AGENDA

PLANNING BOARD REGULAR MEETING

Thursday, November 12, 2026 AT 9:30 AM

TOWN OF HIGHLAND BEACH, FLORIDA
3614 S. OCEAN BOULEVARD
HIGHLAND BEACH, FL 33487
Telephone: (561) 278-4548

Website: www.highlandbeach.us

Town Hall Commission Chambers

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

   A. October 08, 2026

7. **UNFINISHED BUSINESS**

   A. None

8. **NEW BUSINESS**

   A. Development Order Application No. PZ-26-12 / Robert Chipman

   Application by Boat Lifts & Docks of South Florida, for a special exception to install a 13,000 pound capacity boat lift at the property located at 1014 Bel Air Drive #B3 .

   B. Development Order Application No. PZ-26-3 / Camino Cove Property Owners Association Inc.

   Application by William Thomas, Unlimited Permit Services, Inc., requesting a special exception to install three (3) finger piers and 12 mooring piles at the

Camino Cove Development located along South Ocean Boulevard in between Bel Air Drive and Russell Drive.

C. Discussion of Proposed Ordinance Modification regarding Maximum Building Height **(Recommendation to the Town Commission)**

9. **ANNOUNCEMENTS**

December 01, 2026	1:30 PM	Town Commission Meeting
December 10, 2026	9:30 AM	Planning Board Meeting

10. **ADJOURNMENT**

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

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

File Attachments for Item:

A. October 08, 2026

DRAFT

TOWN OF HIGHLAND BEACH
PLANNING BOARD REGULAR MEETING
MINUTES

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

Date: October 08, 2026
Time: 9:30 AM

---

1. CALL TO ORDER

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

2. ROLL CALL

Board Member David Axelrod
Board Member Roger Brown
Board Member David Powell
Vice Chairperson Evalyn David
Town Attorney Leonard Rubin
Deputy Town Clerk Jaclyn DeHart

ADDITIONAL STAFF PRESENT
Town Planner Ingrid Allen

ABSENT
Board Member Greg Babij
Chairperson Eve Rosen

3. PLEDGE OF ALLEGIANCE

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

4. APPROVAL OF THE AGENDA

MOTION: Axelrod/Powell – Moved to approve the agenda as presented with passed 4 to 0.

5. SWEARING IN OF THE PUBLIC

Deputy Town Clerk Jaclyn DeHart swore in those giving testimony.

6. APPROVAL OF MINUTES

A. August 13, 2026

MOTION: Axelrod/Powell – Moved to approve the minutes as presented which passed 4 to 0.

7. UNFINISHED BUSINESS

A. None

8. NEW BUSINESS

A. Development Order Application No. PZ-26-11-SPMM / Michael J. Beyer

Application by Anthony Routhier, Cavadium, Inc., for an amendment to a previously approved major modification request (Application No. DO#23-0012) in order to add a corresponding landscape plan (not included in the previous major modification approval plan set) for the property located at 2365 South Ocean Boulevard.

Vice Chairperson David 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.

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

Town Planner Allen presented Development Order Application No. PZ-26-11-SPEMM.

The applicants were present, but no questions were asked of them.

The public hearing was closed followed by a motion.

MOTION: Axelrod/Powell - Moved to approve Development Application No. PZ-26-7-SPMM. Based upon roll call: Member Axelrod (Yes); Member Powell (Yes); Member Brown (Yes), and Vice Chairperson David (Yes). The motion passed on a 4 to 0 vote**.**

B. Informational Materials: Proposed Constitutional Amendment 3.

9. ANNOUNCEMENTS

October 13, 2026	1:00 PM	Special Magistrate Hearing
October 20, 2026	1:30 PM	Town Commission Meeting
November 03, 2026	Town Hall Closed due to General Election Day	
November 05, 2026	1:30 P.M.	Town Commission Meeting

November 12, 2026 9:30 AM Planning Board Meeting

10. ADJOURNMENT

The meeting adjourned at 9:42 AM.

APPROVED on November 12, 2026, Planning Board Regular Meeting.

_____
Eve Rosen , Chairperson

ATTEST:

_____ 11/12/2026
Jaclyn DeHart Date
Deputy Town Clerk

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-26-12 / Robert Chipman

Application by Boat Lifts & Docks of South Florida, for a special exception to install a 13,000 pound capacity boat lift at the property located at 1014 Bel Air Drive #B3 .

HIGHLAND BEACH BUILDING DEPARTMENT

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

PLANNING BOARD
STAFF REPORT

MEETING OF: **November 12, 2026**

TO: **PLANNING BOARD**

FROM: **INGRID ALLEN, TOWN PLANNER**

SUBJECT: **APPLICATION BY BOAT LIFTS & DOCKS OF SOUTH FLORIDA, FOR A SPECIAL EXCEPTION TO INSTALL A 13,000 POUND CAPACITY BOAT LIFT AT THE PROPERTY LOCATED AT 1014 BEL AIR DRIVE #B3 (APPLICATION NO. PZ-26-12-SPEX)**

I. GENERAL INFORMATION:

Applicant (Property Owner):
Robert Chipman
1014 Bel Air Drive #B3
Highland Beach , FL 33487

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

Property Characteristics:

Comprehensive Plan Land Use: Multi Family Low Density

Zoning District: Residential Multiple Family Low Density (RML)

Parcel Control Number: 24-43-47-04-34-000-0023

Property address: 1014 Bel Air Drive #B3

Request and Analysis:

The Applicant is requesting a special exception to install a 13,000 pound capacity elevator boat lift for the property located at 1014 Bel Air Drive #B3 which is part of the Yachtsman's Cove Townhouse Condominium.

The Applicant has obtained both Florida Department of Environmental Protection (No. 50-0472462-001-EE) and U.S. Army Corps of Engineers (SAJ-2026-01702 RGP-LCK) authorization for the proposed boat lift.

Pursuant to Section 30-68(g)(6)a. of the Town Code, the permitted waterward extension of an accessory marine facility located, in this case, along a canal is 25 feet or 25 percent of the waterway width, whichever is less, measured from the wet face of the seawall or bulkhead. The width of the canal is approximately 150 feet and therefore the maximum encroachment of the boat lift into the canal is 25 feet. According to the Applicant's site plan (Sheet SP), the boat lift encroaches 20 feet 11 inches from the seawall wetface and therefore is compliant with the maximum encroachment requirement. The Applicant is compliant with Section 30-68(g)(3) of the Town Code which allows the maximum height for lifting devices at base flood elevation, as provided by the FEMA FIRM maps, plus eight (8) feet. The base flood elevation for the property is 7 feet and the top of the Applicant's boat lift measures 5 feet 10 inches from the existing dock (see Sheet DET-1).

The Applicant has provided a note on Sheet DET-1 that references the boat lift shall comply with the Town Code's definition of "boat lift" as follows:

> *Boat lift means the bottom of the keel of any boat shall not be hoisted greater than one foot above the existing 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 (Section 30-131).*

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

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

Staff reviewed the Applicant's proposed request to include the plan set, date stamped received by the Building Department on October 19, 2026, and finds that it is consistent with the special exception provisions of Section 30-36 of the Town Code, were applicable, and consistent with the Town Comprehensive Plan and Code of Ordinances.

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

Attachments: Application
Aerials
HOA approval
FDEP approval

ACOE approval
Applicant Plans (11X17)

TOWN OF HIGHLAND BEACH
DEVELOPMENT ORDER APPROVAL APPLICATION

Application #_____

PROPERTY INFORMATION ASSOCIATED WITH THIS APPLICATION	
Address: 1014 BEL AIR DR B3	**PCN:** 24434704340000023
Full Legal Description of the Property [as described in the deed] or reference to an attachment: YACHTSMANS COVE TOWNHOUSE CONDUNIT B-3	
Zoning District: RML- Multi-Family Low Density (24-High)	**What is the location of the installation?** ☒ Intracoastal Waterway (ICW) ☐ Interior Canal/Basin ☐ N/A

PROPERTY OWNER (APPLICANT) INFORMATION		
Name: Robert Chipman	**Phone:** (312)343-7057	**Fax:**
Mailing Address: 1014 Bel Air DR APT B3 Boca Raton, FL 33487		
Email Address: Chipmanrob@icloud.com		

APPLICANT'S AGENT INFORMATION		
Name: Akbar Mondal	**Phone:** (954)971-0811	**Fax:**
Company Name: Boat Lifts & Docks of S. FL		
Mailing Address: 1013 NW 31st Ave Pompano Beach, FL 33069		
Email Address: docksandlifts@gmail.com		

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

Installation of new 13K Boat Lift elevator with (2) new 12" wood piles.

Nothing being removed, only a new installation of 13,000LB Boat Lift with (2) new wood piles

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: Robert Chipman **Date:** 5/28/26

Applicant's Printed Name Robert Chipman

Received by the Town Clerk's Office:

Received By:_____ Date: _____

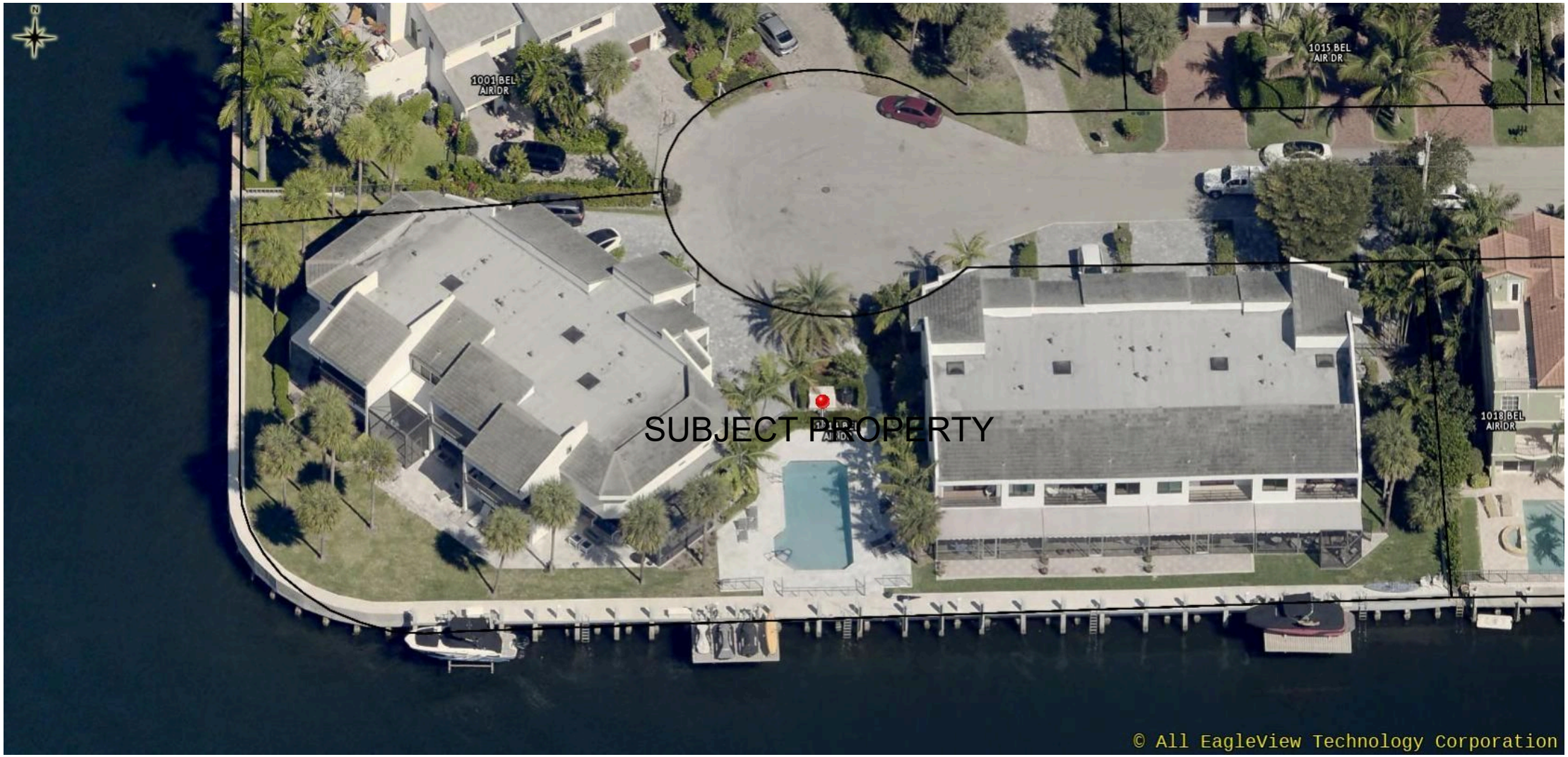
Date Public Notices Mailed: _____

Date Legal Advertisement Published: _____

DOROTHY JACKS
CFA, AAS
Palm Beach County Property Appraiser



Yachtsman's Cove Townhouse Condominium



02/25/2026

Yachtsman's Cove Townhouse Condominium Association

1000-1016 Bel Air Drive

Highland Beach, Florida 33487

Approval for Boat Lift at 1014 Bel Air Drive

June 16,2026

The Board of Directors of Yachtsman's Cove Townhouse Condominium Association has approved the installation of a boat lift for unit 1014.

Respectfully,

Larry Herskovitz

President, Yachtsman's Cove Townhouse Condominium Association

FLORIDA DEPARTMENT OF Environmental Protection

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

Ron DeSantis
Governor

Jay Collins
Lt. Governor

Alexis A. Lambert
Secretary

June 17, 2026

Robert Chipman
1014 Bel Air Drive
Highland Beach, FL, 33487
Sent via e-mail: docksandlifts@gmail.com

Re: File No.: 50-0472462-001-EE
File Name: Chipman Lift

Dear Mr. Chipman:

On June 5, 2026, we received your request for verification of exemption to install a boatlift onto an existing dock. The project is located in a residential canal, Class III Waters, adjacent to 1014 Bel Air Drive, Highland Beach (Section 4, Township 47 South, Range 43 East), in Palm Beach County (Latitude N 26°23'46.5525", Longitude W -80°4'10.0384").

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

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

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

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

1. Regulatory Review – VERIFIED

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

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

2. Proprietary Review – NOT REQUIRED

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

3. Federal Review – NOT APPROVED

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

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

Additional Information

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

NOTICE OF RIGHTS

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

Petition for Administrative Hearing

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

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

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

Time Period for Filing a Petition

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

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

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

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

Mediation
Mediation is not available in this proceeding.

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

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

EXECUTION AND CLERKING

Executed in Palm Beach County, Florida.

STATE OF FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION

Jaime Morales

Jaime Morales
Environmental Manager
Southeast District

Enclosures:
Attachment A - Specific Exemption Rule
Project drawings, 4 pages

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

FDEP – Jaime Morales, Cannon Hobbs
Steve Garbutt, Boat Lifts & Docks of South Florida, Inc., docksandlifts@gmail.com

Additional mailings:
Matt Mitchell, Palm Beach County, Environmental Resources, mmitchell@pbcgov.org

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

Farzana Talukder 06/17/2026
Clerk **Date**

Attachment A

Chapter 62-330.051 Exempt Activities.

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

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

(h) The installation of a pile-supported boat lift within an existing mooring area at a docking facility that is legally in existence, provided:

1. Such installation does not conflict with a condition of a permit issued thereunder;
2. The boat lift does not include additional structures, such as platforms, cat walks, and roofs.

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

STANDARD MANATEE CONDITIONS FOR IN-WATER WORK
2011

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

a. All personnel associated with the project shall be instructed about the presence of manatees and manatee speed zones, and the need to avoid collisions with and injury to manatees. The permittee shall advise all construction personnel that there are civil and criminal penalties for harming, harassing, or killing manatees which are protected under the Marine Mammal Protection Act, the Endangered Species Act, and the Florida Manatee Sanctuary Act.

b. All vessels associated with the construction project shall operate at "Idle Speed/No Wake" at all times while in the immediate area and while in water where the draft of the vessel provides less than a four-foot clearance from the bottom. All vessels will follow routes of deep water whenever possible.

c. Siltation or turbidity barriers shall be made of material in which manatees cannot become entangled, shall be properly secured, and shall be regularly monitored to avoid manatee entanglement or entrapment. Barriers must not impede manatee movement.

d. All on-site project personnel are responsible for observing water-related activities for the presence of manatee(s). All in-water operations, including vessels, must be shutdown if a manatee(s) comes within 50 feet of the operation. Activities will not resume until the manatee(s) has moved beyond the 50-foot radius of the project operation, or until 30 minutes elapses if the manatee(s) has not reappeared within 50 feet of the operation. Animals must not be herded away or harassed into leaving.

e. Any collision with or injury to a manatee shall be reported immediately to the FWC Hotline at 1-888-404-3922. Collision and/or injury should also be reported to the U.S. Fish and Wildlife Service in Jacksonville (1-904-731-3336) for north Florida or Vero Beach (1-772-562-3909) for south Florida, and to FWC at ImperiledSpecies@myFWC.com

f. Temporary signs concerning manatees shall be posted prior to and during all in-water project activities. All signs are to be removed by the permittee upon completion of the project. Temporary signs that have already been approved for this use by the Florida Fish and Wildlife Conservation Commission (FWC) must be used (see MyFWC.com/manatee). One sign which reads *Caution: Boaters* must be posted. A second sign measuring at least 81/2" by 11" explaining the requirements for "Idle Speed/No Wake" and the shut down of in-water operations must be posted in a location prominently visible to all personnel engaged in water-related activities. Questions concerning these signs can be sent to the email address listed above.

CAUTION: MANATEE HABITAT

All project vessels

IDLE SPEED / NO WAKE

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

SHUT DOWN

Report any collision with or injury to a manatee:



Wildlife Alert:

1-888-404-FWCC(3922)

cell *FWC or #FWC

UNITED STATES DEPARTMENT OF COMMERCE
National Oceanic and Atmospheric Administration
NATIONAL MARINE FISHERIES SERVICE
Southeast Regional Office
263 13th Avenue South
St. Petersburg, FL 33701

SEA TURTLE AND SMALLTOOTH SAWFISH CONSTRUCTION CONDITIONS

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

a. The permittee shall instruct all personnel associated with the project of the potential presence of these species and the need to avoid collisions with sea turtles and smalltooth sawfish. All construction personnel are responsible for observing water-related activities for the presence of these species.

b. The permittee shall advise all construction personnel that there are civil and criminal penalties for harming, harassing, or killing sea turtles or smalltooth sawfish, which are protected under the Endangered Species Act of 1973.

c. Siltation barriers shall be made of material in which a sea turtle or smalltooth sawfish cannot become entangled, be properly secured, and be regularly monitored to avoid protected species entrapment. Barriers may not block sea turtle or smalltooth sawfish entry to or exit from designated critical habitat without prior agreement from the National Marine Fisheries Service's Protected Resources Division, St. Petersburg, Florida.

d. All vessels associated with the construction project shall operate at "no wake/idle" speeds at all times while in the construction area and while in water depths where the draft of the vessel provides less than a four-foot clearance from the bottom. All vessels will preferentially follow deep-water routes (e.g., marked channels) whenever possible.

e. If a sea turtle or smalltooth sawfish is seen within 100 yards of the active daily construction/dredging operation or vessel movement, all appropriate precautions shall be implemented to ensure its protection. These precautions shall include cessation of operation of any moving equipment closer than 50 feet of a sea turtle or smalltooth sawfish. Operation of any mechanical construction equipment shall cease immediately if a sea turtle or smalltooth sawfish is seen within a 50-ft radius of the equipment. Activities may not resume until the protected species has departed the project area of its own volition.

f. Any collision with and/or injury to a sea turtle or smalltooth sawfish shall be reported immediately to the National Marine Fisheries Service's Protected Resources Division (727-824-5312) and the local authorized sea turtle stranding/rescue organization.

g. Any special construction conditions, required of your specific project, outside these general conditions, if applicable, will be addressed in the primary consultation.

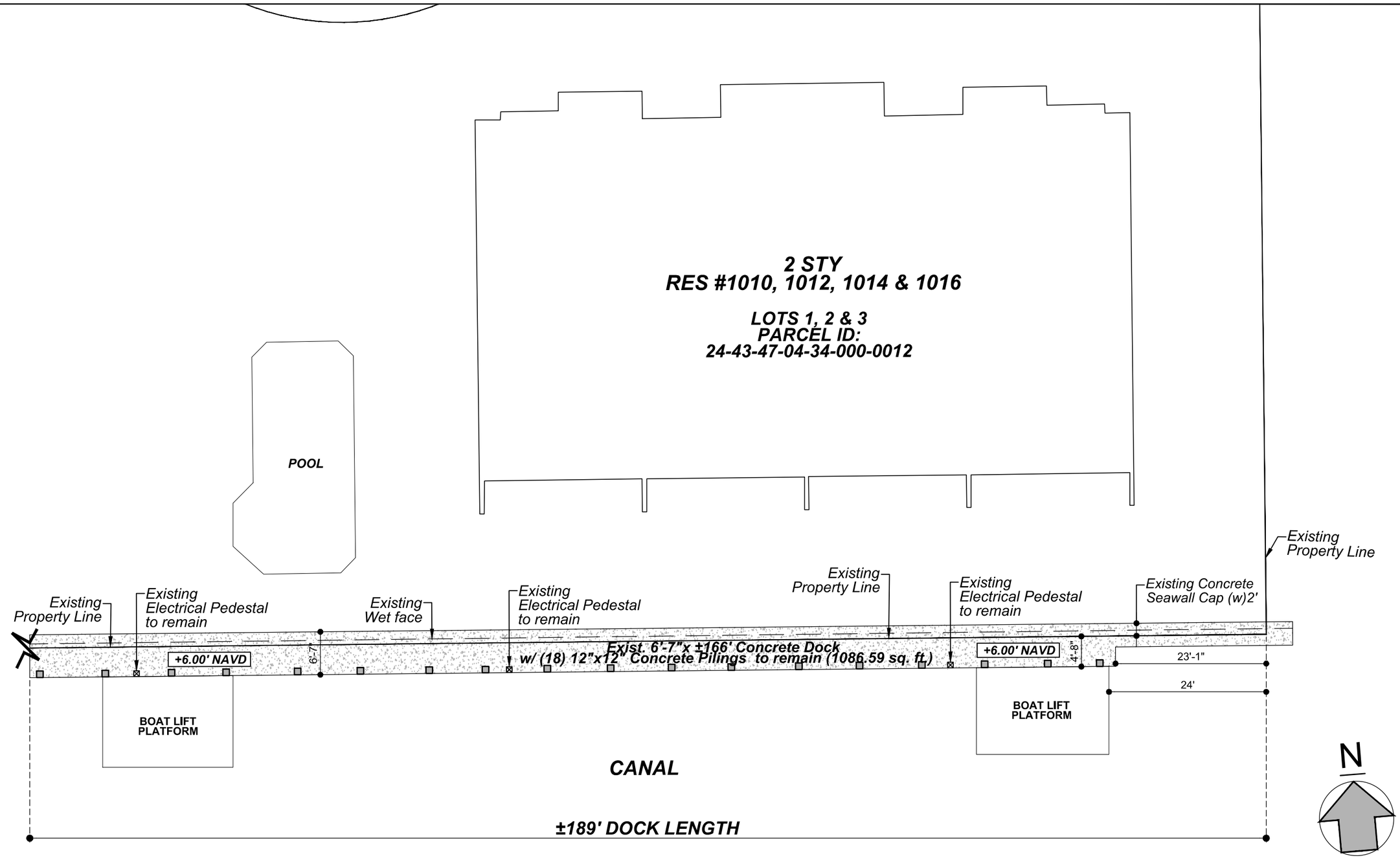
h. Any collision(s) with and/or injuries to any whale, or sturgeon occurring during the construction of a project, shall be reported immediately to NMFS's Protected Resources Division (PRD) at (727-824-5312).

i. Reports to NMFS's Protected Resources Division (PRD) may be made by email to takereport.nmfsser@noaa.gov.

j. Sea turtle and marine stranding/rescue organizations' contact information is available by region at http://www.nmfs.noaa.gov/pr/health/networks.htm.

k. Smalltooth sawfish encounters shall be reported to http://www.flmnh.ufl.edu/fish/sharks/sawfish/sawfishencounters.html.

l. All work must occur during daylight hours.

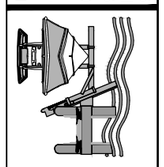


EXISTING CONDITION

SCALE: 1"=15'

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

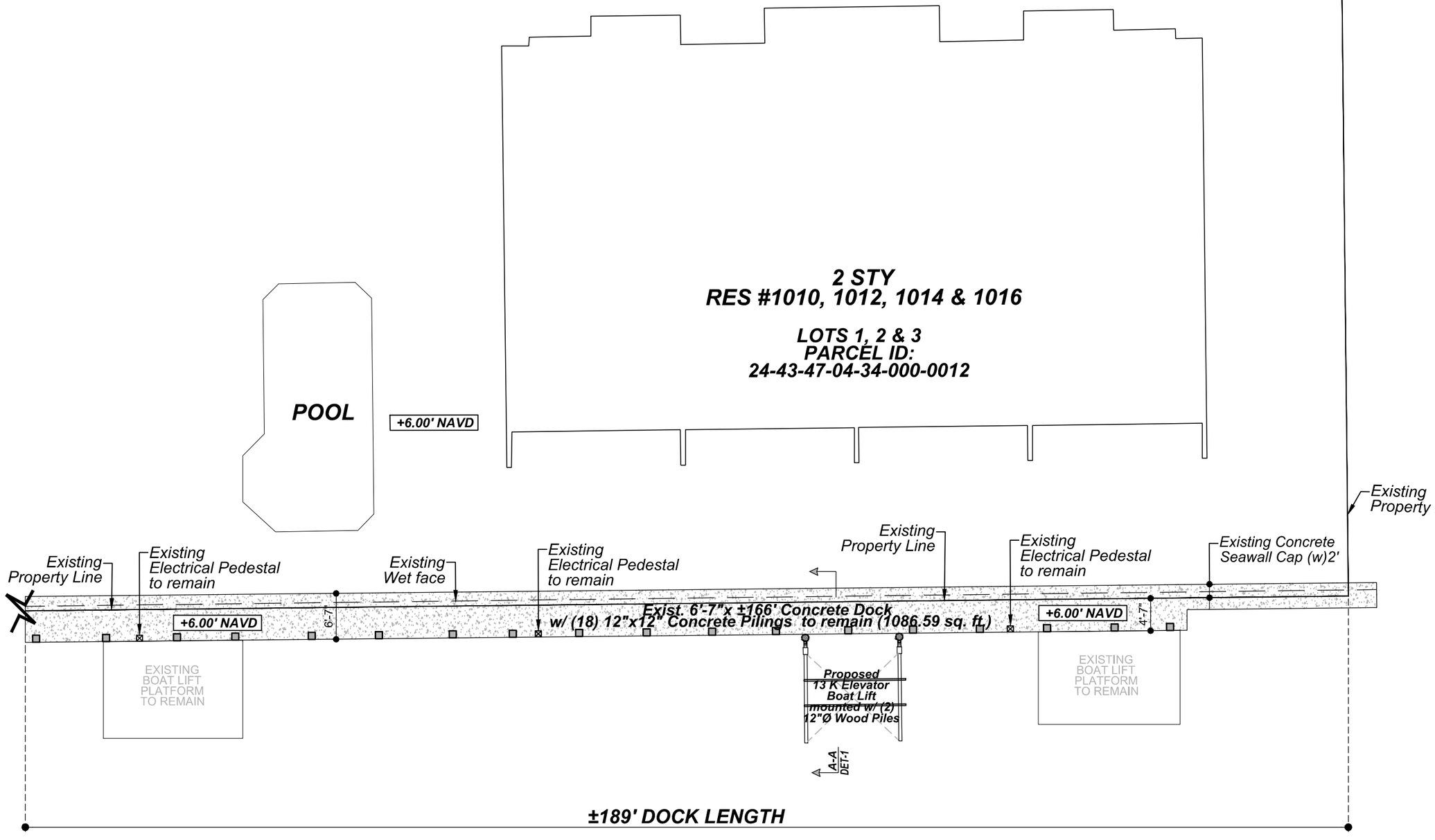
PREPARED FOR:
BOATLIFTS & DOCKS OF SOUTH FLORIDA
989 N.W. 31ST. AVENUE
POMPANO BEACH, FL 33069
954-971-0811 SCC131152208



Boat Lift FOR:
CHIPMAN RESIDENCE
1014 BEL AIR DR.
HIGHLAND BEACH, FL. 33487

DATE | NOTES/REVISIONS

Drawn by: MM
Checked by: NS
Date: 06/03/2026
Job No.: 26-017



PROPOSED CONDITIONS

SCALE: 1"=15"

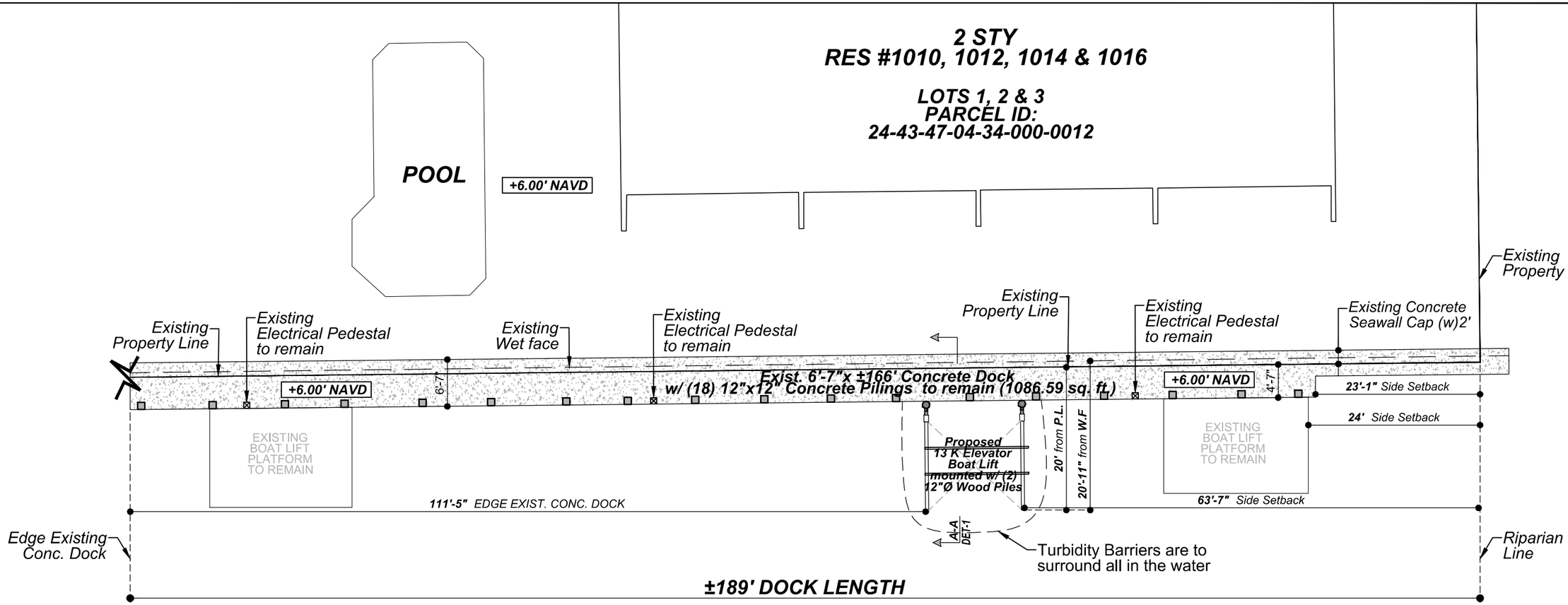
TUMAY CONSULTING ENGINEERS INC.
HIKMET TUMER TUMAY, P.E.
Email: tumayce@aol.com Delray Beach, FL 33484 Ph: (954) 520 5056 STATE OF FLORIDA # 50109 16405 Via Venetia West

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

Boat Lift FOR:
CHIPMAN RESIDENCE
1014 BEL AIR DR.
HIGHLAND BEACH, FL. 33487

DATE NOTES/REVISIONS

Drawn by: MM
Checked by: NS
Date: 06/03/2026
Job No.: 26-017



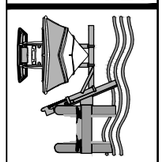
SITE PLAN
SCALE: 1"=15'

General Notes:

1. Proposed 13K Elevator Boat Lift, mounted on (2) 12" Ø Wood Pilings.
2. For all prestressed piles, extend pilings strands a min. of 18" into cap/dock steel or cut strands even top of pile & dowel/epoxy (2) #5 L-bars 12" w/ 6" min embedment.
3. All hardware to be galvanized or stainless steel.
4. Turbidity barriers are to surround all in water construction areas during piling and/or panel installation activities.
5. Elevations shown are based on the North American Vertical Datum of 1988.
6. Design in accordance with 2023 8th Edition of the Florida Building Code.
7. Construction methods, procedures, and sequences are the responsibility of the Contractor. The Contractor shall take the necessary means to maintain and protect the structural integrity and serviceability of the construction at all times.
8. Any discrepancies found for any circumstance between the structural plans and the existing conditions found on site and/or any conditions that were omitted on the plans will be the responsibility of the Contractor to immediately bring to the attention of the Engineer of Record.
9. Existing conditions are unknown, therefore, worst case conditions have been approximated. all exist. conditions are assumed and must be confirmed by the Contractor after permitting.
10. Engineer's Limitations of Responsibility: The Engineer shall not be responsible for the quality or composition of materials, fabrications, construction inspection, supervision, or review, special inspection, or the quality and correctness of construction unless the appropriate submissions, reports, approvals, inspections, site visit, construction review, or special inspections are performed by the Engineer or his representative as required herein, and then only such responsibility as is associated with the specific work performed as is commonly assigned a structural engineer in relation to other engineering and construction disciplines associated with the project.
11. The Engineer shall not be responsible for site and construction safety and/or the safety of construction workers. Site and construction safety is the responsibility of the Contractor. The Contractor shall be responsible for the safety of his employees and the safety of the employee of all subcontractors to the project.
12. Engineer's Statement of Compliance: To the best of the Engineer's knowledge, the structural plans and specifications presented herein comply with the applicable minimum building codes, standards, and practices.

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

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



Boat Lift FOR:
CHIPMAN RESIDENCE
1014 BEL AIR DR.
HIGHLAND BEACH, FL. 33487

DATE	NOTES/REVISIONS

Drawn by: MM
Checked by: NS
Date: 06/03/2026
Job No.: 26-017

ENVIRONMENTAL NOTE:

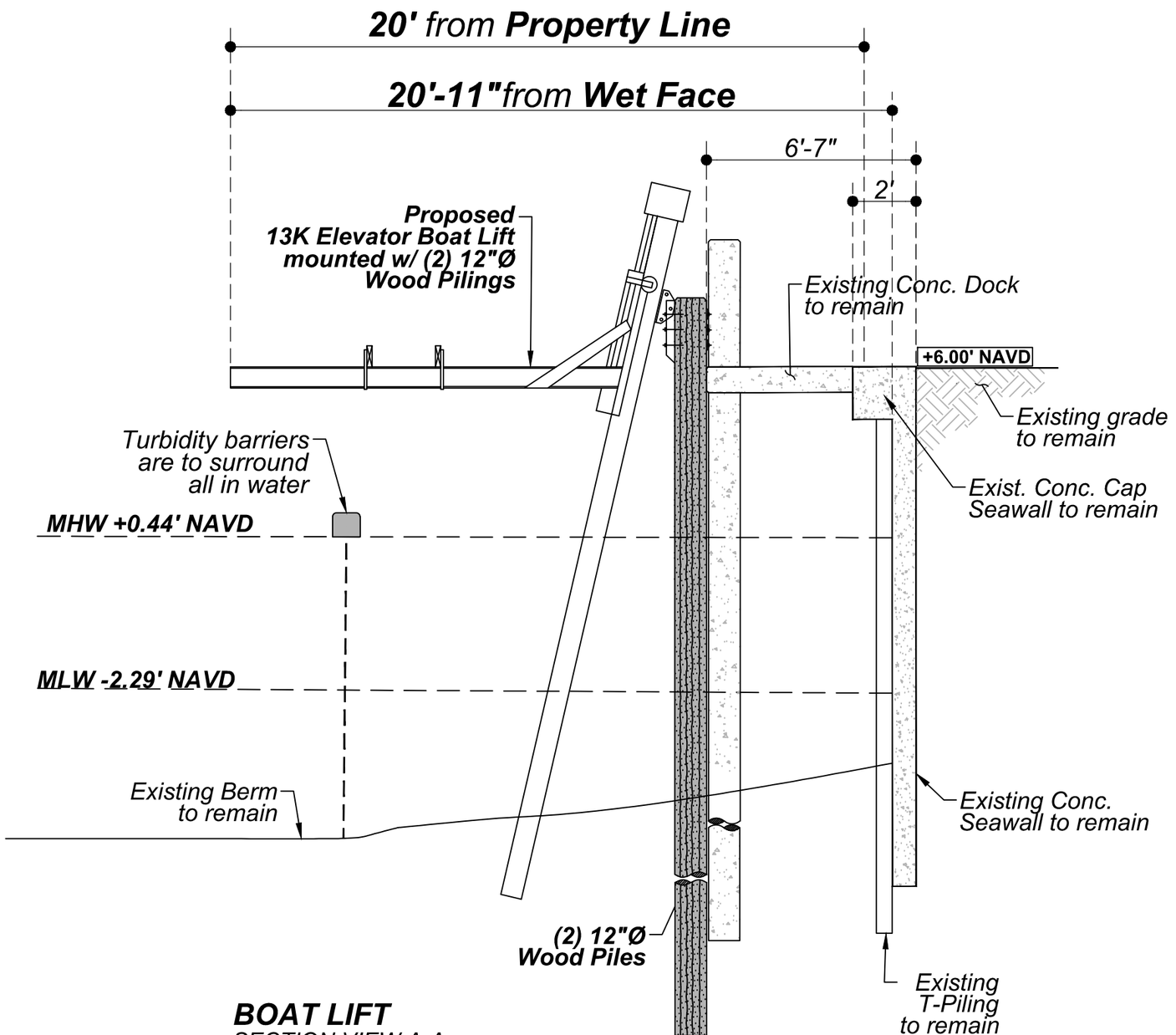
1. *I-Beam and Pilings shall be jetted into sufficient depth over the seabed free of any seagrass (crew shall physically dive and verify the placement and jetted the piling into the bed)*

2. *Turbidity barrier is to be placed surrounding the proposed work to minimize the sediment dispersion in the area to protect the existing seagrass in the area.*

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

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

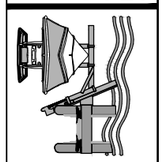
BOAT LIFT - DETAILS
SCALE: 1/4"=1'-0"



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

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

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



Boat Lift FOR:
CHIPMAN RESIDENCE
1014 BEL AIR DR. HIGHLAND BEACH, FL. 33487

DATE	NOTES/REVISIONS

Drawn by: MM
Checked by: NS
Date: 06/03/2026
Job No.: 26-017

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

June 29, 2026

Regulatory Division
South Permits Branch
Palm Beach Gardens Section
SAJ-2026-01702(RGP-LCK)

Robert Chipman
1013 NW 31st Ave.
Pompano Beach, Florida, 33069
docksandlift@gmial.com

Dear Mr. Chipman:

The U.S. Army Corps of Engineers (Corps) has completed the review of your application for a Department of the Army permit, which the Corps received on April 2, 2026. Your application was assigned to file number SAJ-2026-01702(GP-LCK). A review of the information and drawings provided indicates that the proposed work is to improve navigation of a multi-family residence by the installation of an elevator boat lift with two (2) 12” wood piles within an existing slip. The activity subject to this permit are authorized pursuant to authorities under Section 10 of the Rivers and Harbors Act of 1899 (33 U.S.C. § 403). The project is located within waters of the U.S. associated with the Intracoastal Waterway at 1014 Bel Air drive (Section 04, Township 47 South, 43 Range East), Highland Beach, Palm Beach County Florida (26.3966°, -80.0693°).

This letter verifies your project, as described above and depicted on the enclosed drawings, is authorized by Regional General Permit (RGP) SAJ-20 and any subsequent modifications, if applicable. **This RGP authorization is valid until March 28, 2028.** If you commence or are under contract to commence this activity before the date that SAJ-20 expires or is revoked, you will have 12 months from the date of the expiration or revocation of SAJ-20 to complete the activity under the present terms and conditions of SAJ-20.

Please access the Corps' Jacksonville District Regulatory Division web page to view the special and general conditions for SAJ-20, which apply specifically to this authorization. The Internet URL address is: https://www.sad.usace.army.mil/Missions/Regulatory/Florida/. Please be aware this Internet address is case sensitive and you will need to enter it exactly as it appears above. Once there, select “Permitting,” then “General Permits.” Then you will need to select the specific SAJ permit noted above.

You must comply with all of the general and special conditions of the RGP, as well as any project-specific conditions included in this letter.

General Conditions:

1. The time limit for completing the work authorized ends on **March 28, 2028.**

2. You must maintain the activity authorized by this permit in good condition and in conformance with the terms and conditions of this permit. You are not relieved of this requirement if you abandon the permitted activity, although you may make a good faith transfer to a third party in compliance with General Condition 4 below. Should you wish to cease to maintain the authorized activity or should you desire to abandon it without a good faith transfer, you must obtain a modification of this permit from this office, which may require restoration of the area.

3. If you discover any previously unknown historic or archeological remains while accomplishing the activity authorized by this permit, you must immediately notify this office of what you have found. We will initiate the Federal and state coordination required to determine if the remains warrant a recovery effort of if the site is eligible for listing in the National Register of Historic Places.

4. If you sell the property associated with this permit you must obtain the signature of the new owner on the attached transfer form (Attachment) and forward a copy to this office to validate the transfer of this authorization.

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

Project Specific Special Conditions:

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

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

a. For electronic mail (preferred): SAJ-RD-Enforcement@usace.army.mil (not to exceed 15 MB).
b. For standard mail: U.S. Army Corps of Engineers, Regulatory Division, Enforcement Section, P.O. Box 4970, Jacksonville, FL 32232-0019.

The Permittee shall reference this permit number, SAJ-2026-01702 (GP –LCK), on all submittals.

2. Self-Certification: Within 60 days of completion of the work authorized by this permit, the Permittee shall complete the ENG Form 6285, “Certification of Compliance with Department of Army Permit” (located

at https://www.publications.usace.army.mil/Portals/76/Eng_Form_6285_2024%20Dec%20FINAL.pdf) and submit it to the Corps.

3. Cultural Resources/Historic Properties:

a. No structure or work shall adversely affect, impact, or disturb properties listed in the National Register of Historic Places (NRHP), or those eligible for inclusion in the NRHP.
b. If, during permitted activities, items that may have historic or archaeological origin are observed the Permittee shall immediately cease all activities adjacent to the discovery that may result in the destruction of these resources and shall prevent his/her employees from further removing, or otherwise damaging, such resources. The applicant shall notify both the Florida Department of State, Division of Historical Resources, Compliance Review Section at (850)-245-6333 and the Corps, of the observations within the same business day (8 hours). Examples of submerged historical, archaeological or cultural resources include shipwrecks, shipwreck debris fields (such as steam engine parts, or wood planks and beams), anchors, ballast rock, concreted iron objects, concentrations of coal, prehistoric watercraft (such as log "dugouts"), and other evidence of human activity. The materials may be deeply buried in sediment, resting in shallow sediments or above them, or protruding into water. The Corps shall coordinate with the Florida State Historic Preservation Officer (SHPO) to assess the significance of the discovery and devise appropriate actions. Project activities shall not resume without verbal and/or written authorization from the Corps.
c. Additional cultural resources assessments may be required of the permit area in the case of unanticipated discoveries as referenced in accordance with the above Special Condition and, if deemed necessary by the SHPO or Corps, in accordance with 36 CFR 800 or 33 CFR 325, Appendix C (5). Based on the circumstances of the discovery, equity to all parties, and considerations of the public interest, the Corps may modify, suspend, or revoke the permit in accordance with 33 CFR Part 325.7. Such activity shall not resume on non-federal lands without written authorization from the SHPO for finds under his or her jurisdiction, and from the Corps.
d. In the unlikely event that unmarked human remains are identified on non-federal lands; they will be treated in accordance with Section 872.05 Florida Statutes. All work and ground disturbing activities within a 100-meter diameter of the unmarked human remains shall immediately cease and the Permittee shall immediately notify the medical examiner, Corps, and State Archaeologist within the same business day (8-hours). The Corps shall then notify the appropriate SHPO. Based on the circumstances of the discovery, equity to all parties, and considerations of the public interest, the Corps may modify, suspend, or revoke the permit in accordance with 33 CFR Part 325.7. Such activity shall not resume without written authorization from the SHPO and from the Corps.

4. Assurance of Navigation and Maintenance: The Permittee understands and agrees that, if future operations by the United States require the removal, relocation, or

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

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

JAXBO may be subject to revision at any time. The most recent version of the JAXBO must be utilized during the design and construction of the permitted work.

6. Manatee Conditions: The Permittee shall comply with the "Standard Manatee Conditions for In-Water Work – 2011" (Attachment). The most recent version of the Manatee Conditions must be utilized.

7. Turbidity Barriers: Prior to the initiation of any of the work authorized by this permit, the Permittee shall install floating turbidity barriers with weighted skirts that extend within 1 foot of the bottom around all work areas that are in, or adjacent to, surface waters. The turbidity barriers shall remain in place and be maintained daily until the authorized work has been completed and turbidity within the construction area has returned to ambient levels. Turbidity barriers shall be removed upon stabilization of the work area.

This letter of authorization does not include conditions that would prevent the 'take' of a state-listed fish or wildlife species. These species are protected under sec. 379.411, Florida Statutes, and listed under Rule 68A-27, Florida Administrative Code. With regard to fish and wildlife species designated as species of special concern or threatened by the State of Florida, you are responsible for coordinating directly with the Florida Fish and Wildlife Conservation Commission (FWC). You can visit the FWC license and permitting webpage (http://www.myfwc.com/license/wildlife/) for more information, including a list of those fish and wildlife species designated as species of special concern or threatened. The Florida Natural Areas Inventory

(http://www.fnai.org/) also maintains updated lists, by county, of documented occurrences of those species.

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

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

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

Should you have any questions related to this RGP verification or have issues accessing the documents referenced in this letter, please contact Linda C. Knoeck by email at Linda.C.Knoeck@usace.army.mil.

Sincerely,

Linda C. Knoeck

Linda C. Knoeck
Senior Project Manager

Enclosures:
Drawings
Department of Army Transfer Form
Manatee Form
Cc:
Agent

DEPARTMENT OF THE ARMY PERMIT TRANSFER REQUEST

DA PERMIT NUMBER: SAJ-2026-01702(RGP-LCK)

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

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

_____
(TRANSFEREE-SIGNATURE)

_____
(DATE)

_____
(NAME-PRINTED)

_____

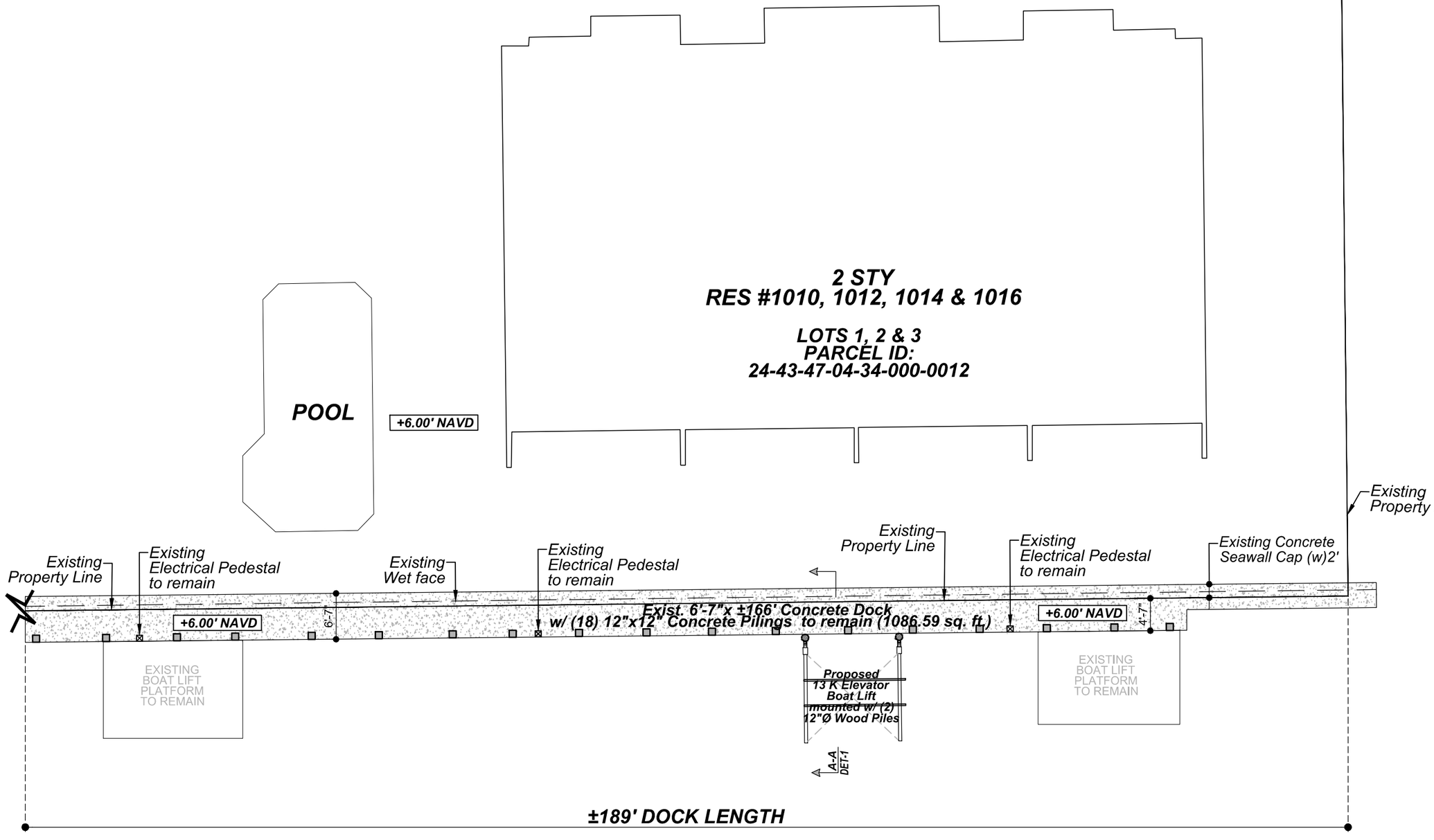
_____
(MAILING ADDRESS)

_____
(CITY, STATE, ZIP CODE)

_____
(SUBDIVISION)

_____ _____
(LOT) **(BLOCK)**

_____
(STREET ADDRESS)



PROPOSED CONDITIONS

SCALE: 1"=15"

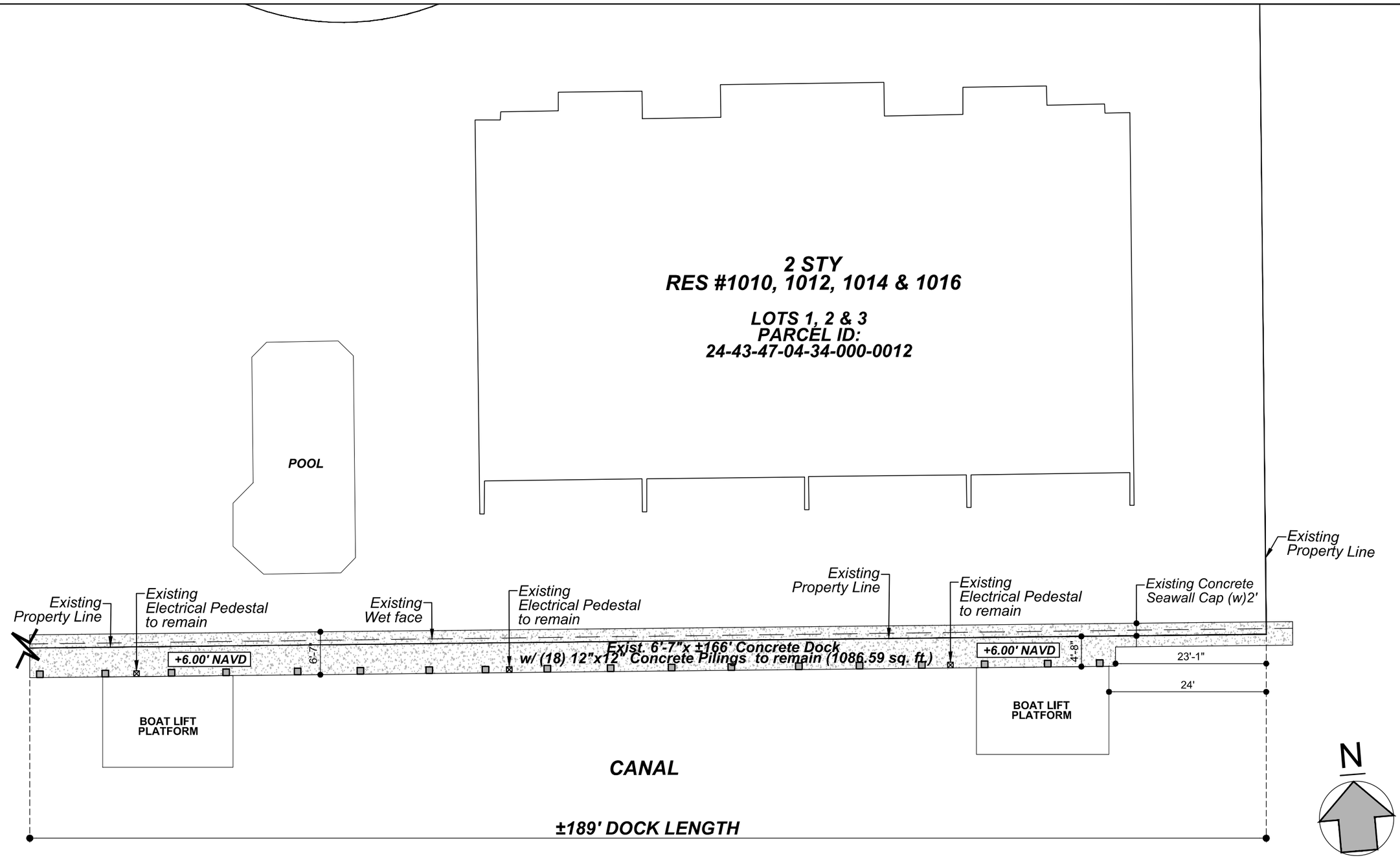
TUMAY CONSULTING ENGINEERS INC.
HIKMET TUMER TUMAY, P.E.
Email: tumayce@aol.com Delray Beach, FL 33484 Ph: (954) 520 5056 STATE OF FLORIDA # 50109 16405 Via Venetia West

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

Boat Lift FOR:
CHIPMAN RESIDENCE
1014 BEL AIR DR.
HIGHLAND BEACH, FL. 33487

DATE NOTES/REVISIONS

Drawn by: MM
Checked by: NS
Date: 06/03/2026
Job No.: 26-017



EXISTING CONDITION

SCALE: 1"=15'

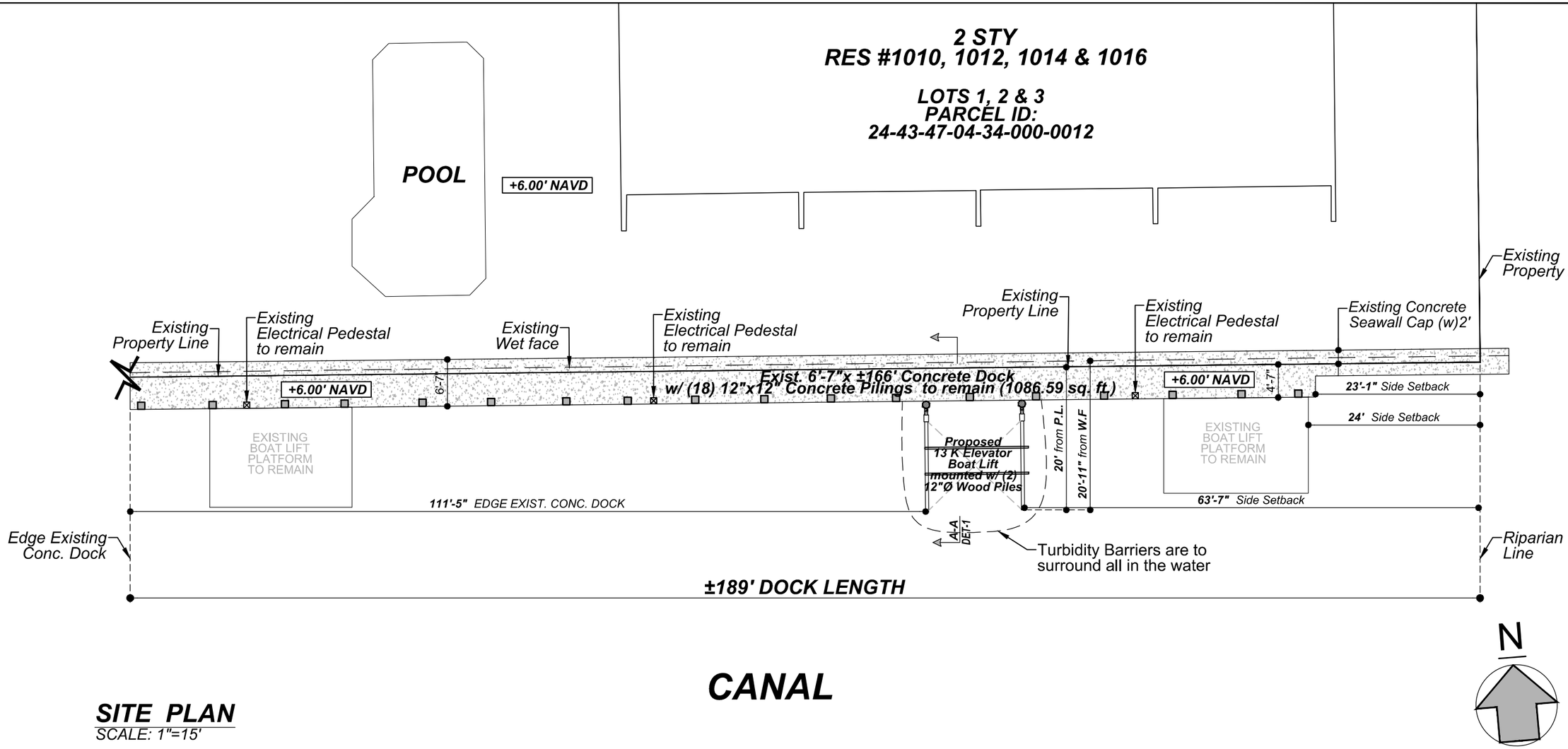
TUMAY CONSULTING ENGINEERS INC.
HIKMET TUMER TUMAY, P.E.
Email: tumayce@aol.com Delray Beach, FL 33484 Ph: (954) 520 5056 STATE OF FLORIDA # 50109 16405 Via Venetia West

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

Boat Lift FOR:
CHIPMAN RESIDENCE
1014 BEL AIR DR.
HIGHLAND BEACH, FL. 33487

DATE NOTES/REVISIONS

Drawn by: MM
Checked by: NS
Date: 06/03/2026
Job No.: 26-017



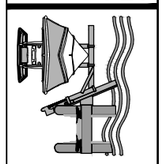
SITE PLAN
SCALE: 1"=15'

General Notes:

1. Proposed 13K Elevator Boat Lift, mounted on (2) 12" Ø Wood Pilings.
2. For all prestressed piles, extend pilings strands a min. of 18" into cap/dock steel or cut strands even top of pile & dowel/epoxy (2) #5 L-bars 12" w/ 6" min embedment.
3. All hardware to be galvanized or stainless steel.
4. Turbidity barriers are to surround all in water construction areas during piling and/or panel installation activities.
5. Elevations shown are based on the North American Vertical Datum of 1988.
6. Design in accordance with 2023 8th Edition of the Florida Building Code.
7. Construction methods, procedures, and sequences are the responsibility of the Contractor. The Contractor shall take the necessary means to maintain and protect the structural integrity and serviceability of the construction at all times.
8. Any discrepancies found for any circumstance between the structural plans and the existing conditions found on site and/or any conditions that were omitted on the plans will be the responsibility of the Contractor to immediately bring to the attention of the Engineer of Record.
9. Existing conditions are unknown, therefore, worst case conditions have been approximated. all exist. conditions are assumed and must be confirmed by the Contractor after permitting.
10. Engineer's Limitations of Responsibility: The Engineer shall not be responsible for the quality or composition of materials, fabrications, construction inspection, supervision, or review, special inspection, or the quality and correctness of construction unless the appropriate submissions, reports, approvals, inspections, site visit, construction review, or special inspections are performed by the Engineer or his representative as required herein, and then only such responsibility as is associated with the specific work performed as is commonly assigned a structural engineer in relation to other engineering and construction disciplines associated with the project.
11. The Engineer shall not be responsible for site and construction safety and/or the safety of construction workers. Site and construction safety is the responsibility of the Contractor. The Contractor shall be responsible for the safety of his employees and the safety of the employee of all subcontractors to the project.
12. Engineer's Statement of Compliance: To the best of the Engineer's knowledge, the structural plans and specifications presented herein comply with the applicable minimum building codes, standards, and practices.

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

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



Boat Lift FOR:
CHIPMAN RESIDENCE
1014 BEL AIR DR.
HIGHLAND BEACH, FL. 33487

DATE | NOTES/REVISIONS

Drawn by: MM
Checked by: NS
Date: 06/03/2026
Job No.: 26-017

ENVIRONMENTAL NOTE:

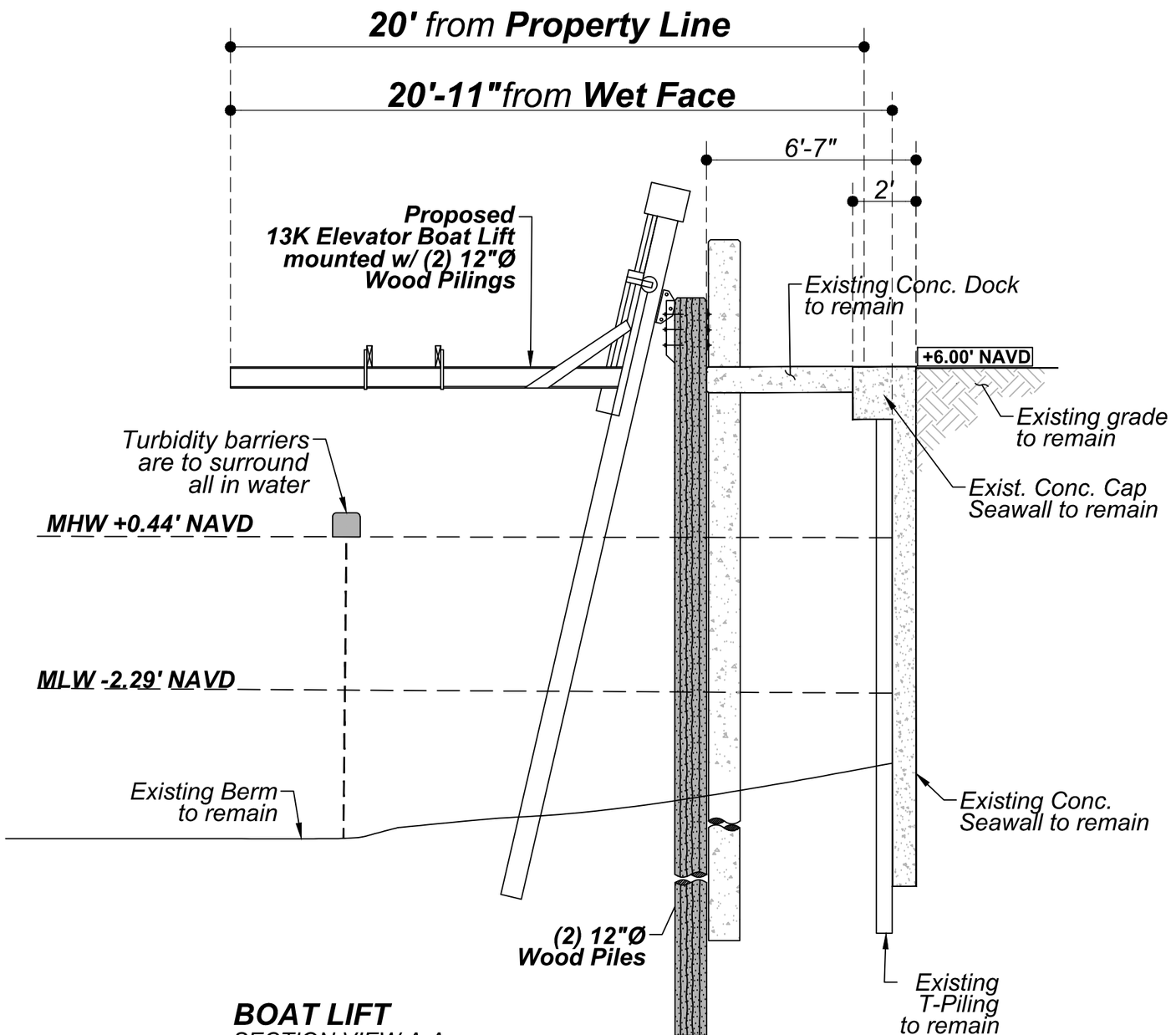
1. *I-Beam and Pilings shall be jetted into sufficient depth over the seabed free of any seagrass (crew shall physically dive and verify the placement and jetted the piling into the bed)*

2. *Turbidity barrier is to be placed surrounding the proposed work to minimize the sediment dispersion in the area to protect the existing seagrass in the area.*

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

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

BOAT LIFT - DETAILS
SCALE: 1/4"=1'-0"



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

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

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

Boat Lift FOR:
CHIPMAN RESIDENCE
1014 BEL AIR DR.
HIGHLAND BEACH, FL. 33487

DATE | NOTES/REVISIONS

Drawn by: MM
Checked by: NS
Date: 06/03/2026
Job No.: 26-017

DE

STANDARD MANATEE CONDITIONS FOR IN-WATER WORK

2011

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

a. All personnel associated with the project shall be instructed about the presence of manatees and manatee speed zones, and the need to avoid collisions with and injury to manatees. The permittee shall advise all construction personnel that there are civil and criminal penalties for harming, harassing, or killing manatees which are protected under the Marine Mammal Protection Act, the Endangered Species Act, and the Florida Manatee Sanctuary Act.

b. All vessels associated with the construction project shall operate at "Idle Speed/No Wake" at all times while in the immediate area and while in water where the draft of the vessel provides less than a four-foot clearance from the bottom. All vessels will follow routes of deep water whenever possible.

c. Siltation or turbidity barriers shall be made of material in which manatees cannot become entangled, shall be properly secured, and shall be regularly monitored to avoid manatee entanglement or entrapment. Barriers must not impede manatee movement.

d. All on-site project personnel are responsible for observing water-related activities for the presence of manatee(s). All in-water operations, including vessels, must be shutdown if a manatee(s) comes within 50 feet of the operation. Activities will not resume until the manatee(s) has moved beyond the 50-foot radius of the project operation, or until 30 minutes elapses if the manatee(s) has not reappeared within 50 feet of the operation. Animals must not be herded away or harassed into leaving.

e. Any collision with or injury to a manatee shall be reported immediately to the Florida Fish and Wildlife Conservation Commission (FWC) Hotline at 1-888-404-3922. Collision and/or injury should also be reported to the U.S. Fish and Wildlife Service in Jacksonville (1-904-731-3336) for north Florida or Vero Beach (1-772-562-3909) for south Florida, and to FWC at ImperiledSpecies@myFWC.com

f. Temporary signs concerning manatees shall be posted prior to and during all in-water project activities. All signs are to be removed by the permittee upon completion of the project. Temporary signs that have already been approved for this use by the FWC must be used. One sign which reads *Caution: Boaters* must be posted. A second sign measuring at least 8 ½" by 11" explaining the requirements for "Idle Speed/No Wake" and the shut down of in-water operations must be posted in a location prominently visible to all personnel engaged in water-related activities. These signs can be viewed at MyFWC.com/manatee. Questions concerning these signs can be sent to the email address listed above.

CAUTION: MANATEE HABITAT

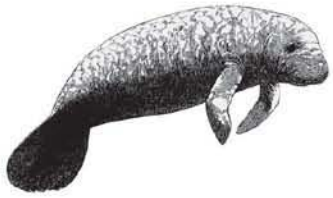
All project vessels

IDLE SPEED / NO WAKE

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

SHUT DOWN

Report any collision with or injury to a manatee:



Wildlife Alert:

1-888-404-FWCC(3922)

cell *FWC or #FWC

G.T.T. Surveyors & Mappers, Inc.

FIELD WORK DATE: 4/1/2026 **REVISION DATES:** (REV.2 6/2/2026) (REV.2 4/7/2026) (REV.1 4/6/2026)

2402.0008-03
BOUNDARY SURVEY
UPDATE
PALM BEACH COUNTY

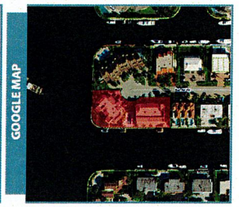
PLAT OF HIGHLAND BEACH ISLES
P.B.25, PG.154

PROPERTY ADDRESS	SURVEY NUMBER
1014 BEL AIR DR, HIGHLAND BEACH, FLORIDA 33487	2402.0008-03

PROPERTY PICTURE



GOOGLE MAP



TRANSACTION

CLIENT ORDER NUMBER:	DATE: 04/07/26
BUYER:	
SELLER:	
CERTIFIED TO: ROBERT CHIPMAN	

LEGAL DESCRIPTION

LOTS 1, 2 AND 3, HIGHLAND BEACH ISLES, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 25, PAGE 154 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

POINTS OF INTEREST

NONE VISIBLE

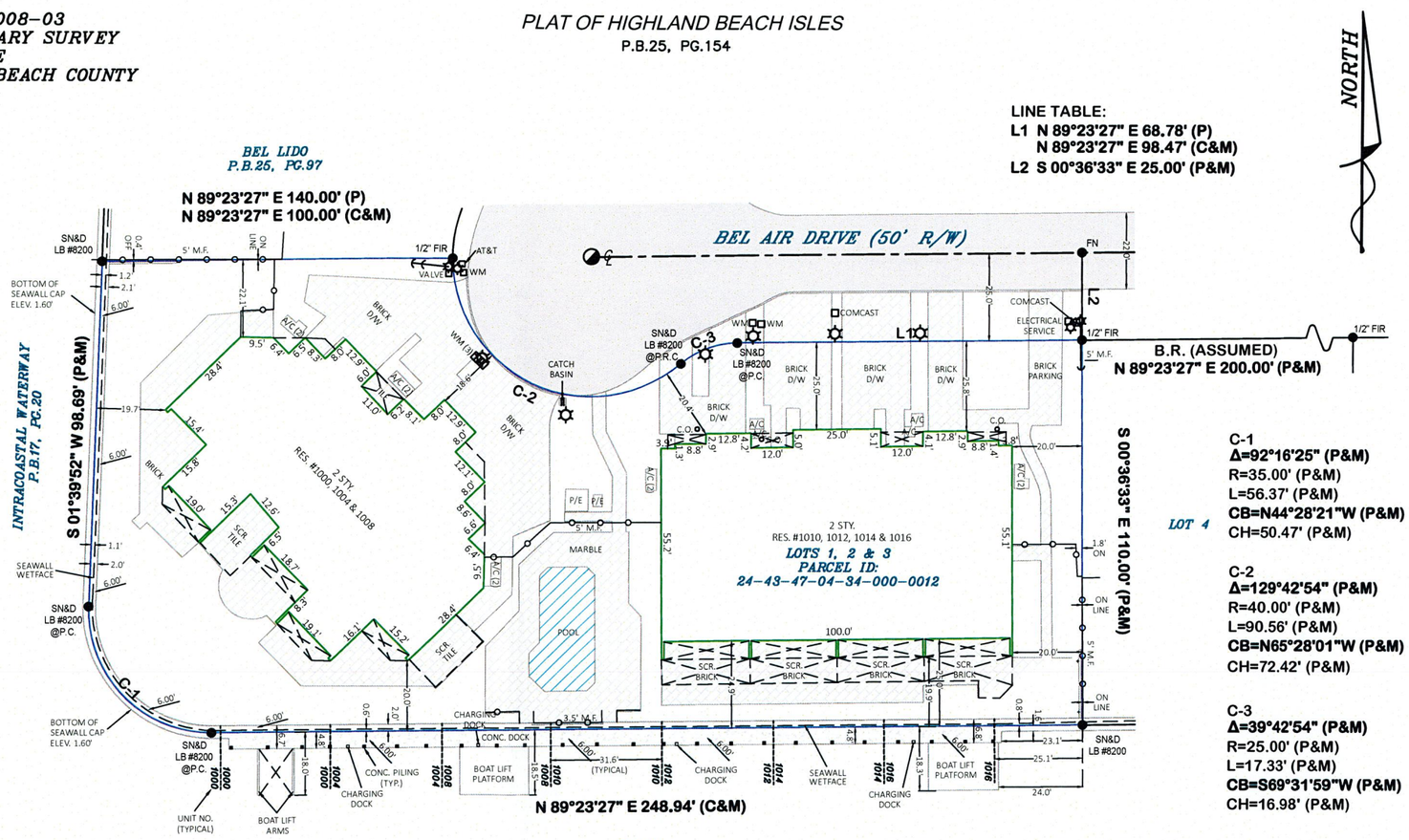
FLOOD INFORMATION

BY PERFORMING A SEARCH WITH THE LOCAL GOVERNING MUNICIPALITY OR WWW.FEMA.GOV, THE PROPERTY APPEARS TO BE LOCATED IN ZONE AE (WITH A BASE FLOOD ELEVATION OF 7'). THIS PROPERTY WAS FOUND IN TOWN OF HIGHLAND BEACH , COMMUNITY NUMBER 125111, DATED 12/20/2024.

JOB SPECIFIC SURVEYOR NOTES

THE ASSUMED BEARING REFERENCE OF NORTH 89 DEGREES 23 MINUTES 27 SECONDS EAST IS BASED ON THE SOUTHERLY RIGHT-OF-WAY LINE OF BEL AIR DRIVE, LOCATED WITHIN HIGHLAND BEACH ISLES, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 25, PAGE 154 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

BOUNDARY SURVEY FIELD WORK DATE: 02/05/2024



LINE TABLE:
L1 N 89°23'27" E 68.78' (P)
N 89°23'27" E 98.47' (C&M)
L2 S 00°36'33" E 25.00' (P&M)

NORTH

C-1
Δ=92°16'25" (P&M)
R=35.00' (P&M)
L=56.37' (P&M)
CB=N44°28'21"W (P&M)
CH=50.47' (P&M)

C-2
Δ=129°42'54" (P&M)
R=40.00' (P&M)
L=90.56' (P&M)
CB=N65°28'01"W (P&M)
CH=72.42' (P&M)

C-3
Δ=39°42'54" (P&M)
R=25.00' (P&M)
L=17.33' (P&M)
CB=S69°31'59"W (P&M)
CH=16.98' (P&M)

0.00' DENOTES EXISTING ELEVATIONS IN FEET

HORIZONTAL ACCURACY & METHOD:HORIZONTAL CONTROL WAS ESTABLISHED USING RTK GNSS (FPRN) AND CONVENTIONAL TOTAL-STATION OBSERVATIONS. EXPECTED HORIZONTAL ACCURACY, CONSIDERING TYPICAL FIELD OBSTRUCTIONS AND IRREGULAR SURFACES, IS ±0.05–0.10 FT.

VERTICAL DATUM, ACCURACY & METHOD:
ELEVATIONS REFERENCED TO NAVD88 (GEOID 18). VERTICAL CONTROL ESTABLISHED USING RTK GNSS (FPRN), WITH EXPECTED VERTICAL ACCURACY OF ±0.08–0.12 FT

GRAPHIC SCALE 1 INCH = 40' (FEET)
40 20 0 20 40

FELIPE M CARVALHO License Number 7137 STATE OF FLORIDA Professional Surveyor and Mapper

Digitally signed by Felipe Carvalho
Date: 2026.06.02 15:54:32 -03'00'

I hereby certify that this Boundary Survey of the hereon described property has been made under my direction, and to the best of my knowledge and belief, it is a true and accurate representation of a survey that meets the Standards of Practice set forth by the Florida Board of Professional Surveyors & Mappers in Chapter 5J-17 of the Florida Administrative Code.

RECEIVED
OCT 19 2026
HIGHLAND BEACH
BUILDING DEPARTMENT

SURVEYOR'S LEGEND



THANKS TO

GEOMATICS TOP TEAM INC.
SURVEYORS & MAPPERS
6224 MOHAWK TERRACE
MARGATE, FL 33063
LB#8200
gtt@geotopteam.com

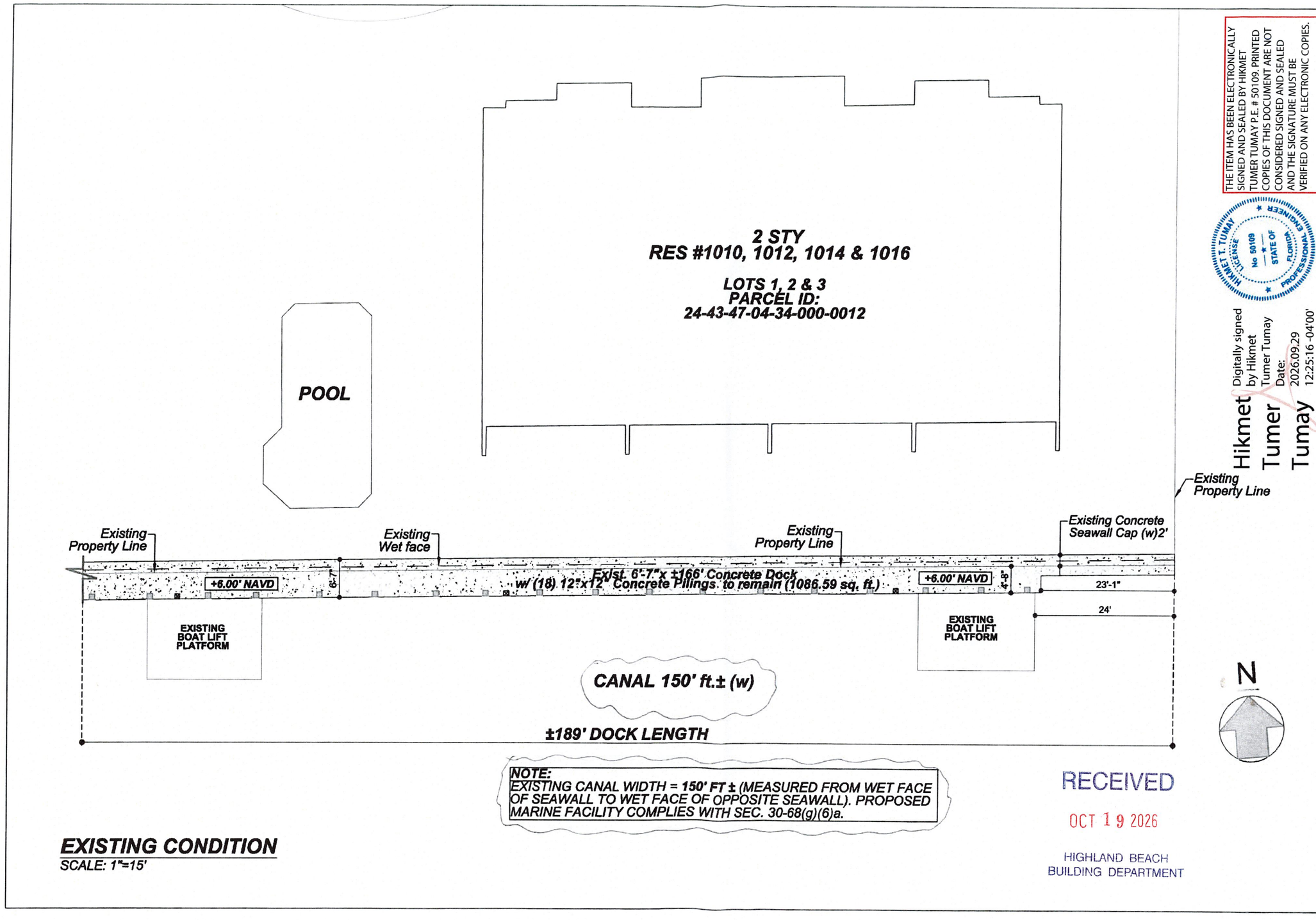
GENERAL SURVEYOR NOTES

1. The Legal Description used to perform this survey was supplied by others. This survey does not determine or imply ownership.
2. This survey only shows improvements, found above ground. Underground footings, utilities and encroachments are not located on this survey map.
3. If there is a septic tank, or drain field shown on this survey, the location is approximate as the location was either shown to Surveyor by a third party or it was estimated by metal detection, probing rods, and visual above ground inspection only. No excavation was performed in order to determine the exact and accurate location.
4. This survey is exclusively for the use of the parties to whom it is certified.
5. Additions or deletions to this survey map and report by other than the signing party or parties is prohibited without written consent of the signing party or parties.
6. Dimensions are in feet and decimals thereof.
7. Due to varying construction standards, house dimensions are approximate.
8. Any FEMA flood zone data contained on this survey is for informational purposes only. Research to obtain such data was performed at www.fema.gov.
9. All corners marked as set are at a minimum a 1/2"diameter, 18" iron rebar with a cap stamped LB#8200.
10. If you are reading this survey in an electronic format, the information contained on this document is only valid if this document is electronically signed as specified in Chapter 5J-17.062 (3) of the Florida Administrative Code. The Electronic Signature File related to this document is prominently displayed on the invoice for this survey, which is sent under separate cover. Manually signed and sealed logs of all survey signature files are kept in the office of the performing surveyor. If this document is in paper format,it is not valid without the signature and original raised seal of a Florida Licensed Surveyor.
11. Unless otherwise noted, an examination of the abstract of title was NOT performed by the signing surveyor to determine which instruments, if any, are affecting this property.
12. The symbols reflected in the legend and on this survey may have been enlarged or reduced for clarity. The symbols have been plotted at the center of the field location, and may not represent the actual shape or size of the feature.
13. Points of Interest (POI's) are selected above-ground improvements which may be in conflict with boundary, building setback or easement lines, as defined by the parameters of this survey. There may be additional POI's which are not shown, not called-out as POI's, or which are otherwise unknown to the surveyor. These POI's may not represent all items of interest to the viewer.
14. Utilities shown on the subject property may or may not indicate the existence of recorded or unrecorded utility easements.
15. The information contained on this survey has been performed exclusively, and is the sole responsibility, of Geomatics Top Team Inc.

Use of this survey other than intended, without written verification, will be at the user's sole risk and without liability to the surveyor. Nothing hereon shall be construed to give ANY rights or benefits to anyone other than those certified.

PERFORMED BY

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



NOTE:
EXISTING CANAL WIDTH = **150' FT ±** (MEASURED FROM WET FACE OF SEAWALL TO WET FACE OF OPPOSITE SEAWALL). PROPOSED MARINE FACILITY COMPLIES WITH SEC. 30-68(g)(6)a.

EXISTING CONDITION
SCALE: 1"=15'

RECEIVED
OCT 19 2026
HIGHLAND BEACH
BUILDING DEPARTMENT

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

HIKMET T. TUMAY LICENSE No. 50109 STATE OF FLORIDA PROFESSIONAL ENGINEER

Hikmet Tumer Tumay
Digitally signed by Hikmet Tumer Tumay
Date: 2026.09.29 12:25:16 -04'00'

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

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

Boat Lift FOR:
CHIPMAN RESIDENCE
1014 BEL AIR DR.
HIGHLAND BEACH, FL. 33487

DATE	NOTES/REVISIONS

Drawn by: MM
Checked by: NS
Date: 09/09/2026
Job No.: 26-017

EC

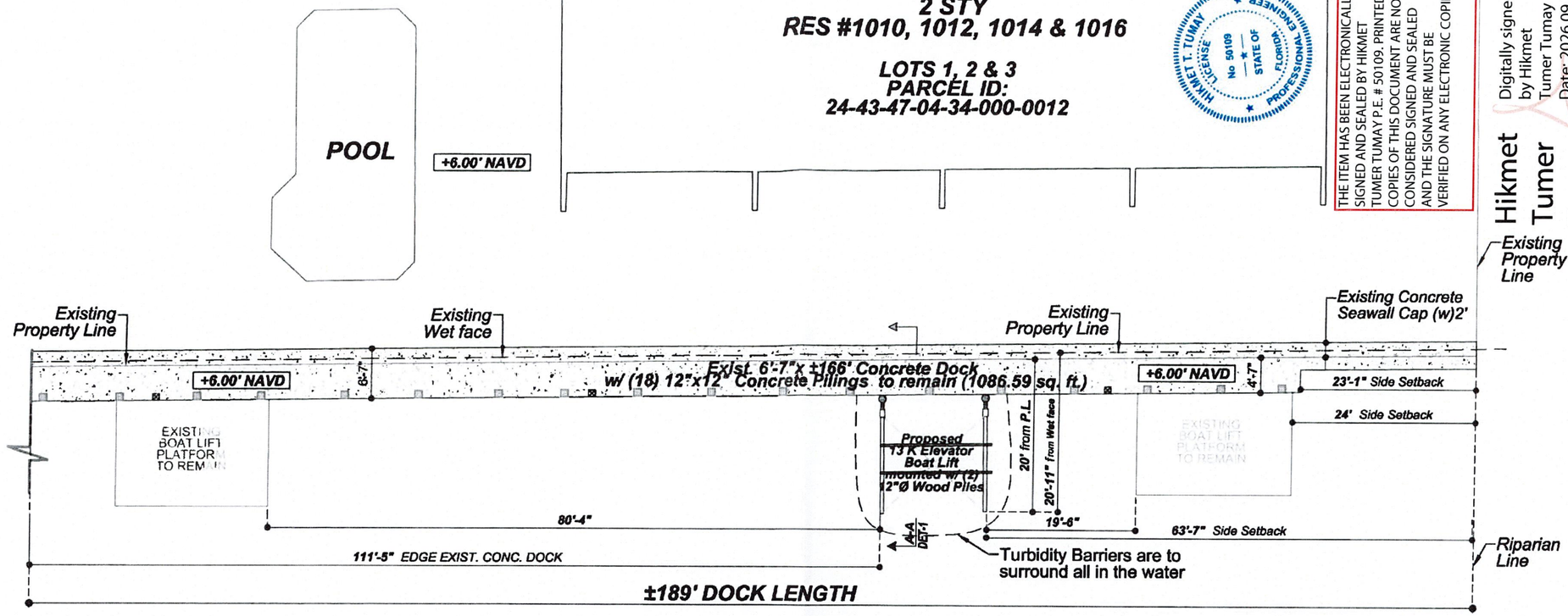
2 STY
RES #1010, 1012, 1014 & 1016

LOTS 1, 2 & 3
PARCEL ID:
24-43-47-04-34-000-0012

HIKMET T. TUMAY LICENSE No 50109 STATE OF FLORIDA PROFESSIONAL ENGINEER

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

Hikmet Tumer Tumay
Digitally signed by Hikmet Tumer Tumay
Date: 2026.09.29 12:25:57 -04'00'



SITE PLAN
SCALE: 1"=15'

CANAL 150' ft.± (w)

NOTE:
EXISTING CANAL WIDTH = **150' FT ±** (MEASURED FROM WET FACE OF SEAWALL TO WET FACE OF OPPOSITE SEAWALL). PROPOSED MARINE FACILITY COMPLIES WITH SEC. 30-68(g)(6)a.

RECEIVED
OCT 19 2026
HIGHLAND BEACH
BUILDING DEPARTMENT

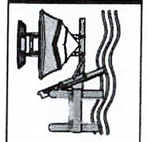
N

General Notes:

1. Proposed 13K Elevator Boat Lift, mounted on (2) 12" Ø Wood Pilings.
2. For all prestressed piles, extend pilings strands a min. of 18" into cap/dock steel or cut strands even top of pile & dowel/epoxy (2) #5 L-bars 12" w/ 6" min embedment.
3. All hardware to be galvanized or stainless steel.
4. Turbidity barriers are to surround all in water construction areas during piling and/or panel installation activities.
5. Elevations shown are based on the North American Vertical Datum of 1988.
6. Design in accordance with 2023 8th Edition of the Florida Building Code.
7. Construction methods, procedures, and sequences are the responsibility of the Contractor. The Contractor shall take the necessary means to maintain and protect the structural integrity and serviceability of the construction at all times.
8. Any discrepancies found for any circumstance between the structural plans and the existing conditions found on site and/or any conditions that were omitted on the plans will be the responsibility of the Contractor to immediately bring to the attention of the Engineer of Record.
9. Existing conditions are unknown, therefore, worst case conditions have been approximated. all exist. conditions are assumed and must be confirmed by the Contractor after permitting.
10. Engineer's Limitations of Responsibility: The Engineer shall not be responsible for the quality or composition of materials, fabrications, construction inspection, supervision, or review, special inspection, or the quality and correctness of construction unless the appropriate submissions, reports, approvals, inspections, site visit, construction review, or special inspections are performed by the Engineer or his representative as required herein, and then only such responsibility as is associated with the specific work performed as is commonly assigned a structural engineer in relation to other engineering and construction disciplines associated with the project.
11. The Engineer shall not be responsible for site and construction safety and/or the safety of construction workers. Site and construction safety is the responsibility of the Contractor. The Contractor shall be responsible for the safety of his employees and the safety of the employee of all subcontractors to the project.
12. Engineer's Statement of Compliance: To the best of the Engineer's knowledge, the structural plans and specifications presented herein comply with the applicable minimum building codes, standards, and practices.

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

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



Boat Lift FOR:
CHIPMAN RESIDENCE
1014 BEL AIR DR.
HIGHLAND BEACH, FL. 33487

DATE	NOTES/REVISIONS

Drawn by: MM
Checked by: NS
Date: 09/09/2026
Job No.: 26-017

SP

ENVIRONMENTAL NOTE:

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

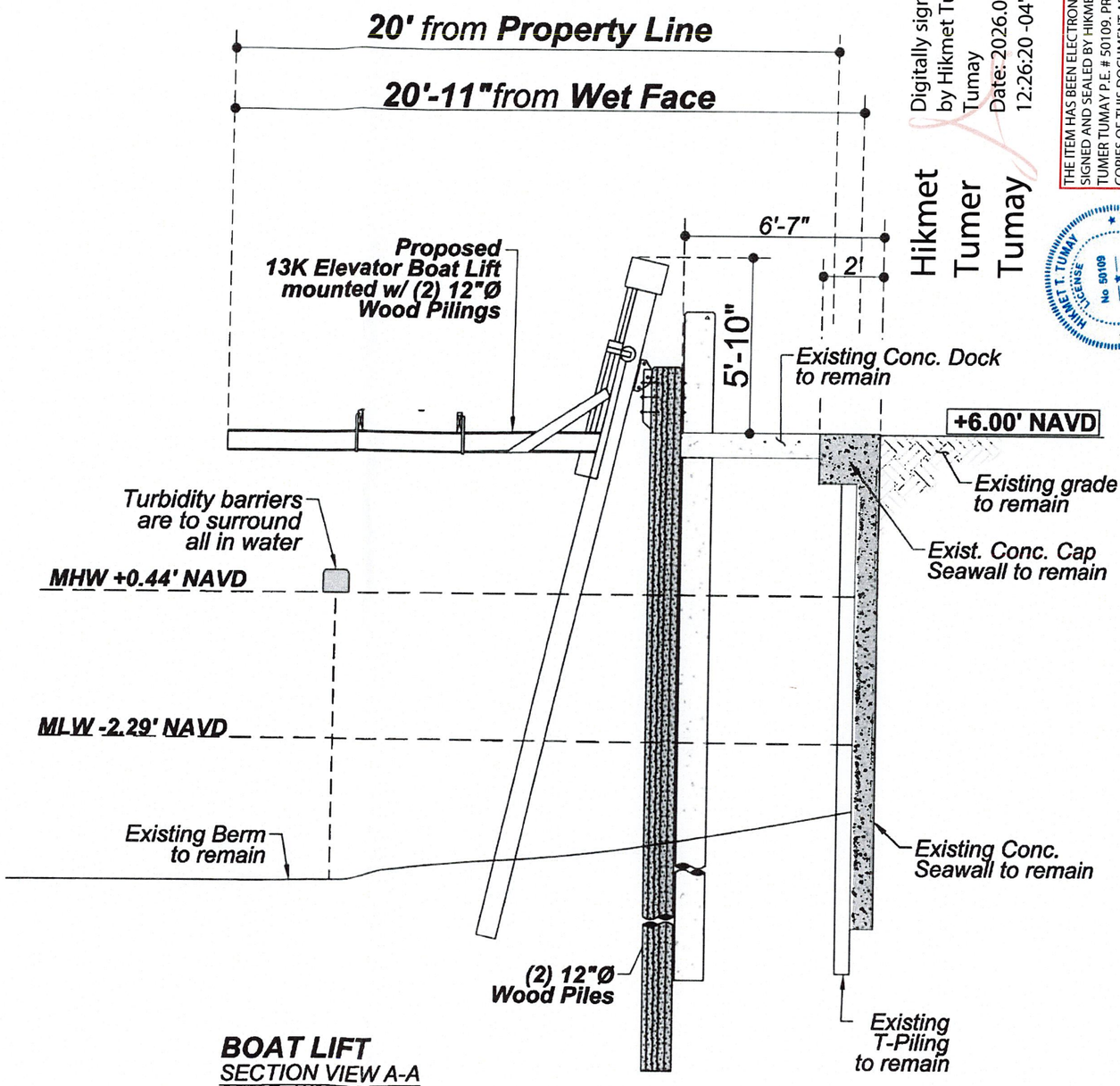
NOTE:
By Huracane Boat Lifts. all Work be done according w/ NFPA ART. (555-4), (555-7) (555-9) & NFPA 307 (2021).

NOTE:
The proposed Boat lift shall comply with the definition of "Boat lift" as provided in section 30-131 of the town of Highland Beach code. the lift is intended solely for the storage and raising of a Vessel above the water surface and shall not function as a Dock, Pier, Platform, or other over-water structure.

NOTE:
Elevation of the Boat Lift Including Motors and associated Mechanical equipment = **+ 11.83' NAVD**

RECEIVED
OCT 19 2026
HIGHLAND BEACH
BUILDING DEPARTMENT

BOAT LIFT - DETAILS
SCALE: 1/4"=1'-0"



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

Digitally signed by Hikmet Tumer Tumay
Date: 2026.09.29 12:26:20 -04'00'

Hikmet Tumer Tumay

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

HIKMET T. TUMAY LICENSE No 50109 STATE OF FLORIDA PROFESSIONAL ENGINEER

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

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

Boat Lift FOR:
CHIPMAN RESIDENCE
1014 BEL AIR DR.
HIGHLAND BEACH, FL. 33487

DATE | NOTES/REVISIONS

Drawn by: MM
Checked by: NS
Date: 09/09/2026
Job No.: 26-017

DET-1

Town of Highland Beach
Town Commission Development Order (PB)
Application No. PZ-26-12-SPEX

Applicant: **Robert Chipman / Akbar Mondal**
Property Address: **1014 Bel Air Dr., Apt B3**
Highland Beach, Florida 33487

CERTIFICATE OF MAILING AFFIDAVIT

I hereby certify that the Town Clerk's Office mailed a copy of the Notice of Public Hearing (Exhibit A) for Application No. PZ-26-12-SPEX for the property located at 1014 Bel Air Drive, Apt B3., 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 at 1014 Bel Air Drive, Apt B3., Highland Beach, Florida 33487.

The mailings consisted of 93 notices that were sent first class mail and 00 notices that were sent by International Mail.

This 28th day of October 2026.

Highland Beach Town Clerk's Office

Jaclyn DeHart
Deputy Town Clerk

PUBLIC NOTICE
APPLICATION NO. PZ-26-12-SPEX

October 28, 2026

Dear Property Owner:

This is to notify you that the **PLANNING BOARD** of the Town of Highland Beach will conduct a public hearing on ***Thursday, November 12, 2026 at 9:30 AM*** in the Commission Chambers at Town Hall located at 3614 South Ocean Boulevard, Highland Beach, Florida to consider the following application.

APPLICATION BY BOAT LIFTS & DOCKS OF SOUTH FLORIDA, FOR A SPECIAL EXCEPTION TO INSTALL A 13,000 POUND CAPACITY BOAT LIFT AT THE PROPERTY LOCATED AT 1014 BEL AIR DRIVE #B3 .

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

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

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

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

TOWN OF HIGHLAND BEACH, BUILDING DEPARTMENT

500 Ft Public Notification Boundary

Affidavit of Legal Notice submission and publication

Highland Beach Legal Notice

Submission Time: **11/02/2026 10:35 AM (EST)**

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

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

- AD_PB_PZ-26-12-SPEX_1014 Bel Air Dr B3_11.12.2026.pdf
- signature.png

Signature of Affiant_____

Signature of Notary Public_____

LAMELDA GASKINS
Notary Public - State of Florida
Commission # HH 693765
My Comm. Expires Jul 26, 2029
Bonded through National Notary Assn.

Notary Stamp_____-

Highland Beach Legal Notice Submission

Highland Beach Legal Notice

11/02/2026 10:35 AM (EST)

Submitted by Jaclyn Dehart (jdehart@highlandbeach.us)

Legal Notice

Please choose a category	Planning Board Public Hearing Notices - Highland Beach
Title	November 12, 2026 Planning Board Applicant PZ-26-12
Publish Date	11/02/2026
Publish Time	10:34 AM (EST)
Description	TOWN OF HIGHLAND BEACH NOTICE OF PUBLIC HEARING YOU ARE HEREBY NOTIFIED that the Planning Board of the Town of Highland Beach will conduct a public hearing on Thursday, November 12, 2026 at 9:30 AM in the Commission Chambers at Town Hall located at 3614 South Ocean Boulevard, Highland Beach, Florida to consider the following application. APPLICATION NO. PZ-26-12-SPEX BY BOAT LIFTS & DOCKS OF SOUTH FLORIDA, FOR A SPECIAL EXCEPTION TO INSTALL A 13,000 POUND CAPACITY BOAT LIFT AT THE PROPERTY LOCATED AT 1014 BEL AIR DRIVE #B3 PROPERTY OWNER: ROBERT CHIPMAN The application is available for inspection in the Town Clerk's Office at Town Hall, Monday through Friday during normal business hours of 8:30 a.m. to 4:30 p.m. Any person that decides to appeal any decision made by the Planning Board with respect to any matter considered at this meeting, such person will need to ensure that a verbatim record of the proceeding is made, which includes the testimony and evidence upon which the appeal is based. The Town of Highland Beach does not provide such a record. In accordance with the Americans with Disabilities Act, persons who need special accommodation to attend or participate in this meeting should contact the Town Clerk's Office at (561) 278-4548 at least 48 hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at 1-800-955-8770 or 1-800-955-8771. For additional information, please contact the Town Planner at (561) 278-4540. TOWN OF HIGHLAND BEACH, BUILDING DEPARTMENT
Attach Files (Optional)	AD_PB_PZ-26-12-SPEX_1014 Bel Air Dr B3_11.12.2026.pdf
Submitted by (Email Address)	jdehart@highlandbeach.us
Notifications	Yes
Send Out a Notification to Your	Yes

Subscribers	
Signature	

File Attachments for Item:

B. Development Order Application No. PZ-26-3 / Camino Cove Property Owners Association Inc.

Application by William Thomas, Unlimited Permit Services, Inc., requesting a special exception to install three (3) finger piers and 12 mooring piles at the Camino Cove Development located along South Ocean Boulevard in between Bel Air Drive and Russell Drive.

HIGHLAND BEACH BUILDING DEPARTMENT

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

PLANNING BOARD
STAFF REPORT

MEETING OF: **NOVEMBER 12, 2026**

TO: **PLANNING BOARD**

FROM: **INGRID ALLEN, TOWN PLANNER**

SUBJECT: **APPLICATION BY WILLIAM THOMAS, UNLIMITED PERMIT SERVICES, INC., REQUESTING A SPECIAL EXCEPTION TO INSTALL THREE (3) FINGER PIERS AND 12 MOORING PILES AT THE CAMINO COVE DEVELOPMENT LOCATED ALONG SOUTH OCEAN BOULEVARD IN BETWEEN BEL AIR DRIVE AND RUSSELL DRIVE (APPLICATION NO. PZ-26-3-SPEX).**

I. GENERAL INFORMATION:

Applicant (Property Owner): Camino Cove Property Owners Association Inc.
Mailing Address: 1113 Russell Drive
Highland Beach, FL 33487-4221

Applicant's Agent: William Thomas
Unlimited Permit Services, Inc.
902 NE 1st Street No. 2
Pompano Beach, Fl. 33060

Property Characteristics:

Comprehensive Plan Land Use: Multi Family Low Density
Zoning District: Residential Multiple Family Low Density (RML)
Parcel Control Number: 24-43-47-04-37-001-0000

Request and Analysis:

The Applicant is requesting a special exception to install three (3) finger piers and 12 mooring piles. The Applicant is also proposing to redeck the existing irregularly-shaped wood dock whereby the existing twenty dock piles will remain. Such redecking requires only a building permit and not Planning Board approval.

According to the Applicant's proposed site plan (Sheet 2), two (2) existing finger piers and their corresponding pier piles will be replaced in the same footprint. In addition, one (1) new finger pier is proposed along the east/west portion of the dock. All of the proposed finger piers do not extend more than 25 feet or 25 percent of the water width, whichever is less, measured from the wet face of the seawall or bulkheld, as provided in Section 30-68(g)(6)a.

The existing dock and three (3) of the twelve existing mooring piles are considered nonconforming structures pursuant to Section 30-101 (b) as follows:

> *(b) Nonconforming structures. Nonconforming structures are those legally established structures or buildings that do not conform to property development, setback, and dimensional regulations established in this Code.*

At minimum, the combined width of the existing dock and existing seawall cap, in certain areas, exceeds the maximum eight (8) foot requirement pursuant to Section 30-68(g)(6)(b). In addition, three (3) of the existing twelve mooring piles are nonconforming, pursuant to Section 30-68(g)(6)a., given they encroach more than 25 feet into the water. However, Section 30-105 of the Town Code states the following regarding nonconforming structures:

> *(a) Continuance. If a lawful structure exists on the effective date of this article that could not be built in the zoning district within which it is located by reason of changes or restrictions to minimum lot area, maximum lot coverage, building height, required yards and setbacks, location on the lot or other requirements concerning the structure, such structure may be continued so long as it remains otherwise lawful, subject to the provisions listed below:*
> *(1) Enlargement or alternation. The nonconforming structure shall not be enlarged or altered in a way which increases or extends its nonconformity, but any structure or portions thereof may be altered to decrease its nonconformity.*
>
> ***
>
> *b) Relocation. Should any structure be relocated for any distance whatever, the structure shall thereafter conform to the regulations for the district in which it is located.*

***

Given the above Town Code provision, the Applicant's proposed redecking will reduce the size of the dock from 2,478 square feet to 2,114 square feet. In addition, the three (3) mooring piles that extend more than 25 feet into the water are proposed to be replaced in the same footprint which will not extend the existing nonconformity (see Sheets 1 and 2).

The Applicant obtained both Florida Department of Environmental Protection (File No. 50-0461135-003-EM) and US Army Corps of Engineers (File No. SAJ-2025-01639 LP-PWB) authorization for the above request.

Section 30-68(g)(1) of the Town Code states that accessory marine facilities require special exception approval by the Planning Board. Section 30-36(a) of the Town code states that the Planning Board may approve, approve with conditions, or deny a request for a special exception relating to accessory marine facilities.

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

Staff reviewed the Applicant's proposed request to include plan set, date stamped received by the Building Department on October 27, 2026, and finds that it is consistent with the special exception provisions of Section 30-36 of the Town Code, were applicable, and consistent with the Town Comprehensive Plan and Code of Ordinances.

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

Attachments: Application
Aerials
FDEP approval
ACOE approval
HOA approval
Applicant Plans (11X17)

TOWN OF HIGHLAND BEACH
DEVELOPMENT ORDER APPROVAL APPLICATION

PROPERTY INFORMATION ASSOCIATED WITH THIS APPLICATION	
Address: 4500 S OCEAN BLVD, HIGHLAND BEACH FL 33487	**PCN:** 24-43-47-04-37-001-0000
Full Legal Description of the Property [as described in the deed] or reference to an attachment: CAMINO COVE IN PB49P107 EUA 1 TO EUA 10 INC	
Zoning District: RML—MULTI-FAMILY LOW-DENSITY (24-HIGHLAND BEACH)	**What is the location of the installation?** □ Intracoastal Waterway (ICW) ☒ Interior Canal/Basin □ N/A

PROPERTY OWNER (APPLICANT) INFORMATION		
Name: CAMINO COVE PROP OWNERS ASSN INC	**Phone:** 561-961-9620	**Fax:**
Mailing Address: 1113 RUSSELL DR, HIGHLAND BEACH FL 33487		
Email Address: caminocove@yahoo.com		

APPLICANT'S AGENT INFORMATION		
Name: WILLIAM THOMAS	**Phone:** 954-532-0129 ext.5	**Fax:**
Company Name: UNLIMITED PERMIT SERVICES, INC.		
Mailing Address: 902 NE 1ST STREET #2, POMPANO BEACH FL 33060		
Email Address: OFFICE@UNLIMITEDPS.NET / WILLIAMR@UNLIMITEDPS.NET		

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

Reconfiguration of an existing docking facility consisting of the following:

1) removal of the existing 2,478 sq. ft. marginal dock, two (2) finger piers (60 sq. ft.), and twelve (12) mooring pilings;

and 2) construction of a new 2,114 sq.ft. irregularly shaped wood dock, three (3) 15 ft. by 2 ft. finger piers (90 sq. ft.)

and twelve (12) wood mooring pilings. The docking facility will support the mooring of ten (10) slips.

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.

Camino Cove POA President

~~Property Owner~~'s Signature: X Stephanie Semel Date: 11/7/25

Property Owner's Printed Name Stephanie Semel

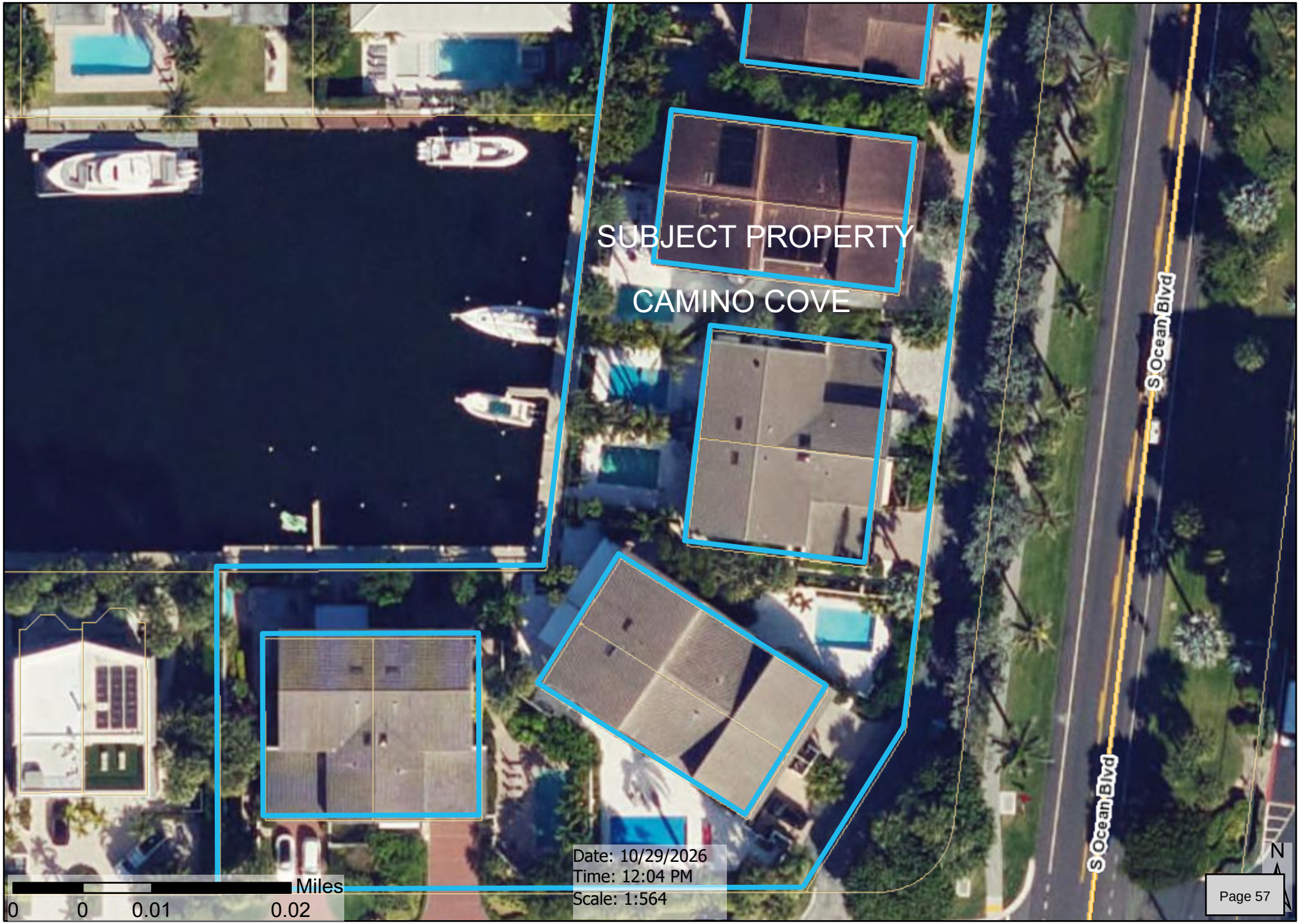
Received by the Town Clerk's Office:

Received By:_____ Date: _____

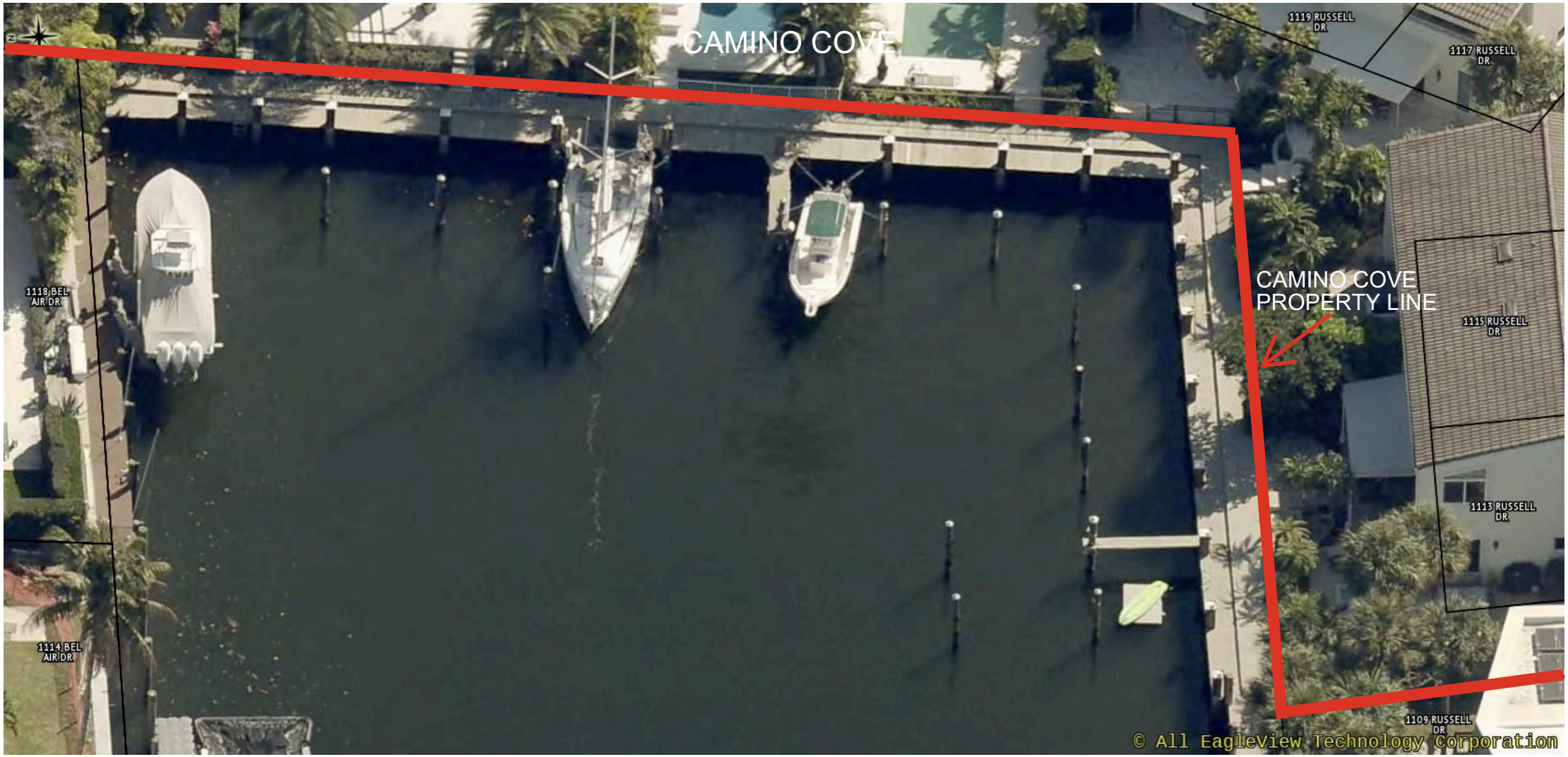
Date Public Notices Mailed: _____

Date Legal Advertisement Published: _____

DOROTHY JACKS
CFA, AAS
Palm Beach County Property Appraiser



Camino Cove



02/25/2026

FLORIDA DEPARTMENT OF Environmental Protection

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

Ron DeSantis
Governor

Jay Collins
Lt. Governor

Alexis A. Lambert
Secretary

August 10, 2026

Camino Cove Property Owners Association,
Inc. c/o Stephanie Semel
4500 S Ocean Boulevard
Highland Beach, FL 33487
caminocove@yahoo.com

Re: Project Name: Camino Cove Dock Mod
Permit No.: 50-0461135-003-EM
Modification of Permit No.: 50-0461135-001-EI

Dear Ms. Semel:

Your request to modify the above-referenced permit has been received and reviewed by the Department. The modification consists of reducing the irregularly shaped wood dock from 2,478 sq. ft. (1,664 sq. ft. overwater) to 2,114 sq. ft. (1,172 sq. ft. overwater).

Since the proposed modification is not expected to result in any adverse environmental impact or water quality degradation, the permit is hereby modified as requested. By copy of this letter, we are notifying all necessary parties of the modifications.

This letter of approval does not alter the original expiration date of October 24, 2030, and does not change the original General or Specific Conditions (except as modified herein) or monitoring requirements of the permit (except as modified herein). This letter and attached drawings must be attached to the original permit.

NOTICE OF RIGHTS

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

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

(a) The name and address of each agency affected and each agency's file or identification number, if known;

(b) The name, address, any email address, any facsimile number, and telephone number of the petitioner; the name, address, and telephone number of the petitioner's representative, if any, which shall be the address for service purposes during the course of the proceeding; and an explanation of how the petitioner's substantial interests are or will be affected by the agency determination;

(c) A statement of when and how the petitioner received notice of the agency decision;

(d) A statement of all disputed issues of material fact. If there are none, the petition must so indicate;

(e) A concise statement of the ultimate facts alleged, including the specific facts that the petitioner contends warrant reversal or modification of the agency's proposed action;

(f) A statement of the specific rules or statutes that the petitioner contends require reversal or modification of the agency's proposed action, including an explanation of how the alleged facts relate to the specific rules or statutes; and

(g) A statement of the relief sought by the petitioner, stating precisely the action that the petitioner wishes the agency to take with respect to the agency's proposed action.

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

Time Period for Filing a Petition

In accordance with Rule 62-110.106(3), F.A.C., petitions for an administrative hearing by the applicant must be filed within 21 days of receipt of this written notice. Petitions filed by any persons other than the applicant, and other than those entitled to written notice under Section 120.60(3), F.S., must be filed within 21 days of publication of the notice or within 21 days of receipt of the written notice, whichever occurs first. Under Section 120.60(3), F.S., however, any person who has asked the Department for notice of agency action may file a petition within 21 days of receipt of such notice, regardless of the date of publication. The failure to file a petition within the appropriate time period shall constitute a waiver of that person's right to request an administrative determination (hearing) under Sections 120.569 and 120.57, F.S., or to intervene in this proceeding and participate as a party to it. Any subsequent intervention (in a proceeding initiated by another party) will be only at the discretion of the presiding officer upon the filing of a motion in compliance with Rule 28-106.205, F.A.C.

Extension of Time

Under Rule 62-110.106(4), F.A.C., a person whose substantial interests are affected by the Department's action may also request an extension of time to file a petition for an administrative hearing. The Department may, for good cause shown, grant the request for an extension of time. Requests for extension of time must be filed with the Office of General Counsel of the Department at 3900 Commonwealth Boulevard, Mail Station 35, Tallahassee, Florida 32399-3000, before the

applicable deadline for filing a petition for an administrative hearing. A timely request for extension of time shall toll the running of the time period for filing a petition until the request is acted upon.

Mediation
Mediation is not available in this proceeding.

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

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

Executed in Palm Beach County, Florida.

STATE OF FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION



Viviana Useche
Acting Director
Southeast District

CERTIFICATE OF SERVICE
The undersigned duly designated deputy clerk hereby certifies that this permit and all copies were sent on the filing date below to the following listed persons:

FDEP – Viviana Useche, Norva Blandin, Danielle C. Sattelberger, Michelle Simpson, SED_Compliance@dep.state.fl.us
Matt Mitchell, Palm Beach County, Environmental Resources, mmitchell@pbcgov.org
Kathy Cartier, Unlimited Permit Services, Inc., Kathyc@unlimitedps.net

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

Sarah Fishkin — **Clerk**

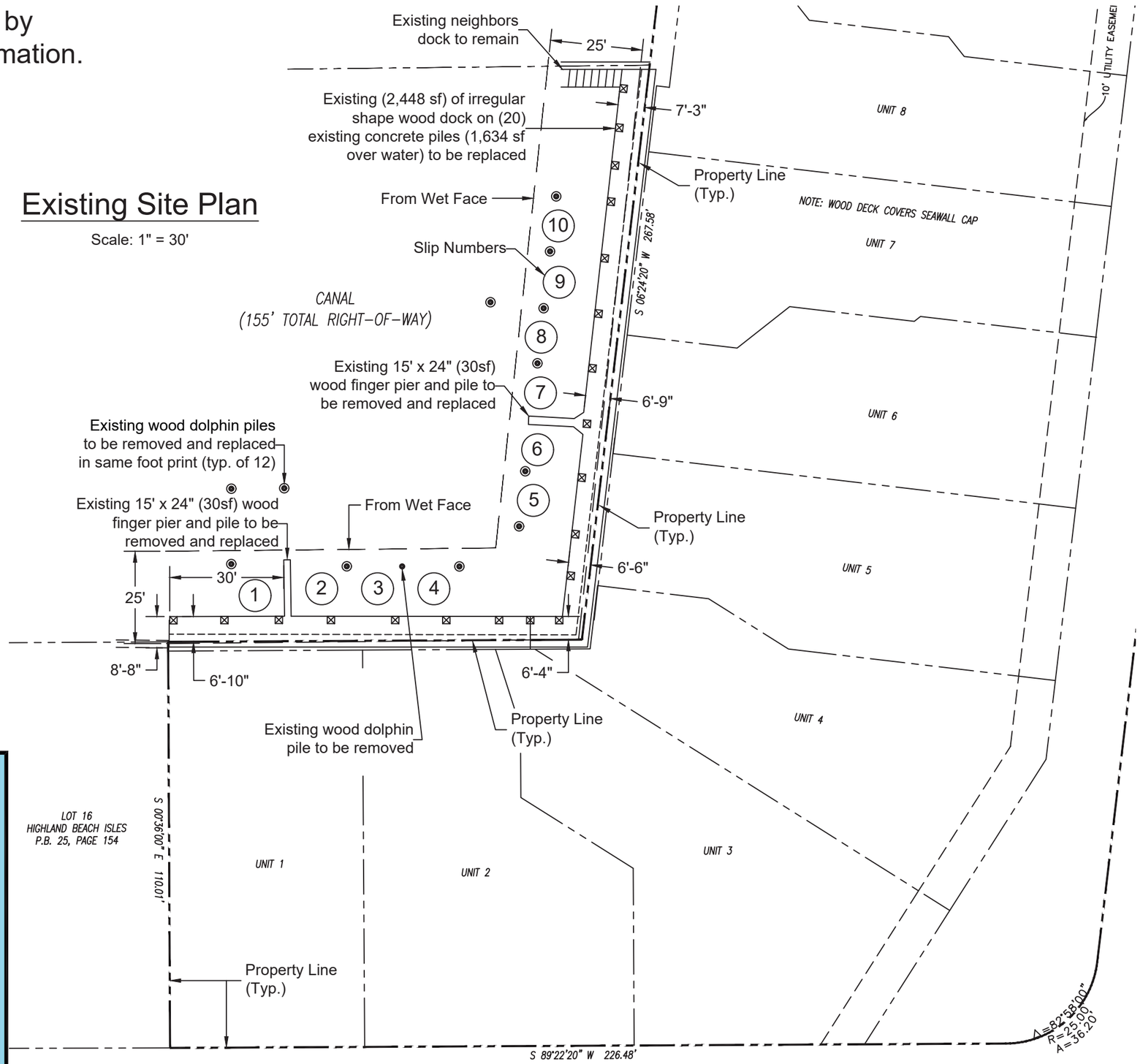
August 10, 2026 — **Date**

Enclosures:
Revised Permit Sketches, 7 pages

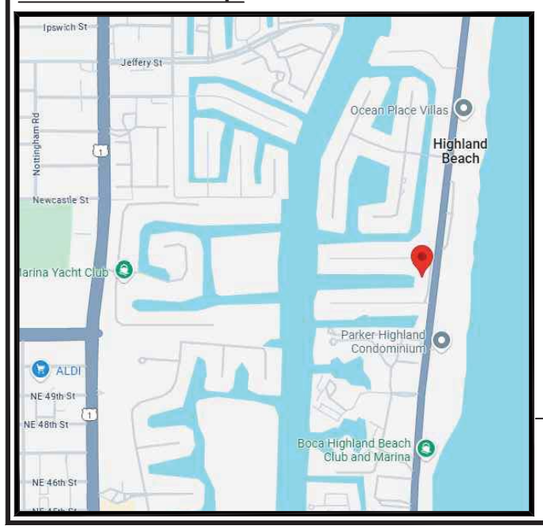
See attached survey supplied by owner for exact property information.

Existing Site Plan

Scale: 1" = 30'



Location Map



Consultant

UNLIMITED PERMIT SERVICES, INC
Marine Design & Consulting
902 NE 1st Street #2
Pompano Beach, FL 33060
(954) 532-0129
Office@unlimitedps.net

Project Engineer

ALAN W. GARCIA, P.E.
4202 NW 54 Street
Coconut Creek, FL 33073

Contractor

SEA-TECH CONSTRUCTION INC
1649 SW 1st Way #5
Deerfield Beach, FL 33441
(954) 480-2607

Project Information

New Dock / New Finger Pier
Camino Cove HOA
4500 South Ocean Blvd.
Highland Beach, FL 33487

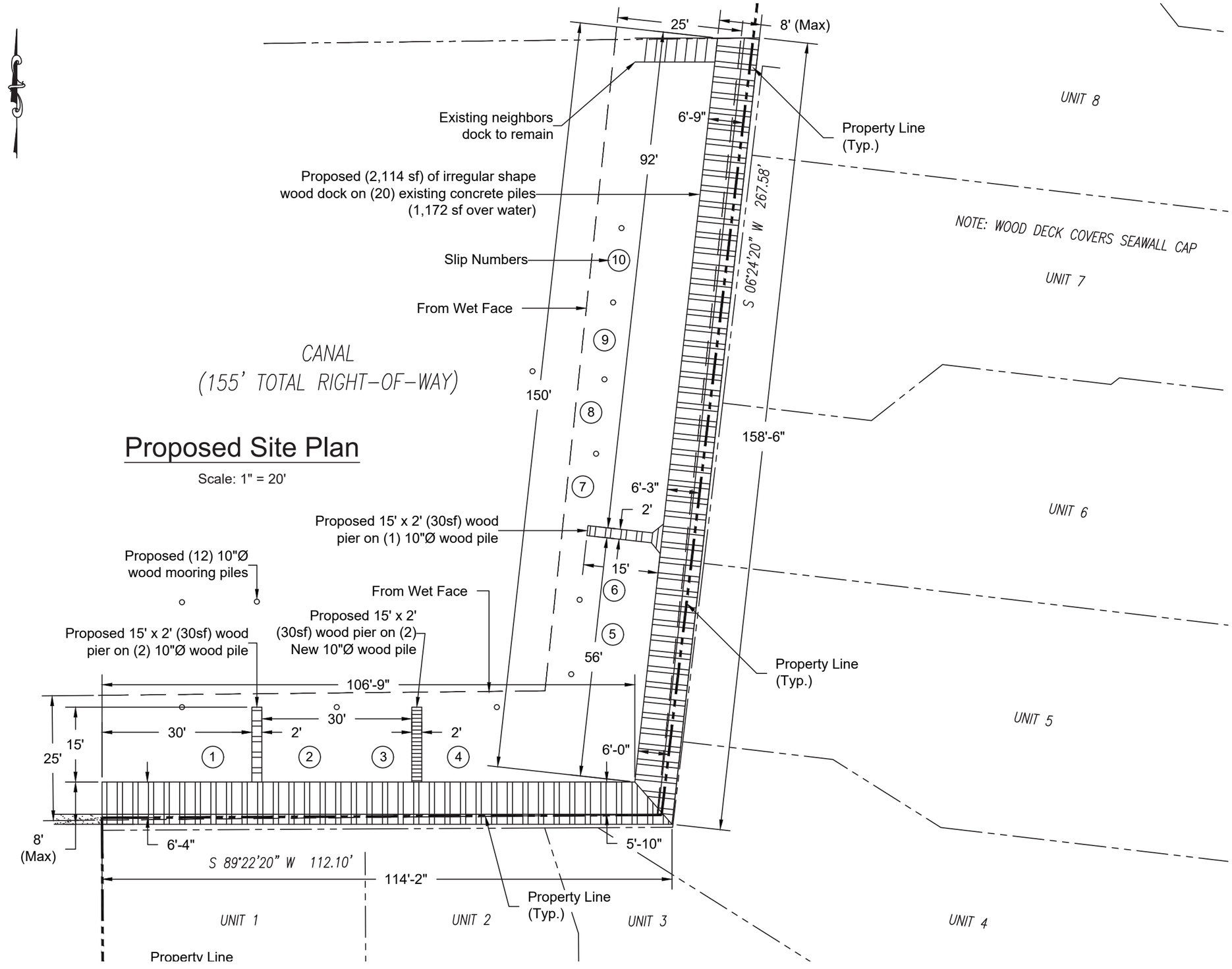
DATE
3-11-25
9-15-25
5-28-26

This item has been digitally signed and sealed by Alan W. Garcia , P.E. on the date adjacent to the seal. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies." (F.S., Chapters 471.025 and F.A.C, Rule 61G15-23.004)."

ALAN W. GARCIA, P.E.
LICENSE #42564

ALAN W. GARCIA, P.E.
4202 NW 54 Street
Coconut Creek, FL 33073

Sheet 1 of



Proposed Site Plan

Scale: 1" = 20'

Consultant

UNLIMITED PERMIT SERVICES, INC
Marine Design & Consulting
902 NE 1st Street #2
Pompano Beach, FL 33060
(954) 532-0129
Office@unlimitedps.net

Project Engineer

ALAN W. GARCIA, P.E.
4202 NW 54 Street
Coconut Creek, FL 33073

Contractor

SEA-TECH CONSTRUCTION INC
1649 SW 1st Way #5
Deerfield Beach, FL 33441
(954) 480-2607

Project Information

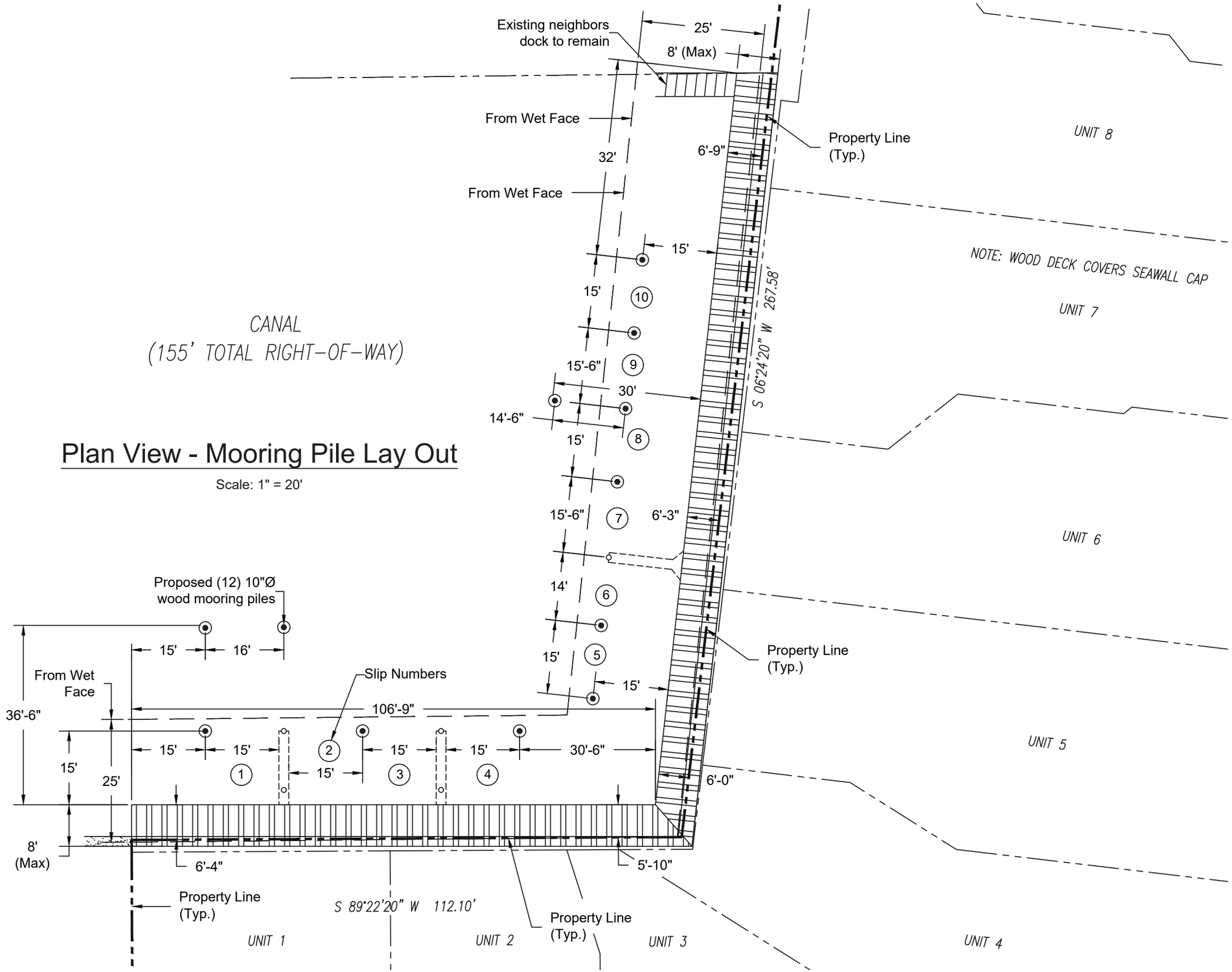
New Dock / New Finger Pier
Camino Cove HOA
4500 South Ocean Blvd.
Highland Beach, FL 33487

DATE
3-11-25
9-15-25
5-28-26

This item has been digitally signed and sealed by Alan W. Garcia , P.E. on the date adjacent to the seal. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies." (F.S., Chapters 471.025 and F.A.C, Rule 61G15-23.004)."

ALAN W. GARCIA, P.E.
LICENSE #42564

ALAN W. GARCIA, P.E.
4202 NW 54 Street
Coconut Creek, FL 33073



Plan View - Mooring Pile Lay Out

Scale: 1" = 20'

Consultant

UNLIMITED PERMIT SERVICES, INC
Marine Design & Consulting
902 NE 1st Street #2
Pompano Beach, FL 33060
(954) 532-0129
Office@unlimitedps.net

Project Engineer

ALAN W. GARCIA, P.E.
4202 NW 54 Street
Coconut Creek, FL 33073

Contractor

SEA-TECH CONSTRUCTION INC
1649 SW 1st Way #5
Deerfield Beach, FL 33441
(954) 480-2607

Project Information

New Dock / New Finger Pier
Camino Cove HOA
4500 South Ocean Blvd.
Highland Beach, FL 33487

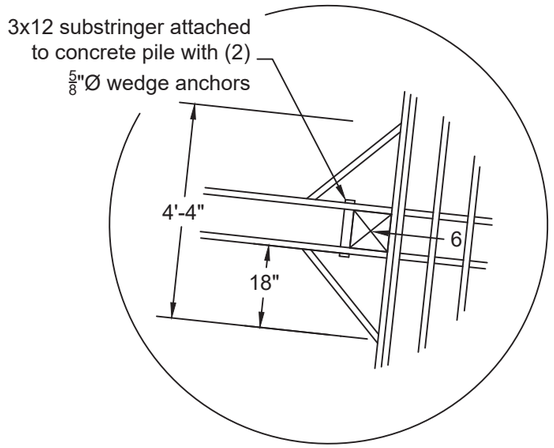
DATE
3-11-25
9-15-25
5-28-26

This item has been digitally signed and sealed by Alan W. Garcia , P.E. on the date adjacent to the seal. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies." (F.S., Chapters 471.025 and F.A.C, Rule 61G15-23.004)."

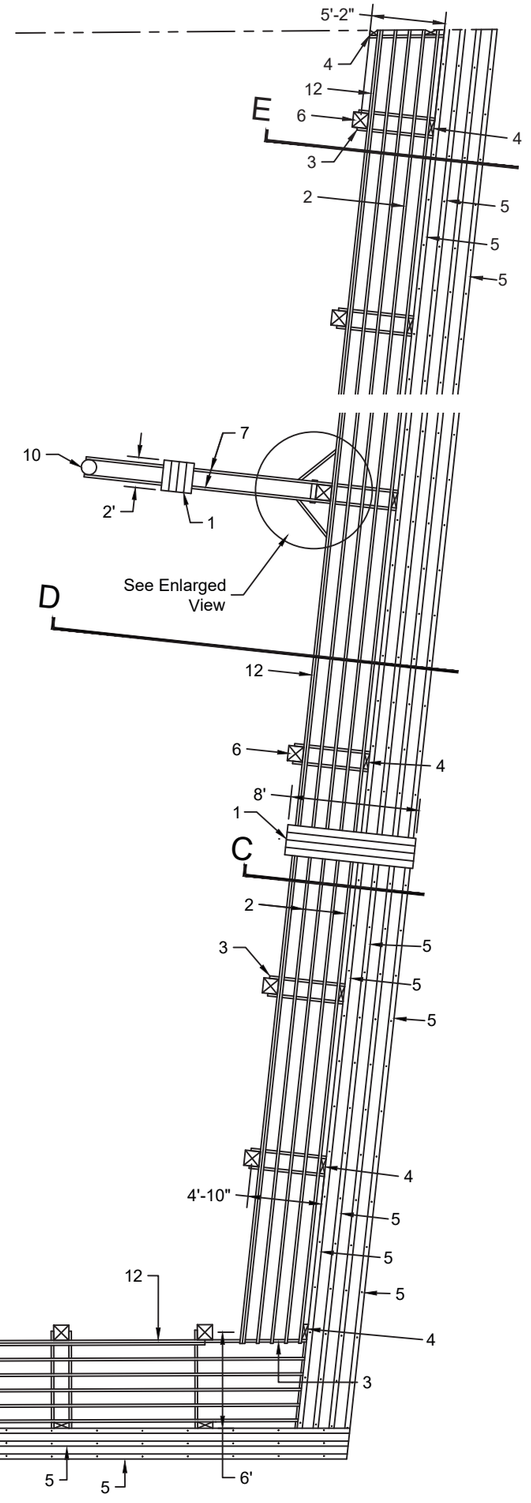
ALAN W. GARCIA, P.E.
LICENSE #42564

ALAN W. GARCIA, P.E.
4202 NW 54 Street
Coconut Creek, FL 33073

1. 1x6 Composite Decking with #7x2 $\frac{1}{2}$" trim head deck screws per stringer
2. 2x12 stringers @ 12" max. spacing with (2) 16d 3" ring shank nails into substringers
3. 3x12 substringers with (1) $\frac{7}{8}$"Ø tru-bolt wedge anchor @ piles and (2) 1"Ø thru bolts into drop hangers
4. 4x12 drop hanger with (4) $\frac{3}{4}$"Ø wedge anchors into existing seawall cap, min. 4" embedment
5. 2x4 sleeper with $\frac{1}{4}$"Ø x 3" tapcons @ 36" o.c. into existing seawall cap
6. Existing 12x12 concrete dock piles to remain
7. Single 2x12 stringer with (1) 1"Ø thru bolt into wood piles with (2) 16d 3" ring shank nails into substringer
8. 3x12 substringer attached to 3x10 hanger with (2) $\frac{5}{8}$"Ø lag bolts
9. 3x10 hanger attached to stringer with (2) $\frac{5}{8}$"Ø thru bolts
10. New 10"Ø wood pier pile
11. 1x6 Trim Board
12. Double 2x12 stringer



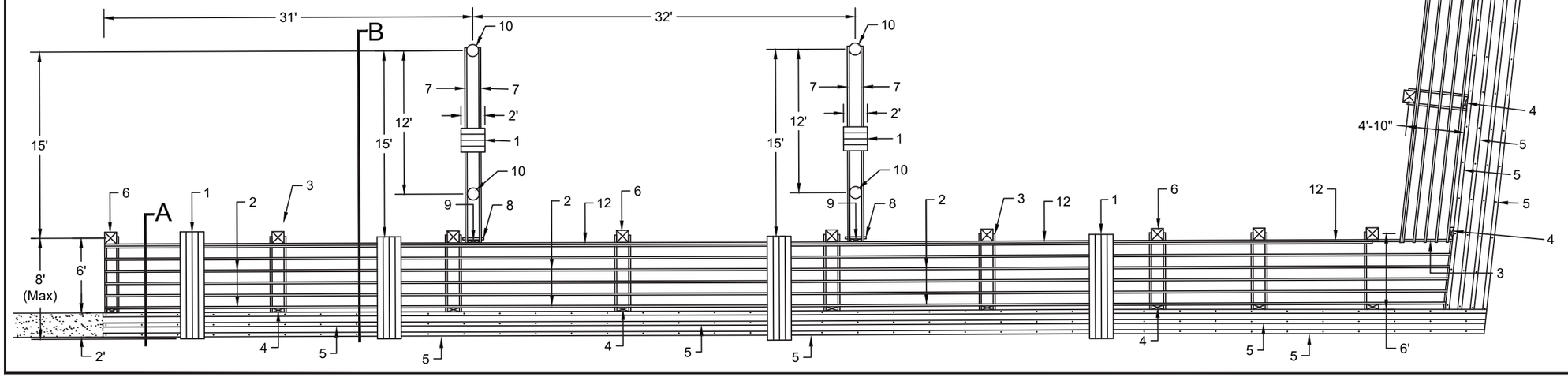
Enlarged View



Note: Each wood pile will have 5' of UV Polymer wrap to 1' above M.H.W.

Framing Plan

Scale: 1" = 10'



Consultant

UNLIMITED PERMIT SERVICES, INC
Marine Design & Consulting
902 NE 1st Street #2
Pompano Beach, FL 33060
(954) 532-0129
Office@unlimitedps.net

Project Engineer

ALAN W. GARCIA, P.E.
4202 NW 54 Street
Coconut Creek, FL 33073

Contractor

SEA-TECH CONSTRUCTION INC
1649 SW 1st Way #5
Deerfield Beach, FL 33441
(954) 480-2607

Project Information

New Dock / New Finger Pier
Camino Cove HOA
4500 South Ocean Blvd.
Highland Beach, FL 33487

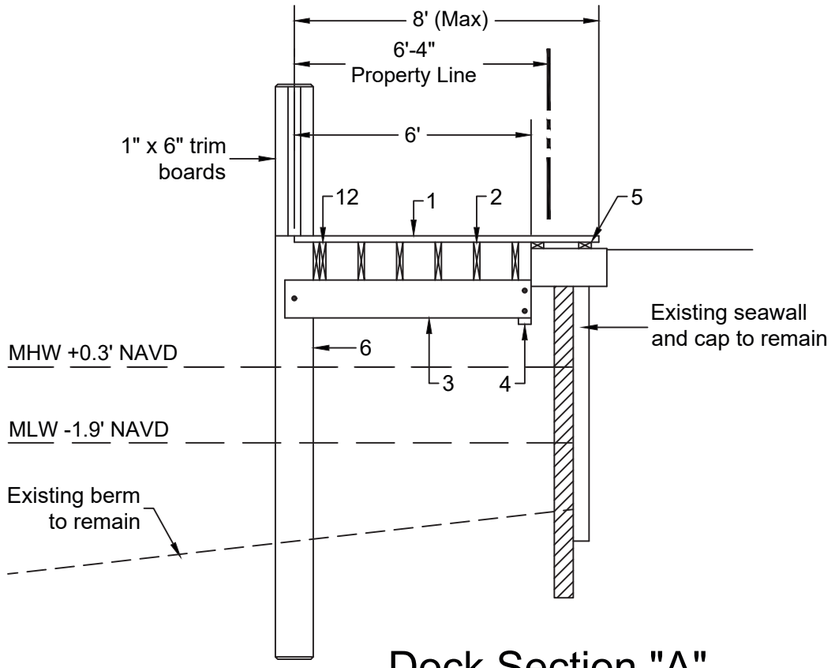
DATE
3-11-25
9-15-25
5-28-26

This item has been digitally signed and sealed by Alan W. Garcia , P.E. on the date adjacent to the seal. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies." (F.S., Chapters 471.025 and F.A.C, Rule 61G15-23.004)."

ALAN W. GARCIA, P.E.
LICENSE #42564

ALAN W. GARCIA, P.E.
4202 NW 54 Street
Coconut Creek, FL 33073

Sheet 4 of

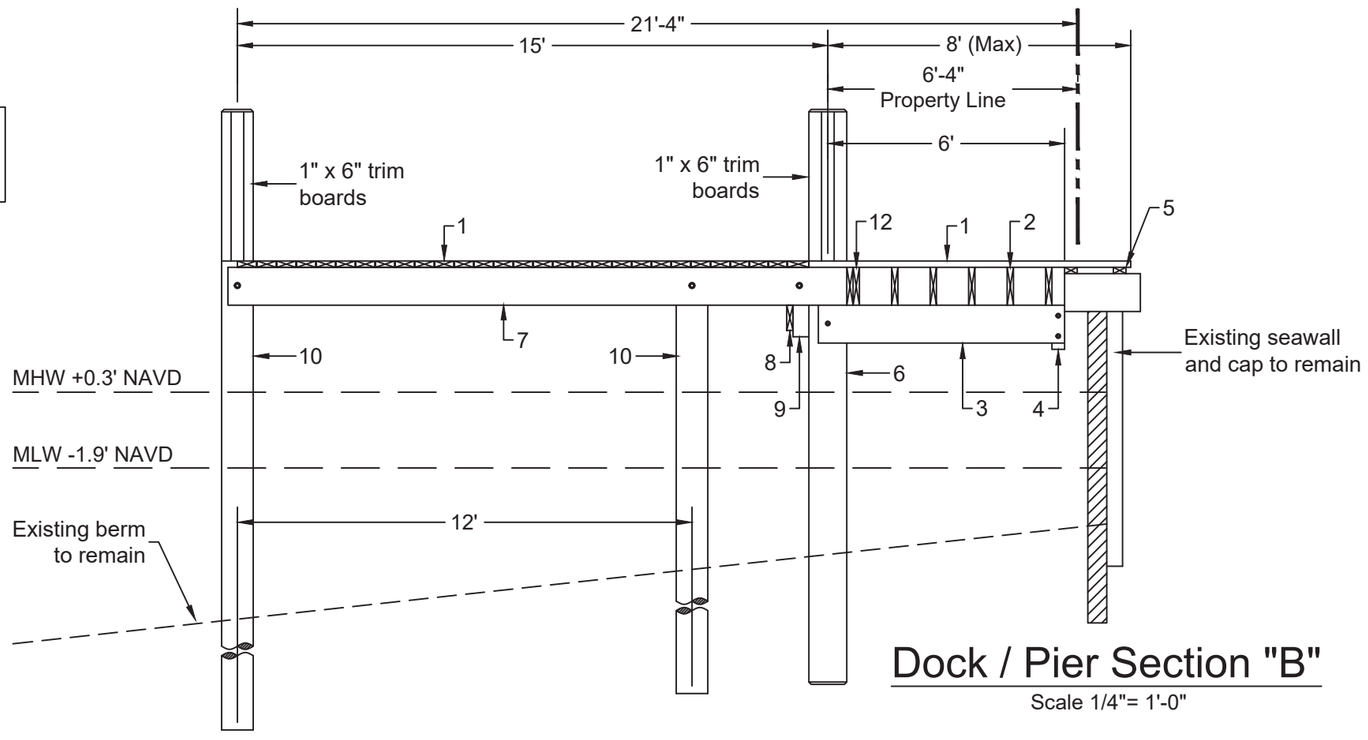


Dock Section "A"

Scale 1/4"= 1'-0"

1. 1x6 Composite Decking with #7x2 $\frac{1}{2}$" trim head deck screws per stringer
2. 2x12 stringers @ 12" max. spacing with (2) 16d 3" ring shank nails into substringers
3. 3x12 substringers with (1) $\frac{7}{8}$"Ø tru-bolt wedge anchor @ piles and (2) 1"Ø thru bolts into drop hangers
4. 4x12 drop hanger with (4) $\frac{3}{4}$"Ø wedge anchors into existing seawall cap, min. 4" embedment
5. 2x4 sleeper with $\frac{1}{4}$"Ø x 3" tapcons @ 36" o.c. into existing seawall cap
6. Existing 12x12 concrete dock piles to remain
7. Single 2x12 stringer with (1) 1"Ø thru bolt into wood piles with (2) 16d 3" ring shank nails into substringer
8. 3x12 substringer attached to 3x10 hanger with (2) $\frac{5}{8}$"Ø lag bolts
9. 3x10 hanger attached to stringer with (2) $\frac{5}{8}$"Ø thru bolts
10. New 10"Ø wood pier pile
11. 1x6 Trim Board
12. Double 2x12 stringer

Note: Each wood pile will have 5' of UV Polymer wrap to 1' above M.H.W.



Dock / Pier Section "B"

Scale 1/4"= 1'-0"

Consultant

UNLIMITED PERMIT SERVICES, INC
Marine Design & Consulting
902 NE 1st Street #2
Pompano Beach, FL 33060
(954) 532-0129
Office@unlimitedps.net

Project Engineer

ALAN W. GARCIA, P.E.
4202 NW 54 Street
Coconut Creek, FL 33073

Contractor

SEA-TECH CONSTRUCTION INC
1649 SW 1st Way #5
Deerfield Beach, FL 33441
(954) 480-2607

Project Information

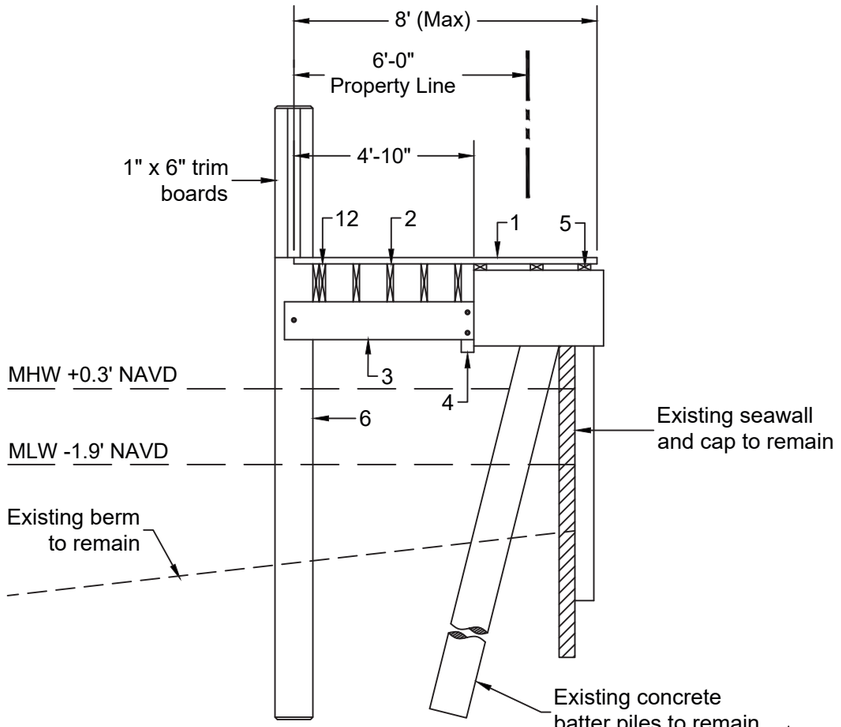
New Dock / New Finger Pier
Camino Cove HOA
4500 South Ocean Blvd.
Highland Beach, FL 33487

DATE
3-11-25
9-15-25
5-28-26

This item has been digitally signed and sealed by Alan W. Garcia , P.E. on the date adjacent to the seal. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies." (F.S., Chapters 471.025 and F.A.C, Rule 61G15-23.004)."

ALAN W. GARCIA, P.E.
LICENSE #42564

ALAN W. GARCIA, P.E.
4202 NW 54 Street
Coconut Creek, FL 33073

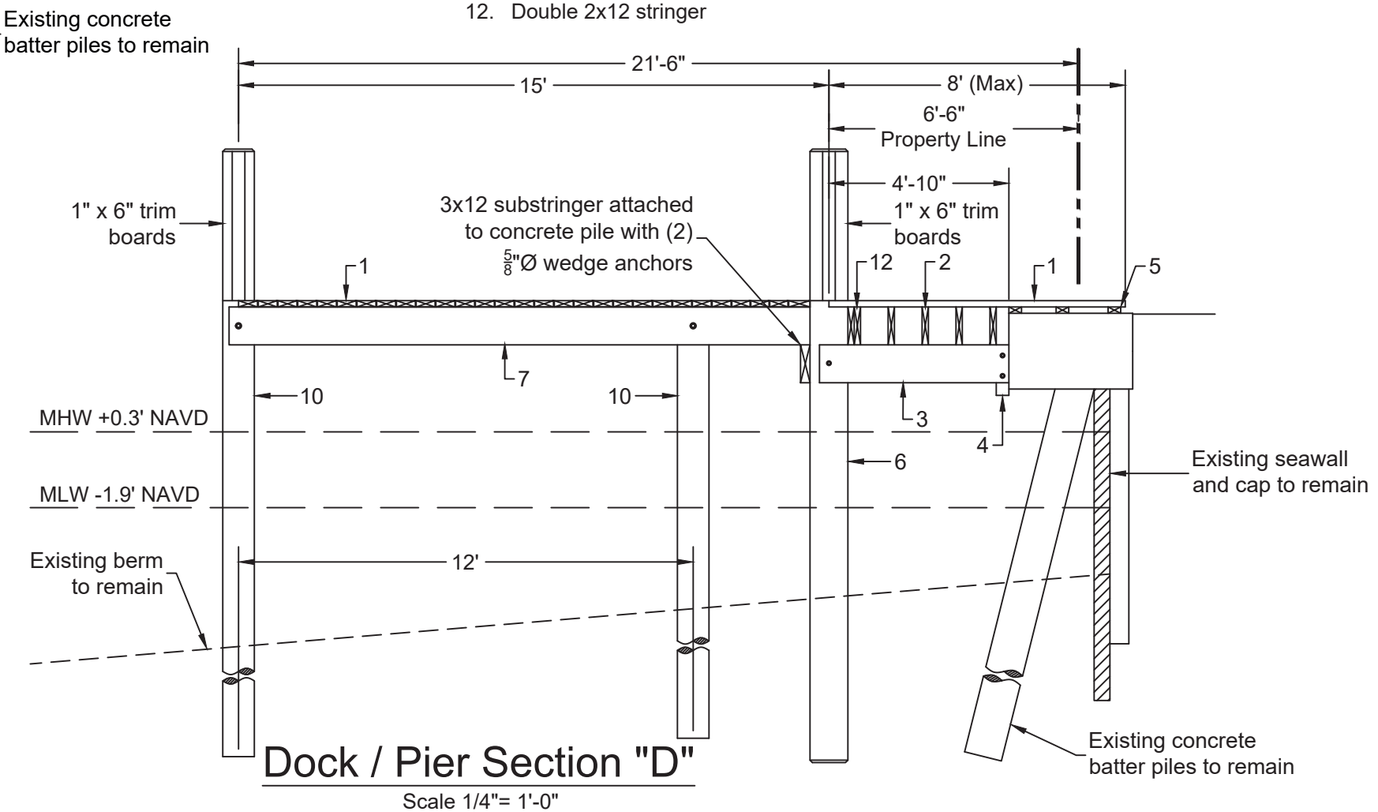


Dock Section "C"

Scale 1/4"= 1'-0"

Note: Each wood pile will have 5' of UV Polymer wrap to 1' above M.H.W.

1. 1x6 Composite Decking with #7x2 $\frac{1}{2}$" trim head deck screws per stringer
2. 2x12 stringers @ 12" max. spacing with (2) 16d 3" ring shank nails into substringers
3. 3x12 substringers with (1) $\frac{7}{8}$"Ø tru-bolt wedge anchor @ piles and (2) 1"Ø thru bolts into drop hangers
4. 4x12 drop hanger with (4) $\frac{3}{4}$"Ø wedge anchors into existing seawall cap, min. 4" embedment
5. 2x4 sleeper with $\frac{1}{4}$"Ø x 3" tapcons @ 36" o.c. into existing seawall cap
6. Existing 12x12 concrete dock piles to remain
7. Single 2x12 stringer with (1) 1"Ø thru bolt into wood piles with (2) 16d 3" ring shank nails into substringer
8. 3x12 substringer attached to 3x10 hanger with (2) $\frac{5}{8}$"Ø lag bolts
9. 3x10 hanger attached to stringer with (2) $\frac{5}{8}$"Ø thru bolts
10. New 10"Ø wood pier pile
11. 1x6 Trim Board
12. Double 2x12 stringer



Dock / Pier Section "D"

Scale 1/4"= 1'-0"

Consultant

UNLIMITED PERMIT SERVICES, INC
Marine Design & Consulting
902 NE 1st Street #2
Pompano Beach, FL 33060
(954) 532-0129
Office@unlimitedps.net

Project Engineer

ALAN W. GARCIA, P.E.
4202 NW 54 Street
Coconut Creek, FL 33073

Contractor

SEA-TECH CONSTRUCTION INC
1649 SW 1st Way #5
Deerfield Beach, FL 33441
(954) 480-2607

Project Information

New Dock / New Finger Pier
Camino Cove HOA
4500 South Ocean Blvd.
Highland Beach, FL 33487

DATE
3-11-25
9-15-25
5-28-26

This item has been digitally signed and sealed by Alan W. Garcia , P.E. on the date adjacent to the seal. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies." (F.S., Chapters 471.025 and F.A.C, Rule 61G15-23.004)."

ALAN W. GARCIA, P.E.
LICENSE #42564

ALAN W. GARCIA, P.E.
4202 NW 54 Street
Coconut Creek, FL 33073

GENERAL NOTES:

1. Construction to follow the Florida Building Code 8th Edition (2023) and amendments as applicable and all Local, State and Federal Laws.
2. Licensed contractor shall verify the existing conditions prior to the commencement of the work. Any conflicts or omissions between existing conditions or the various elements of the working drawing shall be brought to the attention of the Engineer prior to the commencement of the work. The Licensed Contractor and all subcontractors are responsible for all lines, elevations, and measurements in connection with their work.
3. Do not scale drawings for dimensions.
4. Any deviation and/or substitution from the information provided herein shall be submitted to the Engineer for approval prior to commencement of work.
5. All unanticipated or unforeseen demolition and/or new construction conditions which require deviation from the plans and notes herein shall be reported to the Engineer prior to commencement of work.
6. All new work and/or materials shall conform to all requirements of each administrative body having jurisdiction in each appertaining circumstance.
7. All new materials and/or patchwork shall be provided to match existing materials and/or adjoining work where practical except as specifically noted herein.
8. Licensed Contractor to shall use all possible care to protect all existing materials, surfaces, and furnishings from damage during all phases of construction.
9. Licensed Contractor to verify location of existing utilities prior to commencing work.
10. The Licensed contractor to install and remove all shoring and bracing as required for the proper execution of the work.
11. Licensed Contractor to obtain all permits as necessary from all Local, State, and Federal agencies.
12. Turbidity barriers to be marked with site contractor's company name using permanent markings no smaller than 3 inches in height on the top of the barrier.

PILE DRIVING:

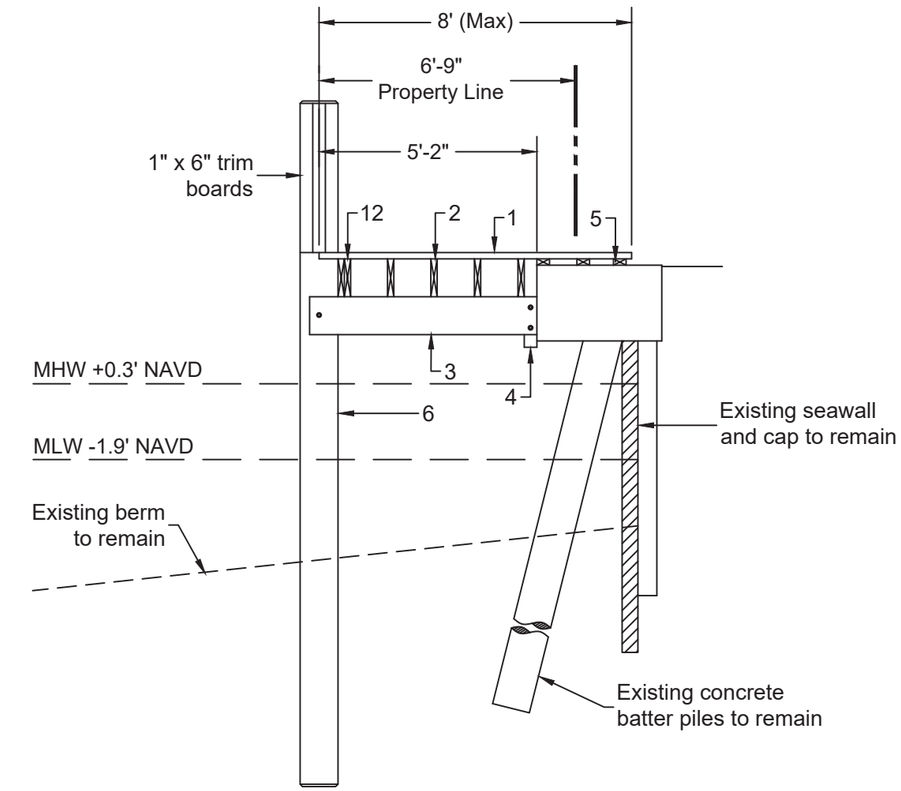
1. Piles shall be driven using an approved cushion block consisting of material so arranged so as to provide the transmission of hammer energy.
2. Piles shall be driven to a minimum allowable bearing capacity of 10 tons for wood, 25 tons for concrete, and 5 tons for pin piles, a minimum of 8' into berm or refusal.
3. Piles shall be driven with a drop hammer or gravity hammer provided the hammer shall weight no less than 3,000 pounds, and the fall of the hammer shall not exceed 6'.
4. Piles shall be driven with a variation of not more than $\frac{1}{4}$ inch per foot from the vertical, or from the batter line indicated, with a maximum variation of the head of the pile from the position shown on the plans of not more than three inches.
5. Where piling must penetrate strata offering high resistance to driving, the structural engineer of record or special inspector may require that the piles be set in pre-drilled or punched holes. The piles shall reach their final penetration by driving.

PILE NOTES:

1. Wood piles to be 2.5 lb. ACQ treated in accordance with the Florida Building Code.
2. Wood piles shall be a minimum diameter of 10", Miami Dade County requires minimum diameter of 12".

WOOD DOCK NOTES:

1. All materials to be pressure treated pine unless otherwise noted.
2. All frame work materials to be Southern Pine Grade #1
3. All Decking materials to be grade #1 unless otherwise noted.
4. All hardware to be Stainless Steel or Galvanized unless otherwise noted.



Dock Section "E"

Scale 1/4"= 1'-0"

Consultant

UNLIMITED PERMIT SERVICES, INC
Marine Design & Consulting
902 NE 1st Street #2
Pompano Beach, FL 33060
(954) 532-0129
Office@unlimitedps.net

Project Engineer

ALAN W. GARCIA, P.E.
4202 NW 54 Street
Coconut Creek, FL 33073

Contractor

SEA-TECH CONSTRUCTION INC
1649 SW 1st Way #5
Deerfield Beach, FL 33441
(954) 480-2607

Project Information

New Dock / New Finger Pier
Camino Cove HOA
4500 South Ocean Blvd.
Highland Beach, FL 33487

DATE
3-11-25
9-15-25
5-28-26

This item has been digitally signed and sealed by Alan W. Garcia , P.E. on the date adjacent to the seal. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies." (F.S., Chapters 471.025 and F.A.C, Rule 61G15-23.004)."

ALAN W. GARCIA, P.E.
LICENSE #42564

ALAN W. GARCIA, P.E.
4202 NW 54 Street
Coconut Creek, FL 33073

Kathy Cartier

From: Bratschi, Paula W CIV USARMY CESAJ (USA) <Paula.W.Bratschi@usace.army.mil>
Sent: Thursday, July 23, 2026 9:12 AM
To: Kathy Cartier
Subject: RE: SAJ-2025-01639 - Camino Cove Property Owners Association - 4500 S Ocean Blvd - Highland Beach

Good morning Kathy,

You are reducing the footprint of the structure; therefore, just document the changes in the certification document.

Respectfully,

Paula Bratschi
Project Manager
Palm Beach Gardens Regulatory
Paula.w.bratschi@usace.army.mil
Office 561-472-3532
Cell 561-545-6411

Please join us at the Jacksonville District Regulatory Transformation Workshop on Tuesday, August 4, to learn about regulatory program updates, connect with Corps staff, and share your questions and ideas. Register by scanning the QR code below or using this link: https://forms.osi.apps.mil/r/mK6kJtyX6y



We are no longer accepting electronic permit applications via e-mail. Permit applications must be submitted by using the new Regulatory Request System (RRS), located at: https://rrs.usace.army.mil/rrs. Have questions or need technical assistance? Visit our support page for help at https://rrs.usace.army.mil/rrs/support or watch a quick 4-minute video at https://www.youtube.com/watch?v=24lkoNZvjC0



From: Kathy Cartier <kathyc@unlimitedps.net>
Sent: Thursday, July 23, 2026 8:49 AM
To: Bratschi, Paula W CIV USARMY CESAJ (USA) <Paula.W.Bratschi@usace.army.mil>
Subject: [Non-DoD Source] SAJ-2025-01639 - Camino Cove Property Owners Association - 4500 S Ocean Blvd - Highland Beach

Good morning Paula,

Minor changes have again been made to the referenced project. The width of the proposed marginal dock remains a maximum of 8 foot wide; however, it is being shifted landward over the seawall cap by 6 inches. The surface area of the dock remains 2,114 square feet. The overwater area of the structure will now be 1,172 square feet, a reduction of 128 square feet. Please see attached plans. There are no other changes to your approved plans.

Please confirm by email that this reduction is allowed under the referenced issued permit and no other permitting is needed at this time.

Thank you for your time and consideration,

Kathy Cartier
Unlimited Permit Services, Inc
902 NE 1 Street, Suite #2
Pompano Beach, Florida 33060
Office (954) 532-0129 ext. 3
kathyc@unlimitedps.net

From: Bratschi, Paula W CIV USARMY CESAJ (USA) <Paula.W.Bratschi@usace.army.mil>
Sent: Tuesday, June 2, 2026 8:29 AM
To: Kathy Cartier <kathyc@unlimitedps.net>
Subject: RE: SAJ-2025-01639 - Camino Cove Property Owners Association - 4500 S Ocean Blvd - Highland Beach

Good morning Kathy,

No problems, the project size is reduced so just include the changes in the self-certification.

Thank you,

Paula Bratschi
Project Manager
Palm Beach Gardens Regulatory
Paula.w.bratschi@usace.army.mil
Office 561-472-3532
Cell 561-545-6411

We are no longer accepting electronic permit applications via e-mail. Permit applications must be submitted by using the new Regulatory Request System (RRS), located at: https://rrs.usace.army.mil/rrs. Have questions or need technical assistance? Visit our support page for help at https://rrs.usace.army.mil/rrs/support or watch a quick 4-minute video at https://www.youtube.com/watch?v=24lkoNZvjC0



From: Kathy Cartier <kathyc@unlimitedps.net>
Sent: Monday, June 1, 2026 1:12 PM
To: Bratschi, Paula W CIV USARMY CESAJ (USA) <Paula.W.Bratschi@usace.army.mil>
Subject: [Non-DoD Source] SAJ-2025-01639 - Camino Cove Property Owners Association - 4500 S Ocean Blvd - Highland Beach

Good afternoon Paula,

Thank you for your recent review and permitting of the referenced project. During the city building permit review process, the width of the proposed marginal dock was required to be reduced to 8 foot wide maximum. This reduces the overwater area of the structure by 364 sf, please see attached plans. There are no other changes to your approved plans.

Please confirm by email that this reduction is allowed under the referenced issued permit and no other permitting is needed at this time.

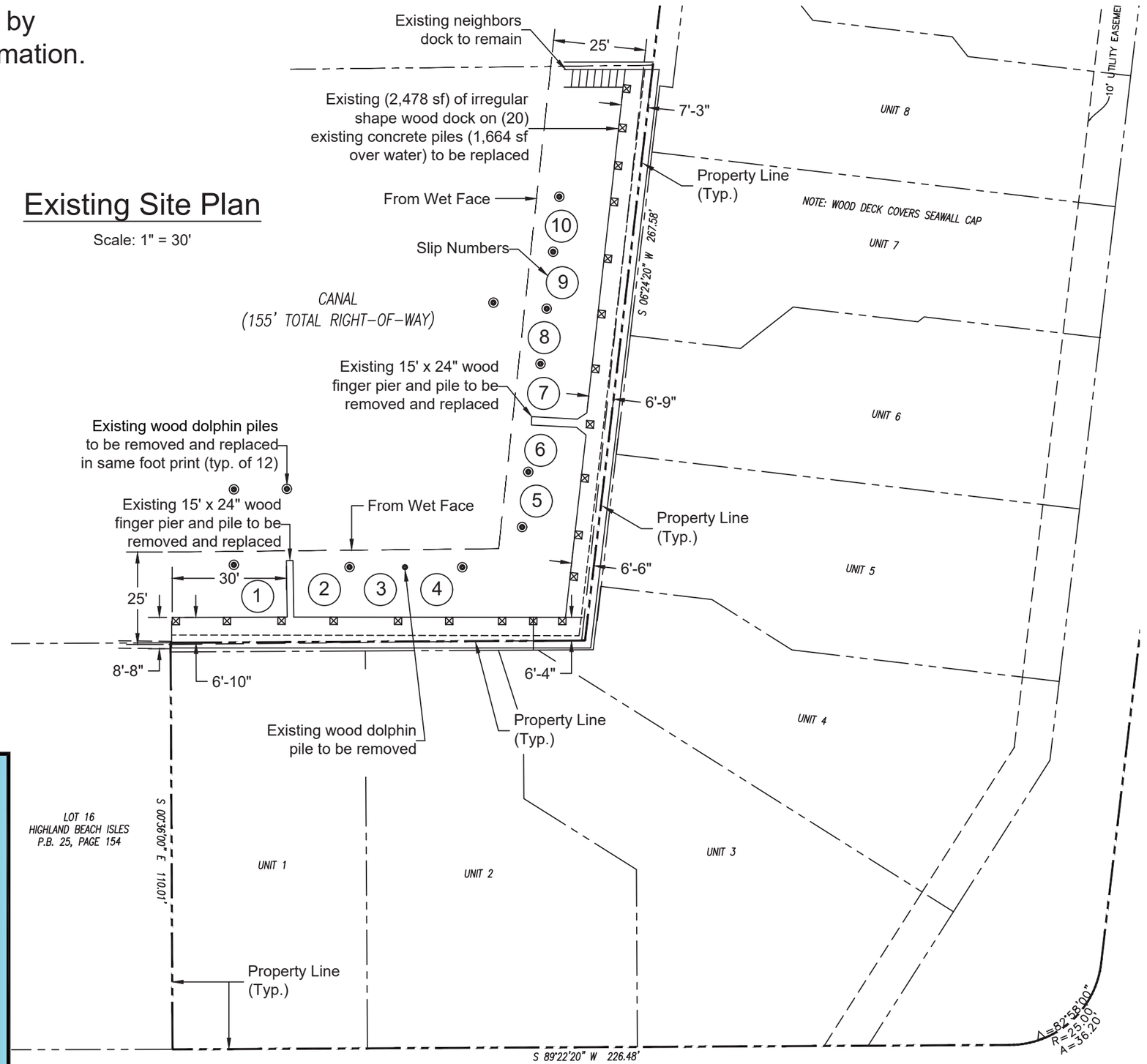
Thank you for your time and consideration,

Kathy Cartier
Unlimited Permit Services, Inc
902 NE 1 Street, Suite #2
Pompano Beach, Florida 33060
Office (954) 532-0129 ext. 3
kathyc@unlimitedps.net

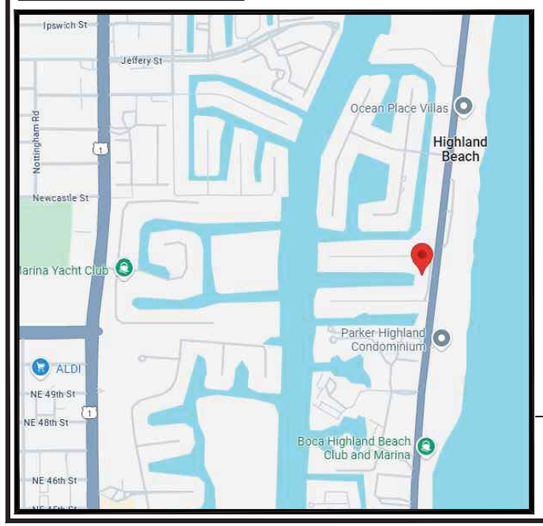
See attached survey supplied by owner for exact property information.

Existing Site Plan

Scale: 1" = 30'



Location Map



Consultant

UNLIMITED PERMIT SERVICES, INC
Marine Design & Consulting
902 NE 1st Street #2
Pompano Beach, FL 33060
(954) 532-0129
Office@unlimitedps.net

Project Engineer

ALAN W. GARCIA, P.E.
4202 NW 54 Street
Coconut Creek, FL 33073

Contractor

SEA-TECH CONSTRUCTION INC
1649 SW 1st Way #5
Deerfield Beach, FL 33441
(954) 480-2607

Project Information

New Dock / New Finger Pier
Camino Cove HOA
4500 South Ocean Blvd.
Highland Beach, FL 33487

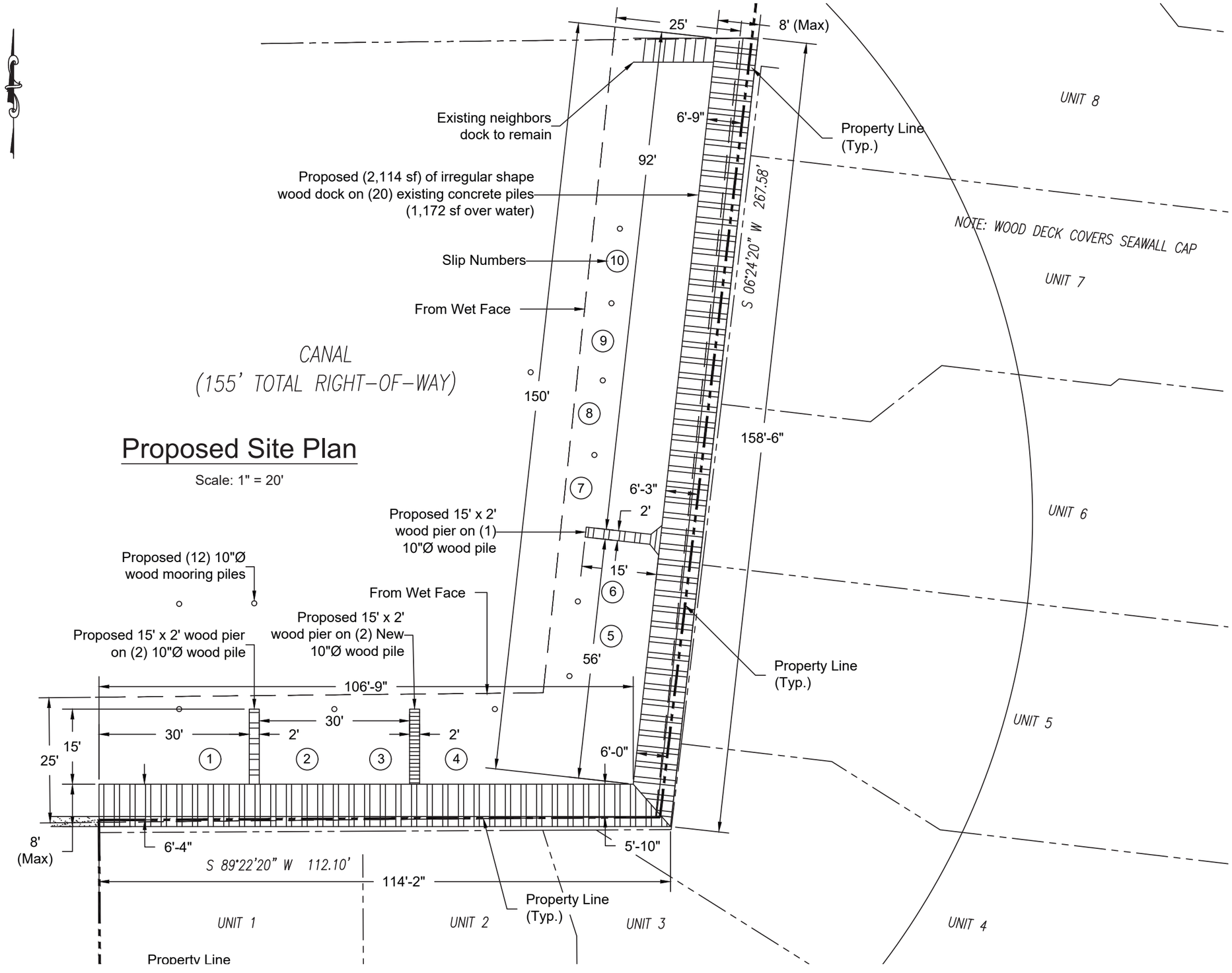
DATE
3-11-25
9-15-25
5-28-26

This item has been digitally signed and sealed by Alan W. Garcia , P.E. on the date adjacent to the seal. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies." (F.S., Chapters 471.025 and F.A.C, Rule 61G15-23.004)."

ALAN W. GARCIA, P.E.
LICENSE #42564

ALAN W. GARCIA, P.E.
4202 NW 54 Street
Coconut Creek, FL 33073

Sheet 1 of



Proposed Site Plan

Scale: 1" = 20'

Consultant

UNLIMITED PERMIT SERVICES, INC
Marine Design & Consulting
902 NE 1st Street #2
Pompano Beach, FL 33060
(954) 532-0129
Office@unlimitedps.net

Project Engineer

ALAN W. GARCIA, P.E.
4202 NW 54 Street
Coconut Creek, FL 33073

Contractor

SEA-TECH CONSTRUCTION INC
1649 SW 1st Way #5
Deerfield Beach, FL 33441
(954) 480-2607

Project Information

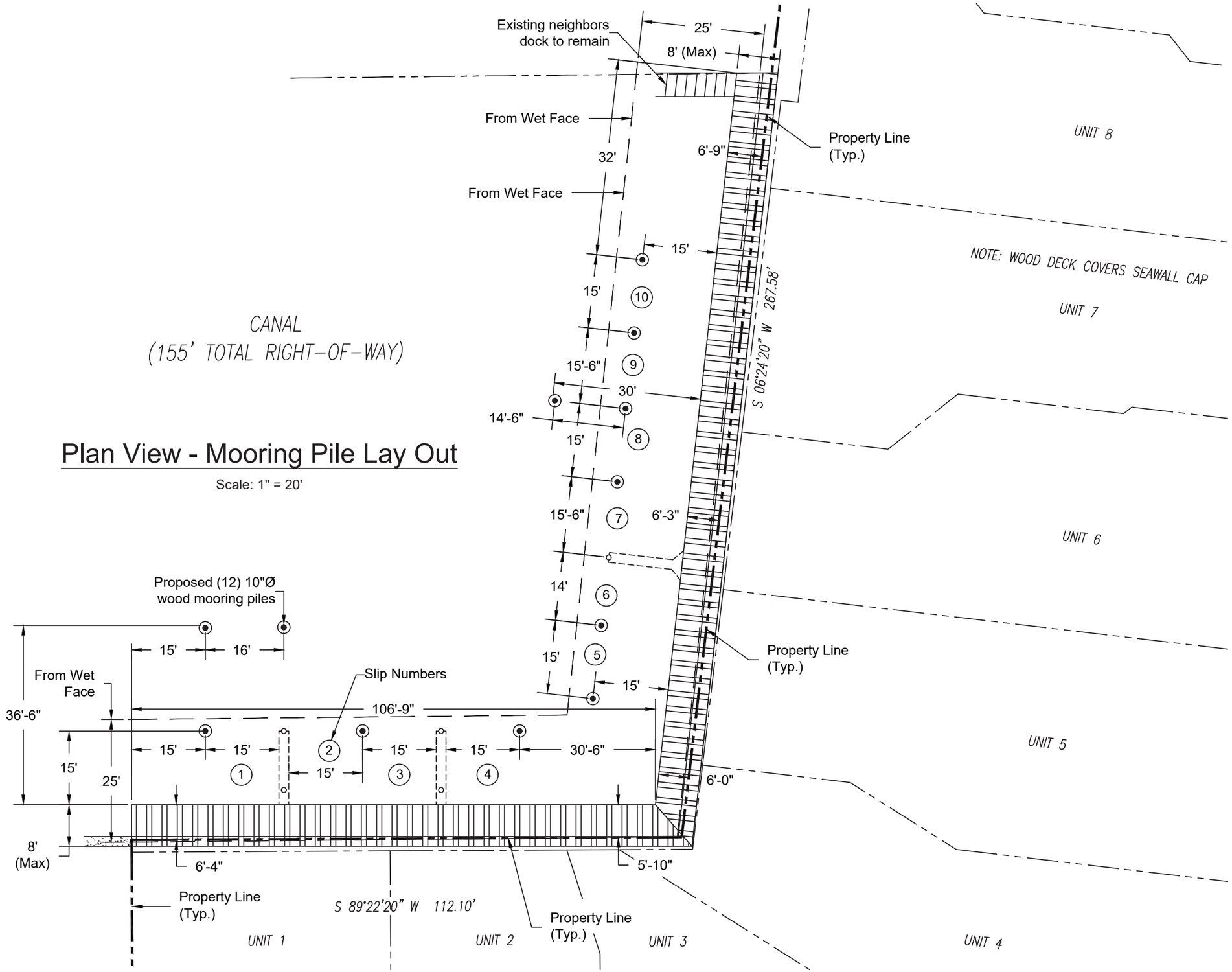
New Dock / New Finger Pier
Camino Cove HOA
4500 South Ocean Blvd.
Highland Beach, FL 33487

DATE
3-11-25
9-15-25
5-28-26

This item has been digitally signed and sealed by Alan W. Garcia , P.E. on the date adjacent to the seal. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies." (F.S., Chapters 471.025 and F.A.C, Rule 61G15-23.004)."

ALAN W. GARCIA, P.E.
LICENSE #42564

ALAN W. GARCIA, P.E.
4202 NW 54 Street
Coconut Creek, FL 33073



Plan View - Mooring Pile Lay Out

Scale: 1" = 20'

Consultant

UNLIMITED PERMIT SERVICES, INC
Marine Design & Consulting
902 NE 1st Street #2
Pompano Beach, FL 33060
(954) 532-0129
Office@unlimitedps.net

Project Engineer

ALAN W. GARCIA, P.E.
4202 NW 54 Street
Coconut Creek, FL 33073

Contractor

SEA-TECH CONSTRUCTION INC
1649 SW 1st Way #5
Deerfield Beach, FL 33441
(954) 480-2607

Project Information

New Dock / New Finger Pier
Camino Cove HOA
4500 South Ocean Blvd.
Highland Beach, FL 33487

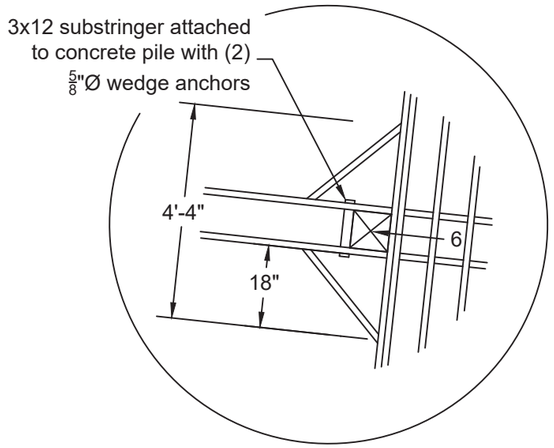
DATE
3-11-25
9-15-25
5-28-26

This item has been digitally signed and sealed by Alan W. Garcia , P.E. on the date adjacent to the seal. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies." (F.S., Chapters 471.025 and F.A.C, Rule 61G15-23.004)."

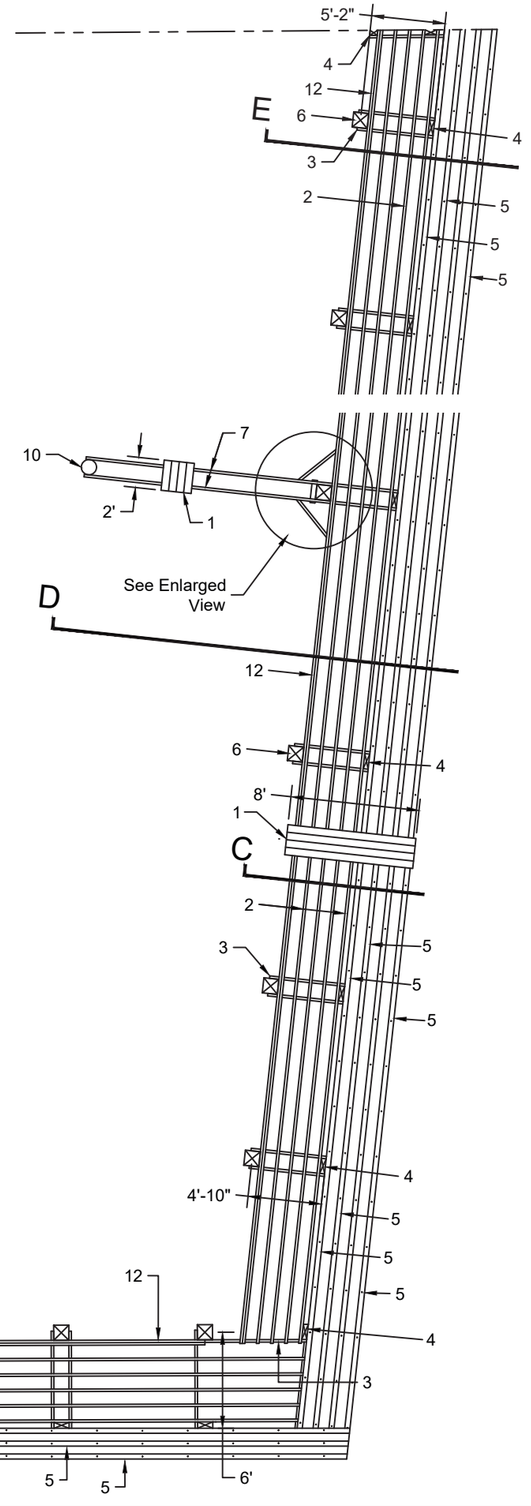
ALAN W. GARCIA, P.E.
LICENSE #42564

ALAN W. GARCIA, P.E.
4202 NW 54 Street
Coconut Creek, FL 33073

1. 1x6 Composite Decking with #7x2 $\frac{1}{2}$" trim head deck screws per stringer
2. 2x12 stringers @ 12" max. spacing with (2) 16d 3" ring shank nails into substringers
3. 3x12 substringers with (1) $\frac{7}{8}$"Ø tru-bolt wedge anchor @ piles and (2) 1"Ø thru bolts into drop hangers
4. 4x12 drop hanger with (4) $\frac{3}{4}$"Ø wedge anchors into existing seawall cap, min. 4" embedment
5. 2x4 sleeper with $\frac{1}{4}$"Ø x 3" tapcons @ 36" o.c. into existing seawall cap
6. Existing 12x12 concrete dock piles to remain
7. Single 2x12 stringer with (1) 1"Ø thru bolt into wood piles with (2) 16d 3" ring shank nails into substringer
8. 3x12 substringer attached to 3x10 hanger with (2) $\frac{5}{8}$"Ø lag bolts
9. 3x10 hanger attached to stringer with (2) $\frac{5}{8}$"Ø thru bolts
10. New 10"Ø wood pier pile
11. 1x6 Trim Board
12. Double 2x12 stringer



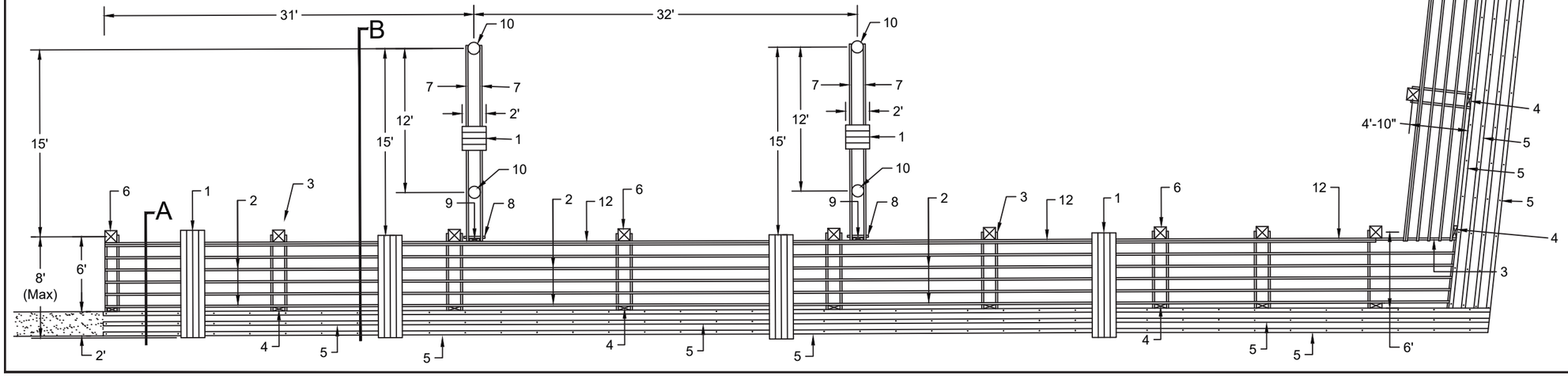
Enlarged View



Note: Each wood pile will have 5' of UV Polymer wrap to 1' above M.H.W.

Framing Plan

Scale: 1" = 10'



Consultant

UNLIMITED PERMIT SERVICES, INC
Marine Design & Consulting
902 NE 1st Street #2
Pompano Beach, FL 33060
(954) 532-0129
Office@unlimitedps.net

Project Engineer

ALAN W. GARCIA, P.E.
4202 NW 54 Street
Coconut Creek, FL 33073

Contractor

SEA-TECH CONSTRUCTION INC
1649 SW 1st Way #5
Deerfield Beach, FL 33441
(954) 480-2607

Project Information

New Dock / New Finger Pier
Camino Cove HOA
4500 South Ocean Blvd.
Highland Beach, FL 33487

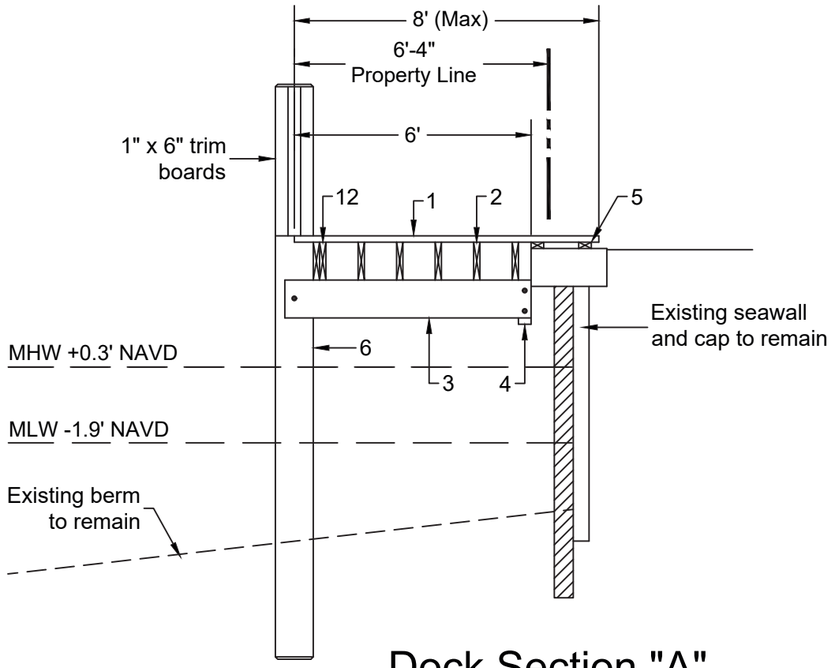
DATE
3-11-25
9-15-25
5-28-26

This item has been digitally signed and sealed by Alan W. Garcia , P.E. on the date adjacent to the seal. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies." (F.S., Chapters 471.025 and F.A.C, Rule 61G15-23.004)."

ALAN W. GARCIA, P.E.
LICENSE #42564

ALAN W. GARCIA, P.E.
4202 NW 54 Street
Coconut Creek, FL 33073

Sheet 4 of

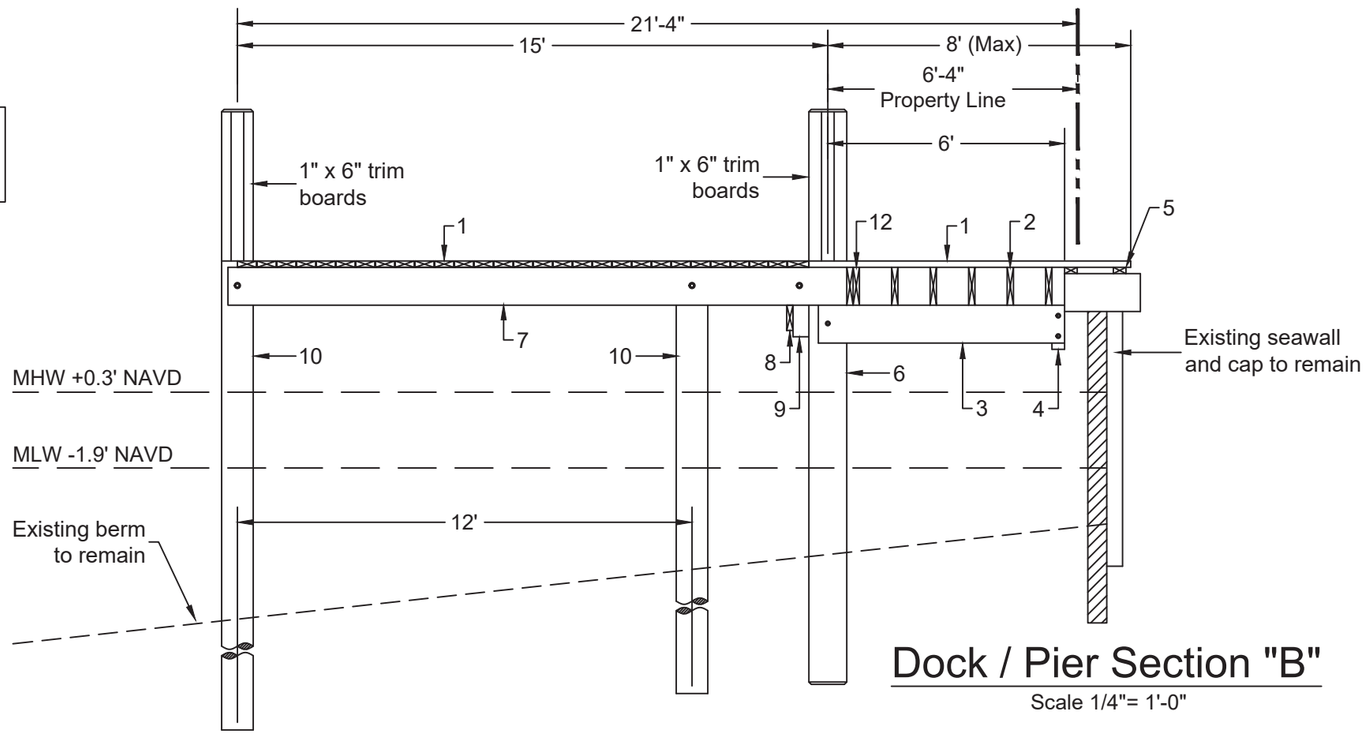


Dock Section "A"

Scale 1/4"= 1'-0"

1. 1x6 Composite Decking with #7x2 $\frac{1}{2}$" trim head deck screws per stringer
2. 2x12 stringers @ 12" max. spacing with (2) 16d 3" ring shank nails into substringers
3. 3x12 substringers with (1) $\frac{7}{8}$"Ø tru-bolt wedge anchor @ piles and (2) 1"Ø thru bolts into drop hangers
4. 4x12 drop hanger with (4) $\frac{3}{4}$"Ø wedge anchors into existing seawall cap, min. 4" embedment
5. 2x4 sleeper with $\frac{1}{4}$"Ø x 3" tapcons @ 36" o.c. into existing seawall cap
6. Existing 12x12 concrete dock piles to remain
7. Single 2x12 stringer with (1) 1"Ø thru bolt into wood piles with (2) 16d 3" ring shank nails into substringer
8. 3x12 substringer attached to 3x10 hanger with (2) $\frac{5}{8}$"Ø lag bolts
9. 3x10 hanger attached to stringer with (2) $\frac{5}{8}$"Ø thru bolts
10. New 10"Ø wood pier pile
11. 1x6 Trim Board
12. Double 2x12 stringer

Note: Each wood pile will have 5' of UV Polymer wrap to 1' above M.H.W.



Dock / Pier Section "B"

Scale 1/4"= 1'-0"

Consultant

UNLIMITED PERMIT SERVICES, INC
Marine Design & Consulting
902 NE 1st Street #2
Pompano Beach, FL 33060
(954) 532-0129
Office@unlimitedps.net

Project Engineer

ALAN W. GARCIA, P.E.
4202 NW 54 Street
Coconut Creek, FL 33073

Contractor

SEA-TECH CONSTRUCTION INC
1649 SW 1st Way #5
Deerfield Beach, FL 33441
(954) 480-2607

Project Information

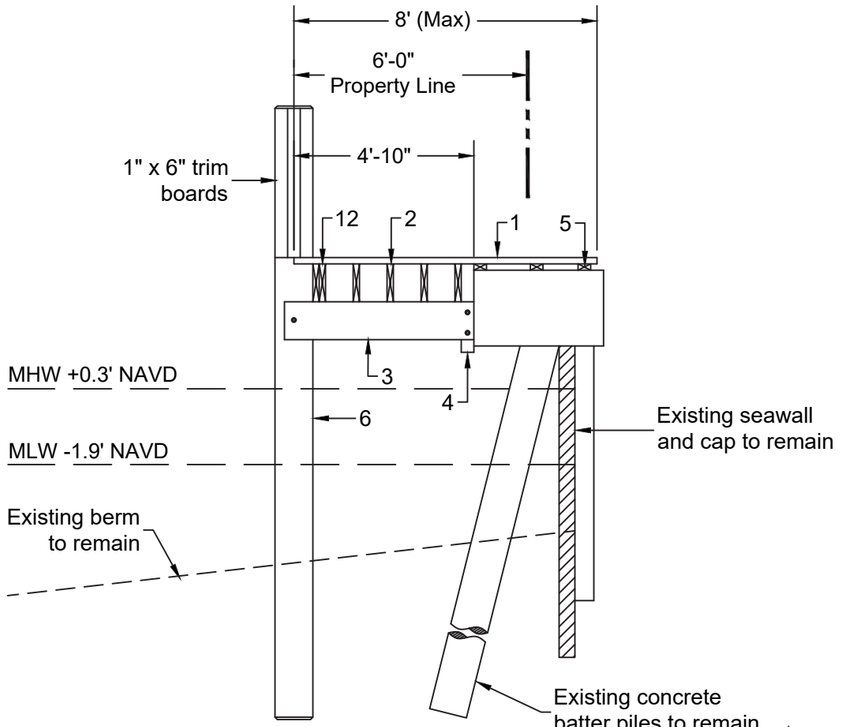
New Dock / New Finger Pier
Camino Cove HOA
4500 South Ocean Blvd.
Highland Beach, FL 33487

DATE
3-11-25
9-15-25
5-28-26

This item has been digitally signed and sealed by Alan W. Garcia , P.E. on the date adjacent to the seal. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies." (F.S., Chapters 471.025 and F.A.C, Rule 61G15-23.004)."

ALAN W. GARCIA, P.E.
LICENSE #42564

ALAN W. GARCIA, P.E.
4202 NW 54 Street
Coconut Creek, FL 33073

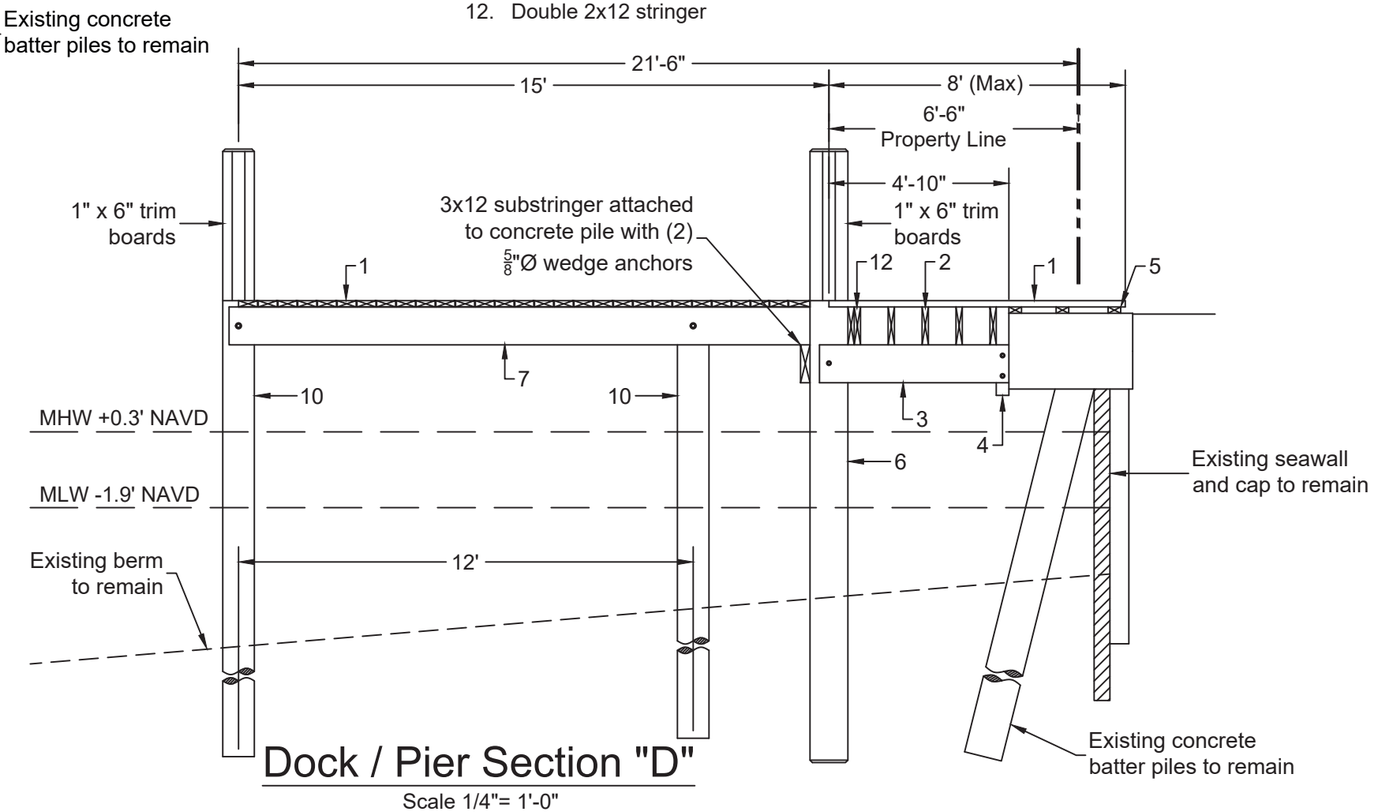


Dock Section "C"

Scale 1/4"= 1'-0"

Note: Each wood pile will have 5' of UV Polymer wrap to 1' above M.H.W.

1. 1x6 Composite Decking with #7x2 $\frac{1}{2}$" trim head deck screws per stringer
2. 2x12 stringers @ 12" max. spacing with (2) 16d 3" ring shank nails into substringers
3. 3x12 substringers with (1) $\frac{7}{8}$"Ø tru-bolt wedge anchor @ piles and (2) 1"Ø thru bolts into drop hangers
4. 4x12 drop hanger with (4) $\frac{3}{4}$"Ø wedge anchors into existing seawall cap, min. 4" embedment
5. 2x4 sleeper with $\frac{1}{4}$"Ø x 3" tapcons @ 36" o.c. into existing seawall cap
6. Existing 12x12 concrete dock piles to remain
7. Single 2x12 stringer with (1) 1"Ø thru bolt into wood piles with (2) 16d 3" ring shank nails into substringer
8. 3x12 substringer attached to 3x10 hanger with (2) $\frac{5}{8}$"Ø lag bolts
9. 3x10 hanger attached to stringer with (2) $\frac{5}{8}$"Ø thru bolts
10. New 10"Ø wood pier pile
11. 1x6 Trim Board
12. Double 2x12 stringer



Dock / Pier Section "D"

Scale 1/4"= 1'-0"

Consultant

UNLIMITED PERMIT SERVICES, INC
Marine Design & Consulting
902 NE 1st Street #2
Pompano Beach, FL 33060
(954) 532-0129
Office@unlimitedps.net

Project Engineer

ALAN W. GARCIA, P.E.
4202 NW 54 Street
Coconut Creek, FL 33073

Contractor

SEA-TECH CONSTRUCTION INC
1649 SW 1st Way #5
Deerfield Beach, FL 33441
(954) 480-2607

Project Information

New Dock / New Finger Pier
Camino Cove HOA
4500 South Ocean Blvd.
Highland Beach, FL 33487

DATE
3-11-25
9-15-25
5-28-26

This item has been digitally signed and sealed by Alan W. Garcia , P.E. on the date adjacent to the seal. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies." (F.S., Chapters 471.025 and F.A.C, Rule 61G15-23.004)."

ALAN W. GARCIA, P.E.
LICENSE #42564

ALAN W. GARCIA, P.E.
4202 NW 54 Street
Coconut Creek, FL 33073

GENERAL NOTES:

1. Construction to follow the Florida Building Code 8th Edition (2023) and amendments as applicable and all Local, State and Federal Laws.
2. Licensed contractor shall verify the existing conditions prior to the commencement of the work. Any conflicts or omissions between existing conditions or the various elements of the working drawing shall be brought to the attention of the Engineer prior to the commencement of the work. The Licensed Contractor and all subcontractors are responsible for all lines, elevations, and measurements in connection with their work.
3. Do not scale drawings for dimensions.
4. Any deviation and/or substitution from the information provided herein shall be submitted to the Engineer for approval prior to commencement of work.
5. All unanticipated or unforeseen demolition and/or new construction conditions which require deviation from the plans and notes herein shall be reported to the Engineer prior to commencement of work.
6. All new work and/or materials shall conform to all requirements of each administrative body having jurisdiction in each appertaining circumstance.
7. All new materials and/or patchwork shall be provided to match existing materials and/or adjoining work where practical except as specifically noted herein.
8. Licensed Contractor to shall use all possible care to protect all existing materials, surfaces, and furnishings from damage during all phases of construction.
9. Licensed Contractor to verify location of existing utilities prior to commencing work.
10. The Licensed contractor to install and remove all shoring and bracing as required for the proper execution of the work.
11. Licensed Contractor to obtain all permits as necessary from all Local, State, and Federal agencies.
12. Turbidity barriers to be marked with site contractor's company name using permanent markings no smaller than 3 inches in height on the top of the barrier.

PILE DRIVING:

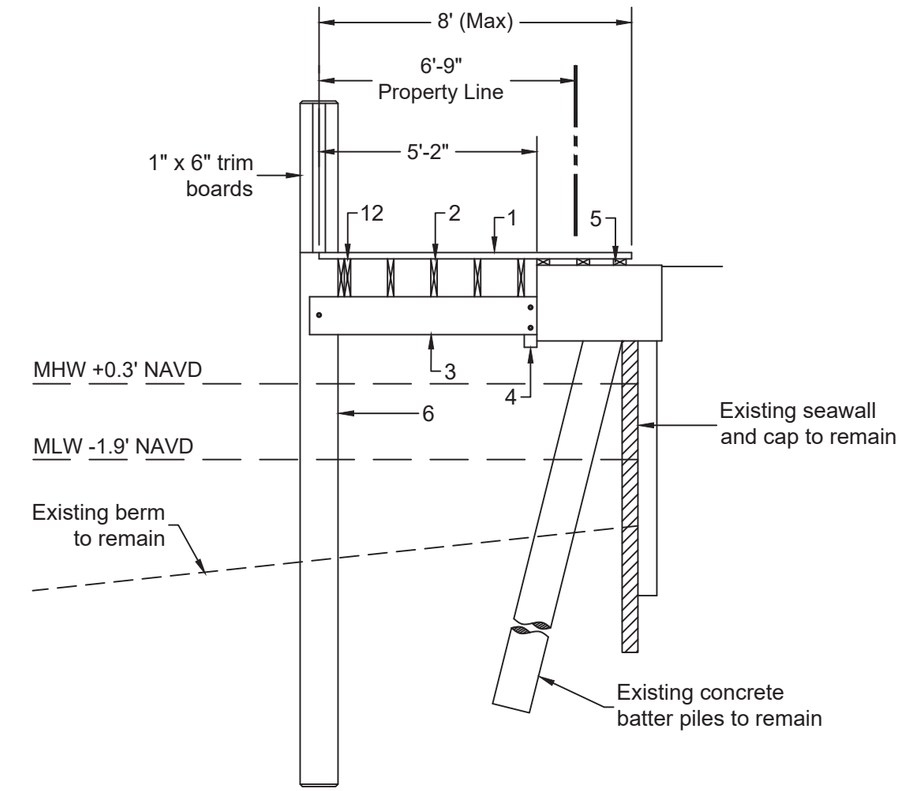
1. Piles shall be driven using an approved cushion block consisting of material so arranged so as to provide the transmission of hammer energy.
2. Piles shall be driven to a minimum allowable bearing capacity of 10 tons for wood, 25 tons for concrete, and 5 tons for pin piles, a minimum of 8' into berm or refusal.
3. Piles shall be driven with a drop hammer or gravity hammer provided the hammer shall weight no less than 3,000 pounds, and the fall of the hammer shall not exceed 6'.
4. Piles shall be driven with a variation of not more than $\frac{1}{4}$ inch per foot from the vertical, or from the batter line indicated, with a maximum variation of the head of the pile from the position shown on the plans of not more than three inches.
5. Where piling must penetrate strata offering high resistance to driving, the structural engineer of record or special inspector may require that the piles be set in pre-drilled or punched holes. The piles shall reach their final penetration by driving.

PILE NOTES:

1. Wood piles to be 2.5 lb. ACQ treated in accordance with the Florida Building Code.
2. Wood piles shall be a minimum diameter of 10", Miami Dade County requires minimum diameter of 12".

WOOD DOCK NOTES:

1. All materials to be pressure treated pine unless otherwise noted.
2. All frame work materials to be Southern Pine Grade #1
3. All Decking materials to be grade #1 unless otherwise noted.
4. All hardware to be Stainless Steel or Galvanized unless otherwise noted.



Dock Section "E"

Scale 1/4"= 1'-0"

Consultant

UNLIMITED PERMIT SERVICES, INC
Marine Design & Consulting
902 NE 1st Street #2
Pompano Beach, FL 33060
(954) 532-0129
Office@unlimitedps.net

Project Engineer

ALAN W. GARCIA, P.E.
4202 NW 54 Street
Coconut Creek, FL 33073

Contractor

SEA-TECH CONSTRUCTION INC
1649 SW 1st Way #5
Deerfield Beach, FL 33441
(954) 480-2607

Project Information

New Dock / New Finger Pier
Camino Cove HOA
4500 South Ocean Blvd.
Highland Beach, FL 33487

DATE
3-11-25
9-15-25
5-28-26

This item has been digitally signed and sealed by Alan W. Garcia , P.E. on the date adjacent to the seal. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies." (F.S., Chapters 471.025 and F.A.C, Rule 61G15-23.004)."

ALAN W. GARCIA, P.E.
LICENSE #42564

ALAN W. GARCIA, P.E.
4202 NW 54 Street
Coconut Creek, FL 33073

DEPARTMENT OF THE ARMY
U.S. ARMY CORPS OF ENGINEERS, JACKSONVILLE DISTRICT
4400 PGA BOULEVARD
PALM BEACH GARDENS, FLORIDA 33410

January 28, 2026

Regulatory Division
Palm Beach Gardens Section
SAJ-2025-01639(LP-PWB)

Camino Cove Property Owners Association, Inc.
Attention: Stephanie Semel
4500 South Ocean Boulevard
Highland Beach, Florida 33487
Sent via email: caminocove@yahoo.com

Dear Ms. Semel:

This is in reference to your request for a Department of the Army (DA) permit to perform work in or affecting waters of the United States. If you determine the permit provided is acceptable in its entirety and you have chosen to proceed with the authorized activity, then upon recommendation of the Chief of Engineers, pursuant to Section 10 of the Rivers and Harbors Act of 1899 (33 U.S.C. § 403) you are authorized under a Letter of Permission

to improve water access for a 10-slip multi-family residential marina. Specifically, you are authorized to:

1. Replace an existing 2,478 square feet L-shaped wooden marginal dock in the same footprint'/ using the existing 20 concrete piles.
2. Replace the two existing piers, 30-square feet wooden piers in the same footprint.
3. Construct a new 30-square feet wooden pier.
4. Replace 12 wooden mooring piles in the same location.

No new slips are proposed.

The project is located within a residential canal located at 4500 South Ocean Boulevard, Section 4, Township 47 South, Range 43 East, Highland Beach, Palm Beach County, Florida.

Geographic Position: Latitude: 26.39607°
Longitude: -80.06699°

The project must be completed in accordance with the 8 enclosed construction drawings, and the general and special conditions which are incorporated in, and made a part of, the permit.

Should any other agency require and/or approve changes to the work authorized or obligated by this permit, it is the responsibility of the Permittee to submit a modification request to the Palm Beach Gardens Permits Section. The Corps will evaluate the request and determine whether it is appropriate to modify the terms and conditions of the permit. The Permittee must obtain written approval of the requested modifications from the Corps prior to initiation of those changes.

General Conditions:

1. The time limit for completing the work authorized ends on **January 28, 2031**. If the work authorized is not completed on or before that date, authorization, if not previously revoked or specifically extended, shall cease and be null and void. If you find that you need more time to complete the authorized activity, submit your request for a time extension to this office for consideration at least one month before the above date is reached.

2. You must maintain the activity authorized by this permit in good condition and in conformance with the terms and conditions of this permit. You are not relieved of this requirement if you abandon the permitted activity, although you may make a good faith transfer to a third party in compliance with General Condition 4 below. Should you wish to cease to maintain the authorized activity or should you desire to abandon it without a good faith transfer, you must obtain a modification of this permit from this office, which may require restoration of the area.

3. If you discover any previously unknown historic or archeological remains while accomplishing the activity authorized by this permit, you must immediately notify this office of what you have found. We will initiate the Federal and state coordination required to determine if the remains warrant a recovery effort of if the site is eligible for listing in the National Register of Historic Places.

4. If you sell the property associated with this permit you must obtain the signature of the new owner in the space provided on the attached Department of the Army Transfer Request and forward a copy of the permit to this office to validate the transfer of this authorization.

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

Special Conditions:

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

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

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

The Permittee shall reference this permit number, SAJ-2025-01639 (LP–PWB), on all submittals.

2. **Commencement Notification:** Within 10 days from the date of initiating the work authorized by this permit, the Permittee shall submit a completed "Commencement Notification" form (Attachment B).

3. **Self-Certification:** Within 60 days of completion of the work authorized by this permit, the Permittee shall complete the ENG Form 6285, "Certification of Compliance with Department of Army Permit" (located at https://www.publications.usace.army.mil/Portals/76/Eng_Form_6285_2024%20Dec%20FINAL.pdf) and submit it to the Corps.

4. **Assurance of Navigation and Maintenance:** The Permittee understands and agrees that, if future operations by the United States require the removal, relocation, or other alteration, of the structures or work herein authorized, or if, in the opinion of the Secretary of the Army or his authorized representative, said structure or work shall cause unreasonable obstruction to the free navigation of the navigable waters, the Permittee will be required, upon due notice from the U.S. Army Corps of Engineers, to remove, relocate, or alter the structural work or obstructions caused thereby, without expense to the United States. No claim shall be made against the United States on account of any such removal or alteration.

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

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

7. **Turbidity Barriers:** Prior to the initiation of any of the work authorized by this

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

8. **Cultural Resources/Historic Properties:**

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

b. If, during permitted activities, items that may have historic or archaeological origin are observed the Permittee shall immediately cease all activities adjacent to the discovery that may result in the destruction of these resources and shall prevent his/her employees from further removing, or otherwise damaging, such resources. The applicant shall notify both the Florida Department of State, Division of Historical Resources, Compliance Review Section at (850)-245-6333 and the Corps, of the observations within the same business day (8 hours). Examples of submerged historical, archaeological or cultural resources include shipwrecks, shipwreck debris fields (such as steam engine parts, or wood planks and beams), anchors, ballast rock, concreted iron objects, concentrations of coal, prehistoric watercraft (such as log "dugouts"), and other evidence of human activity. The materials may be deeply buried in sediment, resting in shallow sediments or above them, or protruding into water. The Corps shall coordinate with the Florida State Historic Preservation Officer (SHPO) to assess the significance of the discovery and devise appropriate actions. Project activities shall not resume without verbal and/or written authorization from the Corps.

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

d. In the unlikely event that unmarked human remains are identified on non-federal lands; they will be treated in accordance with Section 872.05 Florida Statutes. All work and ground disturbing activities within a 100-meter diameter of the unmarked human remains shall immediately cease and the Permittee shall immediately notify the medical examiner, Corps, and State Archaeologist within the same business day (8-hours). The Corps shall then notify the appropriate SHPO. Based on the circumstances of the discovery, equity to all parties, and considerations of the public interest, the Corps may modify, suspend, or revoke the permit in accordance with 33 CFR Part 325.7. Such

activity shall not resume without written authorization from the SHPO and from the Corps.

9. **Working Vessel Anchoring:** This permit does not authorize construction work vessels anchoring or spudding down in areas where submerged aquatic vegetation is present.

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

Instructions for Objecting to Permit Terms and Conditions: This letter is an initial proffered permit for your proposed project/permit application. If you object to certain terms and conditions contained within the permit, you may request that the permit be modified. Enclosed you will find a Notification of Administrative Appeal Options and Process fact sheet and Request for Appeal (RFA) form. If you choose to object to certain terms and conditions of the permit, you must follow the directions provided in Section 1, Part A of the RFA form and submit the completed form to the Palm Beach Gardens Permits Section at the address listed at the bottom of this letter. For an RFA to be accepted by the Corps, the Corps must determine that it is complete and that it has been received within 60 days of the date of the RFA. Should you decide to submit an RFA form, it must be received by the Palm Beach Gardens Permits Section by **March 29, 2026.**

Floodplain Information: This Department of the Army permit does not give absolute authority to perform the work as specified on your application. The proposed work may be subject to local building restrictions. You should contact the local office in your area that issues building permits to determine if your site is located in a flood-prone or floodway area, and if you must comply with the local building requirements mandated by the National Flood Insurance Program. If your local office cannot provide you the necessary information, you may request a flood hazard evaluation of the site by providing this office with a letter and a small-scale map showing the location of the site. The request should be addressed to the **Chief, Flood Control and Floodplain Management Branch, Jacksonville District, U.S. Army Corps of Engineers, P.O. Box 4970, Jacksonville, Florida 32232-0019**. Phone inquiries may be made at 904-232-2515.

Should you have any questions regarding this letter, please contact the project manager, Paula Bratschi, in writing at the Palm Beach Gardens Permits Section at 4400 PGA Boulevard, Suite 500, by telephone at 561-472-3532, or by email at paula.w.bratschi@usace.army.mil .

The Corps Jacksonville District Regulatory Division is committed to improving service to our customers. We strive to perform our duty in a friendly and timely manner while working to preserve our environment. We invite you to take a few minutes to visit https://regulatory.ops.usace.army.mil/customer-service-survey/ and complete our

automated Customer Service Survey. Your input is appreciated – favorable or otherwise.

BY AUTHORITY OF THE SECRETARY OF THE ARMY:

Linda C. Knoeck

For
Brandon L. Bowman
Colonel, U.S. Army
District Commander

Enclosures:
Attachment A: Drawings
Attachment B: Commencement Notice
Attachment C: Manatee Conditions

cc:
Kathy Cartier kathyc@unlimitedps.net
CESAJ-RD-PE

REQUEST PERMIT TRANSFER: PERMIT NUMBER: SAJ-2025-01639(LP-PWB)

When the structures or work verified by this permit are still in existence at the time the property is transferred, the terms and conditions of this permit will continue to be binding on the new owner(s) of the property. To validate the transfer of this permit and the associated liabilities associated with compliance with its terms and conditions, the present permittee and the transferee should sign and date below. This document must then be provided to the U.S. Army Corps of Engineers, Regulatory Division, Post Office Box 4970, Jacksonville, Florida 32232-0019.

_____ _____
(TRANSFEREE SIGNATURE) (DATE)

_____ _____
(Name - Printed) Lot/Block of site

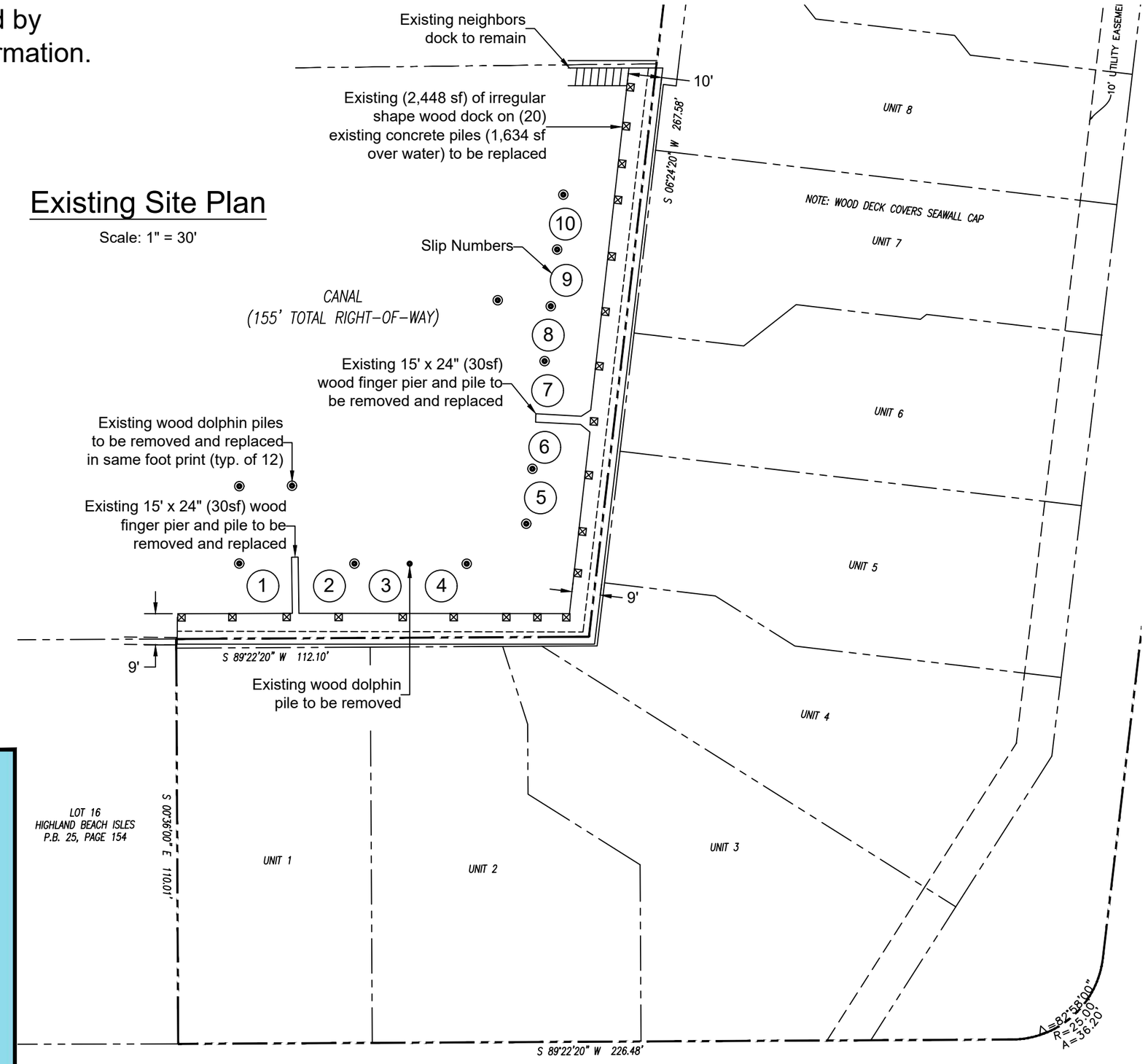
_____
(Street Address)

_____
(City, State, and Zip Code)

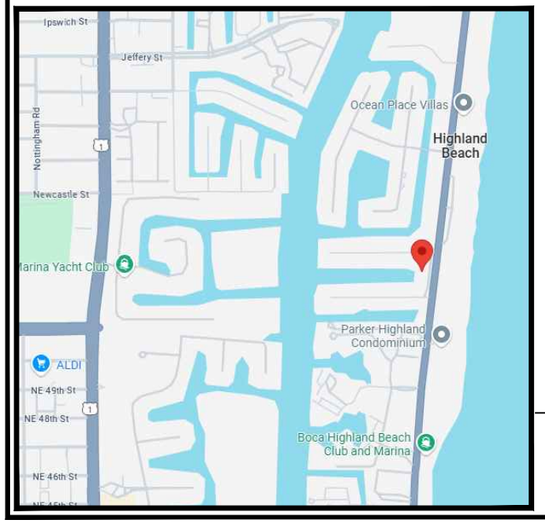
See attached survey supplied by owner for exact property information.

Existing Site Plan

Scale: 1" = 30'



Location Map



Consultant

UNLIMITED PERMIT SERVICES, INC
Marine Design & Consulting
902 NE 1st Street #2
Pompano Beach, FL 33060
(954) 532-0129
Office@unlimitedps.net

Project Engineer

ALAN W. GARCIA, P.E.
4202 NW 54 Street
Coconut Creek, FL 33073

Contractor

SEA-TECH CONSTRUCTION INC
1649 SW 1st Way #5
Deerfield Beach, FL 33441
(954) 480-2607

Project Information

New Dock / New Finger Pier
Camino Cove HOA
4500 South Ocean Blvd.
Highland Beach, FL 33487

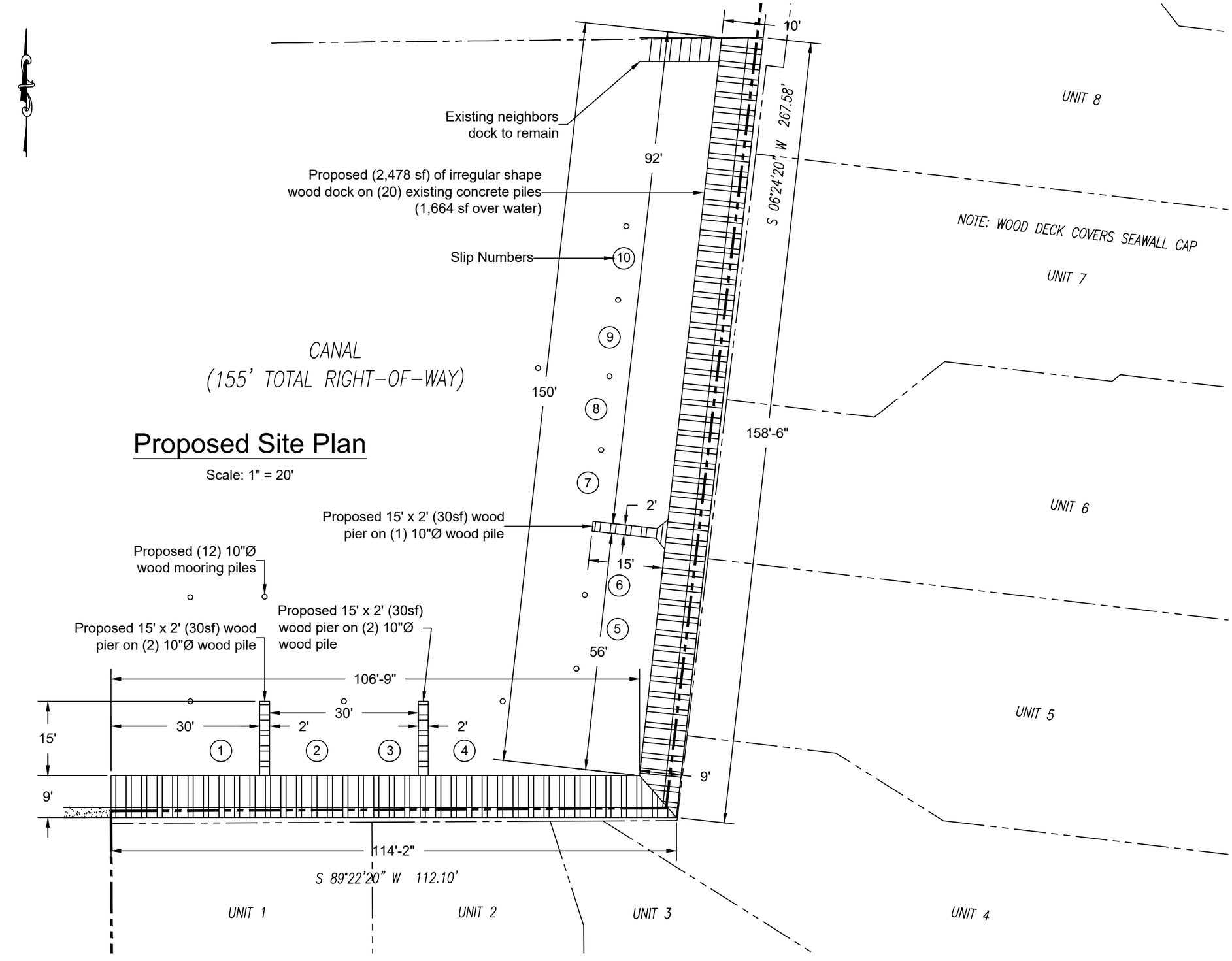
DATE
3-11-25
9-15-25

This item has been digitally signed and sealed by Alan W. Garcia , P.E. on the date adjacent to the seal. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies." (F.S., Chapters 471.025 and F.A.C, Rule 61G15-23.004)."

ALAN W. GARCIA, P.E.
LICENSE #42564

ALAN W. GARCIA, P.E.
4202 NW 54 Street
Coconut Creek, FL 33073

Sheet 1 of



Proposed Site Plan

Scale: 1" = 20'

Consultant

UNLIMITED PERMIT SERVICES, INC
Marine Design & Consulting
902 NE 1st Street #2
Pompano Beach, FL 33060
(954) 532-0129
Office@unlimitedps.net

Project Engineer

ALAN W. GARCIA, P.E.
4202 NW 54 Street
Coconut Creek, FL 33073

Contractor

SEA-TECH CONSTRUCTION INC
1649 SW 1st Way #5
Deerfield Beach, FL 33441
(954) 480-2607

Project Information

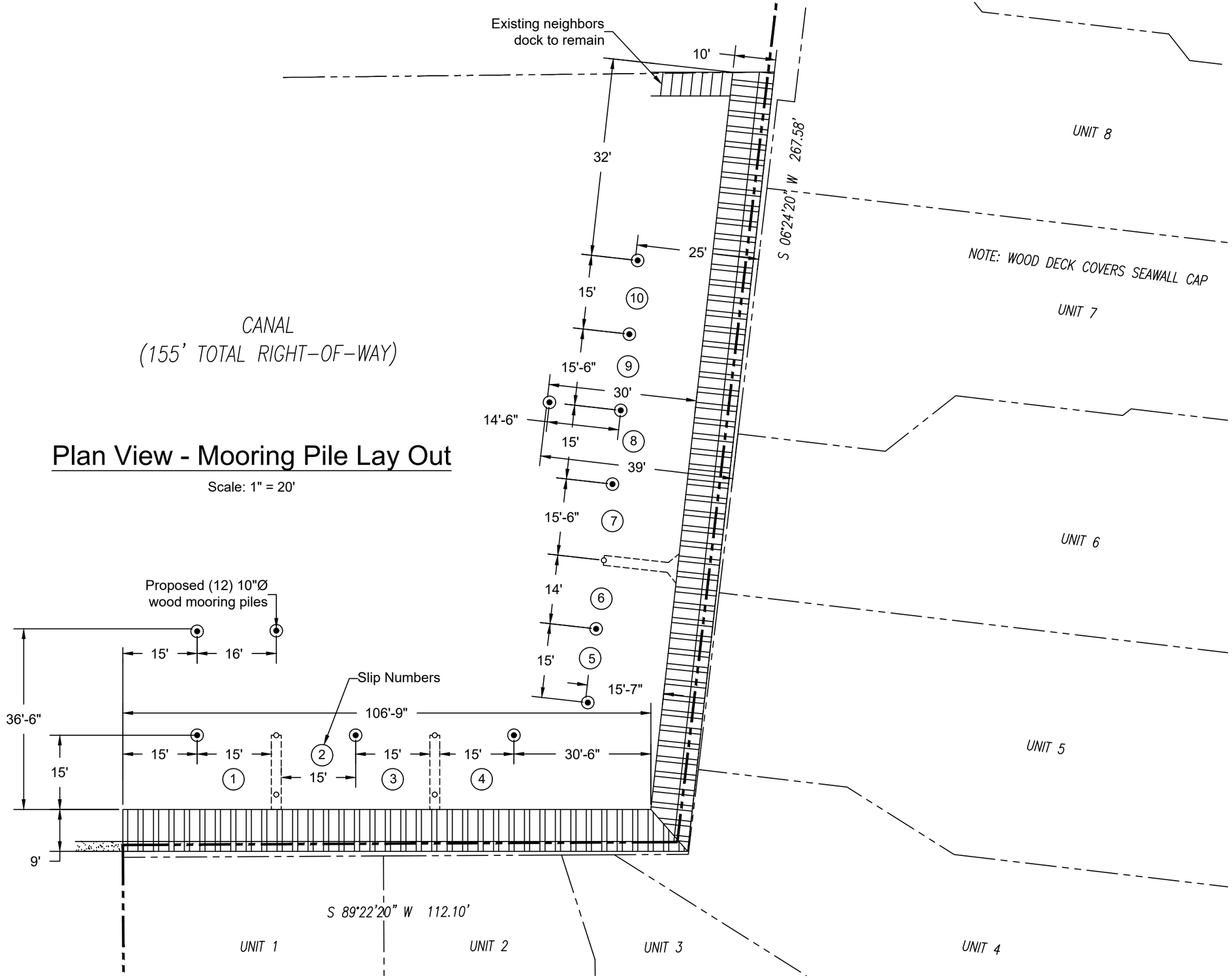
New Dock / New Finger Pier
Camino Cove HOA
4500 South Ocean Blvd.
Highland Beach, FL 33487

DATE
3-11-25
9-15-25

This item has been digitally signed and sealed by Alan W. Garcia , P.E. on the date adjacent to the seal. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies." (F.S., Chapters 471.025 and F.A.C, Rule 61G15-23.004)."

ALAN W. GARCIA, P.E.
LICENSE #42564

ALAN W. GARCIA, P.E.
4202 NW 54 Street
Coconut Creek, FL 33073



Plan View - Mooring Pile Lay Out

Scale: 1" = 20'

Consultant

UNLIMITED PERMIT SERVICES, INC
Marine Design & Consulting
902 NE 1st Street #2
Pompano Beach, FL 33060
(954) 532-0129
Office@unlimitedps.net

Project Engineer

ALAN W. GARCIA, P.E.
4202 NW 54 Street
Coconut Creek, FL 33073

Contractor

SEA-TECH CONSTRUCTION INC
1649 SW 1st Way #5
Deerfield Beach, FL 33441
(954) 480-2607

Project Information

New Dock / New Finger Pier
Camino Cove HOA
4500 South Ocean Blvd.
Highland Beach, FL 33487

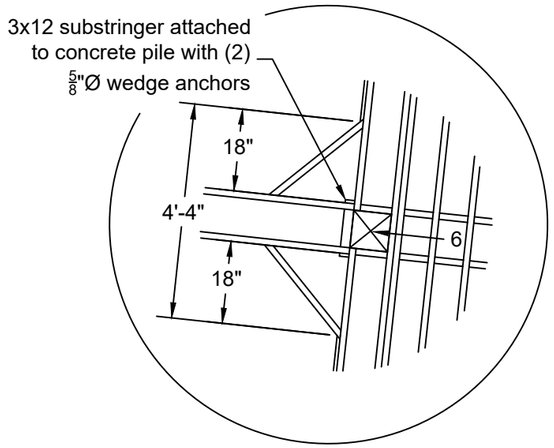
DATE
3-11-25
9-15-25

This item has been digitally signed and sealed by Alan W. Garcia , P.E. on the date adjacent to the seal. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies." (F.S., Chapters 471.025 and F.A.C, Rule 61G15-23.004)."

ALAN W. GARCIA, P.E.
LICENSE #42564

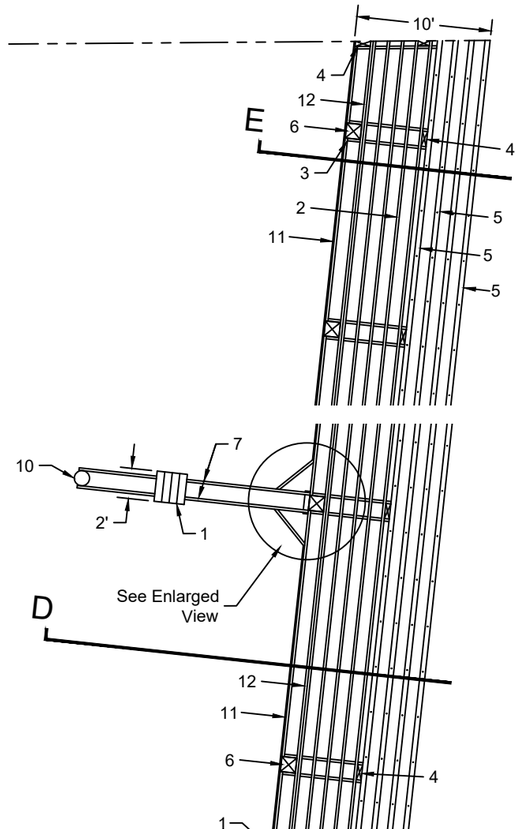
ALAN W. GARCIA, P.E.
4202 NW 54 Street
Coconut Creek, FL 33073

1. 1x6 Composite Decking with #7x2 $\frac{1}{2}$" trim head deck screws per stringer
2. 2x12 stringers @ 12" max. spacing with (2) 16d 3" ring shank nails into substringers
3. 3x12 substringers with (1) $\frac{7}{8}$"Ø tru-bolt wedge anchor @ piles and (2) 1"Ø thru bolts into drop hangers
4. 4x12 drop hanger with (4) $\frac{3}{4}$"Ø wedge anchors into existing seawall cap, min. 4" embedment
5. 2x4 sleeper with $\frac{1}{4}$"Ø x 3" tapcons @ 36" o.c. into existing seawall cap
6. Existing 12x12 concrete dock piles to remain
7. Single 2x12 stringer with (1) 1"Ø thru bolt into wood piles with (2) 16d 3" ring shank nails into substringer
8. 3x12 substringer attached to 3x10 hanger with (2) $\frac{5}{8}$"Ø lag bolts
9. 3x10 hanger attached to stringer with (2) $\frac{5}{8}$"Ø thru bolts
10. New 10"Ø wood pier pile
11. 1x6 Trim Board
12. Double 2x12 stringer



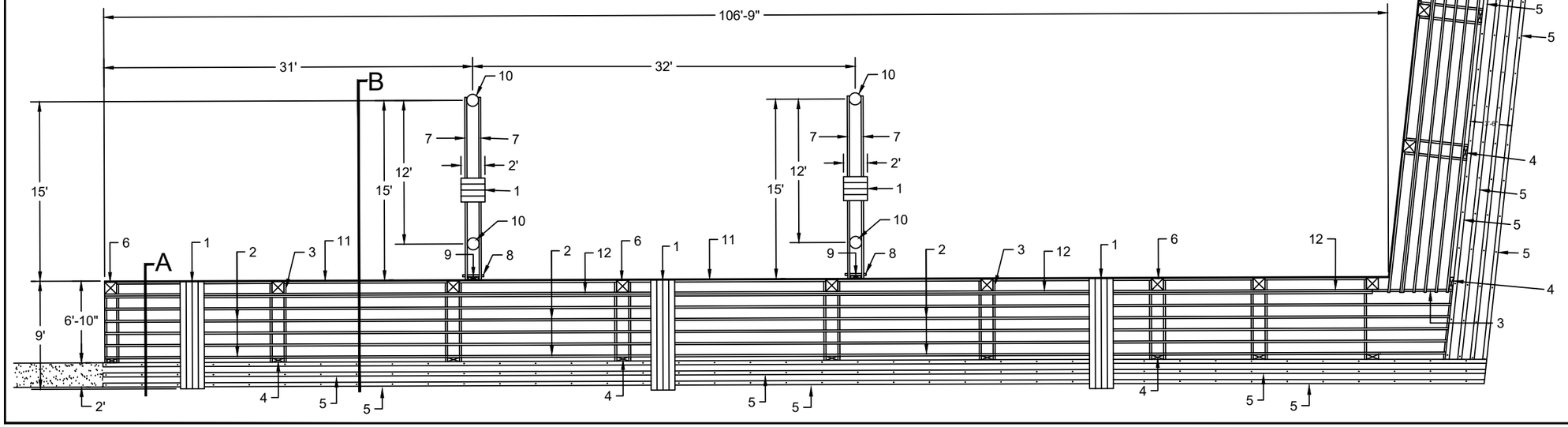
Enlarged View

Note: Each wood pile will have 5' of UV Polymer wrap to 1' above M.H.W.



Framing Plan

Scale: 1" = 10'



Consultant

UNLIMITED PERMIT SERVICES, INC
Marine Design & Consulting
902 NE 1st Street #2
Pompano Beach, FL 33060
(954) 532-0129
Office@unlimitedps.net

Project Engineer

ALAN W. GARCIA, P.E.
4202 NW 54 Street
Coconut Creek, FL 33073

Contractor

SEA-TECH CONSTRUCTION INC
1649 SW 1st Way #5
Deerfield Beach, FL 33441
(954) 480-2607

Project Information

New Dock / New Finger Pier
Camino Cove HOA
4500 South Ocean Blvd.
Highland Beach, FL 33487

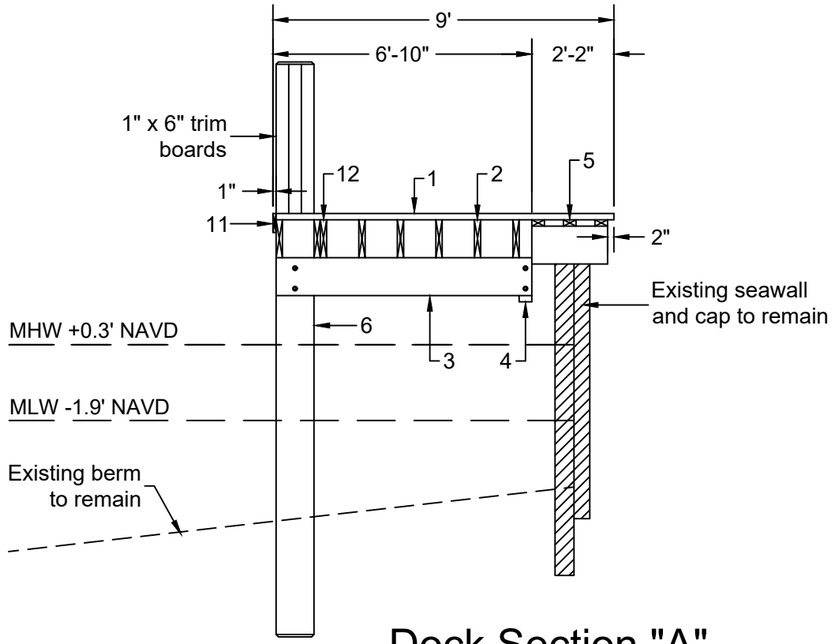
DATE
3-11-25
9-15-25

This item has been digitally signed and sealed by Alan W. Garcia , P.E. on the date adjacent to the seal. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies." (F.S., Chapters 471.025 and F.A.C, Rule 61G15-23.004)."

ALAN W. GARCIA, P.E.
LICENSE #42564

ALAN W. GARCIA, P.E.
4202 NW 54 Street
Coconut Creek, FL 33073

Sheet 4 of 5

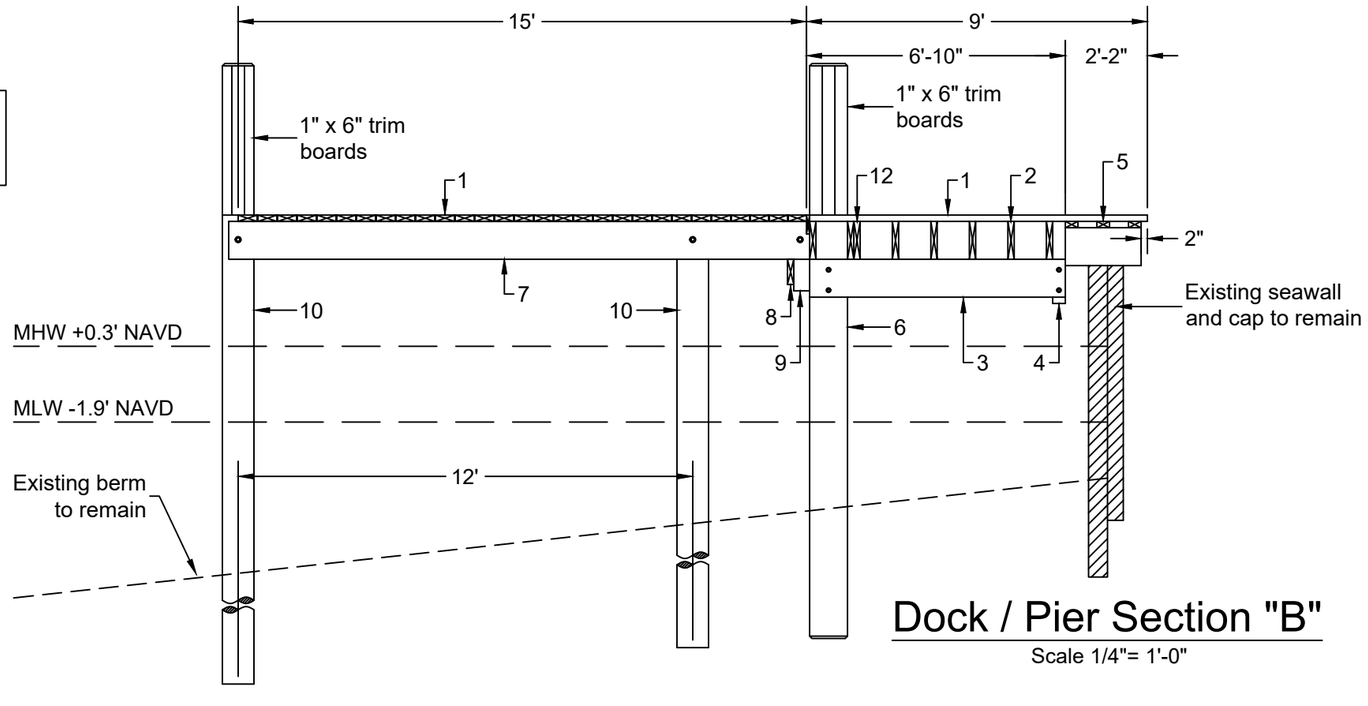


Dock Section "A"

Scale 1/4"= 1'-0"

1. 1x6 Composite Decking with #7x2 $\frac{1}{2}$" trim head deck screws per stringer
2. 2x12 stringers @ 12" max. spacing with (2) 16d 3" ring shank nails into substringers
3. 3x12 substringers with (1) $\frac{7}{8}$"Ø tru-bolt wedge anchor @ piles and (2) 1"Ø thru bolts into drop hangers
4. 4x12 drop hanger with (4) $\frac{3}{4}$"Ø wedge anchors into existing seawall cap, min. 4" embedment
5. 2x4 sleeper with $\frac{1}{4}$"Ø x 3" tapcons @ 36" o.c. into existing seawall cap
6. Existing 12x12 concrete dock piles to remain
7. Single 2x12 stringer with (1) 1"Ø thru bolt into wood piles with (2) 16d 3" ring shank nails into substringer
8. 3x12 substringer attached to 3x10 hanger with (2) $\frac{5}{8}$"Ø lag bolts
9. 3x10 hanger attached to stringer with (2) $\frac{5}{8}$"Ø thru bolts
10. New 10"Ø wood pier pile
11. 1x6 Trim Board
12. Double 2x12 stringer

Note: Each wood pile will have 5' of UV Polymer wrap to 1' above M.H.W.



Dock / Pier Section "B"

Scale 1/4"= 1'-0"

Consultant

UNLIMITED PERMIT SERVICES, INC
Marine Design & Consulting
902 NE 1st Street #2
Pompano Beach, FL 33060
(954) 532-0129
Office@unlimitedps.net

Project Engineer

ALAN W. GARCIA, P.E.
4202 NW 54 Street
Coconut Creek, FL 33073

Contractor

SEA-TECH CONSTRUCTION INC
1649 SW 1st Way #5
Deerfield Beach, FL 33441
(954) 480-2607

Project Information

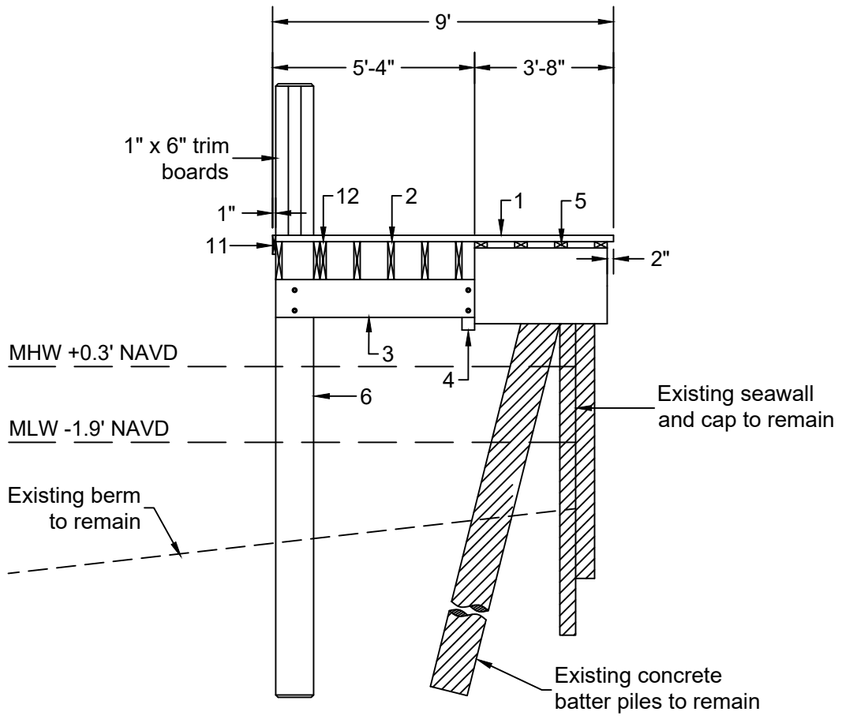
New Dock / New Finger Pier
Camino Cove HOA
4500 South Ocean Blvd.
Highland Beach, FL 33487

DATE
3-11-25
9-15-25

This item has been digitally signed and sealed by Alan W. Garcia , P.E. on the date adjacent to the seal. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies." (F.S., Chapters 471.025 and F.A.C, Rule 61G15-23.004)."

ALAN W. GARCIA, P.E.
LICENSE #42564

ALAN W. GARCIA, P.E.
4202 NW 54 Street
Coconut Creek, FL 33073

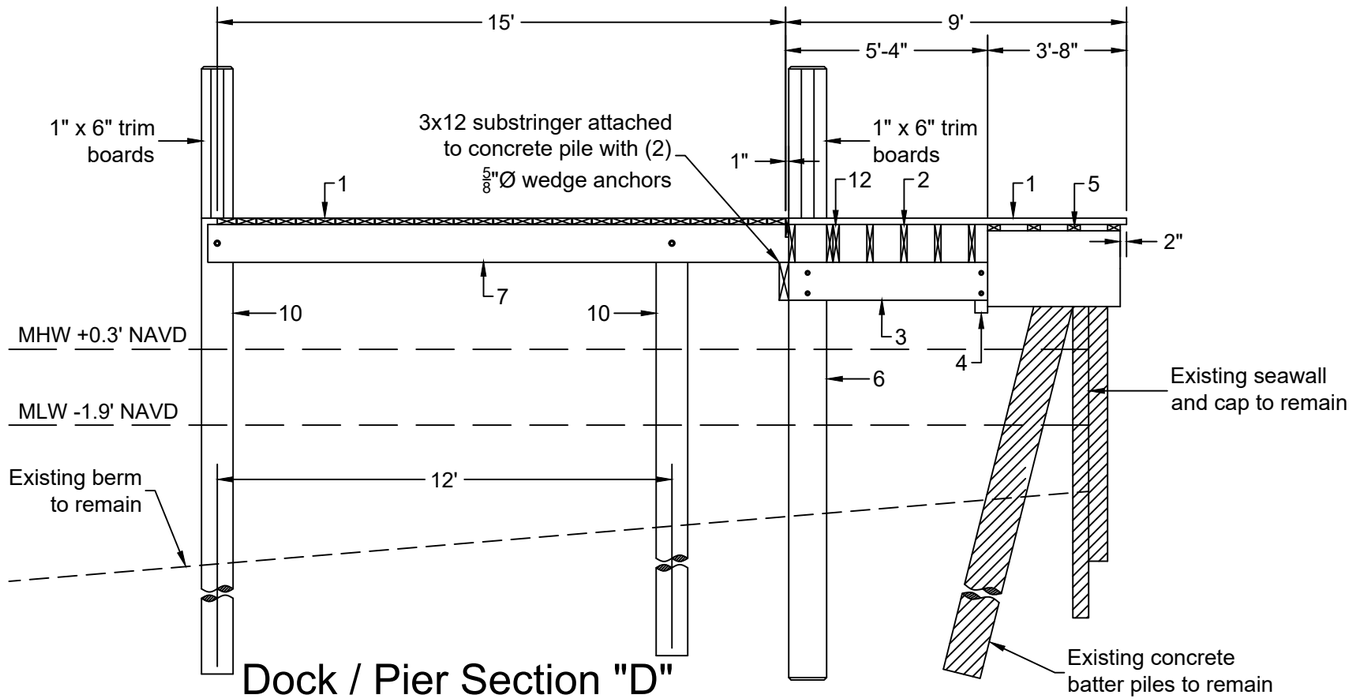


Dock Section "C"

Scale 1/4"= 1'-0"

Note: Each wood pile will have 5' of UV Polymer wrap to 1' above M.H.W.

1. 1x6 Composite Decking with #7x2 $\frac{1}{2}$" trim head deck screws per stringer
2. 2x12 stringers @ 12" max. spacing with (2) 16d 3" ring shank nails into substringers
3. 3x12 substringers with (1) $\frac{7}{8}$"Ø tru-bolt wedge anchor @ piles and (2) 1"Ø thru bolts into drop hangers
4. 4x12 drop hanger with (4) $\frac{3}{4}$"Ø wedge anchors into existing seawall cap, min. 4" embedment
5. 2x4 sleeper with $\frac{1}{4}$"Ø x 3" tapcons @ 36" o.c. into existing seawall cap
6. Existing 12x12 concrete dock piles to remain
7. Single 2x12 stringer with (1) 1"Ø thru bolt into wood piles with (2) 16d 3" ring shank nails into substringer
8. 3x12 substringer attached to 3x10 hanger with (2) $\frac{5}{8}$"Ø lag bolts
9. 3x10 hanger attached to stringer with (2) $\frac{5}{8}$"Ø thru bolts
10. New 10"Ø wood pier pile
11. 1x6 Trim Board
12. Double 2x12 stringer



Dock / Pier Section "D"

Scale 1/4"= 1'-0"

Consultant

UNLIMITED PERMIT SERVICES, INC
Marine Design & Consulting
902 NE 1st Street #2
Pompano Beach, FL 33060
(954) 532-0129
Office@unlimitedps.net

Project Engineer

ALAN W. GARCIA, P.E.
4202 NW 54 Street
Coconut Creek, FL 33073

Contractor

SEA-TECH CONSTRUCTION INC
1649 SW 1st Way #5
Deerfield Beach, FL 33441
(954) 480-2607

Project Information

New Dock / New Finger Pier
Camino Cove HOA
4500 South Ocean Blvd.
Highland Beach, FL 33487

DATE
3-11-25
9-15-25

This item has been digitally signed and sealed by Alan W. Garcia , P.E. on the date adjacent to the seal. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies." (F.S., Chapters 471.025 and F.A.C, Rule 61G15-23.004)."

ALAN W. GARCIA, P.E.
LICENSE #42564

ALAN W. GARCIA, P.E.
4202 NW 54 Street
Coconut Creek, FL 33073

GENERAL NOTES:

1. Construction to follow the Florida Building Code 8th Edition (2023) and amendments as applicable and all Local, State and Federal Laws.
2. Licensed contractor shall verify the existing conditions prior to the commencement of the work. Any conflicts or omissions between existing conditions or the various elements of the working drawing shall be brought to the attention of the Engineer prior to the commencement of the work. The Licensed Contractor and all subcontractors are responsible for all lines, elevations, and measurements in connection with their work.
3. Do not scale drawings for dimensions.
4. Any deviation and/or substitution from the information provided herein shall be submitted to the Engineer for approval prior to commencement of work.
5. All unanticipated or unforeseen demolition and/or new construction conditions which require deviation from the plans and notes herein shall be reported to the Engineer prior to commencement of work.
6. All new work and/or materials shall conform to all requirements of each administrative body having jurisdiction in each appertaining circumstance.
7. All new materials and/or patchwork shall be provided to match existing materials and/or adjoining work where practical except as specifically noted herein.
8. Licensed Contractor to shall use all possible care to protect all existing materials, surfaces, and furnishings from damage during all phases of construction.
9. Licensed Contractor to verify location of existing utilities prior to commencing work.
10. The Licensed contractor to install and remove all shoring and bracing as required for the proper execution of the work.
11. Licensed Contractor to obtain all permits as necessary from all Local, State, and Federal agencies.
12. Turbidity barriers to be marked with site contractor's company name using permanent markings no smaller than 3 inches in height on the top of the barrier.

PILE DRIVING:

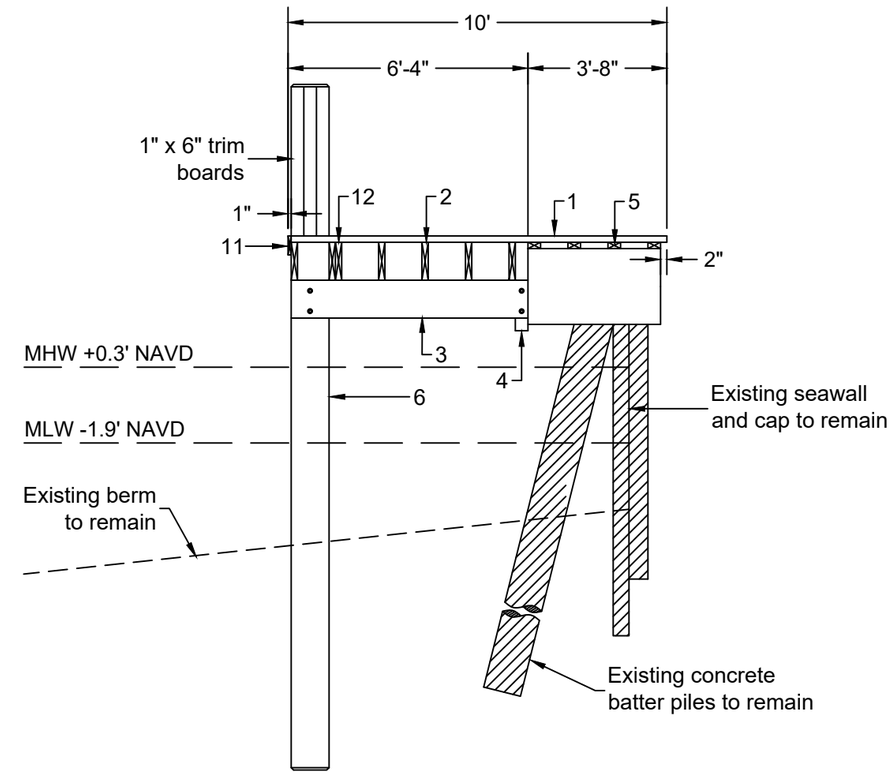
1. Piles shall be driven using an approved cushion block consisting of material so arranged so as to provide the transmission of hammer energy.
2. Piles shall be driven to a minimum allowable bearing capacity of 10 tons for wood, 25 tons for concrete, and 5 tons for pin piles, a minimum of 8' into berm or refusal.
3. Piles shall be driven with a drop hammer or gravity hammer provided the hammer shall weight no less than 3,000 pounds, and the fall of the hammer shall not exceed 6'.
4. Piles shall be driven with a variation of not more than $\frac{1}{4}$ inch per foot from the vertical, or from the batter line indicated, with a maximum variation of the head of the pile from the position shown on the plans of not more than three inches.
5. Where piling must penetrate strata offering high resistance to driving, the structural engineer of record or special inspector may require that the piles be set in pre-drilled or punched holes. The piles shall reach their final penetration by driving.

PILE NOTES:

1. Wood piles to be 2.5 lb. ACQ treated in accordance with the Florida Building Code.
2. Wood piles shall be a minimum diameter of 10", Miami Dade County requires minimum diameter of 12".

WOOD DOCK NOTES:

1. All materials to be pressure treated pine unless otherwise noted.
2. All frame work materials to be Southern Pine Grade #1
3. All Decking materials to be grade #1 unless otherwise noted.
4. All hardware to be Stainless Steel or Galvanized unless otherwise noted.



Dock Section "E"

Scale 1/4"= 1'-0"

Consultant

UNLIMITED PERMIT SERVICES, INC
Marine Design & Consulting
902 NE 1st Street #2
Pompano Beach, FL 33060
(954) 532-0129
Office@unlimitedps.net

Project Engineer

ALAN W. GARCIA, P.E.
4202 NW 54 Street
Coconut Creek, FL 33073

Contractor

SEA-TECH CONSTRUCTION INC
1649 SW 1st Way #5
Deerfield Beach, FL 33441
(954) 480-2607

Project Information

New Dock / New Finger Pier
Camino Cove HOA
4500 South Ocean Blvd.
Highland Beach, FL 33487

DATE
3-11-25
9-15-25

This item has been digitally signed and sealed by Alan W. Garcia , P.E. on the date adjacent to the seal. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies." (F.S., Chapters 471.025 and F.A.C, Rule 61G15-23.004)."

ALAN W. GARCIA, P.E.
LICENSE #42564

ALAN W. GARCIA, P.E.
4202 NW 54 Street
Coconut Creek, FL 33073

COMMENCEMENT NOTIFICATION

Within ten (10) days of initiating the authorized work, submit this form via electronic mail to saj-rd-enforcement@usace.army.mil (preferred, not to exceed 15 MB) ***or*** *by standard mail to U.S. Army Corps of Engineers, Enforcement Section, P.O. Box 4970, Jacksonville, FL 32232-0019.*

1. **Department of the Army Permit Number**: SAJ-2025-01639(LP-PWB)

2. **Permittee Information**:

   Name: _____

   Email: _____

   Address: _____

   _____

   Phone: _____

3. **Construction Start Date**: _____

4. **Contact to Schedule Inspection**:

   Name: _____

   Email: _____

   Phone: _____

_____
Signature of Permittee

_____
Printed Name of Permittee

_____
Date

STANDARD MANATEE CONDITIONS FOR IN-WATER WORK

2011

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

a. All personnel associated with the project shall be instructed about the presence of manatees and manatee speed zones, and the need to avoid collisions with and injury to manatees. The permittee shall advise all construction personnel that there are civil and criminal penalties for harming, harassing, or killing manatees which are protected under the Marine Mammal Protection Act, the Endangered Species Act, and the Florida Manatee Sanctuary Act.

b. All vessels associated with the construction project shall operate at "Idle Speed/No Wake" at all times while in the immediate area and while in water where the draft of the vessel provides less than a four-foot clearance from the bottom. All vessels will follow routes of deep water whenever possible.

c. Siltation or turbidity barriers shall be made of material in which manatees cannot become entangled, shall be properly secured, and shall be regularly monitored to avoid manatee entanglement or entrapment. Barriers must not impede manatee movement.

d. All on-site project personnel are responsible for observing water-related activities for the presence of manatee(s). All in-water operations, including vessels, must be shutdown if a manatee(s) comes within 50 feet of the operation. Activities will not resume until the manatee(s) has moved beyond the 50-foot radius of the project operation, or until 30 minutes elapses if the manatee(s) has not reappeared within 50 feet of the operation. Animals must not be herded away or harassed into leaving.

e. Any collision with or injury to a manatee shall be reported immediately to the Florida Fish and Wildlife Conservation Commission (FWC) Hotline at 1-888-404-3922. Collision and/or injury should also be reported to the U.S. Fish and Wildlife Service in Jacksonville (1-904-731-3336) for north Florida or Vero Beach (1-772-562-3909) for south Florida, and to FWC at ImperiledSpecies@myFWC.com

f. Temporary signs concerning manatees shall be posted prior to and during all in-water project activities. All signs are to be removed by the permittee upon completion of the project. Temporary signs that have already been approved for this use by the FWC must be used. One sign which reads *Caution: Boaters* must be posted. A second sign measuring at least 8 ½" by 11" explaining the requirements for "Idle Speed/No Wake" and the shut down of in-water operations must be posted in a location prominently visible to all personnel engaged in water-related activities. These signs can be viewed at MyFWC.com/manatee. Questions concerning these signs can be sent to the email address listed above.

CAUTION: MANATEE HABITAT

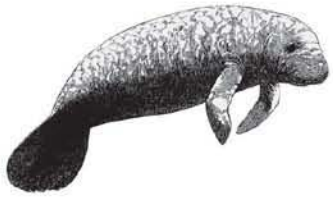
All project vessels

IDLE SPEED / NO WAKE

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

SHUT DOWN

Report any collision with or injury to a manatee:



Wildlife Alert:

1-888-404-FWCC(3922)

cell *FWC or #FWC

Camino Cove P.O.A. Inc

12th August 2026

To Whom it May Concern:

Following a recommendation by the Board of Directors and unanimous approval by its members, Camino Cove POA Inc have approved the replacement of its dock facilities and associated electrical and water utilities with the following specification.

PROJECT DESCRIPTION

This permit authorizes the reconfiguration of an existing docking facility consisting of the following:
(1) Removal of 2478 square foot marginal dock, two (2) finger piers (60 sq. ft.), and twelve (12) mooring pilings.
(2) Construction of a new 2114 sq. ft. irregularly shaped composite wood dock, three (3) 15 ft. by 2 ft. finger piers (90 sq. ft.) and twelve (12) wood mooring pilings. The docking facility will support the mooring of ten (10) slips.

The officers of the Association, and its contractors and agents are authorized to act on behalf of the Association in its best interests to proceed with the permitting and construction of the project.

Sincerely

Stephanie Benigno-Semel
President

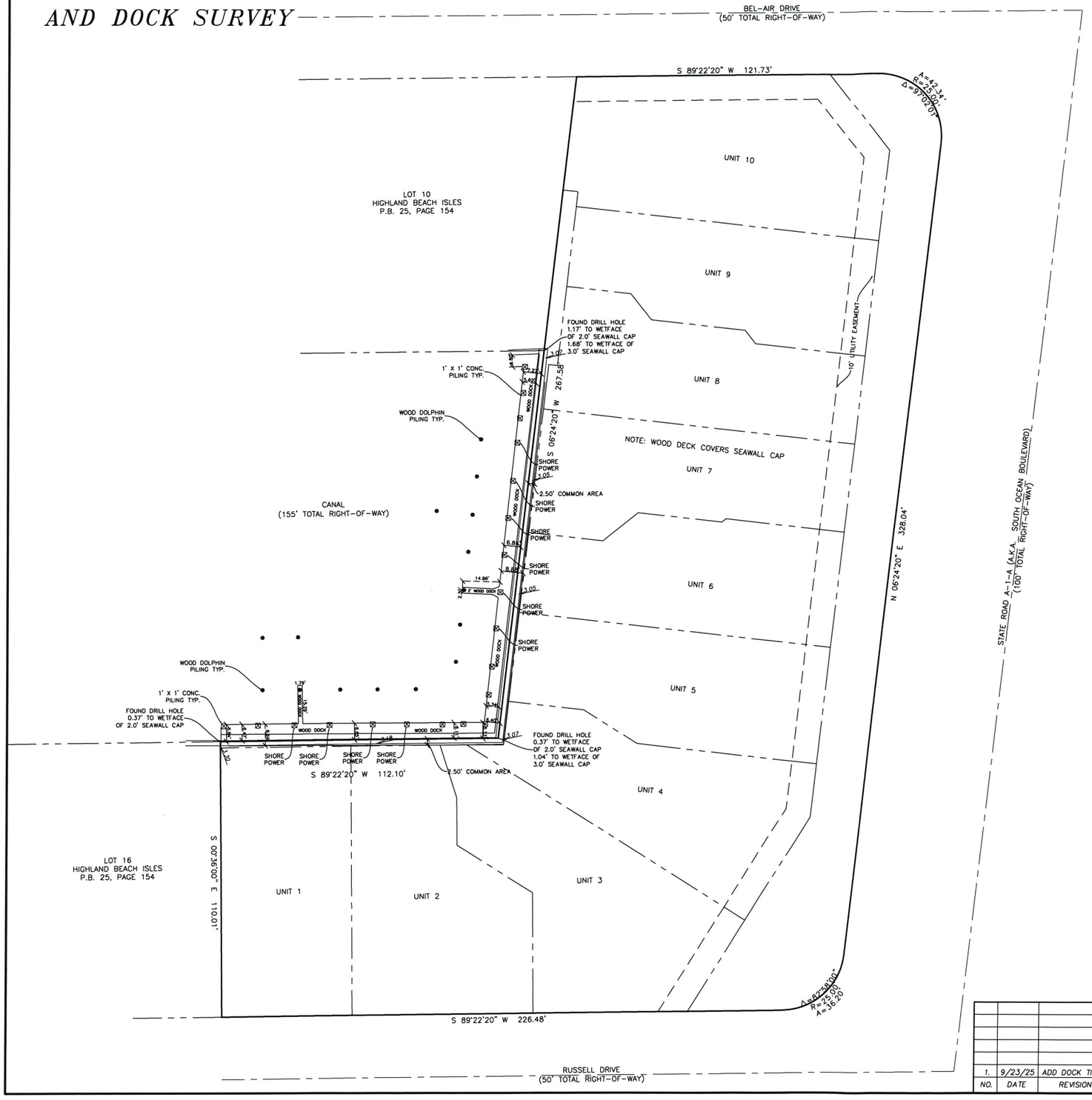
Notarized

Notary Public State of Florida
Nickolas Montelbano
My Commission HH 615634
Expires 11/24/2028

Nickolas Montelbano

Registered Office: 1115 Russell Drive, Highland Beach. FL33487
Mailing address: 4500 S Ocean Blvd, Highland Beach, FL33487

SPECIFIC PURPOSE SEAWALL AND DOCK SURVEY



GRAPHIC SCALE
20 0 10 20
(IN FEET)
1 inch = 20 ft.

N

RECEIVED
OCT 27 2026
HIGHLAND BEACH
BUILDING DEPARTMENT

LEGAL DESCRIPTION:

UNITS 1-10, CAMINO COVE, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 49, PAGE 107 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

SURVEYOR'S NOTES:

1. ALL BEARINGS OR ANGLES SHOWN HEREON ARE BASED ON THE RECORD PLAT UNLESS OTHERWISE NOTED. (GRID BEARING)
2. THIS SURVEY IS NOT VALID WITHOUT THE SURVEYOR'S SIGNATURE AND EMBOSSED SEAL.
3. ELEVATIONS SHOWN REFER TO NORTH AMERICAN VERTICAL DATUM (1988) AND ARE INDICATED THUS: 6.55
4. THIS IS A BOUNDARY SURVEY.
5. REFERENCE BENCHMARK G.P.S.
6. REFERENCE BEARING, CENTERLINE RUSSELL DRIVE
7. ELEVATIONS PER NAVD (1988) DATUM DERIVED FROM NGVD (1929) DATUM AND CONVERTED UTILIZING U.S. ARMY CORP OF ENGINEERS SOFTWARE (CORPSCON 6.0.1) OBTAINED HTTP://WWW. TECH.ARMY.MIL/

PAUL ANTHONY DAVIS

Digitally signed by PAUL ANTHONY DAVIS
Date: 2026.05.08 08:01:04 -04'00'

CERTIFICATE:
I HEREBY CERTIFY THAT THE ATTACHED SKETCH OF BOUNDARY SURVEY OF THE HEREON DESCRIBED PROPERTY IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. I FURTHER CERTIFYTHAT THIS SURVEY MEETS THE STANDARDS OF PRACTICE, AS SET FORTH BY THE FLORIDA BOARD OF LAND SURVEYORS, CHAPTER 5J-17, PURSUANT TO SECTION 472.027, FLORIDA STATUTES. SUBJECT TO QUALIFICATIONS HEREON.

DATE: 12/07/2024

PAUL A. DAVIS
P.S.M. #4531
STATE OF FLORIDA.

NO.	DATE	REVISION DESCRIPTION	BY
1.	9/23/25	ADD DOCK TIES TO PROP. LINE	A.M.D.

PAUL A. DAVIS, INC.
LB #0007219
Land Surveyors • Land Development • Consultants • Planners
4710 N.E. 17TH AVE., POMPANO BEACH, FLA. 33064-5837
Phone: (954) 263-3102
Subdivisions & Condominiums Land & Site Planning
Lot Surveys • Mortgage Surveys • Acreage Surveys • Topographic Surveys • Record Plats • Condominium Plats • Construction Layout

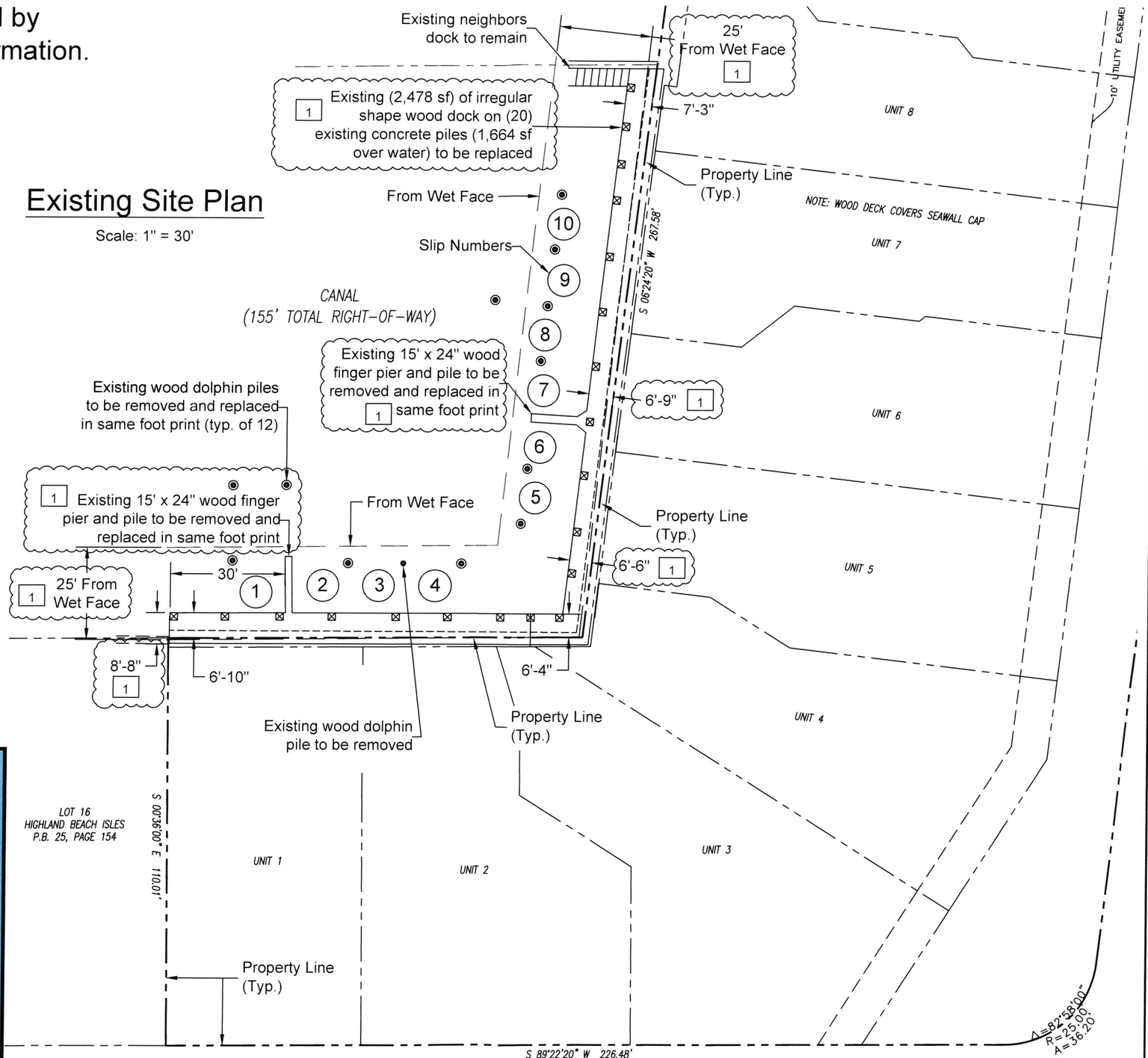
SCALE	1" = 20'
DRAWN BY	A.M.D.
DATE	12/07/2024
JOB NO:	18424
F.B./PG.	CARLSON
FILE	
SHEET NO.	1 OF 1

See attached survey supplied by owner for exact property information.

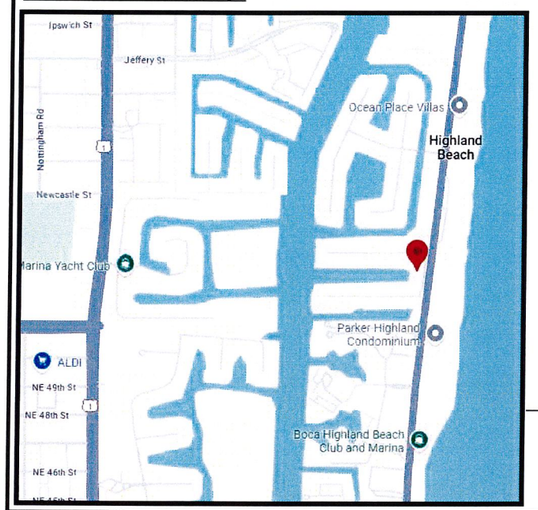
1	09.03.26	Reduced Overall Dock Width
△ REVISIONS		□ CORRECTIONS

Existing Site Plan

Scale: 1" = 30'



Location Map



RECEIVED
OCT 27 2026
HIGHLAND BEACH BUILDING DEPARTMENT

Project Engineer
ALAN W. GARCIA, P.E.
4202 NW 54 Street
Coconut Creek, FL 33073

Contractor
SEA-TECH CONSTRUCTION INC
1649 SW 1st Way #5
Deerfield Beach, FL 33441
(954) 480-2607

Project Information
New Dock / New Finger Pier
Camino Cove HOA
4500 South Ocean Blvd.
Highland Beach, FL 33487

DATE	
3-11-25	10-05-26
9-15-25	10-26-26
5-28-26	
9-04-26	

This item has been digitally signed and sealed by Alan W. Garcia , P.E. on the date adjacent to the seal. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies." (F.S., Chapters 471.025 and F.A.C, Rule 61G15-23.004)."

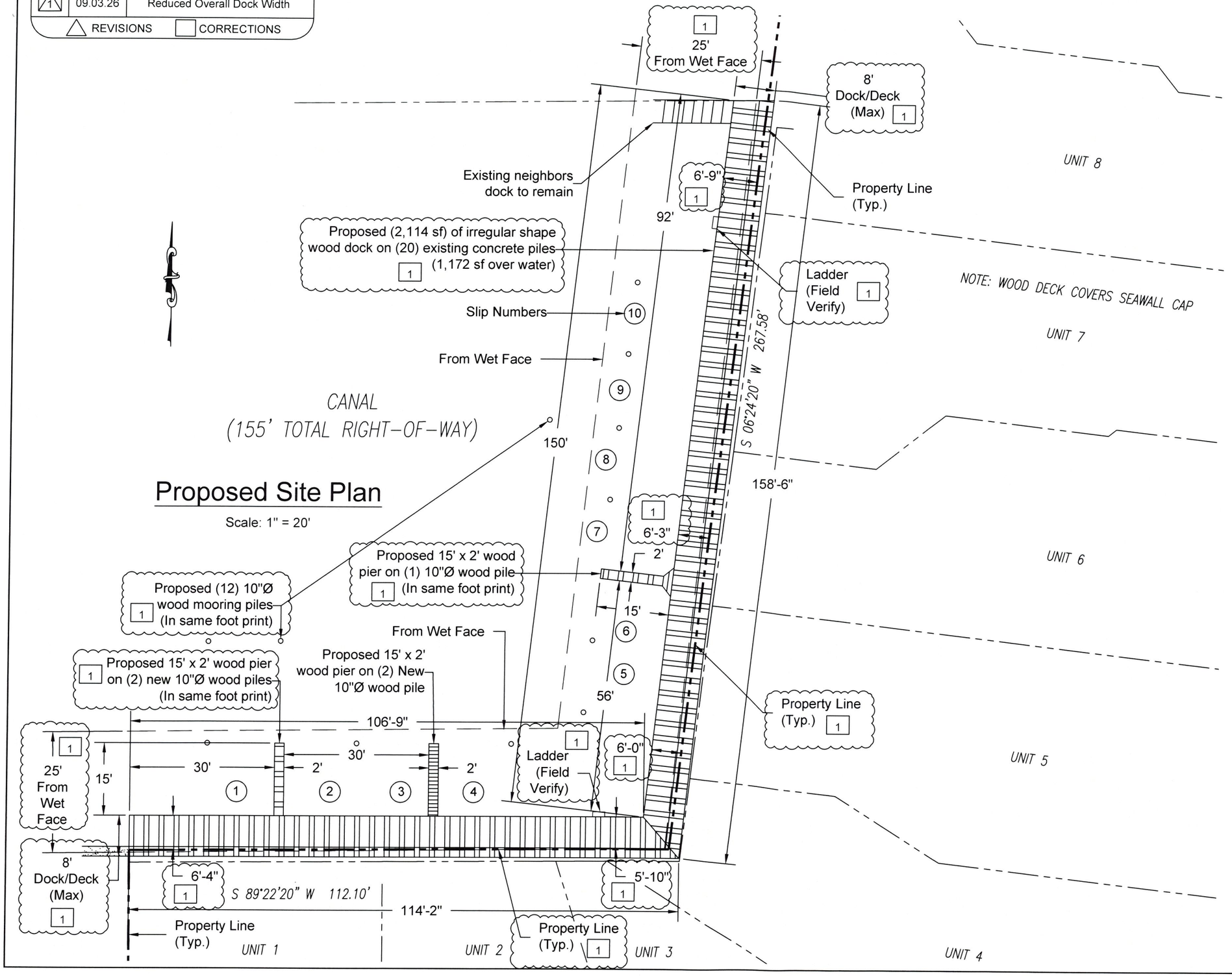
10/26/26

ALAN W. GARCIA, P.E.
LICENSE #42564

ALAN W. GARCIA, P.E.
4202 NW 54 Street
Coconut Creek, FL 33073

Sheet 1 of 7

1	09.03.26	Reduced Overall Dock Width
△ REVISIONS	□ CORRECTIONS	



Proposed Site Plan

Scale: 1" = 20'

RECEIVED

OCT 27 2026

HIGHLAND BEACH
BUILDING DEPARTMENT

Project Engineer

ALAN W. GARCIA, P.E.
4202 NW 54 Street
Coconut Creek, FL 33073

Contractor

SEA-TECH CONSTRUCTION INC
1649 SW 1st Way #5
Deerfield Beach, FL 33441
(954) 480-2607

Project Information

New Dock / New Finger Pier
Camino Cove HOA
4500 South Ocean Blvd.
Highland Beach, FL 33487

DATE	
3-11-25	10-05-26
9-15-25	10-26-26
5-28-26	
9-04-26	

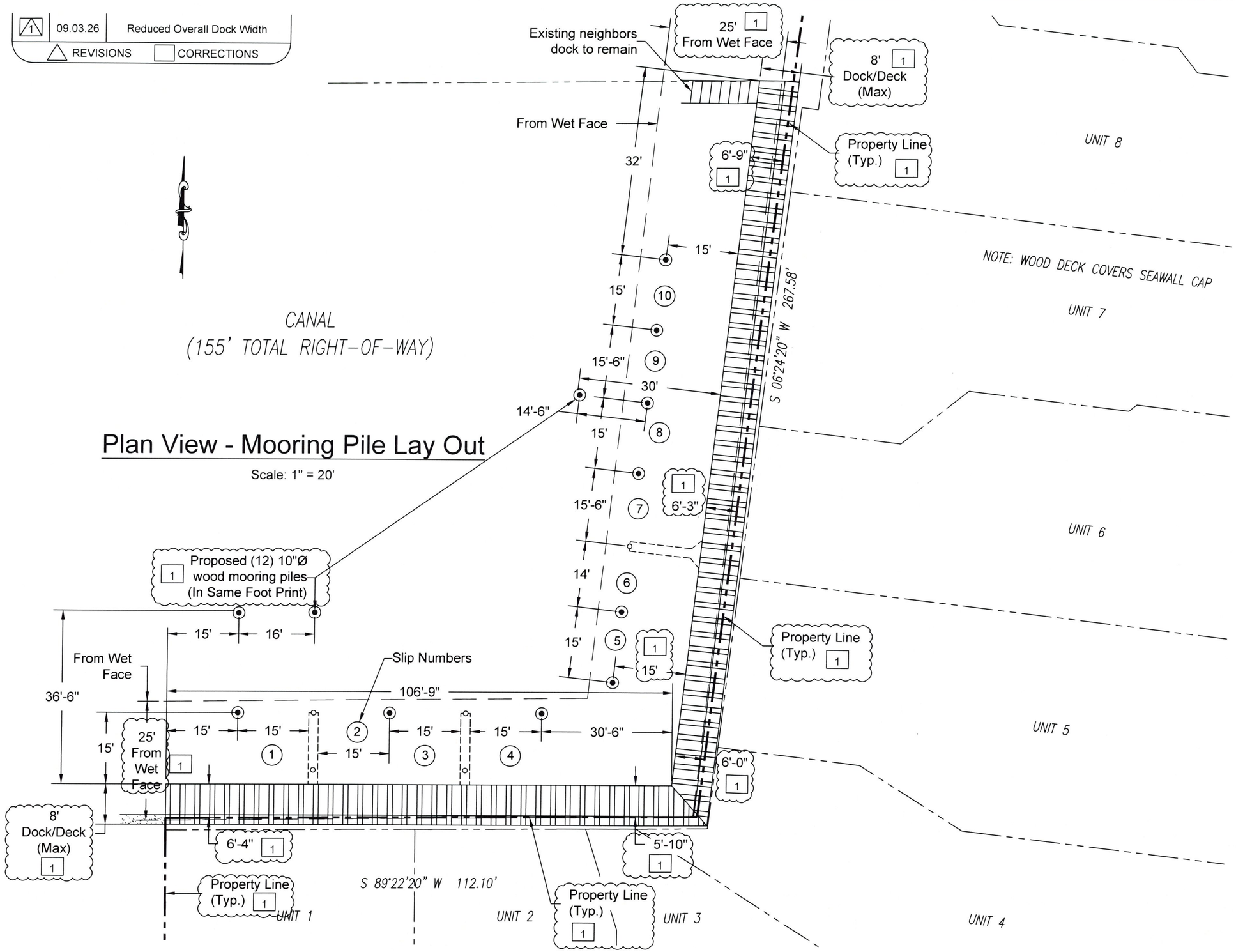
This item has been digitally signed and sealed by Alan W. Garcia , P.E. on the date adjacent to the seal. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies." (F.S., Chapters 471.025 and F.A.C, Rule 61G15-23.004)."

10/26/26

ALAN W. GARCIA, P.E.
LICENSE #42564

ALAN W. GARCIA, P.E.
4202 NW 54 Street
Coconut Creek, FL 33073

1	09.03.26	Reduced Overall Dock Width
△ REVISIONS		□ CORRECTIONS



Plan View - Mooring Pile Lay Out

Scale: 1" = 20'

RECEIVED
OCT 27 2026
HIGHLAND BEACH
BUILDING DEPARTMENT

Project Engineer
ALAN W. GARCIA, P.E.
4202 NW 54 Street
Coconut Creek, FL 33073

Contractor
SEA-TECH CONSTRUCTION INC
1649 SW 1st Way #5
Deerfield Beach, FL 33441
(954) 480-2607

Project Information
New Dock / New Finger Pier
Camino Cove HOA
4500 South Ocean Blvd.
Highland Beach, FL 33487

DATE	
3-11-25	10-05-26
9-15-25	10-26-26
5-28-26	
9-04-26	

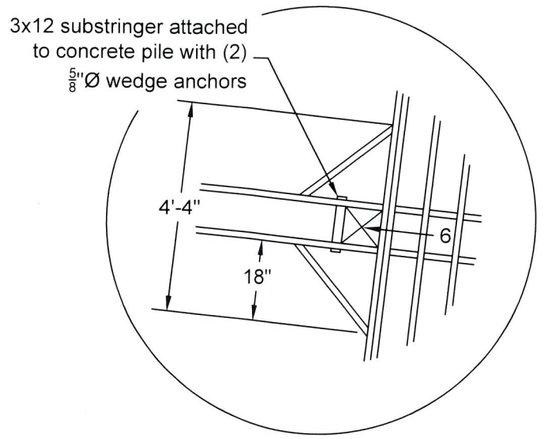
This item has been digitally signed and sealed by Alan W. Garcia , P.E. on the date adjacent to the seal. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies." (F.S., Chapters 471.025 and F.A.C, Rule 61G15-23.004)."

10/20/26

ALAN W. GARCIA, P.E.
LICENSE #42564

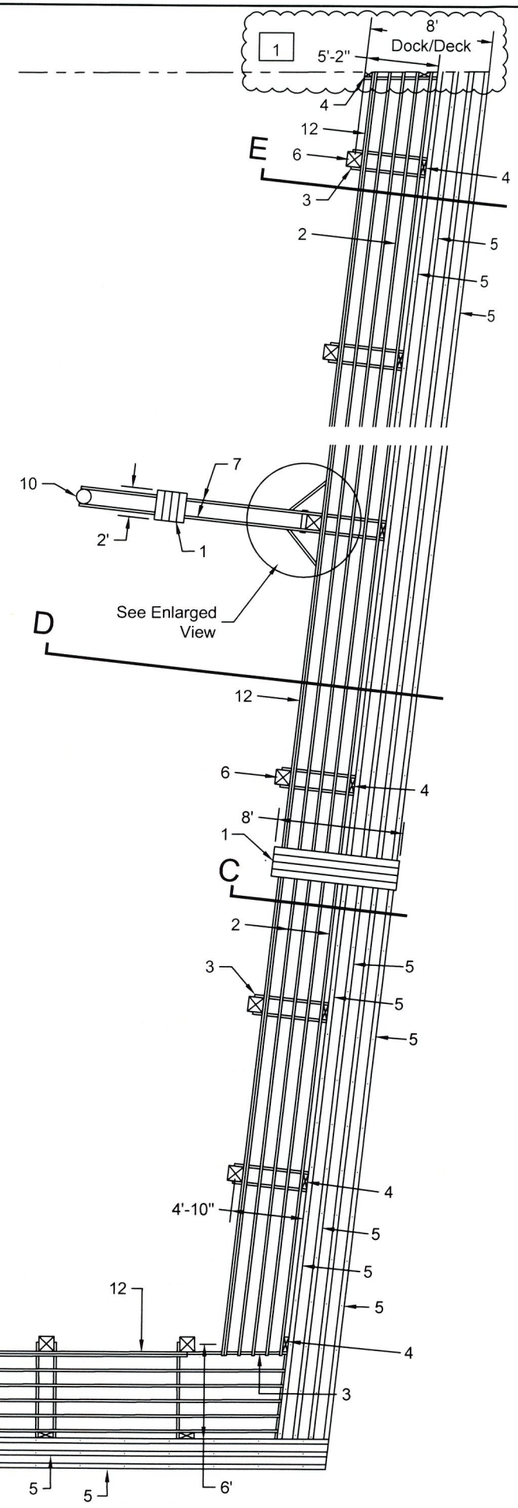
ALAN W. GARCIA, P.E.
4202 NW 54 Street
Coconut Creek, FL 33073

1. 1x6 Composite Decking with #7x2 $\frac{1}{2}$" trim head deck screws per stringer
2. 2x12 stringers @ 12" max. spacing with (2) 16d 3" ring shank nails into substringers
3. 3x12 substringers with (1) $\frac{7}{8}$"Ø tru-bolt wedge anchor @ piles and (2) 1"Ø thru bolts into drop hangers
4. 4x12 drop hanger with (4) $\frac{3}{4}$"Ø wedge anchors into existing seawall cap, min. 4" embedment
5. 2x4 sleeper with $\frac{1}{4}$"Ø x 3" tapcons @ 36" o.c. into existing seawall cap
6. Existing 12x12 concrete dock piles to remain
7. Single 2x12 stringer with (1) 1"Ø thru bolt into wood piles with (2) 16d 3" ring shank nails into substringer
8. 3x12 substringer attached to 3x10 hanger with (2) $\frac{5}{8}$"Ø lag bolts
9. 3x10 hanger attached to stringer with (2) $\frac{5}{8}$"Ø thru bolts
10. New 10"Ø wood pier pile
11. 1x6 Trim Board
12. Double 2x12 stringer



Enlarged View

Note: Each wood pile will have 5' of UV Polymer wrap to 1' above M.H.W.



Framing Plan

Scale: 1" = 10'

1	09.03.26	Reduced Overall Dock Width

△ REVISIONS ☐ CORRECTIONS

RECEIVED
OCT 27 2026
HIGHLAND BEACH BUILDING DEPARTMENT

Project Engineer
ALAN W. GARCIA, P.E.
4202 NW 54 Street
Coconut Creek, FL 33073

Contractor
SEA-TECH CONSTRUCTION INC
1649 SW 1st Way #5
Deerfield Beach, FL 33441
(954) 480-2607

Project Information
New Dock / New Finger Pier
Camino Cove HOA
4500 South Ocean Blvd.
Highland Beach, FL 33487

DATE	
3-11-25	10-05-26
9-15-25	10-26-26
5-28-26	
9-04-26	

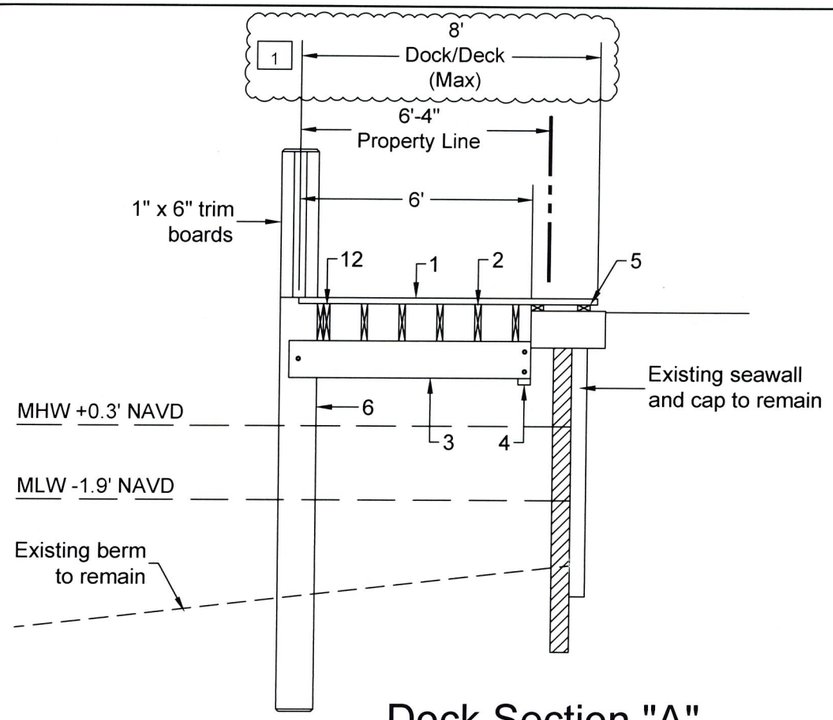
This item has been digitally signed and sealed by Alan W. Garcia , P.E. on the date adjacent to the seal. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies." (F.S., Chapters 471.025 and F.A.C, Rule 61G15-23.004)."

10/29/26

ALAN W. GARCIA, P.E.
LICENSE #42564

ALAN W. GARCIA, P.E.
4202 NW 54 Street
Coconut Creek, FL 33073

Sheet 4 of 7

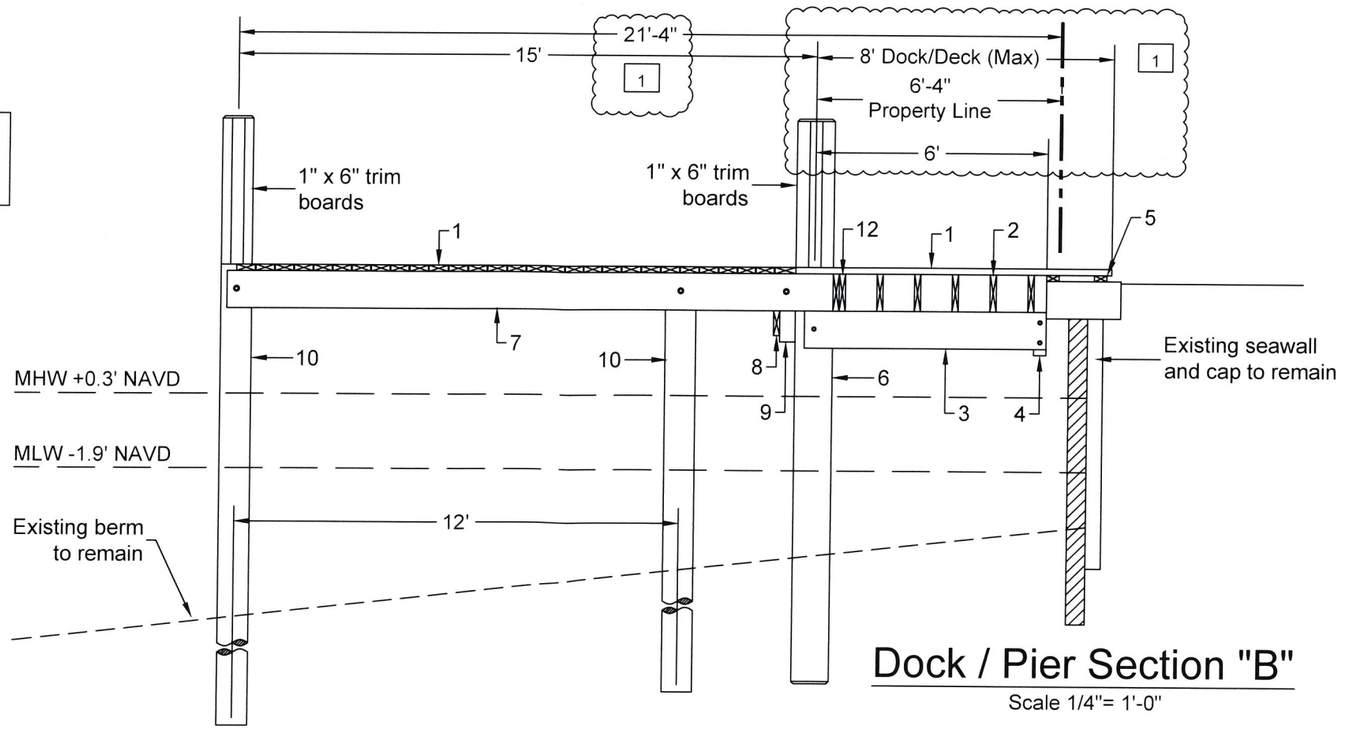


Dock Section "A"

Scale 1/4"= 1'-0"

1. 1x6 Composite Decking with #7x2 $\frac{1}{2}$" trim head deck screws per stringer
2. 2x12 stringers @ 12" max. spacing with (2) 16d 3" ring shank nails into substringers
3. 3x12 substringers with (1) $\frac{7}{8}$"Ø tru-bolt wedge anchor @ piles and (2) 1"Ø thru bolts into drop hangers
4. 4x12 drop hanger with (4) $\frac{3}{4}$"Ø wedge anchors into existing seawall cap, min. 4" embedment
5. 2x4 sleeper with $\frac{1}{4}$"Ø x 3" tapcons @ 36" o.c. into existing seawall cap
6. Existing 12x12 concrete dock piles to remain
7. Single 2x12 stringer with (1) 1"Ø thru bolt into wood piles with (2) 16d 3" ring shank nails into substringer
8. 3x12 substringer attached to 3x10 hanger with (2) $\frac{5}{8}$"Ø lag bolts
9. 3x10 hanger attached to stringer with (2) $\frac{5}{8}$"Ø thru bolts
10. New 10"Ø wood pier pile
11. 1x6 Trim Board
12. Double 2x12 stringer

Note: Each wood pile will have 5' of UV Polymer wrap to 1' above M.H.W.



Dock / Pier Section "B"

Scale 1/4"= 1'-0"

1	09.03.26	Reduced Overall Dock Width

△ REVISIONS ☐ CORRECTIONS

RECEIVED
OCT 27 2026
HIGHLAND BEACH
BUILDING DEPARTMENT

Project Engineer
ALAN W. GARCIA, P.E.
4202 NW 54 Street
Coconut Creek, FL 33073

Contractor
SEA-TECH CONSTRUCTION INC
1649 SW 1st Way #5
Deerfield Beach, FL 33441
(954) 480-2607

Project Information
New Dock / New Finger Pier
Camino Cove HOA
4500 South Ocean Blvd.
Highland Beach, FL 33487

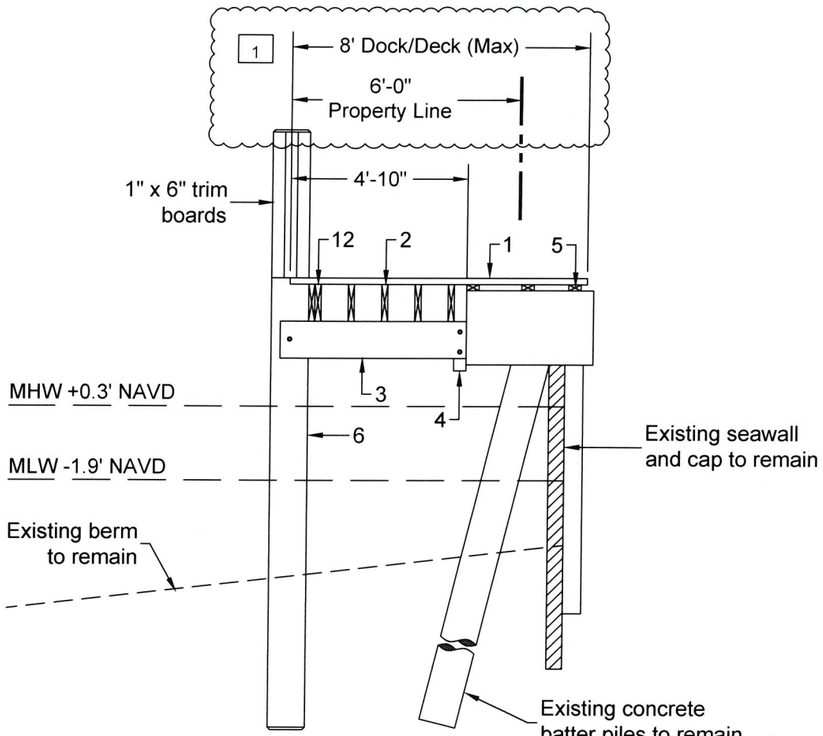
DATE	
3-11-25	10-05-26
9-15-25	10-26-26
5-28-26	
9-04-26	

This item has been digitally signed and sealed by Alan W. Garcia , P.E. on the date adjacent to the seal. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies." (F.S., Chapters 471.025 and F.A.C. Rule 61G15-23.004)."

10/20/26

ALAN W. GARCIA, P.E.
LICENSE #42564

ALAN W. GARCIA, P.E.
4202 NW 54 Street
Coconut Creek, FL 33073

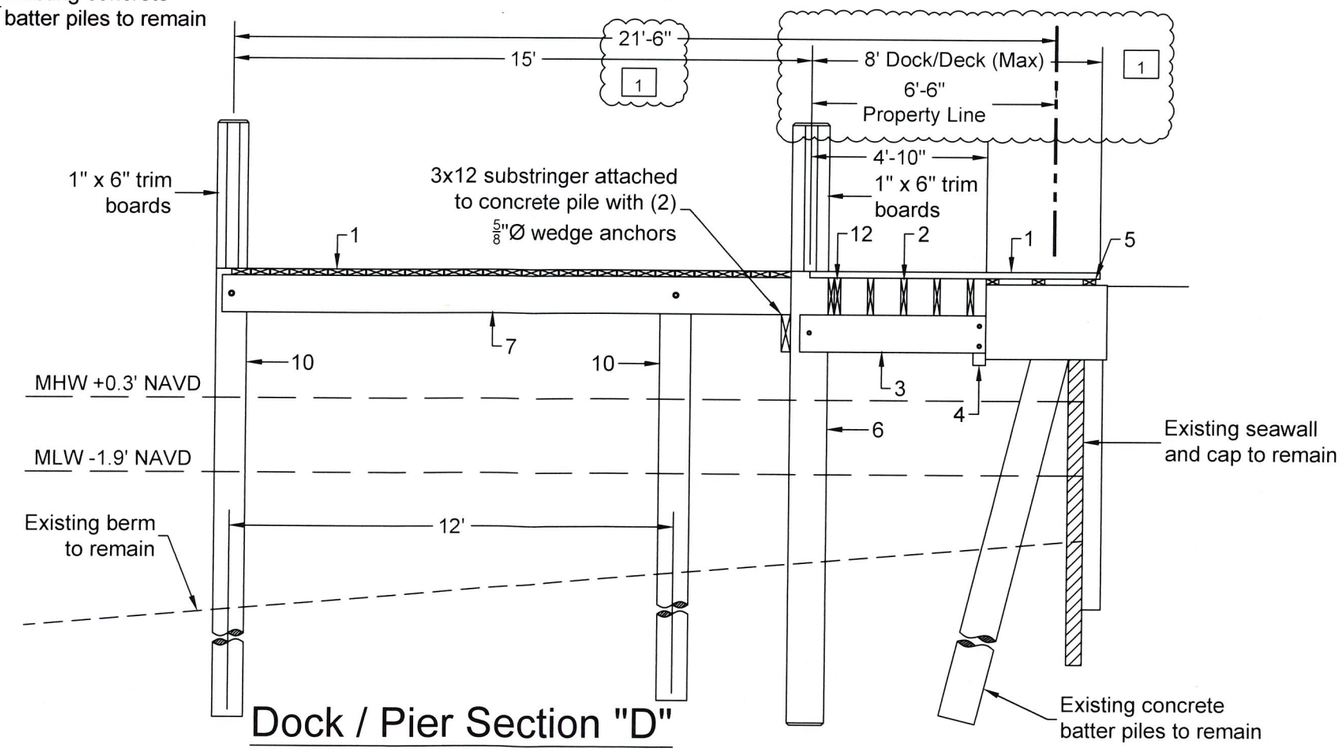


Dock Section "C"

Scale 1/4"= 1'-0"

Note: Each wood pile will have 5' of UV Polymer wrap to 1' above M.H.W.

1. 1x6 Composite Decking with #7x2 $\frac{1}{2}$" trim head deck screws per stringer
2. 2x12 stringers @ 12" max. spacing with (2) 16d 3" ring shank nails into substringers
3. 3x12 substringers with (1) $\frac{7}{8}$"Ø tru-bolt wedge anchor @ piles and (2) 1"Ø thru bolts into drop hangers
4. 4x12 drop hanger with (4) $\frac{3}{4}$"Ø wedge anchors into existing seawall cap, min. 4" embedment
5. 2x4 sleeper with $\frac{1}{4}$"Ø x 3" tapcons @ 36" o.c. into existing seawall cap
6. Existing 12x12 concrete dock piles to remain
7. Single 2x12 stringer with (1) 1"Ø thru bolt into wood piles with (2) 16d 3" ring shank nails into substringer
8. 3x12 substringer attached to 3x10 hanger with (2) $\frac{5}{8}$"Ø lag bolts
9. 3x10 hanger attached to stringer with (2) $\frac{5}{8}$"Ø thru bolts
10. New 10"Ø wood pier pile
11. 1x6 Trim Board
12. Double 2x12 stringer



Dock / Pier Section "D"

Scale 1/4"= 1'-0"

1	09.03.26	Reduced Overall Dock Width

△ REVISIONS ☐ CORRECTIONS

RECEIVED
OCT 27 2026
HIGHLAND BEACH
BUILDING DEPARTMENT

Project Engineer
ALAN W. GARCIA, P.E.
4202 NW 54 Street
Coconut Creek, FL 33073

Contractor
SEA-TECH CONSTRUCTION INC
1649 SW 1st Way #5
Deerfield Beach, FL 33441
(954) 480-2607

Project Information
New Dock / New Finger Pier
Camino Cove HOA
4500 South Ocean Blvd.
Highland Beach, FL 33487

DATE	
3-11-25	10-05-26
9-15-25	10-26-26
5-28-26	
9-04-26	

This item has been digitally signed and sealed by Alan W. Garcia , P.E. on the date adjacent to the seal. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies." (F.S., Chapters 471.025 and F.A.C, Rule 61G15-23.004)."

10/26/26

ALAN W. GARCIA, P.E.
LICENSE #42564

ALAN W. GARCIA, P.E.
4202 NW 54 Street
Coconut Creek, FL 33073

Sheet 6 of 7

GENERAL NOTES:

1. Construction to follow the Florida Building Code 8th Edition (2023) and amendments as applicable and all Local, State and Federal Laws.
2. Licensed contractor shall verify the existing conditions prior to the commencement of the work. Any conflicts or omissions between existing conditions or the various elements of the working drawing shall be brought to the attention of the Engineer prior to the commencement of the work. The Licensed Contractor and all subcontractors are responsible for all lines, elevations, and measurements in connection with their work.
3. Do not scale drawings for dimensions.
4. Any deviation and/or substitution from the information provided herein shall be submitted to the Engineer for approval prior to commencement of work.
5. All unanticipated or unforeseen demolition and/or new construction conditions which require deviation from the plans and notes herein shall be reported to the Engineer prior to commencement of work.
6. All new work and/or materials shall conform to all requirements of each administrative body having jurisdiction in each appertaining circumstance.
7. All new materials and/or patchwork shall be provided to match existing materials and/or adjoining work where practical except as specifically noted herein.
8. Licensed Contractor to shall use all possible care to protect all existing materials, surfaces, and furnishings from damage during all phases of construction.
9. Licensed Contractor to verify location of existing utilities prior to commencing work.
10. The Licensed contractor to install and remove all shoring and bracing as required for the proper execution of the work.
11. Licensed Contractor to obtain all permits as necessary from all Local, State, and Federal agencies.
12. Turbidity barriers to be marked with site contractor's company name using permanent markings no smaller than 3 inches in height on the top of the barrier.

PILE DRIVING:

1. Piles shall be driven using an approved cushion block consisting of material so arranged so as to provide the transmission of hammer energy.
2. Piles shall be driven to a minimum allowable bearing capacity of 10 tons for wood, 25 tons for concrete, and 5 tons for pin piles, a minimum of 8' into berm or refusal.
3. Piles shall be driven with a drop hammer or gravity hammer provided the hammer shall weight no less than 3,000 pounds, and the fall of the hammer shall not exceed 6'.
4. Piles shall be driven with a variation of not more than $\frac{1}{4}$ inch per foot from the vertical, or from the batter line indicated, with a maximum variation of the head of the pile from the position shown on the plans of not more than three inches.
5. Where piling must penetrate strata offering high resistance to driving, the structural engineer of record or special inspector may require that the piles be set in pre-drilled or punched holes. The piles shall reach their final penetration by driving.

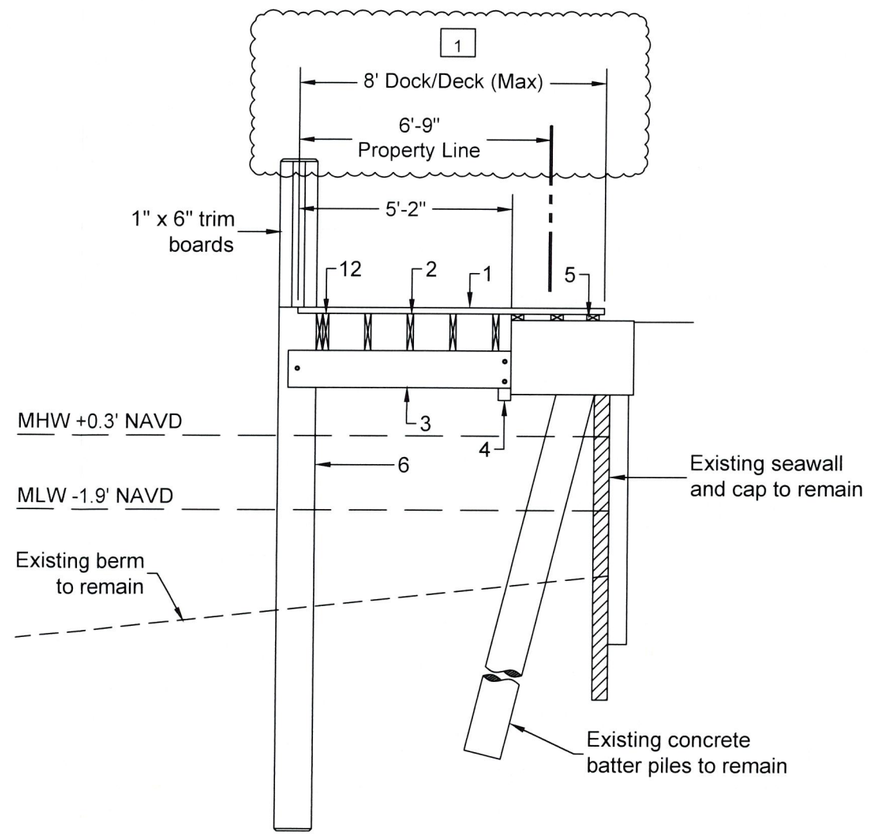
1	09.03.26	Reduced Overall Dock Width
△ REVISIONS		□ CORRECTIONS

PILE NOTES:

1. Wood piles to be 2.5 lb. ACQ treated in accordance with the Florida Building Code.
2. Wood piles shall be a minimum diameter of 10", Miami Dade County requires minimum diameter of 12".

WOOD DOCK NOTES:

1. All materials to be pressure treated pine unless otherwise noted.
2. All frame work materials to be Southern Pine Grade #1
3. All Decking materials to be grade #1 unless otherwise noted.
4. All hardware to be Stainless Steel or Galvanized unless otherwise noted.



Dock Section "E"

Scale 1/4"= 1'-0"

RECEIVED
OCT 27 2026
HIGHLAND BEACH
BUILDING DEPARTMENT

Project Engineer
ALAN W. GARCIA, P.E.
4202 NW 54 Street
Coconut Creek, FL 33073

Contractor
SEA-TECH CONSTRUCTION INC
1649 SW 1st Way #5
Deerfield Beach, FL 33441
(954) 480-2607

Project Information
New Dock / New Finger Pier
Camino Cove HOA
4500 South Ocean Blvd.
Highland Beach, FL 33487

DATE	
3-11-25	10-05-26
9-15-25	10-26-26
5-28-26	
9-04-26	

This item has been digitally signed and sealed by Alan W. Garcia , P.E. on the date adjacent to the seal. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies." (F.S., Chapters 471.025 and F.A.C, Rule 61G15-23.004)."

10/20/26

ALAN W. GARCIA, P.E.
LICENSE #42564

ALAN W. GARCIA, P.E.
4202 NW 54 Street
Coconut Creek, FL 33073

Sheet 7 of 7

Town of Highland Beach
Town Commission Development Order (PB)
Application No. PZ-26-3-SPEX

Applicant:	**Camino Cove Property Owners Association Inc., William Thomas**
Property Address:	**Camino Cove Development, located along South Ocean Boulevard in between Bel Air Drive and Russell 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-26-3-SPEX for the property located along South Ocean Boulevard in between Bel Air Drive and Russell 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 along South Ocean Boulevard in between Bel Air Drive and Russell Dr., Highland Beach, Florida 33487.

The mailings consisted of 144 notices that were sent first class mail and 02 notices that were sent by International Mail.

This 28th day of October 2026.

Highland Beach Town Clerk's Office

Jaclyn DeHart
Deputy Town Clerk

TOWN OF HIGHLAND BEACH
NOTICE OF PUBLIC HEARING

October 28, 2026

Dear Property Owner:

This is to notify you that the **PLANNING BOARD** of the Town of Highland Beach will conduct a public hearing on ***Thursday, November 12, 2026 at 9:30 AM*** in the Commission Chambers at Town Hall located at 3614 South Ocean Boulevard, Highland Beach, Florida to consider the following application.

APPLICATION BY WILLIAM THOMAS, UNLIMITED PERMIT SERVICES, INC., REQUESTING A SPECIAL EXCEPTION TO INSTALL THREE (3) FINGER PIERS AND 12 MOORING PILES AT THE CAMINO COVE DEVELOPMENT LOCATED ALONG SOUTH OCEAN BOULEVARD IN BETWEEN BEL AIR DRIVE AND RUSSELL DRIVE (APPLICATION NO. PZ-26-3-SPEX).

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

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

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

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

TOWN OF HIGHLAND BEACH, BUILDING DEPARTMENT

500 Ft Public Notification Boundary

Affidavit of Legal Notice submission and publication

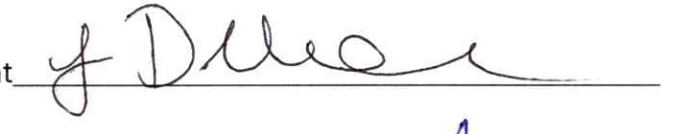
Highland Beach Legal Notice

Submission Time: **11/02/2026 10:33 AM (EST)**

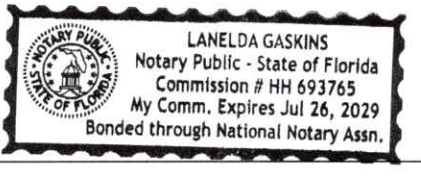
Please find a PDF of your submission details attached to this email.

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

- AD_PB_PZ-26-3-SPEX_11.12.2026.pdf
- signature.png

Signature of Affiant 

Signature of Notary Public 

Notary Stamp 

Highland Beach Legal Notice Submission

Highland Beach Legal Notice

11/02/2026 10:33 AM (EST)

Submitted by Jaclyn Dehart (jdehart@highlandbeach.us)

Legal Notice

Please choose a category	Planning Board Public Hearing Notices - Highland Beach
Title	November 12, 2026 Planning Board Application PZ-26-3-SPEX
Publish Date	11/02/2026
Publish Time	10:28 AM (EST)
Description	TOWN OF HIGHLAND BEACH NOTICE OF PUBLIC HEARING YOU ARE HEREBY NOTIFIED that the Planning Board of the Town of Highland Beach will conduct a public hearing on Thursday, November 12, 2026 at 9:30 AM in the Commission Chambers at Town Hall located at 3614 South Ocean Boulevard, Highland Beach, Florida to consider the following application. APPLICATION NO. PZ-26-3-SPEX BY WILLIAM THOMAS, UNLIMITED PERMIT SERVICES, INC., REQUESTING A SPECIAL EXCEPTION TO INSTALL THREE (3) FINGER PIERS AND 12 MOORING PILES AT THE CAMINO COVE DEVELOPMENT LOCATED ALONG SOUTH OCEAN BOULEVARD IN BETWEEN BEL AIR DRIVE AND RUSSELL DRIVE. PROPERTY OWNER: CAMINO COVE PROPERTY OWNERS ASSOCIATION INC. The application is available for inspection in the Town Clerk's Office at Town Hall, Monday through Friday during normal business hours of 8:30 a.m. to 4:30 p.m. Any person that decides to appeal any decision made by the Planning Board with respect to any matter considered at this meeting, such person will need to ensure that a verbatim record of the proceeding is made, which includes the testimony and evidence upon which the appeal is based. The Town of Highland Beach does not provide such a record. In accordance with the Americans with Disabilities Act, persons who need special accommodation to attend or participate in this meeting should contact the Town Clerk's Office at (561) 278-4548 at least 48 hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at 1-800-955-8770 or 1-800-955-8771. For additional information, please contact the Town Planner at (561) 278-4540. TOWN OF HIGHLAND BEACH, BUILDING DEPARTMENT
Attach Files (Optional)	AD_PB_PZ-26-3-SPEX_11.12.2026.pdf
Submitted by (Email Address)	jdehart@highlandbeach.us
Notifications	Yes

Send Out a Notification to Your Subscribers	Yes
Signature	

File Attachments for Item:

C. Discussion of Proposed Ordinance Modification regarding Maximum Building Height **(Recommendation to the Town Commission)**

TOWN OF HIGHLAND BEACH
AGENDA MEMORANDUM

MEETING TYPE: Planning Board Regular Meeting

MEETING DATE *11/12/2026*

SUBMITTED BY: Town Clerk's Office

SUBJECT: Discussion of Proposed Ordinance Modification regarding Maximum Building Height **(Recommendation to the Town Commission)**

SUMMARY:

At the October 20, 2026 meeting, Town Commission discussed the Proposed Ordinance Modification regarding Maximum Building Height. The Town Commission reached a consensus to refer the matter to the Planning Board for review and recommendations, including comparison with how similar neighboring communities handle it.

FISCAL IMPACT:

None

ATTACHMENTS:

October 20, 2026 Town Commission Agenda Memorandum and Supporting Documents

RECOMMENDATION:

Planning Board Discretion.

TOWN OF HIGHLAND BEACH
AGENDA MEMORANDUM

MEETING TYPE: Town Commission Meeting

MEETING DATE October 20, 2026

SUBMITTED BY: Town Manager's Office

SUBJECT: Maximum Building Height – Ordinance Modification

Background and Issue

It has recently come to my attention through staff review, and has been confirmed through discussions with the Town Attorney, that language within Chapter 30 of the Town Code governing the measurement of maximum building height may unintentionally prohibit or significantly restrict construction practices that have historically been permitted within the Town.

The issue primarily affects properties located east of State Road A1A, although it may also affect properties west of A1A, particularly multifamily development as the current language hasn't limited construction of single family homes.

The concern centers on Note (2) to Table 30-2 (Exhibit A), which states:

> *"Maximum building height does not include permitted area for non-usable space permitted below finished floor elevation."*

The difficulty with this provision is that the Zoning Code does not define "non-usable space." Instead, the Code defines "Usable Space" as:

> *"an enclosed or unenclosed area, whether or not air conditioned, for such accessory, non-sleeping residential uses as private garage, personal storage, clothes washing/drying, etc., including a bathroom with a sink, toilet, and shower."*

When these two provisions are read together, the current language creates an unintended result. Because private garages, storage areas, laundry areas and similar non-sleeping areas are expressly defined as usable space, they do not appear to qualify for the building-height exclusion applicable to "non-usable space."

Impact East of A1A

This issue is most pronounced for properties east of A1A. Under a strict reading of the current language, private garages and other non-sleeping residential areas located below the required finished floor elevation would potentially have to be included in calculating maximum building height.

That interpretation is inconsistent with the manner in which the Town has historically administered its building-height requirements. For approximately the past two decades, these lower-level areas have not been treated as part of the maximum building height in this manner. Application of the current language therefore has the potential to materially restrict construction practices that have historically been accepted within the Town.

Historical Zoning Code

A review of the Zoning Code adopted on July 25, 2000 provides important context and suggests that the present language may not fully reflect how these provisions were originally intended to work.

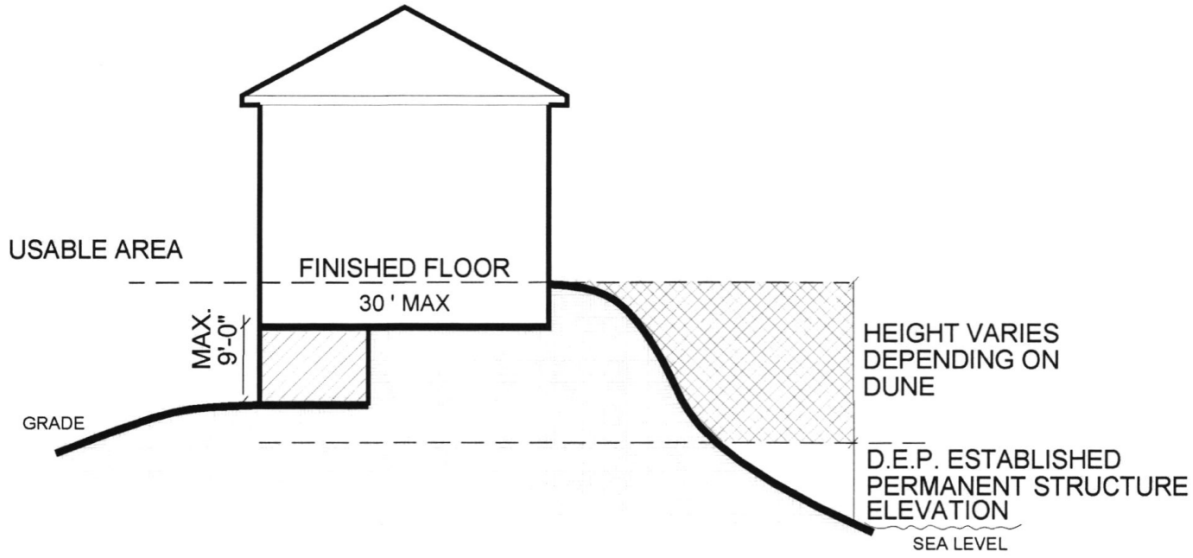
The 2000 Code, which is still in effect (although modified in part since adoption), contained a specific section entitled “Finish Floor Elevation, Building Height, and Exceptions to Building Height.” For properties west of A1A, it established the minimum usable finished floor elevation based upon the higher of the applicable FEMA flood elevation or 18 inches above the average elevation of the centerline of the roadway, subject to any higher DEP or FEMA requirement.

For properties east of A1A, the Code established the finished floor elevation based upon the storm-related elevation determined by DEP and specifically provided: *“The area below the finished floor elevation shall not be used for sleeping purposes.”*

Importantly, the Code then expressly addressed garages located below the finished floor elevation. It established a maximum distance from the garage floor to the garage ceiling and a maximum separation between that ceiling and the finished floor elevation of the habitable or similar usable area above. It also expressly contemplated that the garage finished floor would be constructed below the applicable flood/finished-floor elevation.

Figure 30-5, further illustrated this arrangement. The figure depicts the finished floor and usable area above the lower portion of the structure and demonstrates how building height was intended to be measured in relation to the established finished floor elevation.

FIGURE 30-5
Finished Floor Elevation & Building Height



Thus, the historical Code appears to have expressly contemplated construction below the finished floor elevation, including garage space, while measuring the permitted building height from the established finished floor elevation.

Subsequent Code Changes

This historical language was subsequently removed from the Zoning Code in 2021 (Exhibit B.) Some of the provisions were outdated, particularly those establishing specific dimensional limitations associated with garages. However, removal of the entire section also eliminated language and illustrations that provided important context regarding the relationship between finished floor elevation, lower-level garage/non-sleeping areas, and maximum building height.

The resulting language now creates an apparent internal inconsistency: Table 30-2 excludes only “non-usable space” below finished floor elevation from maximum building height, while the Code's definition of “usable space” expressly includes garages, storage, laundry and similar non-sleeping residential areas.

2000 Adoption History

The legislative history surrounding adoption of the 2000 Zoning Code also provides useful context. The July 25, 2000 Town Commission minutes (Exhibit C) indicate that allowable building height for single-family units had previously been the subject of discussion by both the Planning Board and Town Commission.

Of additional significance, immediately before adoption, the Town Attorney recommended that the approval motion expressly authorize staff to “correct obvious errors in the text, i.e., typing mistakes, etc.” The Commission incorporated that authorization into its motion and unanimously adopted the amended Chapter 30.

While the historical record does not establish that the current inconsistency was itself an error, the combination of the detailed finished-floor provisions, Figure 30-5, the definition of usable space, and the discussion surrounding building height raises a reasonable question as to whether the reference to “non-usable space” in Note (2) was intended to operate as it does under a strict reading today.

Properties West of A1A

The potential impact west of A1A requires additional analysis because the effect may differ between single-family and multifamily development. The 2000 Code separately established minimum usable finished floor elevations for properties west of A1A, demonstrating that the relationship between flood elevation, finished floor elevation and building height was contemplated for development on both sides of A1A. A concern is that a simple universal language correction to address both sides could result in taller homes in the single-family zoning district (e.g. Bel Lido.) One such solution would be to change the definition of “usable space” to “non-usable” with the same language; which while simple, could result in taller structures within the single-family district without careful review.

Accordingly, any amendment should not be limited solely to properties east of A1A without first evaluating whether similar clarification is necessary for single-family and multifamily properties west of A1A.

ATTACHMENTS:

Exhibit A – Table 30-2 including Note (2)

Exhibit B – Finished Floor Provisions and Building Height Language for Properties East and West of A1A (Removed in 2021)

Exhibit C – Town Commission Meeting minutes July 25, 2000

Exhibit D – Email Communications

RECOMMENDATION:

The current language creates a legitimate concern regarding the administration of the Town's maximum building-height regulations and appears capable of producing results inconsistent with longstanding construction practices and the historical structure of the Zoning Code.

At this stage, the Town Manager's Office is not recommending a specific amendment or predetermined solution. Rather, if the Town Commission concurs that the issue warrants further review, I recommend that the Commission direct staff to forward the matter to the Planning Board for review and recommendation as a potential amendment to Chapter 30.

The Planning Board's review should focus on clarifying the relationship between maximum building height, finished floor elevation, garages and other non-sleeping areas below the finished floor elevation, while preserving the Town Commission's established maximum building-height limitations.

Exhibit A

Table 30-2 including Note (2)
Zoning Code

Sec. 4. Property Development Regulations

Dimensional requirements for all zoning districts, including standards for lots, setbacks, building height, building width, building length, and maximum lot coverage are established in Table 30 - 2.

(a) Compliance.

All buildings and structures shall comply with the requirements of Table 30 - 2.

TABLE 30 - 2.
Property Development Regulations

ZONING DISTRICT	Residential Estate (RE)	Residential Single Family (RS)	Multiple Family - Low Density (RML)	Multiple Family - Medium Density (RMM)	Multiple Family - High Density (RMH)	Government Service District (GSD)
MAX. DENSITY	1.45 units/acre	4.35 units/acre	6.0 units/acre	12 units/acre	16 units/acre	N/A
MIN. LOT AREA						TBD
■SFD	30,000 Sq. Ft. per unit	10,000 Sq. Ft. per unit	8,000 Sq. Ft. per unit	8,000 Sq. Ft. per unit	8,000 Sq. Ft. per unit	N/A
■2FD	N/A	N/A	6,000 Sq. Ft. per unit	6,000 Sq. Ft. per unit	6,000 Sq. Ft. per unit	N/A
■MFD	N/A	N/A	7,260 Sq. Ft. per unit	3,630 Sq. Ft. per unit	2,722 Sq. Ft. per unit	N/A
MIN. LOT WIDTH						TBD
■SFD	80 feet	80 feet	80 feet	80 feet	80 feet	N/A
■2FD	N/A	N/A	80 feet	80 feet	80 feet	N/A
■MFD	N/A	N/A	100 feet	100 feet	100 feet	N/A
MIN. FRONT SETBACK						TBD
■1 Story	25 feet	25 feet	25 feet	25 feet	25 feet	TBD
■2 Story	25 feet	25 feet	25 feet	25 feet	25 feet	TBD
■>2 Story	25 feet	25 feet	25 feet	See Highrise Setback	See Highrise Setback	TBD
■A-1-A	25 feet	25 feet	40 feet	40 feet	40 feet	TBD

ZONING DISTRICT	Residential Estate (RE)	Residential Single Family (RS)	Multiple Family - Low Density (RML)	Multiple Family - Medium Density (RMM)	Multiple Family - High Density (RMH)	Government Service District (GSD)
MIN. SIDE SETBACK						TBD
■1 Story	12 feet	12 feet	12 feet	12 feet	12 feet	TBD
■2 Story	12 feet	12 feet	12 feet	20 feet	20 feet	TBD
■>2 Story	12 feet	12 feet	12 feet	See Highrise Setback	See Highrise Setback	TBD
MIN. REAR SETBACK						TBD
■1 Story	> 20 feet or ocean setback	>20 feet or ocean setback	>20 feet or ocean setback	20 feet	20 feet	Ocean setback
■2 Story	> 20 feet or ocean setback	>20 feet or ocean setback	>20 feet or ocean setback	25 feet	25 feet	TBD
■>2 Story	> 20 feet or ocean setback	>20 feet or ocean setback	>20 feet or ocean setback	>25 feet or Highrise Setback	>25 feet or Highrise Setback	TBD
OCEAN SETBACK	**(1)**	**(1)**	**(1)**	**(1)**	**(1)**	**(1)**
HIGH-RISE SETBACK	N/A	N/A	N/A	See Sec. 5	See Sec. 5	TBD
MAX. LOT COVERAGE	None (6)	None	30%	40%	40%	None
MAX. BLDG. HEIGHT	35 feet **(2)**	35 feet **(2)**	35 feet **(2)**	40 feet **(2)**	50 feet **(2)**	35 feet **(3)**
MAX. BLDG. WIDTH	None	None	100 feet	See Sec. 6	See Sec. 6	None
MAX. BLDG. LENGTH	None	None	None	See Sec. 6	See Sec. 6	None

NOTES.

> Means greater than.
N/A Means Not Applicable.
TBD Means To Be Determined by Town Commission.

(1) Ocean setback to be determined by DEP pursuant to coastal construction control line requirements.

(2) Maximum building height does not include permitted area for non-usable space permitted below finished floor elevation.

(3) Water towers and related structures shall not exceed 150 feet.

(b) Variance from Requirements.

Any variance from the requirements of Table 30 - 2 may occur only upon approval of the Board of Adjustment and Appeals.

Sec. 5. Other Minimum Development Standards.

Other minimum development standards, including minimum floor space per dwelling unit, and minimum ceiling height are established in Table 30 - 3. All dwelling units shall comply with the requirements of this Section unless reduction is size is granted by the Board of Adjustment and Appeals pursuant to Article 3, Section 10.

Table 30 - 3.
Other Minimum Dwelling Unit Standards

Standard	RE	RS	RML	RMM	RMH	GSD
Minimum Dwelling Size	2,500 square feet	1,600 square feet	N/A	N/A	N/A	N/A
1 Bedroom Unit	N/A	N/A	1,400 square feet	1,400 square feet	1,400 square feet	N/A
2 Bedroom Unit	N/A	N/A	1,600 square feet	1,600 square feet	1,600 square feet	N/A
3 Bedroom Unit	N/A	N/A	1,800 square feet	1,800 square feet	1,800 square feet	N/A
Minimum Ceiling Height	8 feet (1)	8 feet (1)	8 feet (1)	8 feet (1)	8 feet (1)	8 feet (1)

Note.

(1) Ceiling height may be reduced by drop ceilings or other installations necessary for utilities.

Sec. 6. Other Requirements.

(a) High-Rise Setbacks.

(1) High-rise setbacks in the RMM and RMH zoning districts are established below and illustrated in Figure 30 - 1.

Exhibit B

Finished Floor Provisions and Building Height Language for Properties East and West of A1A (Removed in 2021)

a. The annual budget and capital improvement program of the Town shall provide for appropriation of funds as may be necessary to carry out the program for the acquisition of land for municipal recreational facilities and open space areas.

b. The funds necessary to acquire lands to meet the existing needs for municipal residential facilities and open space must be provided from a source of revenue other than from amounts deposited in the open space land and recreational land fund.

c. Amounts deposited in the fund shall be expended within a reasonable period of time for the purpose of acquiring and developing land necessary to meet the need for municipal recreational facilities and open space areas created by new development in order to ensure that such recreational facilities or open space areas will be available to and substantially benefit residents of new developments.

(t) Parking or Storage of Major Recreational Equipment and Vehicles.
Major recreational equipment shall not be used for temporary or permanent residential purposes. Parking or storage of major recreational equipment within the Town is prohibited, unless the equipment is parked entirely within an enclosed garage.

(u) Finish Floor Elevation, Building Height, and Exceptions to Building Height.

(1) Determination of finished floor elevation. Finished floor elevation shall be determined as provided herein.

(2) West of SR A1A. For all parcels west of SR A1A, minimum usable finished floor elevation shall be the higher of the following:

a. the flood elevation as determined by the United States Federal Emergency Management Agency (FEMA), or successor agency; or

b. eighteen (18) inches above the average elevation of the centerline of the nearest public or private road providing access to the site, as measured from lot line to lot line of the affected site.

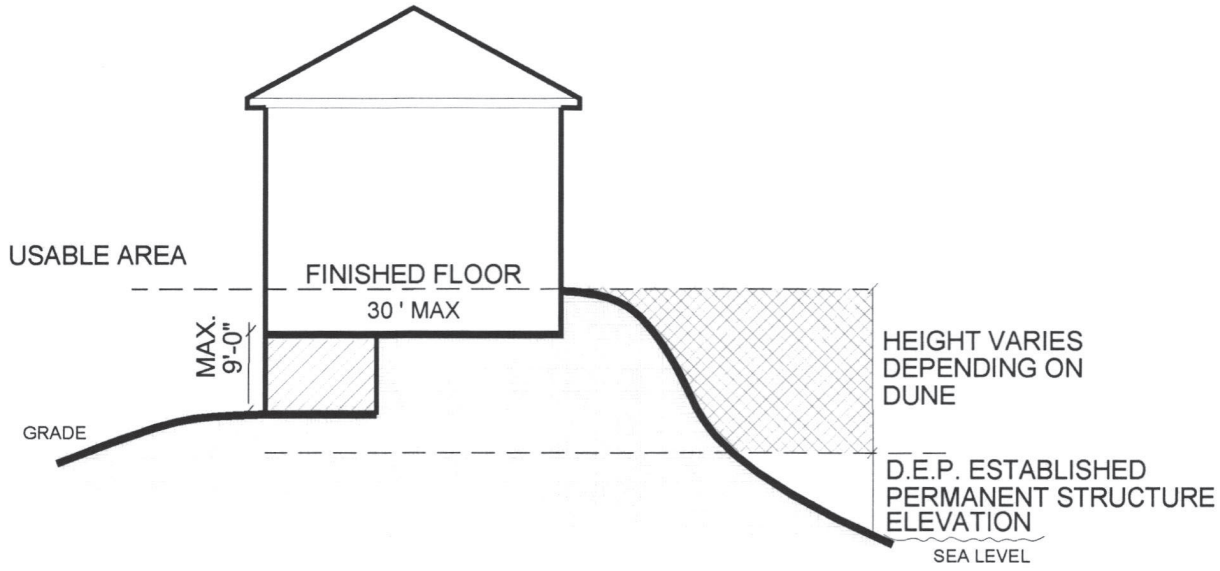
c. If a higher minimum elevation is established by the Florida Department of Environmental Protection (DEP) or FEMA, the higher elevation shall be used by the Town.

(3) East of SR A1A. For all parcels east of SR A1A, finished floor elevation shall be at least the "design breaking wave crest or wave approach as superimposed on the storm surge with dynamic wave setup of a one-hundred year storm" elevation as determined by DEP, as indicated in Figure 30 - 5. The finished floor elevation shall not exceed the average height of the dune on which the structure is to be located. Use of this finished floor elevation shall be consistent with the standards listed below.

a. A building permit shall not be issued by the Town until approval for the finished floor elevation is granted by the Department of Environmental Protection.

b. The area below the finished floor elevation shall not be used for sleeping purposes.

FIGURE 30-5
Finished Floor Elevation & Building Height



c. The maximum distance from the finished floor elevation of the garage floor to the garage ceiling shall be nine (9) feet and the maximum distance between the ceiling and finished floor elevation of the habitable or similar usable area is thirty (30) inches, as provided in Figure 30 - 5.

d. Finished floor elevation for a garage shall be constructed below the greater of the following:

1. the flood elevation as determined by FEMA; or

2. eighteen (18) inches above the average elevation of the centerline of the nearest public or private road providing access to the site, as measured from side lot to side lot line of the affected site.

(4) Exceptions to Building Height. The following exceptions to building height limits for single family dwellings shall be permitted.

a. Exceptions. Exceptions to building heights shall include such functional and nonfunctional architectural features as chimneys, cupolas, towers, dormers, parapet walls, domes, and spires. Mechanical features considered exceptions to height limitations include heating, ventilating, and air conditioning equipment, and flag poles and radio or television antennae.

b. Measurement. Height exceptions shall be measured from that point of a flat or pitched roof utilized to determine building height.

c. Limitations. Height exceptions shall comply with the limitations listed below.

1. Not more than two height exceptions, including elevator housings, shall be allowed on any defined roof line.

2. The size of each architectural height exception, unless otherwise provided herein, shall be limited to a total of four feet by four feet by four feet (4' x 4' x 4') and a maximum volume of 64 cubic feet.

3. The size of height exceptions or architectural features shall not exceed four feet above that point of a flat or pitched roof utilized to determine building height, except as may be required to comply with building codes for functional chimneys or similar features.

4. Parapet walls shall not exceed four (4) feet in height.

5. For single family dwellings, heating, ventilating, air conditioning, and exhaust equipment, and radio or television antenna shall not exceed the height of a parapet wall. In the absence of a parapet wall, such equipment shall be screened in a manner consistent with the architectural style, colors, and materials of the principal structure.

Exhibit C

Town Commission Meeting minutes July 25, 2000

TOWN OF HIGHLAND BEACH

MINUTES OF TOWN COMMISSION MEETING

PUBLIC HEARING/SPECIAL MEETING

Tuesday, July 25, 2000 2:30 P.M.

Mayor Thomas J. Reid called the second advertised Public Hearing/Special Meeting to order in Commission Chambers at 2:30 P.M. advising its purpose was to receive public input on the final draft of amended zoning code (Chapter 30) and consider adoption of same:

> AN ORDINANCE OF THE TOWN OF HIGHLAND BEACH, FLORIDA, ADOPTING A ZONING CODE, AFFIRMING THE OFFICIAL ZONING MAP OF THE TOWN, WHICH WAS PREVIOUSLY ADOPTED, AND PROVIDING FOR CODIFICATION.

Town Clerk Doris Trinley called the roll. The Mayor, Vice Mayor Michael W. Hill, and Commissioners John J. Sorrelli, Paul R. Kane and Robert L. Lowe were present.

Town Attorney Thomas E. Sliney, Planning Consultant Marty Hodgkins, and Building Official Bob Dawson were also present, as were members of the general public; Town Manager Ben Saag was absent.

Attorney Sliney requested the Clerk to give final reading to the ordinance, which was done. It was also noted for the record that the first reading was July 5 and it was published on July 14.

There were no public comments.

The Mayor and Commissioners Sorrelli, Kane and Lowe had no comments.

Vice Mayor Hill suggested a revision of text to Section 8/Supplemental District Regulations/"P" ('Roof Overhangs'); (1) 'Permitted overhangs' as follows:

> ".....In addition, overhangs for bay windows, canopies, awnings, chimneys, and similar features may extend not more than four feet ~~into~~ over setbacks or yards. ....."

After some discussion, and on advice of Attorney Sliney that this did not represent a substantive change, it was the consensus that the text be amended to include the Vice Mayor's request.

When asked by the Mayor for his comments, Planning Board Chairman Al Bresnahan replied that except for allowable building height for single family units, which was previously addressed by the Planning Board and the Commission, the Planning Board recommended adoption of the code as presented in the final draft.

It was noted that all references to the Community Appearance Board were eliminated in this proposed ordinance amending Chapter 30 (Zoning); however, Attorney Sliney advised that because it is identified in Chapter 2 of the Town Code (Administration, Article IV, Section 2-76), and the likelihood that references to it may be found in other chapters as well, an amendment to Town Code would be necessary to dissolve the Community Appearance Board.

Before the vote was taken, Attorney Sliney advised it would be prudent to include in the Motion that Staff be given the authority to correct obvious errors in the text, i.e., typing mistakes, etc.

MOTION was then made by **COMMISSIONER SORRELLI/VICE MAYOR HILL,** to include Attorney Sliney's suggestion regarding obvious errors, that the proposed ordinance amending Chapter 30 be approved. Motion was followed by unanimous favorable roll call vote.

There being no further business to come before the Commission at this time, Mayor reid adjourned the advertised Public Hearing/Special Meeting at 2:50 P.M. upon **MOTION** by **COMMISSIONER SORRELLI/COMMISSIONER KANE.**

dmt

APPROVE:

Thomas J. Reid, Mayor

Michael W. Hill, Vice Mayor

John J. Sorrelli, Commissioner

Paul R. Kane, Commissioner

ABSENT
Robert L. Lowe, Commissioner

ATTEST:

DATE: 9/6/00

EXHIBIT D

Email Communications

From: Jeffrey
To: Marshall Labadie
Subject: "Usable Space" and "Nonusable Space" in Chapter 30
Date: Saturday, October 3, 2026 11:35:54 AM

Re: "Usable Space" and "Nonusable Space" in Chapter 30

Dear Marshall:

Thank you for bringing the "usable space" provision in Chapter 30 to my attention. After comparing that definition with Table 30-2, I believe the Code contains a **self-evident drafting inconsistency**.

Table 30-2 states:

"Maximum building height does not include permitted area for nonusable space permitted below finished floor elevation."

Yet Chapter 30 does not appear to define **"nonusable space."**

Instead, §30-131 defines **"usable space"** as an enclosed or unenclosed area used for accessory, nonsleeping residential purposes such as a private garage, personal storage, clothes washing and drying, and a bathroom.

When read together, these two provisions suggest that the prefix "non-" was inadvertently omitted from the definition of "usable space." My understanding is that Florida law calls for related provisions to be read together and, where possible, interpreted in a way that gives meaning to both.

The Code therefore uses **"nonusable space"** where the term matters, but provides no definition. At the same time, it defines **"usable space"** in a manner that appears to describe exactly the type of accessory, nonsleeping space contemplated by Table 30-2.

The straightforward explanation appears to be that the prefix **"non"** was inadvertently omitted from the definition and that it was intended to read:

"Nonusable space means…"

With that prefix restored, the provisions fit together. Table 30-2 uses the defined term **"nonusable space,"** and §30-131 explains what that space consists of: garages, storage, laundry, and similar accessory, nonsleeping areas.

For many years, the Town has applied these provisions by excluding qualifying accessory, nonsleeping space below the finished floor elevation from maximum building height. That longstanding practice is consistent with the reading I am suggesting.

The length of time this wording has been in the Code does not resolve the apparent drafting inconsistency. Whether the prefix "non-" was omitted recently or many years ago, the same inconsistency remains.

Without that reading, some very basic questions arise. What is the **"nonusable space"**

expressly referred to in Table 30-2? What spaces qualify for the height exclusion? And why would the Code define **"usable space"** as accessory, nonsleeping space such as garages and storage while leaving **"nonusable space"** undefined?

You also mentioned to me that, because of this inconsistency, **nothing could presently be built**. My understanding is just the opposite.

The fact that a zoning provision contains an ambiguity or an apparent drafting error does not, as I understand Florida law, create a prohibition that is not actually stated in the Code. My understanding is that when zoning language is unclear, and there is no definition or clear contrary intent, it is generally interpreted in favor of the property owner rather than used to impose a more restrictive limitation.

In other words, the absence of a definition for **"nonusable space"** should not transform Table 30-2 into a prohibition against construction. Table 30-2 itself expressly contemplates **permitted nonusable space below the finished floor elevation** and expressly excludes that space from maximum building height. **The uncertainty concerns the definition of that space, not whether the Code permits such space to exist at all.**

Of course, a proposed building would still have to comply with every other applicable Town, state, and federal requirement. But I do not see how this particular wording inconsistency, standing alone, could reasonably mean that otherwise permissible construction must stop until the Town decides what the missing definition means.

To me, the more straightforward reading is that **the prefix "non-" was simply omitted from the definition of "usable space."** That interpretation gives meaning to both provisions, defines the term actually used in Table 30-2, and avoids turning an apparent drafting inconsistency into a new restriction on property owners.

I would appreciate your thoughts after you have had an opportunity to review the two provisions together again.

Thank you again for bringing this to my attention.

Sincerely,

Jeffrey

From: Joe DiMauro
To: Marshall Labadie
Cc: JSD BUILDERS, INC.
Subject: Residential building height oceanfront properties
Date: Thursday, October 1, 2026 10:15:29 AM

Marshall,

On behalf of the owners located at 4023 South Ocean Blvd Giles family could you please bring up at the next commission meeting the issue with maximum building height as it is written today in your codes. More specifically which pertains to the Giles Residence property and all properties east of AIA , ocean front residential properties.

Thank you,

Joseph DiMauro
President
JSD Builders, Inc.

From: darrin seadarbuilders.com
To: Marshall Labadie; JSD BUILDERS, INC.
Subject: Building Height
Date: Wednesday, September 30, 2026 4:08:29 PM

Marshall,

Thank you for taking the time to meet with us today.

On behalf of the owners of 4023 S. Ocean Blvd., we would appreciate it if you could bring the issue of maximum building height before the Town Commission and Planning Board so that we can obtain clarity and, potentially, revise the language in the building code regarding how maximum building height is measured.

I also reviewed how other municipalities measure maximum building height. Jeff's comment that most cities measure from the Base Flood Elevation (which he referred to as the Design Flood Elevation, or DFE) is only partially correct. For example, both Delray Beach and Hillsboro Beach measure maximum building height from the crest or average dune elevation, which we believe is the more appropriate method. Hillsboro Beach also provides a useful example of how regulations can distinguish between properties located east and west of A1A.

I hope this information is helpful as the Town considers this issue. Please let us know if there is anything further we can provide to assist in the discussion.

Thank you for your consideration.

Delray Beach Code below

Property IN a FEMA Flood Hazard Area (AE, VE, etc.)

The base building elevation is the higher of:

1. The FEMA/Flood Code required flood elevation (plus up to 12 inches of freeboard), or
2. The average crest of the dune on the property (for applicable coastal properties).

In **Hillsboro Beach**, the point from which maximum building height is measured depends on which side of **State Road A1A** the property is located:

- **East of A1A (ocean side):** Building height is measured from the **average dune elevation** to the highest point of the roof.
- **West of A1A (Intracoastal side):** Building height is measured from the **average**

roadway crown elevation of A1A adjacent to the property to the highest point of the roof.

For single-family residential properties, the typical maximum height is **35 feet** above that measurement point.

Thanks,
Darrin Dunlea

SEADAR BUILDERS

3850 NW 2nd Avenue, Suite 23
Boca Raton, FL 33431
Darrin@seadarbuilders.com
C: (561)756-2568
O: (561)416-7309

PUBLIC COMMENTS FOR ITEM 9.C

11/12/2026

Planning Board Regular Meeting

From:	Robert Kiejdan
To:	Lanelda Gaskins
Cc:	Ingrid Allen
Subject:	Formal Objection to Proposed Building Height Amendment – Milani Development, Existing Variances and Adverse Impact on Braemar Isle
Date:	Tuesday, November 3, 2026 4:57:37 AM

Dear Ms. Gaskins:

Please distribute this correspondence to all members of the Highland Beach Planning Board, Town Commission, Town Manager, Town Attorney, and Building Official, and include it in the official public record concerning the proposed amendment to the Town's maximum building-height regulations.

I am a Florida-licensed architect and the owner of Apartment 301 at Braemar Isle Condominium, 4740 South Ocean Boulevard, Highland Beach. I am formally objecting to any zoning amendment or interpretation that would effectively increase the permissible building height of the proposed Milani oceanfront development without requiring appropriate review of its previously approved plans and variances.

Direct Adverse Impact on My Property

My apartment is on the third floor, approximately 27 feet above existing grade. My bedroom, kitchen, and living room windows face directly toward the Milani property.

Currently, the existing foliage along the street barely screens the tops of the overhead high-tension utility lines. The proposed additional six feet of building elevation would, based on my understanding of the project, place a continuous blank white wall approximately nine feet high within my sightline, extending along the length of the proposed building.

Instead of looking across the existing trees and landscaping, I would be looking directly at a solid exterior wall from the principal living spaces of my apartment.

This represents a substantial and permanent visual obstruction, not merely a minor architectural change. Similar impacts could affect other apartments along the east side of Braemar Isle.

Pending Milani Development and Existing Variances

The Milani development has been under consideration for more than ten years and has experienced repeated delays and modifications.

I understand that negotiations involving the Boca Highland Beach Club and Marina, including outstanding property title and cross-easement matters, have contributed to delays in advancing the project.

I am concerned that once the proposed height-measurement amendment is adopted, the developer may seek to amend the existing permit application to take advantage of the additional building height.

If this occurs, I strongly object to allowing the developer to obtain a materially different building envelope through an administrative revision without appropriate public review.

My understanding is that the Milani project has previously received zoning variances. I request confirmation of those approvals and their conditions.

Any variance granted for a particular building configuration should be evaluated against the specific plans, dimensions, elevations, and conditions upon which the approval was based.

Florida Land-Use Law and Required Review

This is fundamentally a zoning and land-use issue, not merely a technical Florida Building Code matter.

Florida Statutes Section 166.041 establishes procedures for adopting municipal ordinances, including applicable notice and public hearing requirements.

Florida Statutes Chapter 163 establishes the framework for local comprehensive planning and land development regulation. Section 163.3215 also provides procedures for certain challenges to development orders that are inconsistent with an adopted comprehensive plan.

I recognize that these statutes do not automatically require a new variance application for every amended building permit. However, I believe a change that materially increases an approved building envelope must be examined under the Town's land development regulations, the original variance approvals, and applicable procedural requirements.

Accordingly, I request a formal written determination addressing whether the Milani development would be required to submit revised architectural plans and a new or amended variance application if it seeks to increase its overall building height following adoption of the proposed ordinance.

I further request that the Town consider an express provision preventing previously approved or pending projects from automatically benefiting from a revised height-measurement methodology without appropriate review, to the extent permitted by Florida law.

Requested Documentation and Clarification

Before the Planning Board recommends any amendment, I request the following:

1. Copies of the current Milani development application, approved plans, previously granted variances, and applicable conditions.

2. Written confirmation of the existing and proposed methods of calculating maximum building height.

3. A comparison of the Milani property's permitted maximum roof and parapet elevations under the current and proposed interpretations, expressed in NAVD88.

4. Confirmation of whether the proposed ordinance would apply to pending permits, previously approved developments, or projects that have received zoning variances.

5. A written determination identifying the circumstances under which amended plans would require new Planning Board, Board of Adjustment and Appeals, or other applicable zoning approvals.

6. Confirmation that any material increase in the approved building envelope would receive the public notice and review required by applicable law.

7. Notification of all meetings, hearings, or administrative determinations concerning the proposed amendment or its application to the Milani property.

Conclusion

The proposed height-measurement amendment could have substantial consequences for neighboring property owners, particularly those whose apartments are at elevations directly affected by additional rooftop construction.

For my third-floor apartment, the anticipated additional six feet could transform an existing view across landscaped trees into a permanent view of a continuous blank exterior wall.

I do not believe that a zoning interpretation with such significant consequences should be adopted or applied to a previously approved development without a thorough examination of the existing approvals and meaningful consideration of affected property owners.

I respectfully request that the Planning Board refrain from recommending the proposed amendment until these issues have been addressed.

I am presently unable to attend public meetings in person. Please enter this correspondence into the official public record and distribute it to all appropriate decision-makers.

I reserve all available administrative and legal remedies, including seeking injunctive relief where legally warranted, should the Town improperly approve or apply a zoning amendment that materially and adversely affects my property interests.

Please acknowledge receipt and provide a written response to the specific questions raised.

Sincerely,

Robert Kiejdan, Architect
Apartment 301, Third Floor
Braemar Isle Condominium
4740 South Ocean Boulevard
Highland Beach, Florida 33487

Reference: Town of Highland Beach Commission Meeting Minutes, October 20, 2026, page 37 of the November 5, 2026 meeting packet.

Robert Kiejdan
609-457-5005