

AGENDA

PLANNING BOARD REGULAR MEETING



Thursday, September 12, 2024 AT 9:30 AM

TOWN OF HIGHLAND BEACH, FLORIDA

3614 S. OCEAN BOULEVARD

HIGHLAND BEACH, FL 33487

Telephone: (561) 278-4548

Website: www.highlandbeach.us

Town Hall Commission Chambers

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

A. June 13, 2024

7. **UNFINISHED BUSINESS**

A. None.

8. **NEW BUSINESS**

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

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

9. **ANNOUNCEMENTS**

September 17, 2024

1:30 PM

Town Commission Meeting

September 18, 2024	5:01 PM	Town Commission Second Public Hearing Budget Meeting
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October 10, 2024	9:30 AM	Planning Board Regular Meeting
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10. ADJOURNMENT

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

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

File Attachments for Item:

A. June 13, 2024



TOWN OF HIGHLAND BEACH PLANNING BOARD REGULAR MEETING MINUTES

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

Date: June 13, 2024
Time: 9:30 AM

1. CALL TO ORDER

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

2. ROLL CALL

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

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: Rosen/Axelrod - Moved to approve the agenda as presented which passed 7 to 0.

5. SWEARING IN OF THE PUBLIC

Deputy Town Clerk Jaclyn DeHart swore in those giving testimony.

6. APPROVAL OF MINUTES

A. May 09, 2024

Motion: Mendelson/Chudnofsky - Moved to approve the minutes as presented which passed 7 to 0.

7. UNFINISHED BUSINESS

None.

8. NEW BUSINESS

A. Development Order Application No. PZ-24-3 / Jamie and Nissan Hamuy

Application by David Nutter, B & M Marine Construction Inc., for a special exception to install a 10,000 pound capacity boat lift in slip number 12 (located on the north side of Braemar Isles Condominium) for the property at 1017 Grand Court.

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

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

Town Planner Allen presented Development Order No. PZ-24-3 and mentioned that a public comment was emailed and provided to the Board Members for review.

The Board discussed the application and Chairperson Goldenberg read the public comment that was emailed to Town Planner Allen.

The public hearing was closed followed by a motion.

Motion: Mendelson/Axelrod - Moved to approve (Development Order No. PZ-24-3). Based upon roll call: Vice Chairperson Mendelson (Yes), Member Axelrod (Yes), Member Rosen (Yes), Member Brown (Yes), Member Powell (Yes), Member Chudnofsky (Yes), and Chairperson Goldenberg (Yes). The motion passed on a 7 to 0 vote.

9. ANNOUNCEMENTS

June 18, 2024	1:30 PM	Town Commission Meeting
July 09, 2024	1:00 PM	Code Enforcement Board Regular Meeting
July 11, 2024	9:30 AM	Planning Board Regular Meeting

Town Planner Allen gave a brief update on the accessory marine Ordinance.

10. ADJOURNMENT

The meeting adjourned at 9:46 AM.

APPROVED on September 12 2024 Planning Board Regular Meeting.

Eric Goldenberg, Chairperson

ATTEST:

Transcribed by:
Jaclyn DeHart

Jaclyn DeHart
Deputy Town Clerk

09/12/2024
Date

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

File Attachments for Item:

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

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



HIGHLAND BEACH BUILDING DEPARTMENT

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

PLANNING BOARD STAFF REPORT

MEETING OF: SEPTEMBER 12, 2024

TO: PLANNING BOARD

FROM: INGRID ALLEN, TOWN PLANNER

SUBJECT: APPLICATION BY AKBAR MONDAL, BOAT LIFTS & DOCKS OF SOUTH FLORIDA, FOR A SPECIAL EXCEPTION TO INSTALL A NEW 884 SQUARE FOOT DOCK AND TO RAISE THE EXISTING SEAWALL CAP AN ADDITIONAL THREE (3) FEET FOR THE YACHTSMAN'S COVE TOWNHOUSE CONDOMINIUM ASSOCIATION INC. LOCATED AT 1000-1016 BEL AIR DRIVE (APPLICATION NO. PZ-24-6)

I. GENERAL INFORMATION:

Applicant (Property Owner): Yachtsman's Cove Townhouse Condominium Association, Inc.
1000-1016 Bel Air Drive
Highland Beach, FL 33487

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

Property Characteristics:

Comprehensive Plan Land Use: Multi Family Low Density

Zoning District: Residential Multiple Family Low Density (RML)

Request and Analysis:

The Applicant is requesting a special exception to install a new 884 square foot concrete dock and to raise the existing three (3) foot seawall cap an additional three (3) feet for the Yachtsman's Cove

Townhouse Condominium Association Inc. located at 1000-1016 Bel Air Drive. According to the Applicant's submitted plans, there is currently a 784.55 square foot wood dock.

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

FDEP (PERMIT NO.)	ACOE (FILE NO.)
50-0446149-001,002-EE	SAJ-2019-02616 (NWP/RGP-DND)

Given the property is located in the RML zoning district, accessory marine facilities to include docks are exempt from marine side yard setback requirements. 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.

Section 30-67(b) of the Town Code indicates that docks, seawalls, and boat lifts in the Residential Multiple Family Low Density (RML) zoning district require special exception approval by the Planning Board. Section 30-36(a) of the Town code states that the Planning Board may approve, approve with conditions, or deny a request for special exception relating to 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.

Staff reviewed the Applicant's proposed request to include plan set, date stamped received by the Building Department on August 19, 2024 and finds that it is consistent with the special exception provisions of Section 30-36 of the Town Code, were applicable, and consistent with the Town Comprehensive Plan and Code of Ordinances.

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

Attachments: Application

Aerial

FDEP approval

ACOE approval

HOA approval

Applicant Plans (11X17)



TOWN OF HIGHLAND BEACH DEVELOPMENT ORDER APPROVAL APPLICATION

Application # P2-24-6

PROPERTY INFORMATION ASSOCIATED WITH THIS APPLICATION	
Address: 1000 BEL AIR DR A2 (1004)	PCN: 2443470434 000 0012
Full Legal Description of the Property [as described in the deed] or reference to an attachment: YACHTSMANS COVE TOWNHOUSE CONDUNIT A-2	
Zoning District: RML - MULTI FAMILY LOW DENSITY	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: YACHTSMANS COVE TOWNHOUSE	Phone: (847) 707-7889 Fax:
Mailing Address: 1004 BEL AIR DR, HIGHLAND BEACH	
Email Address: LARRY@HIRSCHMGM.T.COM	
APPLICANT'S AGENT INFORMATION	
Name: AKBAR MONDAL	Phone: (954) 971-0811 Fax:
Company Name: BOAT LIFTS & DOCKS OF SOUTH FLORIDA	
Mailing Address: 1013 NW 31st AVE, POMPADOUR BEACH, FL 33069	
Email Address: DOCKSANDLIFTS@GMAIL.COM	

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

RAISE EXISTING CAP 3' X 441'.

NEW CONCRETE DOCK 4' X 221'.

INSTALLATION OF 21 CONCRETE PILINGS.

I give permission to the members of the Town Commission, Planning Board and staff to inspect the property for the purpose of this application. I declare that all statements made herein are true, based upon the best available information. Willful false statements may jeopardize the validity of my application or any decision issued thereon. I have fully read the information outlining the application requirements. With this application, I am submitting the necessary supporting materials listed.

Applicant's Signature: [Signature] Date: 5/8/24

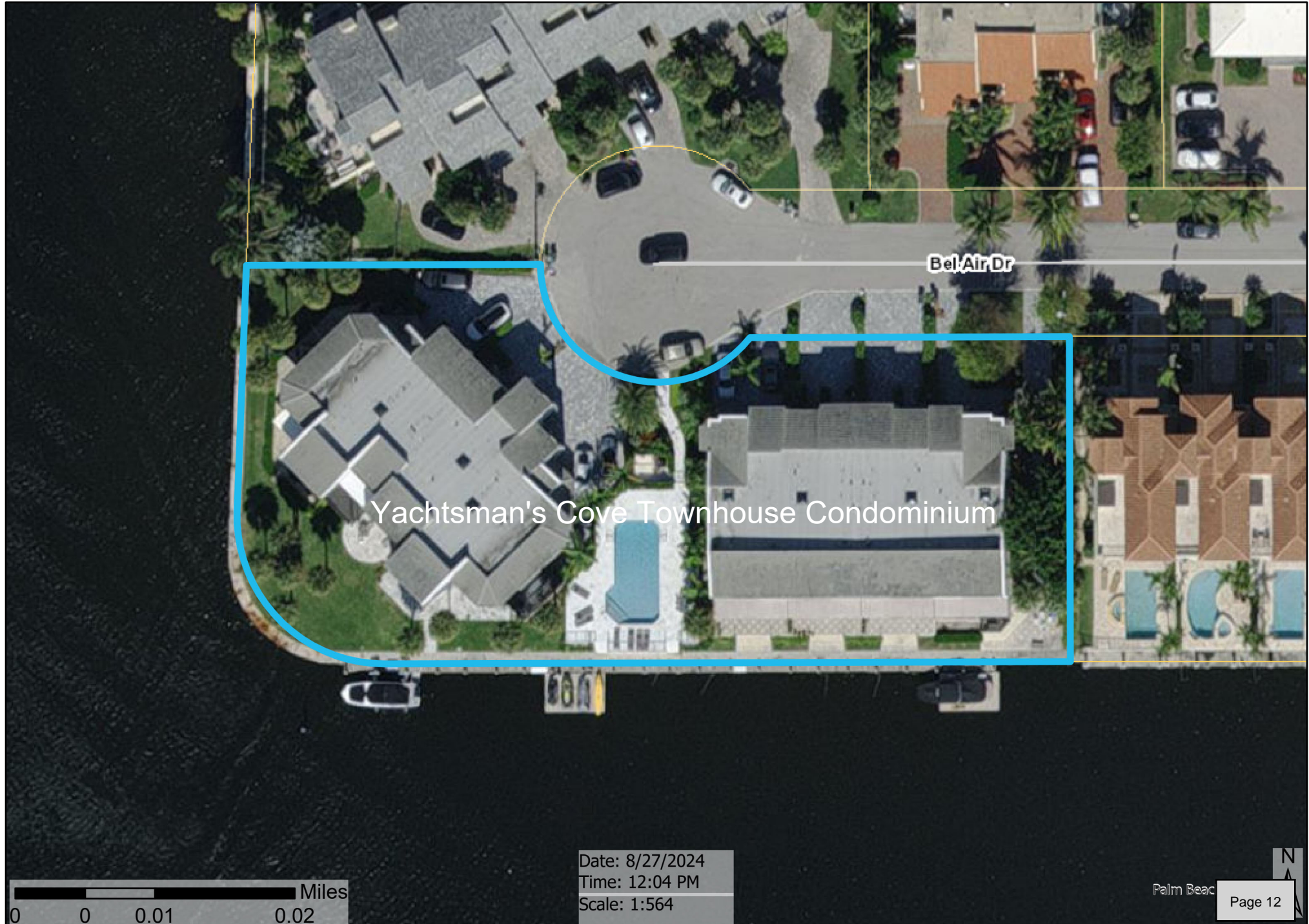
Applicant's Printed Name YACHTMANS COVE Townhouse Condo

Received by the Town Clerk's Office:

Received By: _____ Date: _____

Date Public Notices Mailed: _____

Date Legal Advertisement Published: _____



Yachtsman's Cove Townhouse Condominium

Bel Air Dr

0 0 0.01 0.02 Miles

Date: 8/27/2024
Time: 12:04 PM
Scale: 1:564

Palm Beach



FLORIDA DEPARTMENT OF Environmental Protection

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

May 7, 2024

Ron DeSantis
Governor

Jeanette Nuñez
Lt. Governor

Shawn Hamilton
Secretary

Larry Herskovitz
1004 Bel Air Drive
Highland Beach, FL 33487
Sent via agent's e-mail: docksandlifts@gmail.com

Re: File No.: 50-0446149-001,002-EE
File Name: Herskovitz Larry Dock and Cap

Dear Mr. Larry Herskovitz:

On March 7, 2024, we received your request for verification of exemption to perform the following activities: 1) construct a new 884 sq. ft. marginal dock in the same location as the existing dock; and 2) raise the existing seawall cap. The project is located in a canal, Class III Waters, adjacent to 1004 Bel Air Drive, Highland Beach (Section 3, Township 7 South, Range 24 East), in Palm Beach County (Latitude N 26°23'47.1760", Longitude W 80°4'10.8920").

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 Matthew Guinazu at the letterhead address or at Matthew.Guinazu@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 (12)(d), Florida Administrative Code, from the need to obtain a regulatory permit under Part IV of Chapter 373 of the Florida Statutes.

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

2. Proprietary Review- NOT REQUIRED

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

3. Federal Review - NOT APPROVED

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

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

Additional Information

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

NOTICE OF RIGHTS

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

Petition for Administrative Hearing

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

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

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

Time Period for Filing a Petition

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

you are not required to publish notice of this action, you may elect to do so pursuant Rule 62-110.106(10)(a).

The failure to file a petition within the appropriate time period shall constitute a waiver of that person's right to request an administrative determination (hearing) under Sections 120.569 and 120.57, F.S., or to intervene in this proceeding and participate as a party to it. Any subsequent intervention (in a proceeding initiated by another party) will be only at the discretion of the presiding officer upon the filing of a motion in compliance with Rule 28-106.205, F.A.C. If you do not publish notice of this action, this waiver will not apply to persons who have not received written notice of this action.

Extension of Time

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

Mediation

Mediation is not available in this proceeding.

FLAWAC Review

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

Judicial Review

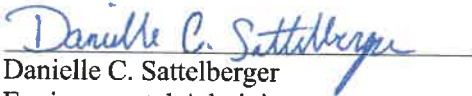
Once this decision becomes final, any party to this action has the right to seek judicial review pursuant to Section 120.68, F.S., by filing a Notice of Appeal pursuant to Florida Rules of Appellate Procedure 9.110 and 9.190 with the Clerk of the Department in the Office of General Counsel (Station #35,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

Project No.: 50-0446149-001,002-EE
Project Name: Herskovitz Larry Dock and Cap
Page 5 of 5

EXECUTION AND CLERKING

Executed in Palm Beach County, Florida.

STATE OF FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION


Danielle C. Sattelberger
Environmental Administrator
Southeast District

Enclosures:

Attachment A- Specific Exemption Rule
Project drawings, 5 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 C. Sattelberger, Matthew Guinazu
Steve Garbutt, Boat Lifts & Docks of South Florida, docksandlifts@gmail.com

Additional mailings:

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

FILING AND ACKNOWLEDGMENT

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

 05/07/2024
Clerk Date

Attachment A

Chapter 62-330.051 Exempt Activities.

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

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

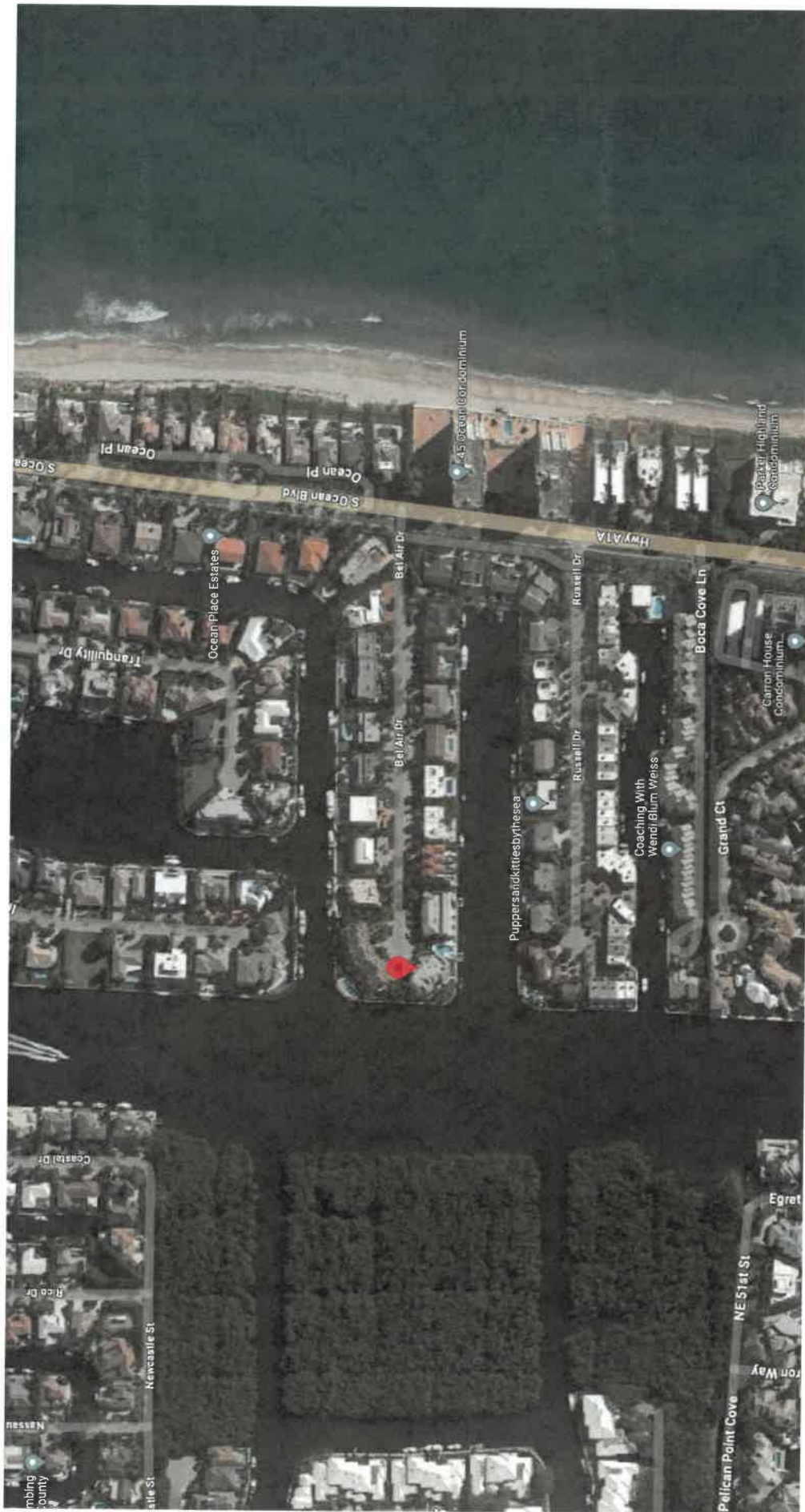
(b) Installation of private docks, piers, and recreational docking facilities, and installation of local governmental piers and recreational docking facilities, in accordance with section 403.813(1)(b), F.S. This includes associated structures such as boat shelters, boat lifts, and roofs, provided:

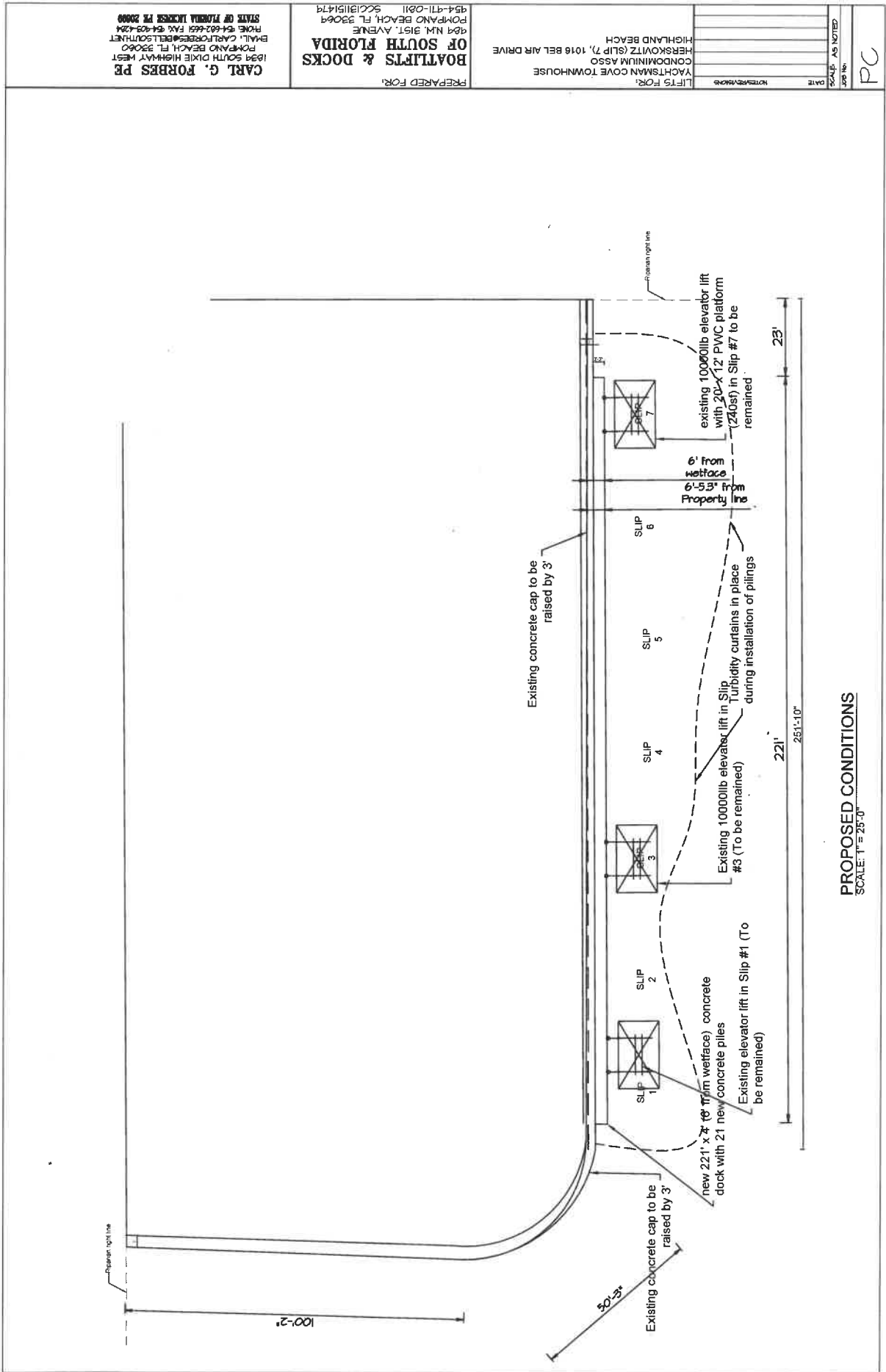
1. The cumulative square footage of the dock or pier and all associated structures located over wetlands and other surface waters does not exceed the limitations in section 403.813(1)(b), F.S.;
2. No structure is enclosed on more than three sides with walls and doors;
3. Structures are not used for residential 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, Restoration, Enhancement, and Repair of Seawall, Riprap, and Other Shoreline Stabilization –

(d) Installation of batter piles, king piles, or a seawall cap, used exclusively to stabilize and repair seawalls, provided they do not impede navigation.

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





PROPOSED CONDITIONS
SCALE: 1" = 25'-0"

PC

DATE: AS NOTED

SCALE: AS NOTED

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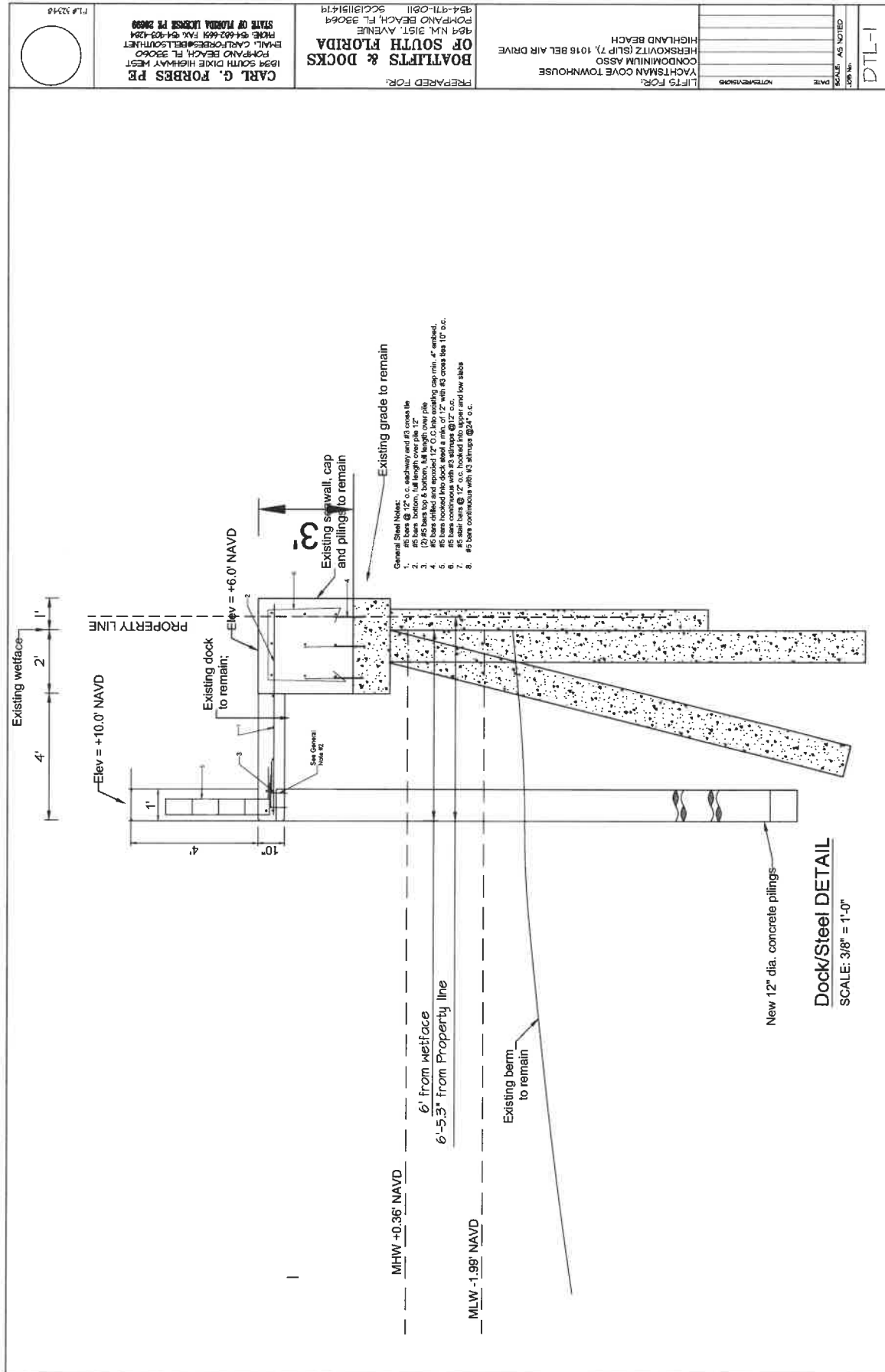
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DEPARTMENT OF THE ARMY
CORPS OF ENGINEERS, JACKSONVILLE DISTRICT
701 SAN MARCO BOULEVARD
JACKSONVILLE, FLORIDA 32207-8175

May 2, 2024

Regulatory Division
South Permits Branch
Palm Beach Gardens Section
SAJ-2019-02616(NWP/RGP-DND)

Larry Herskovitz
1004 Bel Air Drive
Highland Beach, Florida 33487
Sent via email: larry@hirshmagmt.com

Dear Mr. Herskovitz:

The U.S. Army Corps of Engineers (Corps) has completed the review of your application for a Department of the Army permit received on March 7, 2024. Your application was assigned file number SAJ-2019-02616. A review of the information and drawings provided indicates that the proposed work would result in raising the existing seawall concrete cap 3 feet high, constructing a 4-foot-wide by 221-feet-long concrete dock, and installing 21 concrete pilings. The activities subject to this permit are authorized pursuant to authorities under Section 10 of the Rivers and Harbors Act of 1899 (33 U.S.C. § 403). The project is located near the Intracoastal Waterway at 1004 Bel Air Drive, in Section 4, Township 47 South, Range 43 East in Highland Beach, Palm Beach County, Florida; Latitude: 26.396266° and Longitude: -80.069604°.

The aspect of your project involving raising the existing seawall concrete cap 3 feet high, as depicted on the attached drawings, is authorized by Nationwide Permit (NWP) 13 (Bank Stabilization). **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 NWP 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. You can access the U.S. Army Corps of Engineers' (Corps) Jacksonville District's Regulatory Source Book web page for links to view NWP 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 "Nationwide Permits." Among other things, this part of the Source Book contains links to the federal register containing the text of the pertinent

NWP authorization and the associated NWP general conditions, as well as separate links to the regional conditions applicable to the pertinent NWP verification.

The aspect of your project involving construction of a 4-foot-wide by 221-foot-long concrete dock and installing 21 concrete pilings, as depicted on the attached drawings, is authorized by Regional General Permit (RGP) SAJ-20 and its subsequent modifications, if applicable. **This RGP authorization is valid until March 28, 2028.** If you commence or are under contract to commence this activity before the date that SAJ-20 expires or is revoked, you will have 12 months from the date of the expiration or revocation of SAJ-20 to complete the activity under the present terms and conditions of SAJ-20.

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

You must comply with all of the special and general conditions for the NWP and RGP, including any project-specific conditions included in this letter and all conditions incorporated by reference as described above.

General Conditions:

1. The time limit for completing the work authorized by NWP 13 ends on **March 14, 2026**. The time limit for completing the work authorized by RGP SAJ-20 ends on **March 28, 2028**.

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

3. If you discover any previously unknown historic or archeological remains while accomplishing the activity authorized by this permit, you must immediately notify this office of what you have found. We will initiate the Federal and state coordination

required to determine if the remains warrant a recovery effort of if the site is eligible for listing in the National Register of Historic Places.

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

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

Project Specific Special Conditions:

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

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

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

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

The Permittee shall reference this permit number, SAJ-2019-02616 (NWP/RGP-DND), 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.

3. Self-Certification: Within 60 days of completion of the work authorized by this permit, the Permittee shall complete the attached "Self-Certification Statement of Compliance" form and submit it to the Corps. In the event that the completed work deviates in any manner from the authorized work, the Permittee shall describe the deviations between the work authorized by this permit and the work as constructed on the "Self-Certification Statement of Compliance" form. The description of any deviations on the "Self-Certification Statement of Compliance" form does not constitute approval of any deviations by the Corps.

4. Cultural Resources/Historic Properties:

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

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

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

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

5. 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.

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

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

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. Johnson’s seagrass and its critical habitat were delisted from the Endangered Species Act on May 16, 2022. Therefore, JAXBO PDCs required to minimize adverse effects to Johnson’s seagrass and its critical habitat are no longer applicable to any project. Failure to comply with applicable PDCs will constitute noncompliance with this permit. In addition, failure to comply with the applicable PDCs, where a take of listed species occurs, would constitute an unauthorized take. The NMFS is the appropriate authority to determine compliance with the Endangered Species Act. The most current version of JAXBO can be accessed at the Jacksonville District Regulatory Division website in the Endangered Species section of the Sourcebook located at: <http://www.saj.usace.army.mil/Missions/Regulatory/SourceBook.aspx>. JAXBO may be subject to revision at any time. The most recent version of the JAXBO must be utilized during the design and construction of the permitted work.

This letter of authorization does not include conditions that would prevent the ‘take’ of a state-listed fish or wildlife species. These species are protected under sec. 379.411, Florida Statutes, and listed under Rule 68A-27, Florida Administrative Code.

With regard to fish and wildlife species designated as species of special concern or threatened by the State of Florida, you are responsible for coordinating directly with the Florida Fish and Wildlife Conservation Commission (FWC). You can visit the FWC license and permitting webpage (<http://www.myfwc.com/license/wildlife/>) for more information, including a list of those fish and wildlife species designated as species of special concern or threatened. The Florida Natural Areas Inventory (<http://www.fnai.org/>) also maintains updated lists, by county, of documented occurrences of those species.

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

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

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

Should you have any questions related to this verification letter or have issues accessing the documents referenced in this letter, please contact Davielle Drayton at the Technical Regional Execution Center on behalf of the Palm Beach Gardens Section at 100 W. Oglethorpe Ave, Savannah, GA 31401, by telephone at 912-856-6796, or by email at davielle.n.drayton@usace.army.mil.

Sincerely,



2024.05.02

12:48:08 -04'00'

Jason Sweeney
SAJ Team Lead
SAD Technical Regional Execution Center

-7-

Enclosures:

Transfer Request

Commencement Notification

Self-Certification

Permit Drawings

Standard Manatee Conditions

Cc:

Akbar Mondal, Agent (docksandlifts@gmail.com)

DEPARTMENT OF THE ARMY PERMIT TRANSFER REQUEST

DA PERMIT NUMBER: SAJ-2019-02616(NWP/RGP-DND)

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

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

(TRANSFEREE-SIGNATURE)

(SUBDIVISION)

(DATE)

(LOT)

(BLOCK)

(NAME-PRINTED)

(STREET ADDRESS)

(MAILING ADDRESS)

(CITY, STATE, ZIP CODE)

COMMENCEMENT NOTIFICATION

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

1. Department of the Army Permit Number: SAJ-2019-02616(NWP/RGP-DND)

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

SELF-CERTIFICATION STATEMENT OF COMPLIANCE

Within sixty (60) days of completion of the authorized work, submit this form via electronic mail to saj-rd-enforcement@usace.army.mil (preferred) 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-2019-02616(NWP/RGP-DND)
2. **Permittee Information:** Name: _____
Email: _____
Address: _____

Phone: _____
3. **Date Authorized Work Started:** _____ **Completed:** _____
4. **Contact to Schedule Inspection:** Name: _____
Email: _____
Phone: _____
5. **Description of Authorized Work (e.g. bank stabilization, fill placed within wetlands, docks, dredging, etc.):** _____

6. **Acreage or Square Feet of Impacts to Waters of the United States:** _____
7. **Describe Mitigation completed (if applicable):** _____

8. **Describe any Deviations from Permit (attach drawing(s) depicting the deviations):**

I certify that all work, and mitigation (if applicable) was done in accordance with the limitations and conditions as described in the permit. Any deviations as described above are depicted on the attached drawing(s).

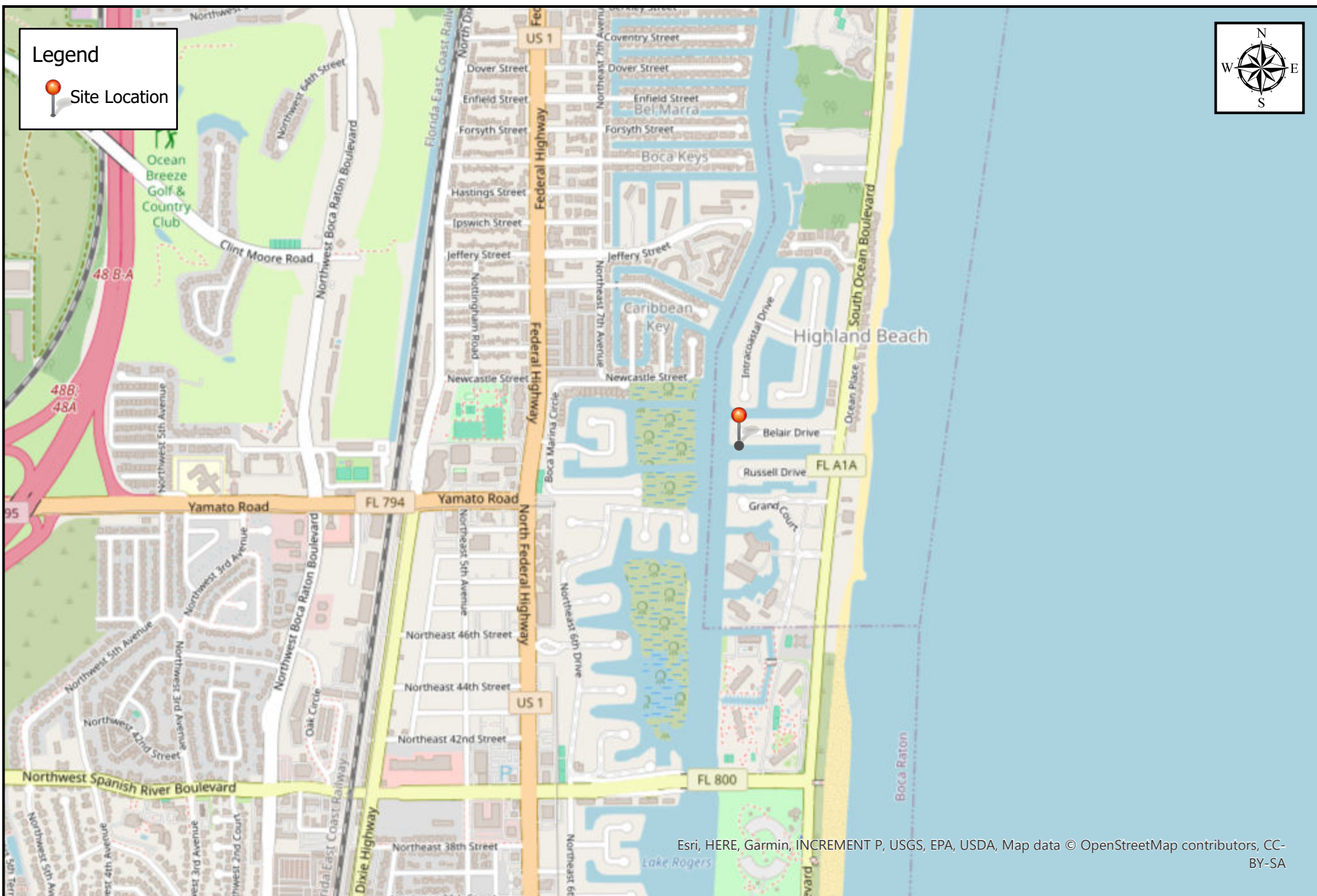
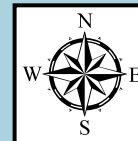
Signature of Permittee

Printed Name of Permittee

Date

Legend

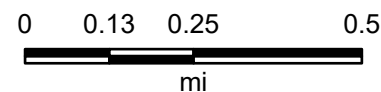
 Site Location



Esri, HERE, Garmin, INCREMENT P, USGS, EPA, USDA, Map data © OpenStreetMap contributors, CC-BY-SA



SAJ-2019-02616



Map Center: 80.072078°W 26.396043°N

Map Created by: Davielle Drayton

Date: 5/1/2024

Coordinate System: WGS 1984 Web Mercator
Sphere

Page 34

Legend

 Site Location



Esri, HERE, Garmin, INCREMENT P, USGS, EPA, USDA, State of Florida, Surdex, GSI, Maxar, Microsoft



SAJ-2019-02616

0 0.01 0.01 0.03
mi

Map Center: 80.06939°W 26.396646°N

Map Created by: Davielle Drayton

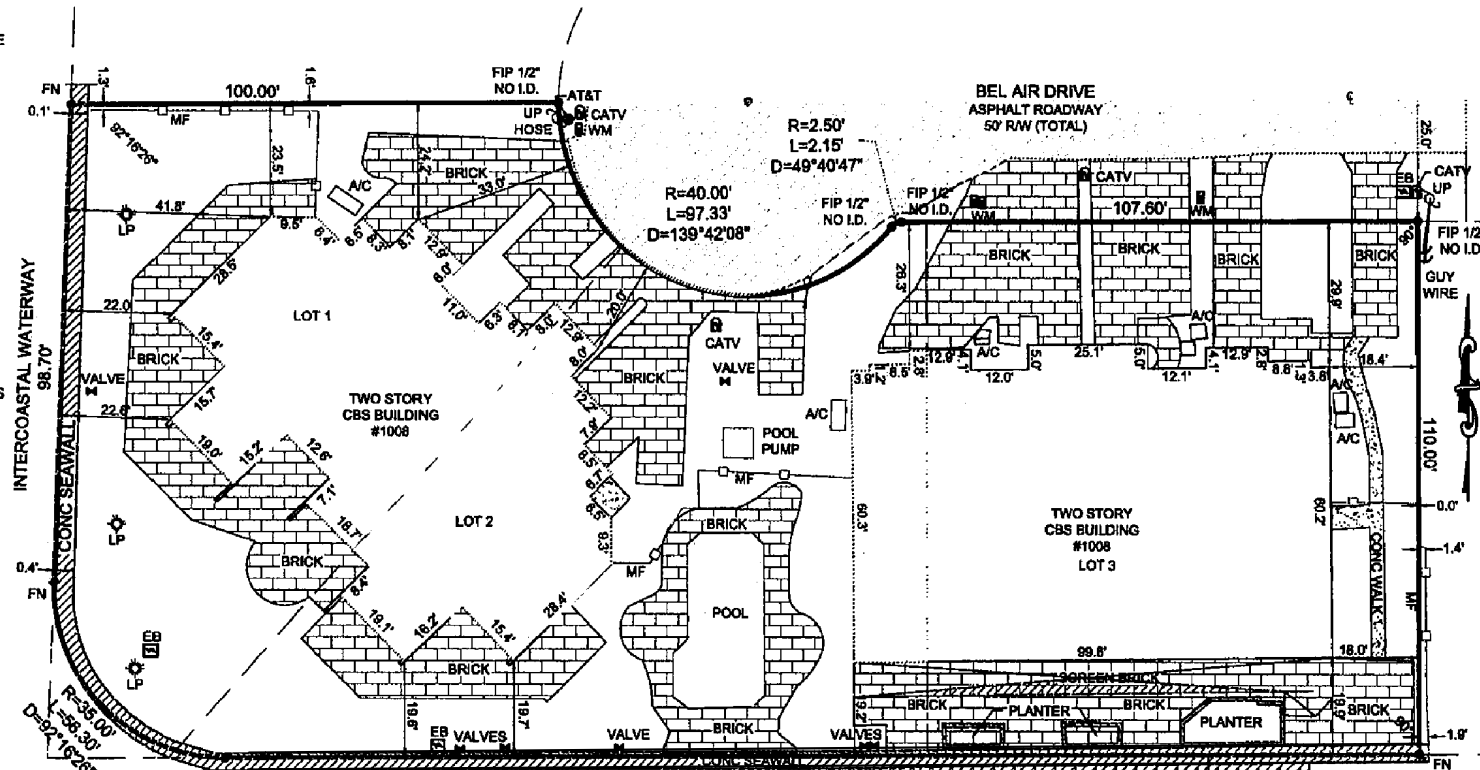
Date: 5/1/2024

Coordinate System: WGS 1984 Web Mercator
Sphere

Page 35

GENERAL LEGEND:

AF = ALUMINUM FENCE
BCR = BROWARD COUNTY RECORDS
BM = BENCHMARK
CB = CATCH BASIN
CL = CENTERLINE
CLF = CHAINLINK FENCE
CLP = CONCRETE LIGHT POLE
CBS = CONCRETE BLOCK STRUCTURE
CONC = CONCRETE
C/S = CONCRETE SLAB
DE = DRAINAGE EASEMENT
D = DELTA (CENTRAL ANGLE)
E = EAST
ELE = ELEVATION
X 0.00' = EXISTING ELEVATION
EOP = EDGE OF PAVEMENT
EOW = EDGE OF WATER
FF = FINISHED FLOOR
FH = FIRE HYDRANT
FN = FOUND NAIL
INV = INVERT
FIP = FOUND IRON PIPE
FIR = FOUND IRON ROD
FND = FOUND NAIL AND DISC
L = ARC LENGTH
MDCR = MIAMI DADE COUNTY RECORDS
N = NORTH
N/D = NAIL AND DISC
MF = METAL FENCE
ORB = OFFICIAL RECORDS BOOK
O/S = OFFSET
PB = PLAT BOOK
PBCR = PALM BEACH RECORDS
PC = POINT OF CURVATURE
PG = PAGE
PL = PROPERTY LINE
POB = POINT OF BEGINNING
POC = POINT OF COMMENCEMENT
PVCF = PLASTIC FENCE
R = RADIUS
RW = RIGHT OF WAY
S = SOUTH
SW = SIDEWALK
S/W.E = SIDEWALK EASEMENT
SIR = SET 1/2" IRON ROD
SND = SET NAIL & DISC
UE = UTILITY EASEMENT
UP = UTILITY POLE
W = WEST
W/F = WOOD FENCE
W/M = WATER METER



Existing 441' concrete cap to be raised up by 3'

Existing elevator lift in Slip #1 (To be remained)

NOTE:
1) WOOD DOCK IN INTRACOASTAL WATER R/W

Existing 10000lb elevator lift in Slip #3 (To be remained)

Existing 221' x 3.55' (5.55' from wetface, 1224.7sf) wood dock to be replaced with concrete dock in same footprint

existing 10000lb elevator lift with 20' x 12' PWC platform (240sf) in Slip #7 to be remained

LEGAL DESCRIPTION:

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

CERTIFICATIONS:

MICHAEL KRAFT ENTERPRISES, INC

SURVEYORS NOTES:

- (1). ANGLES IF SHOWN ARE REFERENCED TO THE RECORD PLAT AND ARE AS MEASURED.
- (2). LEGAL DESCRIPTION PROVIDED BY CLIENT UNLESS OTHERWISE NOTED.
- (3). NO UNDERGROUND IMPROVEMENTS LOCATED EXCEPT AS SHOWN.
- (4). THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE COMMITMENT THEREFOR THE ONLY SURVEY MATTERS SHOWN ARE PER THE RECORD PLAT. THERE MAY BE ADDITIONAL MATTERS OF RECORD, NOT SHOWN WHICH CAN BE FOUND IN THE PUBLIC RECORDS OF THE CORRESPONDING COUNTY OF RECORD.
- (5). THIS SURVEY IS FOR CONVEYANCE PURPOSES ONLY
- (6). THIS SURVEY IS NOT TO BE USED FOR CONSTRUCTION PURPOSES AND/OR NEW DESIGN.

Boundary Survey

PROPERTY ADDRESS:

1008 BEL AIR DRIVE
HIGHLAND BEACH, FL. 33487

REVISIONS:

FIELD LOCATION OF IMPROVEMENTS

DATE:

6/30/2018

SCALE: 1" = 30'

CADD: LJ

CHECKED BY: JSP

INVOICE #: 18-47646

SHEET # 1 OF 1

THIS SURVEY MEETS THE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 6J-17, FLORIDA ADMINISTRATIVE CODE.

JULIO S. PITA, PSM., STATE OF FLORIDA
PROFESSIONAL SURVEYOR AND MAPPER LS 5789
NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

ALL COUNTY SURVEYORS

PROFESSIONAL
SURVEYORS AND MAPPERS
LICENSE NO. 8877
OFFICE: (954) 777-4747
FAX: (954) 777-2707
5400 SOUTH UNIVERSITY DRIVE
DAVIE, FLORIDA 33328 SUITE 216

CARL G. FORBES PE
1839 SOUTH DIXIE HIGHWAY WEST
POMPANO BEACH, FL 33060
EMAIL: CARL.FORBES@BELL.SOUTH.NET
PHONE: 954-682-6651 FAX: 954-403-4284
STATE OF FLORIDA LICENSE PE 20699

BOATLIFTS & DOCKS
OF SOUTH FLORIDA
989 N.W. 31ST. AVENUE
POMPANO BEACH, FL 33069
954-971-0811 SCC(13)151479

PREPARED FOR:

LIFTS FOR:
YACHTSMAN COVE TOWNHOUSE
CONDOMINIUM ASSO
HERSKOVITZ (SLIP 7), 1016 BEL AIR DRIVE
HIGHLAND BEACH

NOTES/REVISIONS

DATE

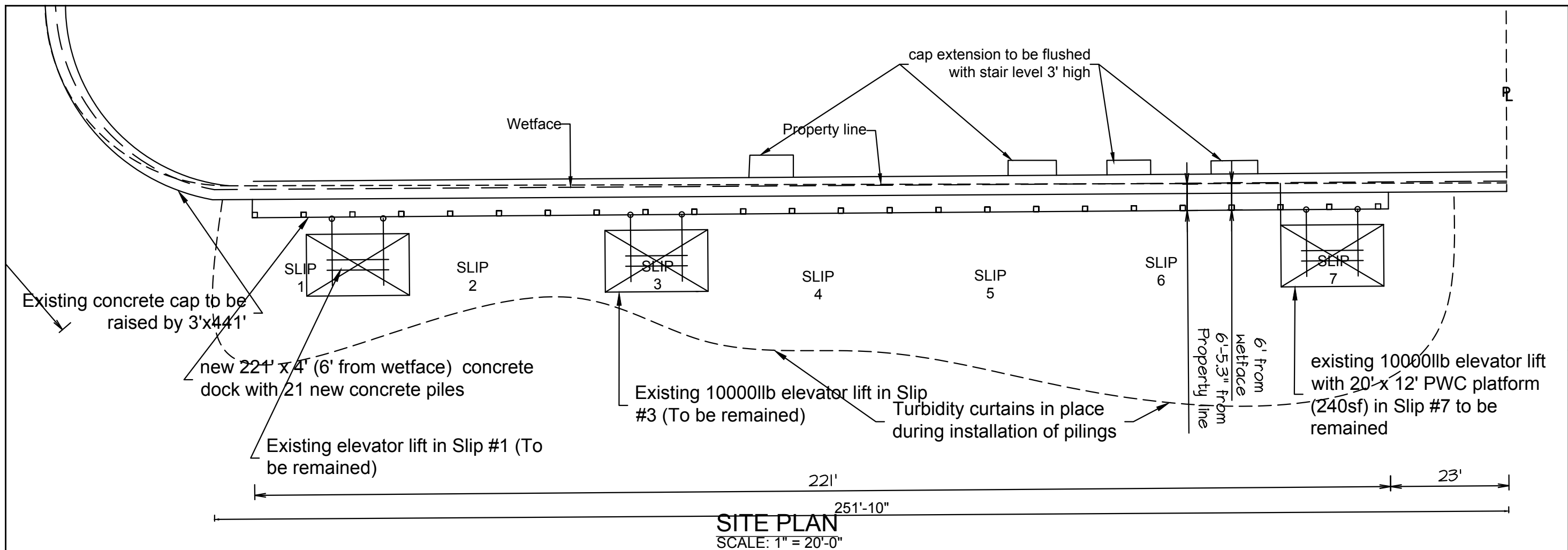
SCALE: AS NOTED

JOB No.

EC

EXISTING CONDITIONS

SCALE: 1" = 40'-0"

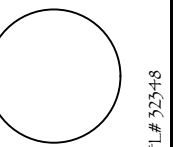


General Notes:

1. New 221x4' concrete dock with 21 1x1' piles and raised cap to 3' high.
2. All pilings to be driven 8' into strata. If hard strata is encountered, a 2' minimum 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' into rock. Turbidity barriers are to surround all in water construction areas during piling and/or panel installation activities.
3. Turbidity barriers, if necessary, are to surround all in water construction areas during piling and/or panel installation activities.
4. Elevations shown are based on the North American Vertical Datum of 1988.
5. Design in accordance with 2023 8th Edition of the Florida Building Code.
6. Construction methods, procedures, and sequences are the responsibility of the Contractor. The Contractor shall take the necessary means to maintain and protect the structural integrity and serviceability of the construction at all times.
7. Any discrepancies found for any circumstance between the structural plans and the existing conditions found on site and/or any conditions that were omitted on the plans will be the responsibility of the Contractor to immediately bring to the attention of the Engineer of Record.
8. Existing conditions are unknown, therefore, worst case conditions have been

approximated. all existing conditions are assumed and must be confirmed by the Contractor after permitting.

9. Engineer's Limitations of Responsibility: The Engineer shall not be responsible for the quality or composition of materials, fabrications, construction inspection, supervision, or review, special inspection, or the quality and correctness of construction unless the appropriate submissions, reports, approvals, inspections, site visit, construction review, or special inspections are performed by the Engineer or his representative as required herein, and then only such responsibility as is associated with the specific work performed as is commonly assigned a structural engineer in relation to other engineering and construction disciplines associated with the project.
10. The Engineer shall not be responsible for site and construction safety and/or the safety of construction workers. Site and construction safety is the responsibility of the Contractor. The Contractor shall be responsible for the safety of his employees and the safety of the employee of all subcontractors to the project.
11. Engineer's Statement of Compliance: To the best of the Engineer's knowledge, the structural plans and specifications presented herein comply with the applicable minimum building codes, standards, and practices.



CARL G. FORBES PE
1939 SOUTH DIXIE HIGHWAY WEST
POMPANO BEACH, FL 33060
EMAIL: CARL@FORBESPELLSOUTH.NET
PHONE: 954-662-6651 FAX: 954-403-4204
STATE OF FLORIDA LICENSE PE 20699

BOATLIFTS & DOCKS OF SOUTH FLORIDA
989 N.W. 31ST AVENUE
POMPANO BEACH, FL 33069
954-971-0811 SCCL31151479

YACHTSMAN COVE TOWNHOUSE CONDOMINIUM ASSO HERSKOVITZ (SLIP 7), 1016 BEL AIR DRIVE HIGHLAND BEACH

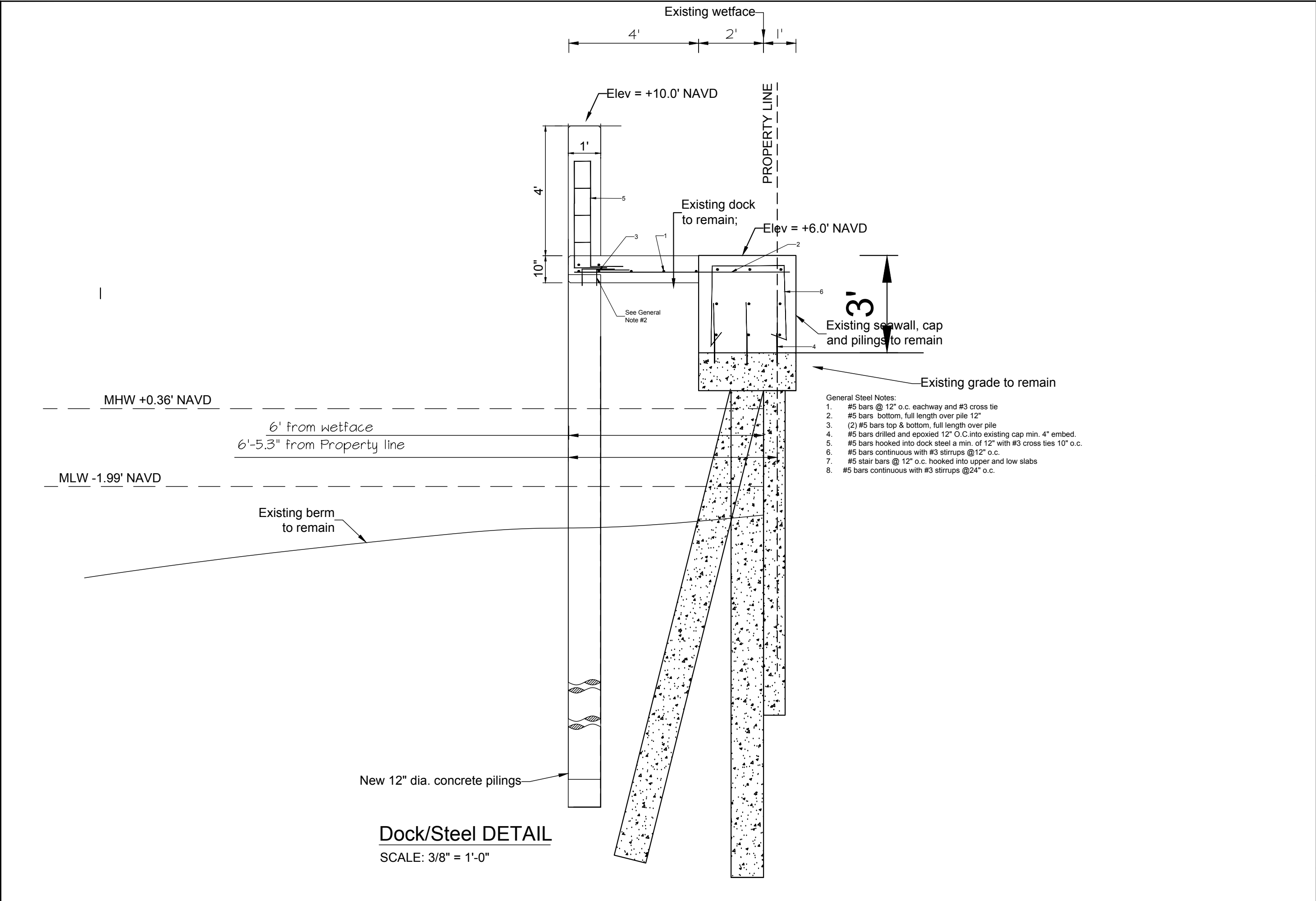
NOTES/REVISIONS

DATE

SCALE: AS NOTED

JOB No.

SP



FL # 32348

CARL G. FORBES PE
1839 SOUTH DIXIE HIGHWAY WEST
POMPANO BEACH, FL 33060
EMAIL: CARLFORBES@BELL SOUTH.NET
PHONE: 954-682-6651 FAX: 954-403-4264
STATE OF FLORIDA LICENSE PE 20699

PREPARED FOR:

BOATLIFTS & DOCKS
OF SOUTH FLORIDA
989 N.W. 31ST AVENUE
POMPANO BEACH, FL 33069
954-971-0811 SCC131151479

LIFTS FOR:

YACHTSMAN COVE TOWNHOUSE
CONDOMINIUM ASSO
HERSKOVITZ (SLIP 7), 1016 BEL AIR DRIVE
HIGHLAND BEACH

DATE	NOTES/REVISIONS

SCALE: AS NOTED

JOB No:

DT

Page 38

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

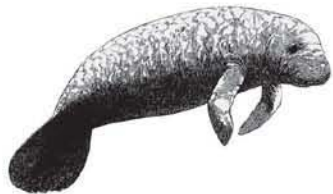
All project vessels

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

**Yachtsman's Cove Townhouse Condominium Association
1000-1016 Bel Air Drive
Highland Beach, Florida 33487**

June 17, 2024

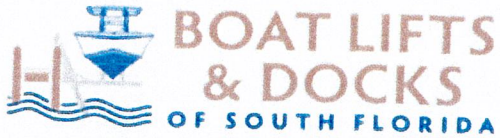
To Whom It May Concern:

At a meeting on December 9, 2023, Yachtsman's Cove Townhouse Condominium Association Board of Directors and members approved raising the dock and replacing the existing wood dock and sidewalk with concrete as well as miscellaneous seawall repairs.

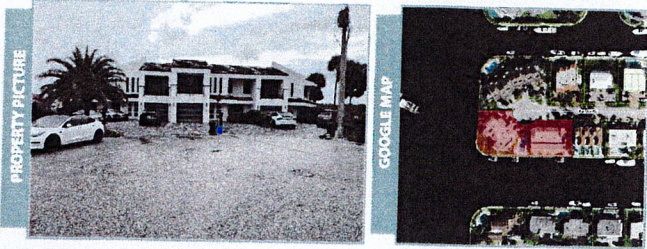
Sincerely,

A handwritten signature in black ink, appearing to read 'LH', is written over a horizontal line.

Larry Herskovitz – President



PROPERTY ADDRESS SURVEY NUMBER 2402.0008
1004 BEL AIR DR A2, HIGHLAND BEACH, FLORIDA 33487



CLIENT ORDER NUMBER: DATE: 02/06/24

BUYER:
SELLER:
CERTIFIED TO:
HERSKOVITZ MINDY S TRUST

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

NONE VISIBLE

BY PERFORMING A SEARCH WITH THE LOCAL GOVERNING MUNICIPALITY OR WWW.FEMA.GOV, THE PROPERTY APPEARS TO BE LOCATED IN ZONE AE (WITH A BASE FLOOD ELEVATION OF 6'). THIS PROPERTY WAS FOUND IN TOWN OF HIGHLAND BEACH, COMMUNITY NUMBER 125111, DATED 10/5/2017.

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

GEOMATICS TOP TEAM INC.
SURVEYORS & MAPPERS

6224 MOHAWK TERRACE
MARGATE, FL 33063
LB#8200
glt@geotopteam.com

FIELD WORK DATE: 2/5/2024

REVISION DATES: (REV.1 2/6/2024)

2402.0008
BOUNDARY SURVEY
PALM BEACH COUNTY

BEL LIDO
P.B.25, PC.97

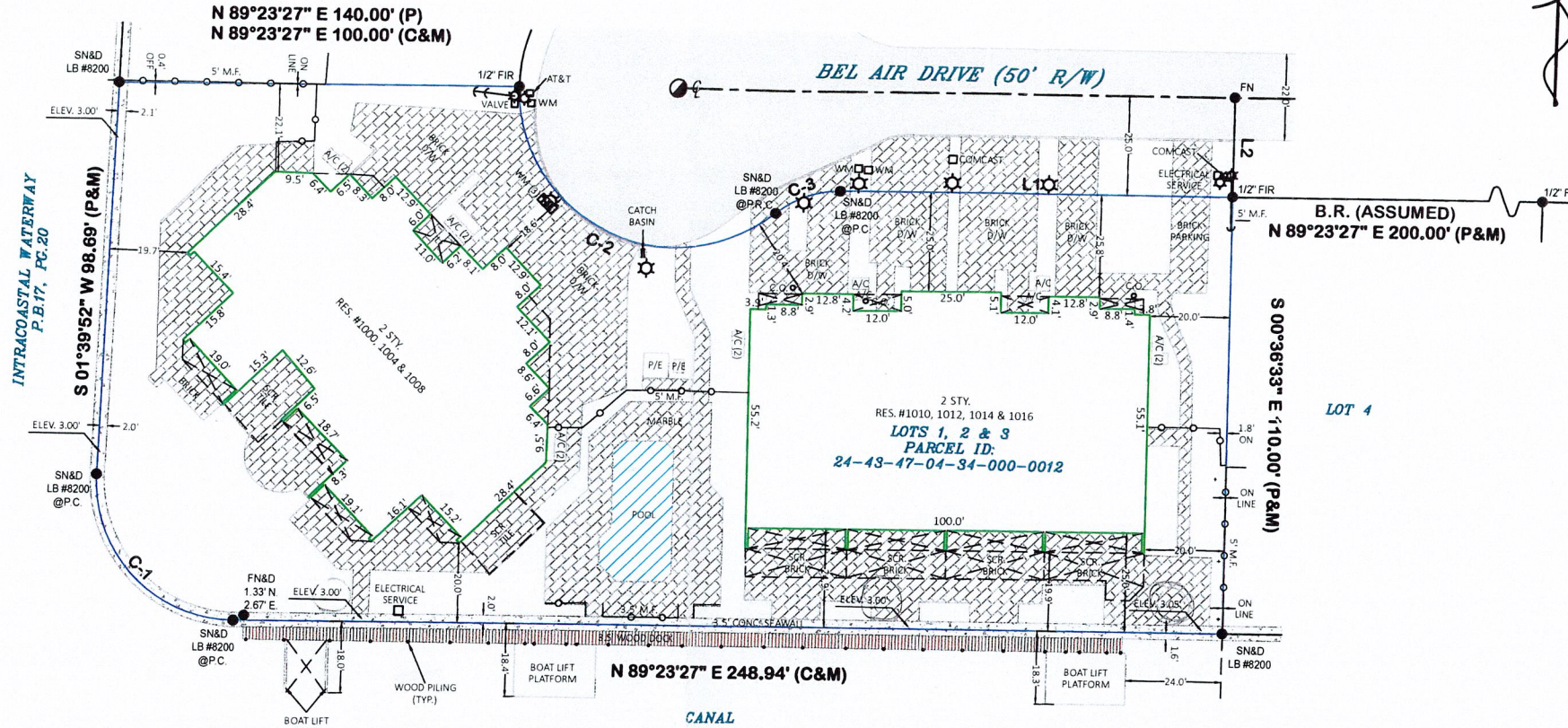
PLAT OF HIGHLAND BEACH ISLES
P.B.25, PG.154

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AUG 19 2024

HIGHLAND BEACH
BUILDING DEPARTMENT

NORTH



Felipe
Carvalho



LINE TABLE:

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

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

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

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

NOTES:

- LOT APPEARS TO BE SERVICED BY CITY WATER AND SEWER
- THE ELEVATIONS SHOWN HEREON WERE OBTAINED USING GPS IN CONJUNCTION WITH FDOT REAL TIME NETWORK
- DATUM: NAVD 1988

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

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

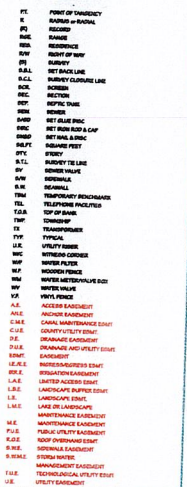
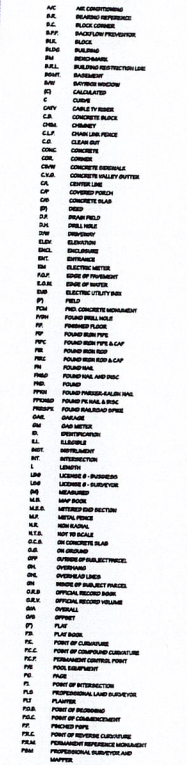
- The Legal Description used to perform this survey was supplied by others. This survey does not determine or imply ownership.
- This survey only shows improvements found above ground. Underground footings, utilities and encroachments are not located on this survey map.
- If there is a septic tank, or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



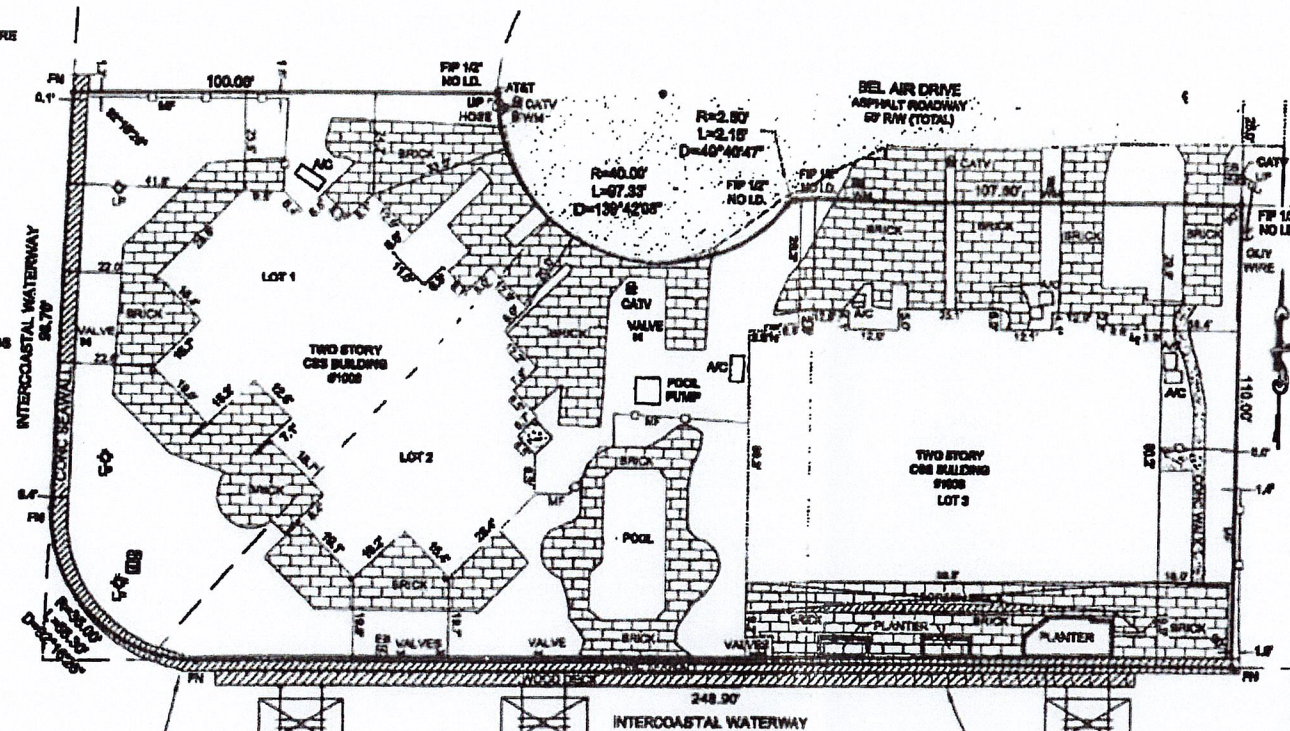
G.T.T. Surveyors
& Mappers, Inc.

6224 Mohawk terrace
Margate, FL 33063
(754)303-7703
felipe@geotopteam.com

SURVEYOR'S LEGEND



- AF = ALUMINUM FENCE
- BCR = BROWARD COUNTY RECORDS
- BM = BENCHMARK
- CB = CATCH BASIN
- CL = CENTERLINE
- OLF = CHAINLINK FENCE
- OLF = CONCRETE LIGHT POLE
- CBS = CONCRETE BLOCK STRUCTURE
- CNIC = CONCRETE
- CS = CONCRETE SLAB
- DE = DRAINAGE BASEMENT
- Δ = DELTA (CENTRAL ANGLE)
- E = EAST
- ELE = ELEVATION
- X.B.M.F = EXISTING ELEVATION
- EGP = EDGE OF PAVEMENT
- EW = EDGE OF WATER
- FF = FINISHED FLOOR
- FH = FIRE HYDRANT
- FN = FOUND NAIL
- INV = INVERT
- FP = FOUND IRON PIPE
- FR = FOUND IRON ROD
- FND L = FOUND NAIL AND DISC
- AND LENGTH
- MDCR = MIAMI DADE COUNTY RECORDS
- N = NORTH
- ND = NAIL AND DISC
- MF = METAL FENCE
- OR = OFFICIAL RECORDS BOOK
- OS = OFFSET
- PS = PLAT BOOK
- PSCR = PALM BEACH RECORDS
- PO = POINT OF CURVATURE
- PS = PAGE
- PL = PROPERTY LINE
- POB = POINT OF BEGINNING
- POC = POINT OF COMMENCEMENT
- PVCF = PLASTIC FENCE
- R = RADIUS
- RW = RIGHT OF WAY
- S = SOUTH
- SNW = SIDEWALK
- SNLZ = SIDEWALK BASEMENT
- SE1 = SET 1/2" IRON ROD
- SD = SET NAIL & DISC
- UE = UTILITY EASEMENT
- UP = UTILITY POLE
- W = WEST
- WF = WOOD FENCE
- WM = WATER METER



Existing 441'x3' wide
concrete cap to be raised
up by 3'

Existing elevator lift in Slip #1 (To remain)

NOTE:
1) WOOD DOCK IN
INTRACOASTAL WATER R/W

Existing 10000lb elevator lift in Slip #3 (To remain)

Existing 221' x 3.55' (5.55' from wetface/
784.55' sf) wood dock to be replaced with
concrete dock in same footprint

existing 10000lb elevator lift
with 20' x 12' PWC platform
(240sf) in Slip #7 (To remain)

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

CERTIFICATIONS:
MICHAEL KRAFT ENTERPRISES, INC

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AUG 19 2024

HIGHLAND BEACH
BUILDING DEPARTMENT

(1). ANGLES IF SHOWN ARE REFERENCED TO THE RECORD PLAT AND ARE AS MEASURED.

(2). LEGAL DESCRIPTION PROVIDED BY CLIENT UNLESS OTHERWISE NOTED.

(3). NO UNDERGROUND IMPROVEMENTS LOCATED EXCEPT AS SHOWN.

(4). THE SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE COMMITMENT THEREFOR THE ONLY SURVEY MATTERS SHOWN ARE PER THE RECORD PLAT. THERE MAY BE ADDITIONAL MATTERS OF RECORD, NOT SHOWN WHICH CAN BE FOUND IN THE PUBLIC RECORDS OF THE CORRESPONDING COUNTY OF RECORD.

(5). THIS SURVEY IS FOR CONVEYANCE PURPOSES ONLY

(6). THIS SURVEY IS NOT TO BE USED FOR CONSTRUCTION PURPOSES AND/OR NEW DESIGN.

Boundary Survey

PROPERTY ADDRESS:
1008 BEL AIR DRIVE
HIGHLAND BEACH, FL 33487

REVISIONS:

FIELD LOCATION OF IMPROVEMENTS

DATE: _____

6/30/2018	CADD: LJ
-----------	----------

CADD: LJ

CHECKED BY: jtp

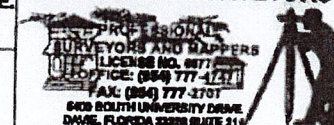
INVOICE #: 14-07848

SHEET # 1 OF 1

THIS SURVEY MEETS THE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 11-17, FLORIDA ADMINISTRATIVE CODE

**JULIO S. PITA, PSM., STATE OF FLORIDA
PROFESSIONAL SURVEYOR AND MAPPER LS 5789
NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED
SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.**

ALL COUNTY SURVEYORS



EXISTING CONDITIONS
SCALE: 1" = 40'-0"

Ali
Yemenic
ililer

Digitally signed
by Ali
Yemenicilier
Date: 2024.08.13
09:35:28 -04'00'

Ali Yemeniulier PE
2749 N. 2nd AVE suite III
Boca Raton, FL 33431
EMAIL: YEMENIULIER@NETZERO.NET
PHONE: 561-705-2800
STATE OF FLORIDA LICENSE PE 54783

PREPARED FOR:

**BOATLIFTS & DOCKS
OF SOUTH FLORIDA**

909 NW 31ST. AVENUE
POMPANO BEACH, FL 33069
954-971-0811 SCC13151479

LIFTS FOR:
YACHTSMAN COVE TOWNHOUSE
CONDOMINIUM ASSO
HERSKOVITZ (SLIP 7), 1018 BEL AIR DRIVE
HIGHLAND BEACH

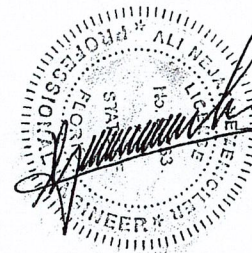
DATE	NOTES/REVISIONS
SCALE	AS NOTED
FOR NO.	

FC

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AUG 19 2024

HIGHLAND BEACH
BUILDING DEPARTMENT



Ali
Yemenicilier

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by Ali
Yemenicilier
Date: 2024.08.13
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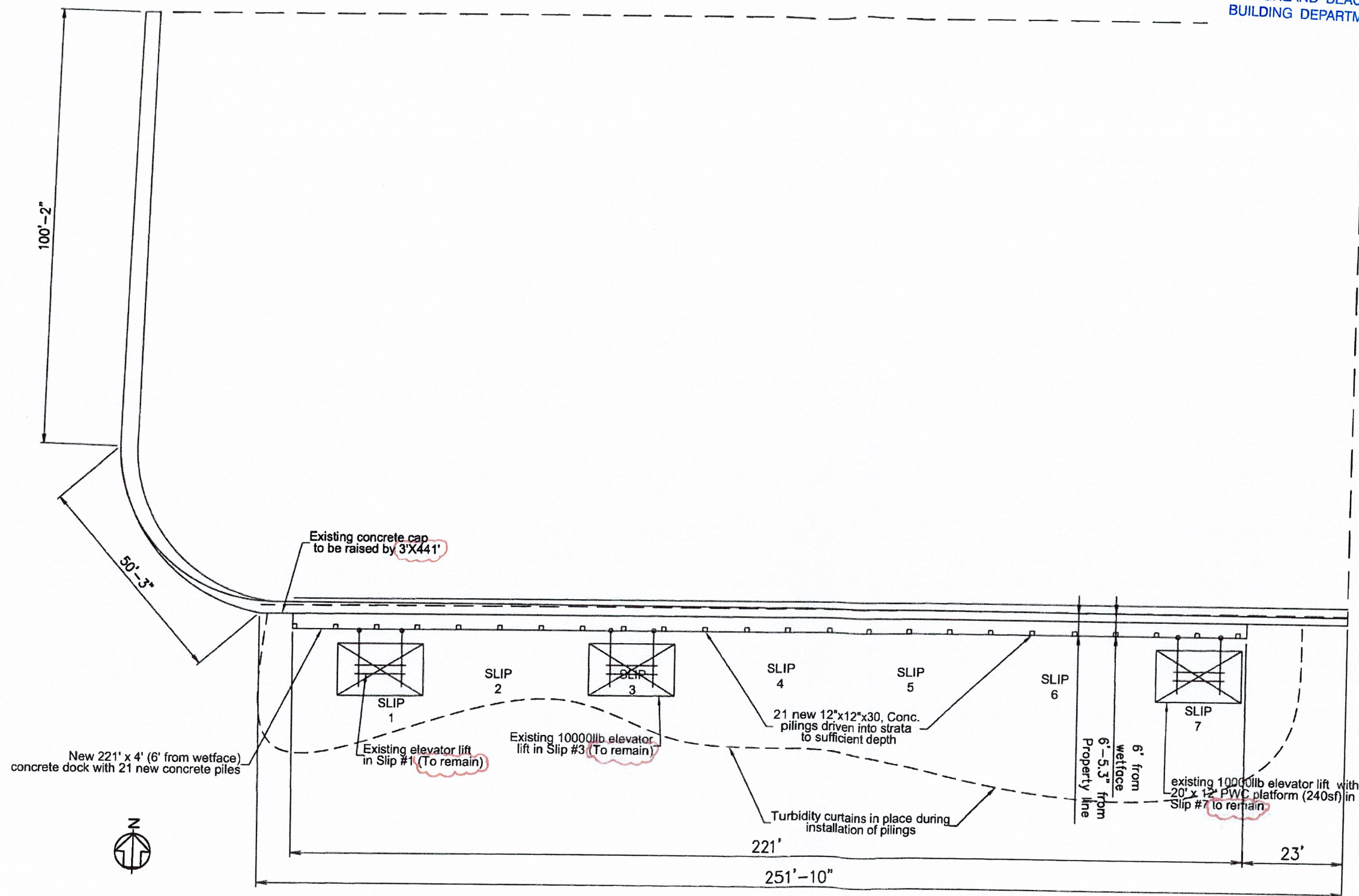
Ali Yemenicilier PE
2799 NW 2nd Ave suite 111
Boca Raton, FL 33431
EMAIL: YEMENICILIER@NETZERO.NET
PHONE: 561-705-2830
STATE OF FLORIDA LICENSE PE 54733

PREPARED FOR:
**BOATLIFTS & DOCKS
OF SOUTH FLORIDA**
989 N.W. 31ST. AVENUE
POMPANO BEACH, FL 33069
954-971-0811 SCCT131151479

LIFTS FOR:
YACHTSMAN COVE TOWNHOUSE
CONDOMINIUM ASSO
HERSKOVITZ (SLIP 7), 1016 BEL AIR DRIVE
HIGHLAND BEACH

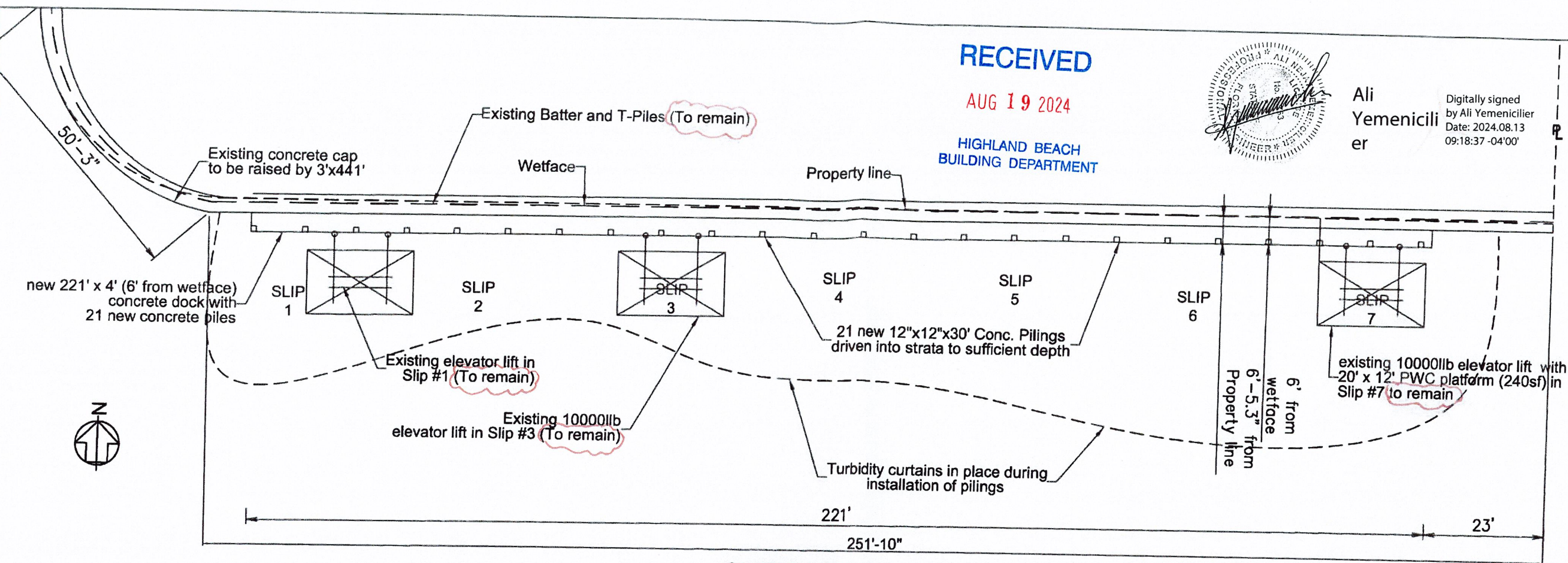
DATE	NOTES/REVISIONS

SCALE: AS NOTED
JOB No: PC



PROPOSED CONDITIONS

SCALE: 1" = 25'-0"



SITE PLAN
SCALE: 1" = 20'-0"

General Notes:

1. New 221x4' concrete dock with 21 1x1' piles and raised cap to 1' high.
2. All pilings to be driven 8' into strata. If hard strata is encountered, a 2' minimum 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' into rock. Turbidity barriers are to surround all in water construction areas during piling and/or panel installation activities.
3. Turbidity barriers, if necessary, are to surround all in water construction areas during piling and/or panel installation activities.
4. Elevations shown are based on the North American Vertical Datum of 1988.
5. Design in accordance with 2023 8th Edition of the Florida Building Code.
6. Construction methods, procedures, and sequences are the responsibility of the Contractor. The Contractor shall take the necessary means to maintain and protect the structural integrity and serviceability of the construction at all times.
7. Any discrepancies found for any circumstance between the structural plans and the existing conditions found on site and/or any conditions that were omitted on the plans will be the responsibility of the Contractor to immediately bring to the attention of the Engineer of Record.

8. Existing conditions are unknown, therefore, worst case conditions have been approximated. all existing conditions are assumed and must be confirmed by the Contractor after permitting.
9. Engineer's Limitations of Responsibility: The Engineer shall not be responsible for the quality or composition of materials, fabrications, construction inspection, supervision, or review, special inspection, or the quality and correctness of construction unless the appropriate submissions, reports, approvals, inspections, site visit, construction review, or special inspections are performed by the Engineer or his representative as required herein, and then only such responsibility as is associated with the specific work performed as is commonly assigned a structural engineer in relation to other engineering and construction disciplines associated with the project.
10. The Engineer shall not be responsible for site and construction safety and/or the safety of construction workers. Site and construction safety is the responsibility of the Contractor. The Contractor shall be responsible for the safety of his employees and the safety of the employee of all subcontractors to the project.
11. Engineer's Statement of Compliance: To the best of the Engineer's knowledge, the structural plans and specifications presented herein comply with the applicable minimum building codes, standards, and practices.

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AUG 19 2024

HIGHLAND BEACH
BUILDING DEPARTMENT



Ali
Yemenciller
er

Digitally signed
by Ali Yemenciller
Date: 2024.08.13
09:18:37 -04'00'

Ali Yemenciller PE
2799 NW 2nd Ave Suite 111
Boca Raton, FL 33431
EMAIL: YEMENCILLER@GMAIL.COM
PHONE: 561-705-2830
STATE OF FLORIDA LICENSE PE 54733

PREPARED FOR:
**BOATLIFTS & DOCKS
OF SOUTH FLORIDA**
989 N.W. 31ST. AVENUE
POMPANO BEACH, FL 33069
954-971-0811 SCC131151479

LIFTS FOR:
YACHTSMAN COVE TOWNHOUSE
CONDOMINIUM ASSO
HERSKOVITZ (SLIP 7), 1016 BEL AIR DRIVE
HIGHLAND BEACH

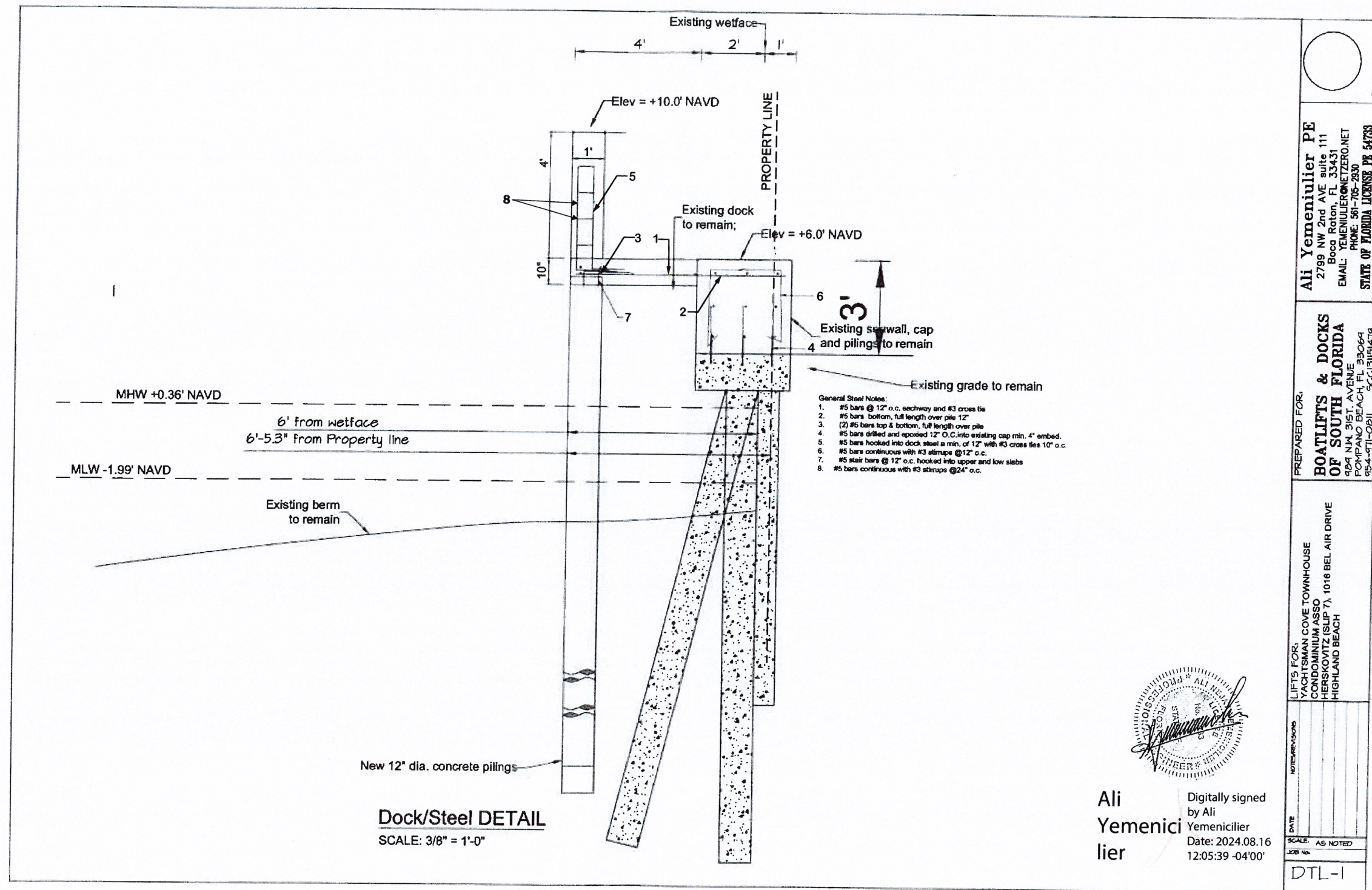
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DATE
SCALE: AS NOTED
JOB No:

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AUG 19 2024

HIGHLAND BEACH
BUILDING DEPARTMENT



**Town of Highland Beach
Town Commission Development Order (PB)
Application No. PZ-24-6**



Applicant: Akbar Monal Nunez / Yachtsman Cove Townhouse
Property Address: 1000-1016 Bel Air Drive
Highland Beach, Florida 33487

CERTIFICATE OF MAILING AFFIDAVIT

I hereby certify that the Town Clerk's Office mailed a copy of the Notice of Public Hearing (Exhibit A) for Application No. PZ-24-6 for the property located at 1000-1016 Bel Air 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 1000-1016 Bel Air Dr., Highland Beach, Florida 33487.

The mailings consisted of 90 notices that were sent first class mail and 00 notices that were sent by International Mail.

This 28th day of August 2024.

Highland Beach Town Clerk's Office

Jaclyn DeHart
Deputy Town Clerk



PUBLIC NOTICE APPLICATION NO. PZ-24-6

Dear Property Owner:

This is to notify you that the **PLANNING BOARD** of the Town of Highland Beach will conduct a public hearing on ***Thursday, September 12, 2024 at 9:30 AM*** in the Commission Chambers at Town Hall located at 3614 South Ocean Boulevard, Highland Beach, Florida to consider the following application.

APPLICATION BY AKBAR MONDAL, BOAT LIFTS & DOCKS OF SOUTH FLORIDA, FOR A SPECIAL EXCEPTION TO INSTALL A NEW 884 SQUARE FOOT DOCK AND TO RAISE THE EXISTING SEAWALL CAP AN ADDITIONAL THREE (3) FEET FOR THE YACHTSMAN'S COVE TOWNHOUSE CONDOMINIUM ASSOCIATION INC. LOCATED AT 1000-1016 BEL AIR DRIVE.

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

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

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

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

TOWN OF HIGHLAND BEACH, BUILDING DEPARTMENT

SUN-SENTINEL

Sold To:

Town of Highland Beach Florida - CU00661788
3614 S Ocean Blvd
Highland Beach FL 33487,FL 33487-3393

Bill To:

Town of Highland Beach Florida - CU00661788
3614 S Ocean Blvd
Highland Beach FL 33487,FL 33487-3393

Published Daily

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

State Of Florida
County Of Orange

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

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

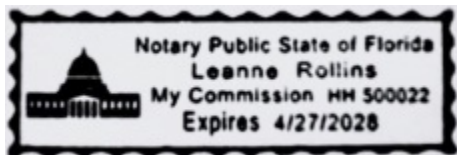


Signature of Affiant

Sworn to and subscribed before me this: September 03, 2024.



Signature of Notary Public



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

Affidavit Delivery Method: E-Mail
Affidavit Email Address: jdehart@highlandbeach.us
7686792

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

YOU ARE HEREBY NOTIFIED that the Planning Board of the Town of Highland Beach will conduct a Public Hearing on Thursday, September 12, 2024, at 9:30 AM in the Commission Chambers at Town Hall, 3614 South Ocean Boulevard, Highland Beach, Florida to consider the following:

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

TOWN OF HIGHLAND BEACH, BUILDING
DEPARTMENT
9/2/24 7686792

Order # - 7686792