

AGENDA

PLANNING BOARD REGULAR MEETING



Thursday, March 13, 2025 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. January 16, 2025

7. **UNFINISHED BUSINESS**

A. None

8. **NEW BUSINESS**

A. Development Order Application No. PZ-25-18 / Bel Air at Highland Beach Homeowners Association, Inc.

Application by B&M Marine Construction, Inc. Requesting a special exception to install a 430 square foot dock for the property located at 1023 Bel Air Drive.

B. Development Order Application No. PZ-24-14 / Patti & Alan Masarek

Application by Lawrence Frankel, Frankel Homes, requesting an amendment to a previously approved major modification to an existing building (DO# 24-0002) in order to add a 21 square foot balcony to the west side of the residence, and a landscaping plan for the property located at 3515 South Ocean Boulevard.

9. ANNOUNCEMENTS

April 08, 2025	1:00 PM	Special Magistrate Hearing
April 10, 2025	9:30 AM	Planning Board Meeting

10. ADJOURNMENT

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

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

File Attachments for Item:

A. January 16, 2025



TOWN OF HIGHLAND BEACH PLANNING BOARD REGULAR MEETING MINUTES

Town Hall Commission Chambers
3618 South Ocean Boulevard
Highland Beach, Florida 33487

Date: January 16, 2025
Time: 9:30 AM

1. CALL TO ORDER

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

2. ROLL CALL

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

ADDITIONAL STAFF PRESENT

Town Planner Ingrid Allen

ABSENT

Member David Powell

3. PLEDGE OF ALLEGIANCE

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

4. APPROVAL OF THE AGENDA

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

5. SWEARING IN OF THE PUBLIC

Deputy Town Clerk Jaclyn DeHart swore in those giving testimony.

6. APPROVAL OF MINUTES

A. December 12, 2024

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

7. NEW BUSINESS

A. Development Order Application No. PZ-24-17 / Michael B. Weisberg Trust

Application no. 24-17 by Boat Lifts & Docks of South Florida, requesting a special exception (for the property located at 4748 South Ocean Boulevard #LPH-6) to install a 24,000 pound capacity boat lift in slip no. 25 of the Boca Highland Marina.

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

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

Town Planner Allen presented Development Order Application No. PZ-24-17.

The Board discussed the application.

Michael Weisberg, property owner, provided comments on ladders.

The public hearing was closed followed by a motion.

MOTION: Mendelson/Chudnofsky - Moved to approve Development Order Application No. PZ-24-17. Based upon a roll call: Vice Chairperson Mendelson (Yes), Member Chudnofsky (Yes), Member Rosen (Yes), Member Brown (Yes), Member Axelrod (Yes), and Chairperson Goldenberg (Yes). The motion passed on a 6 to 0 vote.

8. UNFINISHED BUSINESS

A. 2025 PROPOSED PLANNING BOARD MEETING DATES

MOTION: Rosen/Mendelson – Moved to approve the 2025 Planning Board meeting dates as presented which passed 6 to 0.

9. ANNOUNCEMENTS

January 21, 2025	1:30 PM	Town Commission Meeting
February 11, 2025	1:00 PM	Special Magistrate Hearing
February 13, 2025	9:30 AM	Planning Board Meeting

10. ADJOURNMENT

The meeting adjourned at 9:47 AM.

APPROVED on March 13, 2025 2024 Planning Board Regular Meeting.

Eric Goldenberg, Chairperson

ATTEST:

Transcribed by:
Jaclyn DeHart

Jaclyn DeHart
Deputy Town Clerk

03/13/2025
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.municodem meetings.com/>.

File Attachments for Item:

A. Development Order Application No. PZ-25-18 / Bel Air at Highland Beach
Homeowners Association, Inc.

Application by B&M Marine Construction, Inc. Requesting a special exception to install a
430 square foot dock for the property located at 1023 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: **MARCH 13, 2025**

TO: **PLANNING BOARD**

FROM: **INGRID ALLEN, TOWN PLANNER**

SUBJECT: **APPLICATION BY B&M MARINE CONSTRUCTION, INC.
REQUESTING A SPECIAL EXCEPTION TO INSTALL A 430
SQUARE FOOT DOCK FOR THE PROPERTY LOCATED AT 1023
BEL AIR DRIVE. (APPLICATION NO. PZ-25-18)**

I. GENERAL INFORMATION:

Applicant (Property Owner): Bel Air at Highland Beach Homeowner's Association, Inc.
1023 Bel Air Drive
Highland Beach, FL 33487

Applicant's Agent: David Nutter
B & M Marine Construction, Inc.
1211 South Military Trail #220
Deerfield Beach, FL 33442

Property Characteristics:

Comprehensive Plan Land Use: Multi Family Low Density
Zoning District: Residential Multiple Family Low Density (RML)
Parcel PCN#: 24-43-47-04-02-001-0051
Project Location: 1023 Bel Air Drive

Request and Analysis:

The Applicant is requesting a special exception to install a 430 square foot wood dock at the property located at 1023 Bel Air Drive. There is currently a vinyl dock which will be removed.

The Applicant has obtained Florida Department of Environmental Protection (FDEP) authorization for the above-referenced dock (FDEP File No. 50-0452894-001,002-EE). According to the FDEP authorization (dated September 11, 2024), a separate permit or authorization from the U.S. Army Corps of Engineers is not required.

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

If the 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 and finds that it is consistent with the special exception provisions of Section 30-36 of the Town Code, were applicable, and consistent with the Town Comprehensive Plan and Code of Ordinances.

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

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



TOWN OF HIGHLAND BEACH DEVELOPMENT ORDER APPROVAL APPLICATION

PROPERTY INFORMATION ASSOCIATED WITH THIS APPLICATION	
Address: 1023 Bel Air Drive, Highland Beach, FL33487	PCN: 24-43-47-04-02-001-0051
Full Legal Description of the Property [as described in the deed] or reference to an attachment: Bel Lido Lt 5 (less Bel-Air Townhomes Units A, B & C in OR4638P0064) Blk 1 A/K/A Common Property	
Zoning District: RML - Multi-Family Low-Density	What is the location of the installation? <input type="checkbox"/> Intracoastal Waterway (ICW) <input checked="" type="checkbox"/> Interior Canal/Basin <input type="checkbox"/> N/A

PROPERTY OWNER (APPLICANT) INFORMATION		
Name: Bel Air at Highland Beach Homeowners Association, Inc.	Phone: 610-721-1010	Fax:
Mailing Address: 1023 Bel Air Drive, Apt A, Highland Beach, FL33487		
Email Address: jim@acts413.net		

APPLICANT'S AGENT INFORMATION		
Name: David Nutter	Phone: 954-421-1700	Fax:
Company Name: B & M Marine Construction, Inc.		
Mailing Address: 1211 S Military Trail #200, Deerfield Beach, FL 33442		
Email Address: david@bm-marine.com permits@bm-marine.com		

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

Existing seawall panels, cap and piles to remain; Replace existing dock with 90' x max 5' (from cap)
wood framed dock on (10) new wood piles;
Dock width - max 5' from cap, 7' from existing wetface, 7'-9" from property line

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.

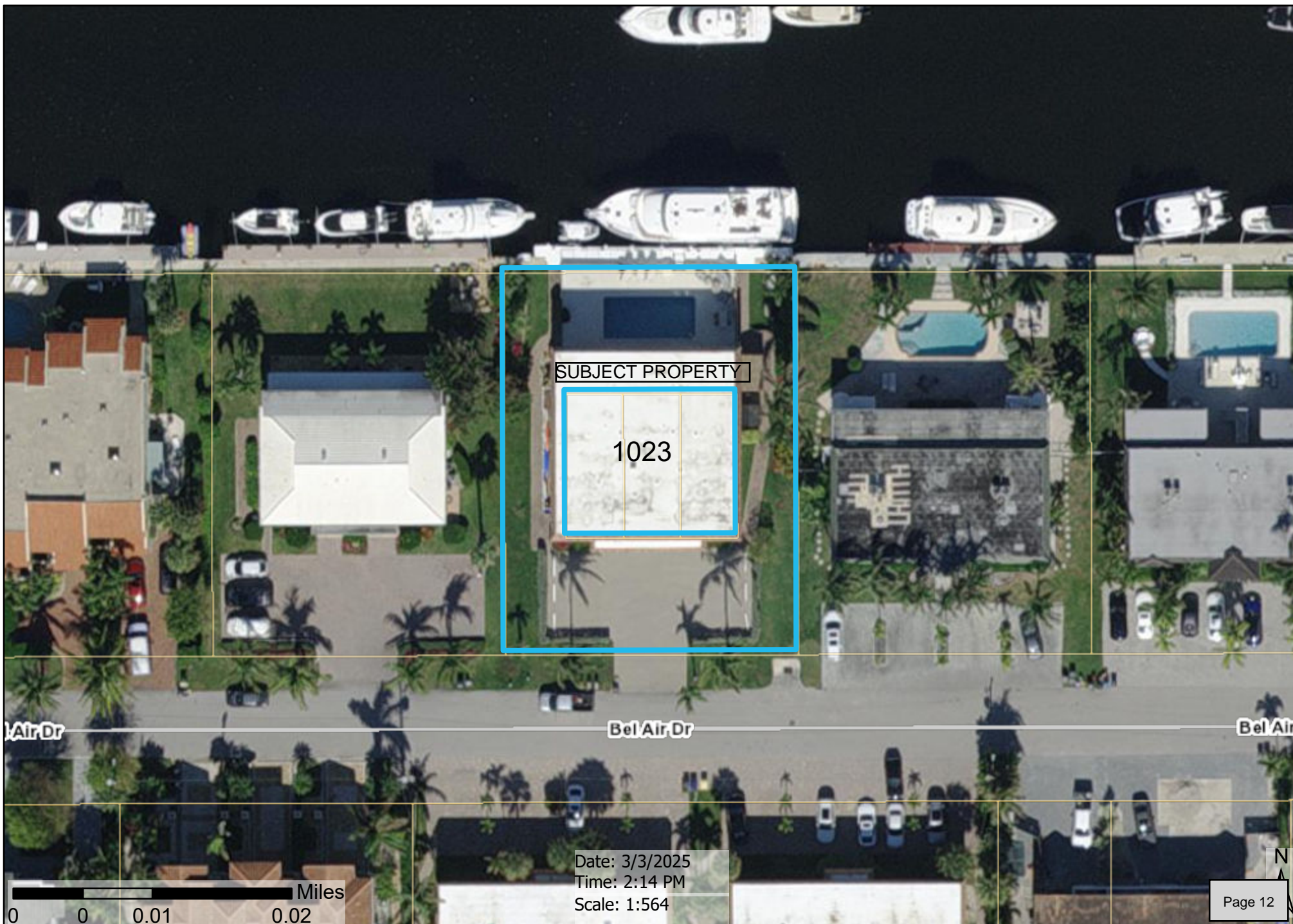
Property Owner's Signature: James C. Maxim Date: 12/13/24
Property Owner's Printed Name James Maxim

Received by the Town Clerk's Office:

Received By: _____ Date: _____

Date Public Notices Mailed: _____

Date Legal Advertisement Published: _____



SUBJECT PROPERTY

1023

Bel Air Dr

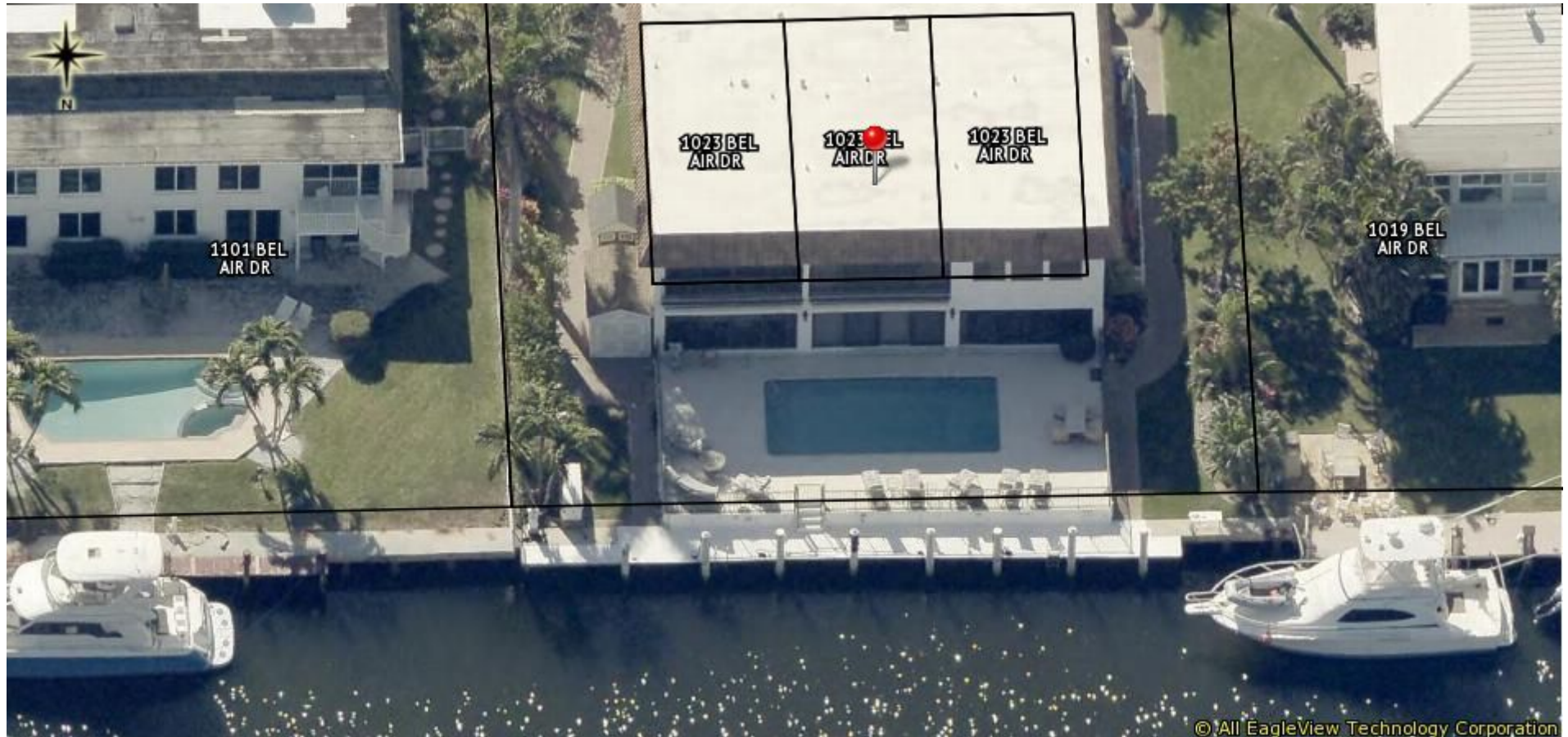
Bel Air Dr

Bel Air

0 0 0.01 0.02 Miles

Date: 3/3/2025
Time: 2:14 PM
Scale: 1:564

1023 Bel Air Drive (rear yard)





FLORIDA DEPARTMENT OF Environmental Protection

Southeast District
3301 Gun Club Road MSC 7210-1
West Palm Beach, Florida 33406

Ron DeSantis
Governor

Jeanette Nuñez
Lt. Governor

Shawn Hamilton
Secretary

September 11, 2024

Bel-Air at Highland Beach HOA
c/o James Maxim
1023 Bel Air Drive, Apartment A
Highland Beach, FL, 33487
Sent via email: jim@acts413.net

File No.:50-0452894-001,002-EE, Palm Beach County

Dear Mr. Maxim:

On September 3, 2024, we received your request for verification of exemption to remove the existing dock structure and install a new 430 sq. ft. dock and 10 mooring piles. The project is located at 1023 Bel Air Dr Highland Beach FL 33487, in a residential canal, a Class III Florida Waterbody, Section 04, Township 47 South, Range 43 East, Palm Beach County, 26°23'48.8169", 80°4'6.6006".

Your request has been reviewed to determine whether it qualifies for (1) regulatory exemptions, (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 qualifies for all three authorization types. However, this letter does not relieve you from the responsibility of obtaining other federal, state, or local authorizations that may be required for the activity.

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 Geneva Alpert at Geneva.alpert@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)(a & b), Florida Administrative Code, and Section

www.floridadep.gov

403.813(1)(b) of the Florida Statutes 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 activities 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 APPROVED

Your proposed activity as outlined in your application and attached drawings qualifies for Federal authorization pursuant to the State Programmatic General Permit VI-R1, and a SEPARATE permit or authorization will not be required from the Corps. Please note that the Federal authorization expires on July 27, 2026. However, your authorization may remain in effect for up to 1 additional year, if provisions of Special Condition 15 of the SPGP VI-R1 permit instrument are met. You, as permittee, are required to adhere to all General Conditions and Special Conditions that may apply to your project (attached). A copy of the SPGP VI-R1 with all terms and conditions and the General Conditions may be found 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 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, and telephone number of the petitioner; the name, address, and telephone number of the petitioner's representative, if any, which shall be the address for service purposes during the course of the proceeding; and an explanation of how the petitioner's substantial interests are or will be affected by the agency determination;
 - (c) A statement of when and how the petitioner received notice of the agency decision;
 - (d) A statement of all disputed issues of material fact. If there are none, the petition must so indicate;
 - (e) A concise statement of the ultimate facts alleged, including the specific facts that the petitioner contends warrant reversal or modification of the agency's proposed action;
 - (f) A statement of the specific rules or statutes that the petitioner contends require reversal or modification of the agency's proposed action, including an explanation of how the alleged facts relate to the specific rules or statutes; and
 - (g) A statement of the relief sought by the petitioner, stating precisely the action that the petitioner wishes the agency to take with respect to the agency's proposed action.
- The petition must be filed (received by the Clerk) in the Office of General Counsel of the Department at 3900 Commonwealth Boulevard, Mail Station 35, Tallahassee, Florida 32399-3000, 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.

Executed in Palm Beach County, Florida

STATE OF FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION



Norva Blandin, MSEM
Program Administrator
Southeast District

Enclosures:

Project drawing, 4 pages
Special and General Conditions for Federal Authorization for SPGP VI-R1

CERTIFICATE OF SERVICE

The undersigned duly designated deputy clerk hereby certifies that this document and all attachments, including all copies, were sent to the addressee and to the following listed persons:

FDEP- Norva Blandin, Danielle Sattelberger, Geneva Alpert
David Nutter, B & M Marine Construction, david@bm-marine.com
U.S. Army Corps of Engineers, Miami Office, SEAppls@usace.army.mil

FILING AND ACKNOWLEDGMENT

FILED, on this date, pursuant to Section 120.52(7), F.S., with the designated Department clerk, receipt of which is hereby acknowledged.

Vanessa Osborne
Clerk

09-11-2024
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 –

(a) Installation or repair of pilings and dolphins associated with private docking facilities or piers that are exempt under section 403.813(1)(b), F.S.;

(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.

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.

Special Conditions for Federal Authorizations for SPGP VI-R1

1. Authorization, design and construction must adhere to the terms of the SPGP VI instrument including the General Conditions for All Projects, Special Conditions for All Projects, Applicable activity-specific special conditions, Procedure and Work Authorized sections.
2. Design and construction must adhere to the PDCs for In-Water Activities (Attachment 28, from PDCs AP.7 through AP11, inclusive, of JAXBO) (Reference: JAXBO PDC AP.1.).
3. All activities must be performed during daylight hours (Reference: JAXBO PDC AP.6.).
4. For all projects involving the installation of piles, sheet piles, concrete slab walls or boatlift I-beams (Reference Categories A, B and C of JAXBO *PDCs for In-Water Noise from Pile and Sheet Pile Installation*, page 86):
 - a. Construction methods limited to trench and fill, pilot hole (auger or drop punch), jetting, vibratory, and impact hammer (however, impact hammer limited to installing no more than 5 per day).
 - b. Material limited to wood piles with a 14-inch diameter or less, concrete piles with a 24-inch diameter/width or less, metal pipe piles with a 36-inch diameter or less, metal boatlift I-beams, concrete slab walls, vinyl sheet piles, and metal sheet piles.
 - c. Any installation of metal pipe or metal sheet pile by impact hammer is not authorized (Reference: Categories D and E of JAXBO *PDCs for In-Water Noise from Pile and Sheet Pile Installation*, page 86.).
 - d. Projects within the boundary of the NOAA Florida Keys National Marine Sanctuary require prior approval from the Sanctuary (Reference: JAXBO PDCs AP.14 and A1.6).
5. The Permittee shall comply with the “Standard Manatee Conditions for In-Water Work – 2011” (Attachment 29).
6. No structure or work shall adversely affect or disturb properties listed in the National Register of Historic Places or those eligible for inclusion in the National Register. Prior to the start of work, the Applicant/Permittee or other party on the Applicant’s/Permittee’s behalf, shall conduct a search of known historical properties by contracting a professional archaeologist, and contacting the Florida Master Site File at 850-245-6440 or SiteFile@dos.state.fl.us. The Applicant/Permittee can also research sites in the National Register Information System (NRIS). Information can be found at <http://www.cr.nps.gov/nr/research>.

- a. If, during the initial ground disturbing activities and construction work, there are archaeological/cultural materials unearthed (which shall include, but not be limited to: pottery, modified shell, flora, fauna, human remains, ceramics, stone tools or metal implements, dugout canoes 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 in the vicinity and notify the Compliance and Review staff of the State Historic Preservation Office at 850-245- 6333 and the Corps Regulatory Archeologist at 904-232-3270 to assess the significance of the discovery and devise appropriate actions, including salvage operations. 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 C.F.R. § 325.7.
 - b. In the unlikely event that human remains are identified, the remains will be treated in accordance with Section 872.05, Florida Statutes; all work in the vicinity shall immediately cease and the local law authority, and the State Archaeologist (850-245-6444) and the Corps Regulatory Archeologist at 904-232-3270 shall immediately be notified. Such activity shall not resume unless specifically authorized by the State Archaeologist and the Corps.
7. The Permittee is responsible for obtaining any “take” permits required under the U.S. Fish and Wildlife Service’s regulations governing compliance with these laws. The Permittee should contact the appropriate local office of the U.S. Fish and Wildlife Service to determine if such “take” permits are required for a particular activity.
8. Mangroves. The design and construction of a Project must comply with the following (Reference: JAXBO PDCs AP.3 and AP.12.):
 - a. All projects must be sited and designed to avoid or minimize impacts to mangroves.
 - b. Mangrove removal must be conducted in a manner that avoids any unnecessary removal and is limited to the following instances:
 - (1) Removal to install up to a 4-ft-wide walkway for a dock.
 - (2) Removal of mangroves above the mean high water line (MHWL) provided that the tree does not have any prop roots that extend into the water below the MHWL.
 - (3) Mangrove trimming. Mangrove trimming refers to the removal (using hand equipment such as chain saws and/or machetes) of lateral branches (i.e., no alteration of the trunk of the tree) in a manner that ensures survival of the tree.
 - (a) Projects with associated mangrove trimming waterward of the MHWL are authorized if the trimming: (a) occurs within the area where the authorized structures are

placed or will be placed (i.e., removal of branches that overhang a dock or lift),
(b) is necessary to provide temporary construction access, and (c) is conducted in a manner that avoids any unnecessary trimming.

(b) Projects proposing to remove red mangrove prop roots waterward of the MHWL are not authorized, except for removal to install the dock walkways as described above.

9. For Projects authorized under this SPGP VI in navigable waters of the U.S., 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 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.

10. Notifications to the Corps. For all authorizations under this SPGP VI, including Self-Certifications, the Permittee shall provide the following notifications to the Corps:

a. 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 8).

b. Corps *Self-Certification Statement of Compliance* form. Within 60 days of completion of the work authorized by this permit, the Permittee shall complete the "Self-Certification Statement of Compliance" form (Attachment 9) 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.

c. Permit Transfer. 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. To validate the transfer of this permit and the associated liabilities associated with compliance with its terms and conditions, have the transferee sign and date the enclosed form (Attachment 10).

d. Reporting Address. The Permittee shall submit all reports, notifications, documentation, and correspondence required by the general and special conditions of this permit to the following address.

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

- (2) For electronic mail: SAJ-RD-Enforcement@usace.army.mil (not to exceed 10 MB). The Permittee shall reference this permit number, SAJ-2015-2575 on all submittals.
11. The District Engineer reserves the right to require that any request for authorization under this SPGP VI be evaluated as an Individual Permit. Conformance with the terms and conditions of the SPGP VI does not automatically guarantee Federal authorization.
 12. On a case-by-case basis, the Corps may impose additional Special Conditions which are deemed necessary to minimize adverse environmental impacts.
 13. Failure to comply with all conditions of the SPGP VI constitutes a violation of the Federal authorization.
 14. The SPGP VI will be valid through the expiration date unless suspended or revoked by issuance of a public notice by the District Engineer. The Corps, in conjunction with the Federal resource agencies, will conduct periodic reviews to ensure that continuation of the permit during the period ending expiration date, is not contrary to the public interest. The SPGP VI will not be extended beyond the expiration date but may be replaced by a new SPGP. If revocation occurs, all future applications for activities covered by the SPGP VI will be evaluated by the Corps.
 15. If the SPGP VI expires, is revoked, or is terminated prior to completion of the authorized work, authorization of activities which have commenced or are under contract to commence in reliance upon the SPGP VI will remain in effect provided the activity is completed within 12 months of the date the SPGP VI expired or was revoked.

Special Conditions for Docks, Piers, Associated Facilities, and other Minor Piling-Supported Structures.

16. Chickees must be less than 500 ft² and support no more than 2 slips (Reference: JAXBO PDC A2.1.6.).
17. The design and construction of a Project over marsh (emergent vegetation) must comply with the following:
 - a. The piling-supported structure shall be aligned so as to have the smallest over-marsh footprint as practicable.
 - b. The over-marsh portion of the piling-supported structure (decking) shall be elevated to at least 4 feet above the marsh floor.
 - c. The width of the piling-supported is limited to a maximum of 4 feet. Any exceptions to the width must be accompanied by an equal increase in height requirement.

18. Mangroves. For pile-supported structures, the following additional requirements for mangroves found in the joint U.S. Army Corps of Engineers'/National Marine Fisheries Service's "Construction Guidelines in Florida for Minor Piling-Supported Structures Constructed in or over Submerged Aquatic Vegetation (SAV), Marsh or Mangrove Habitat" U.S. Army Corps of Engineers/National Marine Fisheries Service updated November 2017 (Attachment 11) shall apply:

- a. The width of the piling-supported structure is limited to a maximum of 4 feet.
- b. Mangrove clearing is restricted to the width of the piling-supported structure.
- c. The location and alignment of the piling-supported structure should be through the narrowest area of the mangrove fringe.

19. Regarding SAV, the design and construction of a Project must comply with the following:

a. A pile supported structure

(1) that is located on a natural waterbody (i.e. outside an artificial waterway that was excavated for boating access and is bordered by residential properties); and

(2) that is within the range of seagrass (estuarine waters within all coastal counties except for Nassau, Duval, St Johns, Flagler and Volusia north of Ponce Inlet), but outside of the range of Johnson's seagrass (the range of Johnson's seagrass is defined as Turkey Creek/Palm Bay south to central Biscayne Bay in the lagoon systems on the east coast of Florida) will be constructed to the following standards:

(a) If no survey is performed in accordance with the methods described in the Procedure section of this document, section I.3, then SAV is presumed present and the pile-supported structure must comply with, or provide a higher level of protection than, the protective criteria in the joint U.S. Army Corps of Engineers'/National Marine Fisheries Service's "*Construction Guidelines in Florida for Minor Piling- Supported Structures Constructed in or over Submerged Aquatic Vegetation (SAV), Marsh or Mangrove Habitat*" U.S. Army Corps of Engineers/National Marine Fisheries Service updated November 2017 (Attachment 11). For the purposes of SPGP, two uncovered boatlifts are allowed.

(i) If the pile supported structure is currently serviceable, repair and replacement may occur in the same footprint without completion of a benthic survey.

(ii) Boatlifts and minor structures in Monroe County may be installed within existing boat slips without completion of a SAV survey. Boatlift accessory structures, like catwalks, shall adhere to "*Construction Guidelines in Florida for Minor Piling- Supported Structures Constructed in or over Submerged Aquatic Vegetation (SAV), Marsh or*

Mangrove Habitat” U.S. Army Corps of Engineers/National Marine Fisheries Service updated November 2017 (Attachment 11) if a SAV survey has not been completed.

(iii) A marginal dock may be constructed a maximum of 5 feet overwater, as measured from the waterward face (wet face) of the seawall).

(b) If a survey is performed in accordance with the methods described in the Procedure section of this document, section I.3, and SAV is present (including seagrass, tidal freshwater SAV and emergent vegetation), then the pile-supported structure must comply with, or provide a higher level of protection than, the protective criteria in the joint U.S. Army Corps of Engineers’/National Marine Fisheries Service’s “Construction Guidelines in Florida for Minor Piling-Supported Structures Constructed in or over Submerged Aquatic Vegetation (SAV), Marsh or Mangrove Habitat” U.S. Army Corps of Engineers/National Marine Fisheries Service updated November 2017 (Attachment 11). For the purposes of this permit, two uncovered boatlifts are allowed.

(i) If the pile supported structure is currently serviceable, repair and replacement may occur in the same footprint without completion of a benthic survey.

(ii) Boatlifts may be installed within existing boat slips without completion of a SAV survey.

(iii) A marginal dock may be constructed a maximum of 5 feet overwater, as measured from the waterward face (wet face) of the seawall).

(c) If a survey is performed in accordance with the methods described in the Procedure section of this document, section I.3, and SAV is absent (including seagrass, tidal freshwater SAV and emergent vegetation), then no design restrictions are required and boatlifts may include a cover.

(d) A pile supported structure

(i) that is located on a natural waterbody (i.e. outside an artificial waterway that was excavated for boating access and is bordered by residential properties); and

(ii) that is within the range of Johnson’s seagrass (the range of Johnson’s seagrass is defined as Turkey Creek/Palm Bay south to central Biscayne Bay in the lagoon systems on the east coast of Florida) but not within Johnson’s seagrass critical habitat will be constructed to the following standards:

(iii) If no survey is performed in accordance with the methods described in the Procedure section of this document, section I.3, then seagrass is presumed present and the pile-supported structure must comply with or provide a higher level of protection than, the protective criteria in the joint U.S. Army Corps of Engineers’/National Marine Fisheries Service’s “Construction Guidelines in Florida for Minor Piling-Supported Structures Constructed in or over Submerged Aquatic Vegetation (SAV), Marsh or Mangrove

Habitat” U.S. Army Corps of Engineers/National Marine Fisheries Service updated November 2017 (Attachment 11) with the sole exception of the number of allowable boat lifts. For the purposes of this permit, two uncovered boatlifts are allowed.

(e) If a survey is performed in accordance with the methods described in the Procedure section of this document, section I.3, and SAV is present (including seagrass, tidal freshwater SAV and emergent vegetation), THEN pile-supported structure must comply with or provide a higher level of protection than, the protective criteria in the joint U.S. Army Corps of Engineers’/National Marine Fisheries Service’s “Construction Guidelines in Florida for Minor Piling-Supported Structures Constructed in or over Submerged Aquatic Vegetation (SAV), Marsh or Mangrove Habitat” U.S. Army Corps of Engineers/National Marine Fisheries Service updated November 2017 (Attachment 11). For the purposes of this permit, two uncovered boatlifts are allowed.

(f) If a survey is performed in accordance with the methods described in the procedure section of this document, section I.3, and SAV is absent (including seagrass, tidal freshwater SAV and emergent vegetation), THEN no design restrictions are required and boatlifts may include a cover.

(g) A pile supported structure located within Johnson’s seagrass critical habitat will be constructed to the following standards:

(i) If no survey is performed in accordance with the methods described in the Procedure section of this document, section I.3, then seagrass is presumed present and the pile-supported structure must comply with or provide a higher level of protection than, the protective criteria in the joint U.S. Army Corps of Engineers’/National Marine Fisheries Service’s “Construction Guidelines in Florida for Minor Piling-Supported Structures Constructed in or over Submerged Aquatic Vegetation (SAV), Marsh or Mangrove Habitat” U.S. Army Corps of Engineers/National Marine Fisheries Service updated November 2017 (Attachment 11) with the sole exception of the number of allowable boat lifts. For the purposes of this permit, two uncovered boatlifts are allowed.

(ii) If a survey is performed in accordance with the methods described in the Procedure section of this document, section I.3, and SAV is absent and the project is

1. A dock replacement in the same footprint, no design restrictions are required.
2. A new dock or dock expansion THEN pile-supported structure must comply with or provide a higher level of protection than, the protective criteria in the joint U.S. Army Corps of Engineers’/National Marine Fisheries Service’s “Construction Guidelines in Florida for Minor Piling-Supported Structures Constructed in or over Submerged Aquatic Vegetation (SAV), Marsh or Mangrove Habitat” U.S. Army Corps of Engineers/National Marine Fisheries Service updated November 2017 (Attachment 11). For the purposes of this permit, two uncovered boatlifts are allowed.

(iii) If a survey is performed in accordance with the methods described in the Procedure section of this document, section I.3, and SAV is present (including seagrass, tidal freshwater SAV and emergent vegetation), then pile-supported structure must comply with or provide a higher level of protection than, the protective criteria in the joint U.S. Army Corps of Engineers'/National Marine Fisheries Service's "Construction Guidelines in Florida for Minor Piling-Supported Structures Constructed in or over Submerged Aquatic Vegetation (SAV), Marsh or Mangrove Habitat" U.S. Army Corps of Engineers/National Marine Fisheries Service updated November 2017 (Attachment 11). For the purposes of this permit, two uncovered boatlifts are allowed.

20. North Atlantic Right Whale. The attached North Atlantic Right Whale Information Form (Attachment 30) describes the presence of North Atlantic right whales in the area and the Federal regulations governing the approach to North Atlantic right whales. The FDEP or Designee will attach the North Atlantic Right Whale Information Form to their authorizations for any dock project (new construction, repair, or replacement) at a private residence located within 11 nautical miles of an inlet that leads to areas within the known range of North Atlantic right whale. These zones, with an 11 nm radius, are described by the North Atlantic Right Whale Educational Sign Zones, Attachment 7 (from Section 2.1.1.4 of JAXBO, pages 31 and 32, inclusive). (Reference JAXBO PDC A2.4).

21. Educational Signs. For commercial, multi-family, or public facilities, and marine events, signs must be posted as described below (Reference: These replicate JAXBO PDCs A.2.2 and A.2.2.1 to A.2.2.3., inclusive, within the table PDCs Specific to Activity 2 - Pile Supported Structures and Anchored Buoys, starting on page 112.):

a. For commercial, multi-family, or public facilities, and marine events, signs must be posted in a visible location(s), alerting users of listed species in the area susceptible to vessel strikes and hook-and-line captures. The most current version of the signs that must be downloaded and sign installation guidance are available at:

(<https://www.fisheries.noaa.gov/southeast/consultations/protected-species-educational-signs>). The signs required to be posted by area are stated below:

<https://www.fisheries.noaa.gov/southeast/consultations/protected-species-educational-signs>

(1) All projects in Florida shall use the Save Sea Turtle, Sawfish, and Dolphin sign. These signs shall include contact information to the sea turtle and marine mammal stranding networks and smalltooth sawfish encounter database.

(2) Projects within the North Atlantic right whale educational sign zone shall post the Help Protect North Atlantic Right Whales sign.

(3) On the east coast of Florida, projects located within the St. Johns River and

those occurring north of the St. Johns River to the Florida-Georgia line shall post the Report Sturgeon sign. On the west coast of Florida, projects occurring from the Cedar Key, Florida north to the Florida-Alabama line.

22. Monofilament Recycling Bins. For commercial, multi-family, or public facilities, monofilament recycling bins must be provided as described below (Reference: The below replicates PDC A.2.3 within the table PDCs Specific to Activity 2 –Pile Supported Structures and Anchored Buoys, the PDC itself on page 113 of the JAXBO.):

a. For commercial, multi-family, or public facilities, monofilament recycling bins must be provided at the docking facility to reduce the risk of turtle or sawfish entanglement in, or ingestion of, marine debris. Monofilament recycling bins must:

(1) Be constructed and labeled according to the instructions provided at <http://mrrp.myfwc.com>.

(2) Be maintained in working order and emptied frequently (according to <http://mrrp.myfwc.com> standards) so that they do not overflow.

23. Lighting for docks installed within visible distance of ocean beaches. If lighting is necessary, then turtle-friendly lighting shall be installed. Turtle-friendly lighting is explained and examples are provided on the Florida Fish and Wildlife Conservation Commission website: <http://myfwc.com/wildlifehabitats/managed/sea-turtles/lighting/> (Reference: JAXBO PDC A2.8.).

24. Construction Location. Project construction shall take place from uplands or from floating equipment (e.g., barge); prop or wheel-washing is prohibited (Reference: JAXBO PDC A2.9.).

25. Aids to Navigation (ATONs). ATONs must be approved by and installed in accordance with the requirements of the U.S. Coast Guard (i.e., 33 C.F.R., chapter I, subchapter C, part 66, Section 10 of the Rivers and Harbors Act, and any other pertinent requirements) (Reference: JAXBO PDC A2.5.).

26. Aids to Navigation (ATONs) in Acropora critical habitat. The distance from ATONs to ESA-listed corals and Acropora critical habitat (Attachment 20) shall ensure there are no impacts to the corals or the essential feature of Acropora critical habitat from the movement of buoys and tackle. The appropriate distance shall be based on the size of the anchor chain or other tackle to be installed to secure the buoy to its anchor, particularly when the design of the ATON does not prohibit the contact of tackle with the marine bottom. In all cases, buoy tackle will include flotation to ensure there is no contact between the anchor chain or line and the marine bottom (Reference: JAXBO PDC A2.10.).

27. Within Loggerhead sea turtle critical habitat (Reference: JAXBO PDC A2.15.):

(1) ATONs (pile-supported and anchored buoys) are allowed in nearshore

reproductive habitat of the Northwest Atlantic Distinct Population Segment (NWA DPS) of loggerhead sea turtle critical habitat.

(2) No other pile-supported structures are allowed in nearshore reproductive habitat.

General Conditions for All Projects:

1. The time limit for completing the work authorized ends on July 27, 2026.
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 enclosed form (Attachment 10) and forward a copy of the permit 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 representatives 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.

Further Information:

1. Limits of this authorization.
 - a. This permit does not obviate the need to obtain other Federal, State, or local authorizations required by law.
 - b. This permit does not grant any property rights or exclusive privileges.

- c. This permit does not authorize any injury to the property or rights of others.
- d. This permit does not authorize interference with any existing or proposed Federal projects.
- 2. Limits of Federal Liability. In issuing this permit, the Federal Government does not assume any liability for the following:
 - a. Damages to the permitted project or uses thereof as a result of other permitted or unpermitted activities or from natural causes.
 - b. Damages to the permitted project or uses thereof as a result of current or future activities undertaken by or on behalf of the United States in the public interest.
 - c. Damages to persons, property, or to other permitted or unpermitted activities or structures caused by the activity authorized by this permit.
 - d. Design or Construction deficiencies associated with the permitted work.
 - e. Damage claims associated with any future modification, suspension, or revocation of this permit.
- 3. Reliance on Applicant's Data: The determination of this office that issuance of this permit is not contrary to the public interest was made in reliance on the information you provided.
- 4. Reevaluation of Permit Decision: This office may reevaluate its decision on this permit at any time the circumstances warrant. Circumstances that could require a reevaluation include, but are not limited to, the following:
 - a. You fail to comply with the terms and conditions of this permit.
 - b. The information provided by you in support of your permit application proves to have been false, incomplete, or inaccurate (see 3 above).
 - c. Significant new information surfaces which this office did not consider in reaching the original public interest decision.
- 5. Such a reevaluation may result in a determination that it is appropriate to use the suspension, modification, and revocation procedures contained in 33 CFR 325.7 or enforcement procedures such as those contained in 33 CFR 326.4 and 326.5. The referenced enforcement procedures provide for the issuance of an administrative order requiring you comply with the terms and conditions of your permit and for the initiation of legal action where appropriate. You will be required to pay for any corrective measures ordered by this office, and if you fail to comply with such directive, this office may in certain situations (such as those specified in 33 CER 209.170) accomplish the corrective measures by contract or otherwise and bill you for the cost.

6. 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. To validate the transfer of this permit and the associated liabilities associated with compliance with its terms and conditions, have the transferee sign and date the enclosed form.
7. 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, relocation or alteration.

Department of the Army Permit Transfer for SPGP VI-R1

PERMITEE: _____

PERMIT NUMBER: _____ DATE: _____

ADDRESS/LOCATION OF PROJECT:

(Subdivision)

(Lot)

(Block)

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 Branch, Post Office Box 4970, Jacksonville, FL 32232-0019.

(Transferee Signature)

(Date)

(Name Printed)

(Street address)

(Mailing address)

(City, State, Zip Code)

STANDARD MANATEE CONDITIONS FOR IN-WATER WORK
2011

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

- a. All personnel associated with the project shall be instructed about the presence of manatees and manatee speed zones, and the need to avoid collisions with and injury to manatees. The permittee shall advise all construction personnel that there are civil and criminal penalties for harming, harassing, or killing manatees which are protected under the Marine Mammal Protection Act, the Endangered Species Act, and the Florida Manatee Sanctuary Act.
- b. All vessels associated with the construction project shall operate at "Idle Speed/No Wake" at all times while in the immediate area and while in water where the draft of the vessel provides less than a four-foot clearance from the bottom. All vessels will follow routes of deep water whenever possible.
- c. Siltation or turbidity barriers shall be made of material in which manatees cannot become entangled, shall be properly secured, and shall be regularly monitored to avoid manatee entanglement or entrapment. Barriers must not impede manatee movement.
- d. All on-site project personnel are responsible for observing water-related activities for the presence of manatee(s). All in-water operations, including vessels, must be shutdown if a manatee(s) comes within 50 feet of the operation. Activities will not resume until the manatee(s) has moved beyond the 50-foot radius of the project operation, or until 30 minutes elapses if the manatee(s) has not reappeared within 50 feet of the operation. Animals must not be herded away or harassed into leaving.
- e. Any collision with or injury to a manatee shall be reported immediately to the FWC Hotline at 1-888-404-3922. Collision and/or injury should also be reported to the U.S. Fish and Wildlife Service in Jacksonville (1-904-731-3336) for north Florida or Vero Beach (1-772-562-3909) for south Florida, and to FWC at ImperiledSpecies@myFWC.com
- f. Temporary signs concerning manatees shall be posted prior to and during all in-water project activities. All signs are to be removed by the permittee upon completion of the project. Temporary signs that have already been approved for this use by the Florida Fish and Wildlife Conservation Commission (FWC) must be used (see MyFWC.com/manatee). One sign which reads *Caution: Boaters* must be posted. A second sign measuring at least 8 1/2" by 11" explaining the requirements for "Idle Speed/No Wake" and the shut down of in-water operations must be posted in a location prominently visible to all personnel engaged in water-related activities. Questions concerning these signs can be sent to the email address listed above.

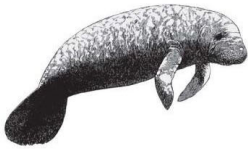
CAUTION: MANATEE HABITAT

All project vessels
IDLE SPEED / NO WAKE

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

SHUT DOWN

Report any collision with or injury to a manatee:



Wildlife Alert:
1-888-404-FWCC(3922)
cell *FWC or #FWC



**UNITED STATES DEPARTMENT OF
COMMERCE**

**National Oceanic and Atmospheric Administration
NATIONAL MARINE FISHERIES SERVICE**

Southeast Regional Office
263 13th Avenue South
St. Petersburg, FL 33701

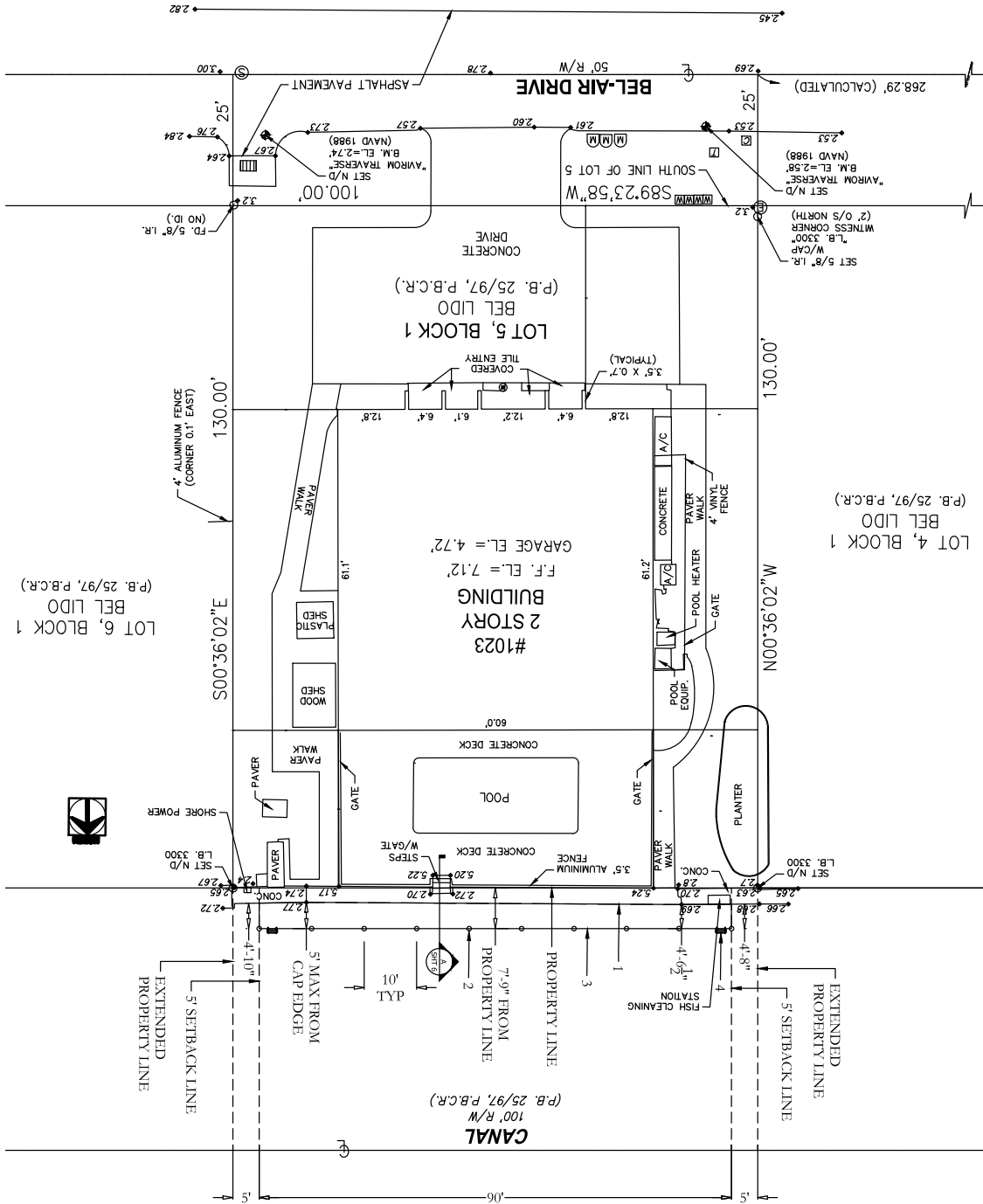
SEA TURTLE AND SMALLTOOTH SAWFISH CONSTRUCTION CONDITIONS

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

- a. The permittee shall instruct all personnel associated with the project of the potential presence of these species and the need to avoid collisions with sea turtles and smalltooth sawfish. All construction personnel are responsible for observing water-related activities for the presence of these species.
- b. The permittee shall advise all construction personnel that there are civil and criminal penalties for harming, harassing, or killing sea turtles or smalltooth sawfish, which are protected under the Endangered Species Act of 1973.
- c. Siltation barriers shall be made of material in which a sea turtle or smalltooth sawfish cannot become entangled, be properly secured, and be regularly monitored to avoid protected species entrapment. Barriers may not block sea turtle or smalltooth sawfish entry to or exit from designated critical habitat without prior agreement from the National Marine Fisheries Service's Protected Resources Division, St. Petersburg, Florida.
- d. All vessels associated with the construction project shall operate at "no wake/idle" speeds at all times while in the construction area and while in water depths where the draft of the vessel provides less than a four-foot clearance from the bottom. All vessels will preferentially follow deep-water routes (e.g., marked channels) whenever possible.
- e. If a sea turtle or smalltooth sawfish is seen within 100 yards of the active daily construction/dredging operation or vessel movement, all appropriate precautions shall be implemented to ensure its protection. These precautions shall include cessation of operation of any moving equipment closer than 50 feet of a sea turtle or smalltooth sawfish. Operation of any mechanical construction equipment shall cease immediately if a sea turtle or smalltooth sawfish is seen within a 50-ft radius of the equipment. Activities may not resume until the protected species has departed the project area of its own volition.
- f. Any collision with and/or injury to a sea turtle or smalltooth sawfish shall be reported immediately to the National Marine Fisheries Service's Protected Resources Division (727-824-5312) and the local authorized sea turtle stranding/rescue organization.

- g. Any special construction conditions, required of your specific project, outside these general conditions, if applicable, will be addressed in the primary consultation.
- h. Any collision(s) with and/or injuries to any whale, or sturgeon occurring during the construction of a project, shall be reported immediately to NMFS's Protected Resources Division (PRD) at (727-824-5312).
- i. Reports to NMFS's Protected Resources Division (PRD) may be made by email to takereport.nmfs@noaa.gov.
- j. Sea turtle and marine stranding/rescue organizations' contact information is available by region at <http://www.nmfs.noaa.gov/pr/health/networks.htm>.
- k. Smalltooth sawfish encounters shall be reported to <http://www.flmnh.ufl.edu/fish/sharks/sawfish/sawfishencounters.html>.
- l. All work must occur during daylight hours.



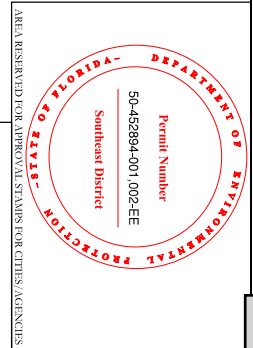


PROPOSED CONDITIONS

SCALE: 1" = 20'-0"

PROPOSED CONDITIONS IDENTIFICATION:

1. EXISTING CONCRETE SEAWALL, PANELS, CAP AND PILES TO REMAIN
2. PROPOSED 10" DIA. WOOD PILES EQUALLY SPACED ALONG DOCK LENGTH (TYP OF 10)
3. PROPOSED 90" x MAX 5' WOOD FRAMED DOCK (429.85') ON 10" DIA WOOD PILES
4. PROPOSED SAFETY LADDER (TYP OF 2), FINAL LOCATIONS TO BE FIELD DETERMINED



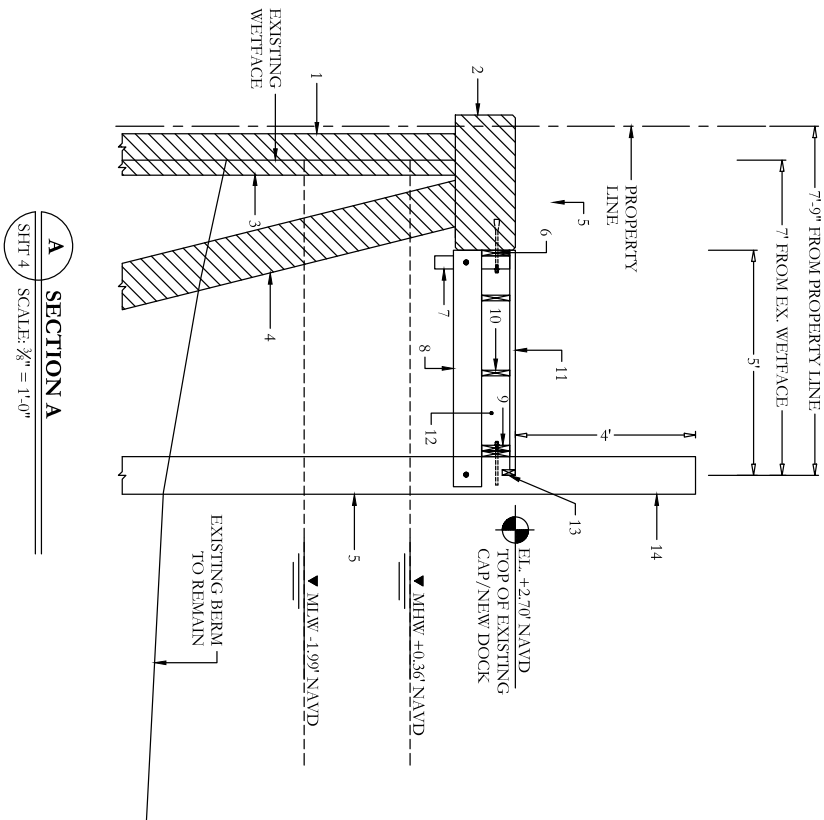
Mark E. Weber, P.E.
LICENSE #53895 | CA 30702

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 S. Military Trail, Suite 200
Deerfield Beach, FL 33442
954-421-1700 CGC052820
permits@bm-marine.com

WOOD DOCK:
BEL-AIR AT HIGHLAND
BEACH HOMEOWNERS' ASSOC.
1023 BEL AIR DRIVE
HIGHLAND BEACH, FL 33487

SCALE: AS NOTED
DATE: 8/29/2024
JOB NO: 24-5289
SHT-2
2 OF 4

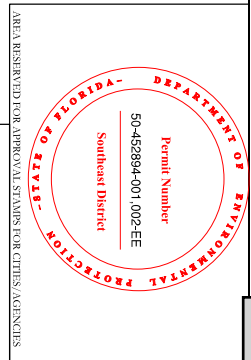


A SECTION A
SHT 4 SCALE: $\frac{3}{8}" = 1'-0"$

SECTION A IDENTIFICATION:

1. EXISTING CONCRETE SEAWALL PANEL TO REMAIN
2. EXISTING CONCRETE SEAWALL CAP TO REMAIN
3. EXISTING CONCRETE SEAWALL T-PILE TO REMAIN
4. EXISTING CONCRETE BATTER PILE TO REMAIN
5. PROPOSED 10" DIA WOOD DOCK PILE (TOP OF 10' EMBEDMENT)
6. 2" x 8" LEDGER TO CAP WITH $\frac{3}{8}"$ WEDGE ANCHORS @ 36" O.C. MIN. 4"
7. 4" x 10" HANGER TO CAP WITH (2) $\frac{3}{8}"$ WEDGE ANCHOR, MIN. 4" EMBEDMENT
8. 2" x 8" SUBSTRINGER EACH SIDE OF PILE WITH (1) $\frac{3}{8}"$ THRU BOLT OR LAG BOLT @ PILES AND HANGERS
9. (2) 2" x 8" STRINGERS @ PILES WITH (1) $\frac{3}{8}"$ THRU BOLT OR LAG BOLT TO PILES
10. 2" x 8" STRINGERS W/ (2) 16D NAILS TO EACH SUBSTRINGER @ 16" O.C. FOR AZTEK DECK BOARDS OR 24" O.C. FOR PRESSURE TREATED WOOD DECKBOARDS OR 5/4" IPE DECK BOARDS
11. 2" x 6" DECKING WITH (2) #8 x 3" DECK SCREWS PER STRINGER
12. 2" x 8" FASCIA BOARD
13. 2" x 4" WOOD TRIM
14. NON-STRUCTURAL FINISH PER OWNER'S SELECTION

1. NOTE: NO CHANGE TO WETFACE LOCATION



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 S. Military Trail, Suite 200
Deerfield Beach, FL 33442
954-421-1700 GCG052820
permits@bm-marine.com

WOOD DOCK:
BEL-AIR AT HIGHLAND BEACH HOMEOWNERS' ASSOC.
1023 BEL AIR DRIVE
HIGHLAND BEACH, FL 33487

DATE: _____
REVISION: _____
SCALE: AS NOTED
DATE: 6/29/2014
JOB NO: 24-5288
SHT-3
3 OF 4

GENERAL NOTES:

1. Construction to follow the Florida Building Code 8th Edition (2002) and 2020 NEC 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 conflict 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.

SHORING NOTES: (IF EXISTING SEAWALL IS TO BE REMOVED AND REPLACED)

1. Contractor of record and permit holder responsible for all shoring. Until provisions for permanent support have been made, all excavations shall be properly guarded and protected so as to prevent them from becoming dangerous to life and property and shall be sheet piled, braced and/or shored, where necessary, to prevent the adjoining earth from caving in; such protection to be provided by the person causing the excavation to be made. All excavations shall comply with the minimum requirements of the Florida Building Code, and Florida Statute 553.60, "Trench Safety Act," and 29-cfr1926-650 (g) "Occupational Safety and Health Administration Excavation Safety Act."

CONCRETE NOTES: (IF CONCRETE STRUCTURES ARE INSTALLED)

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 epoxy-concrete mix or guncrete with sulfate-resistant cement.
8. For cap overpours, dowel and epoxy #5 bars or 1-bars into top and/or front of existing cap, staggered @ 24" o.c., min. 4" embedment.

HIGH TEMPERATURE CONCRETE PLACEMENT NOTES:

1. When the temperature of the concrete as placed exceeds 85°F, incorporate in the mix, a water-reducing retarder.
2. Spray reinforcing steel with cool fresh water just prior to placing the concrete.
3. Moistest subgrade, steel reinforcement and form work prior to concrete placement.
4. Use a concrete consistency that allows rapid placement and consolidation.
5. Protect the concrete surface during placement with plastic sheeting or evaporation retarders to maintain the moisture in the concrete mixture.
6. Provide sufficient labor to minimize the time required to place and finish the concrete, as hot weather conditions substantially shorten the times to initial and final set.

PILE DRIVING NOTES: (IF NEW PILES ARE INSTALLED)

1. Piles shall be driven using an approved cushion block consisting of material so arranged so as to provide the transmission of hammer energy.
2. Piles shall be driven to a minimum allowable bearing capacity of 10 tons for wood, and 25 tons for concrete, and 5 tons for pin piles, a minimum of 8" into berm or refusal.
3. Piles shall be driven with a drop hammer or gravity hammer provided the hammer shall weight no less than 3,000 pounds, and the fall of the hammer shall not exceed 6'.
4. Piles shall be driven with a variation of not more than 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.

CONCRETE PILE NOTES: (IF CONCRETE PILES ARE INSTALLED)

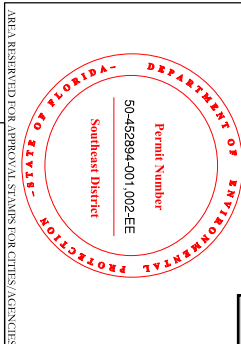
1. Concrete piles shall attain 5000 psi compressive strength in 28 days.
2. Concrete piles shall be reinforced with six - 7/8" O lo-lax strands, 270 kips, and 5 ga. spiral ties.
3. Concrete piles shall be 12"x12" square, minimum length of 20'.
4. Concrete piles shall be cut to leave strands exposed a 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.

WOOD PILE NOTES: (IF WOOD PILES ARE INSTALLED)

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

WOOD DOCK/PIER NOTES: (IF WOOD STRUCTURES ARE INSTALLED)

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.



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 S. Military Trail, Suite 200
Deerfield Beach, FL 33442
954-421-1700 CGC052820
permits@bm-marine.com

WOOD DOCK:
BEL-AIR AT HIGHLAND
BEACH HOMEOWNERS' ASSOC.
1023 BEL AIR DRIVE
HIGHLAND BEACH, FL 33487

DATE: _____
REVISION: # _____
SCALE: AS NOTED
DATE: 6/26/2024
JOB NO: 24-5286
SHT 4
4 OF 4

Bel Air Highland Beach Home Owners Association

This Letter Is To Inform
City of Highland Beach We Have
Hired And Authorized B+M
Construction To Install A New
DOCK For US.

James A. Maxson
President HOA

James A. Maxson
10234 Bel Air Dr
Highland Beach Fla.
33487
610721-1010

RECEIVED

FEB 20 2025

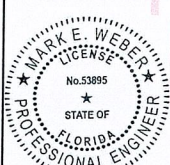
HIGHLAND BEACH
BUILDING DEPARTMENT

RECEIVED

FEB 21 2025

HIGHLAND BEACH
BUILDING DEPARTMENT

AREA RESERVED FOR APPROVAL STAMPS FOR CITIES/AGENCIES



Digitally
signed by
Mark E Weber
Date:
2024.10.29
13:43:56
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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:
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WOOD DOCK:
BEL-AIR AT HIGHLAND
BEACH HOMEOWNERS' ASSOC.
1023 BEL AIR DRIVE
HIGHLAND BEACH, FL 33487

DATE REVISION #

SCALE: AS NOTED

DATE: 8/28/2024

JOB No: 24-3298

SHT-1

1 OF

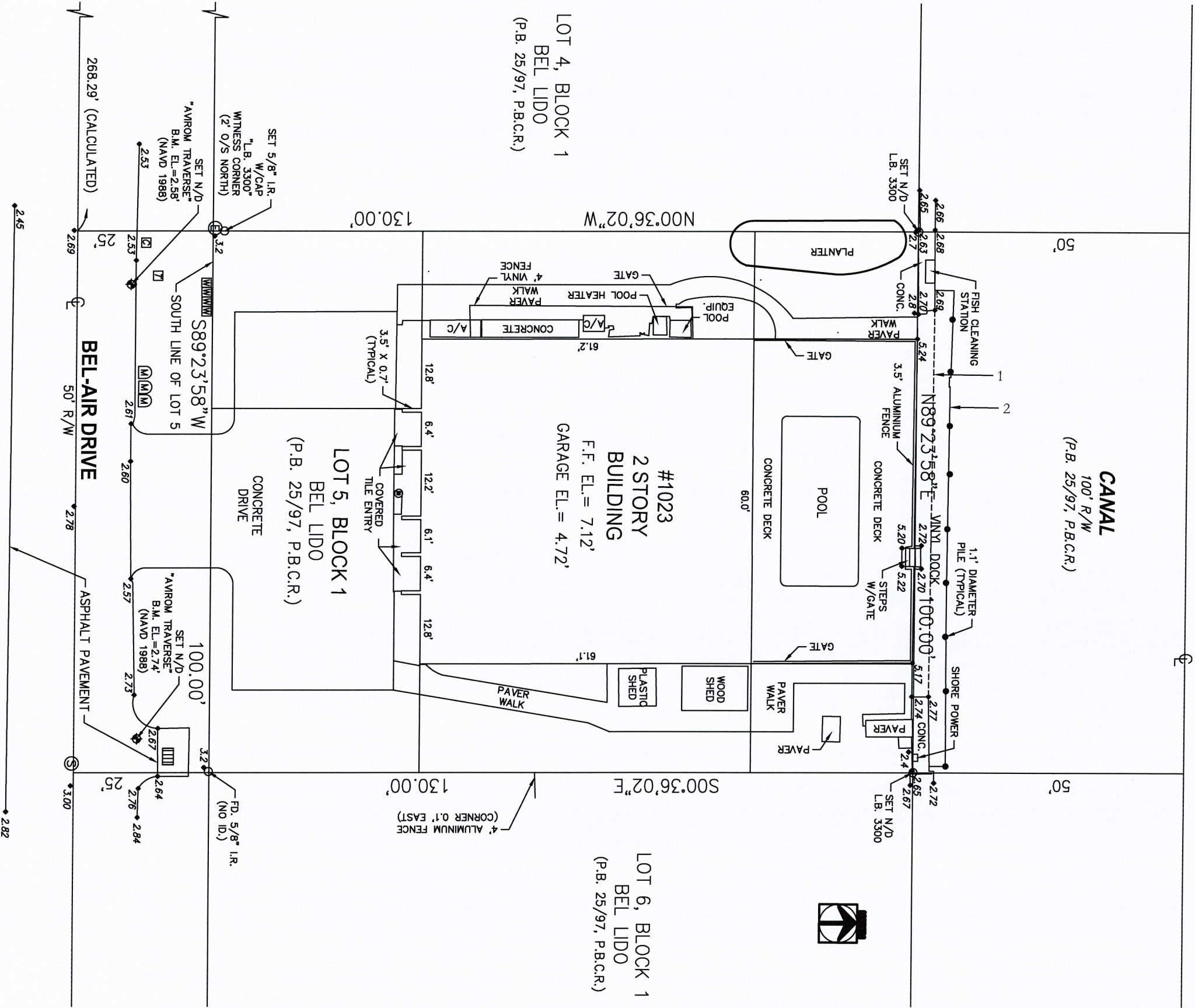
Page 43

EXISTING CONDITIONS IDENTIFICATION:

- EXISTING SEAWALL CAP, PANELS AND PILES TO REMAIN
- EXISTING 88' 3'-6" WOOD DOCK (275.3SF) AND ASSOC. PILES TO BE REMOVED

EXISTING CONDITIONS LAYOUT

SCALE: 1" = 20'-0"



HIGHLAND BEACH
BUILDING DEPARTMENT

WWW.MwEngineering.net

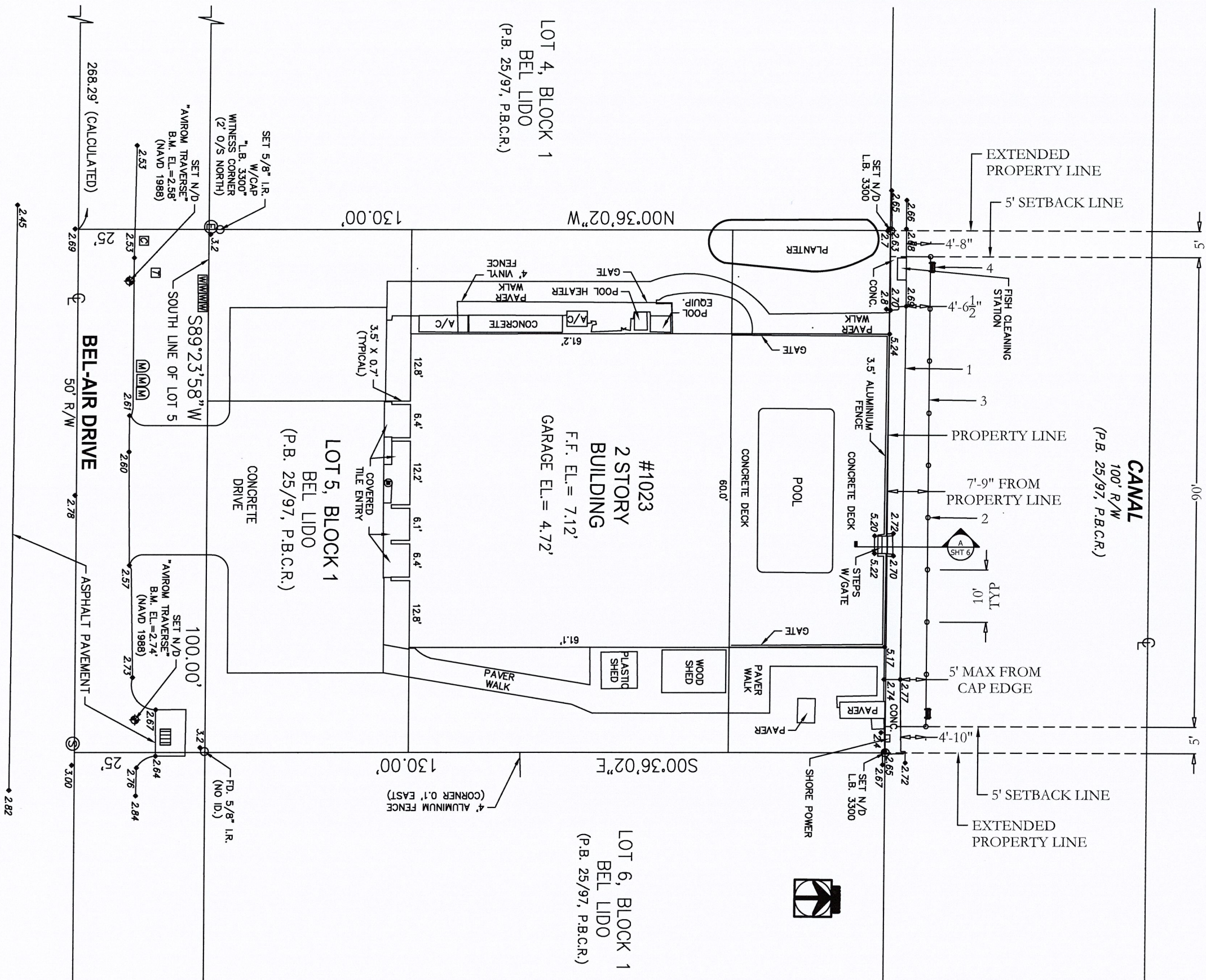
permits@bm-marine.com

HIGHLAND BEACH, FL 33487

ON

2 OF

Page 44



SCALE: 1" = 20'-0"

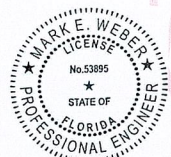
1. EXISTING CONCRETE SEAWALL PANELS, CAP AND PILES TO REMAIN
2. PROPOSED 10" DIA. WOOD PILES EQUALLY SPACED ALONG DOCK LENGTH (TYP OF 10)
3. PROPOSED 90' x MAX 5' WOOD FRAMED DOCK (429.8SF) ON 10" DIA WOOD PILES
4. PROPOSED SAFETY LADDER (TYP OF 2), FINAL LOCATIONS TO BE FIELD DETERMINED

RECEIVED

FEB 21 2025

HIGHLAND BEACH
BUILDING DEPARTMENT

AREA RESERVED FOR APPROVAL STAMPS FOR CITIES/AGENCIES



Digitally
signed by
Mark E Weber
Date:
2024.10.29
13:42:03
-04'00'

This item has been digitally signed and sealed
By Mark E. Weber P.E. 53895
on the date adjacent to the seal.
Valid to 2025/05/20
SF 78 23 D1 C2 8D AD 78 9F 6D 66 37 EA
Signatures must be verified on electronic copies

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 S. Military Trail, Suite 200
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954-421-1700 CGC052820
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WOOD DOCK:
BEL-AIR AT HIGHLAND
BEACH HOMEOWNERS' ASSOC.
1023 BEL AIR DRIVE
HIGHLAND BEACH, FL 33487

DATE REVISION #

SCALE: AS NOTED

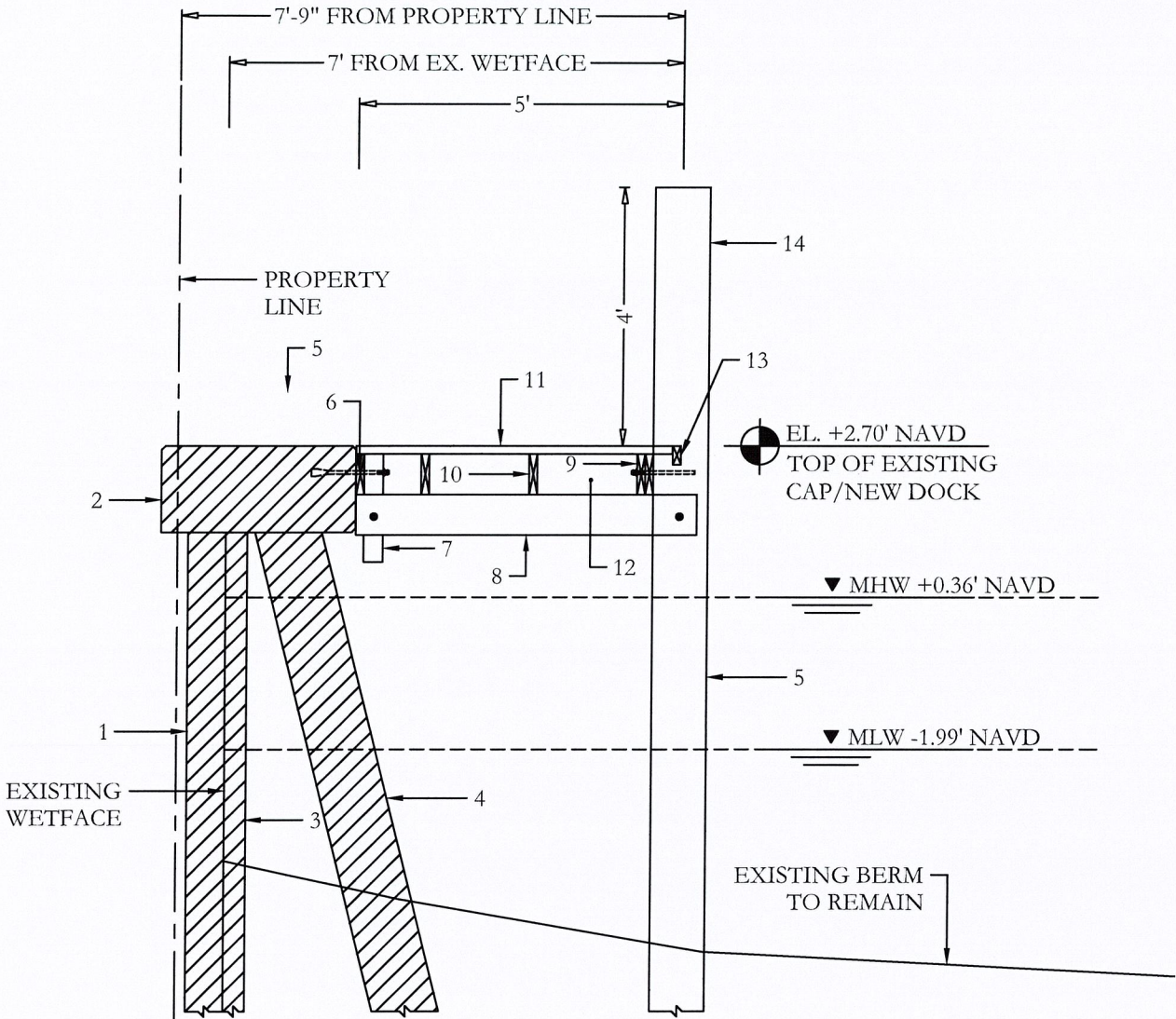
DATE: 8/28/2024

JOB No: 24-3298

SHT-3

3 OF

Page 45



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

SECTION A IDENTIFICATION:

- EXISTING CONCRETE SEAWALL PANEL TO REMAIN
- EXISTING CONCRETE SEAWALL CAP TO REMAIN
- EXISTING CONCRETE SEAWALL T-PILE TO REMAIN
- EXISTING CONCRETE BATTER PILE TO REMAIN
- PROPOSED 10" DIA WOOD DOCK PILE (TYP OF 10)
- 2" x 8" LEDGER TO CAP WITH 5/8" WEDGE ANCHORS @ 36" O.C., MIN. 4" EMBEDMENT
- 4" x 10" HANGER TO CAP WITH (2) 5/8" WEDGE ANCHOR, MIN. 4" EMBEDMENT
- 2" x 8" SUBSTRINGER EACH SIDE OF PILE WITH (1) 5/8" THRU BOLT OR LAG BOLT @ PILES AND HANGERS
- (2) 2" x 8" STRINGERS @ PILES WITH (1) 5/8" THRU BOLT OR LAG BOLT TO PILES
- 2" x 8" STRINGERS W/ (2) 16D NAILS TO EACH SUBSTRINGER; @ 16"O.C. FOR AZEK DECK BOARDS OR 24"O.C.. FOR PRESSURE TREATED WOOD DECKBOARDS OR 5/4" IPE DECK BOARDS
- 2" x 6" DECKING WITH (2) #8 x 3" DECK SCREWS PER STRINGER
- 2" x 8" FASCIA BOARD
- 2" x 4" WOOD TRIM
- NON-STRUCTURAL FINISH PER OWNER'S SELECTION

1-NOTE: NO CHANGE TO WETFACE LOCATION

GENERAL NOTES:

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- 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.

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- Owner shall employ and pay for testing services from an independent testing laboratory for concrete sampling and testing in accordance with ASTM.
- Licensed contractor is responsible for the adequacy of forms and shoring and for safe practice in their use and removal.
- Concrete cover shall be 3" unless otherwise noted on the approved drawings.
- 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.
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HIGH TEMPERATURE CONCRETE PLACEMENT NOTES:

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- Spray reinforcing steel with cool fresh water just prior to placing the concrete.
- Moisten subgrade, steel reinforcement and form work prior to concrete placement.
- Use a concrete consistency that allows rapid placement and consolidation.
- Protect the concrete surface during placement with plastic sheeting or evaporation retarders to maintain the moisture in the concrete mixture.
- Provide sufficient labor to minimize the timem required to place and finish the concrete, as hot weather conditions substantially shorten the times to initial and final set.

PILE DRIVING NOTES: (IF NEW PILES ARE INSTALLED)

- Piles shall be driven using an approved cushion block consisting of material so arranged so as to provide the transmission of hammer energy.
- Piles shall be driven to a minimum allowable bearing capacity of 10 tons for wood, and 25 tons for concrete, and 5 tons for pin piles, a minimum of 8' into berm or refusal.
- 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'.
- Piles shall be driven with a variation of not more than ¼ 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.
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CONCRETE PILE NOTES: (IF CONCRETE PILES ARE INSTALLED)

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- Concrete piles shall be reinforced with six - 7/16"Ø lo-lax strands, 270 kips, and 5 ga. spiral ties.
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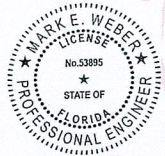
WOOD PILE NOTES: (IF WOOD PILES ARE INSTALLED)

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- Wood piles shall be a minimum diameter of 10"; Miami Dade County requires minimum diameter of 12".

WOOD DOCK/PIER NOTES: (IF WOOD STRUCTURES ARE INSTALLED)

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

AREA RESERVED FOR APPROVAL STAMPS FOR CITIES/AGENCIES



Digitally signed by Mark E Weber
Date: 2024.10.29 13:42:45 -04'00'

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

RECEIVED

FEB 21 2025

HIGHLAND BEACH
BUILDING DEPARTMENT

PREPARED FOR:
B & M MARINE
CONSTRUCTION, INC.
1211 S. Military Trail, Suite 200
Deerfield Beach, FL 33442
954-421-1700 CGC052820
permits@bm-marine.com

WOOD DOCK:
BEL-AIR AT HIGHLAND
BEACH HOMEOWNERS' ASSOC.
1023 BEL AIR DRIVE
HIGHLAND BEACH, FL 33487

DATE REVISION #

SCALE: AS NOTED

DATE: 8/28/2024

JOB No: 24-3298

SHT-4
4 OF

**Town of Highland Beach
Town Commission Development Order (PB)
Application No. PZ-25-18**



Applicant: Bel Air at Highland Beach Homeowners Association, Inc. &
David Nutter
Property Address: 1023 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-25-18 for the property located at 1023 Bel Air Drive, Highland Beach, Florida 33487, by U.S. first-class and international mail to:

All property owners and properties owned by a condominium association president and the association's registered agent within 500 feet of the property located at 1023 Bel Air Drive, Highland Beach, Florida 33487.

The mailings consisted of 118 notices that were sent first class mail and 00 notices that were sent by International Mail.

This 25th day of February 2025.

Highland Beach Town Clerk's Office

Jaclyn DeHart
Deputy Town Clerk



PUBLIC NOTICE APPLICATION NO. PZ-25-18

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, March 13, 2025 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 B&M MARINE CONSTRUCTION, INC. REQUESTING A
SPECIAL EXCEPTION TO INSTALL A 430 SQUARE FOOT DOCK FOR THE
PROPERTY LOCATED AT 1023 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

Sold To:

Town of Highland Beach - CU00398185
3614 So. Ocean Blvd.
Highland Beach, FL 33487

Bill To:

Town of Highland Beach - CU00398185
3614 So. Ocean Blvd.
Highland Beach, FL 33487

Published Daily

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

State Of Florida
County Of Orange

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

The matter of 11720-Notice of Public Meeting ,
Was published in said newspaper by print in the issues of, and by publication on the
newspaper's website, if authorized on Mar 03, 2025
SSC_Notice of Public Meeting
Affiant further says that the newspaper complies with all legal requirements for
publication in Chapter 50, Florida Statutes.

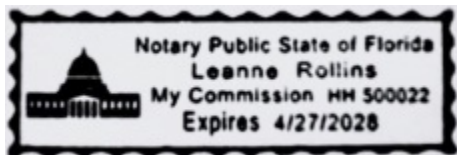


Signature of Affiant

Sworn to and subscribed before me this: March 03, 2025.



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
7772170

**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, March 13 at 9:30 AM in the Commission Chambers at Town Hall, 3614 South Ocean Boulevard, Highland Beach, Florida to consider the following:

APPLICATION NO: PZ-25-18 BY B&M MARINE CONSTRUCTION, INC. REQUESTING A SPECIAL EXCEPTION TO INSTALL A 430 SQUARE FOOT DOCK FOR THE PROPERTY LOCATED AT 1023 BEL AIR DRIVE.

APPLICANT: BEL AIR AT HIGHLAND BEACH HOMEOWNERS ASSOCIATION, INC.

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

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

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

TOWN OF HIGHLAND BEACH, BUILDING
DEPARTMENT
3/3/2025 7772170

Order # - 7772170

File Attachments for Item:

B. Development Order Application No. PZ-24-14 / Patti & Alan Masarek

Application by Lawrence Frankel, Frankel Homes, requesting an amendment to a previously approved major modification to an existing building (DO# 24-0002) in order to add a 21 square foot balcony to the west side of the residence, and a landscaping plan for the property located at 3515 South Ocean Boulevard.



HIGHLAND BEACH BUILDING DEPARTMENT

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

PLANNING BOARD STAFF REPORT

MEETING OF: **MARCH 13, 2025**

TO: **PLANNING BOARD**

FROM: **INGRID ALLEN, TOWN PLANNER**

SUBJECT: **APPLICATION BY LAWRENCE FRANKEL, FRANKEL HOMES, REQUESTING AN AMENDMENT TO A PREVIOUSLY APPROVED MAJOR MODIFICATION TO AN EXISTING BUILDING (DO# 24-0002) IN ORDER TO ADD A 21 SQUARE FOOT BALCONY TO THE WEST SIDE OF THE RESIDENCE, AND A LANDSCAPING PLAN FOR THE PROPERTY LOCATED AT 3515 SOUTH OCEAN BOULEVARD. (DO#PZ-24-14).**

GENERAL INFORMATION:

Applicant (Property Owner): Alan B. & Patti M. Masarek
3515 South Ocean Boulevard
Highland Beach, FL 33487

Applicant's Agent: Lawrence Frankel
Frankel Homes
1030 Wallace Drive, Suite A
Delray Beach, FL 33444

Property Characteristics:

Comprehensive Plan Land Use: Multi Family Low Family
Zoning District: Residential Multiple Family Low Density (RML)
Parcel PCN#: 24-43-46-33-00-004-0140
Site Location: 3515 South Ocean Boulevard

Property Background

According to the Palm Beach County Property Appraiser, the existing home was built in 1996.

On April 11, 2024, the Planning Board approved a major modification to an existing building (DO#24-0002) to include an additional 347 square feet under AC, changes to the exterior façade and roof line (motion carried 4-0).

On November 9, 1994, the Planning Board granted final approval for the construction of a new single family residence (motion carried 7-0).

On October 18, 1994, the Board of Adjustment granted three (3) variances (No. 09-94-53) specific to lot width, side and front setbacks (motion carried 5-0).

Request and Analysis:

The Applicant is proposing an amendment to a previously approved major modification to an existing single family residence (DO# 24-0002) in order to add a 21 square foot balcony to the west side of the residence, and a landscaping plan for the property located at 3515 South Ocean Boulevard. Pursuant to Section 30-39 of the Town Code, major modifications to existing buildings are described as follows:

“...that alter existing principal or accessory structures, including but not limited to the building footprint, number of square feet, building height, number of dwelling units, parking requirements, change in exterior facade, change of use, change of roof line, change of elevation, all exterior walls, balconies, foundations, accessory structures, and similar substantial improvements as determined by the building official.

The previously approved major modification (DO# 24-0002) consisted of the following:

- Additional square footage under AC totaling 347 square feet.
- A new covered entry.
- Exterior façade changes including but not limited to alterations to windows, doors, balconies, railings, and columns.
- Alteration of the roof line.

Prior to submitting the initial major modification application (DO#24-0002), the Applicant discussed with staff the addition of a 21 square foot balcony to the west side of the residence; however, Section 30-64 of the Town Code requires a 40 foot minimum front setback (along State Road A1A) in the RML zoning district. According to the Applicant’s site plan, the current front setback of the existing home is 36 feet 2 inches and was therefore considered a nonconforming structure (*It is worth noting that nonconforming structures are not uncommon in the Town*). Pursuant to Section 30-105(a)(1) of the Town Code, a “...nonconforming structure shall not be enlarged or altered in a way which increases or extends its nonconformity...” Given the proposed balcony would extend the nonconformity, it was not included in the initial major modification request. The Applicant was advised of the variance process which would allow, if granted, a reduction in the front setback to accommodate the balcony. In anticipation of the Applicant’s

variance request and upon review of Town records, staff unexpectedly came across the following three (3) variances that were approved for the property by the Board of Adjustment on October 18, 1994.

Width of lot: from 80 feet to 60 feet.

Side yard setback: from 20 feet to 10 feet

Front yard setback: from 40 feet to 25 feet

Given the front yard setback was approved to 25 feet, the proposed balcony would now be in compliance with the front yard setback and the extension of a nonconforming structure is no longer applicable. Pursuant to Section 30-40(h) of the Town Code, a variance, when implemented in accordance with the approval granted by the Board of Adjustment and Appeals or the Town Commission, shall run with the land in perpetuity.

As part of the initial major modification request (DO# 24-0002), the Applicant indicated that all existing landscaping on the property and in Florida Department of Transportation's (FDOT) right-of-way located adjacent to the property would remain. The Applicant is now proposing new landscaping on the property and on FDOT's right-of-way. The Applicant advised staff that they have submitted their proposed landscape plan to FDOT for approval. As of the writing of this report, FDOT's approval is pending. The Town Manager, Marshall Labadie, has authorized staff to bring forward to the Planning Board the proposed request with the condition that the Applicant receive approval from FDOT for the proposed landscaping in the right-of-way and that upon such approval, the Applicant will be required to go before the Town Commission for approval of an amendment to FDOT's Landscape Inclusive Memorandum of Agreement.

The proposed request will occur west of the Coastal Construction Control Line, and therefore a Florida Department of Environmental Protection (FDEP) permit for such request is not required

According to Section 30-39(b) of the Town Code, major building modifications are to be reviewed in the same manner as an original structure or use as required by Chapter 30 (Zoning Code). Section 30-31 of the Town Code requires site plan approval from the Planning Board for new single-family residences. Pursuant to Section 30-22 of the Town Code, when acting in a decision-making capacity, the Planning Board shall approve, approve with conditions, or deny applications for development approval which includes major modifications.

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

Staff reviewed the Applicant's proposed request including plans date stamped received by the Building Department on February 19, 2025 and finds that the project is consistent with the Code of Ordinances. If the Planning Board should grant approval of the request, staff recommends the following conditions of approval:

1. FDOT approval of proposed landscaping in right-of-way.
2. Town Commission approval of an amendment to FDOT's Landscape Inclusive Memorandum of Agreement.

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

**Ingrid Allen
Town Planner**

**Attachments: Application
Aerials
Board of Adjustment meeting minutes – October 18, 1994
Applicant proposed Plans (11X17)**



TOWN OF HIGHLAND BEACH DEVELOPMENT ORDER APPROVAL APPLICATION

Application # _____

PROPERTY INFORMATION ASSOCIATED WITH THIS APPLICATION	
Address: 3515 S Ocean Blvd	PCN: 24-43-46-33-00-004-0140
Full Legal Description of the Property [as described in the deed] or reference to an attachment: 33-46-43, N 60 FT OF S 770 FT OF GOV LT 4 LYG E OF SR 140 A/K/A CITY LOT NO 83	
Zoning District: RML - MULTI-FAMILY LOW-DENSITY (24-HIGHLAND BEACH)	What is the location of the installation? <input type="checkbox"/> Intracoastal Waterway (ICW) <input type="checkbox"/> Interior Canal/Basin <input checked="" type="checkbox"/> N/A

PROPERTY OWNER (APPLICANT) INFORMATION		
Name: PATTI & ALAN MASAREK	Phone: 919-425-8248	Fax:
Mailing Address: 3515 S OCEAN BLVD BOCA RATON FL 33487		
Email Address: masarek.patti@gmail.com / amasarek123@gmail.com		

APPLICANT'S AGENT INFORMATION		
Name: Lawrence Frankel	Phone: (561) 994-6443	Fax:
Company Name: Frankel Homes		
Mailing Address: 1030 Wallace Dr suite a, Delray Beach, FL 33444		
Email Address: larry@frankelhomesfl.com		

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

EXISTING SINGLE FAMILY RESIDENCE.

New proposed Balcony at the west side of the single family residence in compliance with approval obtained.

New proposed landscape and irrigation submitted as well per request of Ingrid Allen.

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: ABM Date: 9/23/2024

Applicant's Printed Name Alan B. Masarek

Received by the Town Clerk's Office:

Received By: _____ Date: _____

Date Public Notices Mailed: _____

Date Legal Advertisement Published: _____

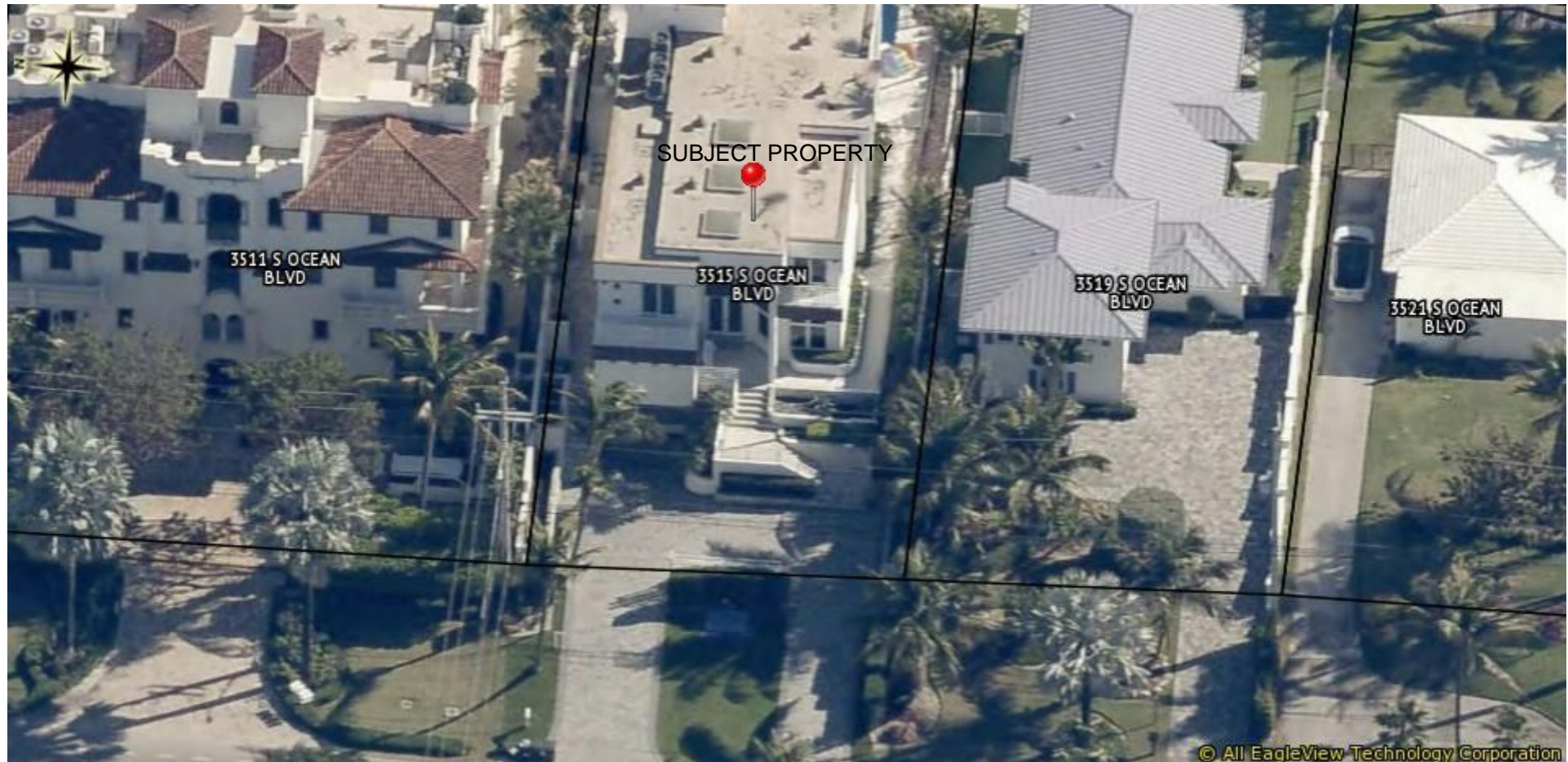
3515 S. Ocean Blvd.

Legend



Palm Beach County, None

3515 South Ocean Boulevard (front)



3515 South Ocean Boulevard (rear)



TOWN OF HIGHLAND BEACH
BOARD OF ADJUSTMENT
PUBLIC HEARING - MINUTES

Tuesday, October 18, 1994

9:37 A.M.

Chairman Harold B. Cohen called the Public Hearing to order in Commission Chambers at 9:37 A.M., immediately following the Quarterly Meeting.

The Chairman, Secretary Jane Rayner and Members Benjamin Cohen, Richard C. Seguso and Neil W. Burd were present, as were Building Official Lee Leffingwell, Town Attorney Thomas E. Sliney and members of the general public. Vice Chairman Robert F. Selby and Member Daniel J. Loventhal were absent.

Chairman Cohen advised the purpose of the Public Hearing was to hear testimony and receive public comments on the following Petition, after which the Board would issue its decision.

→ **No. 09-94-53. Request Submitted by Robert Eisen, Esq.
re 3515 S. Ocean Blvd., Lot 83E. Seeking Relief from
Town Code of Ordinances Chapter 30 [Zoning], Section
4.3(e) 3, 4 & 5 [Residential Multiple Family-Low Density
RML; Lot, Yard and Bulk Regulations.**

He also noted for the record that a Workshop on said Petition had been held October 3, at which time the Members, Building Official and Town Attorney had physically inspected the property.

Before testimony began, the Deputy Town Clerk verified that the required notice of this Hearing had been duly published, and that the Petitioner had submitted proof that all property owners within 300' of the property for which variances were sought had been notified of the Hearing by Certified Mail/Return Receipt Requested.

Having been sworn in, Building Official Leffingwell was asked to recap the Town's position on requiring this proposed project to come before the Board. She explained that current code did not allow what the contract purchaser had planned for the property in terms of front and side setbacks; she also noted that current Code set lot width for a single family residence at 80' and the existing lot was 60'.

Also being sworn in, Robert Eisen, Esq. next addressed the members, advising he represented both the owner of the property (Boss) and the contract purchaser (Lahage). He reiterated that hardship in this case would be that current Code would not allow Mr. Lahage efficient use of the site to build an anticipated two-story residence of approximately 3700 sq.ft.

Mr. Eisen continued his presentation, using a color coded sketch to indicate areas of petition, which were as follows:

WIDTH OF LOT: FROM 80' TO EXISTING 60'

SIDEYARD SETBACK: FROM 20' TO 10'

FRONTYARD SETBACK: FROM 40' TO 25'

During further review of plans, it was noted that, as promised, Mr. Eisen had supplied the members with a site plan and elevation information. It was also noted that at this time, plans for the proposed residence were just conceptual and still evolving; however, any changes in the future would be within the parameters of the variances, if granted.

Chairman Cohen then called for Public Comments; there were none. However, he did read into the record correspondence received regarding the project from property owners within 300', which are attached to and made part of these Minutes.

In conclusion, and after conferring with Mr. Sliney, **MOTION** was made by **MR. BURD/MR. MR. SEGUSO** as follows:

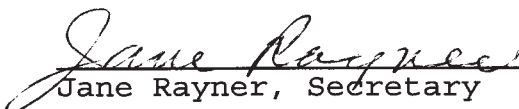
THE BOARD OF ADJUSTMENT FINDS THAT ALL CRITERIA AS SET FORTH IN SECTION 11 (a) OF CHAPTER 30 [ZONING] HAVE BEEN MET AS REGARDS GRANTING OF VARIANCE; THEREFORE, THE THREE (3) VARIANCES REQUESTED IN PETITION NO. 09-94-53 [LOT WIDTH, SIDE AND FRONT SETBACKS] ARE HEREBY GRANTED.

Roll call met with unanimous favorable vote.

There being no further business to come before the Board, the Public Hearing was adjourned upon **MOTION** by **MR. BURD/MR. BENJAMIN COHEN** at 10:00 A.M.

dmt


Harold B. Cohen, Chairman

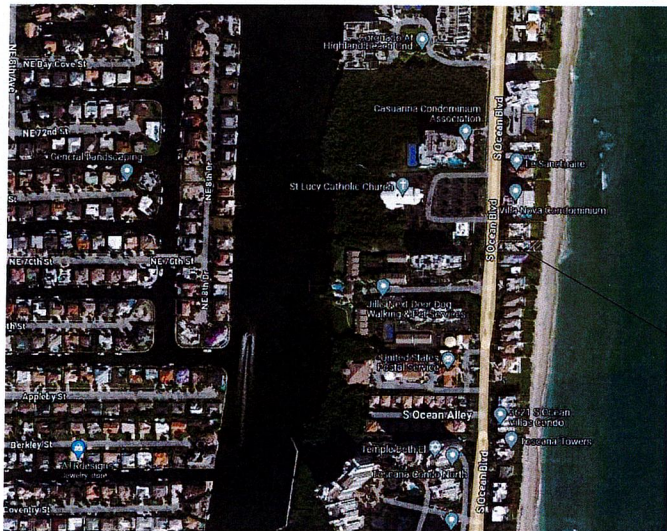

Jane Rayner, Secretary


Benjamin Cohen

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FEB 19 2025

HIGHLAND BEACH
BUILDING DEPARTMENT



A/C TABULATION	
A/C - EXISTING 1st FLOOR	2488 SF
A/C - EXISTING 2nd FLOOR	2212 SF
A/C - EXISTING BASEMENT	931 SF
A/C - PROPOSED 1st FLOOR	132 SF
A/C - PROPOSED 2nd FLOOR	215 SF
TOTAL	5978 SF

NON A/C TABULATION	
EXIST. 2nd FLOOR TERRACE	124 SF
EXIST. 3rd FLR. MECH. ROOM	210 SF
EXIST. GARAGE & MECH. CLOS.	1415 SF
EXIST. MSTR. TERRAC.	290 SF
EXIST. OBSE. DECK	219 SF
EXIST. OUTDOOR LIVING	290 SF
NEW COVERED ENTRY	66 SF
NEW GUEST BALCONY	21 SF
TOTAL	2634 SF

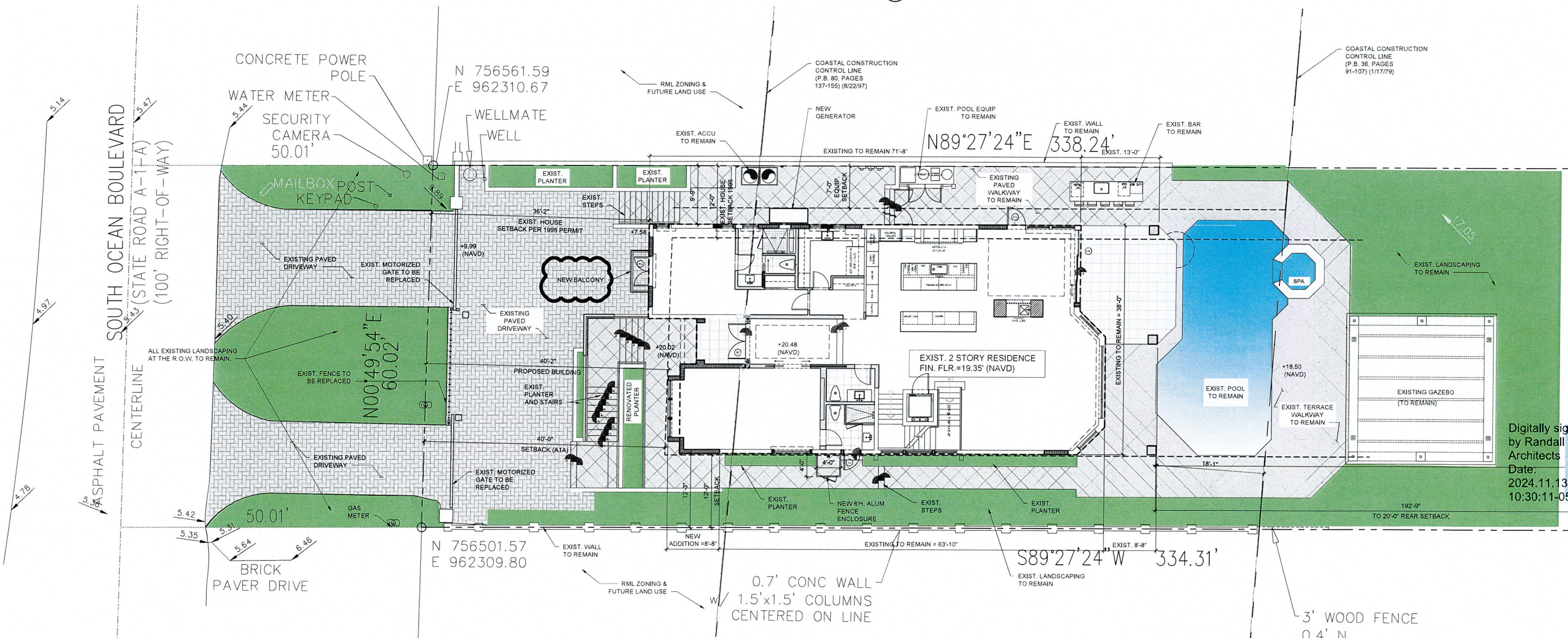
SITE DATA		
ZONING: RML FUTURE LAND USED: RESIDENTIAL MULTIPLE FAMILY LOW DENSITY		
	EXISTING	REQUIRED
LOT SIZE	18,158.52 S.F.	8,000 S.F. (MINIMUM)
LOT WIDTH	60'-0" (EXISTING)	80'-0" (MINIMUM)
FRONT SETBACK	36'-3" (EXISTING)	40'-0" (A1A)
SOUTH-SIDE SETBACK	12'-3" (EXISTING)	12'-0" (2-STORY)
NORTH-SIDE SETBACK	9'-9" (EXISTING)	12'-0" (2-STORY)
REAR SETBACK	192'-9" (EXISTING)	20'-0"
BUILDING HEIGHT	35'-0" (EXISTING)	35'-0"

AREA CALCULATIONS		
USABLE SITE AREA	18,158.52 S.F.	100%
MAX ALLOWABLE LOT COVERAGE AT 30%	5,447.55 S.F.	30%
EXISTING LOT COVERAGE	2,778 S.F.	15%
PROPOSED ADDITION	197 S.F.	1%
EXISTING DRIVEWAY	1,439 S.F.	8%
EXISTING WALKWAY, POOL & POOL DECK	3,216 S.F.	18%
TOTAL IMPERVIOUS AREA	7,630 S.F.	42%

IMPERVIOUS / PERVIOUS CALCULATIONS		
TOTAL SITE AREA	18,158.52 S.F.	100%
TOTAL IMPERVIOUS AREA	7,630 S.F.	42%
TOTAL PERVIOUS AREA	10,528 S.F.	58%
* REFER TO THE GREEN SPACE COLOR ON THE SITE PLAN FOR A GRAPHIC REPRESENTATION		

TOTAL LOT COVERAGE = 16%

LOCATION MAP



SITE PLAN

REVISIONS	BY	DATE
PERMIT SET	KR	12.19.23
DEVT ORDER SUBMITTAL	KR	01.29.24
DEVT ORDER COMMENTS	CL	02.15.24
DEVT ORDER COMMENTS	KR	03.05.24
CLIENT REVISION	KR	04.18.24
CITY COMMENTS	CM	05.16.24
OWNER REVISIONS	KR	06.06.24
WINDOW COORDINATION	CM	07.30.24
BALCONY SUBMISSION	CM	09.11.24

MASAREK RESIDENCE
3515 SOUTH OCEAN BLVD.
HIGHLAND BEACH, FLORIDA 33487

RANDALL STOFFT
ARCHITECTS
distinctive. inspirational. architecture.

Digitally signed
by Randall Stofft
Architects
Date:
2024.11.13
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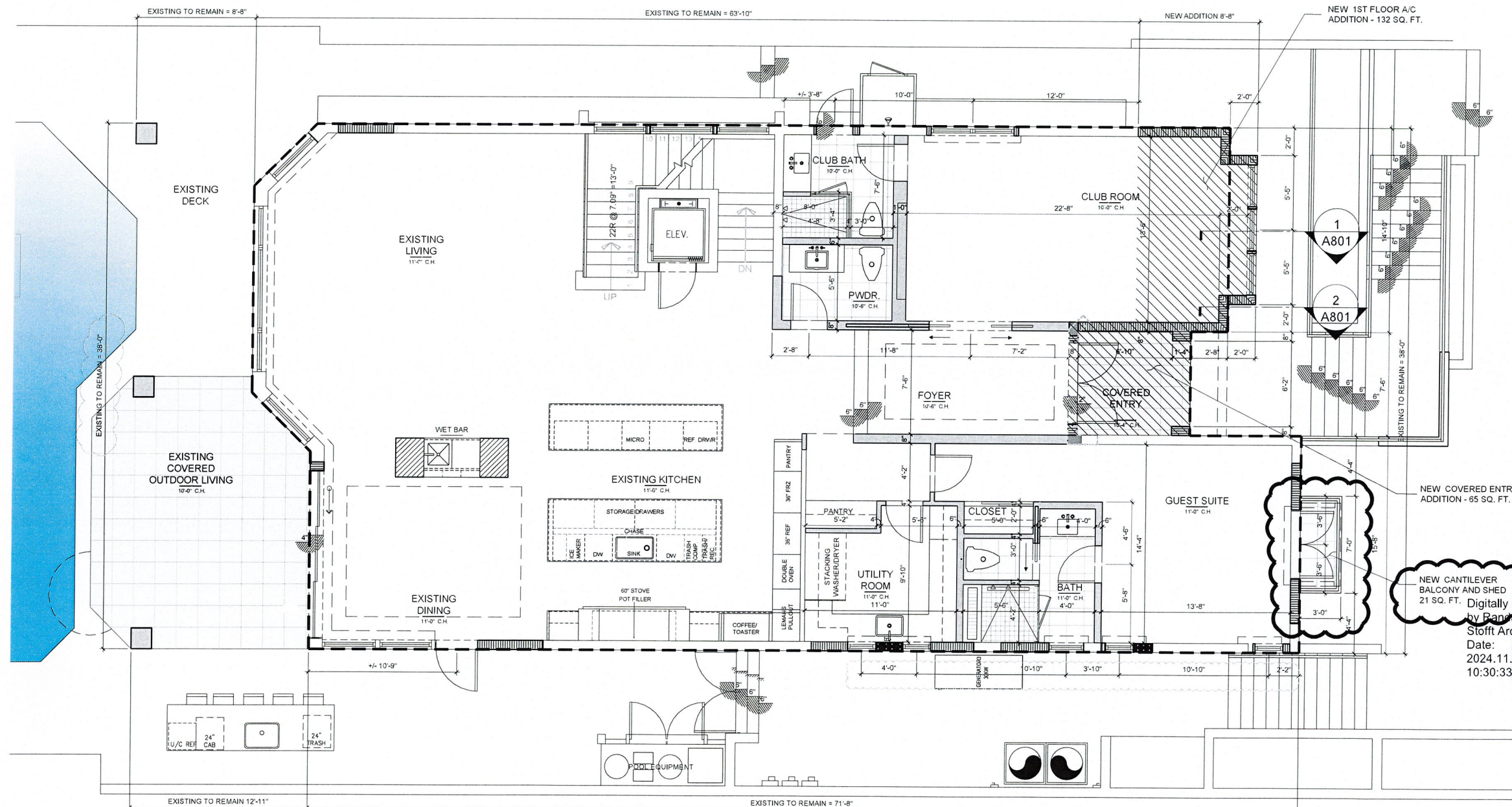
FL-0011105 FIRM-AA003379
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A100

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FEB 19 2025
HIGHLAND BEACH
BUILDING DEPARTMENT

WALL LEGEND	
	NEW MASONRY WALL
	EXISTING CMU WALL TO REMAIN
	NEW NON-BEARING INTERIOR WALL
	EXISTING NON-BEARING INTERIOR WALL

AREA TABULATION	
A/C - EXISTING 1st FLOOR	2488 SF
A/C - PROPOSED 1st FLOOR ADDITION	132 SF
	2620 SF
AREA TABULATION	
EXIST. OUTDOOR LIVING	290 SF
NEW COVERED ENTRY	65 SF
	355 SF



1 1ST FLOOR DIMENSIONED PLAN
1/4" = 1'-0"

PERMIT SET 12.19.23

REVISIONS	BY	DATE
PERMIT SET	KR	12.19.23
CITY COMMENTS	CM	05.16.24
OWNER REVISIONS	CM	06.06.24
WINDOW COORDINATION	CM	07.30.24
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CITY COMMENTS	CM	11.13.24

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RANDALL STOFFT
ARCHITECTS
distinctive. inspirational. architecture.

Job No. 2303012

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FL-001105 FIRM-AA003379

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RANDALL STOFFT ARCHITECTS P.A.

A211b

PROPOSED MATERIALS & PROFILES	
011	STUCCO FINISH ON EXTERIOR CONC. WALL. COLOR TO BE CHANTILLY ICE
012	H.B. ELEMENTS COVERED EXISTING COLUMNS - BLACK FRAME
013	ALUMINUM IMPACT RATED ENTRY DOOR
014	IMPACT RATED ALUMN/GLASS DOOR- BLACK FRAME
015	IMPACT RATED ALUMN/GLASS WINDOW - BLACK FRAME
016	NATURAL STONE WALL CLADDING
017	NEW 42"H. ALUMINUM RAILING. DESIGN TO REJECT 4" SPHERE
018	IMPACT RATED GARAGE DOOR BY EDEN COAST- CHARCOAL GRAY FINISH
019	ALUMINUM SCREEN - CHARCOAL GRAY FINISH
020	WALL MOUNTED LIGHT SCONCE
021	CONCRETE FLAT TILE ROOF, TYP. CHARCOAL GRAY
022	DECORATIVE RAISED STUCCO BANDING
023	EXISTING SPIRAL STAIR TO BE REFURBISHED
024	RENOVATED CONCRETE STAIR STRUCTURE
025	DECORATIVE SHUTTERS BY HB ELEMENTS - CHARCOAL GRAY FINISH
026	EXISTING ROOF STRUCTURE TO REMAIN
027	NEW PRECAST FINIAL
028	NEW CONCRETE PARAPET EXTENSION
029	NEW SHED ROOF AND WOOD BRACKET
030	NEW CANTILEVER BALCONY



1 NEW PROPOSED FRONT ELEVATION
3/16" = 1'-0"



2 PREVIOUS APPROVED FRONT ELEVATION
3/16" = 1'-0"

RECEIVED

FEB 19 2025

HIGHLAND BEACH
BUILDING DEPARTMENT

PERMIT SET 12.19.23

REVISIONS	BY	DATE
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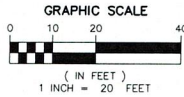
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A301b



SOUTH OCEAN BOULEVARD
(STATE ROAD A-1-A)
(100' RIGHT-OF-WAY)

ASPHALT PAVEMENT

CENTERLINE

CONCRETE POWER POLE

WATER METER

SECURITY CAMERA

MAILBOX POST

KEYPAD

WELL

POOL HEATER AND PUMP

0.7' CONC WALL

FACE ON LINE

COASTAL CONSTRUCTION CONTROL LINE

(P.B. 80, PAGES 137-155) (8/22/97)

COASTAL CONSTRUCTION CONTROL LINE

(P.B. 36, PAGES 91-107) (1/17/79)

6' WOOD FENCE

FENCE ENDS

0.8' N

WOOD WALK

302.81'

N 756564.46

E 962613.47

MEAN HIGH WATER ELEVATION = 0.44 FEET

N.A.V.D. 1988, AS LOCATED 8/24/2022

ATLANTIC OCEAN

302.34'30" W

23.99'

N 756540.49

E 962612.39

301.21'29" E

36.04'

N 756504.45

E 962613.24

303.46'

770.00'

303.46'

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SOUTH OCEAN BOULEVARD
(STATE ROAD A-1-A)
(100' RIGHT-OF-WAY)

ASPHALT PAVEMENT

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CONCRETE POWER POLE

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SOUTH OCEAN BOULEVARD
(STATE ROAD A-1-A)
(100' RIGHT-OF-WAY)

ASPHALT PAVEMENT

CENTERLINE

CONCRETE POWER POLE

WATER METER

SECURITY CAMERA

MAILBOX POST

KEYPAD

WELL

POOL HEATER AND PUMP

0.7' CONC WALL

FACE ON LINE

COASTAL CONSTRUCTION CONTROL LINE

(P.B. 80, PAGES 137-155) (8/22/97)

COASTAL CONSTRUCTION CONTROL LINE

(P.B. 36, PAGES 91-107) (1/17/79)

6' WOOD FENCE

FENCE ENDS

0.8' N

WOOD WALK

302.81'

N 756564.46

E 962613.47

MEAN HIGH WATER ELEVATION = 0.44 FEET

N.A.V.D. 1988, AS LOCATED 8/24/2022

ATLANTIC OCEAN

302.34'30" W

23.99'

N 756540.49

E 962612.39

301.21'29" E

36.04'

N 756504.45

E 962613.24

303.46'

770.00'

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60.00'

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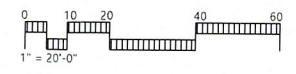
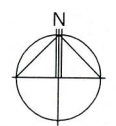
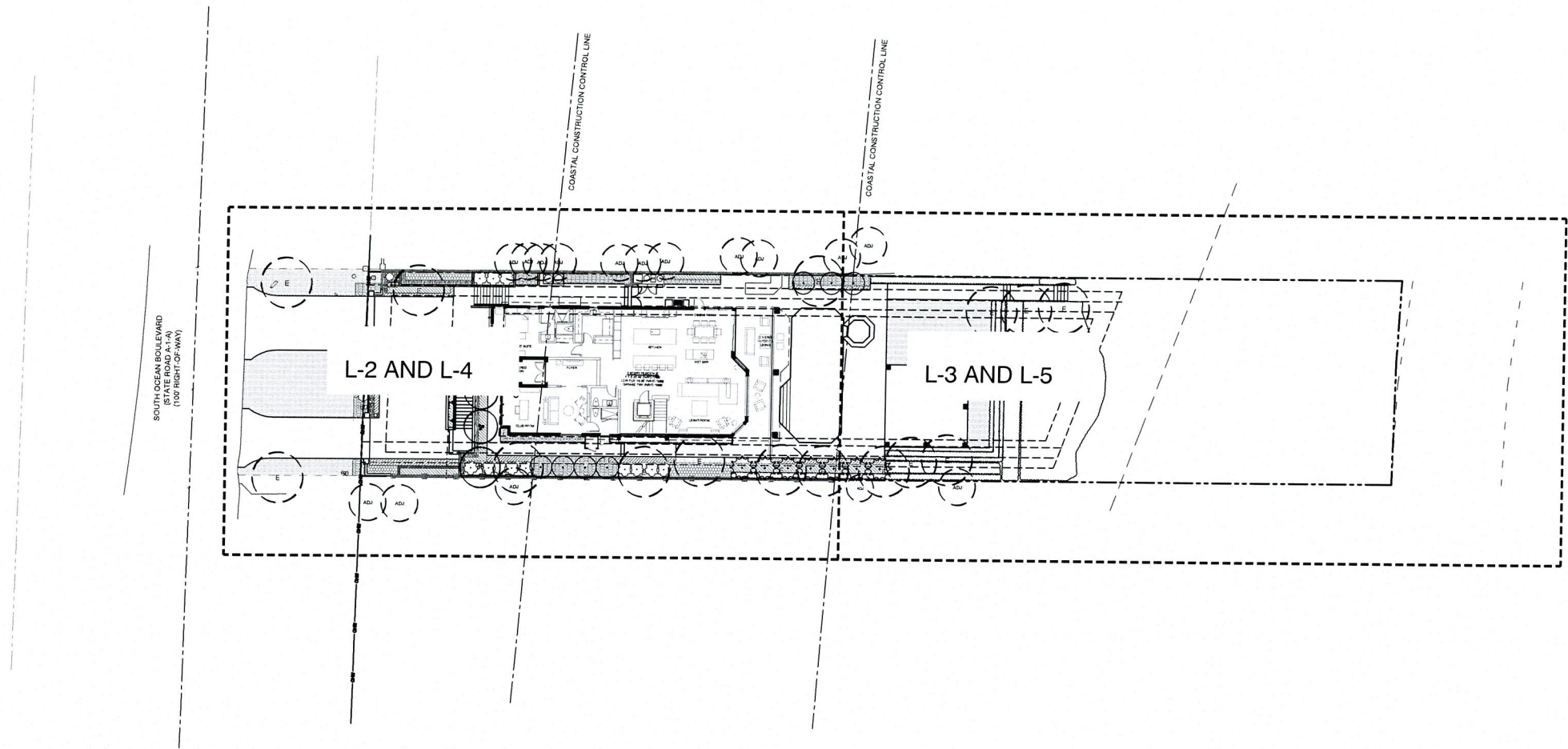
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PLATM DESIGN STUDIO
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Beth Dawson FL Reg LA 6667273
project number
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drawn by
LD/AM
sheet name

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SHEET

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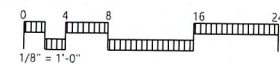
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SHEET L-2

SHEET L-3

HIGHLAND BEACH
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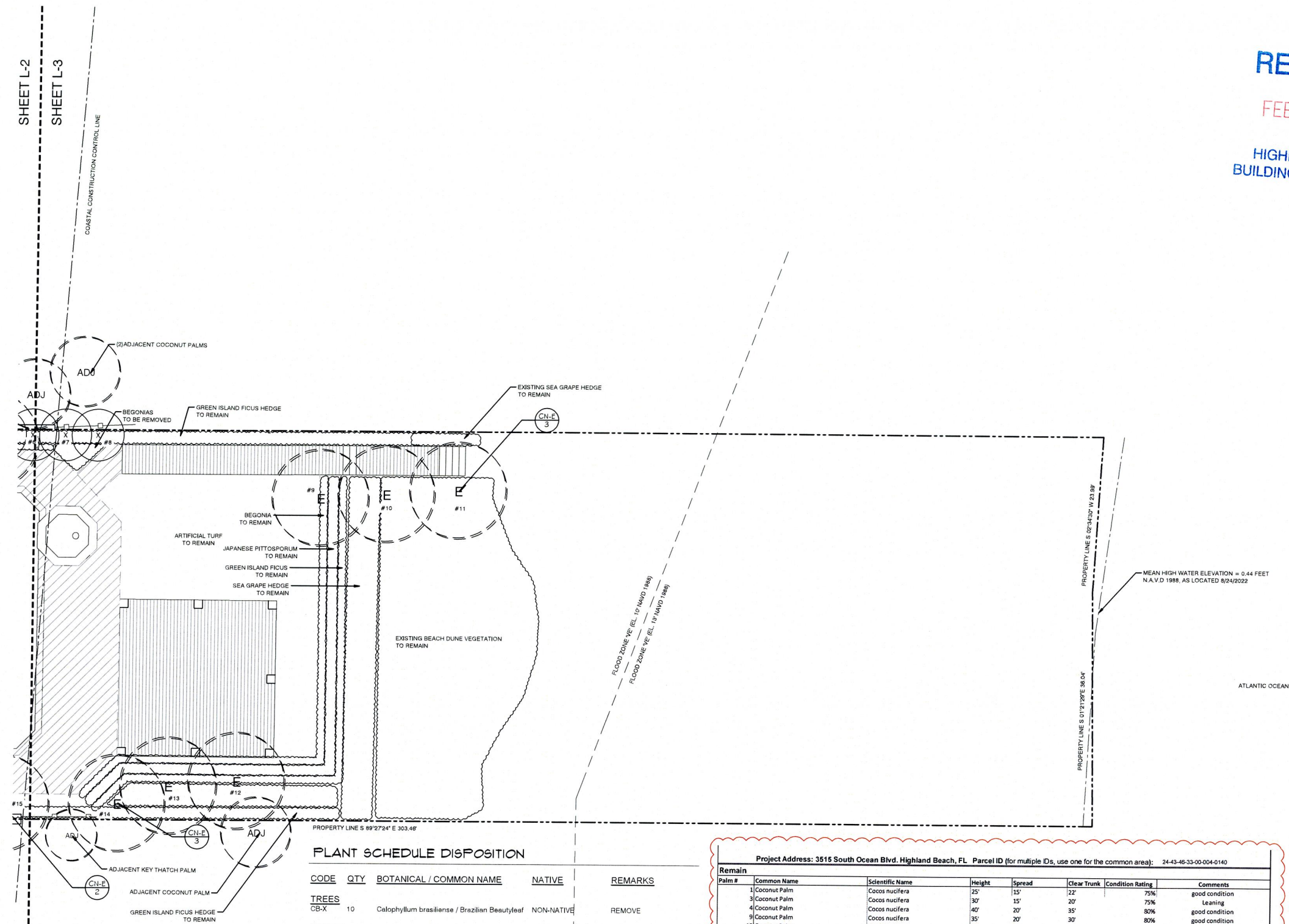
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PLANT SCHEDULE DISPOSITION

CODE	QTY	BOTANICAL / COMMON NAME	NATIVE	REMARKS
TREES				
CB-X	10	Calophyllum brasiliense / Brazilian Beautyleaf	NON-NATIVE	REMOVE
PALM TREES				
CH-R	1	Chamaerops humilis / European Fan Palm	FLORIDA FRIENDLY	EXISTING TO RELOCATE
CN-E	15	Cocos nucifera / Coconut Palm	FLORIDA FRIENDLY	EXISTING TO REMAIN
CN-X	1	Cocos nucifera / Coconut Palm	FLORIDA FRIENDLY	REMOVE

Project Address: 3515 South Ocean Blvd. Highland Beach, FL Parcel ID (for multiple IDs, use one for the common area): 24-43-46-33-00-004-0140

Remain						
Palm #	Common Name	Scientific Name	Height	Spread	Clear Trunk	Condition Rating
1	Coconut Palm	Cocos nucifera	25'	15'	22'	75%
3	Coconut Palm	Cocos nucifera	30'	15'	20'	75%
4	Coconut Palm	Cocos nucifera	40'	20'	35'	80%
9	Coconut Palm	Cocos nucifera	35'	20'	30'	80%
10	Coconut Palm	Cocos nucifera	30'	20'	25'	75%
11	Coconut Palm	Cocos nucifera	20'	15'	15'	60%
12	Coconut Palm	Cocos nucifera	35'	24'	25'	75%
13	Coconut Palm	Cocos nucifera	25'	15'	15'	75%
14	Coconut Palm	Cocos nucifera	45'	20'	38'	75%
15	Coconut Palm	Cocos nucifera	45'	20'	40'	65%
16	Coconut Palm	Cocos nucifera	40'	25'	25'	70%
17	Coconut Palm	Cocos nucifera	40'	25'	25'	70%
18	Coconut Palm	Cocos nucifera	40'	25'	25'	70%
25	Coconut Palm	Cocos nucifera	35'	15'	25'	75%
27	Coconut Palm	Cocos nucifera	35'	15'	22'	75%

Removal						
Tree #	Common Name	Scientific Name	Height	Spread	DBH	Condition Rating
5	Brazilian Beautyleaf	Callophyllum brasiliense	15'	8'	2"	50%
6	Brazilian Beautyleaf	Callophyllum brasiliense	15'	8'	2"	50%
7	Brazilian Beautyleaf	Callophyllum brasiliense	15'	8'	2"	50%
8	Brazilian Beautyleaf	Callophyllum brasiliense	15'	8'	2"	50%
19	Brazilian Beautyleaf	Callophyllum brasiliense	15'	8'	2"	50%
20	Brazilian Beautyleaf	Callophyllum brasiliense	12'	5'	2"	50%
21	Brazilian Beautyleaf	Callophyllum brasiliense	12'	5'	2"	75%
22	Brazilian Beautyleaf	Callophyllum brasiliense	15'	8'	2"	75%
23	Brazilian Beautyleaf	Callophyllum brasiliense	15'	8'	2.5"	75%
24	Brazilian Beautyleaf	Callophyllum brasiliense	15'	8'	2"	75%

Relocation						
Palm #	Common Name	Scientific Name	Height	Spread	Clear Trunk	Condition Rating
26	European Fan Palm	Chamaerops humilis	25'	30'	20'	80%



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Beth Dawson FL Reg LA 6667273
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SHEET L-5



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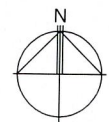
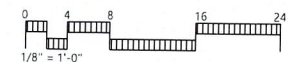
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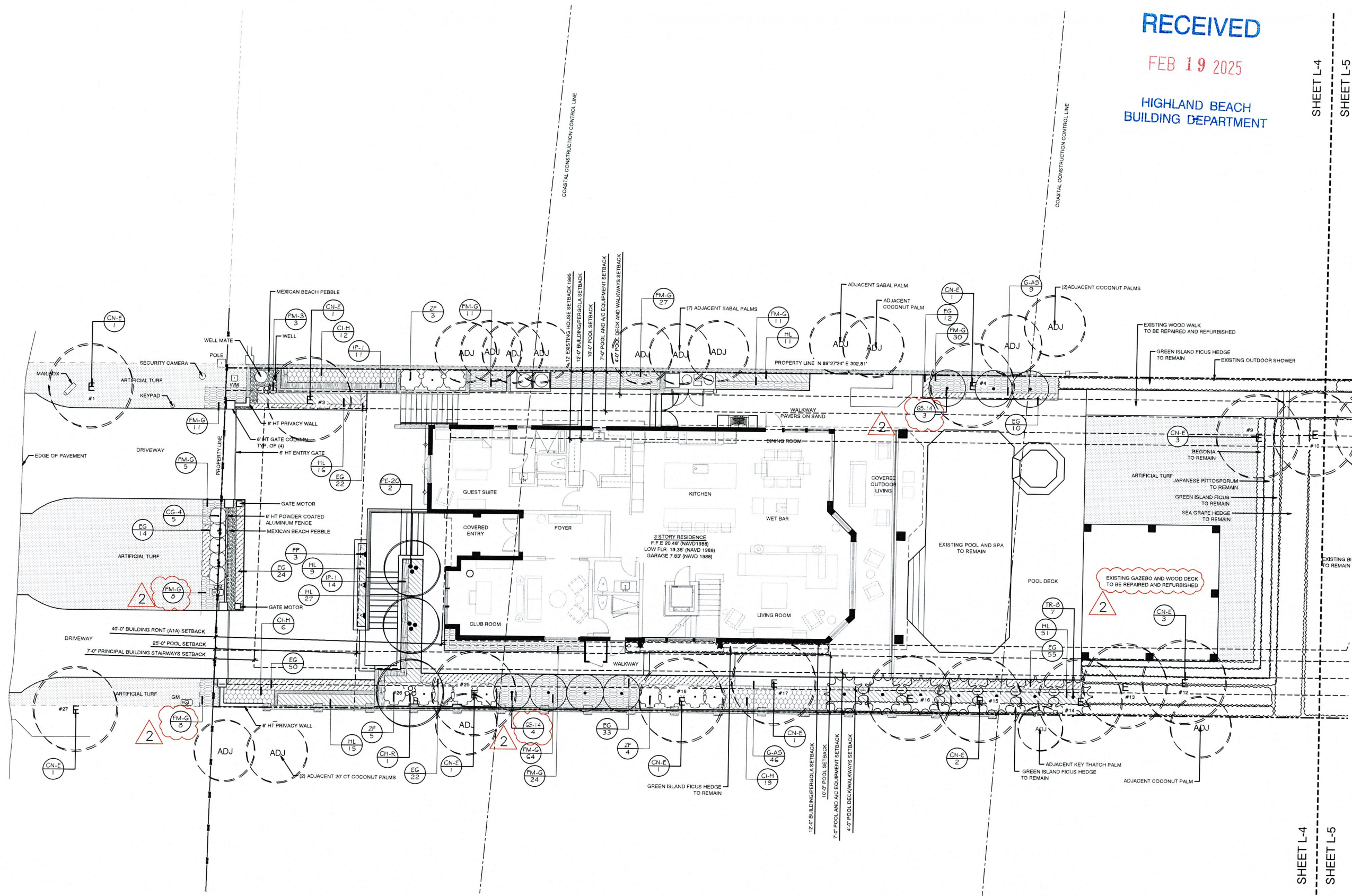
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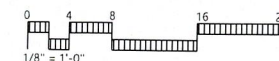
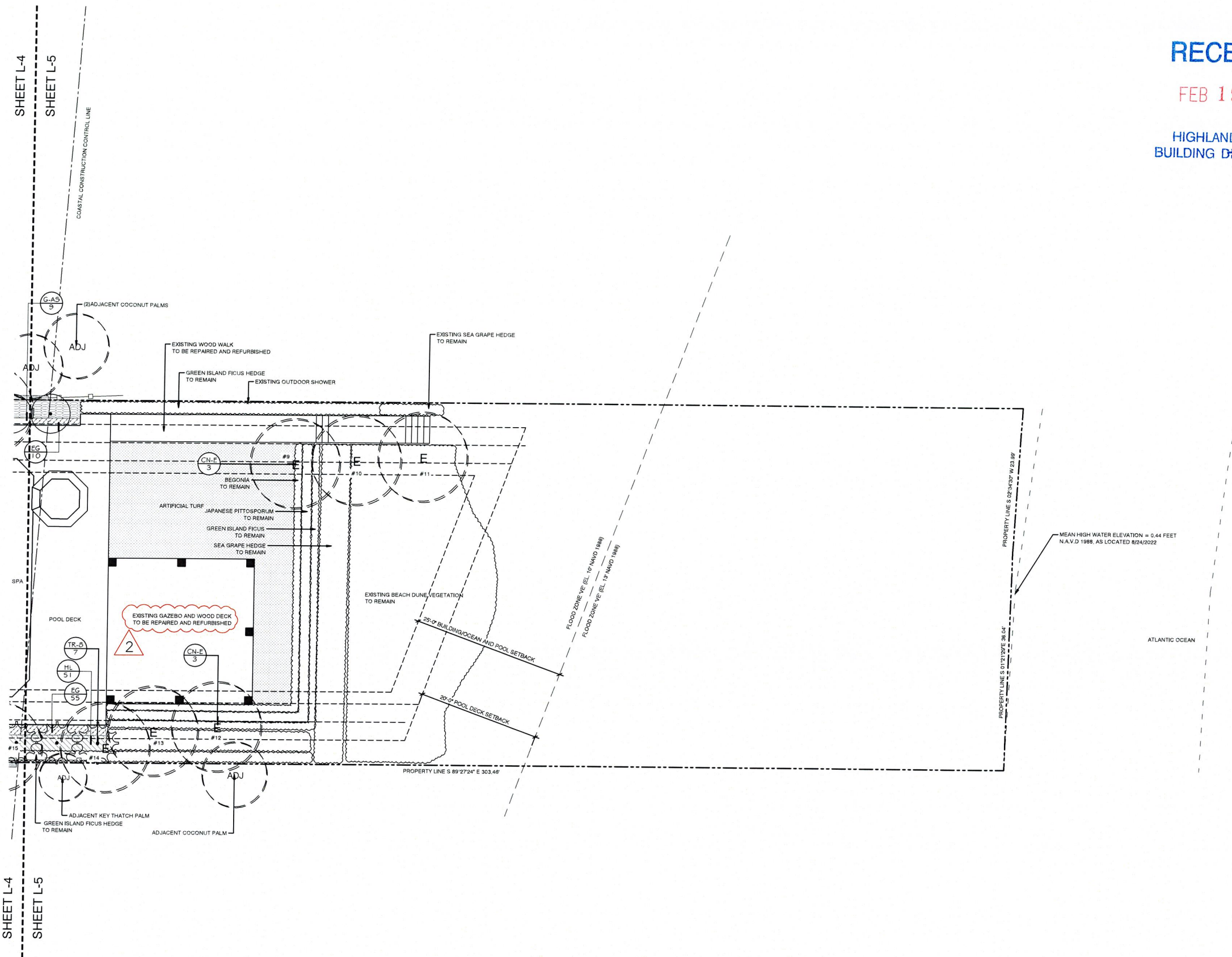
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PLANT SCHEDULE PROPOSED

CODE	QTY	BOTANICAL / COMMON NAME	NATIVE	CONTAINER	HEIGHT	SPREAD	CALIPER	REMARKS
TREES								
GS-14	7	Garcinia speciosa / Garcinia	FLORIDA FRIENDLY	B&B	14' HT	6' SPD	3" CAL	FLORIDA NUMBER 1, STANDARD, FULL DENSE FOLIAGE, UPRIGHT, COMPACT GROWTH, MATCHING.
PALM TREES								
CH-E	1	Chamaerops humilis / European Fan Palm	FLORIDA FRIENDLY					EXISTING TO RELOCATE
CN-E	15	Cocos nucifera / Coconut Palm	FLORIDA FRIENDLY					EXISTING TO REMAIN
PE-20	2	Psychosperma elegans / Alexander Palm	FLORIDA FRIENDLY	FIELD GROWN	20' HT	10' SPD		TRIPL. FULL HEAD, UNSCARRED TRUNK, MATCHING
TR-8	7	Thrinax radiata / Florida Thatch Palm	NATIVE	FIELD GROWN	8' HT	4'-5' SPD	NATIVE	SINGLE, GRADE #1, FULL DENSE HEAD, GOOD COLOR
SHRUBS								
CG-4	5	Clusia guttifera / Small-Leaf Clusia	FLORIDA FRIENDLY	7G/14"	4' HT	3' W		FULL TO BASE, LOW BRANCHING, DENSE INTACT FOLIAGE, NO VOIDS.
FP	3	Ficus pumila / Creeping Fig	FLORIDA FRIENDLY	1G/6"	6" HT	12" W		FULL, DENSE FOLIAGE TO BASE, SHEAR TO 3' HT.
PM-3	3	Podocarpus macrophyllus 'Maki' / Shrubby Yew	FLORIDA FRIENDLY	7G/14"	4' HT	18" W		FULL, LOW BRANCHED, HEAVY, INTACT FRONDS.
ZF	12	Zamia furfuracea / Cardboard Palm	FLORIDA FRIENDLY	25G/21"	3'-4' HT	3'-4' W		
SHRUB AREAS								
CH-H	37	Chrysobalanus icaco 'Horizontal' / Horizontal Cocoplum	NATIVE	3G/10"	18" HT	18" W	24" o.c.	FULL, DENSE FOLIAGE TO BASE
EG	242	Evolvulus glomeratus 'Blue Daze' / Brazilian Dwarf Morning Glory	FLORIDA FRIENDLY	1G/6"	6"-8" HT	12" W	12" o.c.	FULL DENSE POTS, GOOD COLOR
FM-G	199	Ficus microcarpa 'Green Island' / Green Island Ficus	NON-NATIVE	3G/10"	10" HT	14" W	18" o.c.	FULL DENSE FOLIAGE TO BASE
G-AS	55	Gaillardia x 'Arizona Sun' / Arizona Sun Blanket Flower	FLORIDA FRIENDLY	1G/6"	10"-12" HT	10" W	12" o.c.	FULL DENSE POTS, GOOD COLOR
HL	129	Hymenocallis latifolia / Spider Lily	FLORIDA FRIENDLY	3G/10"	12" HT	12"-14" W	18" o.c.	FLORIDA FANCY, DENSE FULL POT, INTACT LEAVES, GOOD COLOR.
IP-1	25	Ipomoea pes-caprae / Railroad Vine	FLORIDA FRIENDLY	1G/6"	10" HT	14" W	18" o.c.	FULL POT, DENSE FOLIAGE.

MISC	BOTANICAL NAME / COMMON NAME	QTY	REMARKS
BIO	Bio Barrier-Typar or equal	Verify LF in field	PROVIDE BIO BARRIER ROOT CONTROL AT ROOTBALLS AS REQUIRED BY UTILITIES
GRAVEL	Selected by client	Verify quantity in field	PROVIDE MIN. 2" THICK APPLICATION PROVIDE OPTIONAL BLACK ALUMINUM EDGING ALONG LANDSCAPE BEDS-PERMALOC 'CLEAN LINE' OR EQUAL
MULCH	Grade B+ Melaleuca Mulch	Verify quantity in field	MINIMUM 3" DEPTH
SOD	'Empire' Zoysia	Verify SF in field	MINIMUM 16"x24" PIECES, GRADED #1 OR BETTER, SEE LANDSCAPE SPECIFICATIONS SHEET

NOTES

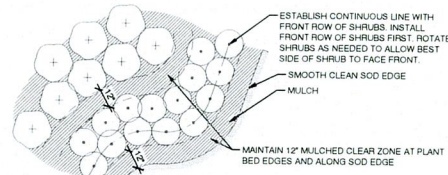
TREES OR PALMS PLANTED IN SOD SHALL HAVE MULCH RINGS TO PROTECT THEM FROM LAWN MAINTENANCE EQUIPMENT AND STRING TRIMMERS.

ALL PLANT MATERIAL SHALL BE FLORIDA #1 OR BETTER, AS DESCRIBED IN GRADES AND STANDARDS FOR NURSERY PLANTS, STATE OF FLORIDA, DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES, TALLAHASSEE FLORIDA, LATEST EDITION.

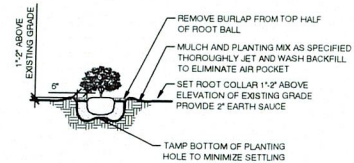
TO PROTECT AGAINST GANODERMA PALM FUNGUS, ALWAYS REMOVE ALL PALM STUMPS FROM PROPERTY.

PLA DESIGN STUDIO TO APPROVE STAKED LAYOUT OF ALL TREES AND PLANTING LAYOUT PRIOR TO INSTALLATION.

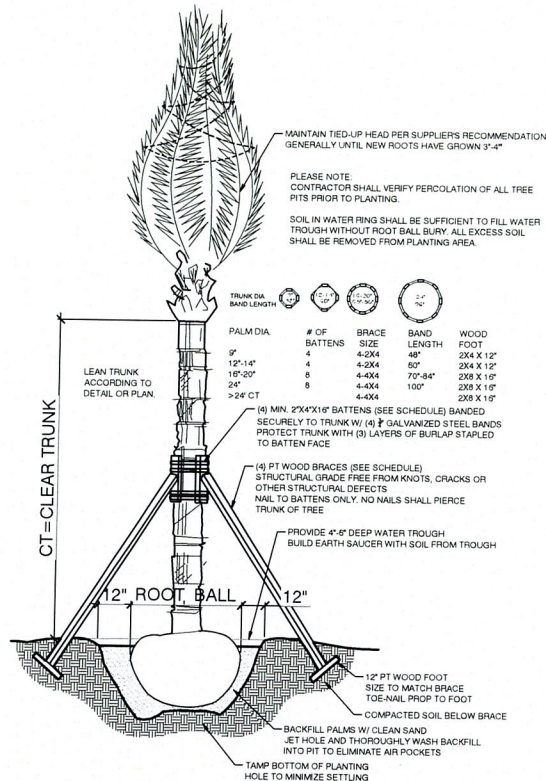
ALL IRRIGATION, IRRIGATION EQUIPMENT AND IRRIGATION BOXES TO BE CONCEALED.



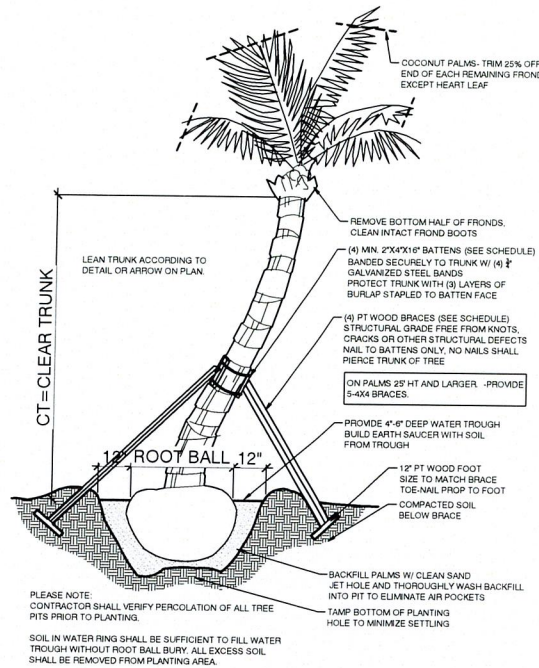
SHRUB/ GROUND COVER LAYOUT



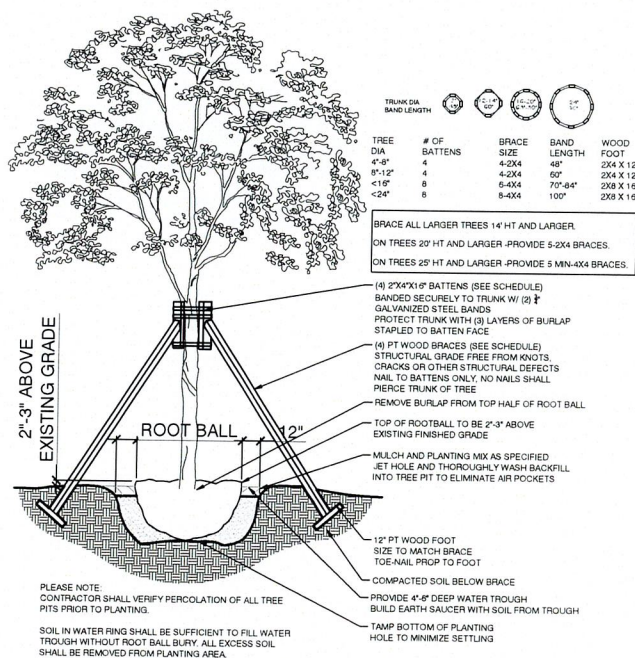
SHRUB/ GROUND COVER DETAIL



PALM PLANTING / BRACING DETAIL



CURVED PALM PLANTING DETAIL



TREE PLANTING BRACING DETAIL

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Portus

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Beth Dawson FL Reg LA 6667273

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sheet name LD/AM

LANDSCAPE
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L-6

1.0 GENERAL

1.1 DESCRIPTION OF WORK:

- A. Extent of landscape development work is shown on the Drawings and in the related Schedules.
- B. The work consists of furnishing all plants, materials, equipment, necessary specialties and labor required for the installation of plant and other materials as shown on the Drawings and/or in the Specifications.
- C. Excavation, filling and grading required to establish elevations shown on the Drawings are not specified in this Section. Refer to earthwork Section.

1.2 REFERENCE PUBLICATIONS:

The following standards form a part of the Specifications:

- A. Florida Department of Agriculture "Grades and Standards for Nursery Plants", most recent edition.
- B. American Joint Committee on Horticultural Nomenclature "Standardized Plant Names Dictionary"
- C. The American Standard for Nursery Stock" (2004 edition).
- D. American National Standards Institute-ANSI
- E. ANSI A300 and ANSI Z60.1-most recent edition.
- F. Florida Friendly Best Management Practices for Protection of Water Resources by Green Industries, Florida Dept of Environmental Protection, Rev Dec 2008
- G. IFAS -Institute of Food and Agricultural Sciences, University of Florida. <http://hort.ufl.edu/woody/index.html>

1.3 INSTALLER - CONTRACTOR QUALIFICATIONS:

- A. The "Contractor" shall be State licensed and regularly engaged in the installation of living plant material. Labor crews shall be controlled and directed by a landscape foreman professionally trained and well versed in landscape installation, plant materials, reading blueprints and coordination between the job and nursery and shall be able to communicate with the Owner and the Landscape Architect.
- B. The Contractor shall be licensed and shall carry any necessary insurance and shall protect the Landscape Architect and Owner against all liabilities, claims or demands for injuries or damage to any person or property growing out of the performance of the work under this contract. All workers shall be covered by Workmen's Compensation Insurance.

1.4 SUBMITTALS: Refer to schedule of submittals.

1.5 COORDINATION:

- A. Coordinate and cooperate with other trades and contractors to enable the work to proceed as rapidly and efficiently as possible.
- B. Irrigation work shall normally precede plant installation Install trees, large B&B material, shrubs and ground cover plants before lawns are installed.
- C. Commencement of Work: Landscape Contractor shall notify Landscape Architect at least 7 days in advance of scheduled commencement of work. Landscape Contractor shall review plans and/or field layouts with Landscape Architect at least 2 days prior to installation or on the site as needed

- 1.6 INSPECTION OF SITE: Prior to the award of the contract, the Contractor shall acquaint himself with all site conditions. Should utilities or other improvements not shown on the Drawings be discovered during excavations, Contractor shall promptly notify the Landscape Architect or Owner for instructions as to further action. Failure to do so will make Contractor liable for any and all damage arising from his operations subsequent to discovery of such utilities not shown on Drawings.

1.7 PROTECTION OF EXISTING PLANTS AND SITE CONDITIONS:

- A. The Contractor shall provide, install and maintain the of necessary precautions to protect all persons and property, including the general public from harm or injury due to the work.
- B. The Contractor shall take precautions to protect existing site conditions. Should damage be incurred, the Contractor shall repair the damage to return the object or area to its original condition at no additional charge.
- C. Utility Locations: Regardless of utilities that may or may not be shown on the drawings, the Contractor shall be responsible to have utilities located in the area of work before the work commences. The Contractor shall also verify and comply with any requirements or clearances to plant materials that may be required of any Utility company.

- 1.8 CHANGES IN THE WORK: The Owner reserves the right to substitute, add or delete any material or work as the work progresses. Adjustment to the Contract Sum shall be approved by the Owner by a written Change Order, prior to execution. The Owner shall be given (2) week notice for the opportunity to review and approve all plant materials delivered to the job site prior to installation. When unit prices have been established, they shall prevail for all Contract Additions. For Contract Reductions, the Owner shall receive full credit, based on unit pricing, if changes are implemented prior to delivery of plant materials. If Owner changes are made prior to installation, Owner shall receive a credit for labor to install plants, less costs associated with purchase and delivery. The Landscape Architect assumes no financial or material responsibility for any changes made by, or on behalf of the the Owner.

1.9 OWNERS OBSERVATION:

- A. The Landscape Architect or Owner assumes no responsibility for the Contractor's means and methods in the execution of this contract beyond the observation to ensure, to the Owner's satisfaction, that the Design Intent of the Drawings and Specifications are being properly interpreted. This observation and checking will not relieve the Contractor of any responsibility for the performance of his work in accordance with the Drawings and the Specifications (including proper planting practices or other material or performance deficiencies).

- B. The Landscape Architect and Owner reserve the right to reject any portion of the work, material or workmanship which does not conform to the Contract Documents and Standard set forth herein.. Rejected work shall be removed and/or corrected by the Contractor, at his own expense, at the earliest possible time and prior to final payment.

1.10 PROJECT CONDITIONS:

- A. Familiarization with Overall Project Requirements: The Contractor shall review and become familiar with the Design and Work intent of the proposed project related to the contractor's Work including but not limited to: Civil engineering and Drainage Plans, Architectural layouts, project/ area access, contractor equipment access, existing and proposed utility locations, Irrigation Plans, Outdoor Lighting Plans, Paving Plans, Project Sequence and Timing plans, Town/HOA/ neighborhood requirements, etc.
- B. Obstructions: The Contractor shall exercise care in digging and other work so as not to damage existing work, including underground pipes, sprinklers, control cables and hydrants of watering systems. Should such overhead or underground obstruction be encountered which interferes with planting, the Landscape Architect shall be consulted for consideration of alternate locations of plants to clear such obstructions. The Contractor shall be responsible for the immediate repair of any damage caused by his work.
- C. After notice to proceed, the Contractor shall complete landscape work in a timely manner, as portions of site become available. Actual planting shall be performed only when weather and soil conditions are suitable in accordance with locally accepted practice.
- D. Contractor shall coordinate landscape and planting work with other trades, such as, the irrigation (sprinkler) installer, electrician, lighting installer, paving installer, and sod installer; Landscape installer shall coordinate to ensure that no plantings will interfere with the proper functioning of the sprinkler system. The Contractor shall point out to the Irrigation installer situations where minor adjustment or relocation or addition of sprinkler heads may be made for the planting as a whole. The Location of specimen plant materials, trees, palms and large shrubs shall prevail over irrigation head placement.

1.11 ACCEPTANCE:

- A. At the discretion of the Owner, early acceptance of the work may be obtained for progress payment of approved phases; or when the time between commencement of the work and substantial completion exceeds 90 days (at no fault of the contractor). Early acceptance shall be contingent upon a satisfactory inspection of the completed landscape work by the Landscape Architect and/or the Owner.
- B. Substantial Completion of the Work is the point in construction when the Work is sufficiently complete; in accordance with the Contract Documents; all related clean-up has been performed; and the Landscape Architect's provide an opinion that the Owner can utilize the work as intended.
- C. Final Completion is the completion of all work included in the Contract Documents except the Contractor's responsibility to correct the work to the satisfaction of the Owner and the Landscape Architect. The Warranty Period and Maintenance period shall commence upon Final Acceptance.

1.12 WARRANTY PERIOD AND CORRECTION OF THE WORK:

- A. For a period of twelve months from the date of acceptance, all new plant materials except grass shall be alive and healthy, upright and in satisfactory growth for each specific kind of plant. There shall be no signs of nutrient deficiency, disease or insect infestations.
- B. Plants which are rejected shall be replaced or corrected within two weeks of rejection. Replacement material shall be the same species, size and quality as called for in the Contract. A new correction of the work period of twelve (12) months shall begin upon replacement and acceptance by the Landscape Architect of all replacement plants, this includes plants which are discovered at any time to have been planted at an improper depth.
- C. The installer shall repair damage to other plants or lawns that occurs during the plant replacement process at no cost to the Owner.
- D. Plants which have been approved and subsequently die or are damaged by washout, wind storm, traffic, vandalism, or demonstrable failure of the Owner to maintain after Substantial Completion of the Work is not covered in this correction of the work provision

2.0 PRODUCTS

2.1 MATERIALS LIST:

- A. Plant species and size shall conform with the Plant List and information noted on the Drawings.
- B. The quantities given in the Plant List are intended for the convenience and as a guide for the bidder and does not relieve the bidder of his responsibility to do a comprehensive plant take off from the Drawings. Information on the drawings control.

2.2 PLANT MATERIALS:

- A. All plant material shall be nursery grown unless otherwise noted. Plants shall be graded Florida No. 1 or better and shall be sized as outlined under Grades & Standards for Nursery Plants, State Plant Board of Florida. Coconut Palms shall be grown from certified seed.
- B. Collected material when specified or approved shall be in good health, free from disease, insect or weed infestation. Testing may be required at the discretion of the Landscape Architect and/or the Owner and shall be provided at no additional cost.
- C. Plants materials must equal or exceed the measurements specified in the plant list, which are the minimum acceptable sizes. Those plants specified as specimens are to be approved by the Landscape Architect before being brought to the site. Unless otherwise noted on the drawings, these plants shall be Florida Fancy.
- D. Height of plant materials shall be measured from the top of the ball to the top of the plant with branches (or fronds) in normal position. Their width shall be measured across the normal spread of the branches (or fronds). In cluster type palms the main trunk shall meet the height requirement and all other trunks shall be 3/4 or more of the required height unless otherwise noted on the drawings. Where symmetry is required, match plants used as nearly as possible to the satisfaction of the Landscape Architect.
- E. Plants that meet the height requirements, specified, but do not have the normal balance of height and spread typical for the respective plant, shall not be accepted.

- B&B - field grown plant "balled and burlapped"
- Cal - caliper/diameter measured 6" (152.4 mm) above soil line. For trunks larger than 4" (88.4 mm) diameter, the caliper measurement shall be determined at 12" above soil line.
- CT - clear trunk measurement from top of ball to first branching.
- CW - clear wood, in palms the distance from soil line to lowest living frond leaf base.
- Caliper or diameter measured 4 feet (1.22 meters) above soil line
- GW - Greywood, in palms, trunk and crown to base of the green crown shaft.
- OA - overall height from top of ball to top of current season's growth or last open frond in normal position in palms.
- Spd - spread or average distance across the average diameter of plant branching structure.
- G. Root packaging and Containers: Plant materials in containers shall have a well established root system and shall not be root bound. All plant materials not in containers shall be balled and similar biodegradable material and bound with twine, cord or wire mesh. The minimum ball sizes will be in accordance with "Grades & Standards for Nursery Plants". No plant shall be accepted if the root ball has been cracked or broken. All containers and root balls shall be kept moist at all times. All plants which cannot be planted immediately on delivery shall be kept moist and protected from drying winds and sun.

- H. Container Grown Plants: Plants grown in containers will be accepted as "B&B", providing that all other specifications are met. Container grown plants shall meet plant sizes as specified on the Drawings and shall not be governed by container size specifications. Minimum root balls of container grown material shall be no more than 25% less proportionately than that stated in latest edition of Florida "Grades & Standards" for nursery plants. Plants shall have been grown in the container for a max. of 2 years prior to installation and shall exhibit a fully developed root system throughout when removed from container. There shall be no girdling or circling roots exceeding 50% of the pot diameter and no root rot.

- I. Substitution: Plant substitution by the Contractor will be considered by Landscape Architect only upon submission of proof that the plant is not obtainable in the type and size specified. Should the specified plant indeed not be available, the Landscape Architect shall determine the nearest equivalent replacement in an obtainable size and variety. The unit price of the substitute item shall not exceed the bid item replaced, without owner approval.

- 2.3 PLANTING SOIL: Planting soil shall be free draining, sandy loam and shall contain a 5% minimum and a 15% maximum amount of decomposed organic matter. Planting soil shall be free of clay, stones, plants, roots and other foreign materials which might be a hindrance to planting operations or be detrimental to good plant growth. It shall have a pH between 6.0 and 7.0. Soil shall be delivered in a loose friable condition and applied in accordance with the planting specifications.
- 2.4 PEAT: Horticultural peat composed of not less than 60% decomposed organic matter by weight, on an oven dried basis. Peat shall be delivered to the site in a workable condition free from lumps.

2.5 WATER:

- A. Clean Water for planting will be available at the site and shall be provided by the Owner unless special provision is determined in the Contract Documents.
- B. Contractor shall determine the source and suitability of the Owner's water. In the event the water source is not suitable, the Owner shall be given written notice of such at least two weeks prior to the commencement of Work.

2.6 SOIL TESTING:

- A. Landscape Contractor shall provide testing of existing soils on Site for all soil types, including imported soils, in the planting area. No less than 2 representative samples shall be submitted to and tested by an independent professional testing lab for analysis and fertility recommendations.
- B. Soil Testing Lab - Call for Info, testing services, fees and Import permit. Micro-Macro International P 706-548-4557 F 706-548-4891 Web: www.mmilabs.com 183 Paradise Blvd, Suite 10B, Athens, Georgia, 30607

2.7 COMMERCIAL FERTILIZER AND PLANTING AMENDMENTS:

- A. Fertilizer and fertilization rates for the project shall be provided and applied based on the results of the soils test. Follow all Manufacturer's Label Rates and application recommendations.
- B. Commercial fertilizer shall be slow-release organic formulation containing nitrogen, phosphorus and potassium, not to exceed an analysis of 6-6-6. Nitrogen shall be not less than 50% water insoluble., inorganic nitrogen and shall not be derived from the sodium form of nitrate. Iron shall be in the chelated form, not be less than 2% and magnesium shall not be less than 2%. Fertilizers shall be in the form of granules or pellets in original containers, each bearing the manufacturer's ingredients and guaranteed analysis. Submit a copy of the Manufacturer's guaranteed analysis and proof of delivery to the Landscape Architect. Any fertilizer that becomes caked or otherwise damaged is unacceptable.
- C. Microbial Additives: Mycorrhizal and microbial additives shall provided as specified in the Schedule of Soil amendments. Contractor shall submit a copy of the manufacturer's label/ product use instructions that include: all ingredients, guaranteed analysis and application rates. All supplements shall be supplied in fresh, unopened packaging prior to product expiration. Product that becomes caked or damaged is unacceptable and shall not be used.

2.8 MISCELLANEOUS LANDSCAPE MATERIALS:

- A. Mulch: Shredded hardwood mulch -grade "A" -verify color. Mulch shall not contain chunks larger than 1 inch (25.4 mm) in diameter, branches, stones or other foreign material that will prevent its eventual decay.
- B. Alternate Mulches: Pine Bark Nuggets - Jumbo size Pine Straw
- C. Gravel Mulch: Provide samples of all gravels to Landscape Architect for approval prior to ordering. Gravel shall be used only where specifically indicated on the plans of the size and type shown. Unless otherwise specified it shall be water-worn, hard, durable gravel, washed free of loam, sand, clay and other foreign substances. It shall be a minimum of 2" (44.2 mm) deep and shall be contained with gravel stops. It shall be a maximum of 1-1/2" (38.1 mm), a minimum of 3/4" (19 mm) and of a readily-available natural gravel color range.
- D. Braces: Provide braces, battens, stakes and deadman of sound new pressure-treated lumber, free of knot holes and other defects. 2 parts top soil 1 part fine pine bark mulch (1/2" (12.7 mm) pieces), 1 part coarse sand and 50 pounds (1,862 kg) composted cow manure per cubic yard (76455 cubic meters). Mix in Osmocote fertilizer and micro-organisms at label rates, see 2.7C.
- E. Plant Soil Mixture: A loose, friable blend consisting of: 5 parts coarse sand, 2 parts peat humus or bagged topsoil and 3 parts pine bark. Mix in Osmocote fertilizer and microorganisms at label rates, see 2.7C.

3.0 EXECUTION

3.1 PREPARATION, SITE WORK AND COORDINATION:

- A. Grading: Contractor shall inspect the site to verify that finish grades (accurate within 2" (51 mm), have been established in accordance with Civil Engineer's Drainage Plan and the Landscape Architect's shaping and grading Plan or other job requirements prior to beginning any planting operations. Coordinate with Landscape Architect and General Contractor for release of areas before planting operations begin.
- B. Rough Grading and Shaping - Rough grading and bulk filling of site shall be the general responsibility of the General Contractor unless otherwise noted. Rough grade shall include placement and distribution of bulk fill material sufficient to generally be within .4" of final grade for landscape and within .2" of final grade for sod areas. Rough grades shall conform with the general intent of the drainage and grading plans. Rough grades may be field adjusted to allow for fill as generated by planting activities.

- C. Finish Grading - Finish and final grading shall be reviewed, approved and released by Landscape Architect or authorized Project Manager. Landscape Contractor shall notify LA/ Project Manager, in writing, 3 days before planting work in a given area is expected to commence. Finish Grades are the responsibility of the Landscape Contractor -including bog blading and leveling of open sod areas.
- D. Finish grades of all planting areas shall be at 2' below pavement, after planting unless otherwise noted. Finish grades shall include any top soil and soil amendments as specified. If at any time the sub-grades are determined to be inadequate for proper design, the Project Manager should be given notification in writing.

- E. Top soils -The supply, placement and grading of Top soils shall be the responsibility of the Landscape Contractor unless otherwise determined in the Construction Documents.
- F. Irrigation-The Landscape Contractor shall coordinate with the Irrigation installer. Irrigation system shall be installed according to Irrigation Plans and Specifications with any necessary field adjustments to complement the Landscaping Plans. Spray zones for sod and planted areas as described shall have 105% head to head coverage, matched precipitation rates and uniform water distribution with equipment as outlined. Drip emitters shall be installed per schedule. Drip and spray irrigation shall be fully operational and accepted before any mulch, stone, short ground covers or sod is installed. Irrigation zones shall be operating and accepted by Landscape Architect and/or irrigation designer before areas will be released for final planting and/or mulching as noted above. In the event of conflicts with landscaping and irrigation pipes or emitters, the location of trees, palms, large shrubs and specimens shall prevail. Pipes and emitters shall be relocated/adjusted to eliminate conflict and allow for the proper function of equipment.

- G. Landscape Lighting - The Landscape Contractor shall closely coordinate with the Lighting installer. Outdoor and site lighting system shall be installed according to the Lighting Plans and Specifications, with any necessary field adjustments to complement the Landscaping Plans. Landscape lighting conduit shall be coordinated and installed in conjunction with irrigation trenching where ever suitable. Lighting conduit shall be installed and/or adjust AFTER major trees and palms are installed and before shrubs/ground covers are installed. In-ground fixtures or other work requiring excavation, must be installed before sod, stone mulch and landscape mulch are installed. Lighting stubs-ups/placements shall be reviewed approved and released by Landscape Architect before mulch, stone, ground covers or sod is installed.

- H. Mulch, Edging and Stone-Mulch-Before mulch of any kind is installed, Finish Grading, Operational Irrigation, Lighting conduit, in-ground fixtures and metal edging shall be in place and accepted and released by either Landscape Architect or General Contractor.

- I. Sod - Before sod of any kind will be installed, Finish Grading, Operational Irrigation, Lighting conduit, in-ground fixtures and mulch shall be in place and accepted and accepted subject to review and acceptance by Landscape Architect. Sod is responsible for all fine grading before mulch, stone, ground covers or sod is installed.
- J. Removal of Rubbish: Any objectionable materials, such as construction debris be encountered during planting operations, they shall be promptly removed from the site by the landscape installer.

3.2 PROTECTION OF PLANTS:

- A. "Root Protection": All field grown trees, palms and plants shall be hand dug with sharp shovels or approved tree-saws. Backhoe-dug trees shall not be accepted. Roots shall be cleanly cut with sharp instruments. Balled and burlapped plants: plants designated "B&B" shall be dug with firm, moist earth of sufficient diameter and depth to encompass the fibrous and feeding root system, necessary for full recovery of plant. Balls shall be firmly wrapped with burlap or similar materials and bound with twine, cord or wire mesh. All collected plants shall be "B&B". Trees, palms and plants shall not be dug during periods of excessive heat or drought unless supplemental water is applied for at least 5-7 days in advance.
- B. Handling -Containerized plants shall be handled by their container w/ proper support given to all parts of plant to prevent damage. Trees and palms shall only be handled w/ padded slings rated for 10x the weight of carried load. Trunks shall be wrapped min. 2X prior to cinch loop. No chain, rope or unpadding webbing shall be used to handle trees and palms.
- C. Protection During Transporting: All plant material shall be protected from possible injury or breakage of branches. Provide all necessary splints, stakes, kraft paper wrapping and sleeves to secure and protect roots, stems and foliage of plant materials during shipment. All plants transported by open trucks or sea-containers shall be adequately covered to prevent windburn, drying or damage to plants.

- D. Protection After Delivery: Plants which cannot be planted immediately on delivery to the site shall be kept moist at all times and provided protection from the drying of wind and sun. All plants shall be kept moist as necessary until planted. Storage period shall not exceed 72 hours. In plants cannot be installed within 48 hours, they shall be "heeled-in" earth trench rows and maintained in healthy condition until final installation.
- E. Protection of Palms: A minimum number of fronds shall be removed from the crown of palm trees to facilitate moving/handling. Remaining fronds shall be tied and braced if required.
- F. Protection During Planting: Trees moved by winch or crane shall be thoroughly protected from chain marks, girdling or bark slippage by means of burlap, padding, wood battens or other approved methods.
- G. Plants that show symptoms of bark compression, girdling or bark slippage or other damage are unacceptable.
- H. Special Treatment and Handling: Sabal Palms (Cabbage Palms) shall be "hurricane cut" in the field prior to transport. Clear trunk shall be as specified after the minimum number of fronds have been removed. Sabal Palms shall be taken from moist, "black" growing areas. All burn marks on Sabal Palm trunks shall be removed. Collected or Field Dug Specimen Palms: All field dug palms, (except-Aodonidia, Cocos, Phoenix, Washingtonia, Ptychosperma, Hypophorbe sp.) palms shall be root pruned 2' in advance of being lifted and moved. All palms shall be watered for 1 week prior to digging in the field. Heads shall have the lower 20% of fronds removed or as otherwise determined by Supplier. Heads shall be securely tied and secured before transporting. Heads shall remain tied-up until new root growth is visible or as otherwise determined by Supplier. All Palms shall have heads tied and braced during shipping & handling. Canary Date Palms shall have heads securely stabilized with 4x4 bud splints

3.3 PLANTING OPERATIONS:

- A. Layout: The location for plants and outlines of areas to be planted are indicated on the Drawings. All plant locations shall be laid out and flagged in the field by the Contractor to the satisfaction of the Landscape Architect before planting operations commence. The Contractor shall lay out the locations for plants and outlines of areas to be planted are indicated on the Drawings. All plant locations shall be laid out and flagged in the field by the Contractor to the satisfaction of the Landscape Architect before planting operations commence. The Contractor shall lay out the locations for plants and outlines of areas to be planted are indicated on the Drawings. All plant locations shall be laid out and flagged in the field by the Contractor to the satisfaction of the Landscape Architect before planting operations commence. The Contractor shall lay out the locations for plants and outlines of areas to be planted are indicated on the Drawings. 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HIGHLAND BEACH
BUILDING DEPARTMENT



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MASAREK RESIDENCE

3515 SOUTH OCEAN BLVD.

HIGHLAND BEACH, FLORIDA 33487

HIGHLAND BEACH, RML RESIDENTIAL LOW DENSITY

PLATM DESIGN STUDIO

2385 NW EXECUTIVE CENTER DR., STE 240, BOCA RATON, FL 33431
STUDIO@PLADESIGNSTUDIO.COM | OFFICE 561-318-5556

Stephanie Portus
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Date: 2024.10.22 14:51:56 -04'00'

Stephanie Portus FL Reg LA 6667215
Beth Dawson FL Reg LA 6667273

project number 23-154
drawn by LD

sheet name

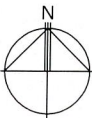
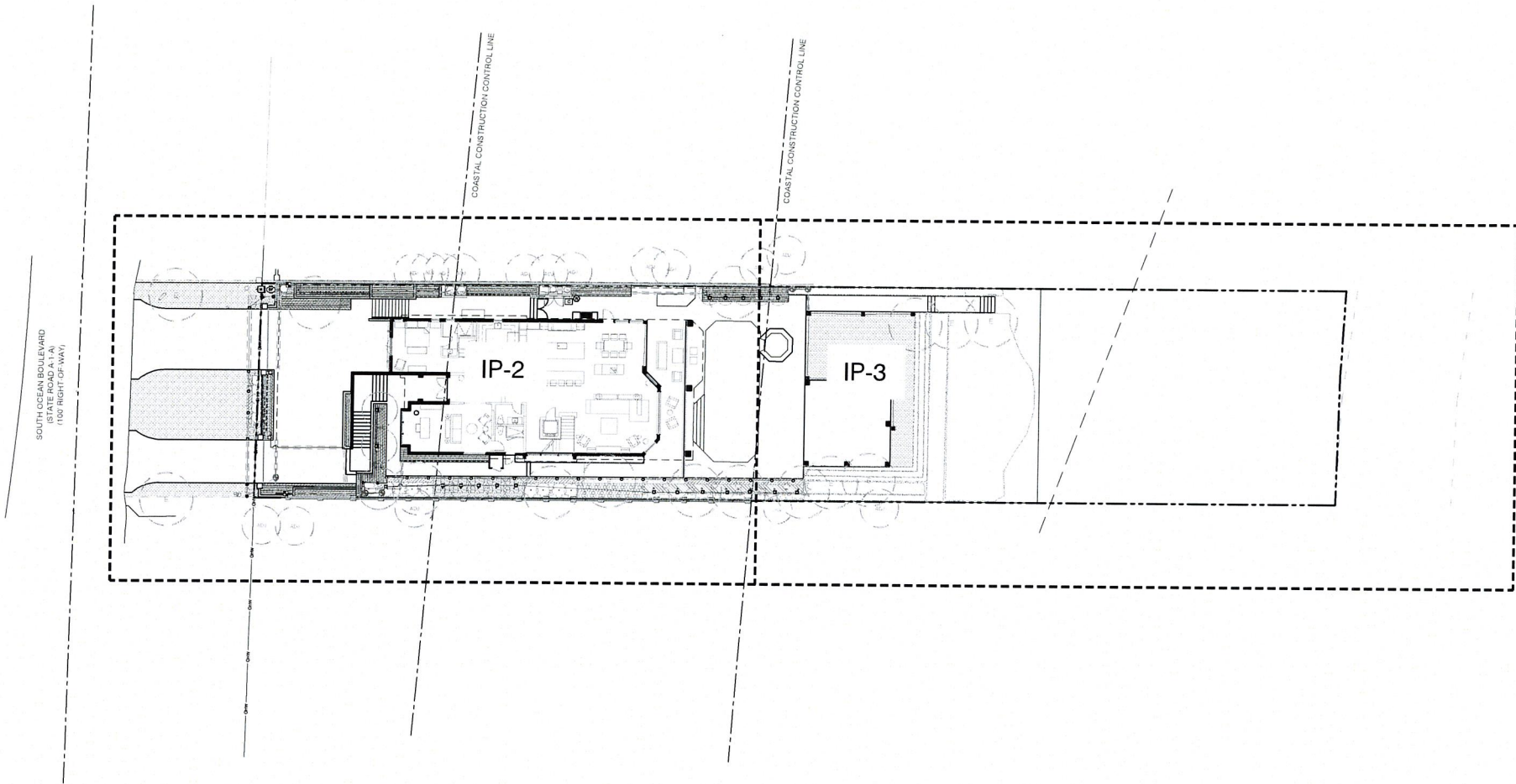
IRRIGATION
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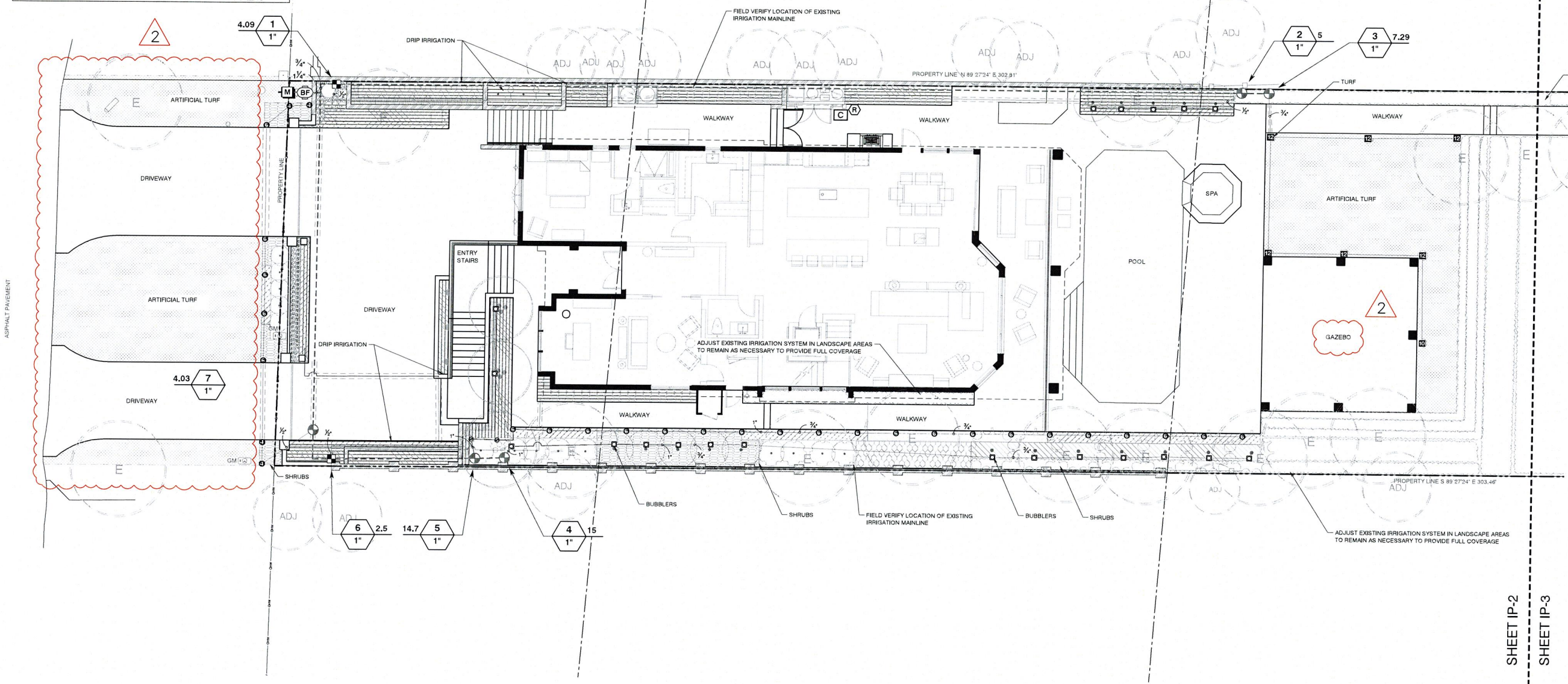
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IP-1

Page 74



- NOTE:
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 2. ANY LATERAL LINES SHOWN OFF PROPERTY ARE FOR CLARITY OF DRAWING PURPOSES ONLY. ALL LATERAL LINES SHALL BE INSTALLED WITHIN THE PROPERTY LINES.
 3. CONTROL WIRES TO BE INSTALLED WITHIN CONDUIT IN ALL AREAS AND SLEEVED UNDER HARDSCAPE AREAS.
 4. VALVES AND MAINLINE MUST BE INSTALLED WITHIN LANDSCAPE AREAS.
 5. PROVIDE 100% COVERAGE WITH 100% OVERLAP FOR ALL IRRIGATED AREA.
 6. IRRIGATION/SPRINKLER SYSTEMS MUST BE MIN. 1' (305MM) AWAY FROM BUILDING WALLS.
- SLEEVING:
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HIGHLAND BEACH
BUILDING DEPARTMENT

SHEET IP-2

SHEET IP-3

PLATM DESIGN
STUDIO

MASAREK RESIDENCE
3515 SOUTH OCEAN BLVD.
HIGHLAND BEACH, FLORIDA 33487
HIGHLAND BEACH, RML RESIDENTIAL LOW DENSITY

Stephanie
Portus

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Stephanie Portus
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Stephanie Portus FL Reg LA 6667215
Beth Dawson FL Reg LA 6667273
project number
23-154
sheet name
LD

IRRIGATION
PLAN

FOR PERMIT
10/22/24

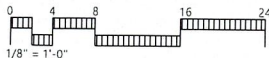
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Page 75

CALL SUNSHINE NO-CUTS 48 HOURS BEFORE YOU DIG. 1-800-432-4770.

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HIGHLAND BEACH
BUILDING DEPARTMENT

VALVE SCHEDULE

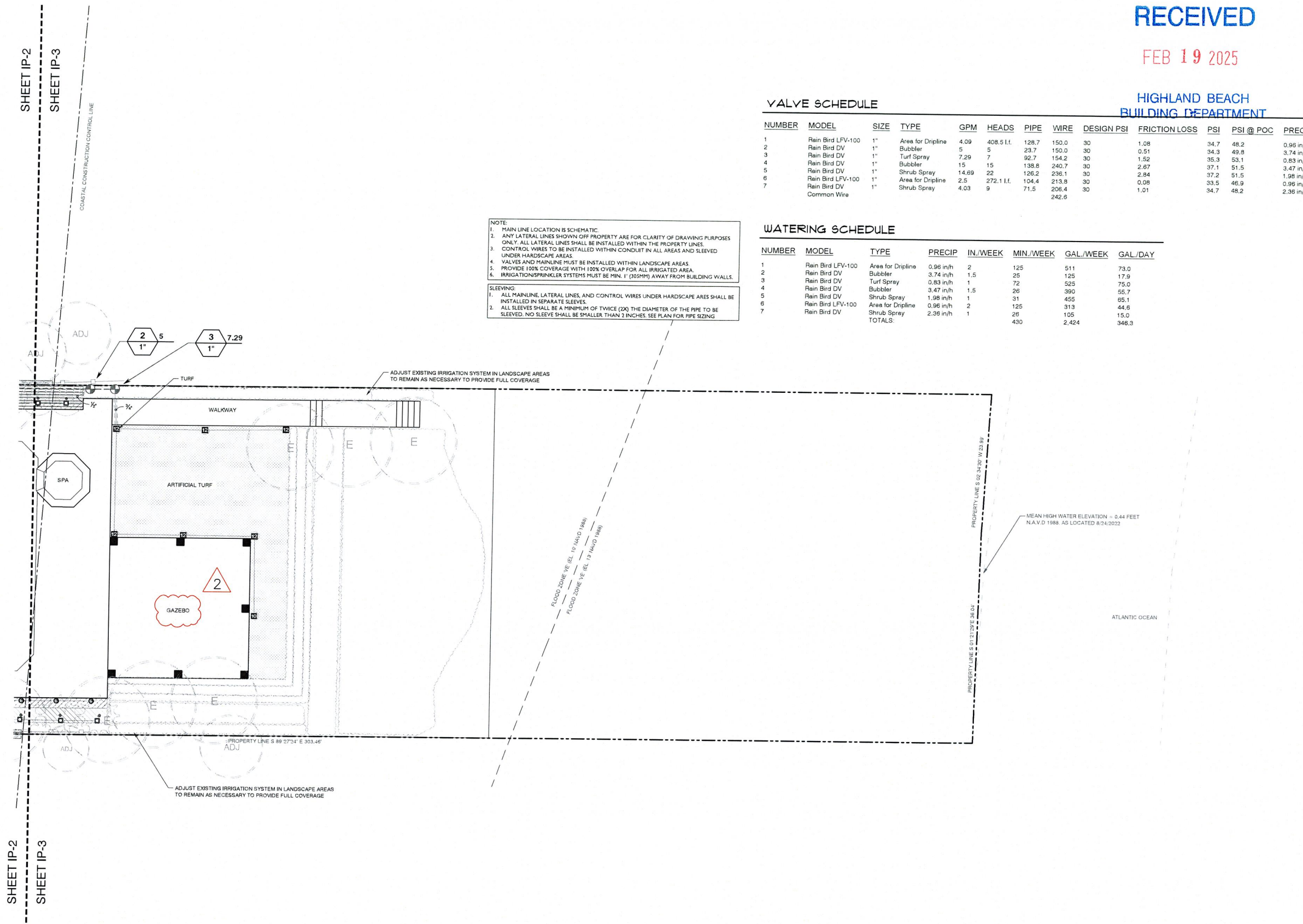
NUMBER	MODEL	SIZE	TYPE	GPM	HEADS	PIPE	WIRE	DESIGN PSI	FRICTION LOSS	PSI	PSI @ POC	PRECIP
1	Rain Bird LFV-100	1"	Area for Dripline	4.09	408.5 I.F.	128.7	150.0	30	1.08	34.7	48.2	0.96 in/h
2	Rain Bird DV	1"	Bubbler	5	23.7	150.0	30	0.51	34.3	49.8		3.74 in/h
3	Rain Bird DV	1"	Turf Spray	7.29	7	92.7	154.2	30	1.52	35.3	53.1	0.83 in/h
4	Rain Bird DV	1"	Bubbler	15	15	138.8	240.7	30	2.87	37.1	51.5	3.47 in/h
5	Rain Bird DV	1"	Shrub Spray	14.69	22	126.2	236.1	30	2.84	37.2	51.5	1.98 in/h
6	Rain Bird LFV-100	1"	Area for Dripline	2.5	272.1 I.F.	104.4	213.8	30	0.08	33.5	46.9	0.96 in/h
7	Rain Bird DV	1"	Shrub Spray	4.03	9	71.5	206.4	30	1.01	34.7	48.2	2.36 in/h
Common Wire							242.6					

WATERING SCHEDULE

NUMBER	MODEL	TYPE	PRECIP	IN./WEEK	MIN./WEEK	GAL./WEEK	GAL./DAY
1	Rain Bird LFV-100	Area for Dripline	0.96 in/h	2	125	511	73.0
2	Rain Bird DV	Bubbler	3.74 in/h	1.5	25	125	17.9
3	Rain Bird DV	Turf Spray	0.83 in/h	1	72	525	75.0
4	Rain Bird DV	Bubbler	3.47 in/h	1.5	26	390	55.7
5	Rain Bird DV	Shrub Spray	1.98 in/h	1	31	455	65.1
6	Rain Bird LFV-100	Area for Dripline	0.96 in/h	2	125	313	44.6
7	Rain Bird DV	Shrub Spray	2.36 in/h	1	28	105	15.0
TOTALS:					430	2,424	346.3

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MASAREK RESIDENCE
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HIGHLAND BEACH, FLORIDA 33487
HIGHLAND BEACH, RML RESIDENTIAL LOW DENSITY

PLATM DESIGN STUDIO
3340 NW EXECUTIVE CENTER DR., STE 240, BOCA RATON, FL 33431
305.987.1182 | OFFICE 561.118.5286

Stephanie Portus

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Stephanie Portus
Date: 2024.10.22
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Stephanie Portus FL Reg LA 6667215
Beth Dawson FL Reg LA 6667273

project number
23-154

drawn by
LD

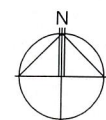
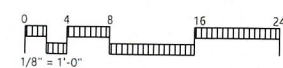
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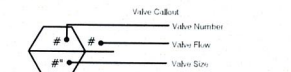
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HIGHLAND BEACH
BUILDING DEPARTMENT

IRRIGATION SCHEDULE

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY	PSI
	Rain Bird 1806 5 Series MPR Turf Spray 6.0in. Pop-Up Sprinkler with Co-Molded Wiper Seal, Side and Bottom Inlet. 1/2in. NPT Female Threaded Inlet.	2	30
	Rain Bird 1806 10 Series MPR Turf Spray 6.0in. Pop-Up Sprinkler with Co-Molded Wiper Seal, Side and Bottom Inlet. 1/2in. NPT Female Threaded Inlet.	1	30
	Rain Bird 1806 12 Series MPR Turf Spray 6.0in. Pop-Up Sprinkler with Co-Molded Wiper Seal, Side and Bottom Inlet. 1/2in. NPT Female Threaded Inlet.	6	30
	Rain Bird 1806 ADJ Turf Spray 6.0in. Pop-Up Sprinkler with Co-Molded Wiper Seal, Side and Bottom Inlet. 1/2in. NPT Female Threaded Inlet.	29	30
	Rain Bird 1812 5 Series MPR Shrub Spray 12in. Pop-Up Sprinkler with Co-Molded Wiper Seal, Side and Bottom Inlet. 1/2in. NPT Female Threaded Inlet.	2	30
	Rain Bird 1812 10 Series MPR Shrub Spray 12in. Pop-Up Sprinkler with Co-Molded Wiper Seal, Side and Bottom Inlet. 1/2in. NPT Female Threaded Inlet.	1	30
	Rain Bird 1812 12 Series MPR Shrub Spray 12in. Pop-Up Sprinkler with Co-Molded Wiper Seal, Side and Bottom Inlet. 1/2in. NPT Female Threaded Inlet.	6	30
	Rain Bird 1812 ADJ Shrub Spray 12in. Pop-Up Sprinkler with Co-Molded Wiper Seal, Side and Bottom Inlet. 1/2in. NPT Female Threaded Inlet.	29	30
	Rain Bird 1812-1400 Flood Flood Bubbler 12in. pop up	20	30

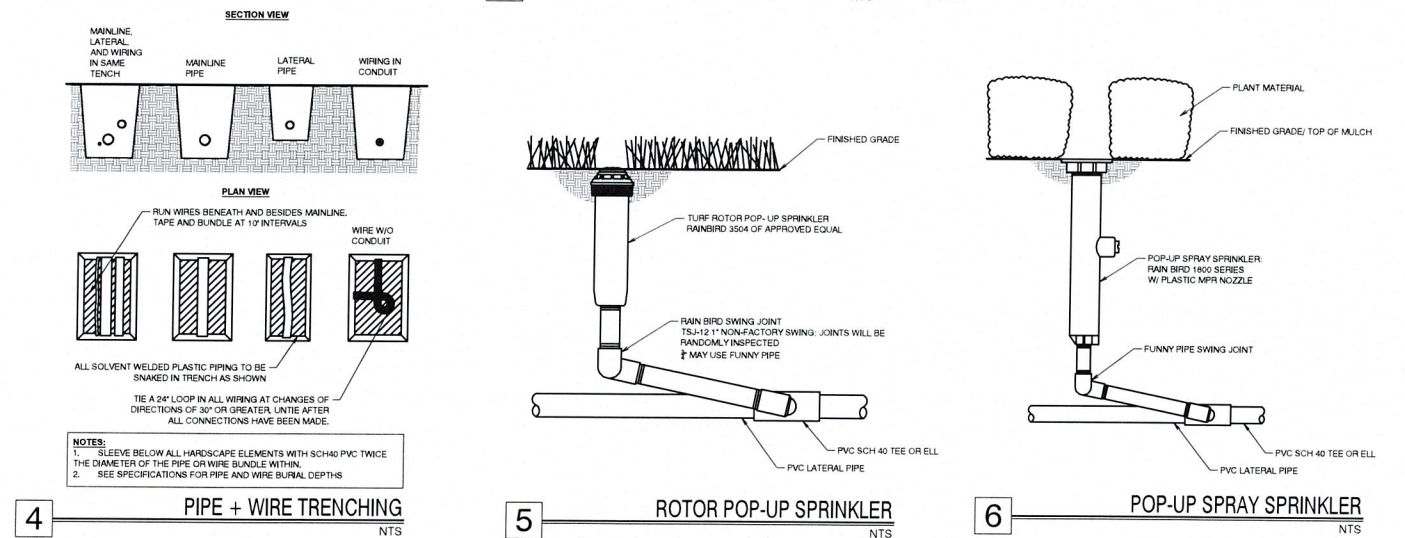
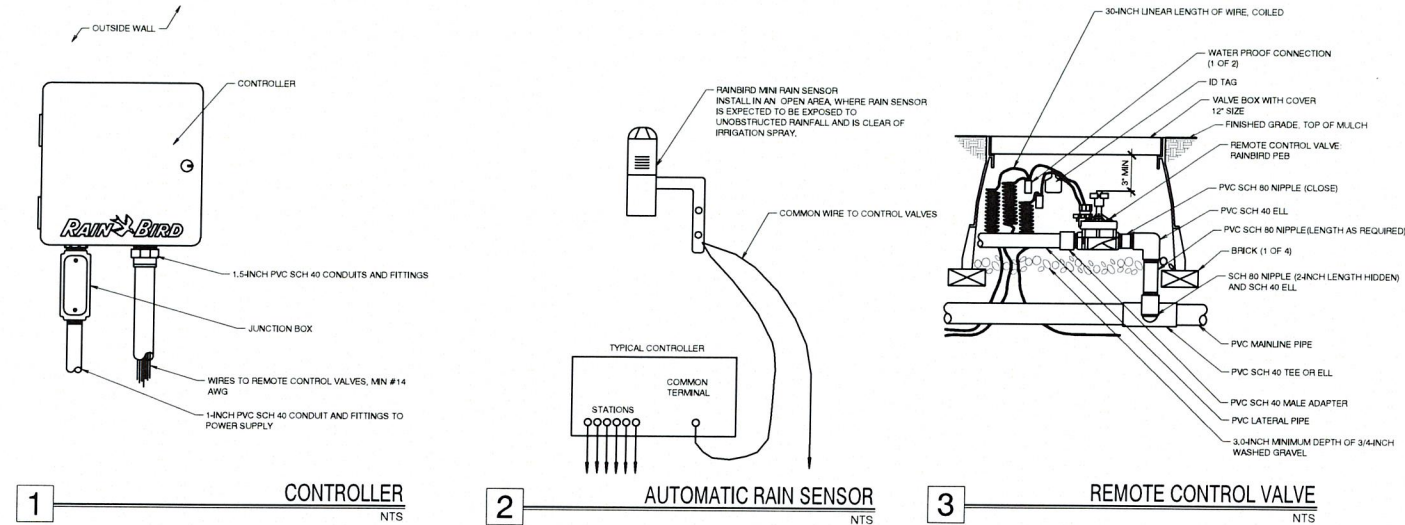
SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY
	Rain Bird LFV-100 1in. Low Flow DV Valve	2
	Area to Receive Dripline Rain Bird XFS-06-12 XFS Sub-Surface Pressure Compensating Dripline w/Copper Shield Technology, 0.6 GPH emitters at 12" O.C. Laterals spaced at 12" apart, with emitters offset for triangular pattern. UV Resistant. Specify XF insert fittings.	680.6 l.f.
	Rain Bird DV Electric Remote Control Valve, Standard Configuration. Plastic residential in 3/4in. or 1in.	5
	Watts U009 2" Reduced Pressure Backflow Preventer	1
	Rain Bird Tm2-120V 12 station 120v model. Suitable for indoor or outdoor installations Factory-installed outdoor-rated power cord. LNK WiFi ready	1
	Rain Bird RSD-Cex Rain Sensing Device, conduit mount. With threaded adapter, extension wire.	1
	METER 2" - DOMESTIC WATER METER	1
	Irrigation Lateral Line: PVC Class 160 SDR 26	686.2 l.f.
	Irrigation Mainline: PVC Class 200 SDR 21	242.6 l.f.
	Pipe Sleeve: Ductile Iron Pipe- Class 350	118.9 l.f.



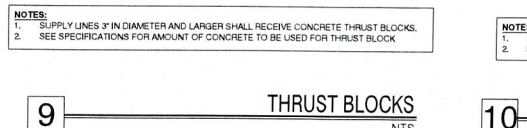
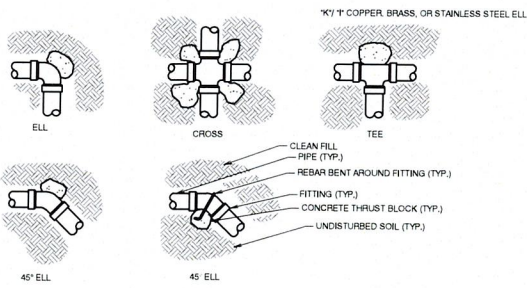
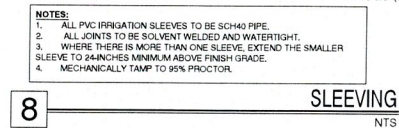
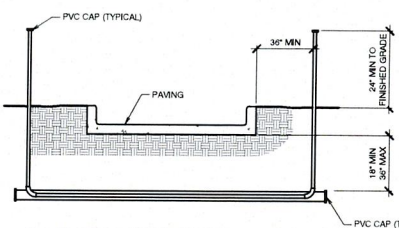
PLEASE NOTE:

SUBSTITUTIONS ALLOWED WITH APPROVAL FROM CLIENT, IRRIGATION CONSULTANT, AND/OR LANDSCAPE ARCHITECT. MUST BE APPROVED EQUAL. CONTRACTOR MUST COMPLY WITH FLORIDA BUILDING CODE AMENDED APPENDIX F.

- ALL MAINLINE, LATERAL LINE AND CONTROL WIRE CONDUIT UNDER PAVING SHALL BE INSTALLED IN SEPARATE SLEEVING. SLEEVES SHALL BE MIN. 2X DIAMETER OF PIPE TO BE SLEEVED.
- PIPE SIZES MUST MATCH AS SHOWN ON PLAN. NO SUBSTITUTION, WITHOUT APPROVAL, WILL BE ALLOWED. SUBSTITUTIONS FOR LARGER PIPES MAY BE APPROVED. ANY DAMAGED PIPES SHOULD BE REMOVED FROM THE SITE TO AVOID ACCIDENTAL USE.
- ALL IRRIGATION COMPONENTS SHOULD BE INSTALLED PER LOCAL IRRIGATION STANDARDS/ CODES.
- LOCATION OF BACKFLOW PREVENTER AND CONTROLLER TO BE CONFIRMED WITH CLIENTS.
- 120 VAC ELECTRICAL POWER SOURCE AT CONTROLLER LOCATION SHALL BE PROVIDED BY OTHERS.
- ALL SPRINKLER HEADS MUST BE SET PERPENDICULAR TO FINISHED GRADE, UNLESS OTHERWISE SPECIFIED.
- IRRIGATION CONTRACTOR MUST FLUSH AND ADJUST ALL SPRINKLER HEADS AND VALVES FOR OPTIMUM SPRAY AND MINIMAL OVERSPRAY. INSTALLER TO CONDUCT FINAL TESTING AND ADJUSTMENTS OF SYSTEM PRIOR TO ACCEPTANCE OF COMPLETION BY CLIENT.
- THIS DESIGN IS SCHEMATIC. ALL HEADS SHOULD BE PLACED IN PLANTING AREAS. ANY HEADS SHOWN IN PAVED AREAS ARE FOR CLARIFICATION PURPOSES ONLY.
- IT IS THE RESPONSIBILITY OF THE IRRIGATION CONTRACTOR TO FAMILIARIZE HIM/HERSELF WITH ALL GRADE CHANGES, UTILITY INTERFERENCE, WALLS, AND ANY POSSIBLE UNKNOWN OBSTRUCTIONS. ANY OBSTRUCTIONS SHOULD BE DIRECTED TO THE LANDSCAPE ARCHITECT TO UPDATE/ REISSUE PLANS.
- ALL IRRIGATION EQUIPMENT SHALL BE INSTALLED IN APPROVED VALVE BOXES WITH COVERS. PER MANUFACTURER SPECIFICATIONS UNLESS OTHERWISE SPECIFIED. ALL VALVES SHALL BE MARKED INDICATING CONTROLLER AND ZONE NUMBER WITH 1" HEAT BRAIDED LETTERS.
- ALL CONTROL WIRES SHALL BE INSTALLED IN PVC CONDUIT, MIN #14 AWG.
- IRRIGATION CONTRACTOR TO INSTALL CHECK VALVES ON ALL HEADS WHERE THE FINISHED GRADE EXCEEDS 4:1 SLOPE, WHERE POST VALVE SHUT OFF DRAINING OF IRRIGATION HEADS OCCURS OR AS DIRECTED BY CLIENT AND/ OR LANDSCAPE ARCHITECT.
- THE CONTRACTOR SHALL PROVIDE 1800 PCS AS NECESSARY TO REDUCE OR ELIMINATE OVERSPRAY ONTO PAVED AREAS.
- MAP OF IRRIGATION SYSTEM SHOULD BE KEPT IN READILY AVAILABLE LOCATION.
- IRRIGATION CONTRACTOR TO PROVIDE THE CLIENT WITH POST CONSTRUCTION DOCUMENTATION, INCLUDING BUT NOT LIMITED TO: AS-BUILTS, MAINTENANCE SCHEDULES, REPAIR RESOURCES, SYSTEM ADJUSTING METHODS ONCE PLANTING IS ESTABLISHED, SHUT OFF LOCATION, AND ALL OPERATIONAL MATERIAL FOR IRRIGATION CONTROLLER.
- ALL HEADS WITHIN A ZONE MUST BE MATCHED WITHIN 20% OF EACH OTHER.
- IF WATER SOURCE IS WELL WATER, A CONSTANT PRESSURE FLOW CONTROL DEVICE OF PRESSURE TANK IS REQUIRED TO MINIMIZE PUMP CYCLING.



DEPTH OF COVERAGE PER FLORIDA BUILDING CODE AMENDED APPENDIX F	
FOR NONTRAFFIC AND NONCULTIVATED AREAS:	
PIPE DIAMETER	MIN. DEPTH OF COVERAGE
1/2" THROUGH 1 1/2"	6" - 12"
1 1/2" THROUGH 2"	12" - 18"
2 1/2" THROUGH 3"	18" - 24"
3" THROUGH 3 1/2"	24" - 30"
3 1/2" THROUGH 4"	30" - 36"
FOR VEHICLE TRAFFIC AREAS:	
PIPE DIAMETER	MIN. DEPTH OF COVERAGE
1/2" THROUGH 1 1/2"	18" - 24"
1 1/2" THROUGH 2"	24" - 30"
2" THROUGH 2 1/2"	30" - 36"
2 1/2" THROUGH 3"	36" - 42"
3" THROUGH 3 1/2"	42" - 48"
3 1/2" THROUGH 4"	48" - 54"



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1. FOR PERMIT 06/27/24
2. FOR PERMIT 10/22/24

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HIGHLAND BEACH, RML RESIDENTIAL LOW DENSITY

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Stephanie Portus

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Stephanie Portus FL Reg LA 6667215
Beth Dawson FL Reg LA 6667273
project number 23-154
sheet name LD

IRRIGATION
SCHEDULE AND
DETAILS

FOR PERMIT
10/22/24

sheet number

IP-4

Page 77

**Town of Highland Beach
Town Commission Development Order (PB)
Application No. PZ-24-14**



Applicant: Patti & Alan Masarek, Lawrence Frankel
Property Address: 3515 S. Ocean Blvd
Highland Beach, Florida 33487

CERTIFICATE OF MAILING AFFIDAVIT

I hereby certify that the Town Clerk's Office mailed a copy of the Notice of Public Hearing (Exhibit A) for Application No. PZ-24-14 for the property located at 3515 S. Ocean Blvd., Highland Beach, Florida 33487, by U.S. first-class and international mail to:

All property owners and properties owned by a condominium association president and the association's registered agent within 500 feet of the property located at 3515 S. Ocean Blvd, Highland Beach, Florida 33487.

The mailings consisted of 24 notices that were sent first class mail and 01 notice that was sent by International Mail.

This 25th day of February 2025.

Highland Beach Town Clerk's Office

Jaclyn DeHart
Deputy Town Clerk



PUBLIC NOTICE APPLICATION NO. PZ-24-14

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, March 13, 2025 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 LAWRENCE FRANKEL, FRANKEL HOMES, REQUESTING AN AMENDMENT TO A PREVIOUSLY APPROVED MAJOR MODIFICATION TO AN EXISTING BUILDING (DO# 24-0002) IN ORDER TO ADD A 21 SQUARE FOOT BALCONY TO THE WEST SIDE OF THE RESIDENCE, AND A LANDSCAPING PLAN FOR THE PROPERTY LOCATED AT 3515 SOUTH OCEAN BOULEVARD.

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

Any person that decides to appeal any decision made by the 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 - CU00398185
3614 So. Ocean Blvd.
Highland Beach, FL 33487

Bill To:

Town of Highland Beach - CU00398185
3614 So. Ocean Blvd.
Highland Beach, FL 33487

Published Daily

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

State Of Florida

County Of Orange

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

The matter of 11720-Notice of Public Meeting ,
Was published in said newspaper by print in the issues of, and by publication on the
newspaper's website, if authorized on Mar 03, 2025
SSC_Notice of Public Meeting
Affiant further says that the newspaper complies with all legal requirements for
publication in Chapter 50, Florida Statutes.

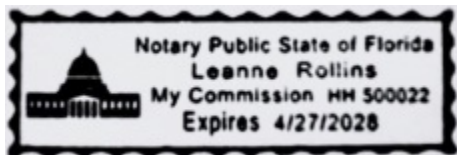


Signature of Affiant

Sworn to and subscribed before me this: March 03, 2025.



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
7772165

**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, March 13 at 9:30 AM in the Commission Chambers at Town Hall, 3614 South Ocean Boulevard, Highland Beach, Florida to consider the following:

APPLICATION NO. PZ-24-14 BY LAWRENCE FRANKEL, FRANKEL HOMES, REQUESTING AN AMENDMENT TO A PREVIOUSLY APPROVED MAJOR MODIFICATION TO AN EXISTING BUILDING (DO# 24-0002) IN ORDER TO ADD A 21 SQUARE FOOT BALCONY TO THE WEST SIDE OF THE RESIDENCE, AND A LANDSCAPING PLAN FOR THE PROPERTY LOCATED AT 3515 SOUTH OCEAN BOULEVARD.

PROPERTY OWNER: PATTI & ALAN MASAREK

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.

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

TOWN OF HIGHLAND BEACH, BUILDING
DEPARTMENT
3/3/2025 7772165

Order # - 7772165

