

AGENDA

PLANNING BOARD REGULAR MEETING



Thursday, May 11, 2023 AT 9:30 AM

TOWN OF HIGHLAND BEACH, FLORIDA

3618 S. OCEAN BOULEVARD

HIGHLAND BEACH, FL 33487

Telephone: (561) 278-4548

Website: www.highlandbeach.us

LIBRARY COMMUNITY ROOM

1. **CALL TO ORDER**
2. **ROLL CALL**
3. **PLEDGE OF ALLEGIANCE**
4. **APPROVAL OF THE AGENDA**
5. **SWEARING IN OF THE PUBLIC**
6. **PUBLIC COMMENT** *(limited to five (5) minutes per speaker)*
7. **APPROVAL OF MINUTES**

A. March 09, 2023

April 11, 2023

8. **UNFINISHED BUSINESS**

A. A. Development Application No. 21-0010 / Bel Lido Villas Property Owners Association, Inc.

Application by Richard N. Mendelson for a special exception approval to install a 400 square foot dock for the property located at 1124 Highland Beach Drive.

B. Ongoing discussion of proposed changes (“amendment concepts”) to the Accessory Marine Facility (AMF) and seawall regulations of the Town Code.

9. **NEW BUSINESS**

A. None.

10. ANNOUNCEMENTS

May 16, 2023	1:30 P.M.	Town Commission Meeting
May 23, 2023	1:30 P.M.	Town Commission Special Meeting
June 06, 2023	1:30 P.M.	Town Commission Meeting
June 08, 2023	9:30 A.M.	Planning Board Regular Meeting
June 13, 2023	1:00 P.M.	Code Enforcement Regular Meeting

11. ADJOURNMENT

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

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

File Attachments for Item:

A. March 09, 2023

April 11, 2023



TOWN OF HIGHLAND BEACH PLANNING BOARD REGULAR MEETING MINUTES

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

Date: March 09, 2023
Time: 9:30 AM

1. CALL TO ORDER

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

2. ROLL CALL

Member Jason Chudnofsky
Member Roger Brown
Member Brian DeMoss
Chairperson Eric Goldenberg
Town Attorney Leonard Rubin
Town Clerk Lanelda Gaskins

ADDITIONAL STAFF PRESENT

Town Planner Ingrid Allen

ABSENT

Vice Chairperson Mendelson
Member David Powell
Member Harry Adwar

3. PLEDGE OF ALLEGIANCE

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

4. APPROVAL OF THE AGENDA

Chairperson Goldenberg moved Item 9.C., Development Application No. 22-0010 to Item 9.B. and Item 9.B. to Item 9.C. under New Business.

MOTION: Chudnofsky/DeMoss - Moved to approve the agenda as presented, which passed unanimously 4 to 0.

5. SWEARING IN OF THE PUBLIC

Town Clerk Lanelda Gaskins swore in those giving testimony.

6. PUBLIC COMMENT

There were no public comments.

7. APPROVAL OF MINUTES

A. February 09, 2023

MOTION: Chudnofsky/DeMoss - Moved to approve the minutes as presented, which passed unanimously 4 to 0.

8. UNFINISHED BUSINESS

A. None.

9. NEW BUSINESS

A. Nomination of Chairperson and Vice Chairperson for a one-year term.

Chairperson Goldenberg read the title of Item 9.A. into the record. He called for nomination of Chairperson and Vice Chairperson to serve for a one-year term.

MOTION: DeMoss/Chudnofsky - Moved to nominate Member Eric Goldenberg as the Chairperson for a one-year term.

MOTION: Goldenberg/DeMoss – Moved to nominate Member Ilene Mendelson as the Vice Chairperson for a one-year term.

The motions passed unanimously 4 to 0.

B. Development Application No. 22-0010 / Leonard Zelin (formally Item 9.C.)

Application By Akbar Mondal Nunez, Boat Lifts & Docks of South Florida, for a special exception approval to install a 13,000-pound capacity boat lift for the property located at 4216 Intracoastal Drive.

Chairperson Goldenberg read the title of Item 9.B. and asked the Board members if they had any ex parte communications to disclose. The members had no ex parte.

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

Town Planner Allen presented a PowerPoint Presentation of the Development Order depicting aerial photographs of the property with the existing dock, survey,

and dock details. She advised that the applicant received authorization from the Florida Department of Environmental Protection (FDEP) and the US Army Corps of Engineers (ACOE) for the proposed dock. Staff is recommending approval to install a 13,000-pound capacity boat lift for a property located at 4216 Intracoastal Drive. The applicant will be required to obtain a building permit from the Town of Highland Beach Building Department. Pursuant to Section 30-21(g) of the Town Code, the commencement of construction shall be initiated within two (2) years following the date of approval by the Planning Board.

The Town provided two interpreters to meet the ADA Compliance. Mary Louise Johnson and Laurel Casey with Nationwide Interpreter Resource, Inc. were present and provided the services.

Akbar Mondal, contractor for the applicant commented on Development Application No. 22-0010.

Chairperson Goldenberg closed the public hearing followed by a motion.

MOTION: DeMoss/Chudnofsky - Moved to approve Development Order No. 22-0010 as presented, which passed 4 to 0.

C. Proposed amendment to the Town Code of Ordinances to incorporate sea turtle protection lighting standards. (formally Item 9.B.)

Chairperson Goldenberg read the title of the item.

Town Planner Allen presented this the proposed amendment to the Town Code of Ordinance to incorporate sea turtle protection lighting standards. The proposed ordinance is amending Section 4-8 "Lighting Restrictions for Protection of Sea Turtles" and Section 30-85 "Coastal Lighting" of the Town Code of Ordinances to incorporate lighting regulations for new and existing coastal structures in order to minimize the effect of artificial light on sea turtle populations; providing for the repeal of all ordinances in conflict; providing for severability and codification; and providing an effective date. She reviewed the existing town code sections that address turtle lighting (Section 4-8 and Section 30-85). She explained that the proposed ordinance is based on the State of Florida Lighting Ordinance. She reviewed data for sea turtle nesting. Ms. Allen provided a PowerPoint presentation depicting a diagram of Frontal and Back dune Zones. She spoke about what happens when people use white lights vs amber lighting (long wavelength lighting). Town Planner Allen showed examples of shielded, full cutoff, and unshielded lights. She reviewed the comments that were given by Florida Fish and Wildlife and Gumbo Limbo in regard to the proposed ordinance.

Joann Ryan, the Turtle Permit Holder, was present. There were discussions about lighting on the beach and the effects of the white lighting spooking sea turtles. Chairperson Chudnofsky asked Ms. Ryan for her recommendations.

Ms. Ryan spoke the about the following: 1) effects of the white lighting on nesting and hatchlings; 2) the Delray Sands and the condominiums along the west side of the beach, east side (beachfront) have white lighting; 3) shadow/amber lighting is best for sea turtles; 4) turtle nesting season starts March 1 through October 31. She mentioned the leatherback nests are being documented until the beginning of June. Mid-April (or earlier) to the end of April the Loggerheads start coming in until around August. The Green Turtles begin nesting through September.

Town Planner Allen suggested that the information provided is based on the state. There was discussion on changing wording in the ordinance in section J, costs associated, which building the proposed ordinance applies to, and enforcement.

Chairperson Goldenberg asked Building Official Remas what could be done to help. Building Official Remas explained that the ordinance is antiquated and inadequate. The town is reactive when receiving complaints from the permit holder because it is only a recommendation right now.

There was discussion about requiring existing structures to comply with the proposed ordinance. Palm Beach County is using a recommended corrective action for existing structures not "shall" comply. The Board agreed that the proposed ordinance should include the word "shall" in it for existing buildings.

MOTION: Goldenberg/Chudnofsky - Moved to approve the Proposed Ordinance as presented. The motion passed unanimously 4 to 0.

D. Discussion of proposed changes ("amendment concepts") to the Accessory Marine Facility and seawall regulations of the Town Code

Town Planner Allen presented this item along with a PowerPoint presentation depicting slides on the proposed amendment concept versus "no action" option, boat lift examples related to heights (feet).

There were extensive conversations about the base flood elevations, boat lift heights, regulations regarding floating docks (Section 38-68), the difference between a floating dock platform and floating dock.

Carl Johanson spoke about this matter. He mentioned that there are 14 single family homeowners who are opposed to changing the 25-foot setback along the intracoastal.

The below items are for further discussion by the Board at their April meeting.

Maximum height of 7 or it is not high enough but should be a limit (more discussion).

Ladder on seawalls and safety ladders.

Ten-foot setback - concerns with regards to the canals.

Possible setback for mooring of boats.

Town Planner Allen explained to the Board Members that the zoning issue was postponed by the Town Commission and will be presented at the April meeting.

10. ANNOUNCEMENTS

Chairperson Goldenberg read the announcements as follows.

March 13, 2023	6:00 P.M.	FDOT Public Meeting
March 14, 2023	7:00 A.M. – 7:00 P.M	Highland Beach General Election
March 15, 2023	1:00 P.M.	Code Enforcement Board Regular Meeting
March 21, 2023	1:30 P.M.	Town Commission Special Meeting
April 4, 2023	1:30 P.M.	Town Commission Meeting
April 11, 2023	1:00 P.M.	Code Enforcement Board Regular Meeting
April 13, 2023	9:30 A.M.	Planning Board Regular Meeting

11. ADJOURNMENT

The meeting was adjourned at 11:11 a.m.

APPROVED on May 11, 2023, Planning Board Regular Meeting.

Eric Goldenberg, Chairperson

ATTEST:

Transcribed by: Lanelda Gaskins

05/11/2023

Lanelda Gaskins, MMC
Town Clerk

Date

Disclaimer: Effective May 19, 2020, per Resolution No. 20-008, all meeting minutes are transcribed as a brief summary reflecting the events 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/>.



TOWN OF HIGHLAND BEACH PLANNING BOARD REGULAR MEETING MINUTES

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

Date: April 13, 2023
Time: 9:30 AM

1. CALL TO ORDER

Chairperson Goldenberg called the meeting to order at 9:30 A.M. Town Clerk Gaskins announced that a quorum was present.

2. ROLL CALL

Board Member David Powell
Board Member Jason Chudnofsky
Board Vice Chairperson Ilyne Mendelson
Chairperson Eric Goldenberg
Town Attorney Leonard Rubin
Town Clerk Lanelda Gaskins

ABSENT

Board Member Brian DeMoss
Board Member Roger Brown
Board Member Harry Adwar

ADDITIONAL STAFF PRESENT

Town Planner Allen

3. PLEDGE OF ALLEGIANCE

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

4. APPROVAL OF THE AGENDA

The agenda was amended as follows: Item 8.A, under Unfinished Business was moved to Item 9.A., and Item 9.A. under New Business was moved to Item 8.A.

MOTION: Powell/Chudnofsky - Moved to approve the agenda as presented, which passed unanimously 4 to 0.

5. SWEARING IN OF THE PUBLIC

Town Clerk Lanelda Gaskins swore in those giving testimony.

6. PUBLIC COMMENT

Ms. Maggie Chappelle provided comments in support of Development Order Application No. 22-00019/James Paris and Karen Mueller-Paris.

7. APPROVAL OF MINUTES

A. March 09, 2023

Vice Chairperson Mendelson inquired about Item 9.C., Proposed amendment to the Town Code of Ordinances to incorporate sea turtle protection lighting standards and suggested that the minutes include more summary about the proposed ordinance.

Town Clerk Gaskins mentioned that the minutes will be amended to include an additional summary about the proposed ordinance and will bring the minutes back at the next meeting.

Chairperson Goldenberg **TABLED** the minutes until the next meeting.

8. UNFINISHED BUSINESS

A. Discussion of proposed changes ("amendment concepts") to the Accessory Marine Facility (AMF) and Seawall Regulations of the Town Code.

Chairperson Goldenberg read the title of the item and referred the item to Town Planner Allen.

Town Planner Allen presented a PowerPoint Presentation of the Proposed changes ("amendment concepts") to the Accessory Marine Facility (AMF) and Seawall Regulations of the Town Code.

There was discussion about the proposed amendment concepts related to the setbacks, the ladder requirements, and floating docks. Vice Chairperson Mendelson suggested that should be a concept for multi-family properties. In addition, there were discussions about regulations related to floating docks. Town Planner Allen indicated that there are provisions in Section 38-68 (H)(6) of the Town Code regulating floating docks.

Town Attorney Rubin explained that there is a Florida Statute regulating floating platforms. He will go back and look at the provisions.

Town Planner Allen mentioned that the exemption is for floating platforms. Discussion followed about regulating setbacks on floating platform. Town Attorney Rubin indicated that he would be prepared to speak on this matter at the next meeting.

Vice Chairperson Mendelson explained that the three (3) amendment concepts were shown but encroachment into the water was not discussed. She asked if everyone was happy with the encroachment into water amendment. There was discussion about the encroachment in regard to landward vs property line. The Board agreed that the amendment should be easy to follow and does not require people to come in and get special exceptions.

Town Attorney Rubin will research floating platform and bring back the information. The Board will further discuss the maximum height or seawalls. Town Planner Allen will bring back the slides that deal with setbacks related to multi-family properties at the next meeting.

9. NEW BUSINESS

A. Development Application No. 22-0018 / Non Sibi LLC

Application By Darrin Dunlea, Seadar Builders, for an amendment to a previously approved special exception request (No. 21-002) to install a 232 square foot wood dock, two (2) mooring piles, a 12,000-pound capacity jet ski platform lift and a 30,000 pounds capacity no profile boat life for the property located at 4206 Intracoastal Drive.

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

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

Town Planner Allen presented a PowerPoint Presentation of the Development Order depicting aerial photographs of the property with the existing dock, survey, and dock details. She referenced a June 10, 2021 Planning Board Approval that the applicant received for a special exception. She reviewed the structures that were approved and installed and the items that were approved but not installed. She advised that the applicant received authorization from the Florida Department of Environmental Protection (FDEP) and the US Army Corps of Engineers (ACOE) for the proposed exception. Staff is recommending approval to install a 232 square foot wood dock, two (2) mooring piles, a 12,000-pound capacity jet ski platform lift and a 30,000 pounds capacity no profile boat lift for the property located at 4206 Intracoastal Drive with the following conditions: The no profile boat lift and jet ski platform shall only be utilized to store vessels and not for any other purpose including but not limiting to walking, gathering and

sitting. No mooring of any boat or vessel is permitted along any side of either the no profile boat lift or the jet ski platform. The applicant will be required to obtain a building permit from the Town of Highland Beach Building Department. Pursuant to Section 30-21(g) of the Town Code, the commencement of construction shall be initiated within two (2) years following the date of approval by the Planning Board.

Applicant Agent, Darren Dunlea of Seadar Builders was present.

There was discussion of the recommended conditions.

The public hearing was closed followed by a motion.

MOTION: Chudnofsky/Mendelson - Moved to approve Development Application No. 22-0018 as presented with staff's recommendations, which passed unanimously 4 to 0.

B. Development Application No. 22-0019 / James Paris and Karen Mueller-Paris

Application by Chris Beale, Bealecon Construction LLC, for a major modification to an existing building as provided by Section 30-39 of the Town Code for the property located at 1106 Bel Air Drive.

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

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

Town Clerk Gaskins mentioned that James Paris, property owner joined the meeting virtually and needed to be sworn in. She proceeded to swear in James Paris.

Town Planner Allen presented a PowerPoint Presentation of the Development Order depicting aerial photographs of the site plans, the property, and plans/renderings of the major modifications to be made at 1106 Bel Air Drive. Following an approval by the Planning board the applicant will be required to obtain a building permit for exterior modifications from the Town of Highland Beach Building Department. Pursuant to Section 30-21(g) of the Town Code, the commencement of construction shall be initiated within two (2) years following the date of approval by the Planning Board.

Mr. Shame Ames of Ames Architect was present along with Chris Beale of Beal Con Construction.

The public hearing was closed followed by a motion.

MOTION: Chudnofsky/Powell- Moved to approve Development Application No. 22-0019, which passed unanimously 4 to 0.

10. ANNOUNCEMENTS

Chairperson Goldenberg read the announcements as follows.

April 18, 2023	1:30 P.M.	Town Commission Meeting
April 26, 2023	11:30 A.M.	Financial Advisory Board Regular Meeting
May 02, 2023	1:30 P.M.	Town Commission Meeting

11. ADJOURNMENT

The meeting adjourned 10:42 A.M.

APPROVED on May 11, 2023, Planning Board Regular Meeting.

Eric Goldenberg, Chairperson

ATTEST:

Transcribed by: Lanelda Gaskins

05/11/2023

Lanelda Gaskins, MMC
Town Clerk

Date

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File Attachments for Item:

A. A. Development Application No. 21-0010 / Bel Lido Villas Property Owners Association, Inc.

Application by Richard N. Mendelson for a special exception approval to install a 400 square foot dock for the property located at 1124 Highland Beach Drive.



HIGHLAND BEACH BUILDING DEPARTMENT

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

PLANNING BOARD STAFF REPORT

MEETING OF: **MAY 11, 2023**

TO: **PLANNING BOARD**

FROM: **INGRID ALLEN, TOWN PLANNER**

SUBJECT: **APPLICATION BY RICHARD N. MENDELSON FOR A SPECIAL
EXCEPTION APPROVAL TO INSTALL A 400 SQUARE FOOT
DOCK FOR THE PROPERTY LOCATED AT 1124 HIGHLAND
BEACH DRIVE (APPLICATION NO. 21-0010)**

I. GENERAL INFORMATION:

Applicant (Property Owner): Bel Lido Villas Property Owners Association, Inc.
1124 Highland Beach Drive
Highland Beach, FL 33487

Applicant's Agent: Richard N. Mendelson
1124 Highland Beach Drive, Unit No. 1
Highland Beach, FL 33487

Property Characteristics:

Comprehensive Plan Land Use: Multi Family Low Density

Zoning District: Residential Multiple Family Low Density (RML)

Parcel PCN#: 24-43-47-04-02-002-0084

Background:

On December 9, 2021, the Applicant's special exception request (as noted above) was scheduled to be reviewed and considered by the Planning Board; however, because the property owner information provided on the Applicant's Development Order packet was incorrect, the item was continued. Given the amount of time that has passed for the Applicant to correct the property ownership information, the item was readvertised and new 500-foot notifications pursuant to Section 30-46 of the Town Code were provided for the May 11, 2023 Planning Board meeting.

On February 11, 2021, a Code Violation was issued to the property owner (Case No. CC2021-02-006) for dock/piling installation without a permit.

Request and Analysis:

The Applicant is requesting a special exception approval for the installation of a 400 square foot dock (after-the-fact) at 1124 Highland Beach Drive. Based on prior aerials of the property, a dock was previously located at the property but was subsequently removed (see attached Aerials). An inspection of the newly installed dock conducted by Michael Keenan of CAP Government, Inc. indicates that the dock installation appears to match the documents (including plan set) submitted to the Planning Board (see attached).

The Applicant has obtained both Florida Department of Environmental Protection (FDEP) and US Army Corps of Engineers (ACOE) authorizations for the 400 square foot dock as follows:

FDEP (FILE NO.)	ACOE (FILE NO.)
50-411283-001-EE	SAJ-2021-03867(GP-SCW)

Section 30-67(b) of the Town Code indicates that docks in the Residential Multiple Family Low Density (RML) zoning district 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 special exception relating to accessory marine facilities. If the Applicant receives an approval by the Planning Board, the Applicant will be required to obtain a building permit from the Town of Highland Beach Building Department following such approval.

The Applicant's request (date stamped received by the Building Department on October 8, 2021) 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

CAP Government, Inc. email correspondence

FDEP approval

ACOE approval

HOA approval

Applicant Plans (11X17)



TOWN OF HIGHLAND BEACH DEVELOPMENT APPROVAL APPLICATION

Application # _____

I request a hearing regarding the terms of the Zoning Ordinances of the Town of Highland Beach. This request relates to the property and zoning requirements set forth in this application.

PROPERTY INFORMATION ASSOCIATED WITH THIS APPLICATION	
Address: 1124 HIGHLAND BEACH DR, HIGHLAND BEACH, FL 33487	PCN: 24-43-4704-02-002-0084
Full Legal Description of the Property [as described in the deed] or reference to an attachment: BEL LIDO LT 8 (LESS TH PT K/A UNITS 1 to 3) BLK 2	
Zoning District: RML	What is the location of the installation? <input type="checkbox"/> Intracoastal Waterway (ICW) <input checked="" type="checkbox"/> Interior Canal/Basin <input type="checkbox"/> N/A

PROPERTY OWNER (APPLICANT) INFORMATION		
Name: BEL LIDO VILLAS PROPERTY OWNERS ASSOCIATION, INC	Phone: 561-272-1684	Fax: —
Mailing Address: 1124 HIGHLAND BEACH DR #1, HIGHLAND BEACH, FL 33487		
Email Address: RMENDELSON@BELLSOUTH.NET		

APPLICANT'S AGENT INFORMATION		
Name: RICHARD N. MENDELSON	Phone: 561-272-1684	Fax: —
Company Name: N/A		
Mailing Address: 1124 HIGHLAND BEACH DR. #1, HIGHLAND BEACH, FL 33487		
Email Address: RMENDELSON@BELLSOUTH.NET		

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

REPLACE EXISTING DOCK AND PILES WITH EXACT REPLACEMENT
PER PLANS AND DRAWINGS ATTACHED.

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 Board procedures and application requirements. With this application, I am submitting the necessary supporting materials listed.

Applicant's Signature: Richard W. Nadeau, Sec'y Date: 12/5/21

Received by the Town Clerk's Office:

Received By: _____ Date: _____

Date Public Notices Mailed: _____

Date Legal Advertisement Published: _____

CFN 20230033058
OR BK 34096 PG 1602
RECORDED 1/31/2023 8:42 AM
AMT: \$1.00
DEED DOC \$0.70
Palm Beach County, Florida
Joseph Abruzzo, Clerk
Pgs: 1602 - 1603; (2pgs)

Prepared by and return to:
Ellen Peoples
2700 Coral Springs Drive, #111
Coral Springs, FL 33065

Parcel ID No: 24-43-47-04-02-002-0084

This Quit Claim Deed is being prepared
without a title search

Quit Claim Deed

Made this 17 day of JANUARY, 2023 A.D. by **Bel Lido Property Owners Association, Inc., a Florida Not For Profit Corporation** whose post office address is 4304 S. Ocean Boulevard, Highland Beach, FL 33487 hereinafter called the grantor, to **Bel Lido Villas Property Owners Association, Inc., a Florida Not For Profit Corporation**, whose post office address is: 1124 Highland Beach Drive, Highland Beach, FL 33487 hereinafter called the grantee:

(Whenever used herein the term "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations)

Witnesseth, that the grantor, for and in consideration of the sum of \$ TEN AND NO/100 DOLLARS (\$10.00) and other valuable considerations, receipt whereof is hereby acknowledged, does hereby remise, release, and quit claim unto the grantee forever, all the right, title, interest, claim and demand which the said grantor has in and to, all that certain land situated in Palm Beach, Florida, viz:

See Attached Schedule "A"

Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

To Have and to Hold, the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever of the said grantor, either in law or equity, to the only proper use, benefit and behoof of the said grantee forever.

In Witness Whereof, the said grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in our presence:

[Signature]
Witness Signature
Witness Printed Name Jess McCray
[Signature]
Witness Signature
Witness Printed Name Rose Chaffron

Bel Lido Property Owners Association, Inc.,
[Signature] (Seal)
Ronald D. Brown, President
Address: 4304 S. Ocean Boulevard, Highland Beach, FL 33487

STATE OF FLORIDA:
COUNTY OF PALM BEACH:

Sworn to (or affirmed) and subscribed before me by means of ☒ physical presence or () online notarization, this 17 day of JANUARY, 2023 by Ronald D. Brown as President of Bel Lido Property Owners Association, Inc. who () is Personally Known or ☒ produced FL DL as Identification.
SEAL

[Signature]
(Signature of Notary Public - State of Florida)
Jacqueline Swinson
(Print, Type, or Stamp Commissioned Name of Notary Public)



COPY

Prepared by and return to:
Ellen Peoples
2700 Coral Springs Drive, #111
Coral Springs, FL 33065

Parcel ID No: 24-43-47-04-02-002-0084

SCHEDULE "A"

A portion of Lot 8 , Block 2, BEL LIDO, according to the Plat thereof, as recorded in Plat Book 25, Page 97 of the Public Records of Palm Beach County, Florida, being more particularly described as follows:

LESS:

UNIT 1

Commencing at the West Corner of said Lot 8; thence North 45°00'00" East, a distance of 20.25 feet; Thence South 45°00' East, a distance of 72.60 feet; to the Point of Beginning; Thence North 45°00" East, a distance of 48.20 feet; Thence South 45°00' East, a distance of 30.34 feet; Thence South 00°00' East, a distance of 18.33 feet; Thence South 65°11'50" West, a distance of 37.55 feet; Thence North 45°00' West, a distance of 30.34 feet to the Point of Beginning, containing 1,755 square feet (0.041 acres) more or less.

AND

UNIT 2

Commencing at the West Corner of said Lot 8; Thence North 45°00'00" East, a distance of 20.25 feet; Thence South 45°00' East, a distance of 42.26 feet, to the Point of Beginning; Thence North 45°00' East, a distance of 48.20 feet; Thence South 45°00' East, a distance of 30.34 feet; Thence South 45°00' West, a distance of 48.20 feet; Thence North 45°00' West, a distance of 30.34 feet to the Point of Beginning, containing 1,462.39 square feet (0.034 acres) more or less.

AND

UNIT 3

Commencing at the West Corner of said Lot 8; Thence North 45°00'00" East, a distance of 20.25 feet; Thence South 45°00' East a distance of 11.92 feet to the Point of Beginning; Thence North 45°00' East, a distance of 48.20 feet; Thence South 45°00' East, a distance of 30.34 feet; Thence South 45°00' West, a distance of 48.20 feet; Thence North 45°00' West, a distance of 30.34 feet to the Point of Beginning, containing 1,462.39 square feet (0.034 acres); more or less.

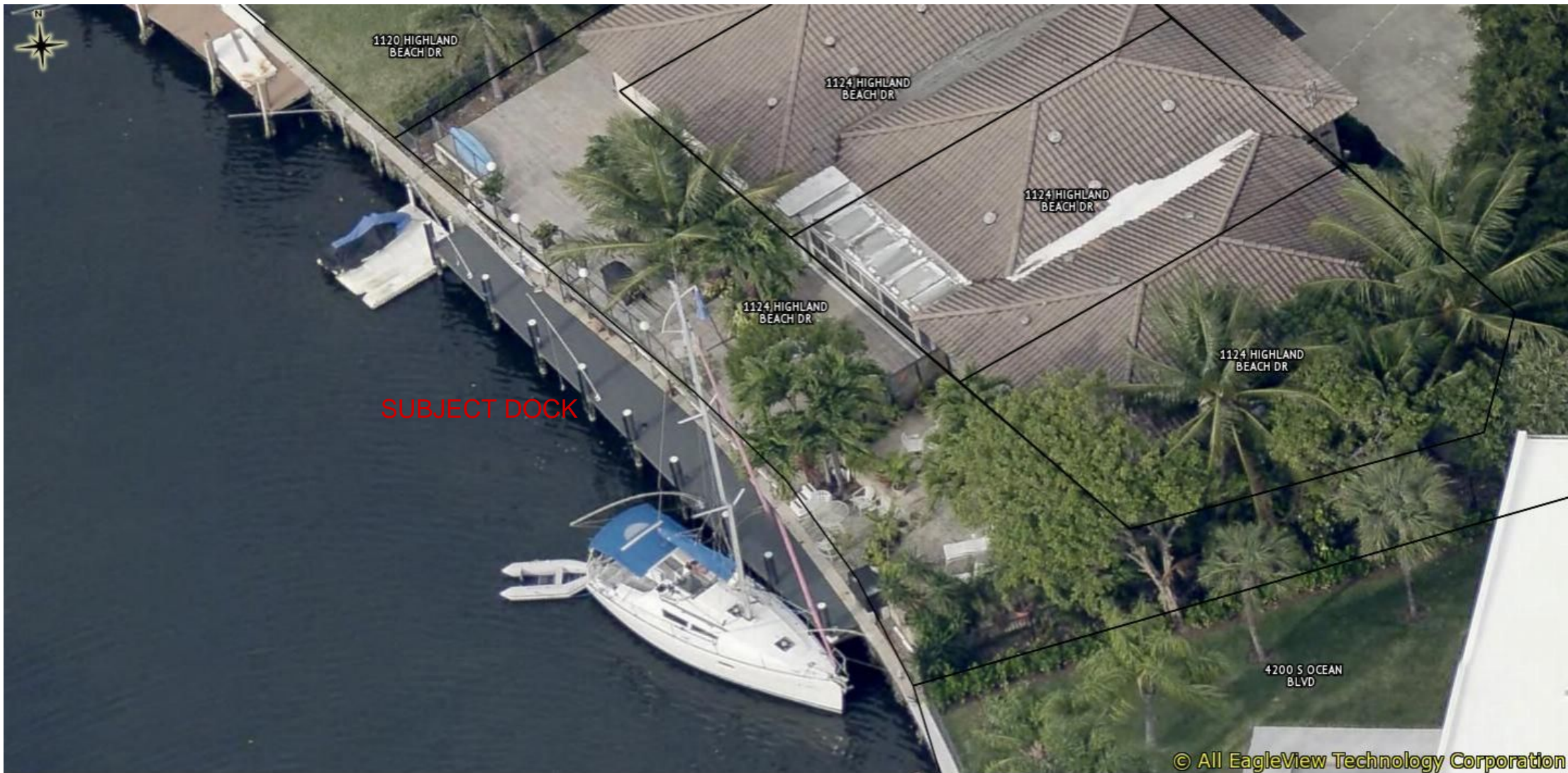
1124 Highland Beach Drive - Aerial 2016



1124 Highland Beach Drive - Aerial 2018



1124 Highland Beach Drive - Aerial 2023



ATTACHMENT No. 1

From: [Plan Review](#)
To: [Jeff Remas](#); [Ingrid Allen](#)
Subject: 1124 Highland Beach Drive Dock
Date: Wednesday, October 27, 2021 2:59:50 PM
Attachments: [648B163E3E5E483CB2210366C382087C\[2034936\].png](#)
[1124A\[8036\].jpg](#)
[1124b.jpg](#)
[1124c.jpg](#)
[1124d.jpg](#)
[1124f.jpg](#)
[1124e.jpg](#)

Good morning, I visited 1124 Highland Beach Drive at 10am on 10/25/21 to determine current site conditions. The dock installed is (approximately) 80 ft in length, depth from seawall into canal is 5 ft at widest point, 9 wooden pilings installed. Distance from setback is approximately 15 ft from each property line. The dimensions appear to match the documents submitted to the planning board. Please see attached photos and contact me if you require additional information. Thank you



Respectfully,
Michael Keenan

Town of Highland Beach
3616 S. Ocean Boulevard
Highland Beach, FL 33487
(561) 278-4540 Office
(561) 278-2606 Fax
www.highlandbeach.us













Re: 50-411283-001-EE, Bel Lido Property Owners Association

From: Brandenburg, Lucy (lucy.brandenburg@floridadep.gov)

To: rmendelson@bellsouth.net

Date: Tuesday, March 7, 2023 at 11:22 AM EST

Good morning,

The file name is just the name of the file that we have for our internal purposes- it doesn't have anything to do with the letter.

Thank you!

Lucy

From: Richard N. Mendelson <rmendelson@bellsouth.net>

Sent: Tuesday, March 7, 2023 9:42 AM

To: Brandenburg, Lucy <Lucy.Brandenburg@FloridaDEP.gov>

Subject: Re: 50-411283-001-EE, Bel Lido Property Owners Association

EXTERNAL MESSAGE

This email originated outside of DEP. Please use caution when opening attachments, clicking links, or responding to this email.

Hi Lucy,

Thanks for your quick response!

In order to satisfy the Town, we need to change the file name to Bel Lido **Villas** Property Owners Association.

Is it possible for you to do that?

Thanks. . .Rich

On Tuesday, March 7, 2023 at 09:27:25 AM EST, Brandenburg, Lucy <lucy.brandenburg@floridadep.gov> wrote:

Good morning,

Please see attached Exemption letter.

Thank you!

Lucy

From: Richard N. Mendelson <rmendelson@bellsouth.net>

Sent: Monday, March 6, 2023 4:25 PM

To: Brandenburg, Lucy <Lucy.Brandenburg@FloridaDEP.gov>

Subject: RE: 50-411283-001-EE, Bel Lido Property Owners Association

EXTERNAL MESSAGE



FLORIDA DEPARTMENT OF Environmental Protection

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

Ron DeSantis
Governor

Jeanette Nuñez
Lt. Governor

Shawn Hamilton
Secretary

November 16, 2021

Richard Mendelson
1124 Highland Beach Dr Apt 1
Highland Beach, FL 33487
Sent via e-mail: rmendelson@bellsouth.net

Re: File No.: 50-411283-001-EE
File Name: Bel Lido Prop Owners Assn Inc

Dear Mr. Mendelson:

On October 18, 2021, we received your request for verification of exemption to perform the following activities: Replace an existing 400 sq. ft. dock in the same location and same configuration and dimensions as the existing dock. The project is located in a residential canal connected to the Intracoastal Waterway, Class III Waters, adjacent to 1124 Highland Beach Dr Apt 1, Highland Beach (Section 4, Township 47 South, Range 43 East), in Palm Beach County (Latitude N 26°24'5.34", Longitude W -80°3'58.34").

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 Lucy Brandenburg at the letterhead address or at 561-681-6652, Lucy.Brandenburg@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)(d) 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 the Application for Department of the Army Permit (ENG 4345) or alternative as allowed by Corps regulations. More information on Corps permitting may be found online in the Jacksonville District Regulatory Division Sourcebook: (<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 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 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 West Palm Beach, Florida.

STATE OF FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION



Jeffrey Meyer
Environmental Administrator
Southeast District

Enclosures:

Attachment A: Specific Exemption Rule(s)
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:

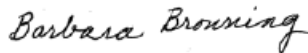
FDEP – Jeffrey Meyer, Lucy Brandenburg
USACE, nmfs.ser.statewideprogrammatic@noaa.gov
USACE, spgp@usace.army.mil

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.



Clerk

November 16, 2021
Date

Attachment A

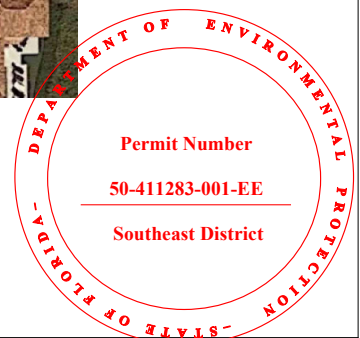
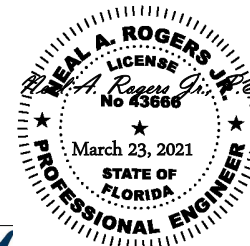
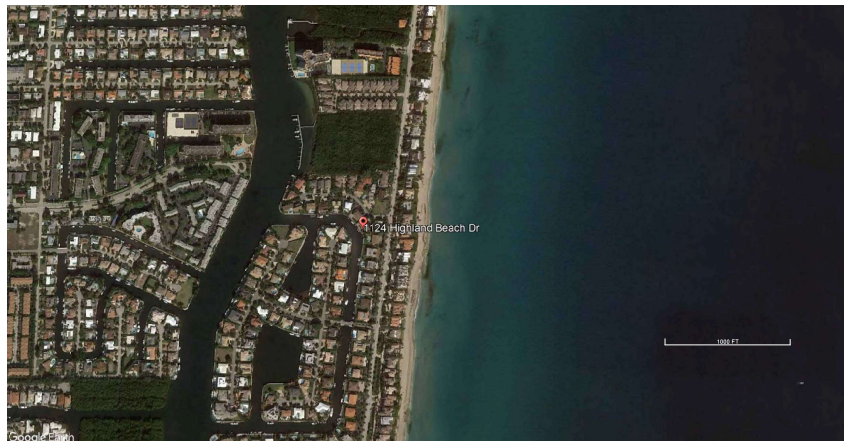
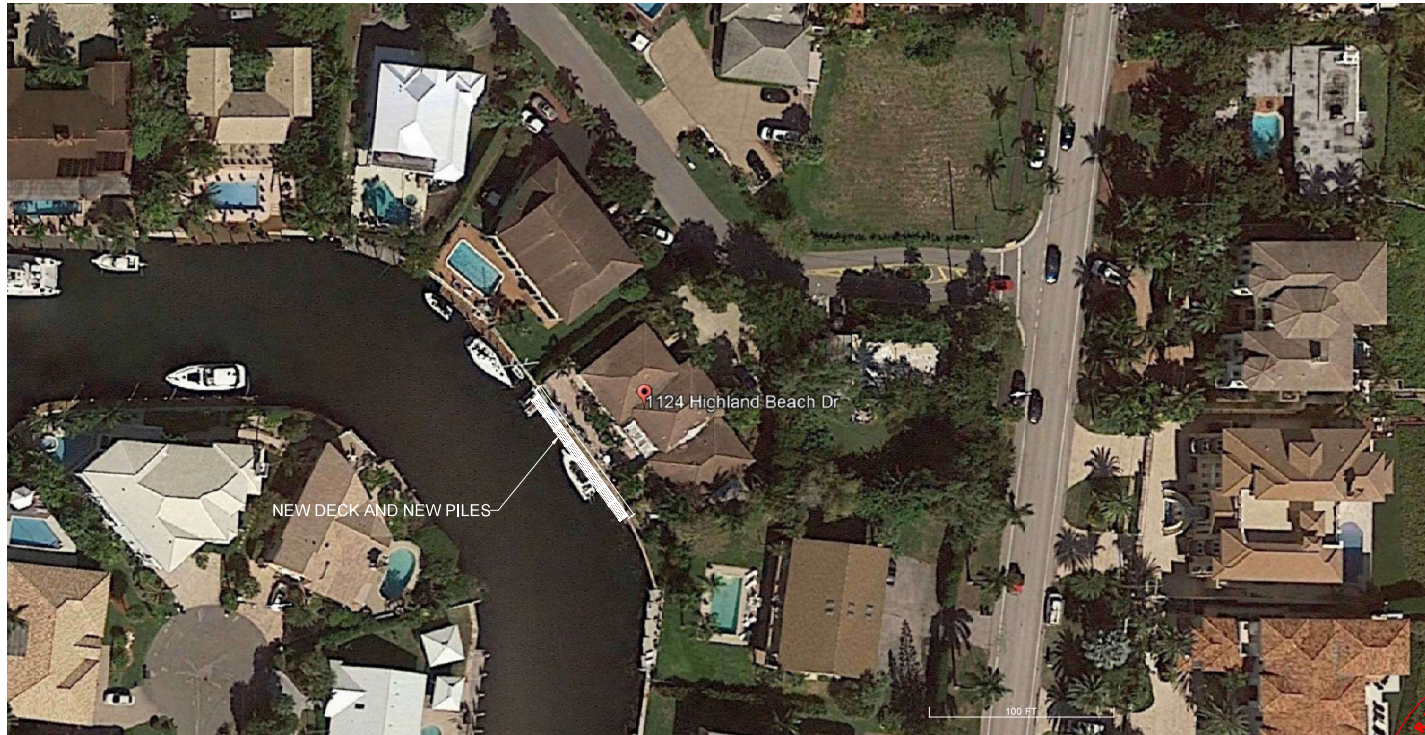
62-330.051 Exempt Activities.


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

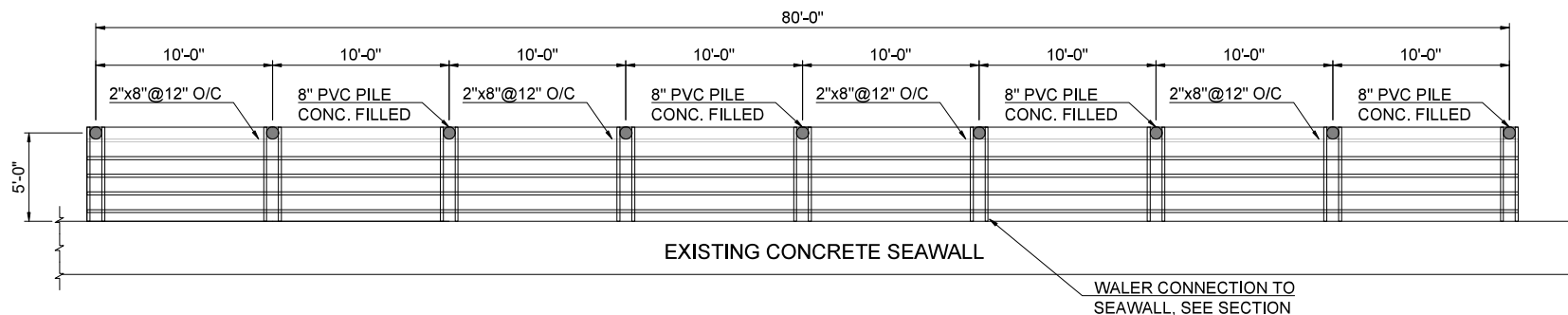
(5) Dock, Pier, Boat Ramp and Other Boating-related Work –

(d) Replacement or repair of existing docks and piers, including mooring piles, in accordance with section 403.813(1)(d), F.S., provided the existing structure is still functional or has been rendered non-functional within the last year by a discrete event, such as a storm, flood, accident, or fire.

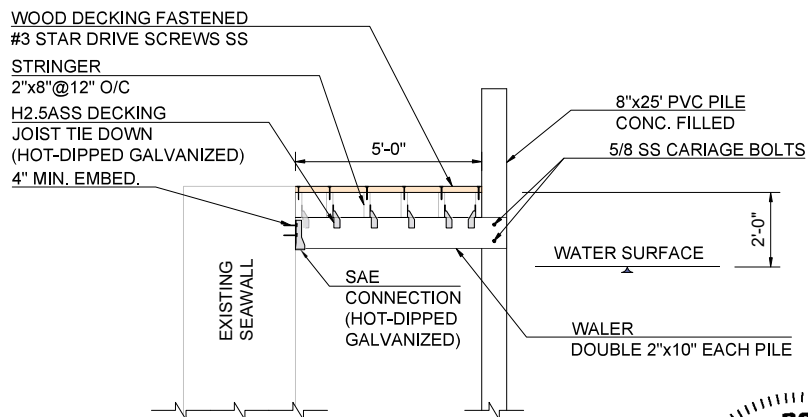
Rulemaking Authority 373.026(7), 373.043, 373.4131, 373.4145, 403.805(1) FS. Law Implemented 373.406, 373.4131, 373.4145, 373.415, 403.813(1) FS. History–New 10-1-13, Amended 6-1-18



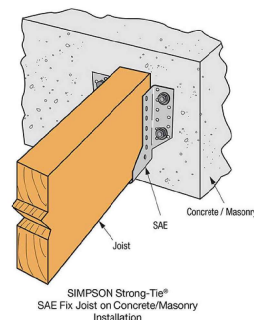
 <p>This item has been electronically signed and sealed by Neal A. Rogers, Jr. on the date adjacent to the seal using a SHA authentication code.</p> <p>Printed copies of this document are not considered signed and sealed and the SHA authentication code must be verified on any electronic copies.</p> <p>AMERICAN MARINE ENGINEERING INC. 20423 STATE ROAD 7 SUITE F6-346 BOCA RATON, FLORIDA 33498 USA PH: 561-448-5755</p>	PROJECT: 1124 Highland Beach Highland Beach, FLORIDA 33487	
	DRAWN: M.S.	CLIENT: Igor Chigirinsky
	CHECKED: M.S.	SCALE: DATE: February 16, 2021
	APPROVED:	DRAWING NUMBER: HBFL-01
	SHEET: 1	OF: 4



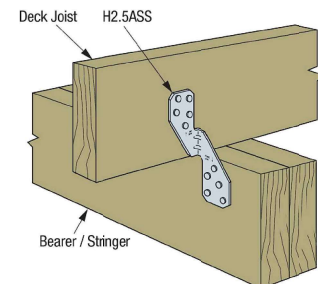
DECK PLAN
SCALE: 1:80



DECK CROSS SECTION
SCALE: 1:40



R TO CONCRETE TYPICAL CONNECTION
SCALE: NTS



STRINGER TO WALER CONNECTION DETAIL
SCALE: NTS



This item has been electronically signed and sealed by Neal A. Rogers, Jr., P.E. on the date adjacent to the seal using a SHA authentication code.
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AMERICAN MARINE ENGINEERING
20423 STATE ROAD 7
SUITE F6-346
BOCA RATON, FLORIDA 33498 USA
PH: 561-448-5755

PROJECT: 1124 Highland Beach Highland Beach, FLORIDA 33487		
DRAWN: M.S.	CLIENT: Igor Chigirinsky	
CHECKED: M.S.	SCALE: AS SHOWN	DATE: February 16, 2021
	DRAWING NUMBER: HBFL-02	
APPROVED:	SHEET: 2	OF: 4

1 DESIGN DATA

- 1.1 CODE: 2020 FLORIDA BUILDING CODE, BUILDING, 7TH EDITION
- 1.2 BUILDING CLASSIFICATION UTILITY AND MISCELLANEOUS GROUP U
 - 1.2.1 DEAD LOAD 4.0 PSF
 - 1.2.2 LIVE LOAD 100 PSF
 - 1.2.3 WIND LOAD - NOT EVALUATED- STRUCTURE NOT VULNERABLE TO EXCESSIVE WIND LOADS

2 GENERAL PROVISIONS

- 2.1 LICENSED CONTRACTOR IS RESPONSIBLE TO OBTAIN AND CONSPICUOUSLY POST ANY AND ALL LOCAL, STATE AND FEDERAL PERMITS THAT MAY BE REQUIRED. LICENSED CONTRACTOR SHALL VERIFY ALL REQUIRED PERMITS ARE OBTAINED AND CONSPICUOUSLY POSTED.
- 2.2 THESE PLANS DO NOT AUTHORIZE CONTRACTOR TO TRESPASS, DAMAGE OR OTHERWISE ALTER ADJACENT PUBLIC OR PRIVATE PROPERTY, EXCEPT THAT AUTHORIZED BY WRITTEN PERMISSION FROM THE OWNER.
- 2.3 ALL MATERIALS ARE TO BE PROVIDED AS TO TYPE, SIZE, MATERIAL AND MANUFACTURER AS SPECIFIED ON THESE DRAWINGS. CONTRACTOR MAY NOT DEVIATE FROM THESE PLANS AND SPECIFICATIONS WITHOUT WRITTEN AUTHORIZATION FROM THE ENGINEER.
- 2.4 THESE PLANS DO NOT AUTHORIZE AND DISCHARGE OF POLLUTANTS TO WATERS OF THE STATE OF FLORIDA EXCEPT THOSE DISCHARGES AUTHORIZED BY LOCAL OR STATE PERMIT.
- 2.5 LICENSED CONTRACTOR MAY NOT STORE OR TRANSFER ANY HAZARDOUS MATERIALS ON SITE.
- 2.6 UPON COMPLETION OF PILING INSTALLATION, CONTRACTOR SHALL PROVIDE A WRITTEN REPORT INCLUDING A DIAGRAM OF THE FINAL PILE LAYOUT AND THE NUMBER OF BLOWS AND DEPTH OF PILING AT REFUSAL FOR EACH PILE. CONTRACTORS REPORT AND DIAGRAM SHALL SHOW THE DEVIATION FROM PLUMB FOR EACH PILING.
- 2.7 LICENSED CONTRACTOR SHALL VERIFY THE EXISTING CONDITIONS PRIOR TO 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.
- 2.8 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.
- 2.9 LICENSED CONTRACTOR TO VERIFY LOCATION OF EXISTING UTILITIES PRIOR TO COMMENCING WORK
- 2.10 THE LICENSED CONTRACTOR TO INSTALL AND REMOVE ALL SHORING AND BRACING AS REQUIRED FOR THE PROPER EXECUTION OF THE WORK.
- 2.11 THESE DRAWINGS ARE BASED ON THE HYDROGRAPHIC AND TOPOGRAPHIC INFORMATION PROVIDED BY OTHERS
- 2.12 JOBSITE IS TO BE KEPT CLEAN AT ALL TIMES.
- 2.13 THE CONTRACTOR SHALL COMPLY WITH ALL APPLICABLE FEDERAL, STATE AND MUNICIPAL REQUIREMENTS AS WELL AS APPLICABLE DISTRICT SPECIAL PROVISIONS REGARDING ENDANGERED SPECIES.
- 2.14 ALL WORK PERFORMED, AS WELL AS, CONSTRUCTION MATERIALS AND TESTING SHALL COMPLY WITH ALL APPLICABLE FEDERAL, STATE AND LOCAL LAWS, CODES, REGULATIONS AND ORDINANCES.
- 2.15 DOCK SHALL NOT BE USED UNTIL FINAL INSPECTION AND APPROVAL IS OBTAINED.
- 2.16 JOBSITE TO BE LEFT IN BROOM CLEAN CONDITIONS.
- 2.17 ALL EXPOSED HAZARDS TO BE PROPERLY PROTECTED AT ALL TIMES TO MEET OSHA STANDARDS.

3 PILES

- 3.1 PILES SHALL BE FIBERGLASS (FRP) OR WOOD PILES MARINE GRADE OR AS STATED ON DRAWINGS.
- 3.2 PROVIDE PILES OF SUCH LENGTH AS REQUIRED TO DEVELOP THE SPECIFIED BEARING VALUE, TO OBTAIN THE SPECIFIED PENETRATION, AND TO EXTEND ABOVE THE TOP OF DECK AS INDICATED
- 3.3 JETTING TO FACILITATE PILE PENETRATION SHALL NOT BE USED UNLESS SPECIFICALLY PERMITTED BY THE ENGINEER OF RECORD
- 3.4 PREDRILLED HOLES. WHEN NECESSARY TO ACHIEVE THE REQUIRED PENETRATION, DRILL HOLES OF DIAMETER NOT GREATER THAN 90 PERCENT OF THE AVERAGE CROSS-SECTIONAL DIMENSION OF THE PILE AT THE DEPTH BEING DRILLED AND DRIVE THE PILE THEREIN TO PRACTICAL REFUSAL.
- 3.5 PENETRATION PER BLOW MAY BE MEASURED EITHER DURING INITIAL DRIVING OR DURING RE-DRIVING FOLLOWING A SET PERIOD OF TIME AS DETERMINED BY THE ENGINEER OF RECORD.
- 3.6 PRACTICAL REFUSAL: PRACTICAL REFUSAL WILL BE EITHER A CONDITION WHERE THE BLOW COUNT EXCEEDS TWO TIMES THE NUMBER OF BLOWS REQUIRED IN 1 FOOT OR 40 BLOWS PER FOOT FOR TIMBER PILES.
- 3.7 PILES MUST BE INSTALLED TO ACHIEVE THE MINIMUM LATERAL RESISTANCE. IN ACCORDANCE WITH FLORIDA BUILDING CODE 1810.2.1 LATERAL SUPPORT, PILES TO BE INSTALLED A MINIMUM OF 5 FEET INTO STIFF SOIL OR 10 FEET INTO SOFT SOIL UNLESS OTHERWISE APPROVED BY THE BUILDING OFFICIAL ON THE BASIS OF A GEOTECHNICAL INVESTIGATION BY A REGISTERED DESIGN PROFESSIONAL. PILES WHICH HAVE REACHED PRACTICAL REFUSAL BUT HAVE NOT BEEN INSTALLED TO ACHIEVE THE MINIMUM LATERAL STABILITY SHALL BE REMOVED, AND THE PILE PREDRILLED TO ACHIEVE THE MINIMUM LATERAL RESISTANCE EMBEDMENT.
- 3.8 PER GENERAL REQUIREMENT 2.6, UPON COMPLETION OF PILING INSTALLATION CONTRACTOR SHALL SUBMIT TO ENGINEER A DIMENSIONED DIAGRAM OF THE FINAL PILING LAYOUT, WITH BLOWS TO REFUSAL AND DEVIATION FROM PLUMB.
- 3.9 THE MAXIMUM DRIVING STRESS, PSI FOR TIMBER PILES SHALL NOT EXCEED 3FCO, WHERE FCO IS THE BASE RESISTANCE OF WOOD IN COMPRESSION PARALLEL TO THE GRAIN, IN PSI.
- 3.10 DO NOT DRIVE PILES WITHIN 20 FEET OF CONCRETE LESS THAN 2 DAYS OLD, SINCE MOST CONCRETE IS CLOSE TO 50% STRENGTH AFTER 2 DAYS.
- 3.11 PROVIDE ADEQUATE LATERAL SUPPORT FOR INSTALLED INDIVIDUAL PILES TO PREVENT EXCESSIVE TEMPORARY FLEXURAL STRESSES OR MOVEMENT OF THE PILE TOP OUT OF TOLERANCE.
- 3.12 INSTALLATION TOLERANCES.
 - 3.12.1 DEVIATION FROM PLUMB AND ANGLE OF BATTER: 2 INCH PER FOOT OF PILE LENGTH, BUT NOT MORE THAN 6 INCHES OVERALL.
 - 3.12.2 DEVIATION FROM LOCATION OF PILE TOP: 2 INCHES.
- 3.13 WHEN THE AREA OF THE HEAD OF A TIMBER PILE IS GREATER THAN THAT OF THE FACE OF THE HAMMER, USE A SUITABLE CAP TO DISTRIBUTE THE BLOWS THROUGHOUT THE CROSS SECTION OF THE PILE.
- 3.14 AFTER TIMBER PILES ARE CUT OFF, TREAT CUT SURFACES IN ACCORDANCE WITH AWWA M4.

4 DECKING REQUIREMENTS

- 4.1 ALL DECKING MATERIAL SHALL BE COMPOSED OF DIMENSION LUMBER (2" NOMINAL THICKNESS) OR COMPOSITE DECKING. COMPOSITE DECKING TO CONSIST OF RECYCLED LINEAR LOW-DENSITY POLYETHYLENE (LLDPE) AND RECYCLED WOOD.
- 4.2 DECKING TO BE ATTACHED TO EACH STRINGER OR DOUBLE STRINGER LOCATION WITH #3 SS SCREWS, OR PROPRIETARY CONCEALED FASTENING SYSTEM, SUCH AS TREX UNIVERSAL HIDEAWAY HIDDEN FASTENERS, OR ENGINEER APPROVED SUBSTITUTION, INSTALLED IN ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS, SAE CONNECTORS SHALL BE HOT-DIPPED GALVANIZED.
- 4.3 DECKING MATERIAL TO BE SPACED APPROXIMATELY 1/8" APART. RECOMMENDED SPACING FOR TREATED 2X6.

WIDTH AT INSTALLATION	SPACING (MIN - MAX)
5 1/2" (WET OR DRY)	1/8"- 1/4"
5 5/8" (WET)	1/16"-1/8"
5 3/4" (WET)	BUTT BOARDS TOGETHER
OVER 5 3/4" (WET)	ALLOW DRYING TIME PRIOR TO INSTALLATION
- 4.4 EACH SEGMENT OF DECKING MUST BEAR ON A MINIMUM OF 3 STRINGERS (OR 3 SUPPORTS).

5 WOOD MATERIALS


- 5.1 LUMBER GRADE.
 - 5.1.1 WOOD DECK: MARINE GRADE NO. 1.
 - 5.1.2 ALL OTHERS: MARINE GRADE NO. 1 OR NO. 2
- 5.2 LUMBER SPECIES: SOUTHERN YELLOW PINE (SYP) OR APPROVED ALTERNATIVE.
- 5.3 LUMBER (INCLUDING TIMBER PILES) IS TO BE PRESERVATIVE TREATED IN COMPLIANCE WITH APPLICABLE REQUIREMENTS OF AMERICAN WOOD-PRESERVERS' ASSOCIATION (AWPA) STANDARD U1.
- 5.4 END USE CATEGORY: AWWA UCSC (MARINE USE SOUTHERN WATERS).
- 5.5 LUMBER THAT IS CUT, DRILLED, PLANED, OR OTHERWISE ALTERED AFTER TREATMENT IS TO BE TREATED IN FIELD IN COMPLIANCE WITH AWWA STANDARD M4 (CARE OF PRESSURE TREATED WOOD PRODUCTS) TO ALTERED SURFACES. INSPECT EACH PIECE OF LUMBER AFTER DRYING AND DISCARD DAMAGED OR DEFECTIVE PIECES
- 5.6 ROUND TIMBER POLES AND PILES SHALL COMPLY WITH ASTM D3200 AND ASTM D25, RESPECTIVELY
- 5.7 STRINGER SPLICES MUST OCCUR AT PILE LOCATIONS ONLY. AS FAR AS PRACTICAL, STRINGER SPLICES TO BE ALTERNATED SO THAT TWO ADJACENT SPLICES DO NOT OCCUR AT SAME PILE LOCATION. STRINGER SPLICES AT PILE LOCATIONS TO BE WITH 24" MINIMUM LENGTH SCAB OF SAME MATERIAL AS STRINGER, WITH A MINIMUM OF 4 - 1/4" DIA. LAG SCREWS EACH SIDE OF SPLICE WITH 2" EDGE AND END DISTANCE.



This item has been electronically signed and sealed by Neal A. Rogers, Jr., P.E. on the date adjacent to the seal using a SHA authentication code.

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



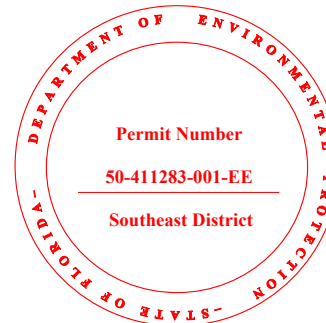
 AMERICAN MARINE ENGINEERING INC. 20423 STATE ROAD 7 SUITE F6-346 BOCA RATON, FLORIDA 33498 USA PH: 561-448-5755		PROJECT: 1124 Highland Beach Highland Beach, FLORIDA 33487	
DRAWN: M.S.		CLIENT: Igor Chigirinsky	
CHECKED: M.S.		SCALE: AS SHOWN	DATE: February 16, 2021
APPROVED:		DRAWING NUMBER: HBFL-03	
		SHEET: 3	OF: 4

6 FASTENERS

- 6.1 UNLESS NOTED OTHERWISE FASTENERS AND CONNECTORS SHALL BE OF STAINLESS STEEL CONSTRUCTION COMPLYING WITH ASTM A316.
- 6.2 FASTENERS AND CONNECTORS SHALL BE OF THE SAME CORROSION--RESISTANT MATERIAL
- 6.3 SELECT FASTENERS OF SIZE THAT WILL NOT FULLY PENETRATE MEMBERS WHERE OPPOSITE SIDE WILL BE EXPOSED TO VIEW OR WILL RECEIVE FINISH MATERIALS.
- 6.4 MAKE TIGHT CONNECTIONS BETWEEN MEMBER.
- 6.5 ANCHOR ADHESIVE SHALL BE A HIGH PERFORMANCE, TWO COMPONENT ADHESIVE ANCHORING SYSTEM, SUCH AS SIKA®ANCHORFIX--1, OR ENGINEER APPROVED SUBSTITUTION, INSTALLED IN ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS.
- 6.6 LAG SCREWS AND BOLTS TO MEET REQUIREMENTS OF ANSI/ASME STANDARD B18.2.1
- 6.7 INSTALL FASTENERS WITHOUT SPLITTING WOOD; PREDRILL AS REQUIRED.
- 6.8 LEAD HOLES FOR LAG SCREWS SHALL BE BORED AS FOLLOWS TO AVOID SPLITTING OF THE WOOD MEMBER DURING CONNECTION FABRICATION:
- (A) THE CLEARANCE HOLE FOR THE SHANK SHALL HAVE THE SAME DIAMETER AS THE SHANK, AND THE SAME DEPTH OF PENETRATION AS THE LENGTH OF UNTHREADED SHANK,
- (B) THE LEAD HOLE FOR THE THREADED PORTION SHALL HAVE A DIAMETER EQUAL TO 60% TO 75% AND A LENGTH EQUAL TO AT LEAST THE LENGTH OF THE THREADED PORTION. THE LARGER PERCENTILE IN EACH RANGE SHALL APPLY TO LAG SCREWS OF GREATER DIAMETERS.
- 6.9 THE THREADED PORTION OF THE LAG SCREW SHALL BE INSERTED IN ITS LEAD HOLE BY TURNING WITH A WRENCH NOT BY DRIVING WITH A HAMMER.
- 6.10 SOAP OR OTHER LUBRICANT MAY BE USED ON THE LAG SCREW OR IN THE LEAD HOLES TO FACILITATE INSERTION AND TO PREVENT DAMAGE TO THE LAG SCREW.
- 6.11 THE MINIMUM LENGTH OF LAG SCREW PENETRATION, PM NOT INCLUDING THE LENGTH OF THE TAPERED TIP, E, OF THE LAG SCREW INTO THE MAIN MEMBER OF SINGLE SHEAR CONNECTIONS AND THE SIDE MEMBERS OF DOUBLE SHEAR CONNECTIONS SHALL BE 4D.
- 6.12 LAG BOLT HOLES SHALL BE A MINIMUM OF 1/32" TO A MAXIMUM OF 1/16" LARGER THAN THE BOLT DIAMETER HOLES SHALL BE ACCURATELY ALIGNED IN MAIN MEMBERS AND SIDE MEMBERS. BOLTS SHALL NOT BE FORCIBLY DRIVEN.
- 6.13 A STANDARD CUT WASHER SHALL BE PROVIDED BETWEEN THE WOOD AND THE BOLT HEAD AND BETWEEN THE WOOD AND THE NUT.
- 6.14 1/4" DIAMETER TAPCONS REQUIRE 1 1/2" MINIMUM EDGE DISTANCE AND 1 1/2" MINIMUM EMBEDMENT INTO 4000 PSI CONCRETE MINIMUM.
- 6.15 3/8" DIAMETER WEDGE ANCHORS REQUIRE 1 3/4" MINIMUM EDGE DISTANCE AND 1 1/2" MINIMUM EMBEDMENT INTO 4000 PSI CONCRETE MINIMUM.


Neal A.
Rogers Jr

Digitally signed by
Neal A. Rogers Jr
Date: 2021.03.23
13:07:04 -04'00'



This item has been electronically signed and sealed by Neal A. Rogers, Jr., P.E. on the date adjacent to the seal using a SHA authentication code.

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

 AMERICAN MARINE ENGINEERING INC. 20423 STATE ROAD 7 SUITE F6-346 BOCA RATON, FLORIDA 33498 USA PH: 561-448-5755		PROJECT: 1124 Highland Beach Highland Beach, FLORIDA 33487	
		DRAWN: M.S.	CLIENT: Igor Chigirinsky
		CHECKED: M.S.	SCALE: AS SHOWN
		APPROVED:	DATE: February 16, 2021
		DRAWING NUMBER: HBFL-04	
		SHEET: 4	OF: 4



DEPARTMENT OF THE ARMY
CORPS OF ENGINEERS, JACKSONVILLE DISTRICT
701 SAN MARCO BOULEVARD
JACKSONVILLE, FLORIDA 32207-8175

March 1, 2022

Regulatory Division
North Branch
Mitigation Banking Team
SAJ-2021-03867 (GP-SCW)

Richard N. Mendelson
1124 Highland Beach Drive
Highland Beach, Florida 33487
Sent via email: rmendelson@bellsouth.net

Dear Mr. Mendelson:

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 November 22, 2021. Your application was assigned file number SAJ-2021-03867. A review of the information and drawings provided indicates that the proposed work would result in the removal and replacement of the existing 5-foot by 80-foot marginal dock with nine concrete filled PVC pilings. The activities subject to this permit are authorized pursuant to authorities under Section 10 of the Rivers and Harbors Act of 1899 (33 U.S.C. § 403). The project is located in a residential canal at 1124 Highland Beach Drive, in Section in Section 04, Township 47 South, Range 43 East, in Highland Beach, Palm Beach County, Florida.

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 27, 2023.** Please access the Corps' Jacksonville District Regulatory Division Source Book webpage to view the special and general conditions for SAJ-20, which apply specifically to this authorization. The Internet URL address is: <http://www.saj.usace.army.mil/Missions/Regulatory.aspx>. Please be aware this Internet address is case sensitive; and, you will need to enter it exactly as it appears above. Once there select "Source Book"; and, then select "General Permits." Then you will need to select the specific SAJ permit noted above.

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

General Conditions (33 CFR PART 320-330):

1. The time limit for completing the work authorized ends on **March 27, 2023.**
2. You must maintain the activity authorized by this permit in good condition and in conformance with the terms and conditions of this permit. You are not relieved of this requirement if you abandon the permitted activity, although you may make a good faith transfer to a third party in compliance with General Condition 4 below. Should you wish to cease to maintain the authorized activity or should you desire to abandon it without a good faith transfer, you must obtain a modification of this permit from this office, which may require restoration of the area.
3. If you discover any previously unknown historic or archeological remains while accomplishing the activity authorized by this permit, you must immediately notify this office of what you have found. We will initiate the Federal and state coordination required to determine if the remains warrant a recovery effort or if the site is eligible for listing in the National Register of Historic Places.
4. If you sell the property associated with this permit you must obtain the signature of the new owner on the transfer form attached to this letter and forward a copy to this office to validate the transfer of this authorization.
5. If a conditioned water quality certification has been issued for your project, you must comply with the conditions specified in the certification as special conditions to this permit.
6. You must allow a representative from this office to inspect the authorized activity at any time deemed necessary to ensure that it is being or has been accomplished in accordance with the terms and conditions of your permit.

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-2021-03867 (RGP-SCW) on all submittals.

2. **Permit Conditions Prevail:** If information in the permit attachments conflict with the special conditions of this permit, the requirements of the permit special conditions shall prevail.
3. **Commencement Notification:** Choose one, the Permittee shall submit a completed "Commencement Notification" form (Attachment 2).
4. **Posting of Permit:** The Permittee shall have available and maintain for review a copy of this permit and approved plans at the construction site.
5. **As-Built Certification:** Within 60 days of completion of the work authorized by this permit, the Permittee shall submit as-built drawings of the authorized work and a completed "As-Built Certification by Professional Engineer or Surveyor" form (Attachment 3) to the Corps. The as-built drawings shall be signed and sealed by a registered professional engineer or surveyor and include the following:
 - a. A plan view drawing of the location of the authorized work footprint, as shown on the permit drawings, with an overlay of the work as constructed. The plan view drawing should show all existing water management structures and the completed structures, dredge/fill activities, and wetland impacts.
 - b. A list of any deviations between the work authorized by this permit and the work as constructed. In the event that the completed work deviates, in any manner, from the authorized work, describe on the attached "As-Built Certification by Professional Engineer" form the deviations between the work authorized by this permit and the work as constructed. Clearly indicate on the as-built drawings any deviations that have been listed. Please note that the depiction and/or description of any deviations on the drawings and/or "As-Built Certification by Professional Engineer" form does not constitute approval of any deviations by the Corps.
 - c. The Department of the Army permit number on all sheets submitted.
6. **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.
7. 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.

8. 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. 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 these JAXBO must be utilized during the design and construction of the permitted work.

9. Manatee Conditions: The Permittee shall comply with the “Standard Manatee Conditions for In-Water Work – 2011” (Attachment 4). The most recent version of the Manatee Conditions must be utilized.

Jurisdictional Determination:

A jurisdiction determination was not completed with this request. Therefore, this is not an appealable action. However, you may request an approved JD, which is an appealable action, by contacting the Corps for further instruction.

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.

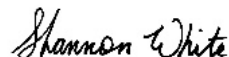
This letter of authorization does not give absolute Federal authority to perform the work as specified on your application. The proposed work may be subject to local building restrictions mandated by the National Flood Insurance Program. You should contact your local office that issues building permits 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 GP verification or have issues accessing the documents reference in this letter, please contact Mrs. Shannon White at the letterhead address above, via telephone at 904-232-1681, or via e-mail at shannon.c.white@usace.army.mil.

Sincerely,

A handwritten signature in black ink that reads "Shannon White". The script is cursive and fluid.

Shannon White
Project Manager

Enclosures

DEPARTMENT OF THE ARMY PERMIT TRANSFER REQUEST

DA PERMIT NUMBER: SAJ-2021-03867 (RGP-SCW)

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

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

(TRANSFEREE-SIGNATURE)

(SUBDIVISION)

(DATE)

(LOT)

(BLOCK)

(NAME-PRINTED)

(STREET ADDRESS)

(MAILING ADDRESS)

(CITY, STATE, ZIP CODE)

COMMENCEMENT NOTIFICATION

*Within ten (10) days of initiating the authorized work, submit this form to 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-2021-03867(RGP-SCW)

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

AS-BUILT CERTIFICATION BY PROFESSIONAL ENGINEER

Submit this form and one set of as-built engineering drawings to the U.S. Army Corps of Engineers, Enforcement Section, P.O. Box 4970, Jacksonville, FL 32232-0019. For electronic mail saj-rd-enforcement@usace.army.mil (not to exceed 15 MB). If you have questions regarding this requirement, please contact the Enforcement Branch at 904-232-3697.

1. Department of the Army Permit Number: SAJ-2021-03867 (RGP-SCW)

2. Permittee Information:

Name: _____

Address: _____

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

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

Signature of Engineer

Name (*Please type*)

(FL, PR, or VI) Reg. Number

Company Name

City

State

ZIP

(Affix Seal)

Date

Telephone Number

Date Work Started:_____ Date Work Completed:_____

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

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

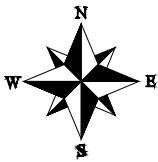
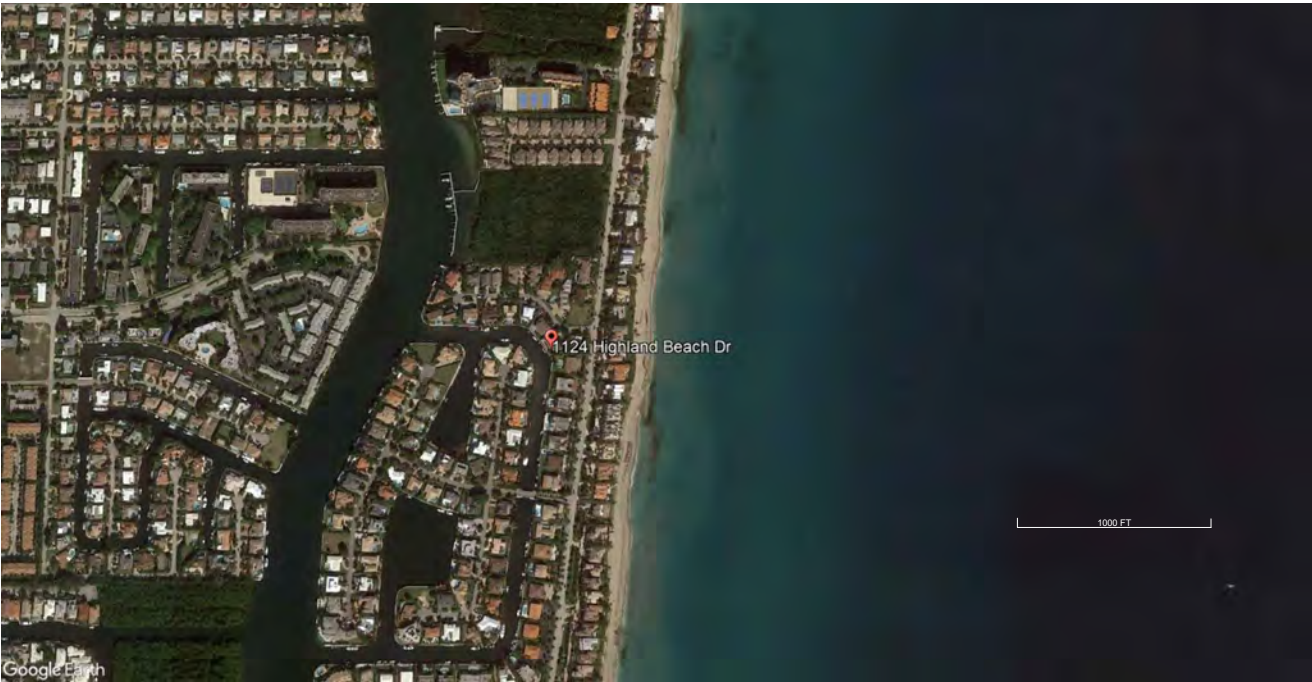
Report any collision with or injury to a manatee:



Wildlife Alert:

1-888-404-FWCC(3922)

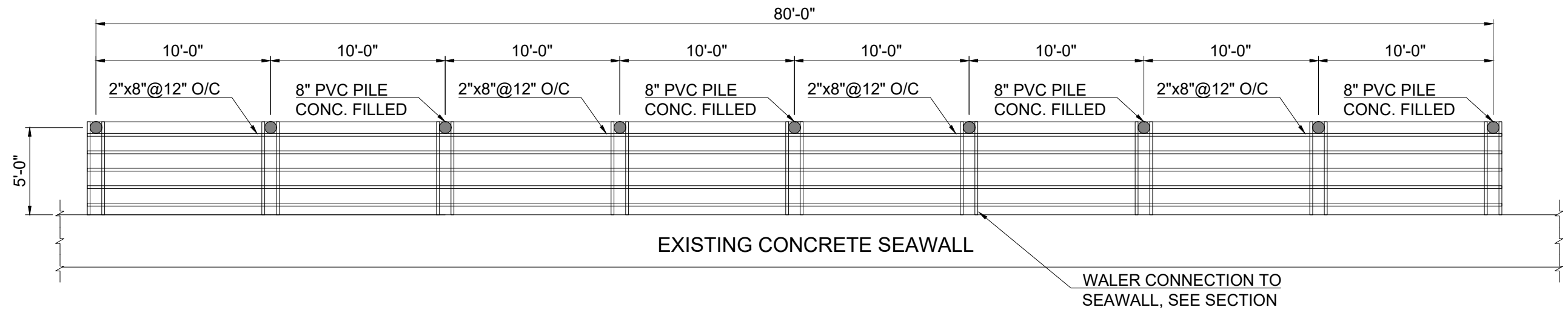
cell *FWC or #FWC



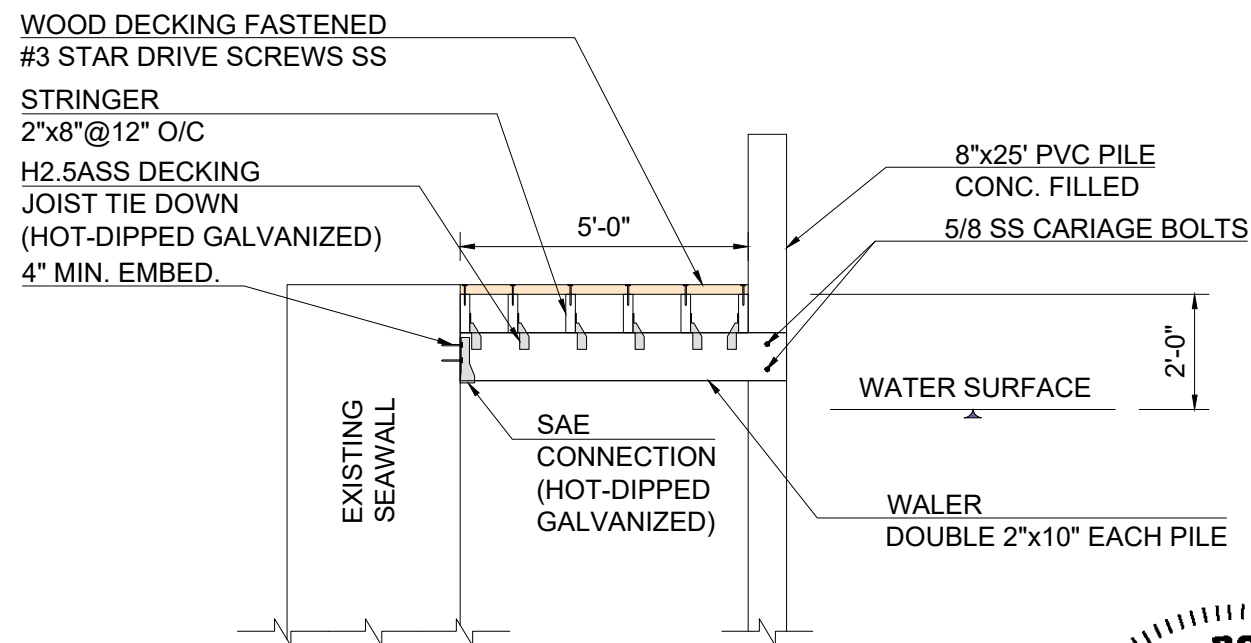
This item has been electronically signed and sealed by Neal A. Rogers, Jr., on the date adjacent to the seal using a SHA authentication code.
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AMERICAN MARINE ENGINEERING INC.
20423 STATE ROAD 7
SUITE F6-346
BOCA RATON, FLORIDA 33498 USA
PH: 561-448-5755

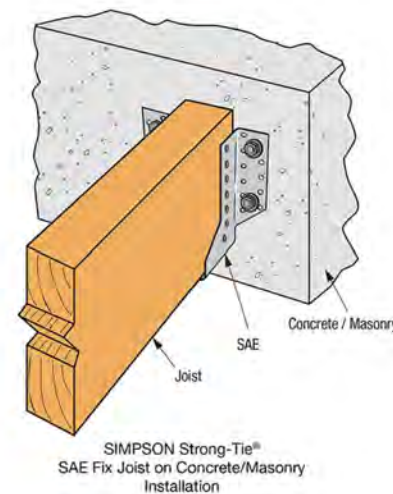
PROJECT: 1124 Highland Beach Highland Beach, FLORIDA 33487			
DRAWN: M.S.	CLIENT: Igor Chigirinsky		
	SCALE:	DATE: February 16, 2021	
CHECKED: M.S.	DRAWING NUMBER: HBFL-01		
	SHEET: 1	OF: 4	



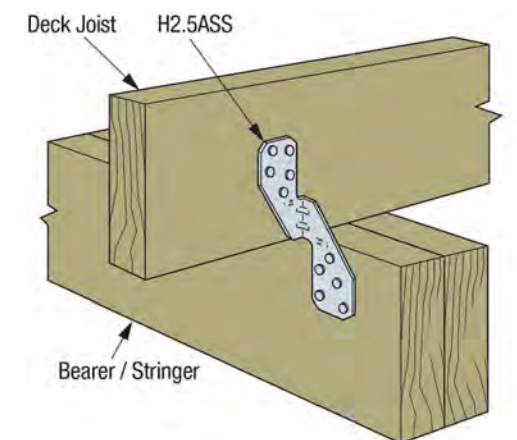
DECK PLAN
SCALE: 1:80



DECK CROSS SECTION
SCALE: 1:40



R TO CONCRETE TYPICAL CONNETION
SCALE: NTS



STRINGER TO WALER CONNECTION DETAIL
SCALE: NTS



This item has been electronically signed and sealed by Neal A. Rogers, Jr., P.E. on the date adjacent to the seal using a SHA authentication code.

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AMERICAN MARINE ENGINEERING INC.
20423 STATE ROAD 7
SUITE F6-346
BOCA RATON, FLORIDA 33498 USA
PH: 561-448-5755

PROJECT:
1124 Highland Beach
Highland Beach, FLORIDA 33487

DRAWN:
M.S.

CLIENT:
Igor Chigirinsky

CHECKED:
M.S.

SCALE:
AS SHOWN

DATE:
February 16, 2021

APPROVED:

DRAWING NUMBER:
HBFL-02

SHEET:
2

OF:
4

1 DESIGN DATA

- 1.1 CODE: 2020 FLORIDA BUILDING CODE, BUILDING, 7TH EDITION
- 1.2 BUILDING CLASSIFICATION UTILITY AND MISCELLANEOUS GROUP U
 - 1.2.1 DEAD LOAD 4.0 PSF
 - 1.2.2 LIVE LOAD 100 PSF
 - 1.2.3 WIND LOAD - NOT EVALUATED- STRUCTURE NOT VULNERABLE TO EXCESSIVE WIND LOADS

2 GENERAL PROVISIONS

- 2.1 LICENSED CONTRACTOR IS RESPONSIBLE TO OBTAIN AND CONSPICUOUSLY POST ANY AND ALL LOCAL, STATE AND FEDERAL PERMITS THAT MAY BE REQUIRED. LICENSED CONTRACTOR SHALL VERIFY ALL REQUIRED PERMITS ARE OBTAINED AND CONSPICUOUSLY POSTED.
- 2.2 THESE PLANS DO NOT AUTHORIZE CONTRACTOR TO TRESPASS, DAMAGE OR OTHERWISE ALTER ADJACENT PUBLIC OR PRIVATE PROPERTY, EXCEPT THAT AUTHORIZED BY WRITTEN PERMISSION FROM THE OWNER.
- 2.3 ALL MATERIALS ARE TO BE PROVIDED AS TO TYPE, SIZE, MATERIAL AND MANUFACTURER AS SPECIFIED ON THESE DRAWINGS. CONTRACTOR MAY NOT DEVIATE FFROM THESE PLANS AND SPECIFICATIONS WITHOUT WRITTEN AUTHORIZATION FROM THE ENGINEER.
- 2.4 THESE PLANS DO NOT AUTHORIZE AND DISCHARGE OF POLLUTANTS TO WATERS OF THE STATE OF FLORIDA EXCEPT THOSE DISCHARGES AUTHORIZED BY LOCAL OR STATE PERMIT.
- 2.5 LICENSED CONTRACTOR MAY NOT STORE OR TRANSFER ANY HAZARDOUS MATERIALS ON SITE.
- 2.6 UPON COMPLETION OF PILING INSTALLATION, CONTRACTOR SHALL PROVIDE A WRITTEN REPORT INCLUDING A DIAGRAM OF THE FINAL PILE LAYOUT AND THE NUMBER OF BLOWS AND DEPTH OF PILING AT REFUSAL FOR EACH PILE. CONTRACTORS REPORT AND DIAGRAM SHALL SHOW THE DEVIATION FROM PLUMB FOR EACH PILING.
- 2.7 LICENSED CONTRACTOR SHALL VERIFY THE EXISTING CONDITIONS PRIOR TO 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.
- 2.8 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.
- 2.9 LICENSED CONTRACTOR TO VERIFY LOCATION OF EXISTING UTILITIES PRIOR TO COMMENCING WORK
- 2.10 THE LICENSED CONTRACTOR TO INSTALL AND REMOVE ALL SHORING AND BRACING AS REQUIRED FOR THE PROPER EXECUTION OF THE WORK.
- 2.11 THESE DRAWINGS ARE BASED ON THE HYDROGRAPHIC AND TOPOGRAPHIC INFORMATION PROVIDED BY OTHERS
- 2.12 JOBSITE IS TO BE KEPT CLEAN AT ALL TIMES.
- 2.13 THE CONTRACTOR SHALL COMPLY WITH ALL APPLICABLE FEDERAL, STATE AND MUNICIPAL REQUIREMENTS AS WELL AS APPLICABLE DISTRICT SPECIAL PROVISIONS REGARDING ENDANGERED SPECIES.
- 2.14 ALL WORK PERFORMED, AS WELL AS, CONSTRUCTION MATERIALS AND TESTING SHALL COMPLY WITH ALL APPLICABLE FEDERAL, STATE AND LOCAL LAWS, CODES, REGULATIONS AND ORDINANCES.
- 2.15 DOCK SHALL NOT BE USED UNTIL FINAL INSPECTION AND APPROVAL IS OBTAINED.
- 2.16 JOBSITE TO BE LEFT IN BROOM CLEAN CONDITIONS.
- 2.17 ALL EXPOSED HAZARDS TO BE PROPERLY PROTECTED AT ALL TIMES TO MEET OSHA STANDARDS.

3 PILES

- 3.1 PILES SHALL BE FIBERGLASS (FRP) OR WOOD PILES MARINE GRADE OR AS STATED ON DRAWINGS.
- 3.2 PROVIDE PILES OF SUCH LENGTH AS REQUIRED TO DEVELOP THE SPECIFIED BEARING VALUE, TO OBTAIN THE SPECIFIED PENETRATION, AND TO EXTEND ABOVE THE TOP OF DECK AS INDICATED
- 3.3 JETTING TO FACILITATE PILE PENETRATION SHALL NOT BE USED UNLESS SPECIFICALLY PERMITTED BY THE ENGINEER OF RECORD
- 3.4 PREDRILLED HOLES. WHEN NECESSARY TO ACHIEVE THE REQUIRED PENETRATION, DRILL HOLES OF DIAMETER NOT GREATER THAN 90 PERCENT OF THE AVERAGE CROSS-SECTIONAL DIMENSION OF THE PILE AT THE DEPTH BEING DRILLED AND DRIVE THE PILETHEREIN TO PRACTICAL REFUSAL.
- 3.5 PENETRATION PER BLOW MAY BE MEASURED EITHER DURING INITIAL DRIVING OR DURING RE--DRIVING FOLLOWING A SET PERIOD OF TIME AS DETERMINED BY THE ENGINEER OF RECORD.
- 3.6 PRACTICAL REFUSAL: PRACTICAL REFUSAL WILL BE EITHER A CONDITION WHERE THE BLOW COUNT EXCEEDS TWO TIMES THE NUMBER OF BLOWS REQUIRED IN 1 FOOT OR 40 BLOWS PER FOOT FOR TIMBER PILES.
- 3.7 PILES MUST BE INSTALLED TO ACHIEVE THE MINIMUM LATERAL RESISTANCE. IN ACCORDANCE WITH FLORIDA BUILDING CODE 1810.2.1 LATERAL SUPPORT, PILES TO BE INSTALLED A MINIMUM OF 5 FEET INTO STIFF SOIL OR 10 FEET INTO SOFT SOIL UNLESS OTHERWISE APPROVED BY THE BUILDING OFFICIAL ON THE BASIS OF A GEOTECHNICAL INVESTIGATION BY A REGISTERED DESIGN PROFESSIONAL. PILES WHICH HAVE REACHED PRACTICAL REFUSAL BUT HAVE NOT BEEN INSTALLED TO ACHIEVE THE MINIMUM LATERAL STABILITY SHALL BE REMOVED, AND THE PILE PREDRILLED TO ACHIEVE THE MIMINUM LATERAL RESISTANCE EMBEDMENT.
- 3.8 PER GENERAL REQUIREMENT 2.6, UPON COMPLETION OF PILING INSTALLATION CONTRATOR SHALL SUBMIT TO ENGINEER A DIMENSIONED DIAGRAM OF THE FINAL PILING LAYOUT, WITH BLOWS TO REUSAL AND DEVIATION FROM PLUMB.
- 3.9 THE MAXIMUM DRIVING STRESS, PSI FOR TIMBER PILES SHALL NOT EXCEED 3FCO, WHERE FCO IS THE BASE RESISTANCE OF WOOD IN COMPRESSION PARALLEL TO THE GRAIN, IN PSI.
- 3.10 DO NOT DRIVE PILES WITHIN 20 FEET OF CONCRETE LESS THAN 2 DAYS OLD, SINCE MOST CONCRETE IS CLOSE TO 50% STRENGTH AFTER 2 DAYS.
- 3.11 PROVIDE ADEQUATE LATERAL SUPPORT FOR INSTALLED INDIVIDUAL PILES TO PREVENT EXCESSIVE TEMPORARY FLEXURAL STRESSES OR MOVEMENT OF THE PILE TOP OUT OF TOLERANCE.
- 3.12 INSTALLATION TOLERANCES.
 - 3.12.1 DEVIATION FROM PLUMB AND ANGLE OF BATTER: 2 INCH PER FOOT OF PILE LENGTH, BUT NOT MORE THAN 6 INCHES OVERALL.
 - 3.12.2 DEVIATION FROM LOCATION OF PILE TOP: 2 INCHES.
- 3.13 WHEN THE AREA OF THE HEAD OF A TIMBER PILE IS GREATER THAN THAT OF THE FACE OF THE HAMMER, USE A SUITABLE CAP TO DISTRIBUTE THE BLOWS THROUGHOUT THE CROSS SECTION OF THE PILE.
- 3.14 AFTER TIMBER PILES ARE CUT OFF, TREAT CUT SURFACES IN ACCORDANCE WITH AWP4 M4.

4 DECKING REQUIREMENTS

- 4.1 ALL DECKING MATERIAL SHALL BE COMPOSED OF DIMENSICN LUMBER (2” NOMINAL THICKNESS) OR COMPOSIT DECKING. COMPOSITE DECKING TO CONSIST OF RECYCLED LINEAR LOW-DENSITY POLYETHYLENE (LLDPE) AND RECYCLED WOOD.
- 4.2 DECKING TO BE ATTACHED TO EACH STRINGER OR DOUBLE STRINGER LOCATION WITH #3 SS SCREWS, OR PROPRIETARY CONCEALED FASTENING SYSTEM, SUCH AS TREX UNIVERSAL HIDEAWAY HIDDEN FASTENERS, OR ENGINEER APPROVED SUBSTITUTION, INSTALLED IN ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS, SAE CONNECTORS SHALL BE HOT-DIPPED GALVANIZED.
- 4.3 DECKING MATERIAL TO BE SPACED APPROXIMATELY 1/8” APART. RECOMMENDED SPACING FOR TREATED 2X6.

WIDTH AT INSTALLATION	SPACING (MIN - MAX)
5 1/2" (WET OR DRY)	1/8"- 1/4"
5 5/8" (WET)	1/16"-1/8"
5 3/4" (WET)	BUTT BOARDS TOGETHER
OVER 5 3/4" (WET)	ALLOW DRYING TIME PRIOR TO INSTALLATION
- 4.4 EACH SEGMENT OF DECKING MUST BEAR ON A MINIMUM OF 3 STRINGERS (OR 3 SUPPORTS).

5 WOOD MATERIALS


- 5.1 LUMBER GRADE.
 - 5.1.1 WOOD DECK: MARINE GRADE NO. 1.
 - 5.1.2 ALL OTHERS: MARINE GRADE NO. 1 OR NO. 2
- 5.2 LUMBER SPECIES: SOUTHERN YELLOW PINE (SYP) OR APPROVED ALTERNATIVE.
- 5.3 LUMBER (INCLUDING TIMBER PILES) IS TO BE PRESERVATIVE TREATED IN COMPLIANCE WITH APPLICABLE REQUIREMENTS OF AMERICAN WOOD--PRESERVERS' ASSOCIATION (AWPA) STANDARD U1.
- 5.4 END USE CATEGORY: AWP4 UCSC (MARINE USE SOUTHERN WATERS.
- 5.5 LUMBER THAT IS CUT, DRILLED, PLANED, OR OTHERWISE ALTERED AFTER TREATMENT IS TO BE TREATED IN FIELD IN COMPLIANCE WITH AWP4 STANDARD M4 (CARE OF PRESSURE TREATED WOOD PRODUCTS) TO ALTERED SURFACES. INSPECT EACH PIECE OF LUMBER AFTER DRYING AND DISCARD DAMAGED OR DEFECTIVE PIECES
- 5.6 ROUND TIMBER POLES AND PILES SHALL COMPLY WITH ASTM D3200 AND ASTM D25, RESPECTIVELY
- 5.7 STRINGER SPLICES MUST OCCUR AT PILE LOCATIONS ONLY. AS FAR AS PRACTICAL, STRINGER SPLICES TO BE ALTERNATED SO THAT TWO ADJACENT SPLICES DO NOT OCCUR AT SAME PILE LOCATION. STRINGER SPLICES AT PILE LOCATIONS TO BE WITH 24” MINIMUM LENGTH SCAB OF SAME MATERIAL AS STRINGER, WITH A MINIMUM OF 4 -- 1/4” DIA. LAG SCREWS EACH SIDE OF SPLICE WITH 2” EDGE AND END DISTANCE.



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 <hr/> AMERICAN MARINE ENGINEERING INC. 20423 STATE ROAD 7 SUITE F6-346 BOCA RATON, FLORIDA 33498 USA PH: 561-448-5755	PROJECT: 1124 Highland Beach Highland Beach, FLORIDA 33487		
	DRAWN: M.S.	CLIENT: Igor Chigirinsky	
	CHECKED: M.S.	SCALE: AS SHOWN	DATE: February 16, 2021
		DRAWING NUMBER: HBFL-03	
APPROVED:	SHEET: 3	OF: 4	

AMERICAN MARINE ENGINEERING INC.
20423 STATE ROAD 7
SUITE F6-346
BOCA RATON, FLORIDA 33498 USA
PH: 561-448-5755

6 FASTENERS

- 6.1 UNLESS NOTED OTHERWISE FASTENERS AND CONNECTORS SHALL BE OF STAINLESS STEEL CONSTRUCTION COMPLYING WITH ASTM A316.
- 6.2 FASTENERS AND CONNECTORS SHALL BE OF THE SAME CORROSION--RESISTANT MATERIAL
- 6.3 SELECT FASTENERS OF SIZE THAT WILL NOT FULLY PENETRATE MEMBERS WHERE OPPOSITE SIDE WILL BE EXPOSED TO VIEW OR WILL RECEIVE FINISH MATERIALS.
- 6.4 MAKE TIGHT CONNECTIONS BETWEEN MEMBER.
- 6.5 ANCHOR ADHESIVE SHALL BE A HIGH PERFORMANCE, TWO COMPONENT ADHESIVE ANCHORING SYSTEM, SUCH AS SIKA®ANCHORFIX--1, OR ENGINEER APPROVED SUBSTITUTION, INSTALLED IN ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS.
- 6.6 LAG SCREWS AND BOLTS TO MEET REQUIREMENTS OF ANSI/ASME STANDARD B18.2.1
- 6.7 INSTALL FASTENERS WITHOUT SPLITTING WOOD; PREDRILL AS REQUIRED.
- 6.8 LEAD HOLES FOR LAG SCREWS SHALL BE BORED AS FOLLOWS TO AVOID SPLITTING OF THE WOOD MEMBER DURING CONNECTION FABRICATION:
- (A)


THE CLEARANCE HOLE FOR THE SHANK SHALL HAVE THE SAME DIAMETER AS THE SHANK, AND THE SAME DEPTH OF PENETRATION AS THE LENGTH OF UNTHREADED SHANK,
- (B)

THE LEAD HOLE FOR THE THREADED PORTION SHALL HAVE A DIAMETER EQUAL TO 60% TO 75% AND A LENGTH EQUAL TO AT LEAST THE LENGTH OF THE THREADED PORTION. THE LARGER PERCENTILE IN EACH RANGE SHALL APPLY TO LAG SCREWS OF GREATER DIAMETERS.
- 6.9 THE THREADED PORTION OF THE LAG SCREW SHALL BE INSERTED IN ITS LEAD HOLE BY TURNING WITH A WRENCH NOT BY DRIVING WITH A HAMMER.
- 6.10 SOAP OR OTHER LUBRICANT MAY BE USED ON THE LAG SCREW OR IN THE LEAD HOLES TO FACILITATE INSERTION AND TO PREVENT DAMAGE TO THE LAG SCREW.
- 6.11 THE MINIMUM LENGTH OF LAG SCREW PENETRATION, PM NOT INCLUDING THE LENGTH OF THE TAPERED TIP, E, OF THE LAG SCREW INTO THE MAIN MEMBER OF SINGLE SHEAR CONNECTIONS AND THE SIDE MEMBERS OF DOUBLE SHEAR CONNECTIONS SHALL BE 4D.
- 6.12 LAG BOLT HOLES SHALL BE A MINIMUM OF 1/32" TO A MAXIMUM OF 1/16" LARGER THAN THE BOLT DIAMETER HOLES SHALL BE ACCURATELY ALIGNED IN MAIN MEMBERS AND SIDE MEMBERS. BOLTS SHALL NOT BE FORCIBLY DRIVEN.
- 6.13 A STANDARD CUT WASHER SHALL BE PROVIDED BETWEEN THE WOOD AND THE BOLT HEAD AND BETWEEN THE WOOD AND THE NUT.
- 6.14 1/4" DIAMETER TAPCONS REQUIRE 1 1/2" MINIMUM EDGE DISTANCE AND 1 1/2" MINIMUM EMBEDMENT INTO 4000 PSI CONCRETE MINIMUM.
- 6.15 3/8" DIAMETER WEDGE ANCHORS REQUIRE 1 3/4" MINIMUM EDGE DISTANCE AND 1 1/2" MINIMUM EMBEDMENT INTO 4000 PSI CONCRETE MINIMUM.



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AMERICAN MARINE ENGINEERING

AMERICAN MARINE ENGINEERING INC.
20423 STATE ROAD 7
SUITE F6-346
BOCA RATON, FLORIDA 33498 USA
PH: 561-448-5755

PROJECT:
1124 Highland Beach
Highland Beach, FLORIDA 33487

DRAWN:
M.S.

CHECKED:
M.S.

APPROVED:

CLIENT:
Igor Chigirinsky

SCALE:
AS SHOWN

DATE:
February 16, 2021

DRAWING NUMBER:
HBFL-04

SHEET:
4

OF:
4

**BEL LIDO VILLAS
PROPERTY OWNERS ASSOCIATION, INC.**

1124 Highland Beach Drive
Highland Beach, Florida 33487

December 4, 2021

To Whom It May Concern,

The Board of Directors of the Bel Lido Villas Property Owners Association has voted unanimously to approve and authorize the funds needed for the maintenance and rebuilding of the existing dock, structure and pilings located on our property.

Very truly yours,

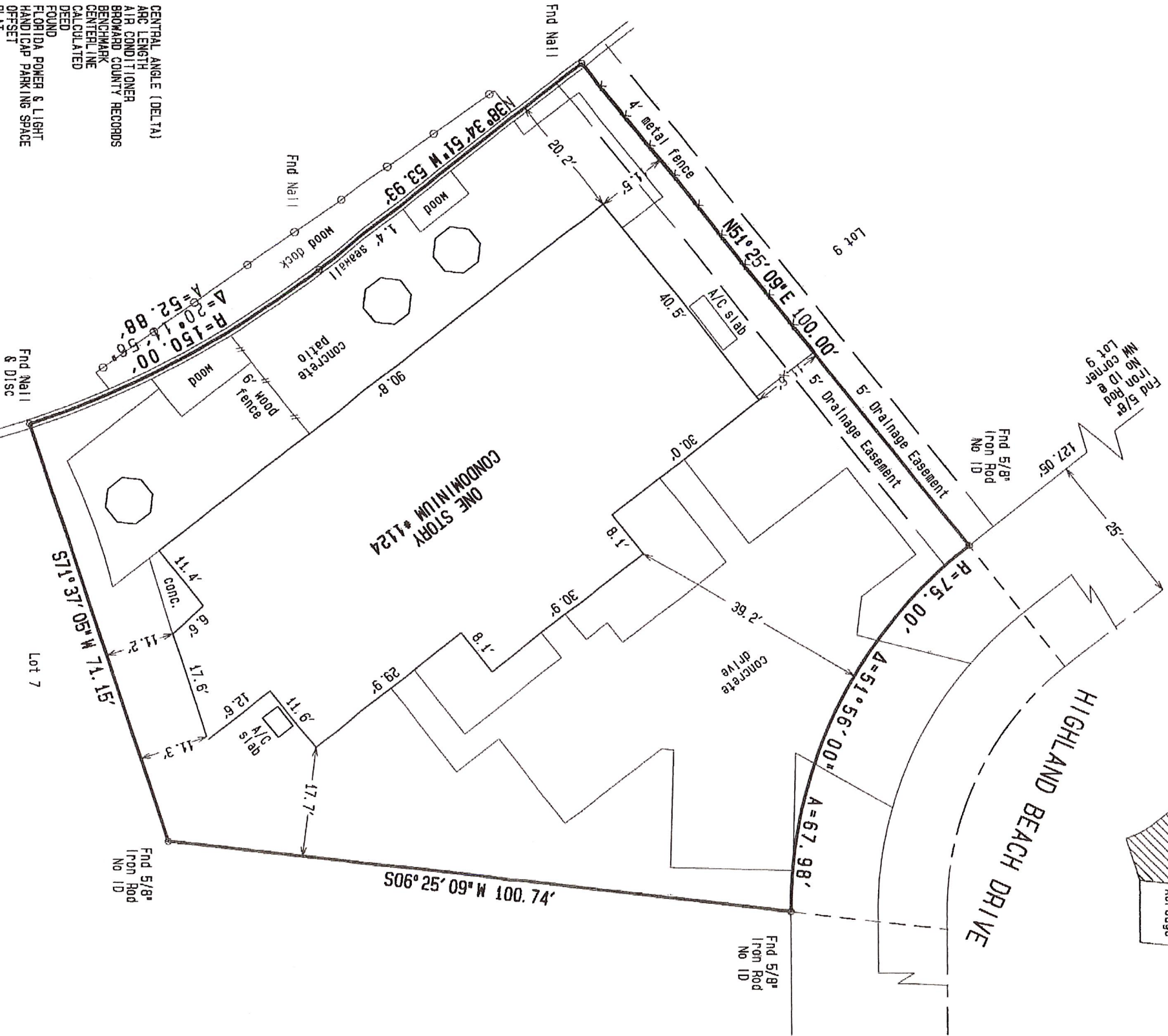
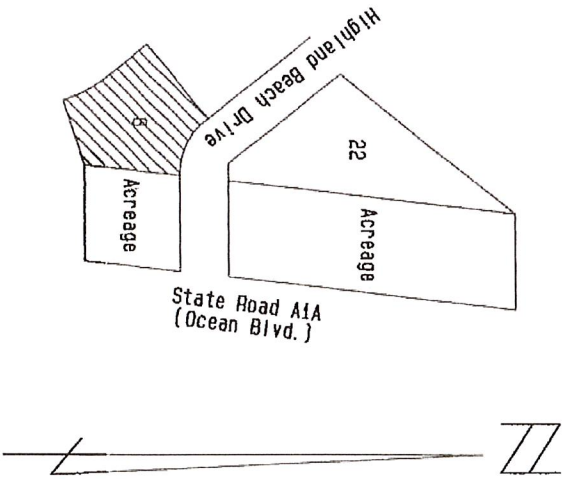
Richard N. Mendelson
Secretary

SKETCH OF BOUNDARY SURVEY

LEGAL DESCRIPTION:

Lot 8, Block 2, BEL LIDO, according to the plat thereof, as recorded in Plat Book 25, Page 97 of the Public Records of Palm Beach County, Florida.

Property address:
1124 Highland Beach Drive
Highland Beach, FL



- LEGEND:
- Δ CENTRAL ANGLE (DELTA)
 - A/C ARC LENGTH
 - BCR AIR CONDITIONER
 - BM BROWARD COUNTY RECORDS
 - BM BENCHMARK
 - CL CENTERLINE
 - (C) CALCULATED
 - (D) DEED
 - FND FOUND
 - FPL FLORIDA POWER & LIGHT
 - H HANDICAP PARKING SPACE
 - D/S OFFSET
 - (P) PLAT
 - PB PLAT BOOK
 - P.C. POINT OF CURVATURE
 - POB POINT OF BEGINNING
 - POC POINT OF COMMENCEMENT
 - R/R RADIUS
 - R/N RIGHT-OF-WAY
 - SF SQUARE FEET

FILENAME: BLB-2

ORDER NO.	FOR:	DATE
2107028	AMERICAN MARINE	8/4/2021
REVISIONS		

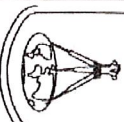
- NOTES:
1. THIS SURVEY REFLECTS ALL EASEMENTS AND RIGHTS-OF-WAY AS SHOWN ON THE ABOVE RECORDED PLAT. THE SUBJECT PROPERTY HAS NOT BEEN ABSTRACTED BY THE UNDERSIGNED FOR OTHER EASEMENTS OR RIGHT-OF-WAY.
 2. BEARINGS SHOWN HEREON ARE BASED ON THE CENTERLINE OF A1A.
 3. ELEVATION SHOWN HEREON ARE BASED ON 1988 (NAVD 1988).
 4. SUBSURFACE FEATURES NOT LOCATED.
 5. OWNERSHIP OF FENCES/WALLS NOT DETERMINED.

THIS SURVEY MEETS THE MINIMUM TECHNICAL STANDARDS AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 61G17-6, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES AND THE APPLICABLE SECTION OF CHAPTER 5-J-17, FLORIDA ADMINISTRATIVE CODE.

W. H. Ulrich
WIKKI H. ULRICH
PROFESSIONAL SURVEYOR MAPPER #5853
STATE OF FLORIDA
8/4/2021

SCALE: 1" = 20'
FIELD BOOK: 136-71

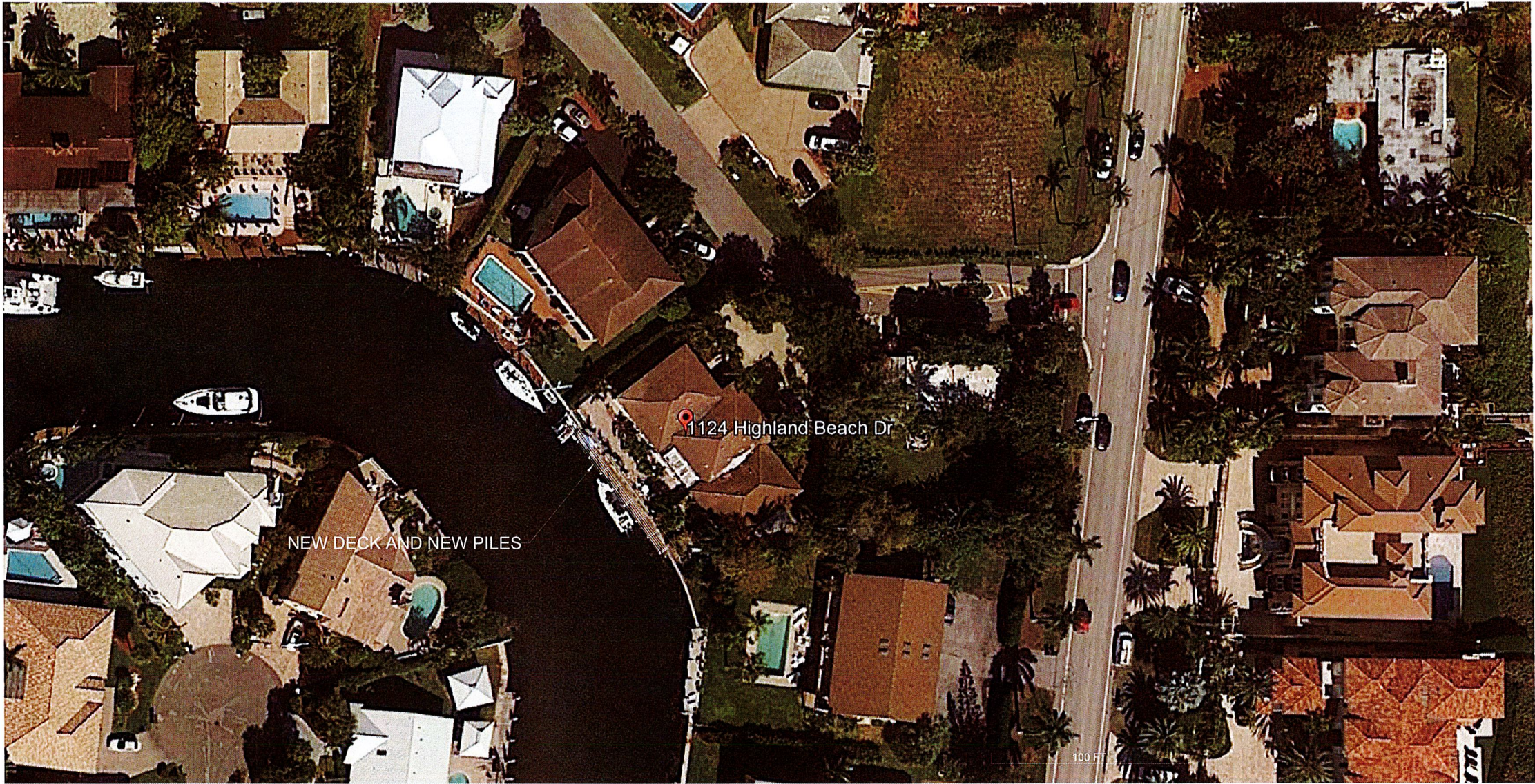
Not valid without the signature and the original raised seal of a Florida licensed surveyor and mapper.



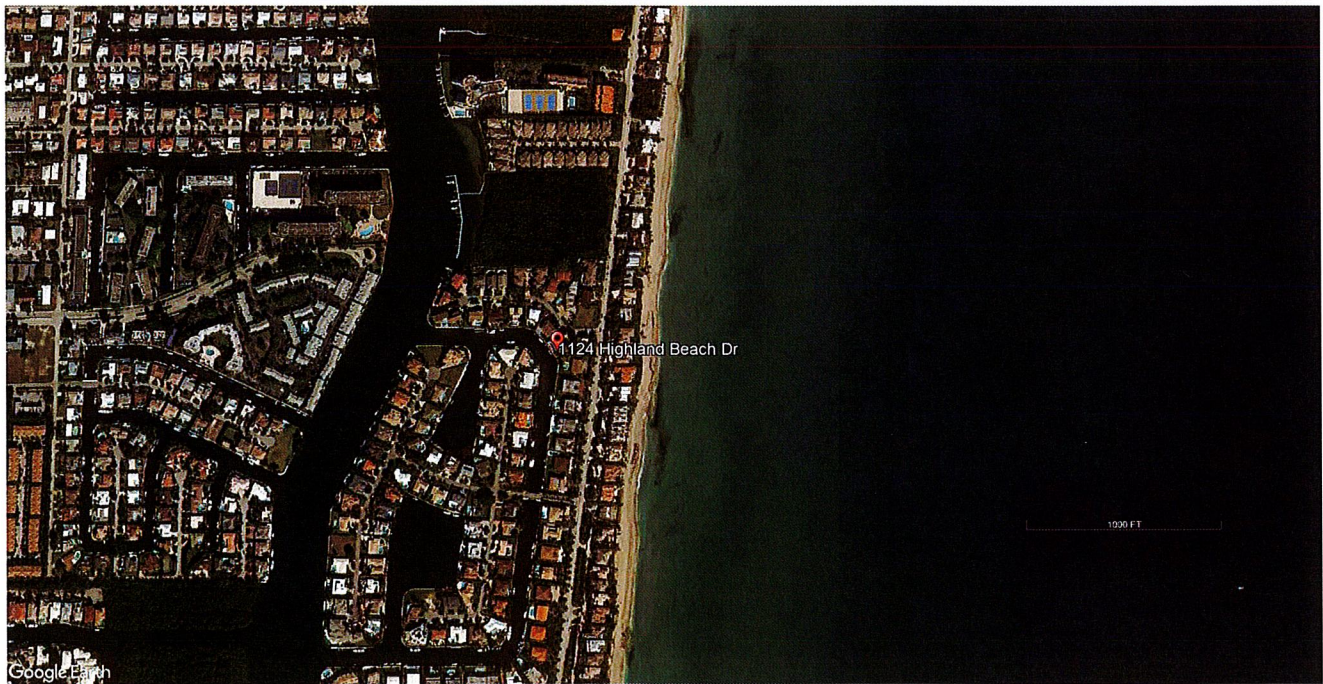
DENI LAND SURVEYORS, INC.

LB #7281

1991 NW 35th AVENUE, COCONUT CREEK, FL 33066 (954)973-7966 FAX (954)979-0343
LAND SURVEYS ◊ SUBDIVISIONS ◊ CONSTRUCTION SURVEYS



RECEIVED
OCT 08 2021
HIGHLAND BEACH
BUILDING DEPARTMENT

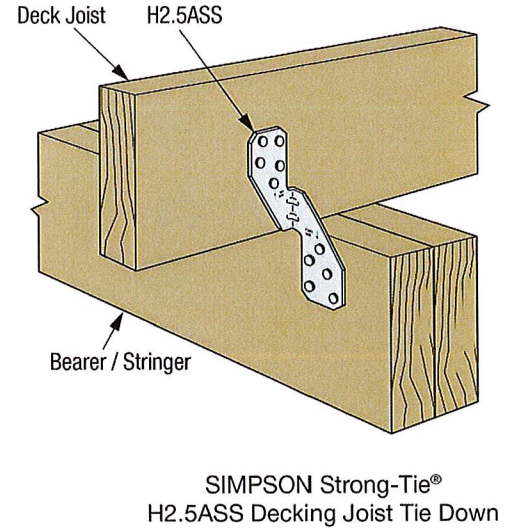
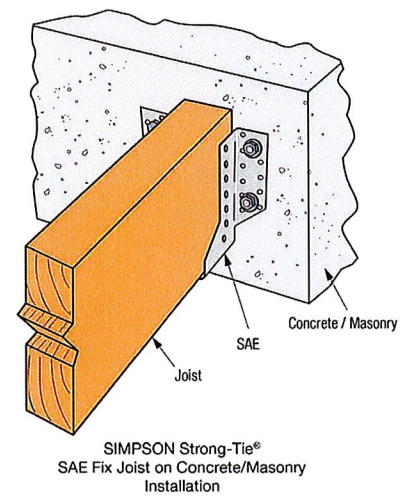
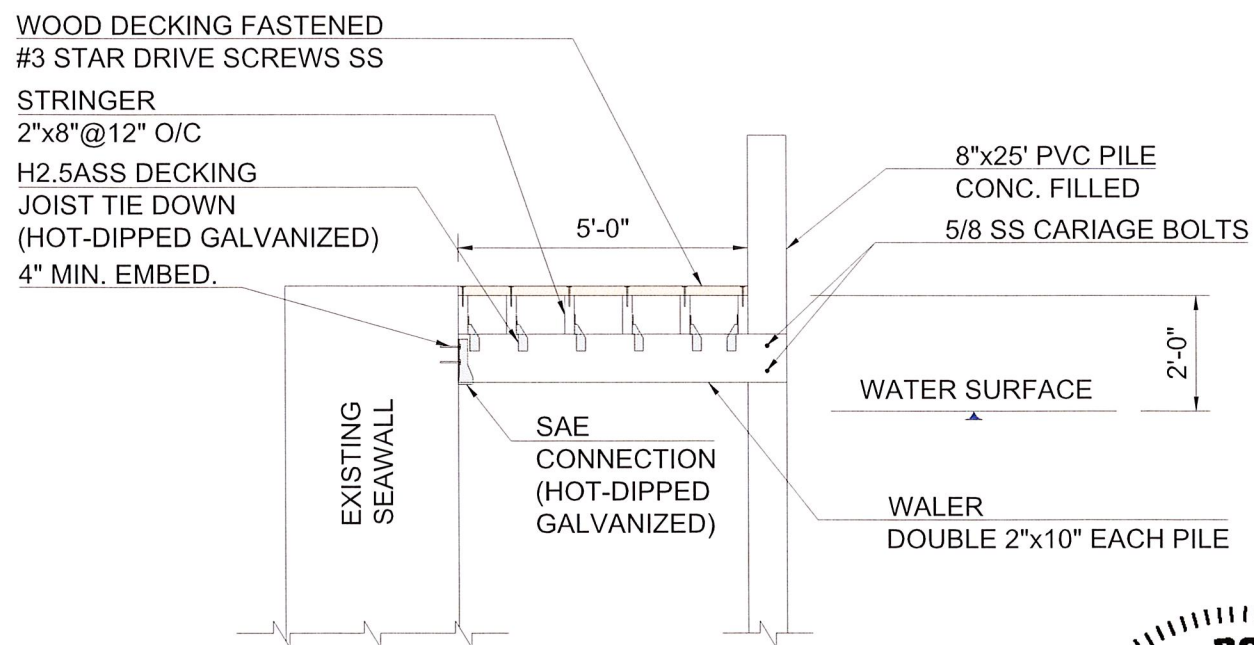
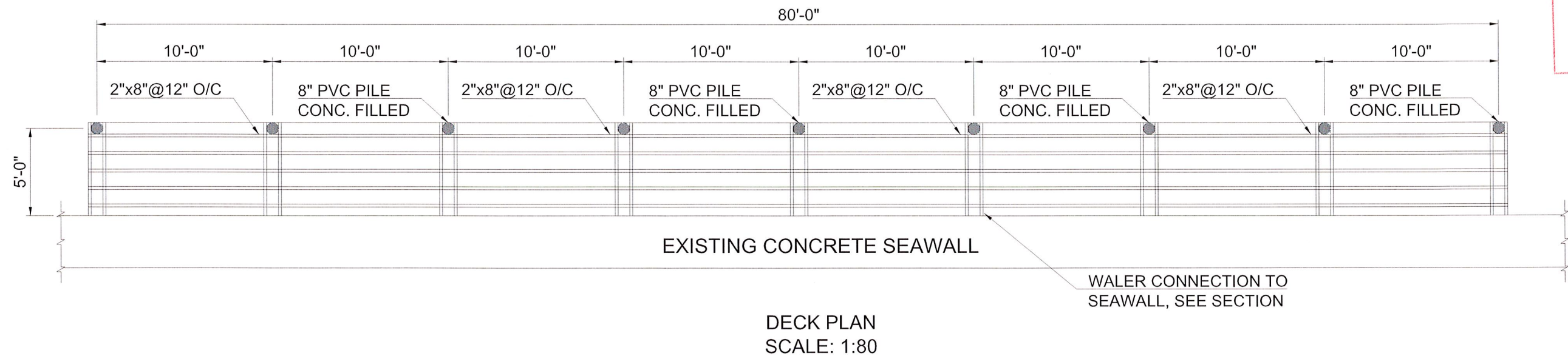


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AMERICAN MARINE ENGINEERING INC.
20423 STATE ROAD 7
SUITE F6-346
BOCA RATON, FLORIDA 33498 USA
PH: 561-448-5755

PROJECT: 1124 Highland Beach Highland Beach, FLORIDA 33487		
DRAWN: M.S.	CLIENT: Igor Chigirinsky	
CHECKED: M.S.	SCALE:	DATE: February 16, 2021
APPROVED:	DRAWING NUMBER: HBFL-01	
	SHEET: 1	OF: 4

RECEIVED
OCT 08 2021
HIGHLAND BEACH
BUILDING DEPARTMENT



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AMERICAN MARINE ENGINEERING INC.
20423 STATE ROAD 7
SUITE F6-346
BOCA RATON, FLORIDA 33498 USA
PH: 561-448-5755

PROJECT: 1124 Highland Beach Highland Beach, FLORIDA 33487		
DRAWN: M.S.	CLIENT: Igor Chigirinsky	
CHECKED: M.S.	SCALE: AS SHOWN	DATE: February 16, 2021
	DRAWING NUMBER: HBFL-02	
APPROVED:	SHEET: 2	OF: 4

1 DESIGN DATA

- 1.1 CODE: 2020 FLORIDA BUILDING CODE, BUILDING, 7TH EDITION
- 1.2 BUILDING CLASSIFICATION UTILITY AND MISCELLANEOUS GROUP U
 - 1.2.1 DEAD LOAD 4.0 PSF
 - 1.2.2 LIVE LOAD 100 PSF
 - 1.2.3 WIND LOAD - NOT EVALUATED- STRUCTURE NOT VULNERABLE TO EXCESSIVE WIND LOADS

2 GENERAL PROVISIONS

- 2.1 LICENSED CONTRACTOR IS RESPONSIBLE TO OBTAIN AND CONSPICUOUSLY POST ANY AND ALL LOCAL, STATE AND FEDERAL PERMITS THAT MAY BE REQUIRED. LICENSED CONTRACTOR SHALL VERIFY ALL REQUIRED PERMITS ARE OBTAINED AND CONSPICUOUSLY POSTED.
- 2.2 THESE PLANS DO NOT AUTHORIZE CONTRACTOR TO TRESPASS, DAMAGE OR OTHERWISE ALTER ADJACENT PUBLIC OR PRIVATE PROPERTY, EXCEPT THAT AUTHORIZED BY WRITTEN PERMISSION FROM THE OWNER.
- 2.3 ALL MATERIALS ARE TO BE PROVIDED AS TO TYPE, SIZE, MATERIAL AND MANUFACTURER AS SPECIFIED ON THESE DRAWINGS. CONTRACTOR MAY NOT DEVIATE FFROM THESE PLANS AND SPECIFICATIONS WITHOUT WRITTEN AUTHORIZATION FROM THE ENGINEER.
- 2.4 THESE PLANS DO NOT AUTHORIZE AND DISCHARGE OF POLLUTANTS TO WATERS OF THE STATE OF FLORIDA EXCEPT THOSE DISCHARGES AUTHORIZED BY LOCAL OR STATE PERMIT.
- 2.5 LICENSED CONTRACTOR MAY NOT STORE OR TRANSFER ANY HAZARDOUS MATERIALS ON SITE.
- 2.6 UPON COMPLETION OF PILING INSTALLATION, CONTRACTOR SHALL PROVIDE A WRITTEN REPORT INCLUDING A DIAGRAM OF THE FINAL PILE LAYOUT AND THE NUMBER OF BLOWS AND DEPTH OF PILING AT REFUSAL FOR EACH PILE. CONTRACTORS REPORT AND DIAGRAM SHALL SHOW THE DEVIATION FROM PLUMB FOR EACH PILING.
- 2.7 LICENSED CONTRACTOR SHALL VERIFY THE EXISTING CONDITIONS PRIOR TO 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.
- 2.8 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.
- 2.9 LICENSED CONTRACTOR TO VERIFY LOCATION OF EXISTING UTILITIES PRIOR TO COMMENCING WORK
- 2.10 THE LICENSED CONTRACTOR TO INSTALL AND REMOVE ALL SHORING AND BRACING AS REQUIRED FOR THE PROPER EXECUTION OF THE WORK.
- 2.11 THESE DRAWINGS ARE BASED ON THE HYDROGRAPHIC AND TOPOGRAPHIC INFORMATION PROVIDED BY OTHERS
- 2.12 JOBSITE IS TO BE KEPT CLEAN AT ALL TIMES.
- 2.13 THE CONTRACTOR SHALL COMPLY WITH ALL APPLICABLE FEDERAL, STATE AND MUNICIPAL REQUIREMENTS AS WELL AS APPLICABLE DISTRICT SPECIAL PROVISIONS REGARDING ENDANGERED SPECIES.
- 2.14 ALL WORK PERFORMED, AS WELL AS, CONSTRUCTION MATERIALS AND TESTING SHALL COMPLY WITH ALL APPLICABLE FEDERAL, STATE AND LOCAL LAWS, CODES, REGULATIONS AND ORDINANCES.
- 2.15 DOCK SHALL NOT BE USED UNTIL FINAL INSPECTION AND APPROVAL IS OBTAINED.
- 2.16 JOBSITE TO BE LEFT IN BROOM CLEAN CONDITIONS.
- 2.17 ALL EXPOSED HAZARDS TO BE PROPERLY PROTECTED AT ALL TIMES TO MEET OSHA STANDARDS.

3 PILES

- 3.1 PILES SHALL BE FIBERGLASS (FRP) OR WOOD PILES MARINE GRADE OR AS STATED ON DRAWINGS.
- 3.2 PROVIDE PILES OF SUCH LENGTH AS REQUIRED TO DEVELOP THE SPECIFIED BEARING VALUE, TO OBTAIN THE SPECIFIED PENETRATION, AND TO EXTEND ABOVE THE TOP OF DECK AS INDICATED
- 3.3 JETTING TO FACILITATE PILE PENETRATION SHALL NOT BE USED UNLESS SPECIFICALLY PERMITTED BY THE ENGINEER OF RECORD
- 3.4 PREDRILLED HOLES. WHEN NECESSARY TO ACHIEVE THE REQUIRED PENETRATION, DRILL HOLES OF DIAMETER NOT GREATER THAN 90 PERCENT OF THE AVERAGE CROSS-SECTIONAL DIMENSION OF THE PILE AT THE DEPTH BEING DRILLED AND DRIVE THE PILETHEREIN TO PRACTICAL REFUSAL.
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- 3.10 DO NOT DRIVE PILES WITHIN 20 FEET OF CONCRETE LESS THAN 2 DAYS OLD, SINCE MOST CONCRETE IS CLOSE TO 50% STRENGTH AFTER 2 DAYS.
- 3.11 PROVIDE ADEQUATE LATERAL SUPPORT FOR INSTALLED INDIVIDUAL PILES TO PREVENT EXCESSIVE TEMPORARY FLEXURAL STRESSES OR MOVEMENT OF THE PILE TOP OUT OF TOLERANCE.
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WIDTH AT INSTALLATION	SPACING (MIN - MAX)
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5 5/8" (WET)	1/16"-1/8"
5 3/4" (WET)	BUTT BOARDS TOGETHER
OVER 5 3/4" (WET)	ALLOW DRYING TIME PRIOR TO INSTALLATION
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 - 5.1.1 WOOD DECK: MARINE GRADE NO. 1.
 - 5.1.2 ALL OTHERS: MARINE GRADE NO. 1 OR NO. 2
- 5.2 LUMBER SPECIES: SOUTHERN YELLOW PINE (SYP) OR APPROVED ALTERNATIVE.
- 5.3 LUMBER (INCLUDING TIMBER PILES) IS TO BE PRESERVATIVE TREATED IN COMPLIANCE WITH APPLICABLE REQUIREMENTS OF AMERICAN WOOD--PRESERVERS' ASSOCIATION (AWPA) STANDARD U1.
- 5.4 END USE CATEGORY: AWPA UCSC (MARINE USE SOUTHERN WATERS.
- 5.5 LUMBER THAT IS CUT, DRILLED, PLANED, OR OTHERWISE ALTERED AFTER TREATMENT IS TO BE TREATED IN FIELD IN COMPLIANCE WITH AWPA STANDARD M4 (CARE OF PRESSURE TREATED WOOD PRODUCTS) TO ALTERED SURFACES. INSPECT EACH PIECE OF LUMBER AFTER DRYING AND DISCARD DAMAGED OR DEFECTIVE PIECES
- 5.6 ROUND TIMBER POLES AND PILES SHALL COMPLY WITH ASTM D3200 AND ASTM D25, RESPECTIVELY
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This item has been electronically signed and sealed by Neal A. Rogers, Jr., P.E. on the date adjacent to the seal using a SHA authentication code.

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the [SHA authentication code must be verified on any electronic copies.](#)

 AMERICAN MARINE ENGINEERING INC. 20423 STATE ROAD 7 SUITE F6-346 BOCA RATON, FLORIDA 33498 USA PH: 561-448-5755	PROJECT: 1124 Highland Beach Highland Beach, FLORIDA 33487	
	DRAWN: M.S.	CLIENT: Igor Chigirinsky
	CHECKED: M.S.	SCALE: AS SHOWN
	APPROVED:	DATE: February 16, 2021
		DRAWING NUMBER: HBFL-03
		SHEET: 3
		OF: 4

6 FASTENERS

- 6.1 UNLESS NOTED OTHERWISE FASTENERS AND CONNECTORS SHALL BE OF STAINLESS STEEL CONSTRUCTION COMPLYING WITH ASTM A316.
- 6.2 FASTENERS AND CONNECTORS SHALL BE OF THE SAME CORROSION--RESISTANT MATERIAL
- 6.3 SELECT FASTENERS OF SIZE THAT WILL NOT FULLY PENETRATE MEMBERS WHERE OPPOSITE SIDE WILL BE EXPOSED TO VIEW OR WILL RECEIVE FINISH MATERIALS.
- 6.4 MAKE TIGHT CONNECTIONS BETWEEN MEMBER.
- 6.5 ANCHOR ADHESIVE SHALL BE A HIGH PERFORMANCE, TWO COMPONENT ADHESIVE ANCHORING SYSTEM, SUCH AS SIKA®ANCHORFIX--1, OR ENGINEER APPROVED SUBSTITUTION, INSTALLED IN ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS.
- 6.6 LAG SCREWS AND BOLTS TO MEET REQUIREMENTS OF ANSI/ASME STANDARD B18.2.1
- 6.7 INSTALL FASTENERS WITHOUT SPLITTING WOOD; PREDRILL AS REQUIRED.
- 6.8 LEAD HOLES FOR LAG SCREWS SHALL BE BORED AS FOLLOWS TO AVOID SPLITTING OF THE WOOD MEMBER DURING CONNECTION FABRICATION:
- (A) THE CLEARANCE HOLE FOR THE SHANK SHALL HAVE THE SAME DIAMETER AS THE SHANK, AND THE SAME DEPTH OF PENETRATION AS THE LENGTH OF UNTHREADED SHANK,
 - (B) THE LEAD HOLE FOR THE THREADED PORTION SHALL HAVE A DIAMETER EQUAL TO 60% TO 75% AND A LENGTH EQUAL TO AT LEAST THE LENGTH OF THE THREADED PORTION. THE LARGER PERCENTILE IN EACH RANGE SHALL APPLY TO LAG SCREWS OF GREATER DIAMETERS.
- 6.9 THE THREADED PORTION OF THE LAG SCREW SHALL BE INSERTED IN ITS LEAD HOLE BY TURNING WITH A WRENCH NOT BY DRIVING WITH A HAMMER.
- 6.10 SOAP OR OTHER LUBRICANT MAY BE USED ON THE LAG SCREW OR IN THE LEAD HOLES TO FACILITATE INSERTION AND TO PREVENT DAMAGE TO THE LAG SCREW.
- 6.11 THE MINIMUM LENGTH OF LAG SCREW PENETRATION, PM NOT INCLUDING THE LENGTH OF THE TAPERED TIP, E, OF THE LAG SCREW INTO THE MAIN MEMBER OF SINGLE SHEAR CONNECTIONS AND THE SIDE MEMBERS OF DOUBLE SHEAR CONNECTIONS SHALL BE 4D.
- 6.12 LAG BOLT HOLES SHALL BE A MINIMUM OF 1/32" TO A MAXIMUM OF 1/16" LARGER THAN THE BOLT DIAMETER HOLES SHALL BE ACCURATELY ALIGNED IN MAIN MEMBERS AND SIDE MEMBERS. BOLTS SHALL NOT BE FORCIBLY DRIVEN.
- 6.13 A STANDARD CUT WASHER SHALL BE PROVIDED BETWEEN THE WOOD AND THE BOLT HEAD AND BETWEEN THE WOOD AND THE NUT.
- 6.14 1/4" DIAMETER TAPCONS REQUIRE 1 1/2" MINIMUM EDGE DISTANCE AND 1 1/2" MINIMUM EMBEDMENT INTO 4000 PSI CONCRETE MINIMUM.
- 6.15 3/8" DIAMETER WEDGE ANCHORS REQUIRE 1 3/4" MINIMUM EDGE DISTANCE AND 1 1/2" MINIMUM EMBEDMENT INTO 4000 PSI CONCRETE MINIMUM.



This item has been electronically signed and sealed by Neal A. Rogers, Jr., P.E. on the date adjacent to the seal using a SHA authentication code.

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Neal A.
Rogers Jr

Digitally signed by
Neal A. Rogers Jr
Date: 2021.03.23
13:07:04 -04'00'



AMERICAN MARINE ENGINEERING INC.
20423 STATE ROAD 7
SUITE F6-346
BOCA RATON, FLORIDA 33498 USA
PH: 561-448-5755

PROJECT: 1124 Highland Beach Highland Beach, FLORIDA 33487		
DRAWN: M.S.	CLIENT: Igor Chigirinsky	
CHECKED: M.S.	SCALE: AS SHOWN	DATE: February 16, 2021
	DRAWING NUMBER: HBFL-04	
APPROVED:	SHEET: 4	OF: 4

**Town of Highland Beach
Town Commission Development Order (PB)
Application No. 21-0010**



**Applicant: Bel Lido Villas Property Owners Association
Richard Mendelson**
**Property Address: 1124 Highland Beach 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. 21-0010 for the property located at 1124 Highland Beach Drive., Highland Beach, Florida 33487, by U.S. first-class and international mail to:

All property owners and properties owned by a condominium association president and the association's registered agent within 500 feet of the property located at 1124 Highland Beach Drive, Highland Beach, Florida 33487.

The mailings consisted of 107 notices that were sent first class mail and 02 notices that were sent by International Mail.

This 26th day of April 2023.

Highland Beach Town Clerk's Office

Jaclyn DeHart
Administrative Support Specialist



PUBLIC NOTICE APPLICATION NO. 21-0010

April 26, 2023

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, May 11, 2023 at 9:30 AM*** in the Town of Highland Beach Library Community Room, 3618 South Ocean Boulevard, Highland Beach, Florida to consider the following application.

APPLICATION BY RICHARD N. MENDELSON FOR A SPECIAL EXCEPTION APPROVAL TO INSTALL A 400 SQUARE FOOT DOCK FOR THE PROPERTY LOCATED AT 1124 HIGHLAND BEACH DRIVE.

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

Any person that decides to appeal any decision made by the 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

SUN-SENTINEL

Sold To:

Highland Beach Town Hall - CU00354279
3614 S Ocean Blvd
Boca Raton, FL 33487

Bill To:

Highland Beach Town Hall - CU00354279
3614 S Ocean Blvd
Boca Raton, FL 33487

Published Daily

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

State Of Florida

County Of Orange

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

The matter of 11720-Notice of Public Meeting ,
Was published in said newspaper by print in the issues of, or by publication on the
newspaper's website, if authorized on May 01, 2023

Affiant further says that the newspaper complies with all legal requirements for
publication in Chapter 50, Florida Statutes.

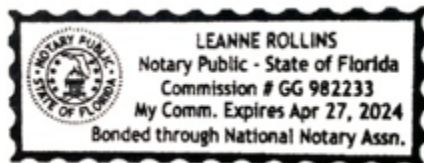


Signature of Affiant

Sworn to and subscribed before me this: May 01, 2023.



Signature of Notary Public



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

Affidavit Delivery Method: E-Mail

Affidavit Email Address: jdehart@highlandbeach.us
7418249

**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, May 11, 2023, at 9:30 AM in the Highland Beach Library Community Room, 3618 South Ocean Boulevard to consider the following:

APPLICATION NO. 21-0010 BY RICHARD N. MENDELSON FOR A SPECIAL EXCEPTION APPROVAL TO INSTALL A 400 SQUARE FOOT DOCK FOR THE PROPERTY LOCATED AT 1124 HIGHLAND BEACH DRIVE.

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

TOWN OF HIGHLAND BEACH, BUILDING
DEPARTMENT
05/01/2023 7418249

Order # - 7418249

File Attachments for Item:

B. Ongoing discussion of proposed changes (“amendment concepts”) to the Accessory Marine Facility (AMF) and seawall regulations of the Town Code.



TOWN OF HIGHLAND BEACH

AGENDA MEMORANDUM

MEETING TYPE: Planning Board (“Board”) Meeting

MEETING DATE May 11, 2023

SUBMITTED BY: Ingrid Allen, Town Planner, Building Department

SUBJECT: Ongoing discussion of proposed changes (“amendment concepts”) to the Accessory Marine Facility (AMF) and seawall regulations of the Town Code

SUMMARY:

As mentioned to the Board at the March 9, 2023 meeting, the proposed amendment concepts pertaining to AMF and seawall regulations will be an ongoing item of discussion on the Board’s meeting agendas during an approximate 8-12 month timeframe. This timeframe will give the Board sufficient time to discuss, analyze and craft a consensus. Subsequently, the Board will provide its recommendations on each proposed amendment concept to the Town Commission. At the April 13, 2023 Board meeting, Board discussion on the proposed amendment concepts included the following:

AMENDMENT CONCEPT	BOARD DISCUSSION
Maximum height for AMF = BFE plus 7 feet.	There should be limit, look to Board member Brown for input.
Require a ladder for every 50 feet of dock.	Reasonable for health and safety. Consider requirement not just for docks but include seawalls. Location of ladder should not interfere with the docking or mooring of vessel.
10-foot side setback for all zoning districts. For lots < 100 feet in width, setback is 10% of width; however, setback cannot be less than 5 ft.	Agree to apply setback for multifamily zoning districts as proposed.
NA	Floating docks should be part of the amendment (<i>Note that according to Section 30-68(h)(6) of the Town Code, floating docks are subject to conformance with all zoning requirements</i>). Town Attorney, Len Rubin, indicated that there may be some leeway in regulating setbacks for “floating vessel platforms” and “floating boat lifts” for which Florida Statutes currently provides an exemption. Mr. Rubin will update the Board on this matter at the May 11 th meeting.
Maximum seawall height	Expert to testify. Staff has reached out to the Town’s marine expert, ATM, and will advise the Board on their availability to appear at a Board meeting.

AMENDMENT CONCEPT	BOARD DISCUSSION
Encroachment into water at 25 feet or 25% of waterway width, whichever is less (measured from the shortest distance adjacent to the property line)	Measure from closest landward position (<i>to accommodate PL in the water</i>). Apply 25 feet or 25% encroachment to canals and lakes only exclude Intracoastal Waterway.

For reference purposes, the Board's previous discussion on the amendment concepts is provided in the table below:

March 9, 2023

AMENDMENT CONCEPT	BOARD DISCUSSION
Maximum height for AMF = BFE plus 7 feet	<i>Maybe the proposed "7 feet" is not high enough but there should be a limit.</i>
Require a ladder for every 50 feet of dock	<i>Require ladders on seawall and docks and consider adjustable ladders whereby the length of the ladder needs to be in the water at low mean tide.</i>
10-foot side setback for all zoning districts. For lots < 100 feet in width, setback is 10% of width; however, setback cannot be less than 5 ft.	<i>10-foot setback for Multi-Family Zoning Districts needs more discussion. Consider setback for mooring of boats.</i>

ATTACHMENTS:

- Proposed amendment concepts list
 - Multifamily zoning district maps and corresponding lot widths
 - ATM report (dated 2-11-2022)
-

RECOMMENDATION:

At the discretion of the Board.

PROPOSED AMENDMENT CONCEPTS

- Maximum height for Accessory Marine Facilities = Base Flood Elevation (BFE) plus 7 feet.
- Exempt personal watercraft (PWC) lifts from the requirement that “in no case shall the lift be higher than the superstructure of the boat when lifted” OR remove requirement.
- Maximum seawall cap width = 3 feet; maximum seawall cap plus dock width = 8 feet.
- Encroachment into water at 25 feet or 25% of waterway width, whichever is less (measured from the shortest distance adjacent to property line).
- 10 foot side setback for all zoning districts. For lots < 100 feet in width, setback is 10% of width; however, setback cannot be less than 5 feet.
- Require a ladder for every 50 feet of dock.

ADDITIONAL CONCEPT:

- Maximum seawall height

MAP 1 Canal widths - South Grand Ct.



5/2/2022, 9:47:56 AM

- Highland Beach Boundary
- Highland Beach Address Points
- Highland Beach Parcels
- Streets Centerline

11,128 45 90 180 ft

0 12.5 25 50 ft

Source: Esri, DeLorme, GeoEye, Earthstar Geographics, CNR/Airphoto, IGN, USA, AeroGRID, IGN, and the GIS User Community

Scale of Map and Aerial Photo
1:1000

MAP 3 Canal widths - In between Russell Dr. and Boca Cove Ln.



Shown of Highland Beach
1 mile

MAP 4 Canal widths - In between Bel Air Dr. and Russell Dr.



State of Highland Beach
1/1/2022



MAP 6 Canal widths - North of Bel Lido Dr.





2/11/22

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

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

Ms. Allen,

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

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

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

2. Requirement of setbacks for all zoning districts

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

3. Limits to waterway encroachment

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

4. Limitations to pile maximum height

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

5. Limits to seawall cap and dock width

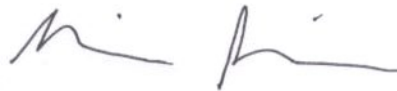
Limitations to Seawall cap and dock total width meets the intent to limit impacts to adjacent properties, waterway navigability and view. A total width of 8 feet (inclusive of the seawall cap and dock) is consistent with general practice.

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

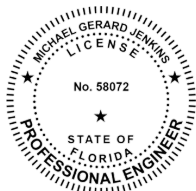
Regulation of boat lifts through minimum setbacks, size and height limitations are generally sufficient to meet the intent to minimize impacts to adjacent properties, allow for safe navigation and minimize impacts to view for waterways that are generally uniform in dimension adjacent to the regulated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

Sincerely,

Applied Technology & Management, Inc.



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



Michael
G Jenkins

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

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