not uncommon for homeowners to seek to enforce their riparian rights when neighboring property owners along a body of water attempt to build docks extending off their property. This scenario gives rise to the question of whether the neighbor's new dock can obstruct their neighbor's waterfront view. The answer is most often no, the dock cannot obstruct the direct waterfront view of an adjacent property owner.

There is a case in Florida where a court found in favor of the dock owner who was obstructing the view of the waterfront property owner with riparian rights. However, what separates that case from similar scenarios as described above is that, in that specific case, the structure was already in place for years prior to the waterfront property owner purchasing the property. The court held that the property owner was aware of the issue upon purchasing and could not enforce his right to an unobstructed view years after purchasing the property. *City of Eustis v. Firster*, 113 So.2d 260, 261 (Fla 2nd DCA 1959).

The neighboring property value is diminished with each inch, foot, yard that the subject property layers a deck upon another deck, extending into the center of the lake/water and minimizing the view of the neighboring property, a violation of riparian rights.

It is important to understand there may be a difference from the waterward path of the upland property line compared to the riparian right line. The riparian right laws define and trump upward property lines to avoid obstruction suffered by a corner lot and are discussed later in this letter.

For visual purposes only we use the upward property line in the inserted image to show the “stone on concrete seawall” with the original dock and the second dock/platform extension. The red line is the setback at 15 feet (which is in violation of 25 feet for properties 70 feet or more), the blue square is the dock platform per the exemption request (not to scale) and the green line represents the property line (63 degrees/37 degrees) on its waterward path from the upland property angle into the lake/water.

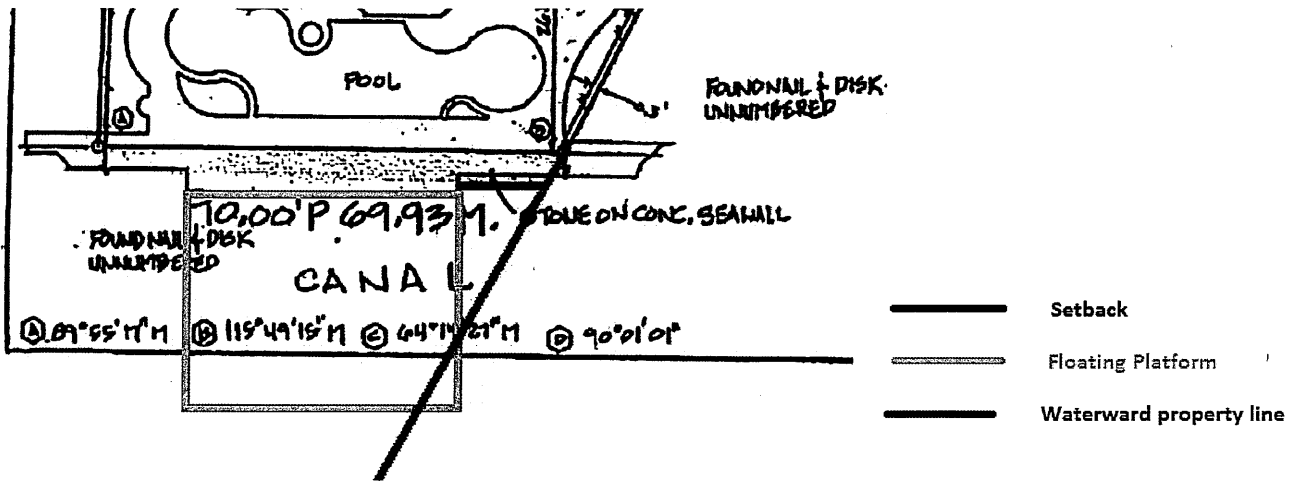


Image is for illustration purposes only, not to scale, angle degree, size, or placement of dock/platform.

The upland boundary in the direction of a waterward path is typically used but there is also the premises that the lake/water body must be equitably apportioned as if the waterfront owners were standing on the shore looking out over the body of water. The riparian right applicable to the square/rectangular lake, such as in this case, uses the method of a center point of the lake to determine apportionment to each property owner. As an illustration, the next inserted exhibit shows the actual lake/water at issue with the riparian view lines drawn. All lines meet at a focal point in the middle of the lake/water.

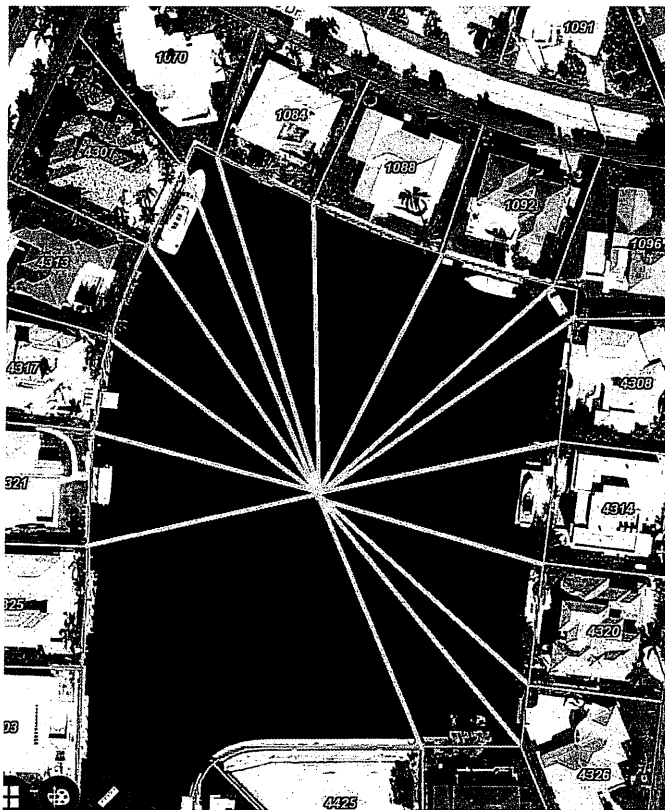


Image is for illustrating purposes only, not to scale, angle degree, size, or placement of riparian lines of view.

Note in this illustration other lots in the Bel Lido community on the same lake/water are considerate of their adjacent property owners. There is no other property owner that blocks their adjacent property riparian rights, per the illustrated map. Ironically, it appears that some homeowners in Bel Lido have actually gone above and beyond to adjust their docks, platforms, lifts and boats to intentionally avoid the violation of another's riparian rights. It is unfortunate that De Beer has not afforded the Garretts this same courtesy.

7. DE BEER'S SEAWALL LENGTH IS 70 FEET

As previously mentioned, a prior owner of the subject property filed an application for the original dock and that application is incorporated by reference to support the objections to the application for a floating dock/platform, a second dock on the property. Despite the Town of Highland Beach authorizing the permit for that original dock aka "stone on concrete seawall" submitted by the prior owner, there remains a violation as to the setback on both sides of the original dock.

First, the Garretts gave no permission or authorization, no conveyance and disputes any adverse possession claims for the setback violation as to the "stone on concrete seawall and original dock.

The town plat and De Beer's survey indicate the seawall measurement of 70 feet. It does not go un-noticed that De Beer's survey provides a favorable notation of 69.93M on the seawall. However, legally a plat map provides an indisputable legal description of the property. Plat maps can indicate a need for a survey if there is any question about a structure or feature of a neighboring property extending past its boundaries, known as an encroachment.

Off the seawall topic but another issue to address in the De Beer's survey, it notes an encroachment over the neighboring property by -0.3 feet (equivalent to 3.6 inches) along the upland property line. Again, the Garretts convey no right to this encroachment and dispute all adverse possession claims.

Back to differences of a plat vs. survey, generally, a survey shows the boundaries of a single lot, only. For any change to take place, a boundary adjustment plat involves making a survey of both properties which mutually share a boundary line. A survey of both properties provides the full picture and completeness of the entirety of a plat for determination of the property lines. To date, no boundary adjustment plat has been prepared or recorded in the property records and no survey of shared boundary lines has been conducted by any property owner or the governmental agency. Thus, a single survey cannot change the property line.

Via public access to the Highland Beach satellite map at <https://highlandbeach.us/241/Maps>, the measurement tool indicates the De Beer's seawall from end to end is 70 feet. See the inserted photo exhibiting the measurement from point to point (property line to property line), represented by the green spot with white dot at each point along the seawall.

In the Highland Beach satellite map the property lines/boundaries are reflected by the yellow lines.

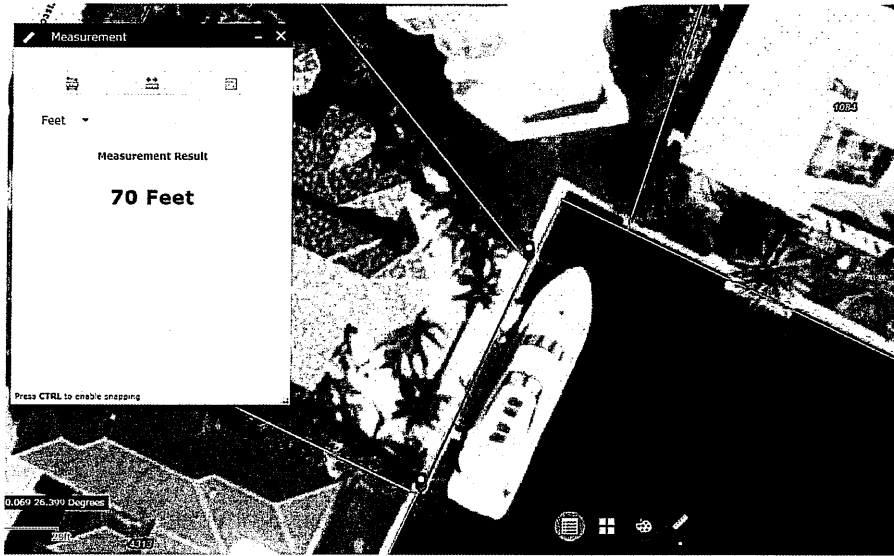


Image is for illustration purposes only

The corner lot seawall is plotted as 20 feet on one side and 20 feet on the other side. We see that consistently reflected on the Highland Beach satellite map measuring tool, with images below, represented by the green spot with white dot at each point along the seawall for each respective side, creating a 90 degree seawall.



Images measure 20 feet on the side by De Beer's property and 20 feet on the opposing adjacent property.

For additional confirmation, picture inserted below, the measurement from the corner property line point to the furthest property line point of the subject property, is 90 feet. It's now simple math: we know the neighbor's seawall from the corner property line to the shared property line is 20 feet (see 1070 Bel Lido plat/survey recorded in County property records), thus you take the 90 feet minus 20 feet and it results in the subject property seawall to be 70 feet.

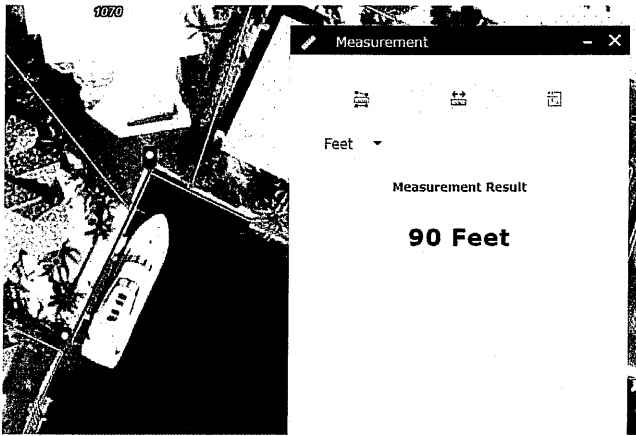


Image is for illustration purposes only, totaling 20 feet of the Garrett seawall plus 70 feet of the De Beer's seawall

It is clear from the plat, surveys and online satellite measuring tools, the De Beer's seawall is 70 feet.

8. SEAWALL LENGTH DICTATES A MANDATORY 25 FEET SETBACK

Currently the "stone on concrete seawall" extends from one end of the seawall to the other, crossing over the Garretts' property line and evidenced in the De Beer's survey with an overage of -0.3 feet (equivalent to 3.6 inches). Meanwhile, the existing dock, also illustrated in the survey, is in violation of the setback when the seawall measures at 70 feet. The Ordinance states if 70 feet or more, the setback requirement is 25 feet from the side property line. See Highland Beach Zoning Code Chapter 30, sections 68 with excerpt provided:

Sec. 30-68. - Supplemental district regulations.

(g) *Accessory marine facilities:*

(4) *Boats and setbacks.* When moored, any portion of a boat shall not extend beyond any property line, as extended waterward.

(6) *Installation.* Accessory marine facilities shall comply with the installation standards listed below:

a. In waterways not regulated by the U.S. Army Corps of Engineers, docks and mooring structures shall not extend into any waterway more than five (5) feet.

b. In waterways regulated by the U.S. Army Corps of Engineers, docks and mooring structures may extend to that distance allowed by said agency.

c. Measurement of the width or length of a dock, as applicable, shall be made from the property line.

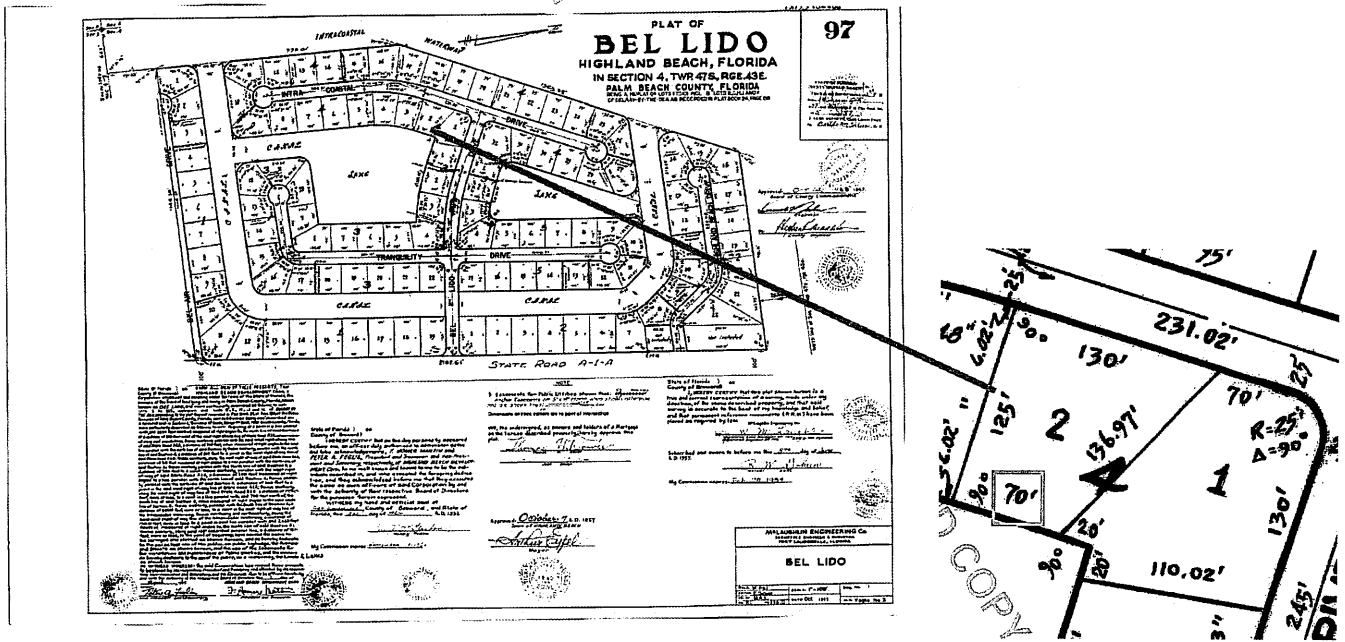
d. Marine facilities shall comply with the side yard setbacks listed below.

1. *Single-family zoning districts:* Twenty-five (25) feet; provided, however, the side yard setback shall be fifteen (15) feet for any single-family lot with a lot width of fifty (50) feet or more but less than seventy (70) feet. For those lots with less than fifty (50) feet abutting the water, the planning board may grant a special exception for the installation of a seawall mounted davit type lifting device (but not a dock structure) after being satisfied as to the protection of neighboring property and no infringement of standard navigation practices.

A strict reading and interpretation of the statutes above is a 25 feet setback is mandatory unless the property seawall measures less than 70 feet. De Beer's survey would like us to believe

that his property is 69.93M, however, De Beer cannot change the plat by obtaining an independent self-initiating survey. As stated above, a survey of both properties together is required to make an adjustment to the plat. This also means that the Town of Highland Beach cannot change the plat in a hearing or any other administrative proceeding without a survey of both properties which mutually share a boundary line.

Below is an official copy of the plat book 25, page 97 for Bel Lido with a second image of the zoomed in portion for the subject property and the Garretts' corner lot. The seawall measurement for De Beer is 70 feet. It is not less than 70 feet; it is 70 feet!



Official plat book 25, page 97 for Bel Lido with zoom on De Beer's property, highlighting 70 feet seawall measurement.

We've established the recorded measurement of 70 feet along the De Beer's waterfront seawall per the plat, confirmed with a notation on his survey, which triggers the mandatory 25 feet setback on the De Beer's property.

Over prior objections by the Garretts, the Town of Highland Beach permitted an unauthorized taking of their property when the Town permitted the "stone on concrete seawall" and existing dock to have a 15 feet setback. This exemption from the 25 feet setback unequivocally allowed for dock construction closer to Garretts' property and further restricts ingress and egress, as well as the enjoyment of the lake/water view. The Garretts have never and do not convey nor relinquish their statutory right under the provisions for the 25 feet setback requirements for De Beer's original dock and "stone on concrete seawall."

Not only does the original dock aka "stone on concrete seawall" completely disregards the ordinance setback requirement of 25 feet from the side property lines, measured according to Code section 30-68(6)(c) but the approximate 75 feet boat when moored to the original dock, extends over the neighbor's property line in violation of Code 30-68(g)(4).

On this issue, De Beer has a 70 feet seawall which by statute is a mandatory 25 feet setback. Anything short of 25 feet is a blatant and conscious indifference to Garretts' corner lot ingress and

egress, their future request for a dock, boatlift, or floating platform and the simple and most valuable reason is their view of the lake/water.

9. DEPTH OF DOCK/PLATFORM EXCEEDS 5 FEET INTO WATERWAY

De Beer's dock and platform separately and most certainly the layering of platform on top of dock violates Code 30-68(g)(6)(a): docks and mooring structures shall not extend into any waterway more than five (5) feet.

The fact that De Beer failed to include the depth of the dock and platform in his application is a red flag and the Town of Highland Beach should not have authorized a permit without investigating.

We object that the depth exceeds the allowable 5 feet into the waterway.

10. DE BEER IS IN VIOLATION OF THE SOLE PURPOSE OF A FLOATING DOCK

According to 403.813(1)(s)(1), floating vessel platforms or floating boat lifts, provide that such structure floats at all times in the water for the sole purpose of supporting a vessel so that the vessel is out of the water when not in use.

The sole purpose to support a vessel does not mean to use the platform as a storage landing for items related to boating and mooring, like De Beers has done with coolers, surfboards, storage bins and other random items on the platform.

De Beer violates the statute's sole purpose of a floating dock.

11. "STONE CONCRETE ON SEAWALL" AND SEAWALL FENCE ENCROACH ON GARRETT'S PROPERTY

Not to repeat what has already been stated above but the entire De Beer's seawall is covered with a stone concrete. At the angled upland property line (63 degree/37 degree), the concrete on the seawall encroaches across Garretts' property line, in the shape of a triangle at an undetermined size, due to the perpendicular placed gate/fence on the seawall. The fence/gate is also in violation and encroaching over the property line.

Property lines are clear per the metes and bounds dividing two lots at the angle of which they are established upland. Property lines cannot be changed without a conveyance, a taking from government and/or determination of adverse possession. Once again, the Garretts' never have and do not convey this encroachment or any other encroachment and disputes all adverse possession claims related to the fence, gate, and seawall overage.

12. UNCONSTITUTIONAL TAKING AND CONDEMNATION BY THE TOWN OF HIGHLAND BEACH AND/OR GOVERNING AGENCIES TO ALLOW EXEMPTIONS ON THE SUBJECT PROPERTY

Finally, the Garretts allege that the permitting department of the Town of Highland Beach and any or all county government have and continue to collude with De Beer for an unconstitutional taking or condemnation of the Garretts' property rights.

13. VIOLATIONS ARE DEVALUING PROPERTY VALUE

De Beer's actions along with the Town of Highland Beach and any other government's collusion by granting multiple permits and exemptions is devaluing the Garretts' property and resale value. Future buyers are on notice of various encroachments to the fence line, gate and "stone concrete on seawall, the violation of the 25 feet setback for the original dock on a lot that is 70 feet long, the violation of a second dock/platform layered on top of the original dock protruding into the lake/water over 5 feet, the violation of the waterward property line with an extended dock/platform, lack of ingress and egress, and an obstruction of the riparian view at the corner lot, 1070 Bel Lido Drive.

All of the violations egregiously devalue the Garretts' property value and enjoyment of coastal views.

SUMMARY

It is repeatedly documented throughout various parts to the Highland Beach zoning code, state statutes and state laws emphasizing the following:

- location of docks, docked boats, and relation to side setbacks shall be established by the waterward extension of property lines.
- docking and related accessory marine facilities:
 - will not reasonably deny or otherwise limit the ability of abutting or adjacent property owners to construct accessory marine facilities;
 - will not reasonably deny or otherwise limit the normal ability of abutting or adjacent property owners to moor, maneuver, use or otherwise move a boat; and
 - will not deny reasonable visual access of abutting property owners to public waterways.

In summary, various statutes, town ordinances and state laws support the following:

- only one dock is allowed
- the exemption for a platform to layer onto an existing dock is not permitted
- the exemption request unreasonably interferes with riparian rights of the corner lot
- the plat indicates the seawall measurement on the subject property is 70 feet.
- Ordinance states a seawall of 70 feet is subject to a 25 feet setback
- the exemption request for a dock/platform as constructed is over the corner lot's waterward property line
- the "stone on concrete seawall" and seawall gate encroach on Garrett's property
- the existing dock is over the setback requirement of 25 feet from the side property line
- the dock/platform extends beyond 5 feet into the water
- storing personal items on a platform is not allowed as the sole purpose is to support a vessel out of the water
- blocking the ingress and egress of a corner lot's water access is not allowed
- blocking the riparian rights for a property's coastal view is not allowed; and
- a taking of another's property through collusion with government entities is unconstitutional

The governing authority and enforcer of the Town of Highland Beach Ordinances has to put a stop to De Beer's continued attempts and successes in violating the Garretts ownership and riparian rights. The Town of Highland Beach management committee is entrusted with the

unbiased obligation to enforce laws to protect all residents in Highland Beach. Unilaterally permitting exemptions that are clearly causing the Garretts to suffer is an act of unconstitutional condemnation.

De Beer's actions and the Town's collusion granting multiple permits and exemptions is devaluing the Garretts' property and resale value. Future buyers will be on notice of various encroachments to the fence line, gate and "stone concrete on seawall", violation of the 25 feet original dock setback, violation of a second dock layered on top of the original dock protruding into the lake/water, violation of the Garretts' waterward property line with an extended dock/platform and an obstructed riparian view.

De Beer is also causing emotional abuse toward the Garretts. We have owned this property since 1972. It is our dream home and a valuable asset to our two children. We are in our mid/late 80s and are being harassed by De Beer's actions and the multiple exemptions given by the Town's planning and management committee.

We therefore request the Town Enforcer, management committee and any government agency to re-evaluate the application for various exemptions and permits related to the De Beer's floating dock/platform request as well as the original dock, seawall setback, concrete seawall and gate overage, upland and waterward property line for non-compliance based on all reasons asserted in this letter.

Please feel free to contact us with any questions.

Respectfully,

Eugene and Maureen Garrett

**TORCIVIA, DONLON,
GODDEAU & RUBIN, P.A.**

701 Northpoint Parkway, Suite 209
West Palm Beach, Florida 33407-1950
561-686-8700 Telephone / 561-686-8764 Facsimile
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Glen J. Torcivia
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Christy L. Goddeau*
Leonard G. Rubin*

*FLORIDA BAR BOARD CERTIFIED
CITY COUNTY AND LOCAL GOVERNMENT ATTORNEY

Jennifer H.R. Hunecke
Susan M. Garrett
Elizabeth V. Lenihan*
Ruth A. Holmes
Ben Saver
Tanya M. Earley
Daniel Harrell, Of Counsel

August 19, 2024

Via first class and electronic mail (maureengarrett@sbcglobal.net and tarrag@aol.com)

Eugene and Maureen Garrett
1070 Bel Lido Drive
Highland Beach, FL 33487

Re: Town of Highland Beach/4307 Intracoastal Drive (Floating Vessel Platform)

Dear Mr. and Mrs. Garrett:

I am in receipt of your letter dated July 15, 2024, wherein you raise various concerns regarding the adjacent property located at 4307 Intracoastal Drive, specifically the size and placement of the floating vessel platform.

Pursuant to Section 403.813, Florida Statutes, the Town has limited regulatory authority over floating vessel platforms and generally relies on the "self-certification" of the property owner. However, because the floating vessel platform is associated with a dock with no defined boat slip, the size is limited to 500 square feet. The floating vessel platform at issue is over 880 square feet; consequently, the Town will initiate an enforcement action against the adjacent property owner. Neither the Town Code nor Section 403.813, Florida Statutes, prohibits installation of floating vessel platform where a permitted dock already exists.


Please be advised, however, that the Town Code does not currently regulate setbacks for these types of accessory marine structures. As Town Staff has already informed you, the Town is currently considering numerous revisions to the Code requirements for accessory marine structures and will recommend that such regulations include a requirement that floating vessel platforms comply with the applicable side setback requirements. A proposed Ordinance will be presented to the Town Commission for its review and consideration.

Eugene and Maureen Garrett
August 19, 2024
Page 2

The Town recognizes that under Florida common law, the ownership of waterfront property generally conveys certain riparian (or littoral) rights, including, but not limited to, the right of ingress and egress and the construction of docks for boating. However, the Town Code merely regulates the placement of accessory marine structures and does not allocate riparian rights between or among adjacent property owners where extended side property lines conflict. The allocation of riparian rights is a civil matter that may require a judicial determination or declaration.

Should you have any additional questions relative to the foregoing, please do not hesitate to contact me.

Sincerely yours,



Leonard G. Rubin
Town Attorney

cc: Marshall Labadie, Town Manager
Jeff Remas, Town Building Official
Ingrid Allen, Town Planner

Town Commission Meeting 09.17.2024 Public Comment

From: [Marshall Labadie](#)
To: [Jaclyn Dehart](#)
Subject: FW: Side Setbacks - current is 25ft along waterfrontage - should it be reduced?
Date: Tuesday, September 17, 2024 11:37:54 AM
Attachments: [Wiener Response Feb 23 2023.pdf](#)
[Babji Marine Accessory Ordinance letter to Commission 20240915.pdf](#)
[image001.png](#)

This one too...thanks



Marshall Labadie, ICMA-CM
Town Manager

Town of Highland Beach
3614 South Ocean Boulevard
Highland Beach, FL 33487
(T) 561.278.4548
(F) 561.265.3582

Working to protect our 3 Miles of Paradise

From: Natasha Moore <nmoore@highlandbeach.us>
Sent: Tuesday, September 17, 2024 11:30 AM
To: Marshall Labadie <mlabadie@highlandbeach.us>
Subject: Fw: Side Setbacks - current is 25ft along waterfrontage - should it be reduced?

FYI...

From: Jonathan Wiener <jwiener@me.com>
Sent: Tuesday, September 17, 2024 11:19 AM
To: Natasha Moore <nmoore@highlandbeach.us>
Cc: Mayde <berkshireflgirl@gmail.com>
Subject: Re: Side Setbacks - current is 25ft along waterfrontage - should it be reduced?

Thanks for your email.

Under the current rules, if an owner with 100 ft of water frontage wants a 50 foot dock and lift, they can have it. As you know, the beauty of Bel Lido has always been that we are not wall to wall living and have water views with the beach access. If an owner wants a variance, they can apply and the neighbors can get involved.

My wife and I do not wish to see any rules changed regarding setbacks. We understand that with rising water levels, that rules may need to change regarding seawall heights, etc.

Best Regards,

Mayde and Jonathan Wiener
4409 Intracoastal Drive

On Sep 17, 2024, at 10:34 AM, Natasha Moore <nmoore@highlandbeach.us>
wrote:

Good morning, Dr. Wiener.

The Town of Highland Beach is considering ordinance changes to accessory marine facilities. Back in February 2023, you indicated you were not in favor of reducing the current 25ft setbacks (see your response attached).

Attached is a letter from Greg Babij stating he is in favor of reduced setbacks. The Town of Highland Beach Planning Board is recommending no side setback for docks town wide and a minimum 10-foot side setback for all other accessory marine facilities town wide.

I know it's been a long time since this has been discussed. However, I'm trying to get an idea of what is the consensus among residents regarding the setbacks.

Has your opinion changed regarding setbacks? Or, is your opinion the same as what it was in February 2023?

Thank you for your consideration,

Natasha Moore
Mayor, Town of Highland Beach
561-352-6932



COMMENT SHEET

Jonathan Wiener, 4409 Intra Coastal Drive, Twier@me.com
 NAME ADDRESS EMAIL ADDRESS

1. Maximum height for Accessory Marine Facilities (AMF) at Base Flood Elevation (BFE) plus 7 feet.

Shed be 10 feet (water is rising)
 & at least 6 feet for new construction

Boat lifts shed only be allowed on Intra Coastal

2. Exempt personal watercraft (PWC) lifts from the requirement that "in no case shall the lift be higher than the superstructure of the boat when lifted" OR remove requirement.

No

They
 Block
 Views

3. Maximum seawall cap width of 3 feet; maximum 8-foot width for seawall cap plus dock.

Fine

4. Encroachment of AMFs and seawalls into water at 25 feet or 25% of waterway width, whichever is less (measured from the shortest distance adjacent to property line).

25 feet is way too much
encroachment on canals

5. 10 foot side setback for all zoning districts. For lots less than 100 feet in width, setback is 10% of width; however, setback cannot be less than 5 feet.

25 feet should remain in effect
No one should encroach on neighbor
without permission

6. Require a ladder for every 50 feet of dock.

Agree

7. Maximum seawall height.

10 feet

Additional Comments:

Jon Wiene
4409 Industrial Drive

If you prefer, you can email your comment sheet to allen@highlandbeach.us

THANK YOU FOR YOUR INPUT...

Town Commission Meeting 09.17.2024 Public Comment

From: [Marshall Labadie](#)
To: [Jaclyn Dehart](#)
Subject: FW: Letter to the Town Commission and the Planning Board regarding marine accessory ordinances
Date: Tuesday, September 17, 2024 11:57:39 AM
Attachments: [Marine Accessory Letter to Commission 091624.pdf](#)
[image001.png](#)

This one as well....



Marshall Labadie, ICMA-CM
Town Manager

Town of Highland Beach
3614 South Ocean Boulevard
Highland Beach, FL 33487
(T) 561.278.4548
(F) 561.265.3582

Working to protect our 3 Miles of Paradise

From: Marthin De Beer <mdebeer@brightplan.com>
Sent: Tuesday, September 17, 2024 11:41 AM
To: greg4hb@yahoo.com; Marshall Labadie <mlabadie@highlandbeach.us>; Natasha Moore <nmoore@highlandbeach.us>; David Stern <dstern@highlandbeach.us>; Evalyn David <edavid@highlandbeach.us>; Judith Goldberg <jgoldberg@highlandbeach.us>; Don Peters <dpeters@highlandbeach.us>; Craig Hartmann <chartmann@highlandbeach.us>
Cc: Greg Babij <greg4hb@yahoo.com>; David Axelrod <dzaxelrod@gmail.com>; Jeffrey (via Google Docs) <jeffreyfl@gmail.com>; Marthin De Beer <mdebeer@brightplan.com>; Allan Goldstein <agoldstein@amgresources.com>; Eric Brenda Berch <Eric.Berch@svcfinc.com>; Brenda Berch <berchb827@gmail.com>; Christine Nessen <christine.nessen@gmail.com>; Robert Spahr <rspah50@gmail.com>; Roger Brown <roger3265@aol.com>; Greg Stuart <gstuart@frminc.com>; dwillens65@gmail.com
Subject: Letter to the Town Commission and the Planning Board regarding marine accessory ordinances

Dear Commissioners,

We fully support the views in Mr. Babij letter you received as this issue became known over the past 24 hours. Please find attached our letter and views re this matter attached.

Sincerely

Marthin De Beer
Founder & CEO
408-656-5171



mdebeer@brightplan.com

www.brightplan.com

MARTHIN AND KARIN DE BEER

4307 Intracoastal Dr, Highland Beach | 408-656-5171 | mdebeer@brightplan.com

September 17, 2024

Board of Commissioners
Town of Highland Beach
3614 S. Ocean Blvd
Highland Beach, FL 33487

Dear Board of Commissioners:

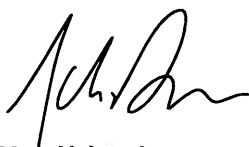
We have been boaters for more than 30 years on the west and east coasts and moved to Highland Beach in 2019 for the local boating we so enjoy here. We whole heartedly agree with Mr. Babij and others who reached out to us expressing significant concerns over the proposed changes. The result of these proposed changes will impede boaters ability to properly secure vessels for storms, thereby increasing liability for all residents, further contribute to rising insurance rates and cause an adverse impact on property values in Highland Beach.

We provided input to the town on the work Mr. Babji did a couple of years ago in favor of less restrictive marine accessory and set back ordinances and to better conform with the communities around us.

I strongly urge you to revisit the marine accessory ordinance issue with the planning board and seek their opinion, as it has substantially changed from the planning board's previously reviewed recommendations. If there is any doubt about the position of the larger boating community in Highland Beach, I would implore you to host an open discussion at a future Commission meeting on this topic.

Thank you for your service and consideration of our position requesting less restrictive marine accessory regulations.

Sincerely,



Marthin de Beer

Town Commission Meeting 09.17.2024 Public Comment

From: [Marshall Labadie](#)
To: [Jaclyn Dehart](#)
Subject: FW: Letter to the Town Commission and the Planning Board regarding marine accessory ordinances (Thus far 24 property owners are in support of making the marine accessory rules less restrictive)
Date: Tuesday, September 17, 2024 11:58:13 AM
Attachments: [image001.png](#)

And this one....



Marshall Labadie, ICMA-CM
Town Manager

Town of Highland Beach
3614 South Ocean Boulevard
Highland Beach, FL 33487
(T) 561.278.4548
(F) 561.265.3582

Working to protect our 3 Miles of Paradise

From: Brenda Berch <berchb827@gmail.com>
Sent: Tuesday, September 17, 2024 11:48 AM
To: greg4hb@yahoo.com
Cc: Marshall Labadie <mlabadie@highlandbeach.us>; Natasha Moore <nmoore@highlandbeach.us>; David Stern <dstern@highlandbeach.us>; Evalyn David <edavid@highlandbeach.us>; Judith Goldberg <jgoldberg@highlandbeach.us>; Don Peters <dpeters@highlandbeach.us>; Craig Hartmann <chartmann@highlandbeach.us>; David Axelrod <daxelrod@gmail.com>; Jeffrey (via Google Docs) <jeffreyfl@gmail.com>; mdebeer@brightplan.com; Allan Goldstein <agoldstein@amgresources.com>; Eric.Berch@svcfm.com; Christine Nessen <christine.nessen@gmail.com>; Robert Spahr <rspah50@gmail.com>; Roger Brown <roger3265@aol.com>; Greg Stuart <gstuart@frminc.com>; dwillens65@gmail.com
Subject: Re: Letter to the Town Commission and the Planning Board regarding marine accessory ordinances (Thus far 24 property owners are in support of making the marine accessory rules less restrictive)

Dear Commissioners,

Please accept this email in full support of Mr. Babji's letter below.

We are some what surprised that this issue has only come to our attention within the last 24 hours and were not given enough time to share our views prior to the commissioners meeting to pass the new ordinances today.

Sincerely,
Eric and Brenda Berch

Sent from my iPhone

On Sep 16, 2024, at 11:01 PM, greg4hb@yahoo.com wrote:

Dear Commissioners,

Apparently the content of my letter has made its way around the waterfront residents. As of tonight I have heard from owners of 24 waterfront properties that are strongly in support of making the town's marine ordinances wholly LESS restrictive. There is strong support for what was originally proposed by me after the marine accessory ordinance working group and even greater support for matching the least restrictive ordinances of surrounding towns for each of the various accessories such as docks, boat lifts, floating vessel platforms, perpendicular piers and boat limits.

I would expect you will be hearing a lot more from this group of residents soon.

Regards,
Greg

----- Forwarded Message -----

From: greg4hb@yahoo.com <greg4hb@yahoo.com>

To: Marshall Labadie <mlabadie@highlandbeach.us>; Natasha Moore <nmoore@highlandbeach.us>; dstern@highlandbeach.us <dstern@highlandbeach.us>; edavid@highlandbeach.us <edavid@highlandbeach.us>; jgoldberg@highlandbeach.us <jgoldberg@highlandbeach.us>; dpeters@highlandbeach.us <dpeters@highlandbeach.us>; Craig Hartmann <chartmann@highlandbeach.us>

Cc: Greg Babij <greg4hb@yahoo.com>; dzaxelrod@gmail.com <dzaxelrod@gmail.com>

Sent: Sunday, September 15, 2024 at 09:15:45 PM EDT

Subject: Letter to the Town Commission and the Planning Board regarding marine accessory ordinances

Marshall,

Can you please share my attached letter with all of the Commissioners and the Planning Board? I don't have all of their emails

Thanks,
Greg

<Marine Accessory Ordinance letter to Commission 20240915.pdf>

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 04, 2024
SSC_Notice of Public Meeting
Affiant further says that the newspaper complies with all legal requirements for
publication in Chapter 50, Florida Statutes.

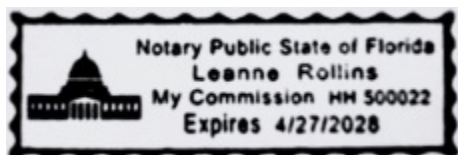


Signature of Affiant

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
7713072

**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, November 14, 2024 at 9:30 AM in the Commission Chambers at Town Hall, 3614 South Ocean Boulevard, Highland Beach, Florida to consider the following:

AN ORDINANCE OF THE TOWN COMMISSION OF THE TOWN OF HIGHLAND BEACH, FLORIDA, AMENDING CHAPTER 6, "BUILDINGS AND STRUCTURES," OF THE TOWN CODE OF ORDINANCES BY AMENDING SECTION 6-128, "APPROVAL REQUIRED FOR BULKHEADS, SEAWALLS, RETAINING WALLS; REQUIRED NOTIFICATION OF ABUTTING PROPERTY OWNERS," TO PROVIDE A MAXIMUM SEAWALL CAP AND DOCK WIDTH; AMENDING CHAPTER 30, "ZONING," BY AMENDING SECTION 30-68, "SUPPLEMENTAL DISTRICT REGULATIONS," TO PROVIDE A MAXIMUM HEIGHT FOR BOAT LIFTS, A MAXIMUM EXTENSION FOR ACCESSORY MARINE FACILITIES INTO CANALS AND LAKES, A MAXIMUM SEAWALL CAP AND DOCK WIDTH, AND LADDER REGULATIONS AND AMENDING SECTION 30-131, "DEFINITION OF TERMS," TO PROVIDE DEFINITIONS THAT PERTAIN TO ACCESSORY MARINE FACILITIES; PROVIDING FOR THE REPEAL OF ALL ORDINANCES IN CONFLICT; PROVIDING FOR SEVERABILITY AND CODIFICATION; AND PROVIDING FOR AN EFFECTIVE DATE.

The proposed Ordinance 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
11/04/2024 7713072

File Attachments for Item:

D. Proposed amendment to the Town's Zoning Code (Chapter 30) relating to home-based businesses



TOWN OF HIGHLAND BEACH AGENDA MEMORANDUM

MEETING TYPE: Planning Board

MEETING DATE November 14, 2024

SUBMITTED BY: Ingrid Allen, Town Planner, Building Department

SUBJECT: Proposed amendment to the Town's Zoning Code (Chapter 30) relating to home-based businesses

SUMMARY:

At the October 15, 2024 Town Commission meeting, the Commission considered an introduction to an amendment to the Town's Zoning Code (Chapter 30) relating to home-based businesses ("Amendment"). Consensus from the Commission was to add to the Ordinance, a cross-reference to the Town Sign Code (Chapter 23). The Commission made a motion to send the Amendment to the Planning Board for a recommendation (motion carried 5-0).

The proposed amendment to the Town's Zoning Code (Chapter 30) will bring regulations governing home-based business into compliance with S. 559.955, Florida Statute, which restricts the power of municipal governments to regulate home-based businesses. Note that this home-based business amendment to the Zoning Code is an initiative on the Town's Strategic Priorities Plan.

House Bill 403 which became effective July 1, 2021, prohibits local governments from licensing or otherwise regulating a home-based business. The proposed changes are detailed in the Ordinance (attached). Currently, Section 30-67(b) of the Town Code permits home occupations in all zoning districts with the exception of the Government Services District (GSD).

Pursuant to Section 30-44 (Zoning Code text amendments) of the Town Code, the proposed amendment to the Zoning Code is consistent with the Town's Comprehensive Plan and Zoning Code. In addition, Section 30-44(c) requires that the Planning Board provide a recommendation to the Town Commission on Zoning Code text amendments.

Effective October 1, 2023, Section 166.041(4), Florida Statutes requires that before the enactment of a proposed ordinance, the governing body of a municipality shall prepare or cause to be prepared a Business Impact Estimate (BIE). According to Section 166.041(4)(c) F.S., such BIE is not required given the ordinance will bring Zoning Code regulations into compliance with State law.

FISCAL IMPACT:

None.

ATTACHMENTS:

Ordinance.

Section 559.955 Florida Statutes.

RECOMMENDATION:

At the discretion of the Planning Board.

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**TOWN OF HIGHLAND BEACH
ORDINANCE NO**

AN ORDINANCE OF THE TOWN OF HIGHLAND BEACH, FLORIDA, AMENDING SECTION 30-67, “USES PERMITTED, SPECIAL EXCEPTION, AND PROHIBITED USES,” AND SECTION 30-131, “DEFINITIONS OF TERMS,” OF CHAPTER 30, “ZONING CODE,” OF THE TOWN CODE OF ORDINANCES TO RENAME THE EXISTING HOME OCCUPATION USE TO “HOME-BASED BUSINESSES” AND MODIFY THE REGULATIONS TO ENSURE CONSISTENCY WITH STATE LAW; PROVIDING FOR THE REPEAL OF ALL ORDINANCES IN CONFLICT; PROVIDING FOR SEVERABILITY AND CODIFICATION; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the Town of Highland Beach, Florida, is a duly constituted municipality having such power and authority conferred upon it by the Florida Constitution and Chapter 166, Florida Statutes; and

WHEREAS, through the enactment of Chapter 2021-202, Laws of Florida, the Florida Legislature adopted Section 559.955, Florida Statutes, restricting the ability of local governments to regulate home-based businesses; and

WHEREAS, Section 559.955, Florida Statutes, specifically prohibits local governments from enacting or enforcing any ordinance, regulation, or policy in violation of the restrictions set forth therein and allows any adversely affected current or prospective home-based business to file suit against the Town for a violation of the state-mandated restrictions and awards attorney’s fees and costs to the prevailing party in any such action; and

WHEREAS, the Town Commission wishes to revise its restrictions applicable to home occupations (renamed home-based businesses) to comply with the provisions of Section 599.955, Florida Statutes; and

WHEREAS, the Town Commission determines that the adoption of this Ordinance benefits the health, safety, and welfare of the residents of the Town of Highland Beach.

NOW, THEREFORE, BE IT ORDAINED BY THE TOWN COMMISSION OF THE TOWN OF HIGHLAND BEACH, FLORIDA, AS FOLLOWS:

Section 1. The foregoing facts and recitations contained in the preamble to this Ordinance are hereby adopted and incorporated by reference as if fully set forth herein.

Section 2. The Town Commission hereby amends Article IV, “Zoning Districts,” and Article VIII, “Definitions,” of Chapter 30, “Zoning Code,” of the Town Code of Ordinances as follows (additional is underlined and deleted is ~~stricken through~~):

Sec. 30-67. – Uses permitted, special exception, and prohibited uses.

(b) Uses not listed. Unless otherwise provided by this chapter, uses not listed in Table 30-4 are prohibited in the Town of Highland Beach.

**Table 30-4
Permitted Uses
Legend**

SP = Site Plan Approval Required			X = Prohibited					
SE = Special Exception Town Commission Approval Required			P = Permitted					
SEP = Special Exception Planning Board Approval Required								
USE CATEGORY	RE	RS	RML	RMM	RMH	RPUD	GSD	Additional Standards (See Notes)
RESIDENTIAL								
Dwelling, Single-family, Detached	SP	SP	SP	SP	SP	SP	X	
Dwelling, Single-family, Attached	X	X	SP	SP	SP	SP	X	
Dwelling, Single-Family, Zero Lot Line	X	X	SE	SE	SE	SE	X	(1)
Dwelling, Multiple-Family	X	X	SP	SP	SP	SP	X	
Dwelling, Patio or Villa	X	X	SP	SP	SP	SP	X	
Dwelling, Three-Family (Triplex)	X	X	SP	SP	SP	SP	X	
Dwelling, Townhouse	X	X	SP	SP	SP	SP	X	
Dwelling, Two-Family (Duplex)	X	X	SP	SP	SP	SP	X	
Dwelling, Mobile Home	X	X	X	X	X	X	X	
Accessory Dwellings	P	P	P	P	P	P	P	(2)
Guardhouse, Residential	P	P	P	P	P	P	X	(3)
<u>Home-based Businesses Occupation</u>	P	P	P	P	P	P	X	(4)
Timeshare Residence	X	X	X	X	X	X	X	
Accessory Uses	P	P	P	P	P	P	P	

(4) Home-based businesses occupations. A business that operates from a residential property is permitted. A business is considered a home-based business if it operates, in whole or in part, from a residential property and meets the following standards:

- 1
2 a. Employees of the business who work at the residential dwelling must also reside
3 in the residential dwelling, except that up to a total of two (2) employees or
4 independent contractors who do not reside at the residential dwelling may work at
5 the business. The business may have additional remote employees who do not
6 work at the residential dwelling.
7
8 b. Parking for the home-based business must comply with the provisions of article
9 IV, Chapter 30 of the Town code. Additionally, the need for parking generated by
10 the business may not be greater in volume than would normally be expected at a
11 similar residence where no business is conducted, and vehicles and trailers used in
12 connection with the business must be parked in legal parking spaces that are not
13 located within the right-of-way, on or over a sidewalk, or on any unimproved
14 surfaces at the residence.
15
16 c. Parking or storage of heavy equipment at the home-based business shall not be
17 visible from the street or neighboring property. For the purposes of this
18 subsection, “heavy equipment” means commercial, industrial, or agricultural
19 vehicles, equipment, or machinery.
20
21 d. External modifications made to a residential dwelling to accommodate a home-
22 based business must conform to the residential character and architectural
23 aesthetics of the neighborhood. As viewed from the street, the use of the
24 residential dwelling shall be consistent with the uses of the residential areas that
25 surround the property.
26
27 e. The home-based business may not conduct retail transactions at a structure other
28 than the residential dwelling; however, incidental business uses and activities may
29 be conducted at the residential property.
30
31 f. The activities of the home-based business shall be secondary to the property’s use
32 as a residential dwelling.
33
34 g. To that extent not inconsistent with the requirements of this section, all business
35 uses and activities must comply with all Town code standards and requirements,
36 including the applicable noise regulations, and with the standards for permitted
37 uses and structures for the zoning district in which the home-based business exists.
38 All signs shall comply with the regulations applicable to residential properties set
39 forth in Chapter 23 of this Code.
40
41 h. All business activities shall comply with any relevant local, state, and federal
42 regulations with respect to the use, storage, or disposal of any corrosive,
43 combustible, or other hazardous or flammable materials or liquids.
44
45 i. Transient accommodations are not permitted as a home-based business except as
46 expressly provided elsewhere in the Town code.

1
2 Home occupation means a commercial or business use performed in a residential dwelling by a
3 resident or family member. A home occupation use shall comply with the standards listed below:
4

- 5 a. ~~Only resident family members or residents of the dwelling unit shall be engaged in the~~
6 ~~occupation.~~
7
- 8 b. ~~Provision of services to clients within a dwelling is prohibited.~~
9
- 10 c. ~~The use of the premises for the home occupation shall be clearly incidental and~~
11 ~~subordinate to its use for residential purposes by its occupants. The use shall not change~~
12 ~~the residential character of the premises.~~
13
- 14 d. ~~There shall be no change in the outside appearance of the building or premises, or other~~
15 ~~visible evidence of the conduct of the home occupation.~~
16
- 17 e. ~~Home occupations shall not be conducted in any accessory building or structure, or any~~
18 ~~open porch, garage, or carport.~~
19
- 20 f. ~~Home occupation shall not occupy more than fifteen (15) percent of the floor area of the~~
21 ~~dwelling unit or accessory dwelling. Home occupations shall not be conducted within any~~
22 ~~open porch, attached garage, or similar space not suited or intended for occupancy as~~
23 ~~living quarters.~~
24
- 25 g. ~~Traffic shall not be generated by the home occupation in greater volumes than would~~
26 ~~normally be expected in a residential neighborhood.~~
27
- 28 h. ~~Vehicle parking shall be located on the lot or premise of the home occupation.~~
29
- 30 i. ~~Equipment or processes which create noise, vibration, glare, fumes, odors, or electrical~~
31 ~~interference detectable to the normal senses at any lot line shall not be used in the home~~
32 ~~occupation. In addition, equipment or processes shall not be used which create any~~
33 ~~interference for neighboring properties in receiving radio, television, or other wireless~~
34 ~~devices, or which cause fluctuations in electrical service to such properties.~~
35
- 36 j. ~~Private instructions or other lessons shall be limited to not more than one person and shall~~
37 ~~be limited to academic, artistic, and musical subjects.~~
38
- 39 k. ~~Manufacture or fabrication of articles such as are commonly classified under the terms of~~
40 ~~arts and handicrafts may be deemed a home occupation, subject to the other terms and~~
41 ~~conditions of this definition.~~
42
- 43 l. ~~On premises sales of stock, supplies, or products is prohibited.~~
44
- 45 m. ~~On premises use or storage of hazardous materials is prohibited.~~
46

1 n. ~~On-premises signs or other advertising of home occupations is prohibited.~~

2
3 o. ~~Employees, other than family members or residents of the dwelling, are prohibited.~~

4
5 p. ~~Owners or operators of home occupations may obtain an occupational license from Palm~~
6 ~~Beach County.~~

7
8 **Sec. 30-131. – Definition of terms.**

9 For the purposes of this chapter, the definitions provided below shall apply. In the event of a
10 conflict between the definitions provided in this section, and a definition provided in another
11 section, then the definition provided in the other section shall prevail. In case of a conflict with
12 the building, life/safety, or similar code, the more stringent definition will apply.

13 ***

14 ~~Home-based business occupation~~ means a professional, occupational, trade, or business use, as
15 ~~those terms are defined in Section 15-1, that operates, in whole or in part, from performed in a~~
16 ~~residential dwelling, subject to the requirements of Section 30-67 by a resident or family~~
17 ~~member.~~

18 **Section 3. Severability.** The provisions of this Ordinance are declared to be severable and
19 if any section, sentence, clause, or phrase of this Ordinance shall for any reason be held to be
20 invalid or unconstitutional, such decision shall not affect the validity of the remaining sections,
21 sentences, clauses, and phrases of this Ordinance but they shall remain in effect, it being the
22 legislative intent that this Ordinance shall stand notwithstanding the invalidity of any part.

23 **Section 4. Repeal of Laws in Conflict.** All ordinances or parts of ordinances in conflict
24 herewith are hereby repealed to the extent of such conflict.

25 **Section 5. Codification.** Section 2 of the Ordinance may be made a part of the Town
26 Code of Ordinances and may be re-numbered or re-lettered to accomplish such, and the word
27 “ordinance” may be changed to “section,” “division,” or any other appropriate word.

28 **Section 6. Effective Date.** This Ordinance shall be effective immediately upon adoption
29 at second reading.

30 The foregoing Ordinance was moved by _____, seconded by
31 _____ and upon being put to the vote, the vote was as follows:

32
33
34
35
36

	YES	NO
Mayor Natasha Moore	_____	_____
Vice Mayor David Stern	_____	_____

1 Commissioner Evalyn David _____
2 Commissioner Judith Goldberg _____
3 Commissioner Don Peters _____
4

5 PASSED on first reading at the Regular Commission meeting held on this _____ day of
6 _____, 2024.

7
8 The foregoing Ordinance was moved by _____, seconded by
9 _____ and upon being put to the vote, the vote was as follows:

	YES	NO
10		
11		
12 Mayor Natasha Moore	_____	_____
13 Vice Mayor David Stern	_____	_____
14 Commissioner Evalyn David	_____	_____
15 Commissioner Judith Goldberg	_____	_____
16 Commissioner Don Peters	_____	_____
17		

18 PASSED AND ADOPTED on second and final reading at the Regular Commission meeting held
19 on this _____ day of _____, 2024.

20
21 ATTEST:

22
23 By: _____
24 Lanelda Gaskins, MMC
25 Town Clerk
26

27 APPROVED AS TO FORM AND LEGALITY:

28
29 By: _____
30 Leonard G. Rubin, Town Attorney

Select Year: 2023 

The 2023 Florida Statutes (including Special Session C)

Title XXXIII

REGULATION OF TRADE, COMMERCE, INVESTMENTS, AND SOLICITATIONS

Chapter 559

REGULATION OF TRADE, COMMERCE, AND INVESTMENTS, GENERALLY

[View Entire Chapter](#)

559.955 Home-based businesses; local government restrictions.—

- (1) Local governments may not enact or enforce any ordinance, regulation, or policy or take any action to license or otherwise regulate a home-based business in violation of this section.
- (2) A home-based business that operates from a residential property as provided in subsection (3):
- (a) May operate in an area zoned for residential use.
 - (b) May not be prohibited, restricted, regulated, or licensed in a manner that is different from other businesses in a local government’s jurisdiction, except as otherwise provided in this section.
 - (c) Is only subject to applicable business taxes under chapter 205 in the county and municipality in which the home-based business is located.
- (3) For purposes of this section, a business is considered a home-based business if it operates, in whole or in part, from a residential property and meets the following criteria:
- (a) The employees of the business who work at the residential dwelling must also reside in the residential dwelling, except that up to a total of two employees or independent contractors who do not reside at the residential dwelling may work at the business. The business may have additional remote employees that do not work at the residential dwelling.
 - (b) Parking related to the business activities of the home-based business complies with local zoning requirements and the need for parking generated by the business may not be greater in volume than would normally be expected at a similar residence where no business is conducted. Local governments may regulate the use of vehicles or trailers operated or parked at the business or on a street right-of-way, provided that such regulations are not more stringent than those for a residence where no business is conducted. Vehicles and trailers used in connection with the business must be parked in legal parking spaces that are not located within the right-of-way, on or over a sidewalk, or on any unimproved surfaces at the residence. Local governments may regulate the parking or storage of heavy equipment at the business which is visible from the street or neighboring property. For purposes of this paragraph, the term “heavy equipment” means commercial, industrial, or agricultural vehicles, equipment, or machinery.
 - (c) As viewed from the street, the use of the residential property is consistent with the uses of the residential areas that surround the property. External modifications made to a residential dwelling to accommodate a home-based business must conform to the residential character and architectural aesthetics of the neighborhood. The home-based business may not conduct retail transactions at a structure other than the residential dwelling; however, incidental business uses and activities may be conducted at the residential property.
 - (d) The activities of the home-based business are secondary to the property’s use as a residential dwelling.

(e) The business activities comply with any relevant local or state regulations with respect to signage and equipment or processes that create noise, vibration, heat, smoke, dust, glare, fumes, or noxious odors. Any local regulations on a business with respect to noise, vibration, heat, smoke, dust, glare, fumes, or noxious odors may not be more stringent than those that apply to a residence where no business is conducted.

(f) All business activities comply with any relevant local, state, and federal regulations with respect to the use, storage, or disposal of any corrosive, combustible, or other hazardous or flammable materials or liquids. Any local regulations on a business with respect to the use, storage, or disposal of any corrosive, combustible, or other hazardous or flammable materials or liquids may not be more stringent than those that apply to a residence where no business is conducted.

(4) Any adversely affected current or prospective home-based business owner may challenge any local government action in violation of this section. The prevailing party in a challenge may recover reasonable attorney fees and costs incurred in challenging or defending the action, including reasonable appellate attorney fees and costs.

(5) The application of this section does not supersede:

(a) Any current or future declaration or declaration of condominium adopted pursuant to chapter 718, cooperative document adopted pursuant to chapter 719, or declaration or declaration of covenant adopted pursuant to chapter 720.

(b) Local laws, ordinances, or regulations related to transient public lodging establishments, as defined in s. [509.013\(4\)\(a\)1.](#), that are not otherwise preempted under chapter 509.

History.—s. 1, ch. 2021-202.

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 04, 2024
SSC_Notice of Public Meeting
Affiant further says that the newspaper complies with all legal requirements for
publication in Chapter 50, Florida Statutes.

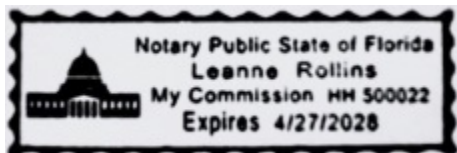


Signature of Affiant

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
7715231

**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, November 14, 2024 at 9:30 AM in the Commission Chambers at Town Hall, 3614 South Ocean Boulevard, Highland Beach, Florida to consider the following:

AN ORDINANCE OF THE TOWN OF HIGHLAND BEACH, FLORIDA, AMENDING SECTION 30-67, "USES PERMITTED, SPECIAL EXCEPTION, AND PROHIBITED USES," AND SECTION 30-131, "DEFINITIONS OF TERMS," OF CHAPTER 30, "ZONING CODE," OF THE TOWN CODE OF ORDINANCES TO RENAME THE EXISTING HOME OCCUPATION USE TO "HOME-BASED BUSINESSES" AND MODIFY THE REGULATIONS TO ENSURE CONSISTENCY WITH STATE LAW; PROVIDING FOR THE REPEAL OF ALL ORDINANCES IN CONFLICT; PROVIDING FOR SEVERABILITY AND CODIFICATION; AND PROVIDING FOR AN EFFECTIVE DATE.

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

TOWN OF HIGHLAND BEACH, BUILDING
DEPARTMENT
11/04/2024 7715231

Order # - 7715231

