



Town of Highland Beach

Notice of Public Meeting Protocol

The Town of Highland Beach is committed to serving the needs of the public while also working to ensure the safety and health of the town's staff, the community, and visitors alike.

That said, as an added layer of protection for the safety of all attending meetings in the Commission Chambers, the wearing of facial coverings or masks is required. Also, until further notice, Social distancing requirements and in-person meeting capacity limits remain in place. For those interested, Zoom Video Communications and telephone participation are offered.

The following information is guidance for preregistration for Zoom or telephone participation, and for viewing and providing public comments at the meeting:

ZOOM PARTICIPATION:

Online or Telephone Access – Access to the meeting will begin on the date and time of the meeting.

- To Join Meeting: All interested persons **must preregister** to participate by contacting Town Clerk Lanelda Gaskins at publiccomments@highlandbeach.us or by calling (561) 278-4548 no later than one (1) business day prior to the meeting date (**e.g. by 4:30 P.M. on a Monday if the meeting is scheduled for that Tuesday; and by 4:30 P.M.**).
- Meeting access information and instructions will be provided to those persons two hours prior to the meeting.
- The video camera display feature will only be enabled for Public Hearing Quasi-Judicial matters and during public comments only. The video camera display feature will be disabled for public use.

For additional information on using Zoom, please visit Zoom Support by clicking on the following link: <https://support.zoom.us/hc/en-us>.

Viewing Only - To view the meeting, preregistration is not required. The public can view the meeting on the following:

- Highland Beach TV Channel 99 online streaming on the Town's website and via Highland Beach YouTube at <https://www.youtube.com/channel/UCTAGr8WCa44Y3Q2Bb6UN2mw>.

PROVIDING PUBLIC COMMENT:

Persons desiring to provide public comments must do so by one of the methods listed below. Public comments will be limited to five minutes (three minutes for special Commission meeting items only) per person during the designated section of the agenda. If an interested person desires to provide a written public comment, all comments must be directed to Lanelda Gaskins, Town Clerk as follows:

TO SEND COMMENTS IN ADVANCE VIA EMAIL:

- To submit public comments, click on the link <https://mmportal6.teamunicode.com/> to go to the Agendas and Meeting webpage. At the top of the page click on “Public Comments” to submit your comments, or
- Submit your comments to publiccomments@highlandbeach.us.
- The Town will receive such public comments no later than two (2) hours prior to the meeting. If timely received, Town staff will read the public comment at the meeting.
- Live Zoom Video Participation - If attending via Zoom online, please follow Zoom instructions above. Once the meeting gets to the applicable public comment period, the host of the meeting will allow public participants (audio only) into the meeting from the waiting room, to provide live public comments.
- Live Zoom Telephone Participation - If attending via Zoom by telephone, please follow the instructions above. Once the meeting gets to the appropriate public comment period, the host of the meeting will allow public participants into the meeting from the waiting room, to provide live public comments.

Should you have any questions, please feel free to contact the Town Clerk’s Office at (561) 278-4548.

Published: 05.26.2021 / Updated 04.15.2022

AGENDA

PLANNING BOARD REGULAR MEETING



Thursday, January 12, 2023 At 9:30 AM

TOWN OF HIGHLAND BEACH, FLORIDA

3614 S. OCEAN BOULEVARD

HIGHLAND BEACH, FL 33487

Telephone: (561) 278-4548

Website: www.highlandbeach.us

TOWN HALL COMMISSION CHAMBERS

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

A. November 17, 2022

8. **UNFINISHED BUSINESS**

None.

9. **NEW BUSINESS**

A. Development Application No. 22-0013 / 4320 Intracoastal, LLC

Application By William R. Thomas, Unlimited Permit Services Inc., for a special exception approval to install a 107 linear foot seawall, a 180 square foot dock, and a 27,000-pound capacity boat lift for the property located at 4320 Intracoastal Drive.

B. 2023 Proposed Planning Board Meeting Dates

10. ANNOUNCEMENTS

January 16, 2023		Town Hall closed in observance of Martin Luther King, Jr. Day
January 17, 2023 -	1:30 P.M.	Town Commission Meeting
January 24, 2023	9:00 A.M.	Coffee with the Mayor
January 26, 2023 -	11:30 A.M.	Financial Advisory Board Regular Meeting
February 09, 2023	9:30 A.M.	Tentative Planning Board Regular Meeting

11. ADJOURNMENT

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 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 records. 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. November 17, 2022



TOWN OF HIGHLAND BEACH PLANNING BOARD REGULAR MEETING MINUTES

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

Date: November 17, 2022
Time: 9:30 AM

1. CALL TO ORDER

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

2. ROLL CALL

Member Brian DeMoss
Member David Powell
Member Harry Adwar
Member Jason Chudnofsky
Chairperson Eric Goldenberg
Town Attorney Leonard Rubin
Administrative Support Specialist Ganelle Thompson

ABSENT

Member Roger Brown
Vice Chairperson Mendelson

ADDITIONAL STAFF PRESENT

Town Planner Ingrid Allen

3. PLEDGE OF ALLEGIANCE

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

4. APPROVAL OF THE AGENDA

MOTION: Adwar/DeMoss - Moved to approve the agenda as presented, which passed unanimously 5 to 0.

5. SWEARING IN OF THE PUBLIC

Ms. Thompson swore in those giving testimony.

6. PUBLIC COMMENT

Timothy Ruotolo provided comments about Member Chudnofsky. Chairperson Goldenberg thanked Harry Adwar for his service to the Town and his assistance with the Marine Patrol Unit.

7. APPROVAL OF MINUTES

A. October 13, 2022

MOTION: Goldenberg/Adwar - Moved to approve October 13, 2022 Minutes, which passed unanimously 5 to 0.

8. UNFINISHED BUSINESS

None.

9. NEW BUSINESS

A. Development Application No. 22-0007 / Darrin Dunlea

Application By Darrin Dunlea, Seadar Builders, for a site plan approval pursuant to Section 30-82 of the Town Code to install a dune walkover for a property located at 2635 South Ocean Boulevard.

Chairperson Goldenberg read the title of Item 9.A. and asked the Board members if they had any ex parte communications to disclose. The Board 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, the survey, and the proposed dune walkover. She discussed the applicant's request and advised that the applicant received authorization from the Florida Department of Environmental Protection (FDEP) for the approval of the dune walkover as any structure East of the coastal control line would need in order to commence. Staff is recommending approval of the installation of the proposed walkover at the property located at 2635 South Ocean Boulevard. The applicant will be required to obtain a building permit (after the fact) 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.

Darrin Dunlea provided comments about the dune walkover and the code enforcement case in relation to this property.

The public hearing was closed followed by a motion.

MOTION: Adwar/DeMoss - Moved to approve Development Order No. 22-0007. Based upon roll call: Member Adwar (Yes), Member DeMoss (Yes), Member Powell (Yes), Member Chudnofsky (Yes), and Chairperson Goldenberg (Yes). The motion passed on a 5 to 0 vote.

10. ANNOUNCEMENTS

Chairperson Goldenberg thanked the staff for all the help they have given the Planning Board. He went on to thank Town Planner Allen and the Planning Board members.

Town Planner Allen provided the dates for the upcoming Accessory Marine Facility Meetings.

December 05, 2022 - 6:00 P.M. Public Meeting Accessory Marine Facility

Regulations

December 07, 2022 - 6:00 P.M. Public Meeting Accessory Marine Facility

Regulations

December 13, 2022 - 6:00 P.M. Public Meeting Accessory Marine Facility

Regulations

Chairperson Goldenberg proceeded with the announcements as followed:

December 06, 2022 -1:30 P.M. Town Commission Meeting

December 08, 2022 - 9:30 A.M. Planning Board Regular Meeting

December 13, 2022 - 1:00 P.M. Code Enforcement Board Meeting

11. ADJOURNMENT

The meeting adjourned at 9:44 A.M.

MOTION: Adwar/ Powell - Moved to adjourn the meeting, which passed unanimously 5 to 0.

APPROVED on January 12, 2023, Planning Board Regular Meeting.

Eric Goldenberg, Chairperson

ATTEST:

Transcribed by: Ganelle Thompson

January 12, 2023

Ganelle Thompson,
Administrative Support Specialist

Date

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

File Attachments for Item:

A. Development Application No. 22-0013 / 4320 Intracoastal, LLC

Application By William R. Thomas, Unlimited Permit Services Inc., for a special exception approval to install a 107 linear foot seawall, a 180 square foot dock, and a 27,000-pound capacity boat lift for the property located at 4320 Intracoastal Drive.



HIGHLAND BEACH BUILDING DEPARTMENT

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

PLANNING BOARD STAFF REPORT

MEETING OF: JANUARY 12, 2023

TO: PLANNING BOARD

FROM: INGRID ALLEN, TOWN PLANNER

SUBJECT: APPLICATION BY WILLIAM R. THOMAS, UNLIMITED PERMIT SERVICES INC., FOR A SPECIAL EXCEPTION APPROVAL TO INSTALL A 107 LINEAR FOOT SEAWALL, A 180 SQUARE FOOT DOCK, AND A 27,000 POUND CAPACITY BOAT LIFT FOR THE PROPERTY LOCATED AT 4320 INTRACOASTAL DRIVE (DO# 22-013)

I. GENERAL INFORMATION:

Applicant (Property Owner): 4320 Intracoastal, LLC
 130 S. 18 Street, Unit 2504
 Philadelphia, PA 19103-4931

Applicant's Agent: William R. Thomas
 Unlimited Permit Services, Inc.
 902 NE 1 Street, Suite 2
 Pompano Beach, FL 33060

Property Characteristics:

Comprehensive Plan Land Use: Single Family

Zoning District: Residential Single Family (RS)

Site Location: 4320 Intracoastal Drive

Parcel PCN#: 24-43-47-04-02-004-0150

Property Background:

In 2018, a building permit was issued for the demolition of an existing one-story structure (No. 18-0505).

On November 10, 2021, a site plan was approved by the Planning Board (DO# 21-0012) for a new three-story, 8,298 square foot, single family residence with pool and spa (motion carried 6-0).

Request and Analysis:

The Applicant is proposing to install a 107 linear foot seawall within 18 inches waterward of the existing seawall, a 180 square foot concrete dock, and a 27,000-pound capacity elevator boat lift.

The Applicant has obtained both Florida Department of Environmental Protection (FDEP) and US Army Corps of Engineers (ACOE) authorization for the proposed request. The corresponding file numbers for each agency are provided in the table below.

FDEP (FILE NO.)	ACOE (FILE NO.)
50-0180219-002,003-EE	SAJ-2021-02738(NWGP-PWB)

Pursuant to Section 6-128(b) of the Town Code, all seawalls west of State Road A1A shall be at Base Flood Elevation (BFE) or higher as provided by the FEMA FIRM maps. The BFE for the property is currently at 6 feet. The Applicant's proposed seawall is 6.0 feet NAVD.

Pursuant to Section 30-68(g)(6)d.1. of the Town Code, the Applicant's request is in compliance with the required 25-foot side yard setback for both docks and boatlifts located in a Single-family zoning district. In addition, the proposed request is in compliance with the following definition of "boat lift" as provided in Section 30-131:

Boat lifts means the bottom of the keel of any boat shall not be hoisted greater than one foot above the minimum seawall elevation. In no case shall the lift be higher than the superstructure of the boat when lifted.

The Applicant's request 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.

Pursuant to Section 30-67(b) of the Town Code, seawalls, docks, and boat lifts in the Residential Single (RS) 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 seawalls, bulkheads, retaining walls and accessory marine facilities.

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

construction shall be initiated within two (2) years following the date of approval by the Planning Board.

II. Recommendation

Staff recommends approval of the special exception request to install a 107 linear foot seawall, a 180 square foot dock, and a 27,000 pound capacity boat lift, based on the plans date stamped received by the Building Department on December 22, 2022.

- ☒ **Plans meet Town of Highland Beach Zoning and other governmental agencies requirements and are consistent with the Town Comprehensive Plan.**
- ☐ **Plans meet Town of Highland Beach Zoning requirements; however, approvals are pending before the Town of Highland Beach will issue permits, with other governmental agencies as listed.**
- ☐ **Plans do not meet Town of Highland Beach Zoning requirements.**

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

Attachments: Application

Aerials

FDEP approval

ACOE approval

Applicant Plans



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: 4320 Intracoastal Drive	PCN: 24434704020040150
Full Legal Description of the Property [as described in the deed] or reference to an attachment: Bel Lido Lot 15 Blk4	
Zoning District:	What is the location of the Installation? <input checked="" type="checkbox"/> Intracoastal Waterway (ICW) <input type="checkbox"/> Interior Canal/Basin <input type="checkbox"/> N/A

PROPERTY OWNER (APPLICANT) INFORMATION		
Name: MICHAEL J. GALWICK 4320 INTRACOASTAL	Phone: (215) 479-3009	Fax: (267) 314-5408
Mailing Address: 130 S. 18 TH ST. UNIT # 2504 PHILADELPHIA, PA 19103		
Email Address: MJCALWICK@AOL.COM		

APPLICANT'S AGENT INFORMATION		
Name: Bill Thomas	Phone: 954-532-0129	Fax:
Company Name: Unlimited Permit Services		
Mailing Address: 902 NE 1st St. Pompano Beach, FL 33060		
Email Address: office@unlimitedps.net		

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

Install 107ft Seawall, install 36' x 5' concrete dock, install 27000 lb elevator boatlift

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.

XXXXX

Applicant's Signature: _____

Date: _____

MANAGEMENT 4320 INTERSTATE LLC

Received by the Town Clerk's Office:

Received By: _____

Date: _____

Date Public Notices Mailed: _____

Date Legal Advertisement Published: _____


4320 Intracoastal Drive

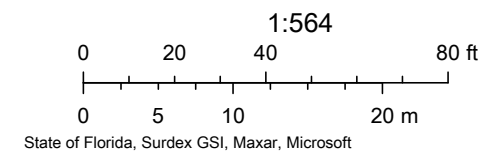


12/22/2022, 1:16:56 PM

 Highland Beach Boundary

• Highland Beach Address Points

 Highland Beach Parcels



4320 Intracoastal Drive



© All EagleView Technology Corporation



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
Interim Secretary

September 1, 2021

4320 Intracoastal LLC
c/o Michael Garnick
130 South 18th Street, Unit 2504
Philadelphia, PA 19103
Sent via e-mail: mjgarnick@aol.com

Re: File No.: 50-0180219-002,003-EE
File Name: 4320 Intracoastal Dr.

Dear Mr. Garnick:

On August 5, 2021, we received your request for verification of exemption to perform the following activities: (1) install 107 ln. ft. of seawall within 18 inches waterward (wetface to wetface) of the existing seawall, (2) install a 180 square foot dock, and (3) install a boat lift. The project is located in the Intracoastal Waterway, Class III Waters, adjacent to 4320 Intracoastal Dr., Highland Beach (Section 4, Township 47 South, Range 43 East), in Palm Beach County (Latitude N 26° 23' 55.44", Longitude W 80° 4' 11.39").

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 Elena Kampian at the letterhead address or at 561 681-6716, Elena.Kampian@FloridaDEP.gov.

www.floridadep.gov

1. Regulatory Review – Verified

Based on the information submitted, the Department has verified that the activities as proposed are exempt, under Chapter 62-330.051(5)(b) and Chapter 62-330.051(12)(b), Florida Administrative Code, from the need to obtain a regulatory permit under Part IV of Chapter 373 of the Florida Statutes.

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

2. Proprietary Review- Not Required

The activity does not appear to be located on sovereign submerged lands and 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 - SPGP 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



Kaitlyn Mallett
Environmental Specialist II
Southeast District

Enclosures:

Attachment A- Specific Exemption Rule
Project drawings, 3 pages

CERTIFICATE OF SERVICE

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

FDEP – Danielle Sattelberger, Elena Kampian
Matt Butler, P.E., Isiminger & Stubbs Engineering, Inc., mbutler@coastal-engineers.com

Additional mailings:

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

FILING AND ACKNOWLEDGMENT

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



Clerk

September 1, 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 –

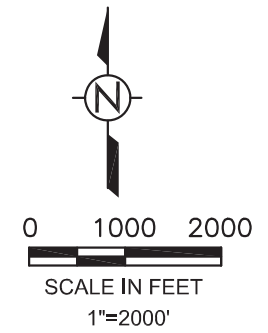
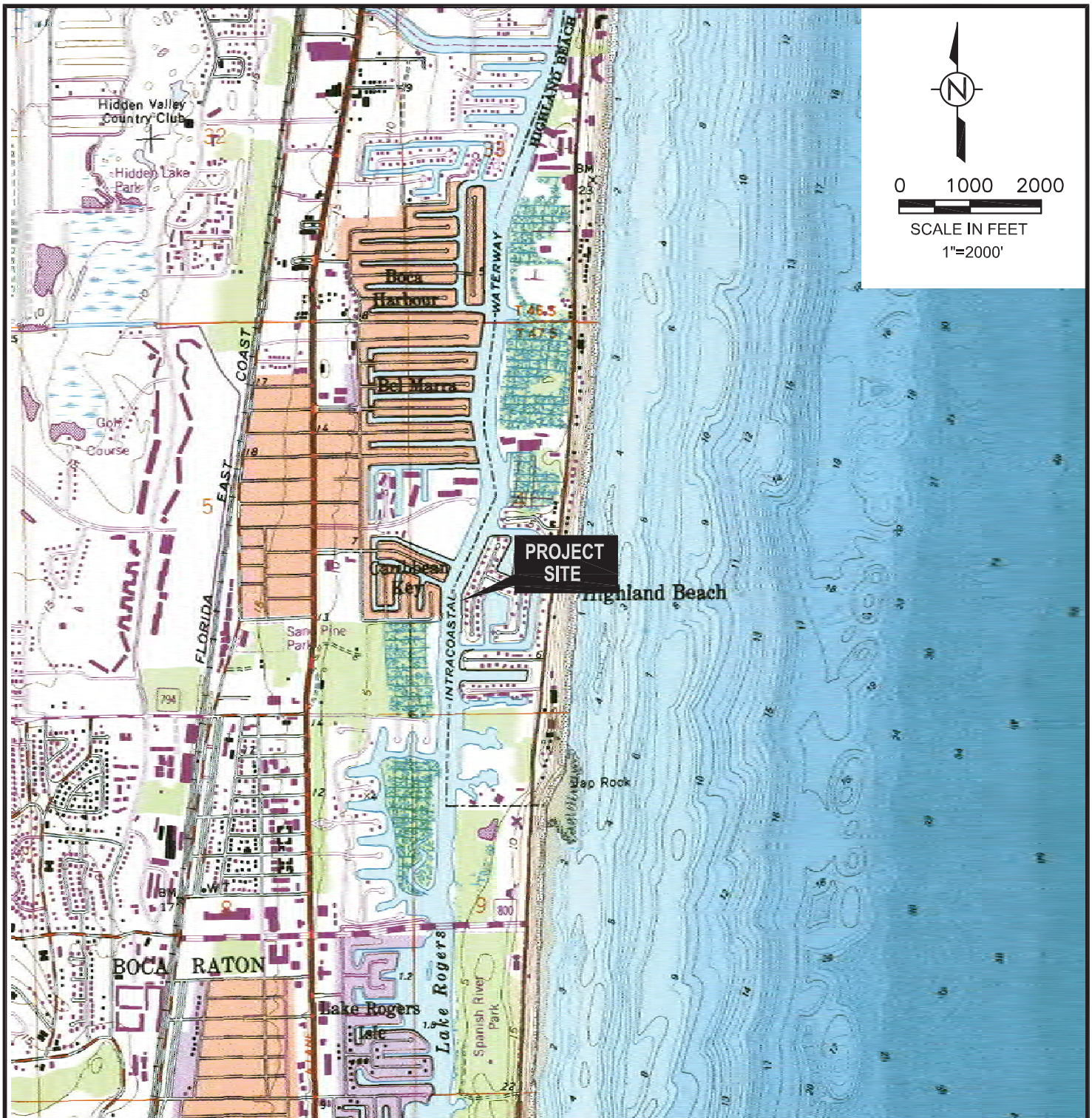
(b) Installation of private docks, piers, and recreational docking facilities, and installation of local governmental piers and recreational docking facilities, in accordance with section 403.813(1)(b), F.S. This includes associated structures such as boat shelters, boat lifts, and roofs, provided:

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

(12) Construction, Replacement, Restoration, Enhancement, and Repair of Seawall, Riprap, and Other Shoreline Stabilization –

(b) The restoration of a seawall or riprap under section 403.813(1)(e), F.S., where:

1. The seawall or riprap has been damaged or destroyed within the last year by a discrete event, such as a storm, flood, accident, or fire or where the seawall or riprap restoration or repair involves only minimal backfilling to level the land directly associated with the restoration or repair and does not involve land reclamation as the primary project purpose. See section 3.2.4 of Volume I for factors used to determine qualification under this provision;
2. Restoration shall be no more than 18 inches waterward of its previous location, as measured from the waterward face of the existing seawall to the face of the restored seawall, or from the waterward slope of the existing riprap to the waterward slope of the restored riprap; and
3. Applicable permits under chapter 161, F.S., are obtained.



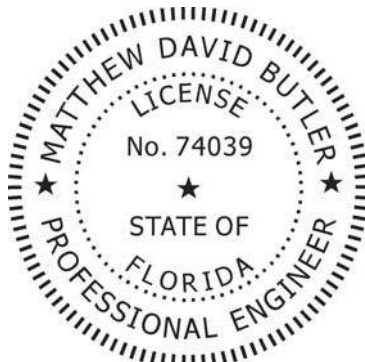
TAKEN FROM U.S.G.S. DELRAY BEACH, FLORIDA QUADRANGLE

SEC: 04 TWP: 47S RGE: 43E

LAT: 26° 23' 56" N

LONG: 080° 04' 11" W

This item has been digitally signed and sealed by Matthew D. Butler, P.E. on 8/5/2021 using a Digital Signature. Printed copies of this document are not considered signed and sealed, and the signature must be verified on any electronic copies.



VICINITY MAP



**ISIMINGER & STUBBS
ENGINEERING, INC.**

COASTAL • ENVIRONMENTAL • MARINE

REGISTRATION NUMBER: 8114
P.O. BOX 14702 - NORTH PALM BEACH, FL 33408 - (561) 881-0003

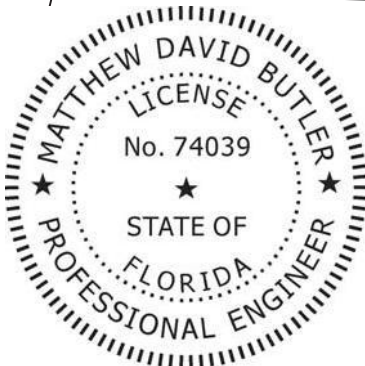
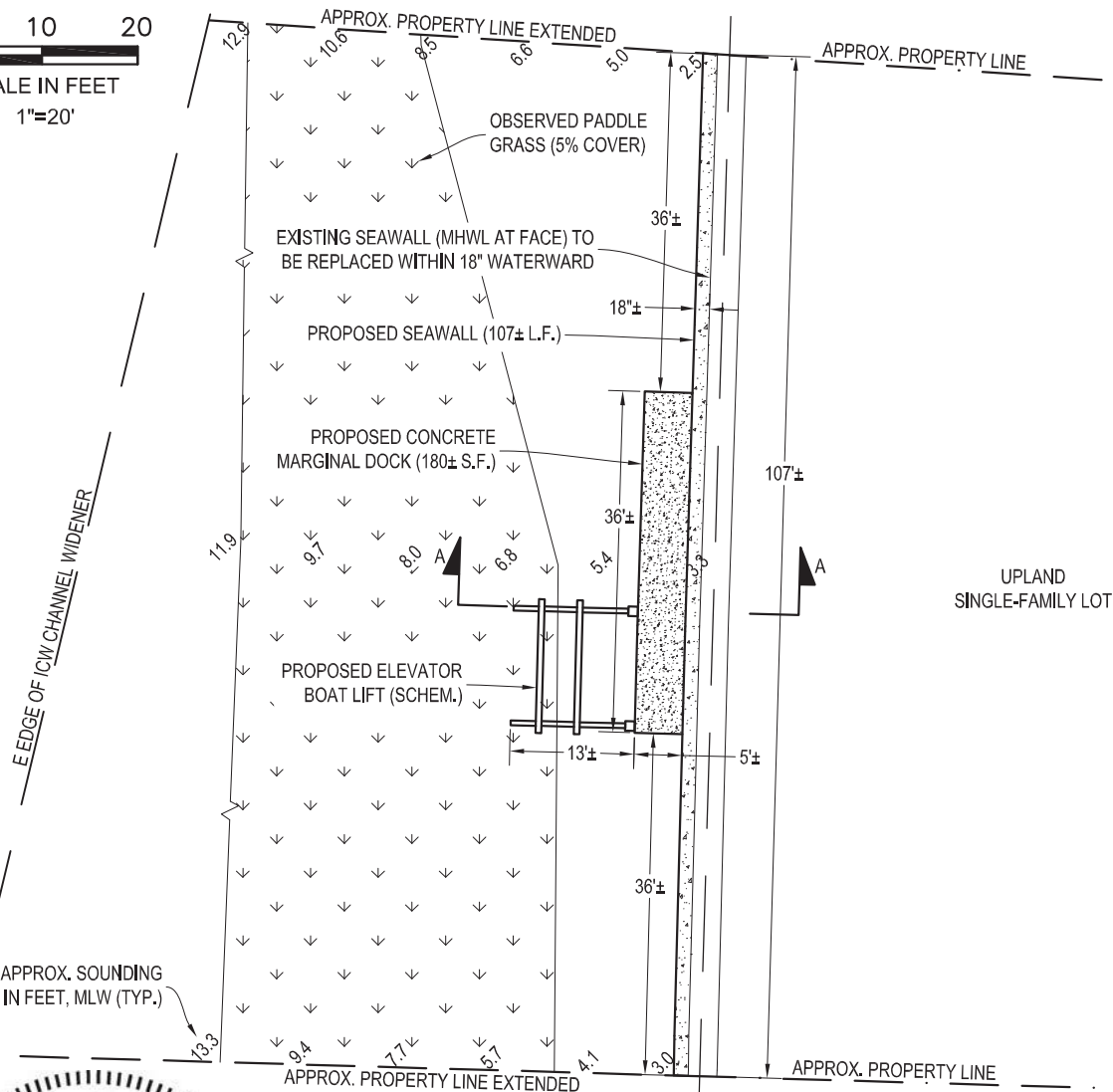
**PROPOSED SEAWALL REPLACEMENT AND DOCK
INTRACOASTAL WATERWAY
4320 INTRACOASTAL DRIVE
TOWN OF HIGHLAND BEACH, PALM BEACH COUNTY, FL
APPLICANT: 4320 INTRACOASTAL LLC**

DATE	8/21	DRAWN	MDB	CHKD	KDB	APPRVD	MDB
DWG NO.	21140A1	SHEET		OF 3			
COMPUTER FILE NO.	21140A						



0 10 20
SCALE IN FEET
1"=20'

E EDGE OF ICW RIGHT OF WAY



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NOTES:

1. DATUM IS MLW. MLW = -2.0'± NAVD FROM LABINS DATABASE.
2. EXISTING LOCATIONS ARE APPROXIMATE BASED ON SURVEY BY LANDTEC SURVEYING, DATED 3/4/21, AND ON-SITE OBSERVATIONS.
3. SOUNDINGS AND RESOURCE INFORMATION BY ISIMINGER & STUBBS ENGINEERING, INC. FIELD WORK PERFORMED 6/14/21. SOUNDINGS REDUCED TO MLW BASED ON SURVEYED ELEVATIONS.

SKETCH SUBMITTED FOR ENVIRONMENTAL PERMIT REVIEW,
NOT INTENDED FOR CONSTRUCTION OR BUILDING PERMIT REVIEW.

PLAN VIEW



**ISIMINGER & STUBBS
ENGINEERING, INC.**

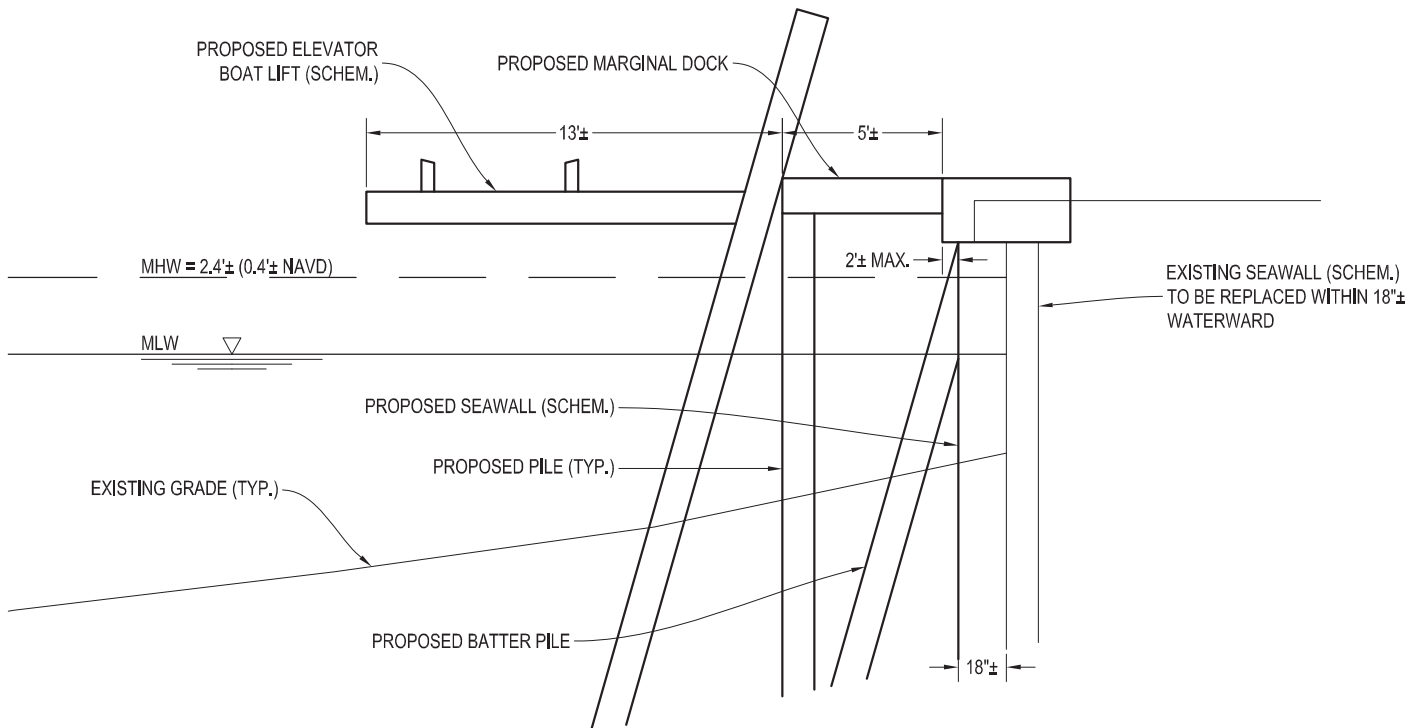
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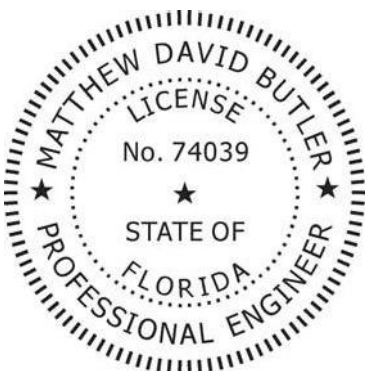
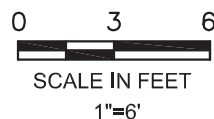
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DATE	8/21	DRAWN	MDB	CHKD	KDB	APPRVD	MDB
DWG NO.	21140A2					SHEET	Page 25
COMPUTER FILE NO.	21140A					OF	3



NOTE: THE MEASUREMENT TO BE TAKEN FROM THE FACE OF THE EXISTING SEAWALL TO THE FACE OF THE PROPOSED SEAWALL, AT THE MHWL.

SECTION A-A



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SECTION VIEW



**ISIMINGER & STUBBS
ENGINEERING, INC.**

COASTAL • ENVIRONMENTAL • MARINE

REGISTRATION NUMBER: 8114

P.O. BOX 14702 - NORTH PALM BEACH, FL 33408 • (561) 881-0003

PROPOSED SEAWALL REPLACEMENT AND DOCK
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DATE	8/21	DRAWN	MDB	CHKD	KDB	APPRVD	MDB
DWG NO.	21140A3					SHEET	Page 26
COMPUTER FILE NO.	21140A					OF	3



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

March 7, 2022

Regulatory Division
Palm Beach Gardens Section
SAJ-2021-02738(NWGP-PWB)

4320 Intracoastal, LLC
Attention: Michael Garnick
130 S 8th Street
Philadelphia, Pennsylvania 19103

Dear Mr. Garnick:

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 August 5, 2021. Your application was assigned file number SAJ-2021-02738(GP-PWB). A review of the information and drawings provided indicates that the proposed work would improve water access by replacing 107 linear feet of existing seawall within 1.5-feet (wetface to wetface) a new 3.5 foot wide cap with 14 batter piles. Install a new 5-foot by 36-foot (180 square feet) concrete dock with 5 piles and a new boatlift with 2 aluminum I-beams. 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 within the Intracoastal Waterway at 4320 Intracoastal Drive, in Section 4, Township 47 South, Range 43 East, Highland Beach, Palm Beach County, Florida.

The aspect of your project involving installing a seawall, as depicted on the attached drawings, is authorized by Nationwide Permit 13 (NWP-13), Bank Stabilization, which became effective on March 15, 2021 (86 FR 2744, January 13, 2021). **This verification is valid until March 14, 2026.** In order for this NWP authorization to be valid, you must ensure that the work is performed in accordance with the Nationwide Permit General Conditions, the Jacksonville District Regional Conditions, and the General and Project-Specific Special Conditions listed below. Furthermore, if you commence or are under contract to commence this activity before the date that the relevant nationwide permit is modified or revoked, you will have 12 months from the date of the modification or revocation of the NWP to complete the activity under the present terms and conditions of this NWP. Alternatively, you can access the U.S. Army Corps of Engineers' (Corps) Jacksonville District's Regulatory Source Book web page for links to view Nationwide Permit information at: <https://www.saj.usace.army.mil/Missions/Regulatory/Source-Book/>. Please be aware this Internet address is case sensitive and should be entered as it appears above. Once there you will need to select "Source Book"; and, then select "Nationwide Permits." These files contain the description of the Nationwide Permit authorization, the Nationwide Permit general conditions, and the regional conditions, which apply specifically to this NWP verification.

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.

Project Specific Special Conditions:

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

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

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

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

The Permittee shall reference this DA permit number, SAJ-2021-02738(NWGP-PWB), on all submittals.

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

3. **As-Built Certification with X-Y Coordinates:** Within 60 days of completion of the authorized work or at the expiration of the construction window of this permit, whichever occurs first, the Permittee shall submit as-built drawings of the authorized work and complete the enclosed "As-Built Certification by Professional Engineer or

Surveyor” form, (Attachment C) to the Corps. The drawings shall be signed and sealed by a registered professional engineer or a professional land surveyor confirming the actual location of all authorized work/structures with respect to the Federal channel and/or within the Federal easement 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 in the same scale as the attached permit drawings (8½-inch by 11-inch). The drawings shall include the X & Y State Plane coordination points of the most water-ward point of the structure. The drawings shall include the dimensions of the structure, depth of water (at mean low water) at the waterward end of the structure, and the distance from the waterward end of the structure to the near design edge of the Federal channel.

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

c. The Department of the Army Permit number.

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

5. Setback from Federal Channel: The permit requires that no portion of the authorized structure extend closer than 48.2 linear feet from the near bottom edge of the federal channel.

6. Consent to Easement: A portion of the authorized work may be located within the Federal right-of-way and therefore, may require a Department of the Army Consent to Easement. A copy of this authorization has been forwarded to the Corps’ Real Estate Division for action on the Consent to Easement. Prior to commencement of construction, the Permittee shall provide a copy of the Corps approved Consent to

Easement to the address identified in **Reporting Addresses Special Condition**. The Real Estate Division is responsible for issuing the Consent to Easement. For questions or status updates on the Consent to Easement, please contact Real Estate Division at SAJ-RE-Consent@usace.army.mil or Post Office Box 4970, Jacksonville, Florida 32232-0019 or by telephone at 904-570-4515.

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

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>

9. Cultural Resources/Historic Properties:

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

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

c. Additional cultural resources assessments may be required of the permit area in the case of unanticipated discoveries as referenced in accordance with the above Special Condition ; and if deemed necessary by the SHPO, THPO(s), or Corps, in

accordance with 36 CFR 800 or 33 CFR 325, Appendix C (5). Based, on the circumstances of the discovery, equity to all parties, and considerations of the public interest, the Corps may modify, suspend or revoke the permit in accordance with 33 CFR Part 325.7. Such activity shall not resume on non-federal lands without written authorization from the SHPO for finds under his or her jurisdiction, and from the Corps.

d. In the unlikely event that unmarked human remains are identified on non-federal lands; they will be treated in accordance with Section 872.05 Florida Statutes. All work and ground disturbing activities within a 100-meter diameter of the unmarked human remains shall immediately cease and the Permittee shall immediately notify the medical examiner, Corps, and State Archaeologist within the same business day (8-hours). The Corps shall then notify the appropriate SHPO and THPO(s). Based, on the circumstances of the discovery, equity to all parties, and considerations of the public interest, the Corps may modify, suspend or revoke the permit in accordance with 33 CFR Part 325.7. Such activity shall not resume without written authorization from the State Archaeologist and from the Corps.

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

11. Water Quality Certification and Coastal Zone Management: Prior to the initiation of any construction, projects qualifying for this DA permit must qualify for an exemption under section 403.813(1), Florida Statutes or 373.406, Florida Statutes, or otherwise be authorized by the applicable permit required under Part IV of Chapter 373, Florida Statutes, by the Department of Environmental Protection, a water management district under section 373.069, Florida Statutes, or a local government with delegated authority under section 373.441, Florida Statutes, and receive Water Quality Certification and applicable Coastal Zone Consistency Concurrence or waiver thereto, as well as any authorizations required for the use of state-owned submerged lands under Chapter 253, Florida Statutes, and, as applicable, Chapter 258, Florida Statutes. You should check State-permitting requirements with the Florida Department of Environmental Protection or the appropriate water management district.

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.

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

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

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

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

Sincerely,

A handwritten signature in blue ink that reads "Paula Bratschi".

Paula Bratschi
Project Manager

Enclosures:

- Attachment A: Drawings
- Attachment B: Commencement Notification
- Attachment C: As-Built Certification with X-Y Coordinates
- Attachment D: Manatee Conditions for In-Water Work
- Attachment E: Notice of Permit

Cc:

Matt Butler mbutler@coastal-engineers.com
CESAJ-RD-PE

DEPARTMENT OF THE ARMY PERMIT TRANSFER REQUEST

DA PERMIT NUMBER: SAJ-2021-02738(NWGP-PWB)

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

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

(TRANSFEREE-SIGNATURE)

(SUBDIVISION)

(DATE)

(LOT)

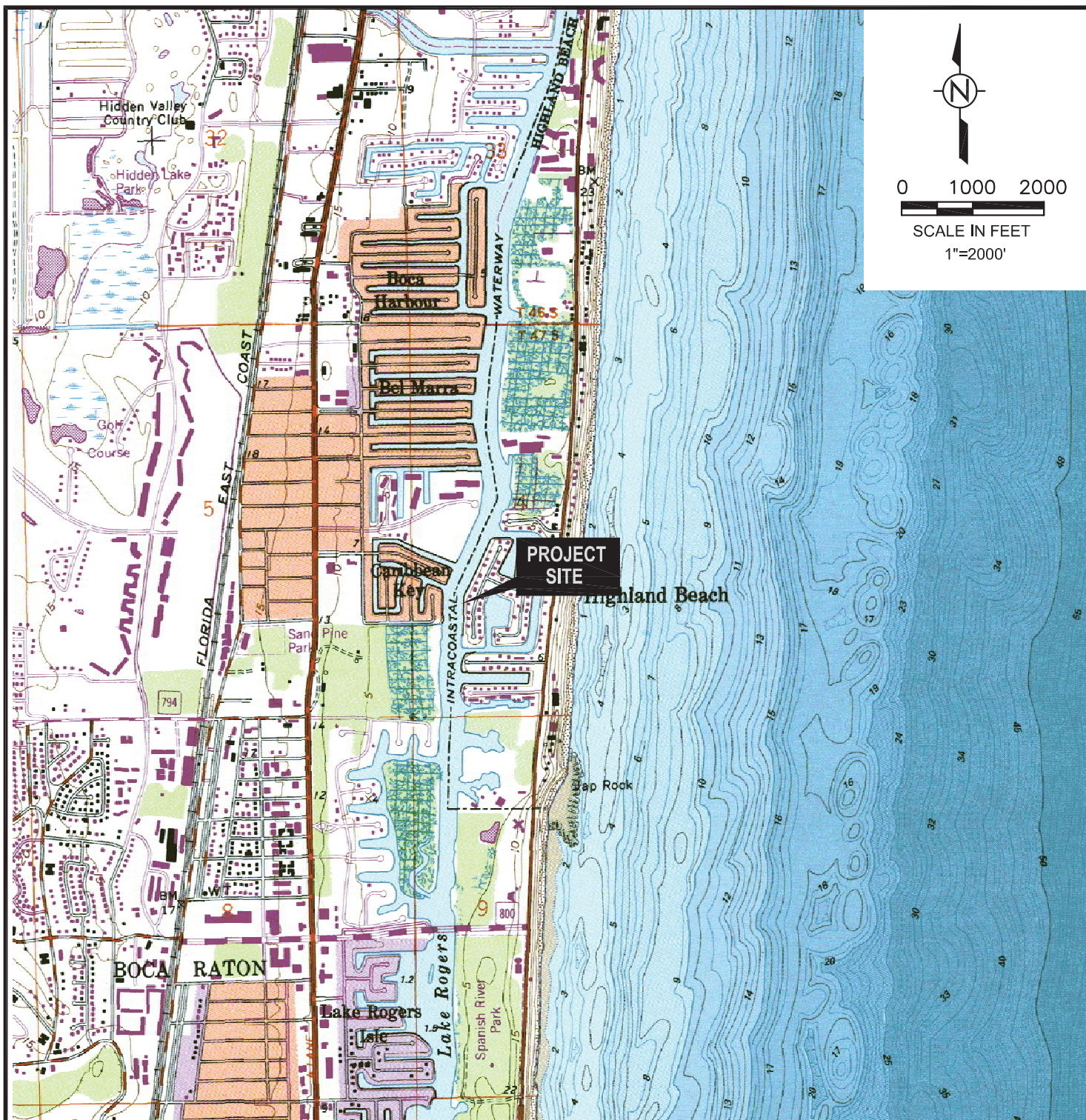
(BLOCK)

(NAME-PRINTED)

(STREET ADDRESS)

(MAILING ADDRESS)

(CITY, STATE, ZIP CODE)



0 1000 2000
SCALE IN FEET
1"=2000'

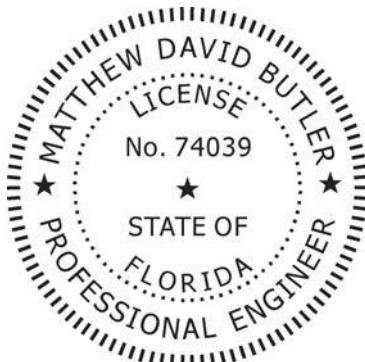
TAKEN FROM U.S.G.S. DELRAY BEACH, FLORIDA QUADRANGLE

SEC: 04 TWP: 47S RGE: 43E

LAT: 26° 23' 56" N

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**PROPOSED SEAWALL REPLACEMENT AND DOCK
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APPLICANT: 4320 INTRACOASTAL LLC**

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DWG NO.	21140A1					SHEET	
COMPUTER FILE NO.	21140A					OF	3



0 10 20
SCALE IN FEET
1"=20'

E EDGE OF ICW RIGHT OF WAY

E EDGE OF ICW CHANNEL WIDENER

APPROX. SOUNDING
IN FEET, MLW (TYP.)

APPROX. PROPERTY LINE EXTENDED

APPROX. PROPERTY LINE

OBSERVED PADDLE
GRASS (5% COVER)

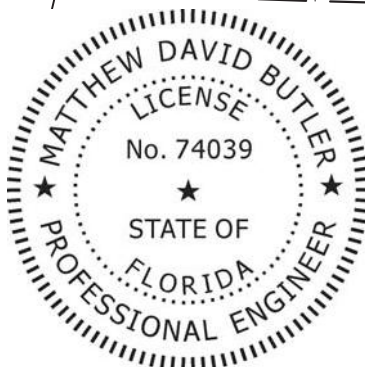
EXISTING SEAWALL (MHWL AT FACE) TO
BE REPLACED WITHIN 18" WATERWARD

PROPOSED SEAWALL (107± L.F.)

PROPOSED CONCRETE
MARGINAL DOCK (180± S.F.)

PROPOSED ELEVATOR
BOAT LIFT (SCHEM.)

UPLAND
SINGLE-FAMILY LOT



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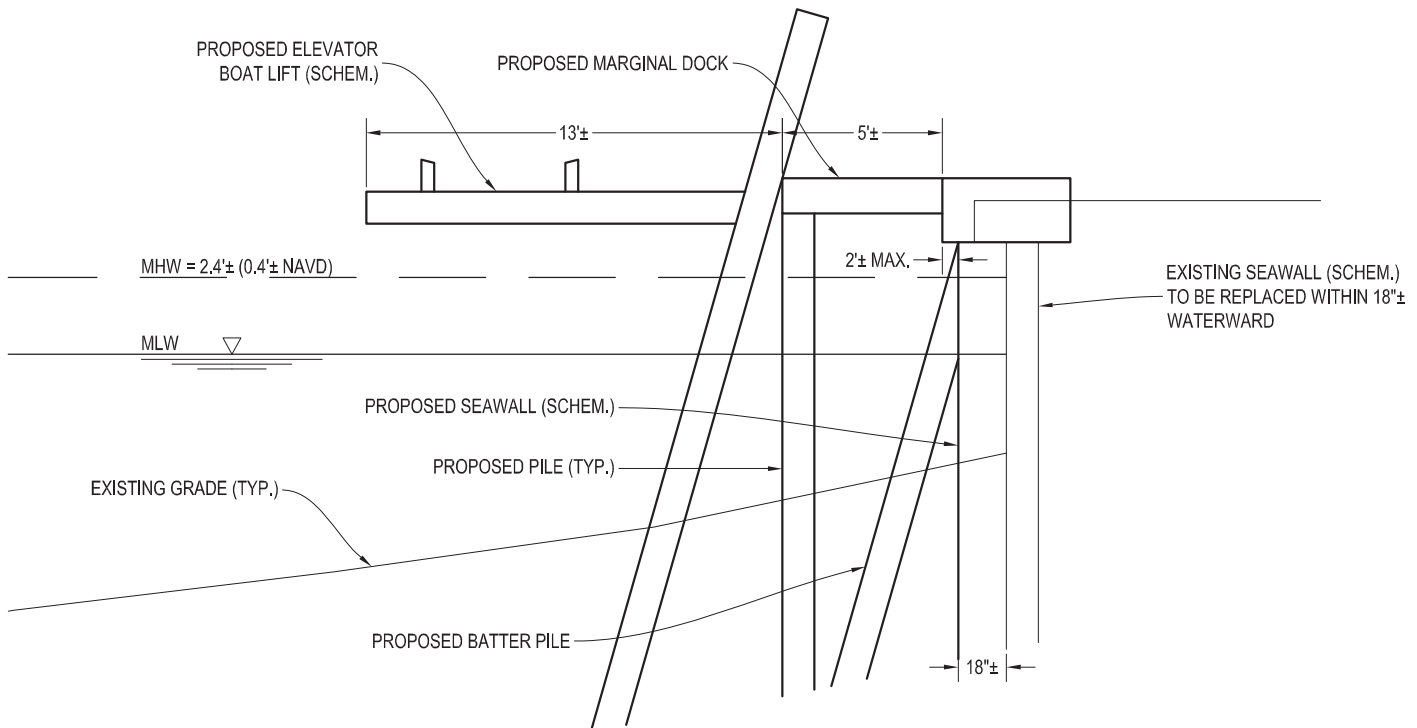
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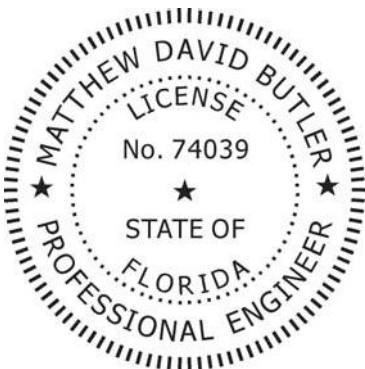
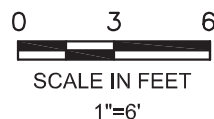
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DWG NO.	21140A2	SHEET					Page 36
COMPUTER FILE NO.	21140A	OF 3					



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DWG NO.	21140A3					SHEET	Page 37
COMPUTER FILE NO.	21140A					OF	3



TYPE OF SURVEY:

- ☒ BOUNDARY
- ☐ ALIENATION
- ☐ CONSTRUCTION
- ☐ TOPOGRAPHIC
- ☐ COMMODUM
- ☐ SPECIAL PURPOSE

LEGAL DESCRIPTION:
LOT 15, BLOCK 4, BEACH 4, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 25, PAGE 97, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

PROPERTY ADDRESS:
432 INTRACOASTAL DRIVE
HIGHLAND BEACH, FL 33487

INVOICE NUMBER:
1140056

DATE OF FIELD WORK:
03/23/2021

CLIENT FILE:
CERTIFIED TO SECOND STAGE IN SLIC

FLOOD ZONE: AE
FLOOD MAP: 2286C
PANEL: 1989
PANEL DATE: 10/06/2017

BASE FLOOD ELEVATION OR DRYTIDE 8' AND 1989 COMMUNITY NUMBER:
12111

Breakdown Elevation:
Benchmark G.P.S. SYSTEM
Datum used: NAVD83
Elevations on Drawing are to N.A.S.D. 83

SYMBOLS - NOT TO SCALE
(SOME ITEMS IN LEGEND MAY NOT APPEAR ON DRAWING)

- ⊙ = UTILITY POLE
- ⊙ = CENTER LINE
- ⊙ = CATCH BASIN
- ⊙ = PRE-HYDRANT
- ⊙ = WATER VALVE
- ⊙ = WATER METER
- ⊙ = HANDICAP PARKING SPACE
- ⊙ = SEC. QTR. CORNER
- ⊙ = SECTION CORNER

CERTIFICATION:
I HEREBY CERTIFY THAT THIS SURVEY MEETS THE STANDARDS OF PRACTICE AS OUTLINED IN CHAPTERS 54, 57, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000.

BEARING REFERENCE:
NONE. RECORD INFORMATION RELY UPON ANNUAL DATA ON Y. ALL ANNUAL DATA SHOWN HEREON REFERENCED HERETO.

PURPOSE OF SURVEY:
1. ALL POINTS SHOWN ARE LOCATED WITH A MINIMUM ACCURACY OF ± 1 FOOT HORIZONTAL.
2. X, Y COORDINATES SHOWN ARE ON FOUND MONUMENTS AND ARE BASED ON FLORIDA STATE PLANE, EAST ZONE, 1983.
3. ALL BOUNDARY MONUMENTS SHOWN HEREON HAVE BEEN COMPUTED TO MEET OR EXCEED A 95% CONFIDENCE LEVEL WITH REGARD TO RELATIVE POSITIONAL PRECISION.

REVISIONS

DATE	REVISION
09/15/2021	UPDATE B. ZAB
12/22/2021	COORDINATES B. ZAB
01/24/2022	PER COMMENTS B. ZAB

Platted Easements & Notable Conditions (unplatted easements also listed if provided): IF APPLICABLE, RECIPIENTS OF THIS SURVEY SHOULD REVIEW THE POSITION OF ANY FENCE LINES SHOWN AND THEIR RELATIONSHIP TO THE BOUNDARY LINE.

5 DRAINAGE EASEMENT ALONG SOUTH PROPERTY LINE

GENERAL NOTES:

1. THIS SURVEY IS BASED UPON RECORD INFORMATION PROVIDED BY CLIENT. NO SPECIFIC SEARCH OF THE PUBLIC RECORD HAS BEEN MADE BY THE OFFICE UNLESS OTHERWISE NOTED.
2. AS INDICATED ABOVE, UNDER PURPOSE OF SURVEY, IF THE SURVEY HAS BEEN PREPARED FOR A PURPOSE OF REFERENCE, THE SCOPE IS LIMITED TO THE INFORMATION FOR USE IN REFERENCE ONLY. NO GUARANTEE IS MADE FOR THE ACCURACY OF THE INFORMATION FOR USE IN REFERENCE ONLY.
3. ANY FENCES SHOWN HEREON ARE ILLUSTRATIONS OF THEIR GENERAL POSITION ONLY. THE FENCE LINE SHALL NOT BE RESPONSIBLE FOR DAMAGES RESULTING FROM THE REMOVAL OF OR CHANGES MADE TO ANY FENCE LINE, UNLESS WE HAVE PROVIDED A SURVEY SPECIFICALLY LOCATING THE DETERMINATION OF FENCE POSITIONS SHOULD BE BASED SOLELY ON THEIR PHYSICAL RELATIONSHIP TO THE MONUMENTED BOUNDARY LINES.
4. GRAPHIC REPRESENTATIONS HAVE BEEN ENLARGED TO MAKE CLEARLY ILLUSTRATE MEASURED RELATIONSHIPS. DIMENSIONS SHALL HAVE PRECEDENCE OVER SCALED POSITIONS.
5. UNDERGROUND IMPROVEMENTS HAVE NOT BEEN LOCATED EXCEPT AS SPECIFICALLY SHOWN.
6. ELEVATIONS ARE BASED UPON NATIONAL GEODETIC VERTICAL DATUM (N.G.V.D. 1989) OR NORTH AMERICAN VERTICAL DATUM (N.A.V.D. 1988) AS SHOWN ABOVE.
7. ALL BOUNDARY AND CONTROL DIMENSIONS SHOWN ARE FIELD MEASURED AND CORRESPOND TO RECORD INFORMATION, UNLESS SPECIFICALLY NOTED OTHERWISE.
8. ANY CORNERS SHOWN AS SET HAVE EITHER BEEN SET ON THE DATE OF FIELD WORK, OR WILL BE SET WITHIN 5 BUSINESS DAYS OF SUD DATE AND ARE DIMENSIONED WITH A CAP (MARKED) IS (DIMENSIONED SURVEYOR) #528.

LANDTEC SURVEYING
... measuring differently



COMMENCEMENT NOTIFICATION

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

1. Department of the Army Permit Number: SAJ-2021-02738(NWGP-PWB)

2. Permittee Information:

Name: _____

Email: _____

Address: _____

Phone: _____

3. Construction Start Date: _____

4. Contact to Schedule Inspection:

Name: _____

Email: _____

Phone: _____

Signature of Permittee

Printed Name of Permittee

Date

AS-BUILT CERTIFICATION BY PROFESSIONAL ENGINEER

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

1. Department of the Army Permit Number: SAJ-2021-02738(NW/GP-PWB)

2. Permittee Information:

Name: _____

Address: _____

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

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

Signature of Engineer

Name (*Please type*)

(FL, PR, or VI) Reg. Number

Company Name

City

State

ZIP

(Affix Seal)

Date

Telephone Number

Date Work Started:_____ Date Work Completed:_____

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

STANDARD MANATEE CONDITIONS FOR IN-WATER WORK

2011

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

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

CAUTION: MANATEE HABITAT

All project vessels

IDLE SPEED / NO WAKE

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

SHUT DOWN

Report any collision with or injury to a manatee:

Wildlife Alert:

1-888-404-FWCC(3922)

cell *FWC or #FWC



Prepared by:

Permittee: _____

Address: _____

Phone: _____

NOTICE OF DEPARTMENT OF THE ARMY PERMIT

TAKE NOTICE the United States Army Corps of Engineers (Corps) has issued a permit or verification SAJ-2021-02738 to 4320 Intracoastal, LLC (Permittee) on March 7, 2022, authorizing work in navigable waters of the United States in accordance with Section 10 of the Rivers and Harbors Act of 1899 (33 U.S.C 403) on a parcel of land known as Folio/Parcel ID: _____ located at 4320 Intracoastal Drive, in Section 4, Township 47 South, Range 43 East, Highland Beach, Palm Beach County, Florida.

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

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

To obtain a copy of the authorization in its entirety submit a written request to:

U.S. Army Corps of Engineers
Regulatory Division - Special Projects & Enforcement Branch
Post Office Box 4970
Jacksonville, Florida 32232-0019

Questions regarding compliance with these conditions should be directed to:

U.S. Army Corps of Engineers
Enforcement Section
Post Office Box 4970
Jacksonville, Florida 32232-0019

Conflict Between Notice and Permit

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

This Notice is Not an Encumbrance

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

Release

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

This Notice of Authorization is executed on this _____ day of _____, _____. This document is being submitted for recordation in the Public Records of Palm Beach County, Florida as part of the requirement imposed by the authorization SAJ-2021-02738 issued by Corps.

Permittee:

Address:

Phone: _____

STATE OF FLORIDA
COUNTY OF _____

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

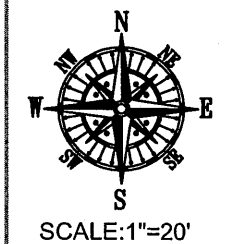
Notary Public

(seal)

Print

My Commission Expires _____

PAGE 1 OF 1



TYPE OF SURVEY:

- BOUNDARY
- ALTA/NSPS
- CONSTRUCTION
- TOPOGRAPHIC
- CONDOMINIUM
- SPECIAL PURPOSE

PRINTING INSTRUCTIONS

WHEN PRINTING THIS PDF IN ADOBE, SELECT "ACTUAL SIZE" TO ENSURE CORRECT SCALING. DO NOT USE "FIT".

ABBREVIATION LEGEND
(SOME ITEMS IN LEGEND MAY NOT APPEAR ON DRAWING):

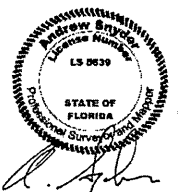
A or AL = ARC LENGTH	EL or ELEV = ELEVATION
CA = CENTRAL ANGLE	EM = ELECTRIC METER
CATV = CABLE TV RISER	FIR = FOUND IRON ROD
CF = CALCULATED FROM FIELD	FN = FOUND NAIL
CR = CALCULATED FROM RECORD	FND = FOUND
CH = CHORD DISTANCE	L = LEGAL DESCRIPTION
C/O = CLEANOUT	M = MEASURED
CONC. = CONCRETE	OHC = OVERHEAD CABLE
DE = DRAINAGE EASEMENT	P = PLAT
PI = POINT OF INTERSECTION	R = RADIUS
PT = POINT OF TANGENCY	SEC = SECTION
PC = POINT OF CURVE	TWP = TOWNSHIP
PRC = POINT OF REVERSE CURVE	RNG = RANGE
PCC = POINT OF COMPOUND CURVE	QTR = QUARTER
POB = POINT OF BEGINNING	TR = TELEPHONE RISER
POC = POINT OF COMMENCEMENT	UE = UTILITY EASEMENT
PH = POOL HEATER	UP = UTILITY POLE
PP = POOL PUMP	WM = WATER METER
	WV = WATER VALVE

SYMBOLS - NOT-TO-SCALE
(SOME ITEMS IN LEGEND MAY NOT APPEAR ON DRAWING):

⊙ = UTILITY POLE	⊙ = WELL
⊙ = LIGHT POLE	⊙ = CENTER LINE
⊙ = CATCH BASIN	⊙ = PARTY WALL
⊙ = FIRE HYDRANT	⊙ = AIR CONDITIONER
⊙ = MANHOLE	⊙ = SEPTIC LID
⊙ = WATER VALVE	x = ELEV. SHOT
⊙ = WM = WATER METER	
⊙ = HANDICAP PARKING SPACE	
⊙ = SEC. QTR. CORNER	
⊙ = SECTION CORNER	

CERTIFICATION

I HEREBY CERTIFY THAT THIS SURVEY MEETS THE STANDARDS OF PRACTICE AS OUTLINED IN CHAPTER 5J-17.051 & 5J-17.052 OF THE FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES, AND THAT THE ELECTRONIC SIGNATURE AND SEAL HEREON MEETS PROCEDURES AS SET FORTH IN CHAPTER 5J-17.062, PURSUANT TO SECTION 472.025, FLORIDA STATUTES.



Digitally signed by Andrew Snyder
DN: c=US, o=LANDTEC SURVEYING INC,
dnQualifier=A01410D0000017D0
02B61D80000D899, cn=Andrew Snyder
Date: 2022.01.11 15:03:26 -05'00'
Adobe Acrobat version:
2021.007.20099

SIGNATURE _____ DATE: 01/11/2022

ANDREW SNYDER - PROFESSIONAL SURVEYOR AND MAPPER FLORIDA REGISTRATION NO. 5639 (NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OR THE ELECTRONIC SEAL OF THE FLORIDA LICENSED SURVEYOR AND MAPPER SHOWN ABOVE)

RECEIVED
DEC 22 2022
HIGHLAND BEACH
BUILDING DEPARTMENT

LEGAL DESCRIPTION:
LOT 15, BLOCK 4, BEL LIDO, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 25, PAGE(S) 97, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

PROPERTY ADDRESS:
4320 INTRACOASTAL DRIVE
HIGHLAND BEACH, FL 33487

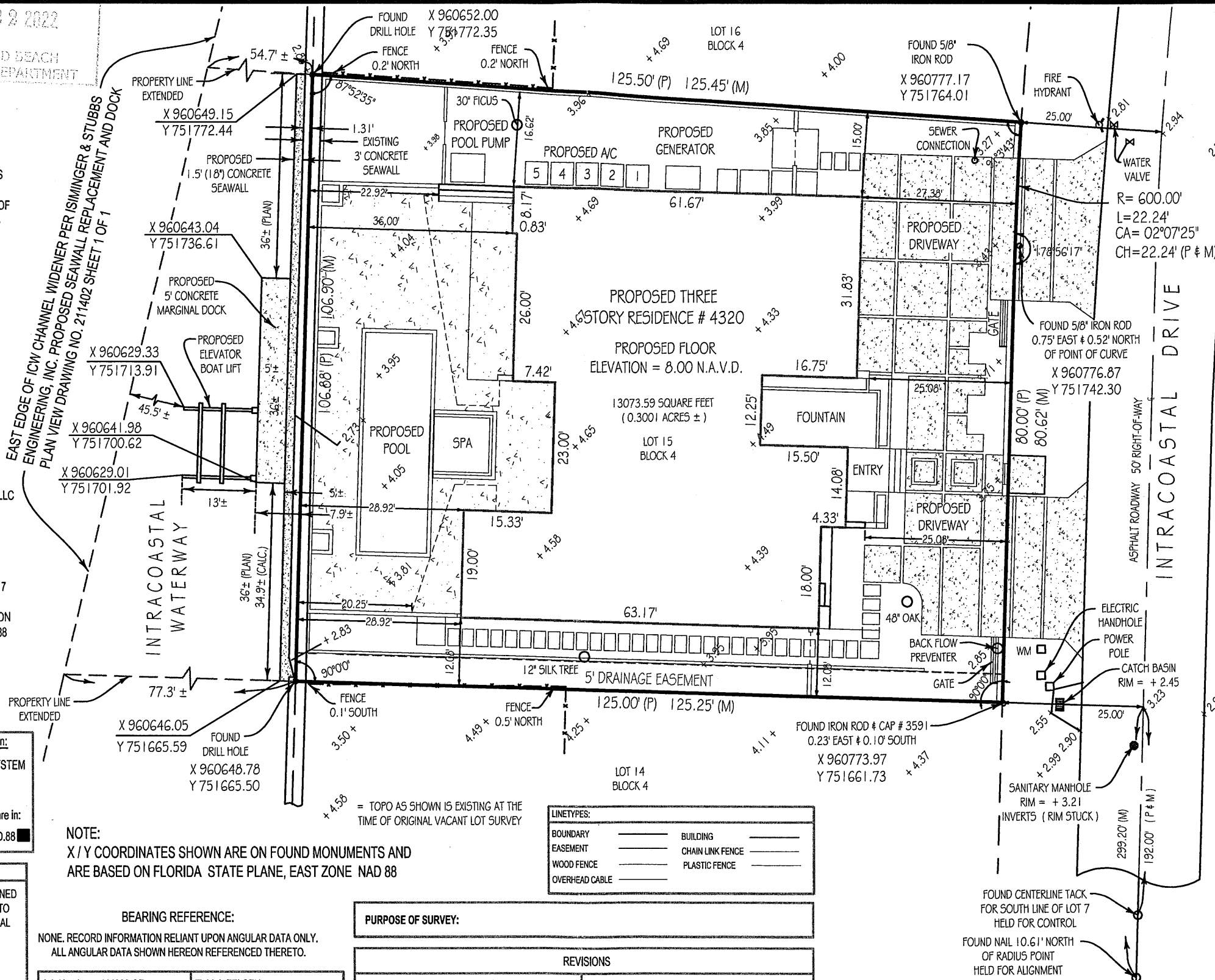
INVOICE NUMBER:
114009-SE
DATE OF FIELD WORK:
03/23/2021

CLIENT FILE:
CERTIFIED TO
SECOND STAGE INVS LLC

FLOOD ZONE: AE
FLOOD MAP: 12099C
PANEL: 0989
SUFFIX: F
PANEL DATE: 10/05/2017

BASE FLOOD ELEVATION
OR DEPTH: 6 NAVD 1988
COMMUNITY NUMBER:
125111

Elevations, if shown:
Benchmark: G.P.S. SYSTEM
Instrument Used:
Leica Rover SP-60
Elevations on Drawing are in:
N.G.V.D.29 □ N.A.V.D.88 ■



BEARING REFERENCE:
NONE. RECORD INFORMATION RELIANT UPON ANGULAR DATA ONLY.
ALL ANGULAR DATA SHOWN HEREON REFERENCED THERETO.

Job Number: 114009-SE	Field: I. FELSSEN
Drawn By: B. ZAB	Date of Field Work: 03/22/2021

PURPOSE OF SURVEY:

REVISIONS

09/15/2021	UPDATE	B. ZAB	01/11/2022	SITE PLAN	B. ZAB
12/22/2021	COORDINATES	B. ZAB			

Platted Easements & Notable Conditions (unplatted easements also listed if provided): IF APPLICABLE, RECIPIENTS OF THIS SURVEY SHOULD REVIEW THE POSITION OF ANY FENCE LINES SHOWN AND THEIR RELATIONSHIP TO THE BOUNDARY LINE.
5' DRAINAGE EASEMENT ALONG SOUTH PROPERTY LINE

Aerial Photograph
May not show latest improvements. Not-to-scale.



GENERAL NOTES:

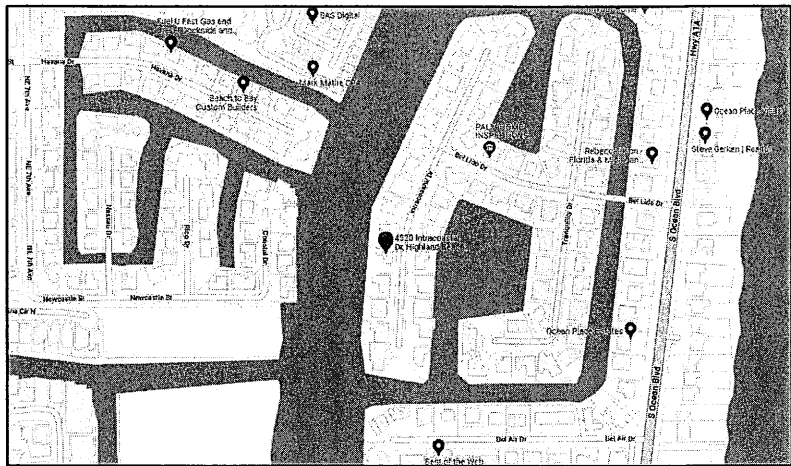
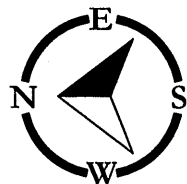
1. THIS SURVEY IS BASED UPON RECORD INFORMATION PROVIDED BY CLIENT. NO SPECIFIC SEARCH OF THE PUBLIC RECORD HAS BEEN MADE BY THIS OFFICE UNLESS OTHERWISE NOTED.
2. AS INDICATED ABOVE, UNDER "PURPOSE OF SURVEY", IF THIS SURVEY HAS BEEN PREPARED FOR A PURCHASE OR REFERENCE, ITS SCOPE IS LIMITED TO THE DETERMINATION OF TITLE DEFICIENCIES, AND IS NOT INTENDED FOR USE IN DESIGN OR CONSTRUCTION PURPOSES. LANDTEC SURVEYING ASSUMES NO RESPONSIBILITIES FOR ERRORS RESULTING FROM FAILURE TO ADHERE TO THIS CLAUSE.
3. ANY FENCES SHOWN HEREON ARE ILLUSTRATIVE OF THEIR GENERAL POSITION ONLY. FENCE TIES SHOWN ARE TO GENERAL CENTERLINE OF FENCE. THIS OFFICE WILL NOT BE RESPONSIBLE FOR DAMAGES RESULTING FROM THE REMOVAL OF, OR CHANGES MADE TO, ANY FENCES UNLESS WE HAVE PROVIDED A SURVEY SPECIFICALLY LOCATING SAID FENCES FOR SUCH PURPOSES. DETERMINATION OF FENCE POSITIONS SHOULD BE BASED SOLELY ON THEIR PHYSICAL RELATIONSHIP TO THE MONUMENTED BOUNDARY LINES.
4. GRAPHIC REPRESENTATIONS MAY HAVE BEEN EXAGGERATED TO MORE CLEARLY ILLUSTRATE MEASURED RELATIONSHIPS - DIMENSIONS SHALL HAVE PRECEDENCE OVER SCALED POSITIONS.
5. UNDERGROUND IMPROVEMENTS HAVE NOT BEEN LOCATED EXCEPT AS SPECIFICALLY SHOWN.
6. ELEVATIONS ARE BASED UPON NATIONAL GEODETIC VERTICAL DATUM (N.G.V.D. 1929) OR NORTH AMERICAN VERTICAL DATUM (N.A.V.D. 1988) AS SHOWN ABOVE.
7. ALL BOUNDARY AND CONTROL DIMENSIONS SHOWN ARE FIELD MEASURED AND CORRESPOND TO RECORD INFORMATION UNLESS SPECIFICALLY NOTED OTHERWISE.
8. ANY CORNERS SHOWN AS "SET" HAVE EITHER BEEN SET ON THE DATE OF FIELD WORK, OR WILL BE SET WITHIN 5 BUSINESS DAYS OF SAID DATE AND ARE IDENTIFIED WITH A CAP MARKED LS (LICENSED SURVEYOR) #5639.

"CP" = CONTROLLING POINT (POINT OF ROTATION) "HFA" = HELD FOR ALIGNMENT - ALL OTHER MONUMENTATION AND IMPROVEMENTS RELATIVE THERETO

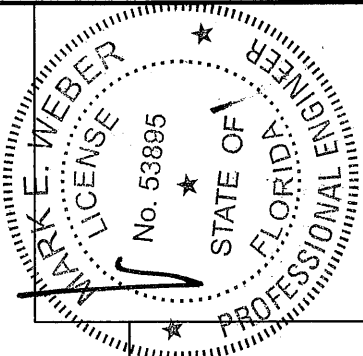
This survey has been issued by the following Landtec Surveying office:

700 W. Hillsboro Blvd. Suite 4-100
Deerfield Beach, FL 33441
Office: (561) 367-3587 Fax: (561) 465-3145

LANDTEC
SURVEYING
Proudly Serving Florida's Land Title & Real Estate Industries
... measurably better



LOCATION MAPS



DEC 19 2022

Mark E. Weber, P.E.
LICENSE #53895 | CA 30702
MW ENGINEERING, INC
902 NE 1 Street Suite #2
Pompano Beach, Florida 33060
Ofc: 754-333-0877
WWW.MwEngineering.net

PREPARED FOR:
**B & M MARINE
CONSTRUCTION, INC.**
1211 South Military Trail, Suite 200
Deerfield Beach, FL 33442
954-421-1700 CGC052820

Proposed New Seawall and Concrete Dock for
Michael Garnick
4320 Intracoastal Drive
Highland Beach, Florida

DATE	NOTES/REVISIONS

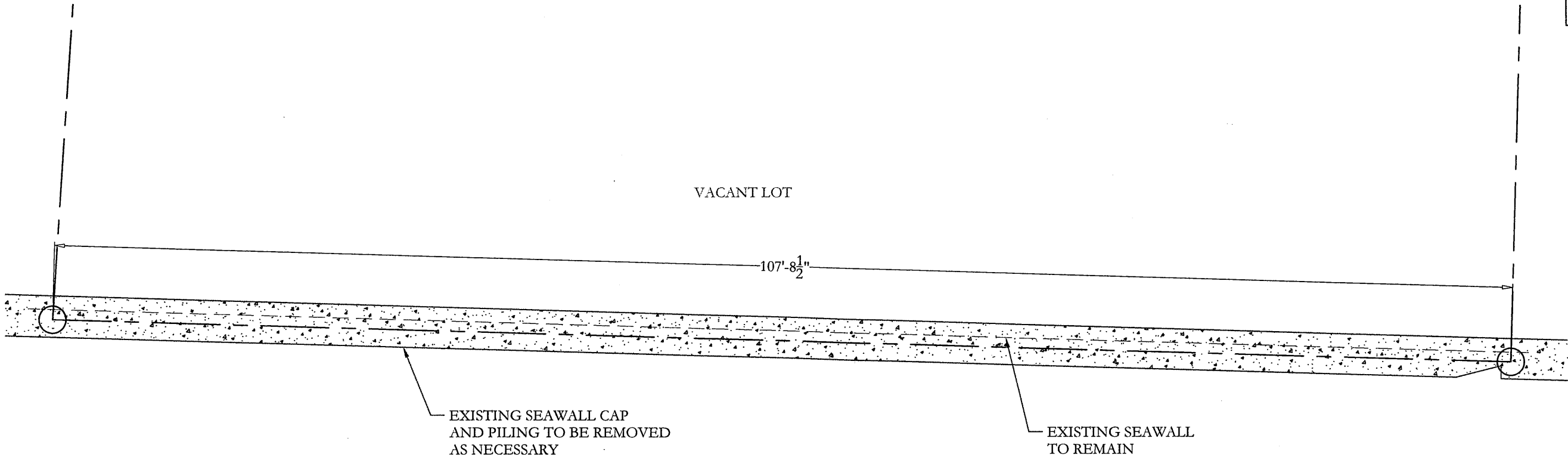
SCALE: As Shown

DATE: 5/12/2022

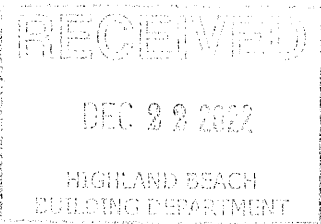
JOB No: 21-2695

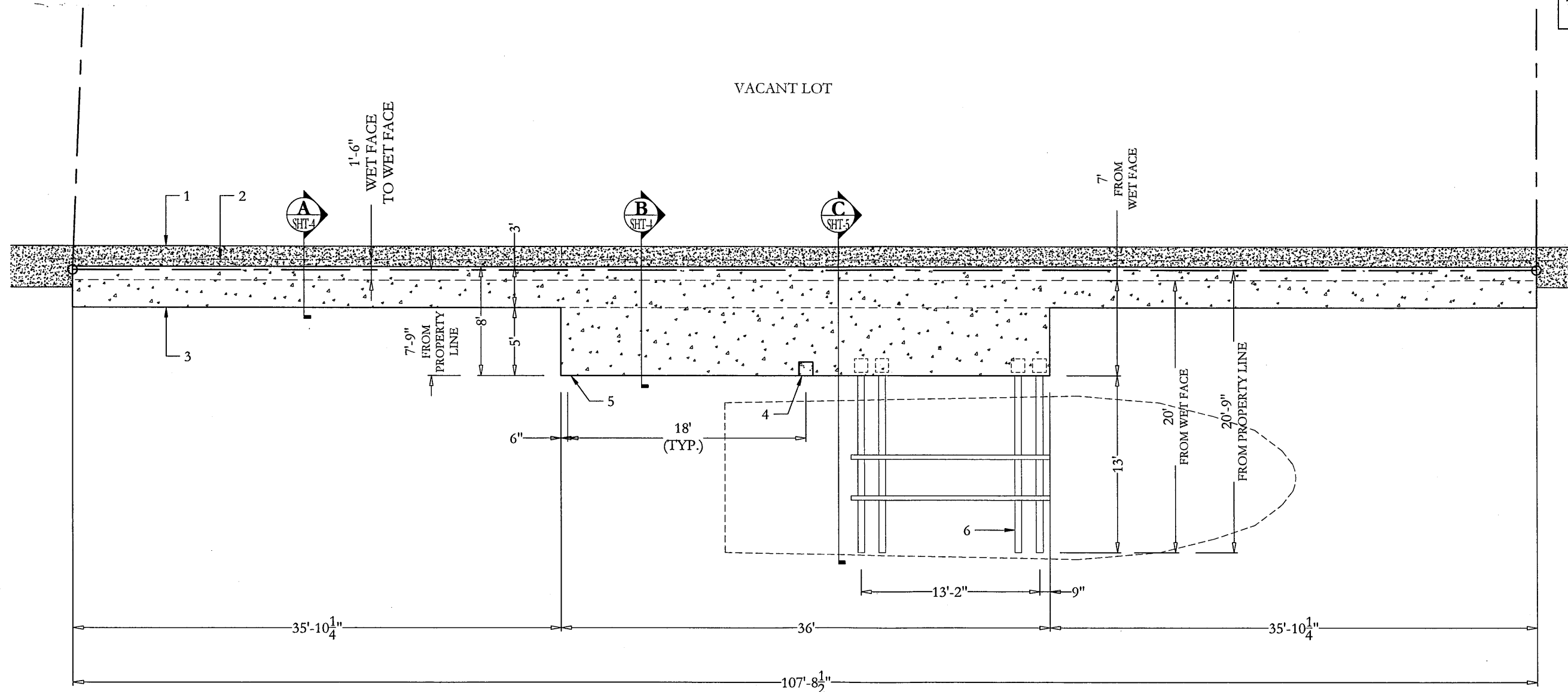
SHT-1

1 of 1



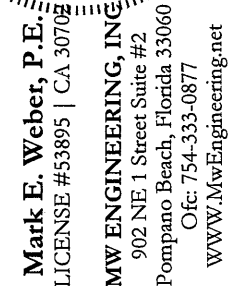
EXISTING CONDITIONS





SCALE: $\frac{1}{8}" = 1'-0"$

1. EXISTING SEAWALL TO REMAIN
2. EXISTING WET FACE
3. PROPOSED 107'-8 1/2" X 36" X 16" SEAWALL CAP
4. PROPOSED 36' X 5' CONCRETE DOCK (180 SQ. FT. TOTAL)
5. PROPOSED 12" SQ. PILASTER 48" TALL ABOVE DOCK
6. PROPOSED 27,000LB NEPTUNE ALUMINUM ELEVATOR BOATLIFT



PREPARED FOR:
**B & M MARINE
CONSTRUCTION, INC.**
1211 South Military Trail, Suite 200
Deerfield Beach, FL 33442
954-421-1700 CGC052820

Proposed New Seawall and Concrete Dock for

Michael Garnick
4320 Intracoastal Drive
Highland Beach, Florida

DATE	NOTES/REVISIONS

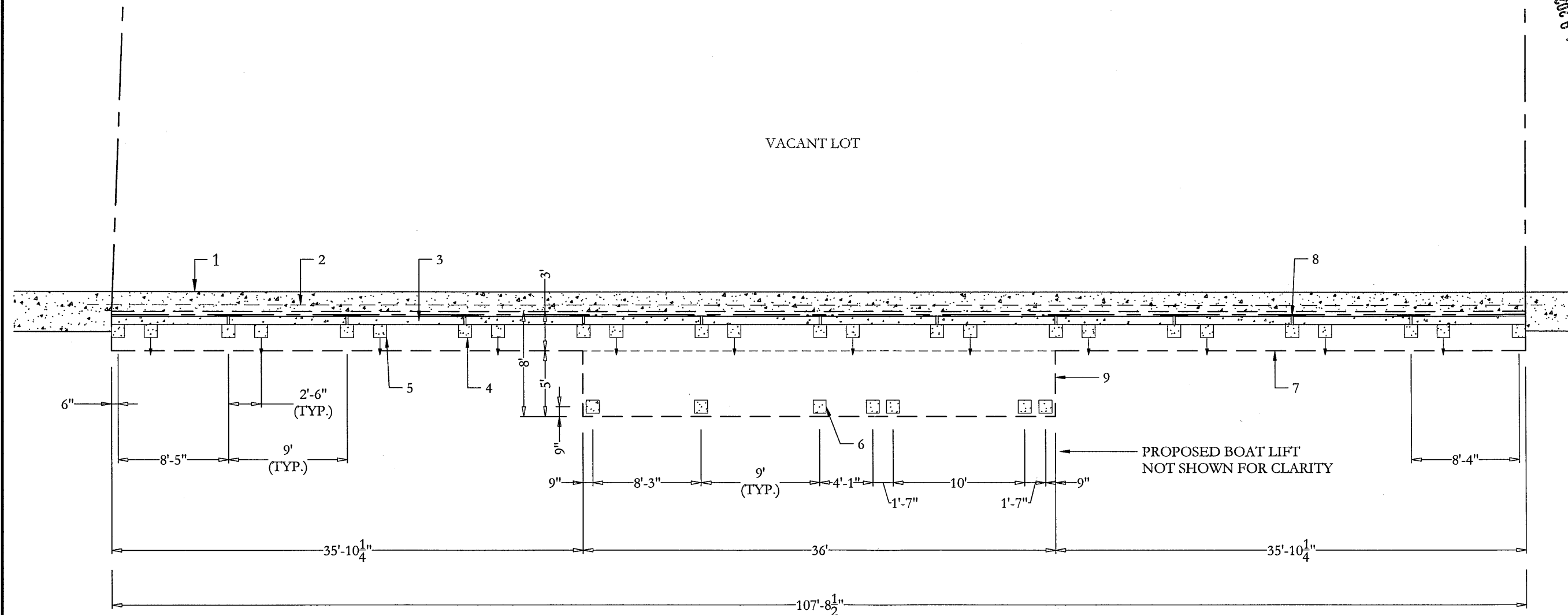
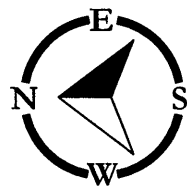
SCALE: As Shown

DATE: 5/12/2022

JOB No: 21-2695

SHT-2

2. a

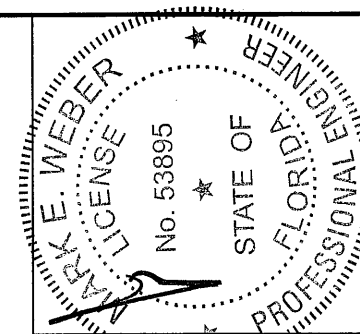


IDENTIFICATION:

1. EXISTING SEAWALL TO REMAIN
2. EXISTING WET FACE
3. PROPOSED 8'-10" X 7.5" X 12' PRE-CAST CONC. PANEL (SEE SHEET 6 FOR DETAILS)
4. PROPOSED (13) 12" X 12" CONC. KING PILE
5. PROPOSED (12) 12" X 12" CONC. BATTER PILE
6. PROPOSED (7) 12" X 12" X 20' CONC. DOCK PILE
7. PROPOSED 107'-8 1/2" X 36" X 16" SEAWALL CAP
8. PROPOSED GEOTEXTILE FABRIC AT CONC. PANEL GAP
9. PROPOSED 36' X 5' CONCRETE DOCK (180 SQ. FT.)

PROPOSED NEW SEAWALL AND CONCRETE DOCK LAYOUT

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



DEC 19 2022

Mark E. Weber, P.E.
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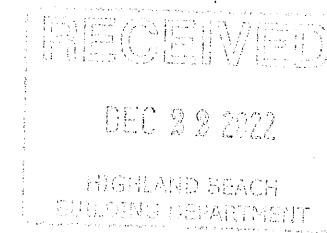
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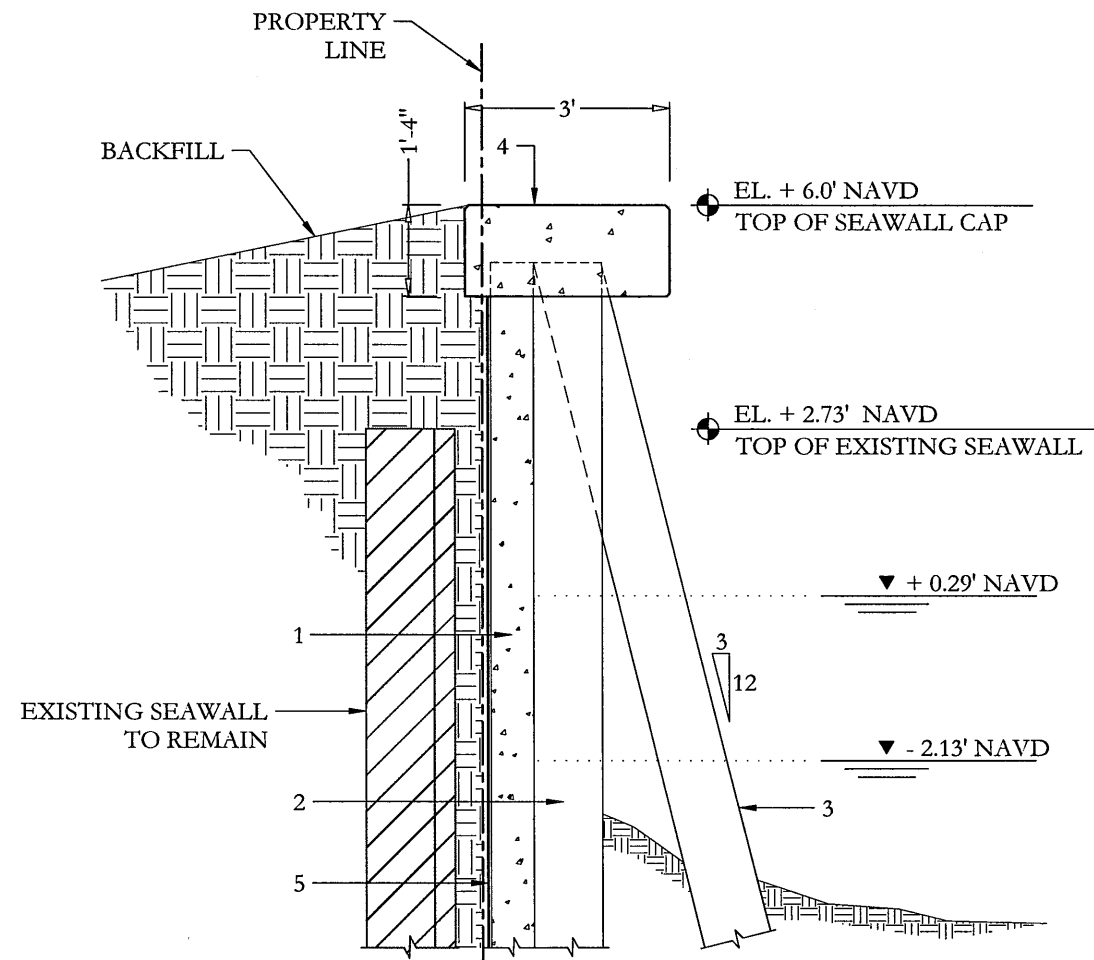
DATE: 5/12/2022

JOB No: 21-2695

SHT-3

3 of

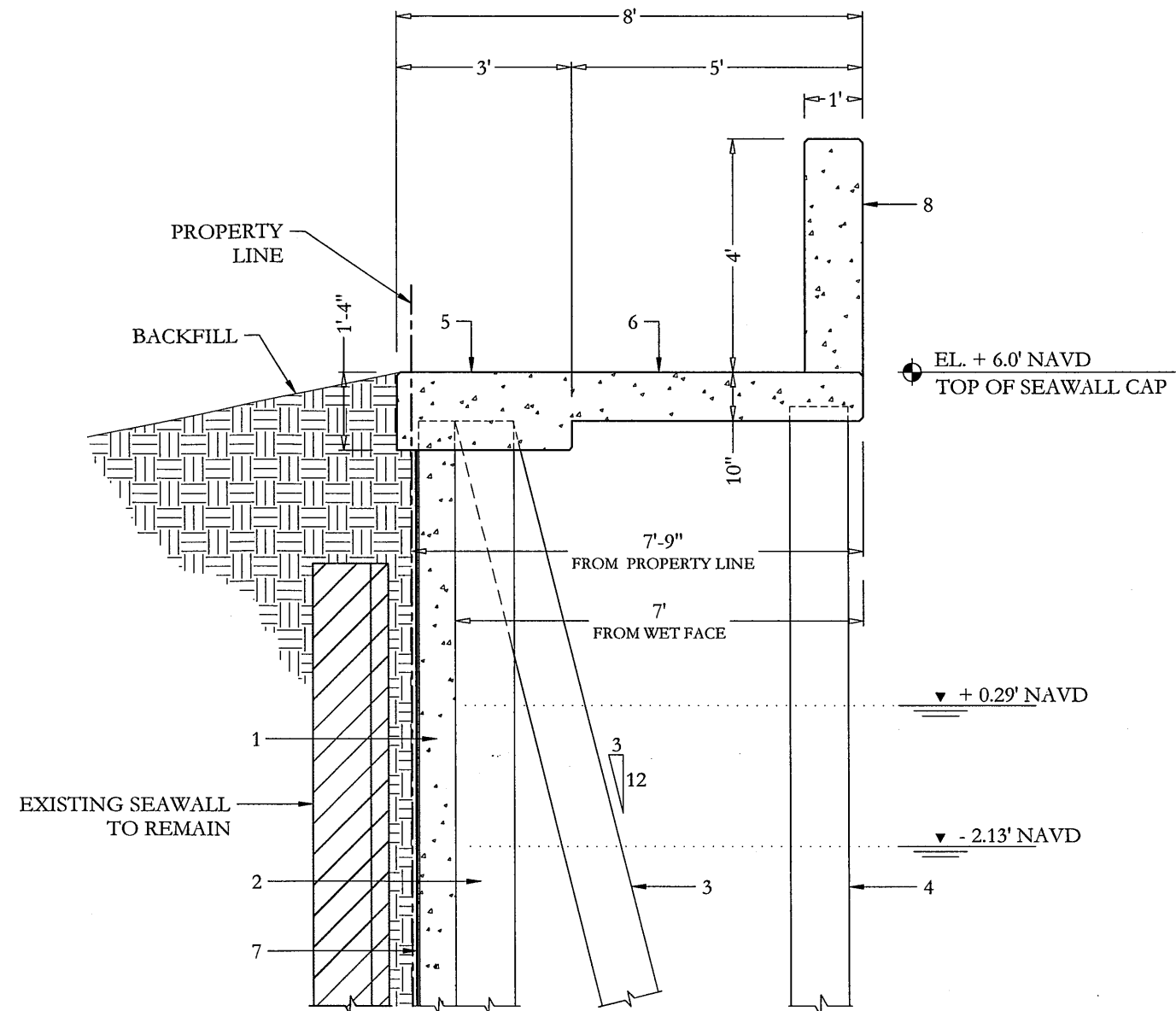




A SECTION A
SHT-4 SCALE: 3/8" = 1'-0"

SECTION A IDENTIFICATION:

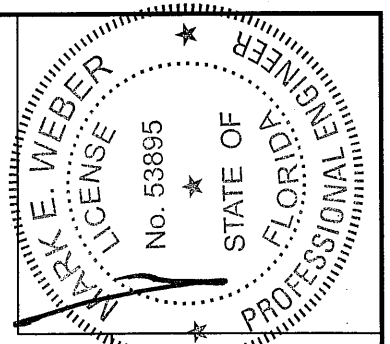
1. PROPOSED 8'-10" X 7.5" X 12' PRE-CAST CONC. PANEL (SEE SHEET 6 FOR DETAILS)
2. PROPOSED 12" X 12" CONC. KING PILE
3. PROPOSED 12" X 12" CONC. BATTER PILE
4. 107'-8 1/2" OF 36" X 16" CONCRETE SEAWALL CAP
5. PROPOSED GEOTEXTILE FABRIC AT CONC. PANEL GAP



B SECTION B
SHT-4 SCALE: 3/8" = 1'-0"

SECTION B IDENTIFICATION:

1. PROPOSED 8'-10" X 7.5" X 12' PRE-CAST CONC. PANEL (SEE SHEET 6 FOR DETAILS)
2. PROPOSED 12" X 12" CONC. KING PILE
3. PROPOSED 12" X 12" CONC. BATTER PILE
4. PROPOSED 12" X 12" X 20' CONC. DOCK PILE
5. 107'-8 1/2" OF 36" X 16" CONCRETE CAP
6. 36" X 5' CONCRETE DOCK. (10" POUR IN PLACE STRUCTURAL SLAB.
7. PROPOSED GEOTEXTILE FABRIC AT CONC. PANEL GAP
8. 12" X 12" PILASTER, 48" ABOVE DOCK



DEC 19 2022

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WWW.MWEngineering.net

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Deerfield Beach, FL 33442
954-421-1700 CGC052820

Proposed New Seawall and Concrete Dock for
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Highland Beach, Florida

DATE	NOTES/REVISIONS

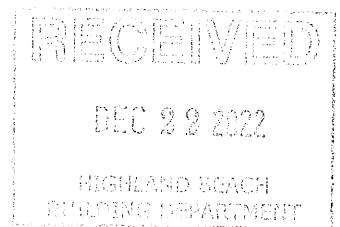
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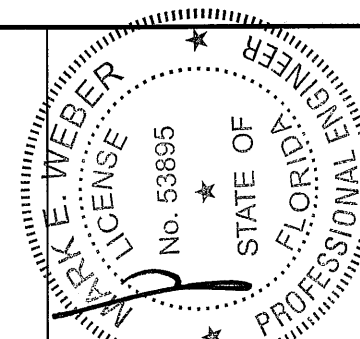
DATE: 5/12/2022

JOB No: 21-2695

SHT-4

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Proposed New Seawall and Concrete Dock for
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DATE	NOTES/REVISIONS

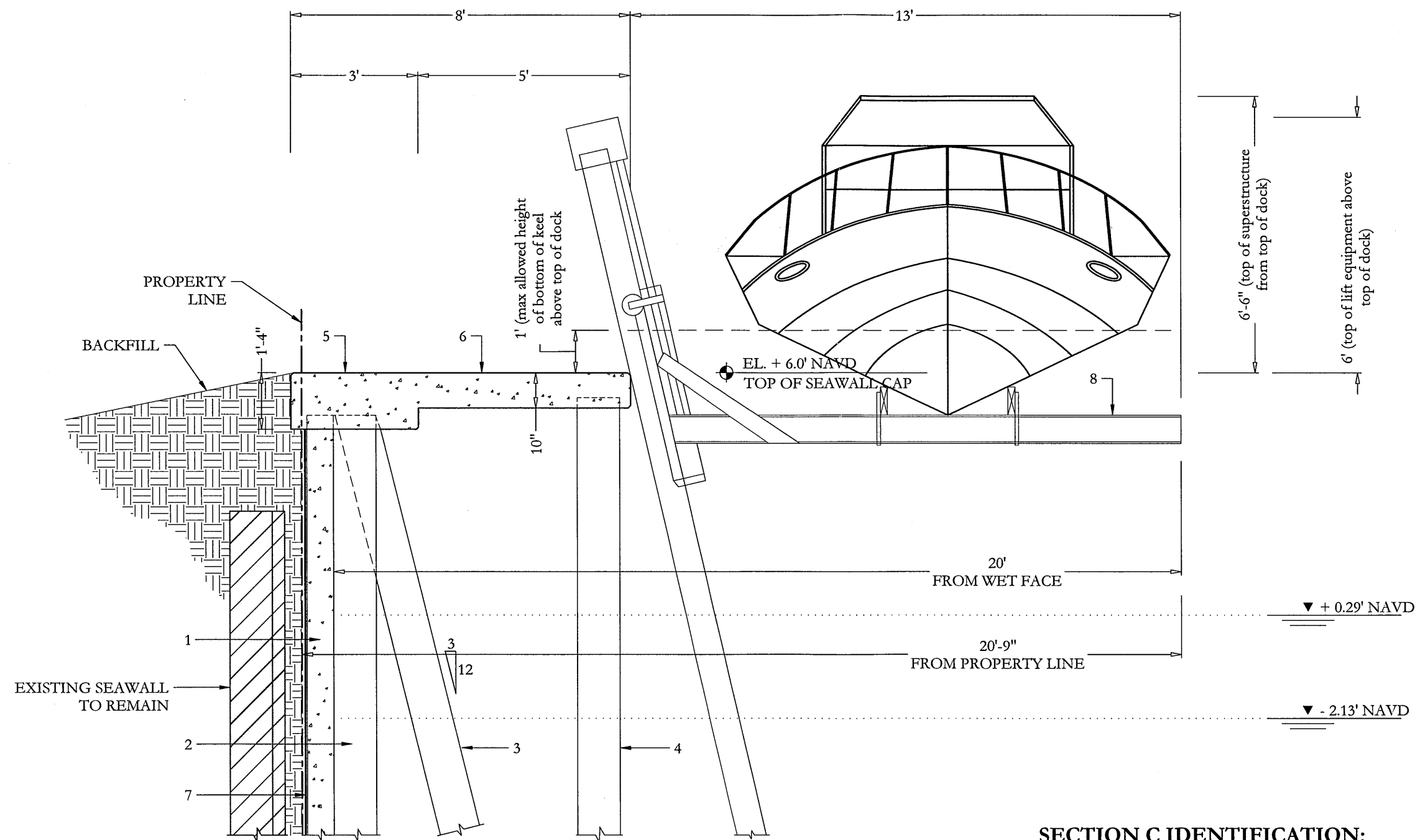
SCALE: As Shown

DATE: 5/12/2022

JOB No: 21-2695

SHT-5

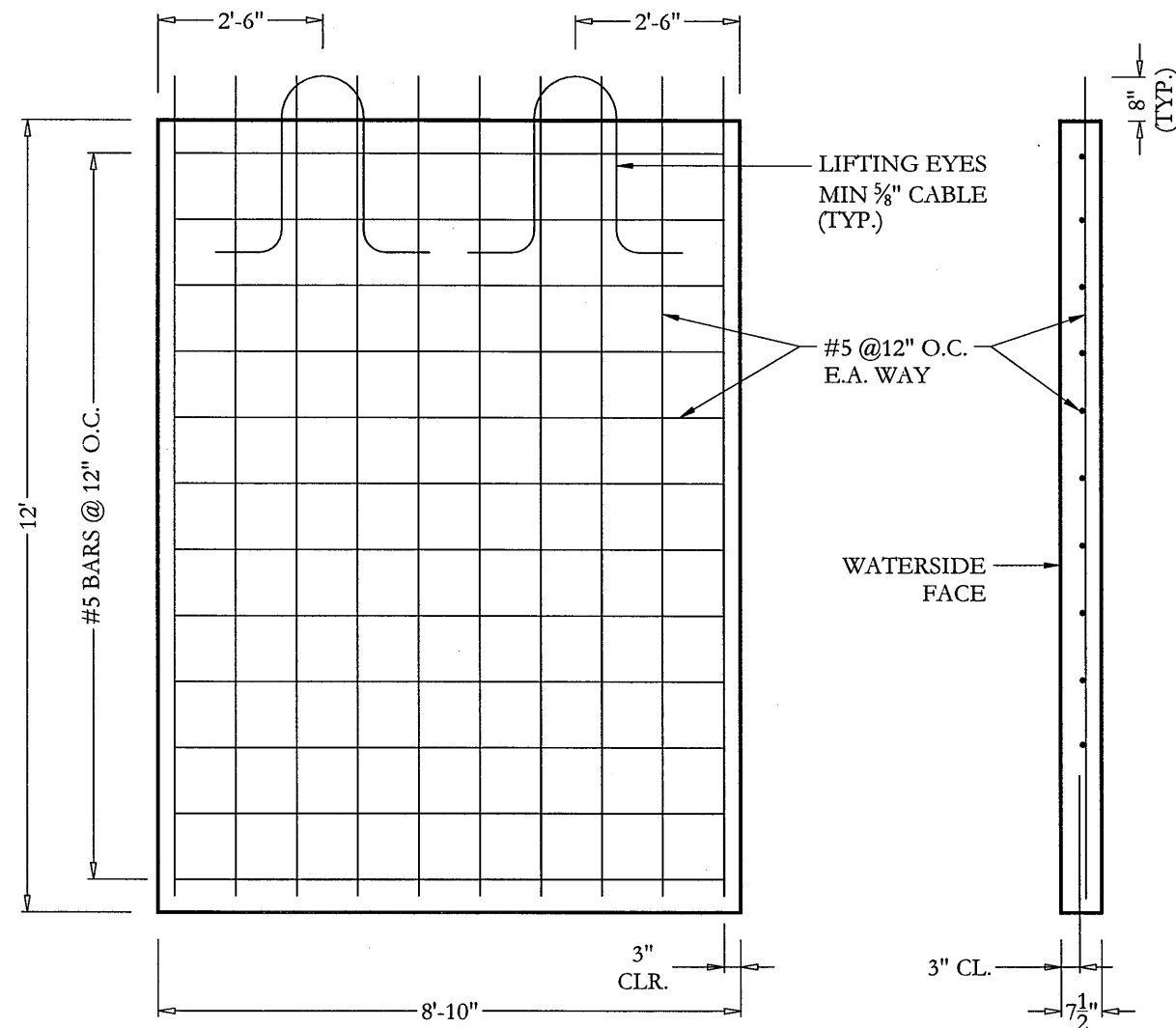
5 of



C SECTION C
SHT-5 SCALE: $\frac{3}{8}$ " = 1'-0"

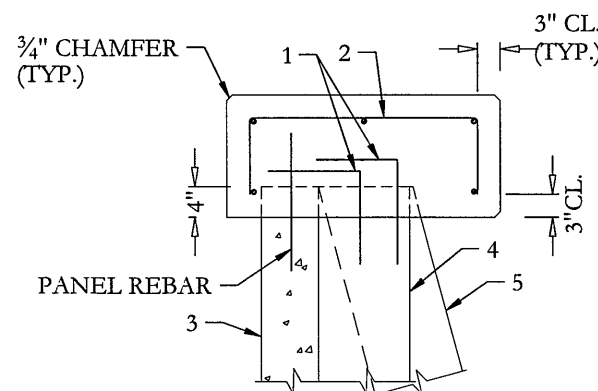
SECTION C IDENTIFICATION:

1. PROPOSED 8'-10" X 7.5" X 12' PRE-CAST CONC. PANEL (SEE SHEET 6 FOR DETAILS)
2. PROPOSED 12" X 12" CONC. KING PILE
3. PROPOSED 12" X 12" CONC. BATTER PILE
4. PROPOSED 12" X 12" X 20' CONC. DOCK PILE
5. 107'-8 1/2" OF 36" X 16" CONCRETE CAP
6. 36" X 5' CONCRETE DOCK. (10" POUR IN PLACE STRUCTURAL SLAB.
7. PROPOSED GEOTEXTILE FABRIC AT CONC. PANEL GAP
8. PROPOSED 27,000LB NEPTUNE ALUMINUM ELEVATOR BOATLIFT

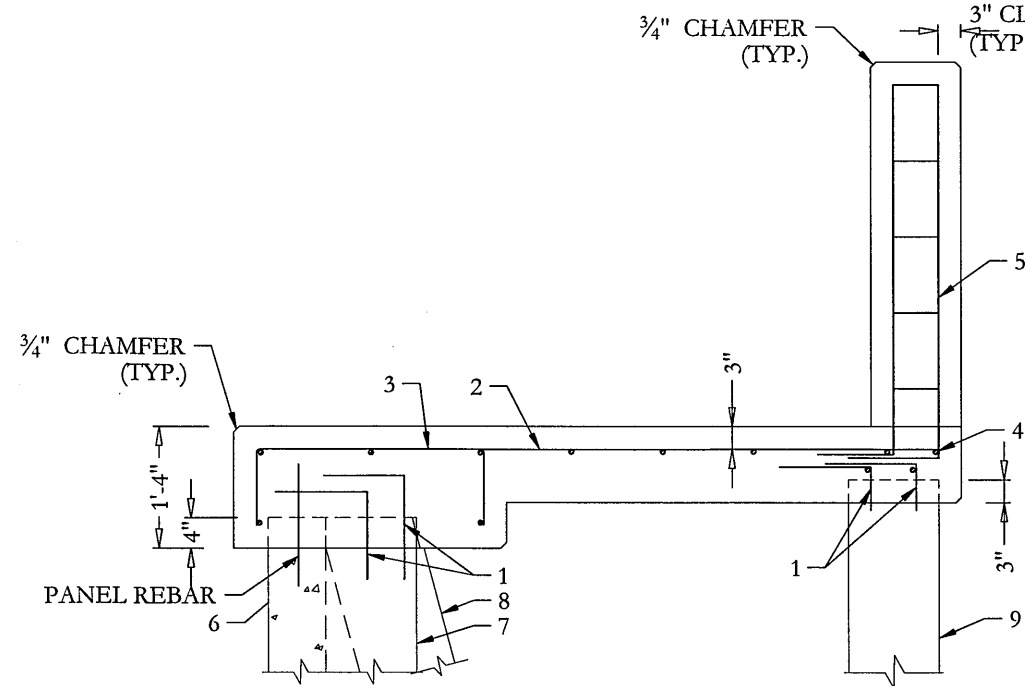


CONCRETE PANEL DETAIL
SCALE: $\frac{3}{8}$ " = 1'-0"

SIDE VIEW
SCALE: $\frac{3}{8}$ " = 1'-0"



**SEAWALL CAP AND CONCRETE CURB
STEEL DETAIL**
SCALE: $\frac{1}{2}$ " = 1'-0"



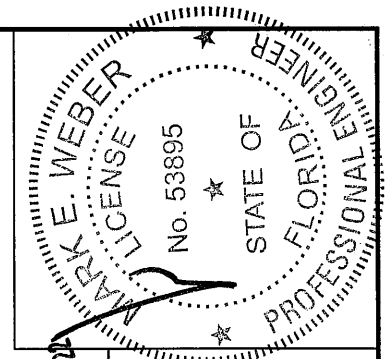
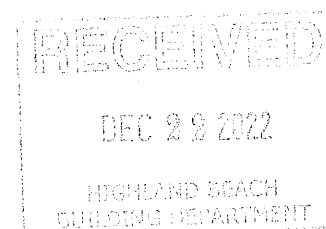
**SEAWALL CAP AND CONCRETE DOCK
STEEL DETAIL**
SCALE: $\frac{1}{2}$ " = 1'-0"

SEAWALL CAP AND CONCRETE DOCK STEEL IDENTIFICATION:

1. EXTEND PILINGS STRANDS A MIN. OF 18" INTO CAP/DOCK SLAB STEEL OR CUT STRANDS EVEN W/ TOP OF PILINGS & DOWEL & EPOXY (2) #5 L-BARS, 12" LONG W/ 12" BEND, INTO TOP OF PILINGS, W/ A MIN. OF 4" EMBEDMENT.
2. #5 BARS @ 12" O.C. EACH WAY
3. (5) #5 BARS CONTINUOUS WITH #3 STIRRUPS @ 18" O.C.
4. (2) #5 BARS TOP & BOTTOM, FULL LENGTH OVER PILE
5. #3 HOOPS @ 10" O.C. & (4) #5 BARS HOOKED INTO DOCK SLAB
6. PROPOSED 8'-10" X 7.5" X 12' PRE-CAST CONC. PANEL (SEE SHT-6 FOR DETAILS)
7. PROPOSED 12" X 12" CONC. KING PILE
8. PROPOSED 12" X 12" CONC. BATTER PILE
9. PROPOSED 12" X 12" X 20' CONC. DOCK PILE

SEAWALL CAP STEEL IDENTIFICATION:

1. EXTEND PILINGS STRANDS A MIN. OF 18" INTO CAP/DOCK SLAB STEEL OR CUT STRANDS EVEN W/ TOP OF PILINGS & DOWEL & EPOXY (2) #5 L-BARS, 12" LONG W/ 12" BEND, INTO TOP OF PILINGS, W/ A MIN. OF 4" EMBEDMENT.
2. (5) #5 BARS CONTINUOUS WITH #3 STIRRUPS @ 18" O.C.
3. PROPOSED 8'-10" X 7.5" X 12' PRE-CAST CONC. PANEL (SEE SHT-6 FOR DETAILS)
4. PROPOSED 12" X 12" CONC. KING PILE
5. PROPOSED 12" X 12" CONC. BATTER PILE



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PREPARED FOR:
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954-421-1700 CGC052820

Proposed New Seawall and Concrete Dock for
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JOB No: 21-2695

SHT-6

6 of

1. Construction to follow the Florida Building Code 7th Edition (2020) and amendments as applicable and all Local, State and Federal Laws.
2. Licensed contractor shall verify the existing conditions prior to the commencement of the work. Any conflicts or omissions between existing conditions or the various elements of the working drawing shall be brought to the attention of the Engineer prior to the commencement of the work. The Licensed Contractor and all subcontractors are responsible for all lines, elevations, and measurements in connection with their work.
3. Do not scale drawings for dimensions.
4. Any deviation and/or substitution from the information provided herein shall be submitted to the Engineer for approval prior to commencement of work.
5. All unanticipated or unforeseen demolition and/or new construction conditions which require deviation from the plans and notes herein shall be reported to the Engineer prior to commencement of work.
6. All new work and/or materials shall conform to all requirements of each administrative body having jurisdiction in each appertaining circumstance.
7. All new materials and/or patchwork shall be provided to match existing materials and/or adjoining work where practical except as specifically noted herein.
8. Licensed Contractor to shall use all possible care to protect all existing materials, surfaces, and furnishings from damage during all phases of construction.
9. Licensed Contractor to verify location of existing utilities prior to commencing work.
10. The Licensed contractor to install and remove all shoring and bracing as required for the proper execution of the work.
11. Licensed Contractor to obtain all permits as necessary from all Local, State, and Federal agencies.
12. Turbidity barriers to be marked with site contractor's company name using permanent markings no smaller than 3 inches in height on the top of the barrier.

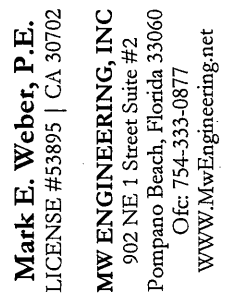
1. Piles shall be driven using an approved cushion block consisting of material so arranged so as to provide the transmission of hammer energy.
2. All pilings shall be driven to develop a minimum allowable bearing capacity of 10 tons and shall penetrate a minimum of 8' into yielding material or 2' min.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

1. Concrete shall conform to ACI 318-14 and shall be regular weight, sulfate resistant, with a design strength of 5000 psi at 28 days with a maximum water-cementitious materials ratio, by weight aggregate concrete of 0.40.
2. Owner shall employ and pay for testing services from an independent testing laboratory for concrete sampling and testing in accordance with ASTM.
3. Licensed contractor is responsible for the adequacy of forms and shoring and for safe practice in their use and removal.
4. Concrete cover shall be 3" unless otherwise noted on the approved drawings.
5. Reinforcing steel shall be in conformance with the latest version of ASTM A615 Grade 60 specifications. All reinforcement shall be placed in accordance with ACI 315 and ACI Manual of Standard Practice.
6. Splices in reinforcing bars shall be not be less than 48 bar diameters and reinforcing shall be continuous around all corners and changes in direction. Continuity shall be provided at corners or changes in direction by bending the longitudinal steel around the corner 48 bar diameters.
7. Defective, cracked or loose concrete areas must be cut out, the rebar must be cleaned, coated with zinc and repaired with at least 3" of expoxy-concrete mix or gunnite concrete with sulfate-resistant cement.
8. For cap overpours, dowel and epoxy #5 bars or L-bars into top and/or front of existing cap, staggered @ 24" o.c., min. 4" embedment.

1. Concrete piles shall attain 5000 psi compressive strength in 28 days.
2. Concrete piles shall be reinforced with four - $\frac{7}{16}$ " \emptyset lo-lax strands, 270 kips, and 5 ga. spiral ties.
3. Concrete piles shall be 12"x12" square, minimum length of 20'.
4. Concrete piles shall be cut to leave strands exposed a min. of 18" and tied to dock or cap steel.
5. For all prestressed pilings, extend pilings strands a min. of 18" into cap/dock slab steel or cut strands even w/ top of pilings & dowel & epoxy (2) #5 L-bars, 12" long w/ 12" bend, into top of pilings, w/ a min. of 4" embedment.
6. New batter and vertical pilings and panels to have a minimum 4" penetration into the new cap form. New dock pilings to have a minimum 3" penetration into the new dock slab form.

1. Wood piles to be 2.5lb CCA treated in accordance with AWWPA Standard C18.
2. Wood piles shall be a minimum diameter of 10"; Miami Dade County requires minimum diameter of 12".

1. All materials to be pressure treated pine unless otherwise noted.
2. All frame work materials to be Southern Yellow Pine Grade #1, Fb=1200 PSI and Fv=175 PSI.
3. All decking materials to be grade #1 unless otherwise noted.
4. All hardware to be Stainless Steel or Galvanized unless otherwise noted.



PREPARED FOR:
B & M MARINE
CONSTRUCTION, INC.
1211 South Military Trail, Suite 200
Deerfield Beach, Fl 33442
954-421-1700 CGC052820

Michael Garnick
4320 Intracoastal Drive
Highland Beach, Florida

DATE	NOTES/REVISIONS
SCALE: As Shown	
DATE: 5/12/2022	
JOB No: 21-2695	
SHT-7	
7	

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**Town of Highland Beach
Town Commission Development Order (PB)
Application No. 22-0013**



Applicant: William (Bill) R. Thomas
Property Address: 4320 Intracoastal Dr.
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. 22-0013 for the property located at 4320 Intracoastal Dr., Highland Beach, Florida 33487, by U.S. first-class and international mail to:

All property owners and properties owned by a condominium association president and the association's registered agent within 500 feet of the property located at 4320 Intracoastal Dr., Highland Beach, Florida 33487.

The mailings consisted of 38 notices that were sent first class mail and 01 notice that was sent by International Mail.

This 27th day of December 2022.

Highland Beach Town Clerk's Office

Ganelle Thompson
Administrative Support Specialist

Order ID: 7347994

* Agency Commission not included

GROSS PRICE * :

PACKAGE NAME: SSC_Notice of Public Meeting

Order ID: 7347994

* Agency Commission not included

GROSS PRICE * :

PACKAGE NAME: SSC_Notice of Public Meeting

Product(s): Sun Sentinel, Affidavit, Floridapublicnotices.com, Classified.ss.com_Legal

AdSize(s): 1 Column

Run Date(s): Thursday, February 2, 2023

Zone: Full Run

Color Spec. B/W

Preview

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 Wednesday, January 12, 2023, at 9:30 AM in the Commission Chambers at Town Hall, 3614 South Ocean Boulevard, Highland Beach, Florida to consider the following:

APPLICATION NO: 22-0013 BY WILLIAM R. THOMAS, UNLIMITED PERMIT SERVICES INC., FOR A SPECIAL EXCEPTION APPROVAL TO INSTALL A 107 LINEAR FOOT SEAWALL, A 180 SQUARE FOOT DOCK, AND A 27,000 POUND CAPACITY BOAT LIFT FOR THE PROPERTY LOCATED AT 4320 INTRACOASTAL DRIVE.

APPLICANT: WILLIAM R. THOMAS

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. Public participation will be in the form of in-person, Zoom, or telephone calls. Persons desiring to participate in the meeting must preregister by contacting the Town Clerk's Office at the email address publiccomments@highlandbeach.us or by submitting a public comment to the Town of Highland Beach's Agendas and Meetings webpage <https://mportal6.teamunicode.com/>. At the top of the webpage, click on "Public Comments" complete the electronic form and click submit. The submitted comment will be read into the record during the corresponding portion of the meeting. All requests will be accepted up until 9:30 A.M. on Wednesday, January 11, 2023.

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

Order ID: 7347994

* Agency Commission not included

GROSS PRICE * :

PACKAGE NAME: SSC_Notice of Public Meeting

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
1/2/2022 7347994

File Attachments for Item:

B. 2023 PROPOSED PLANNING BOARD MEETING DATES



TOWN OF HIGHLAND BEACH AGENDA MEMORANDUM

MEETING TYPE: Planning Board

MEETING DATE 01/12/2023

SUBMITTED BY: Ganelle Thompson, Administrative Support Specialist

SUBJECT: 2023 PROPOSED PLANNING BOARD MEETING DATES

SUMMARY:

Below are the 2023 proposed Planning Board meeting dates, which will be held on the second Thursday of each month at 9:30 A.M. The meeting dates are as follows:

PLANNING BOARD MEETING DATES

- January 12, 2023
- February 09, 2023
- March 09, 2023
- April 13, 2023
- May 11, 2023
- June 08, 2023
- July 13, 2023
- August 10, 2023
- September 14, 2023
- October 12, 2023
- November 09, 2023
- December 14, 2023

FISCAL IMPACT:

N/A

ATTACHMENTS:

N/A

RECOMMENDATION:

Staff recommends approval of the proposed 2023 Planning Board meeting dates.