

AGENDA

PLANNING BOARD REGULAR MEETING



Thursday, November 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. October 09, 2025

7. **UNFINISHED BUSINESS**

A. None

8. **NEW BUSINESS**

A. Development Order Application No. PZ-25-33 / Highland 1114 Bel Air, LLC

Application by Akbar Mondal, Boat Lifts & Docks of South Florida, for a special exception to install a 416 square foot dock for the property located at 1114 Bel Air Drive.

9. **ANNOUNCEMENTS**

December 02, 2025	1:30 PM	Town Commission Meeting
December 09, 2025	1:00 PM	Special Magistrate Hearing

December 11, 2025

9:30 AM

Planning Board Meeting

10. ADJOURNMENT

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

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

File Attachments for Item:

A. October 09, 2025



TOWN OF HIGHLAND BEACH PLANNING BOARD REGULAR MEETING MINUTES

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

Date: October 09, 2025
Time: 9:30 AM

1. CALL TO ORDER

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

2. ROLL CALL

Board Member Greg Babji arrived at 9:31 A.M.
Board Member Evalyn David
Board Member David Powell
Board Member David Axelrod
Vice Chairperson Eve Rosen
Chairperson Ilyne Mendelson
Town Attorney Leonard Rubin
Town Clerk Lanelda Gaskins

ADDITIONAL STAFF PRESENT

Town Planner Ingrid Allen

ABSENT

Board Member Roger Brown

3. PLEDGE OF ALLEGIANCE

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

4. APPROVAL OF THE AGENDA

MOTION: Rosen/David - Moved to approve the agenda as presented which passed unanimously, 6 to 0.

5. SWEARING IN OF THE PUBLIC

Town Clerk Gaskins Lanelda Gaskins swore in those giving testimony.

6. APPROVAL OF MINUTES

A. August 14, 2025

MOTION: David/Axelrod - Moved to approve the minutes which passed unanimously, 6 to 0.

7. UNFINISHED BUSINESS

A. None

8. NEW BUSINESS

A. Development Order Application No. PZ-25-34 / Seagate of Highland Condominium, Inc.

Application by Seagate of Highland Condominiums, Inc., Anthony Aantella, requesting a special exception to install four (4) wood piles under existing finger piers for the property located at 3224 South Ocean Boulevard.

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

Town Planner Allen presented Development Order Application No. PZ-25-34.

The Applicant's Agent, Anthony Santella, provided comments regarding the property.

Trevor Petrykowski, JKT Inc., was present and provided comments on the application.

There were no public comments.

The public hearing was closed followed by a motion.

MOTION: Rosen/Mendelson - Moved to approve Development Application No. PZ-25-34. Based upon roll call: Vice Chairperson Rosen (Yes); Chairperson Mendelson (Yes); Member Babij (Yes); Member David (Yes); Member Axelrod (Yes); and Member Powell (Yes). The motion passed on a 6 to 0 vote.

B. Development Order Application No. PZ-25-30 / 2455 South Ocean Boulevard LLC

Application by Donald Durante, Randall Stofft Architects, for a major modification request to allow for the construction of a new detached garage

and pickleball court for the property located at 2455 South Ocean Boulevard.

Chairperson Mendelson read the title of the item and asked the Board Members if they had any ex parte communications to disclose. Member Babij disclosed that he had a conversation with both of the property owners to the north and south of the property. The other Members had no ex parte communications.

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

Town Planner Allen presented Development Order Application No. PZ-25-30 and mentioned that the current noise regulations were provided to the Board Members at the request of Member Babij.

The Applicant's Agent, Don Durante, was present and provided comments on the application.

There was discussion on the noise created by pickleball. Town Attorney Len Rubin provided comments on the approval conditions of using no noise balls and paddles.

There were no public comments.

The public hearing was closed followed by a motion.

MOTION: Babij/David - Moved to approve Development Application No. PZ-25-30 with the condition of use of no noise balls and paddles. Based upon roll call: Member Babij (Yes); Member David (Yes); Member Axelrod (Yes); Member Powell (Yes); Vice Chairperson Rosen (Yes); and Chairperson Mendelson (Yes); The motion passed on a 6 to 0 vote.

C. Development Order Application No. PZ-25-32 / Robert Hammond

Application by William Thomas, Unlimited Permit services, Inc., for an amendment to a previously approved special exception request (#PZ-24-15) to increase the height of the seawall from 6.5 feet NAVD to 6.83 feet NAVD, increase the seawall cap width from 36 inches to 45 inches, change the configuration of the dock including an increase in the number of dock piles from nine (9) to 13, increase the dock from 297.5 square feet to 362 square feet, and modify the waterward extension of an approved 16,000 pound capacity elevator boat lift from 21 feet to 22 feet 6 inches measured from the wetface of the seawall for the property located at 4203 Tranquility Drive.

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

Town Planner Allen presented Development Order Application No. PZ-25-32.

The Applicant's Agent, William Thomas, was present and provided comments on the application.

Chairperson Mendelson opened the hearing for public comments.

Michael Thorson, resident, provided comments about the project and referenced previously submitted public comments.

There was discussion regarding the pilings, cap, and size of the dock.

Darrin Dunela, Seadar Builders, also provided comments.

The public hearing was closed followed by a motion.

MOTION: David/Axelrod - Moved to approve Development Application No. PZ-25-32. Based upon roll call: Member David (Yes); Member Axelrod (Yes); Member Babij (Yes); Member Powell (Yes); Vice Chairperson Rosen (Yes); and Chairperson Mendelson (Yes). The motion passed on a 6 to 0 vote.

9. ANNOUNCEMENTS

October 14, 2025	1:00 PM	Special Magistrate Hearing
November 04, 2025	1:30 PM	Town Commission Meeting
November 13, 2025	9:30 AM	Planning Board Meeting

10. ADJOURNMENT

The meeting adjourned at 10:17 AM.

APPROVED on November 13, 2025, Planning Board Regular Meeting.

Ilyne Mendelson, Chairperson

ATTEST:

Transcribed by:
Lanelda Gaskins and Jaclyn DeHart

Jaclyn DeHart
Deputy Town Clerk

11/13/2025

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.municodemeetings.com/>.

File Attachments for Item:

A. Development Order Application No. PZ-25-33 / Highland 1114 Bel Air, LLC

Application by Akbar Mondal, Boat Lifts & Docks of South Florida, for a special exception to install a 416 square foot dock for the property located at 1114 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: **NOVEMBER 13, 2025**

TO: **PLANNING BOARD**

FROM: **INGRID ALLEN, TOWN PLANNER**

SUBJECT: **APPLICATION BY AKBAR MONDAL, BOAT LIFTS & DOCKS OF SOUTH FLORIDA, FOR A SPECIAL EXCEPTION TO INSTALL A 416 SQUARE FOOT DOCK FOR THE PROPERTY LOCATED AT 1114 BEL AIR DRIVE. (APPLICATION NO. PZ-25-33)**

I. GENERAL INFORMATION:

Applicant (Property Owner): Highland 1114 Bel Air LLC
17055 Brulee Breeze Way
Boca Raton, FL 33496

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

Property Characteristics:

Comprehensive Plan Land Use: Multi Family Low Density
Zoning District: Residential Multiple Family Low Density (RML)
Parcel Control Number: 24-43-47-04-03-000-0090
Property address: 1114 Bel Air Drive

Request and Analysis:

The Applicant is requesting a special exception to install a 416 square foot dock for the property located at 1114 Bel Air Drive. There is an existing wood dock at the property which the Applicant proposes to demolish. *Pursuant to Section 30-46 of the Town Code, written notices were provided to the owner of each parcel of property located within 500 feet of the subject property. These notices stated that the proposed dock was 400 square feet rather than 416 square feet. According to the*

Town Attorney, Len Rubin, this 16 square foot discrepancy is a minor error that does not mislead the public and therefore does not void the notice. A required public notice was published indicating the proposed dock at 416 square feet.

The Applicant has obtained both Florida Department of Environmental Protection (No. 50-0204740-003-EE) and U.S. Army Corps of Engineers (SAJ-2025-01198 RGP-ACD) authorization for the proposed dock.

The Applicant's request is in compliance with the maximum combined seawall cap and dock width of eight (8) feet as found in Section 30-68(g)(6)b. of the Town Code. In addition, the request is in compliance with the permitted waterward extension of accessory marine facilities to 25 feet or 25 percent of the waterway width, whichever is less. Note that the waterway width is approximately 155 feet and according to the Applicant's proposed plans, the dock extends into the water approximately 6 feet 10 inches from the wet face of the seawall.

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

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

Staff reviewed the Applicant's proposed request to include plan set, date stamped received by the Building Department on October 2, 2025 and finds that it is consistent with the special exception provisions of Section 30-36 of the Town Code, were applicable, and consistent with the Town Comprehensive Plan and Code of Ordinances.

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

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



TOWN OF HIGHLAND BEACH DEVELOPMENT ORDER APPROVAL APPLICATION

PROPERTY INFORMATION ASSOCIATED WITH THIS APPLICATION

Address: 1114 Bel Air Drive Highland Beach, FL 33487		PCN: 24-43-47-04-03-000-0090
Full Legal Description of the Property [as described in the deed] or reference to an attachment: HIGHLAND BEACH ISLES LOT 9		
Zoning District: Multi-Family Low-Density	What is the location of the installation? ☒ Intracoastal Waterway (ICW) ☐ Interior Canal/Basin ☐ N/A	

PROPERTY OWNER (APPLICANT) INFORMATION

Name: Highland 114 Bel Air, LLC	Phone: (561) 409-7344	Fax: — / —
Mailing Address: 17055 BRULEE BREEZE WAY BOCA RATON, FL 33496		
Email Address: QUALITYTIME2718@GMAIL.COM		

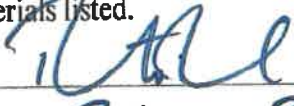
APPLICANT'S AGENT INFORMATION

Name: AKBAR MONDAL	Phone: (954) 971-0811	Fax: — / —
Company Name: BOAT LIFTS & DOCKS OF SOUTH FLORIDA		
Mailing Address: 1013 NW 31 st AVE POMPANO BEACH, FL 33069		
Email Address: DOCKSANDLIFTS@GMAIL.COM		

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

Demolition of existing wood dock, to installation of new
4' x 100' Plastic Dock with (10) 12" new wood pilings.

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

Property Owner's Signature:  Date: 5/27/25

Property Owner's Printed Name ROBERT BISCARDI, MGR

Received by the Town Clerk's Office:

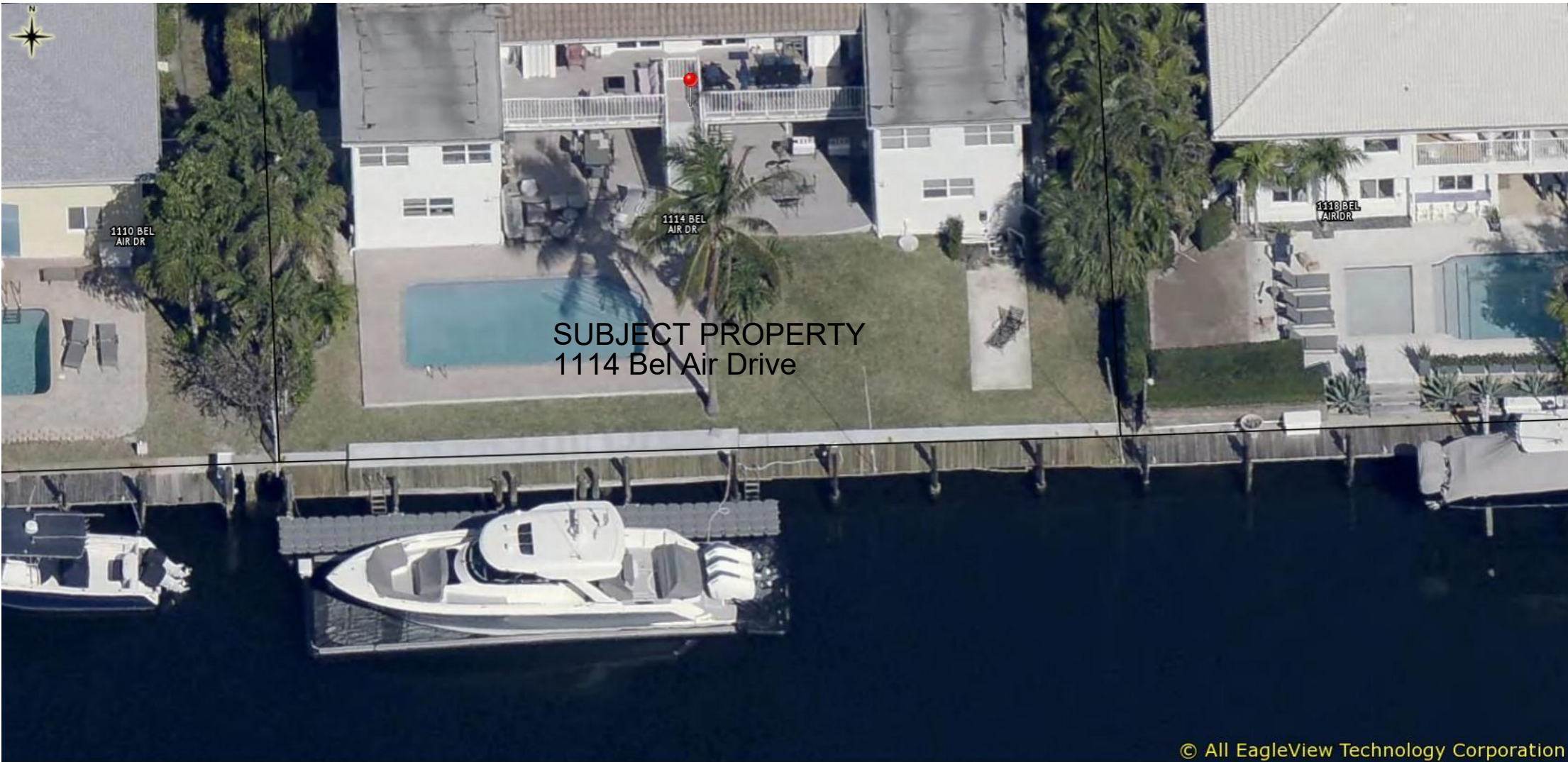
Received By: _____ Date: _____

Date Public Notices Mailed: _____

Date Legal Advertisement Published: _____



SUBJECT PROPERTY
1114 Bel Air Drive





Boatlifts Docks <docksandlifts@gmail.com>

Re: 50-0204740-003-EE

1 message

Tackett, Mackenzie <Mackenzie.Tackett@floridadep.gov>
To: Boat Lifts & Docks of South Florida <docksandlifts@gmail.com>

Wed, Sep 24, 2025 at 2:54 PM

Good afternoon,

Thank you for reaching out! As the work you are proposing is less than what has been approved you don't necessarily need to have us re-verify the exemption. However your local jurisdiction may require verifications for plan changes.

Sincerely,



MacKenzie Tackett
Environmental Specialist II
Florida Department of Environmental Protection
Southeast District – West Palm Beach
3301 Gun Club Road, MSC 7210-1
West Palm Beach, FL 33406
Mackenzie.Tackett@FloridaDEP.gov
Office: 561.681.6696

Notice: Florida has a broad public records law. Most written communications to or from state officials regarding official business are public records and may be disclosed upon request. Your email communications may therefore be subject to public disclosure.

From: Boat Lifts & Docks of South Florida <docksandlifts@gmail.com>
Sent: Wednesday, September 24, 2025 2:47 PM
To: Tackett, Mackenzie <Mackenzie.Tackett@FloridaDEP.gov>; SED.Outgoing <SED.Outgoing@floridadep.gov>
Cc: Palm Beach <MMitchell@pbcgov.org>; Sattelberger, Danielle <Danielle.Sattelberger@FloridaDEP.gov>
Subject: Re: 50-0204740-003-EE

EXTERNAL MESSAGE

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

Good afternoon

I am reaching out in regards to this approval we received from you guys for this project... The approval is for a 5' dock installation, but I just wanted to reach out as we are now only doing a 4' dock instead.
So I wanted to make sure this is still ok with you guys?

Thank you,
Kayla

On Thu, Apr 17, 2025 at 11:35 AM SED.Outgoing <SED.Outgoing@floridadep.gov> wrote:

The Florida Department of Environmental Protection (FDEP) is using electronic correspondence rather than paper mail to deliver documents faster while reducing costs and waste. Please click on the link below to access the above referenced document in OCULUS, FDEP's electronic document management system.

[https://depdms.dep.state.fl.us:443/Oculus/servlet/shell?command=getEntity&\[guid=23.1565036.1\]&\[profile=Permitting_Authorization\]](https://depdms.dep.state.fl.us:443/Oculus/servlet/shell?command=getEntity&[guid=23.1565036.1]&[profile=Permitting_Authorization])

To access the document in OCULUS:

1. Click on the link above to open OCULUS
2. Click on PUBLIC OCULUS LOGIN to view the search results screen
3. Click on the radio button next to the subject document, then click the arrow button next to View



4. Save the document instead of opening directly; large files may take longer to load if you open directly

Please note that most OCULUS documents are in .pdf format. Acrobat Reader is required to read the document. The free reader can be downloaded from <http://www.adobe.com/products/reader.html>.

Thank you,

Marietta Burneo Mannucci

Operations Analyst I

Florida Department of Environmental Protection

Southeast District – West Palm Beach

3301 Gun Club Road, MSC 7210-1

West Palm Beach, FL 33406

marietta.burneomannucci@floridadep.gov

Office: 561.681.6610



Notice: Florida has a broad public records law. Most written communications to or from state officials regarding official business are public records and may be disclosed upon request. Your email communications may therefore be subject to public disclosure.

 [Dep Customer Survey](#)

--
Boat Lifts & Docks of South Florida
1013 NW 31st Ave, Bldg F
Pompano Beach FL 33069
Ph: 954-971-0811
Fx: 754-666-4668
www.southfloridaboatliftsanddocks.com

 Dep Customer Survey



FLORIDA DEPARTMENT OF Environmental Protection

Ron DeSantis
Governor

Alexis A. Lambert
Secretary

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

April 17, 2025

Robert Biscardi
1114 Bel Air Drive
Highland Beach, FL 33487
Sent via e-mail: docksandlifts@gmail.com

Re: File No.: 50-0204740-003-EE
File Name: Biscardi Dock

Dear Robert Biscardi:

On April 8, 2025, we received your request for verification of exemption to replace the existing dock with a new 500 sq. ft. dock. The project is located in a canal, Class III Waters, adjacent to 1114 Bel Air Drive, Highland Beach (Section 04, Township 47 South, Range 43 East), in Palm Beach County (Latitude N 26°23'47.2495, Longitude W -80°4'2.5776").

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

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

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

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

1. Regulatory Review – VERIFIED

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

2. Proprietary Review- NOT REQUIRED

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

3. Federal Review - NOT APPROVED

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

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

Additional Information

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

NOTICE OF RIGHTS

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

Petition for Administrative Hearing

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

- (a) The name and address of each agency affected and each agency's file or identification number, if known;
- (b) The name, address, any e-mail address, any facsimile number, and telephone number of the petitioner, if the petitioner is not represented by an attorney or a qualified representative; the name, address, and telephone number of the petitioner's representative, if any, which shall be the address for service purposes during the course of

- the proceeding; and an explanation of how the petitioner's substantial interests will be affected by the agency determination;
- (c) A statement of when and how the petitioner received notice of the agency decision;
 - (d) A statement of all disputed issues of material fact. If there are none, the petition must so indicate;
 - (e) A concise statement of the ultimate facts alleged, including the specific facts that the petitioner contends warrant reversal or modification of the agency's proposed action;
 - (f) A statement of the specific rules or statutes that the petitioner contends require reversal or modification of the agency's proposed action, including an explanation of how the alleged facts relate to the specific rules or statutes; and
 - (g) A statement of the relief sought by the petitioner, stating precisely the action that the petitioner wishes the agency to take with respect to the agency's proposed action.

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

Time Period for Filing a Petition

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

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

Extension of Time

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

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

Mediation

Mediation is not available in this proceeding.

FLAWAC Review

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

Judicial Review

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

EXECUTION AND CLERKING

Executed in Palm Beach County, Florida.

STATE OF FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION



Danielle C. Sattelberger
Environmental Administrator
Southeast District

Enclosures:

Attachment A- Specific Exemption Rule
Project drawings, 5 pages

CERTIFICATE OF SERVICE

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

FDEP – Danielle C. Sattelberger, MacKenzie Tackett
Steve Garbutt, Boat Lifts & Docks of South Florida, docksandlifts@gmail.com

Project No.:50-0204740-003-EE
Project Name: Biscardi Dock
Page 5 of 5

Additional mailings:

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

FILING AND ACKNOWLEDGMENT

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

Marietta Burns Mannucci
Clerk

04/17/2025
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 –

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

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



Search by Address, Owner, or PCN

Return

Property Info Layers Tools & Reports Help

View Property Record Print

OWNERS

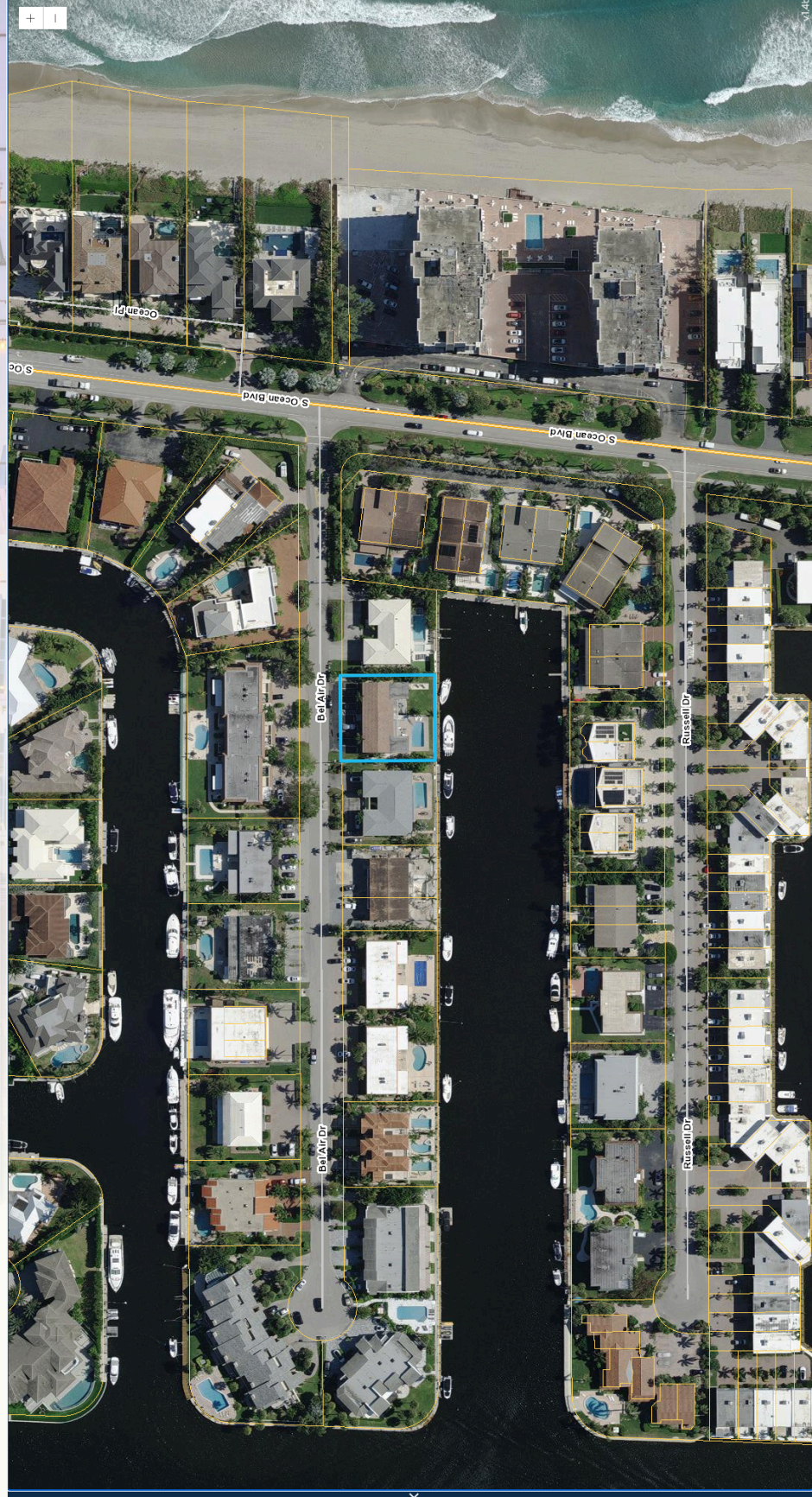
HIGHLAND 1114 BELAIR LLC

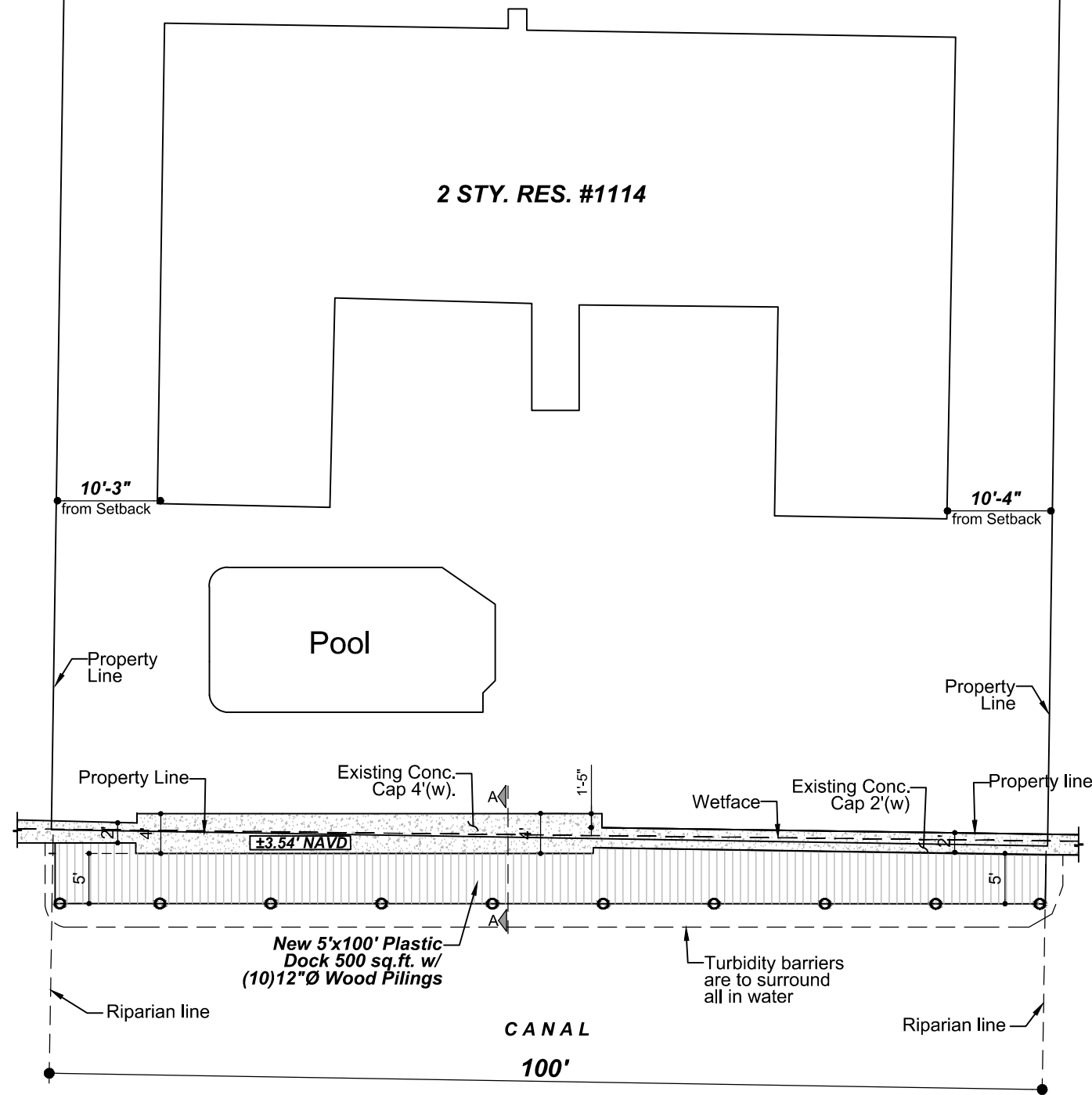
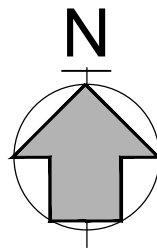
PROPERTY DETAIL

LOCATION	1114 BELAIR DR
MUNICIPALITY	HIGHLAND BEACH
PARCEL NO.	24-43-47-04-03-000-0090
SUBDIVISION	HIGHLAND BEACH ISLES IN
BOOK/PAGE	34644/1435
SALE DATE	10/18/2023
MAILING ADDRESS	17055 BRULEE BREEZE WAY BOCA RATON FL 33496 3815
USE TYPE	0800 - MULTIFAMILY < 5 UNITS
TOTAL SQUARE FEET	6759

SALES INFORMATION

SALES DATE	PRICE
10/18/2023	\$10
10/04/2023	\$4,125,000
04/21/2021	\$2,350,000
07/02/2013	\$10
07/02/2013	\$167,500
02/24/2003	\$10





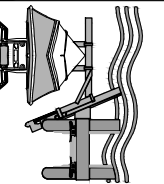
SITE PLAN
SCALE: 1"=15'

General Notes :

1. Demo Existing Dock., Installation of new 5'x100' Plastic Dock w/ (10) New 12"Ø Wood Pilings.
2. For all prestressed piles, extend pilings strands a min. of 18" into cap/dock steel or cut strands even top of pile & dowel/epoxy (2) #5 L-bars 12" w/ 4" min embedment
3. All hardware to be galvanized or stainless steel.
4. Turbidity barriers are to surround all in water construction areas during piling and/or panel installation activities.
5. Elevations shown are based on the North American Vertical Datum of 1988.
6. Design in accordance with 2023 8th Edition of the Florida Building Code.
7. Construction methods, procedures, and sequences are the responsibility of the Contractor. The Contractor shall take the necessary means to maintain and protect the structural integrity and serviceability of the construction at all times.
8. Any discrepancies found for any circumstance between the structural plans and the existing conditions found on site and/or any conditions that were omitted on the plans will be the responsibility of the Contractor to immediately bring to the attention of the Engineer of Record.
9. Existing conditions are unknown, therefore, worst case conditions have been approximated. all existing conditions are assumed and must be confirmed by the GC after permitting.
10. Engineer's Limitations of Responsibility: The Engineer shall not be responsible for the quality or composition of materials, fabrications, construction inspection, supervision, or review, special inspection, or the quality and correctness of construction unless the appropriate submissions, reports, approvals, inspections, site visit, construction review, or special inspections are performed by the Engineer or his representative as required herein, and then only such responsibility as is associated with the specific work performed as is commonly assigned a structural engineer in relation to other engineering and construction disciplines associated with the project.
11. The Engineer shall not be responsible for site and construction safety and/or the safety of construction workers. Site and construction safety is the responsibility of the Contractor. The Contractor shall be responsible for the safety of his employees and the safety of the employee of all subcontractors to the project.
12. Engineer's Statement of Compliance: To the best of the Engineer's knowledge, the structural plans and specifications presented herein comply with the applicable minimum building codes, standards, and practices.

Ali Yemeniulier PE
2799 NW 2nd AVE suite 111
Boca Raton, FL 33431
EMAIL: YEMENIULIER@NETZERO.NET
PHONE: 561-705-2950
STATE OF FLORIDA LICENSE PE 54733

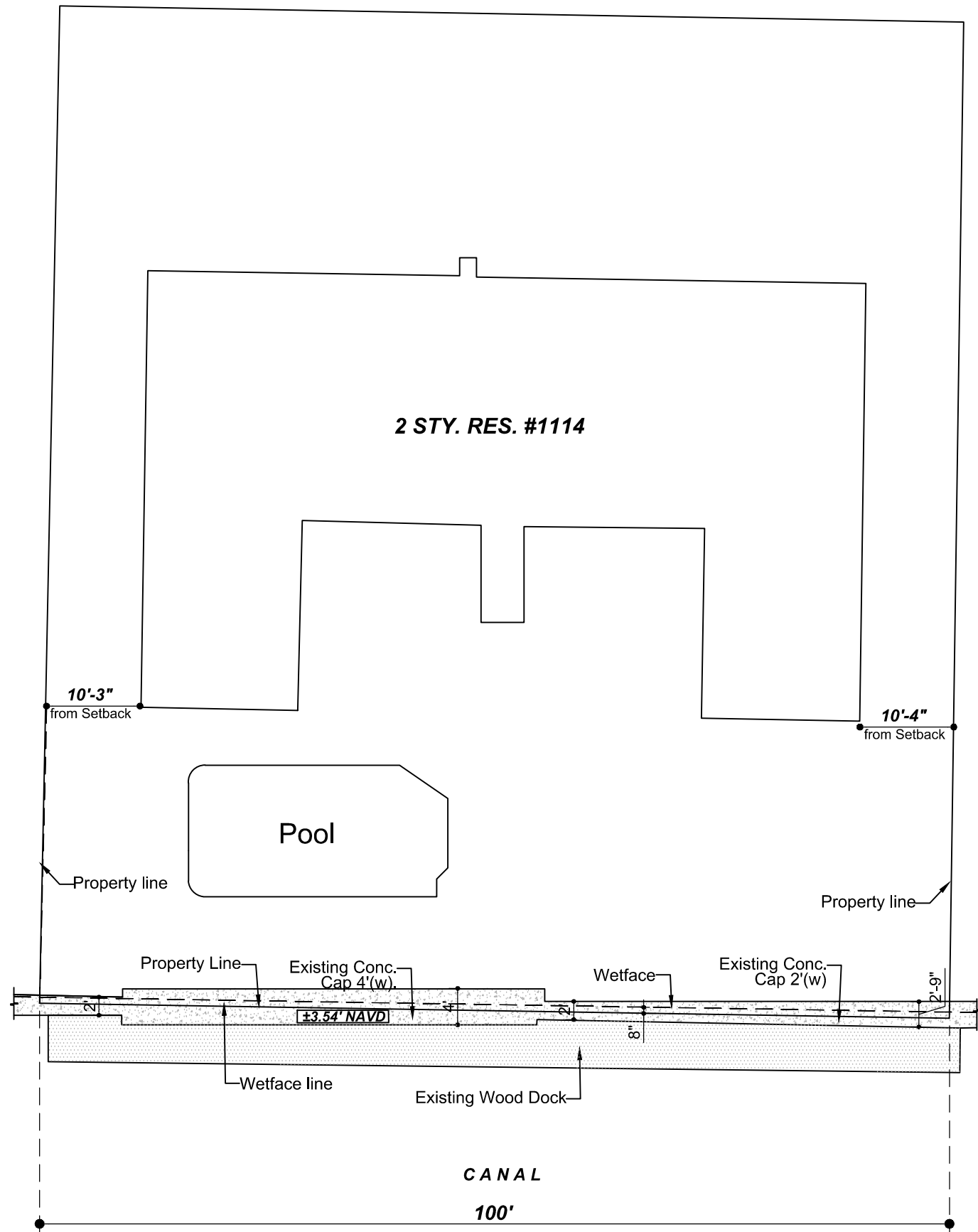
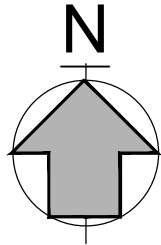
PREPARED FOR:
**BOATLIFTS & DOCKS
OF SOUTH FLORIDA**
989 N.W. 31ST. AVENUE
POMPANO BEACH, FL 33069
954-971-0811 SCC131152208



Concrete Dock/Boat Lift FOR:
Biscardi RESIDENCE
1114 Bel Air Dr.,
Highland Beach, FL 33487

NOTES/REVISIONS

Drawn by: **NS**
Checked by: **SG**
Date: **04/08/2025**
Job No.: **24-027**



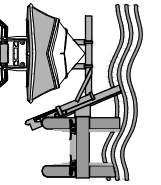
EXISTING CONDITIONS
SCALE: 1"=15'

NOTES/REVISIONS

DATE

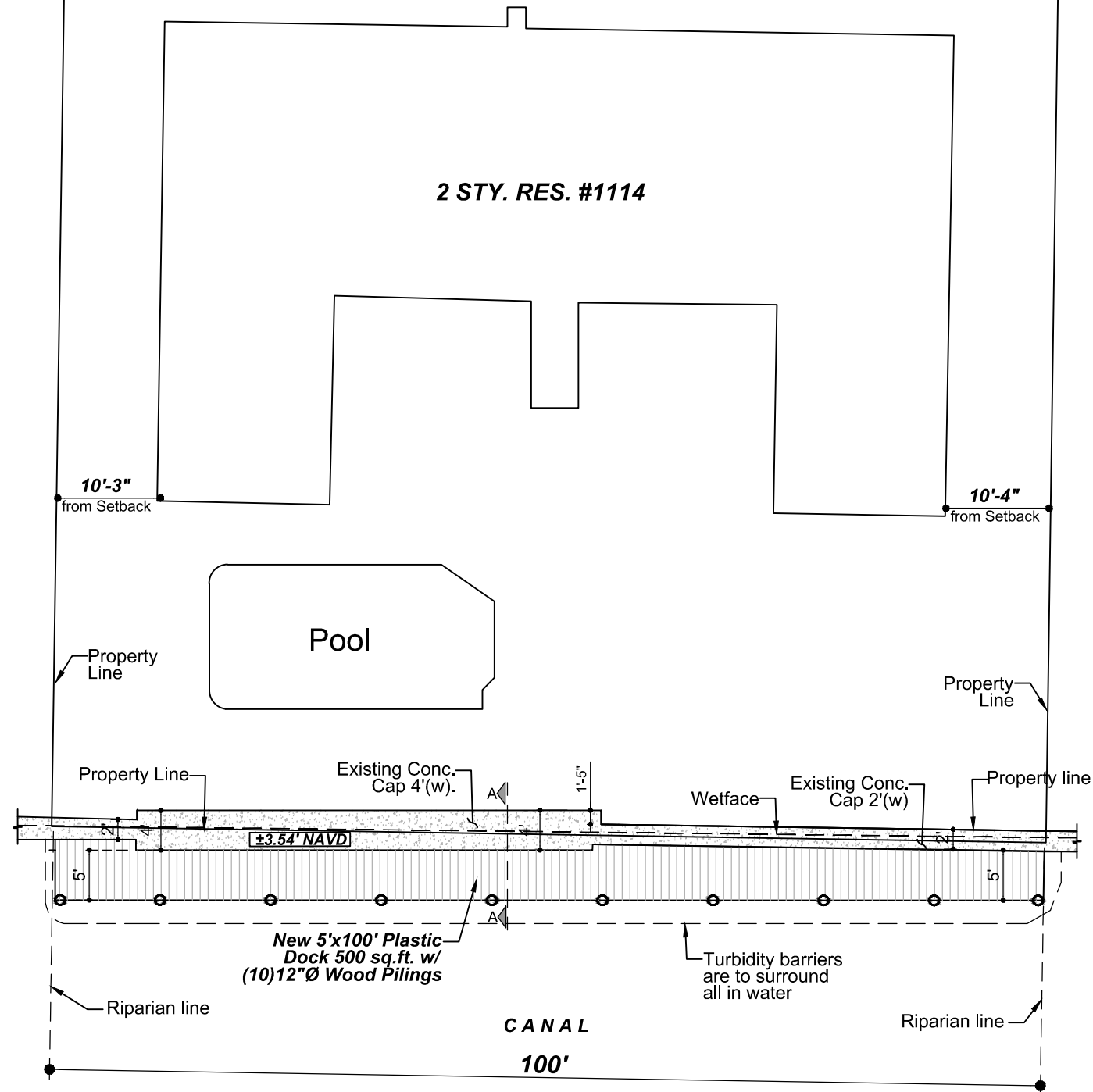
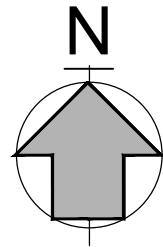
Drawn by: **NS**
Checked by: **SG**
Date: **04/08/2025**
Job No.: **24-027**

Concrete Dock/Boat Lift FOR:
Biscardi RESIDENCE
1114 Bel Air Dr.,
Highland Beach, FL 33487



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

Ali Yemeniulier PE
2799 NW 2nd AVE suite 111
Boca Raton, FL 33431
EMAIL: YEMENIULIER@NETZERO.NET
PHONE: 561-703-2930
STATE OF FLORIDA LICENSE PE 54733



PROPOSED CONDITIONS

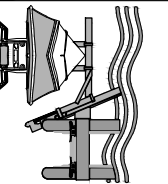
SCALE: 1"=15'

NOTES/REVISIONS

DATE

Drawn by: **NS**
Checked by: **SG**
Date: **04/08/2025**
Job No.: **24-027**

Concrete Dock/Boat Lift FOR:
Biscardi RESIDENCE
1114 Bel Air Dr.,
Highland Beach, FL 33487



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

Ali Yemeniulier PE
2799 NW 2nd AVE suite 111
Boca Raton, FL 33431
EMAIL: YEMENIULIER@NETZERO.NET
PHONE: 561-703-2930
STATE OF FLORIDA LICENSE PE 54733

DOCK NOTE IDENTIFICATION:

1. 5/4"x6" Plastic decking board - Cellular PVC Deck (2) #7"x2" 1/2" SS trim-head deck screws per stringer.
2. 2"x8" Stringers w/(2) 16d nails to each substringer; @16" o.c. for 5/4" composite deck boards or 24" o.c., for pressure treated wood deckboards.
3. Double 2"x8" Stringers attached to Piles with (1) 1/2" x 6" lag Bolts.
4. 2"x8" Sub-stringers on side of Pilings and hangers with (1) 5/8" thru Bolts or lag Bolts into Pilings and drop hanger.
5. 4"x10" Drop hanger with (2) 1/2" x 7" lags & shields into existing Seawall Cap.
6. 2"x4" Fascia Trim .
7. 2"x4" sleeper with 1/= dim x 6" wedge anchors @ 36" on center into Existing.
8. New (12) 12"Ø Wood Pilings.

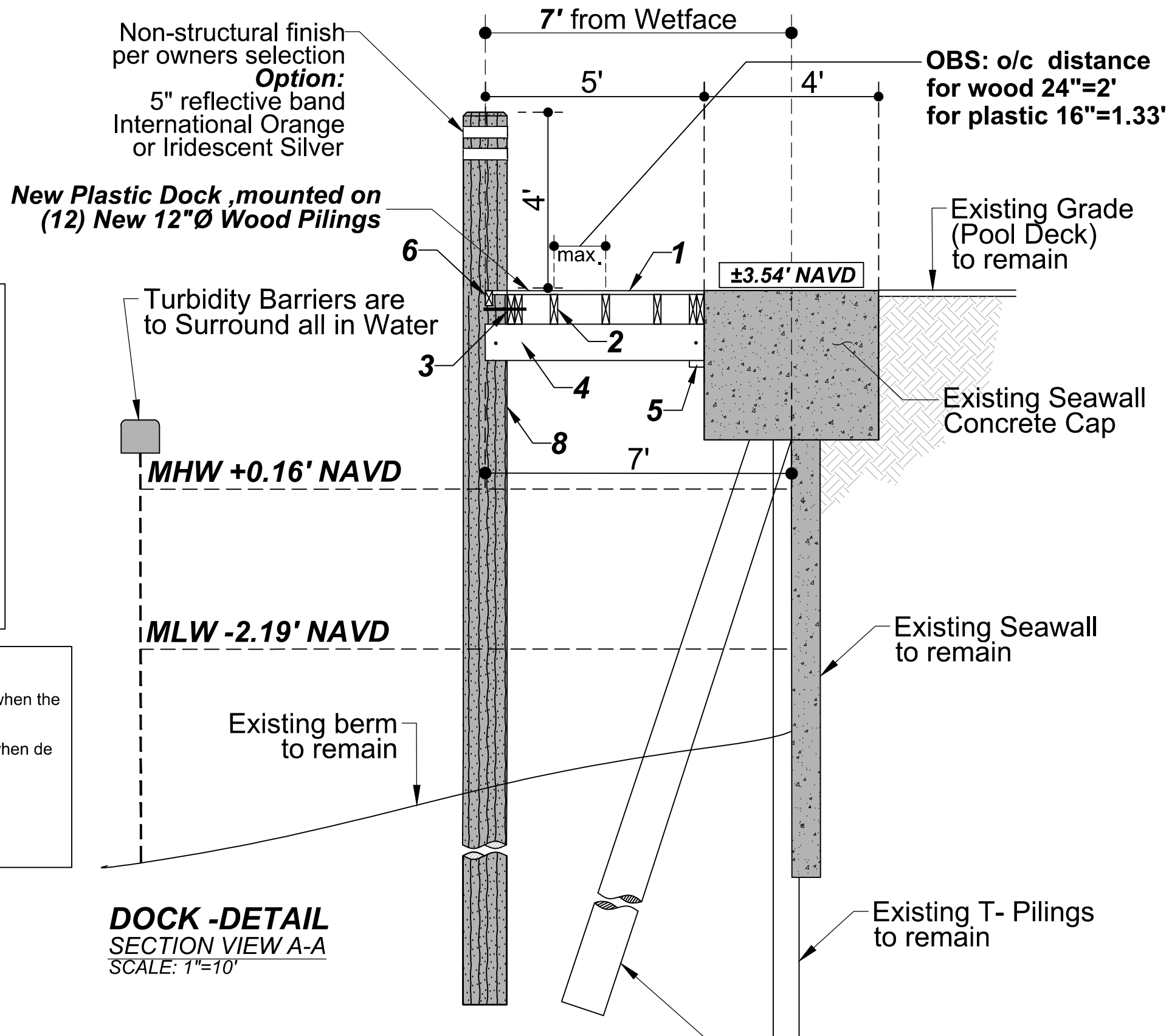
OBS. Framing Detail FBC 2020 7th Edition
170MPH 7-10 ACSE.

OBSERVATIONS:

- * For item #4 - The substringer dimensions is 2x8 often, except when the Dock width is greater than 7' - asked about.
- * For item #4 - (1) 5/8" thru bolt is just one or (2) 5/8" thru bolts when de Dock width more than 8'.
- * For item #5 - 4 x piling diameter (4x10 / 4x12 / etc.).
- * Texture not Show, Texture adds 0.0020" to part Height.
- * Fastening slots are symmetrical.

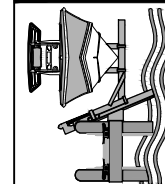
PLASTIC DOCK DETAIL -1

SCALE: 1"=10'



Ali Yemeniulier PE
2799 NW 2nd AVE suite 111
Boca Raton, FL 33431
EMAIL: YEMENIULIER@NETZERO.NET
PHONE: 561-703-2930
STATE OF FLORIDA LICENSE PE 54733

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



Concrete Dock/Boat Lift FOR:
Biscardi RESIDENCE
1114 Bel Air Dr.,
Highland Beach, FL 33487

DATE	NOTES/REVISIONS

Drawn by: NS
Checked by: SG
Date: 04/08/2025
Job No.: 24.027



Boatlifts Docks <docksandlifts@gmail.com>

RE: [Non-DoD Source] Re: SAJ-2025-01198 (Biscardi/dock/1114 Bel Air Dr/Palm Beach)

Davis, Abigail C CIV USARMY CESAJ (USA) <Abigail.C.Davis@usace.army.mil>

Wed, Sep 24, 2025 at 5:21 PM

To: Boat Lifts & Docks of South Florida <docksandlifts@gmail.com>

Hi Kayla,

The Corps has no concerns if the dock footprint is smaller than previously authorized.

Sincerely,

Abigail DavisBiologist, Regulatory Division
Palm Beach Gardens SectionAbigail.C.Davis@usace.army.mil

Phone: 561-704-1518

[4400 PGA Blvd., Suite 500](#)
Palm Beach Gardens, FL 33410

In the near future, we will no longer accept permit applications through e-mail. All permit applications will need to be submitted through the Regulatory Request System (RRS) at the following link: <https://rrs.usace.army.mil/rrs>



For help with submitting an application through the online Regulatory Request System (RRS), please visit: <https://rrs-test.cwbi.us/rrs/help>

From: Boat Lifts & Docks of South Florida <docksandlifts@gmail.com>**Sent:** Wednesday, September 24, 2025 2:41 PM**To:** Davis, Abigail C CIV USARMY CESAJ (USA) <Abigail.C.Davis@usace.army.mil>**Subject:** [Non-DoD Source] Re: SAJ-2025-01198 (Biscardi/dock/1114 Bel Air Dr/Palm Beach)

Good afternoon Abigail,

I am reaching out in regards to this approval we received from you guys for this project... The approval is for a 5' dock installation, but I just wanted to reach out as we are now only doing a 4' dock instead.

So I wanted to make sure this is still ok with you guys?

Thank you,

Kayla

On Mon, May 12, 2025 at 4:51 PM Davis, Abigail C CIV USARMY CESAJ (USA) <Abigail.C.Davis@usace.army.mil> wrote:

Good Afternoon,

Attached is the completed permit verification letter for the above project. Please let me know if you have any questions.

Sincerely,



Abigail Davis

Biologist, Regulatory Division
Palm Beach Gardens Section

Abigail.C.Davis@usace.army.mil

Phone: 561-704-1518

[4400 PGA Blvd., Suite 500](#)
Palm Beach Gardens, FL 33410

**US Army Corps
of Engineers**

Jacksonville District

From: Davis, Abigail C CIV USARMY CESAJ (USA)

Sent: Tuesday, April 29, 2025 10:55 AM

To: Boat Lifts & Docks of South Florida <docksandlifts@gmail.com>

Subject: SAJ-2025-01198 (Biscardi/dock/1114 Bel Air Dr/Palm Beach)

Good Morning,

Your application for a Department of the Army, Corp of Engineers permit has been processed and assigned to a project manager. The project is known as:

Project No. (Project Name)

SAJ-2025-01198 (Biscardi/dock/1114 Bel Air Dr/Palm Beach)

I have been assigned as the Project Manager and can be contacted by phone at (561) 704-1518 or by email. Please refer to the SAJ No. and project name in all future correspondence on this project.

Sincerely,



Abigail Davis

Biologist, Regulatory Division
Palm Beach Gardens Section

Abigail.C.Davis@usace.army.mil

Phone: 561-704-1518

[4400 PGA Blvd., Suite 500](#)
Palm Beach Gardens, FL 33410

**US Army Corps
of Engineers**

Jacksonville District

From: CESAJ-RD-SP-General <Application-sp@usace.army.mil>

Sent: Monday, April 28, 2025 3:13 PM

To: Boat Lifts & Docks of South Florida <docksandlifts@gmail.com>; CESAJ-RD-SP-General <Application-sp@usace.army.mil>

Cc: Davis, Abigail C CIV USARMY CESAJ (USA) <Abigail.C.Davis@usace.army.mil>

Subject: RE: [Non-DoD Source] BISCARDI HIGHLAND - ARMY APPLICATION

Kayla,

Your project has been assigned to Abby. I copied her on this email chain. Let me know if you have any questions -Alisa

From: Boat Lifts & Docks of South Florida <docksandlifts@gmail.com>

Sent: Tuesday, April 8, 2025 3:14 PM

To: CESAJ-RD-SP-General <Application-sp@usace.army.mil>

Subject: [Non-DoD Source] BISCARDI HIGHLAND - ARMY APPLICATION

Good afternoon,

Please see attached Army Corps application and proposed drawings for the below property...

Robert Biscardi

[1114 Bel Air DR Highland Beach, FL 33487](#)

Please let me know if anything else is needed

Thank you,

Kayla

Boat Lifts & Docks of South Florida

1013 NW 31st Ave, Bldg F

Pompano Beach FL 33069

Ph: 954-971-0811

Fx: 754-666-4668

www.southfloridaboatliftingsanddocks.com

--

Boat Lifts & Docks of South Florida

1013 NW 31st Ave, Bldg F

Pompano Beach FL 33069

Ph: 954-971-0811

Fx: 754-666-4668

www.southfloridaboatliftingsanddocks.com



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

May 12, 2025

Regulatory Division
South Permits Branch
Palm Beach Gardens Section
SAJ-2025-01198(RGP-ACD)

Robert Biscardi
1114 Bel Air Drive
Highland Beach, Florida 33487
Sent via email: Qualitytime2713@gmail.com

Dear Robert Biscardi:

The U.S. Army Corps of Engineers (Corps) has completed the review of your application for a Department of the Army permit, which the Corps received on April 8, 2025. Your application was assigned file number SAJ-2025-01198. A review of the information and drawings provided indicates that the proposed work would result in the improvement to navigation for a single-family residence by removing and replacing an existing dock with a 100-foot by 5-foot dock with ten new wood pilings. The activities subject to this permit are authorized pursuant to authorities under Section 10 of the Rivers and Harbors Act of 1899 (33 U.S.C. § 403). The project is located in a residential canal adjacent to 1114 Bel Air Drive, in Section 04, Township 47 South, Range 43 East, Highland Beach, Palm Beach County, Florida.

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

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

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

General Conditions:

1. The time limit for completing the work authorized ends on **March 28, 2028.**
2. You must maintain the activity authorized by this permit in good condition and in conformance with the terms and conditions of this permit. You are not relieved of this requirement if you abandon the permitted activity, although you may make a good faith transfer to a third party in compliance with General Condition 4 below. Should you wish to cease to maintain the authorized activity or should you desire to abandon it without a good faith transfer, you must obtain a modification of this permit from this office, which may require restoration of the area.
3. If you discover any previously unknown historic or archeological remains while accomplishing the activity authorized by this permit, you must immediately notify this office of what you have found. We will initiate the Federal and state coordination required to determine if the remains warrant a recovery effort 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 attached transfer form (Enclosure) and forward a copy to this office to validate the transfer of this authorization.
5. You must allow a representative from this office to inspect the authorized activity at any time deemed necessary to ensure that it is being or has been accomplished in accordance with the terms and conditions of your permit.

Project Specific Special Conditions:

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

1. Reporting Address: The Permittee shall submit all reports, notifications, documentation and correspondence required by the general and special conditions of this permit to either (not both) of the following addresses:
 - a. For electronic mail (preferred): SAJ-RD-Enforcement@usace.army.mil (not to exceed 15 MB).
 - b. For standard mail: U.S. Army Corps of Engineers, Regulatory Division, Enforcement Section, P.O. Box 4970, Jacksonville, Florida 32232-0019.

The Permittee shall reference this permit number, SAJ-2025-01198, on all submittals.

2. Self-Certification: Within 60 days of completion of the work authorized by this permit, the Permittee shall complete the ENG Form 6285, "Certification of Compliance with Department of Army Permit" (located at https://www.publications.usace.army.mil/Portals/76/Eng_Form_6285_2024%20Dec%20FINAL.pdf) and submit it to the Corps.
3. Assurance of Navigation and Maintenance: The Permittee understands and agrees that, if future operations by the United States require the removal, relocation, or other alteration, of the structures or work herein authorized, or if, in the opinion of the Secretary of the Army or his authorized representative, said structure or work shall cause unreasonable obstruction to the free navigation of the navigable waters, the Permittee will be required, upon due notice from the U.S. Army Corps of Engineers, to remove, relocate, or alter the structural work or obstructions caused thereby, without expense to the United States. No claim shall be made against the United States on account of any such removal or alteration.
4. Manatee Conditions: The Permittee shall comply with the "Standard Manatee Conditions for In-Water Work – 2011" (Enclosure). The most recent version of the Manatee Conditions must be utilized.
5. Jacksonville District Programmatic Biological Opinion (JAXBO): Structures and activities authorized under this permit will be constructed and operated in accordance with all applicable PDCs contained in the JAXBO, based on the permitted activity. Johnson's seagrass and its critical habitat were delisted from the Endangered Species Act on May 16, 2022. Therefore, JAXBO PDCs required to minimize adverse effects to Johnson's seagrass and its critical habitat are no longer applicable to any project. Failure to comply with applicable PDCs will constitute noncompliance with addition, failure to comply with the applicable PDCs, where a take of listed species occurs, would constitute an unauthorized take. The NMFS is the appropriate authority to determine compliance with the Endangered Species Act. The most current version of JAXBO can be accessed at the Jacksonville District Regulatory Division website in the Endangered Species section of the Sourcebook located at: <http://www.saj.usace.army.mil/Missions/Regulatory/SourceBook.aspx> JAXBO may be subject to revision at any time. The most recent version of the JAXBO must be utilized during the design and construction of the permitted work.
6. Turbidity Barriers: Prior to the initiation of any of the work authorized by this permit, the Permittee shall install floating turbidity barriers with weighted skirts

that extend within 1 foot of the bottom around all work areas that are in, or adjacent to, surface waters. The turbidity barriers shall remain in place and be maintained daily until the authorized work has been completed and turbidity within the construction area has returned to ambient levels. Turbidity barriers shall be removed upon stabilization of the work area.

7. Cultural Resources/Historic Properties:

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

meter diameter of the unmarked human remains shall immediately cease and the Permittee shall immediately notify the medical examiner, Corps, and State Archaeologist within the same business day (8-hours). The Corps shall then notify the appropriate SHPO. Based on the circumstances of the discovery, equity to all parties, and considerations of the public interest, the Corps may modify, suspend, or revoke the permit in accordance with 33 CFR Part 325.7. Such activity shall not resume without written authorization from the SHPO and from the Corps.

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

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

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

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

Should you have any questions related to this RGP verification or have issues accessing the documents referenced in this letter, please contact Abigail Davis at the Palm Beach Gardens Permits Section at the letterhead address above, by telephone at 561-704-1518, or by email at Abigail.C.Davis@usace.army.mil.

-6-

Sincerely,

Abigail Davis

Abigail Davis
Project Manager

Enclosures

Cc:

Akbar Mondal, Boat Lifts and Docks of South Florida, docksandlifts@gmail.com

DEPARTMENT OF THE ARMY PERMIT TRANSFER REQUEST

DA PERMIT NUMBER: SAJ-2025-01198(RGP-ACD)

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

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

(TRANSFEREE-SIGNATURE)

(SUBDIVISION)

(DATE)

(LOT)

(BLOCK)

(NAME-PRINTED)

(STREET ADDRESS)

(MAILING ADDRESS)

(CITY, STATE, ZIP CODE)

STANDARD MANATEE CONDITIONS FOR IN-WATER WORK

2011

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

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

CAUTION: MANATEE HABITAT

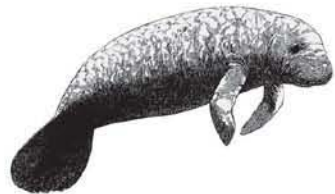
All project vessels

IDLE SPEED / NO WAKE

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

SHUT DOWN

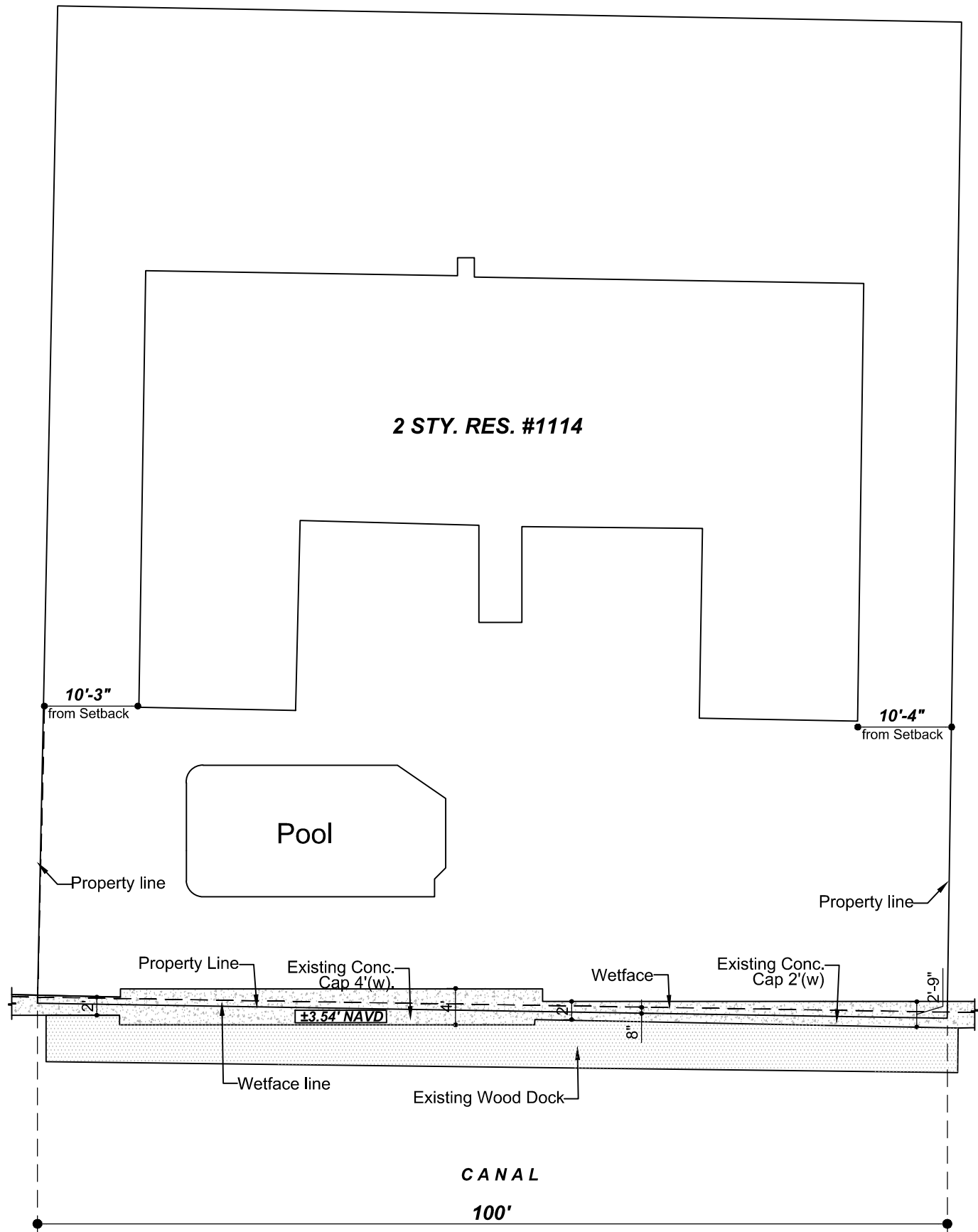
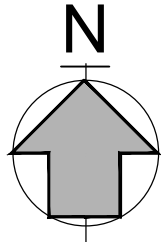
Report any collision with or injury to a manatee:



Wildlife Alert:

1-888-404-FWCC(3922)

cell *FWC or #FWC



EXISTING CONDITIONS
SCALE: 1"=15'

Ali Yemeniulier PE
2799 NW 2nd AVE suite 111
Boca Raton, FL 33431
EMAIL: YEMENIULIER@NETZERO.NET
PHONE: 561-703-2930
STATE OF FLORIDA LICENSE PE 54733

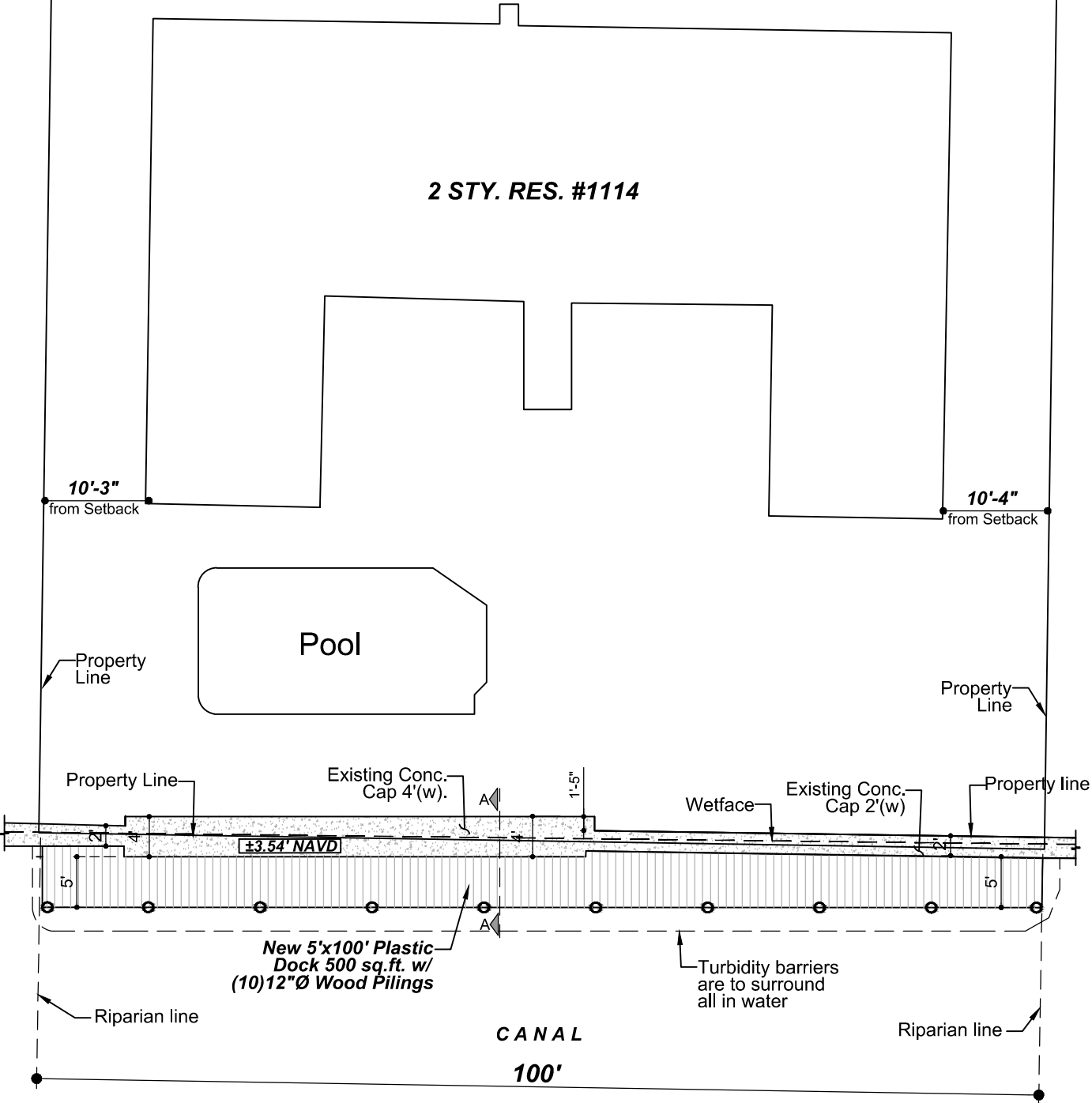
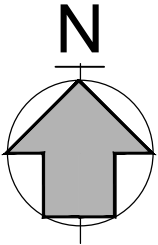
PREPARED FOR:
**BOATLIFTS & DOCKS
OF SOUTH FLORIDA**
989 N.W. 31ST. AVENUE
POMPANO BEACH, FL 33069
954-971-0811 SCC131152208

Concrete Dock/Boat Lift FOR:
Biscardi RESIDENCE
1114 Bel Air Dr.,
Highland Beach, FL 33487

DATE	NOTES/REVISIONS

Drawn by: **NS**
Checked by: **SG**
Date: **04/08/2025**
Job No.: **24-027**

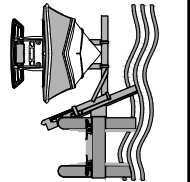
Page 43



PROPOSED CONDITIONS
SCALE: 1"=15'

Ali Yemeniulier PE
2799 NW 2nd AVE suite 111
Boca Raton, FL 33431
EMAIL: YEMENIULIER@NETZERO.NET
PHONE: 561-703-2930
STATE OF FLORIDA LICENSE PE 54733

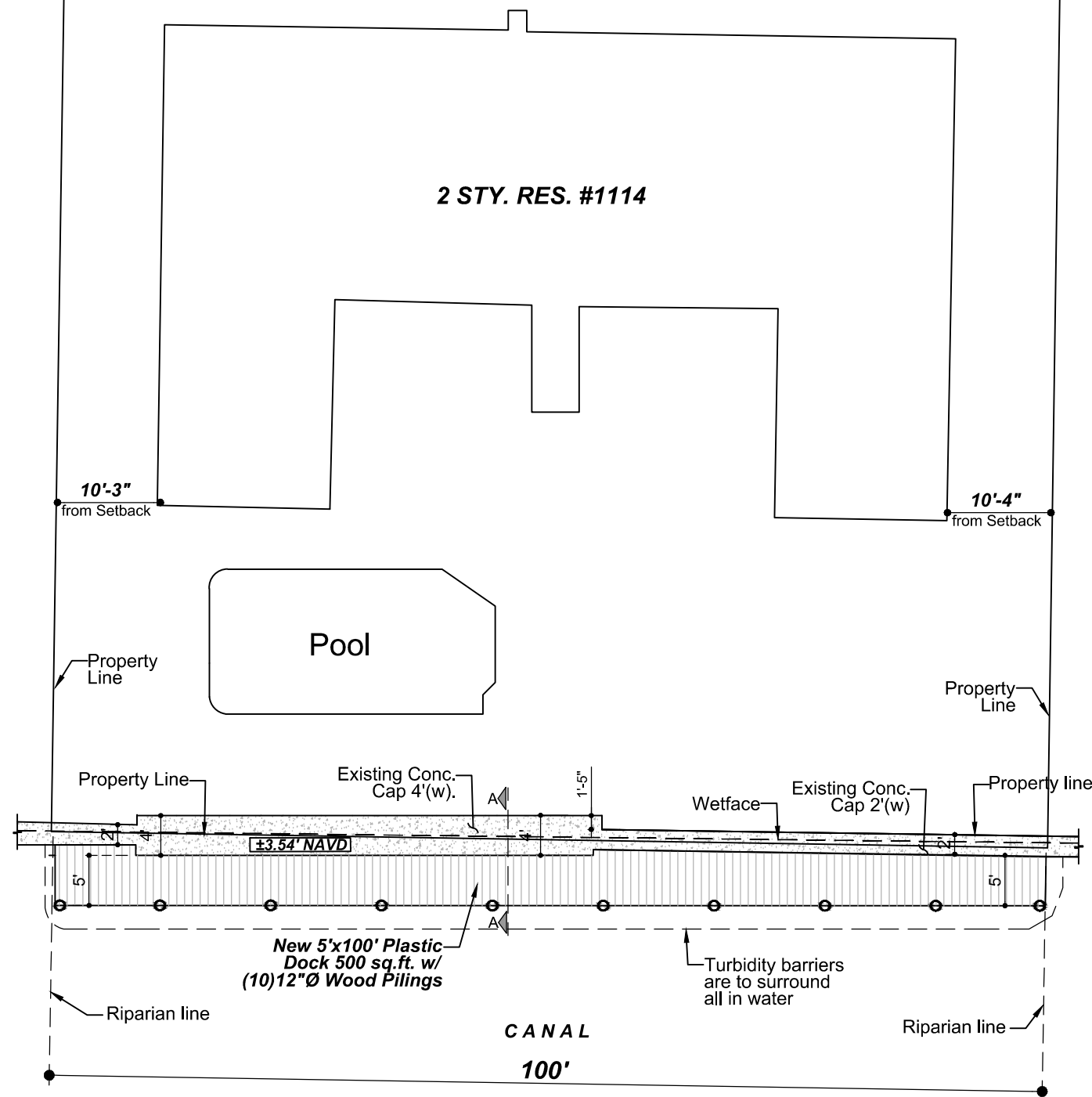
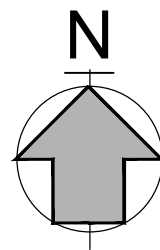
PREPARED FOR:
BOATLIFTS & DOCKS
OF SOUTH FLORIDA
989 N.W. 31ST. AVENUE
POMPANO BEACH, FL 33069
954-971-0811 SCC131152208



Concrete Dock/Boat Lift FOR:
Biscardi RESIDENCE
1114 Bel Air Dr.,
Highland Beach, FL 33487

DATE	NOTES/REVISIONS

Drawn by: **NS**
Checked by: **SG**
Date: **04/08/2025**
Job No.: **24-027**



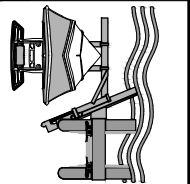
SITE PLAN
SCALE: 1"=15'

General Notes :

1. Demo Existing Dock., Installation of new 5'x100' Plastic Dock w/ (10) New 12"Ø Wood Pilings.
2. For all prestressed piles, extend pilings strands a min. of 18" into cap/dock steel or cut strands even top of pile & dowel/epoxy (2) #5 L-bars 12" w/ 4" min embedment
3. All hardware to be galvanized or stainless steel.
4. Turbidity barriers are to surround all in water construction areas during piling and/or panel installation activities.
5. Elevations shown are based on the North American Vertical Datum of 1988.
6. Design in accordance with 2023 8th Edition of the Florida Building Code.
7. Construction methods, procedures, and sequences are the responsibility of the Contractor. The Contractor shall take the necessary means to maintain and protect the structural integrity and serviceability of the construction at all times.
8. Any discrepancies found for any circumstance between the structural plans and the existing conditions found on site and/or any conditions that were omitted on the plans will be the responsibility of the Contractor to immediately bring to the attention of the Engineer of Record.
9. Existing conditions are unknown, therefore, worst case conditions have been approximated. all existing conditions are assumed and must be confirmed by the GC after permitting.
10. Engineer's Limitations of Responsibility: The Engineer shall not be responsible for the quality or composition of materials, fabrications, construction inspection, supervision, or review, special inspection, or the quality and correctness of construction unless the appropriate submissions, reports, approvals, inspections, site visit, construction review, or special inspections are performed by the Engineer or his representative as required herein, and then only such responsibility as is associated with the specific work performed as is commonly assigned a structural engineer in relation to other engineering and construction disciplines associated with the project.
11. The Engineer shall not be responsible for site and construction safety and/or the safety of construction workers. Site and construction safety is the responsibility of the Contractor. The Contractor shall be responsible for the safety of his employees and the safety of the employee of all subcontractors to the project.
12. Engineer's Statement of Compliance: To the best of the Engineer's knowledge, the structural plans and specifications presented herein comply with the applicable minimum building codes, standards, and practices.

Ali Yemeniulier PE
2799 NW 2nd AVE suite 111
Boca Raton, FL 33431
EMAIL: YEMENIULIER@NETZERO.NET
PHONE: 561-705-2930
STATE OF FLORIDA LICENSE PE 54733

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



Concrete Dock/Boat Lift FOR:
Biscardi RESIDENCE
1114 Bel Air Dr.,
Highland Beach, FL 33487

DATE	NOTES/REVISIONS

Drawn by: **NS**
Checked by: **SG**
Date: **04/08/2025**
Job No.: **24-027**

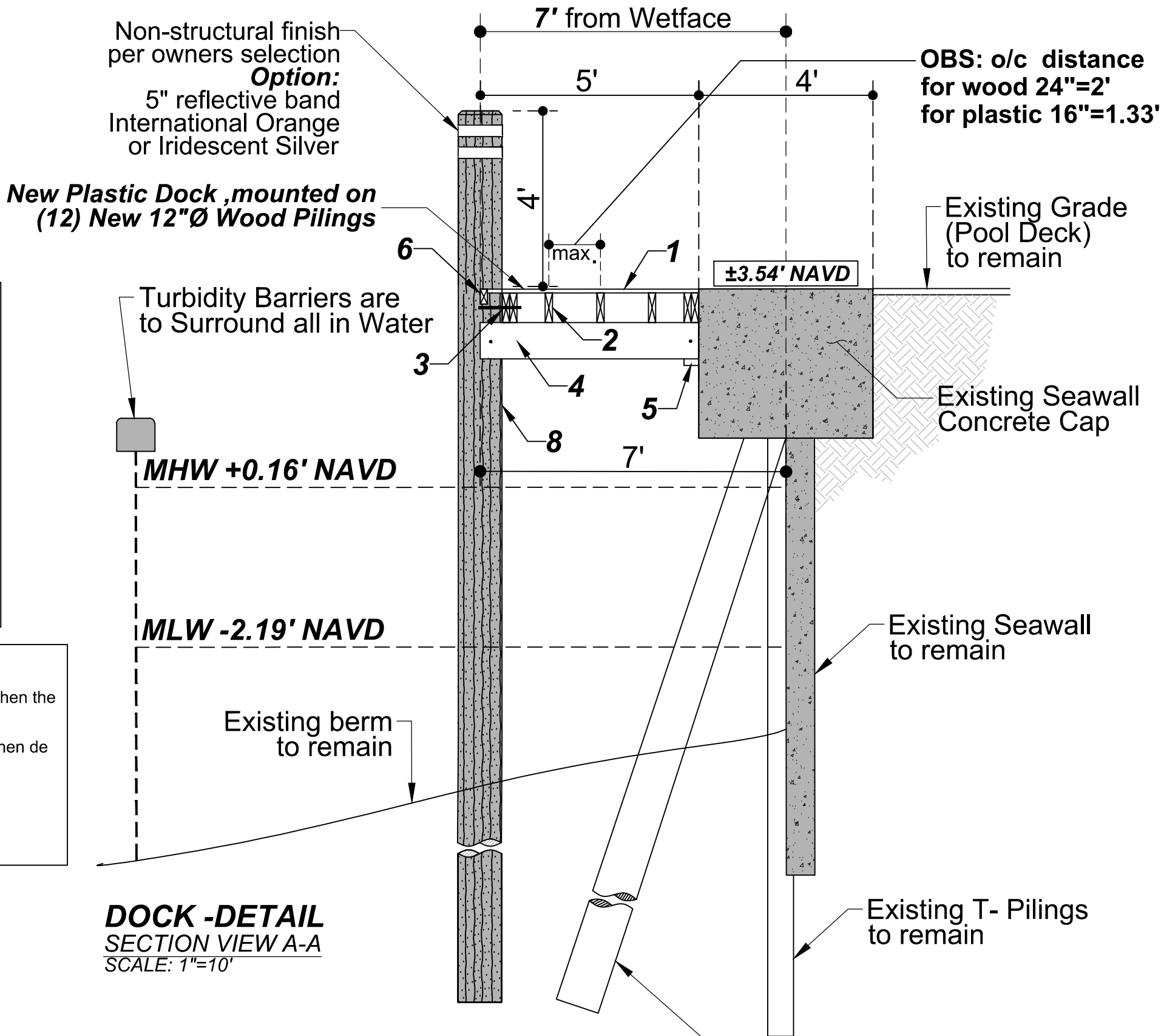
DOCK NOTE IDENTIFICATION:

1. 5/4"x6" Plastic decking board - Cellular PVC Deck (2) #7"x2" 1/2" SS trim-head deck screws per stringer.
2. 2"x8" Stringers w/(2) 16d nails to each substringer; @16" o.c. for 5/4" composite deck boards or 24" o.c., for pressure treated wood deckboards.
3. Double 2"x8" Stringers attached to Piles with (1) 1/2" x 6" lag Bolts.
4. 2"x8" Sub-stringers on side of Pilings and hangers with (1) 5/8" thru Bolts or lag Bolts into Pilings and drop hanger.
5. 4"x10" Drop hanger with (2) 1/2" x 7" lags & shields into existing Seawall Cap.
6. 2"x4" Fascia Trim .
7. 2"x4" sleeper with 1/= dim x 6" wedge anchors @ 36" on center into Existing.
8. New (12) 12"Ø Wood Pilings.

OBS. Framing Detail FBC 2020 7th Edition
170MPH 7-10 ACSE.

OBSERVATIONS:

- * For item #4 - The substringer dimensions is 2x8 often, except when the Dock width is greater than 7' - asked about.
- * For item #4 - (1) 5/8" thru bolt is just one or (2) 5/8" thru bolts when de Dock width more than 8'.
- * For item #5 - 4 x piling diameter (4x10 / 4x12 / etc.).
- * Texture not Show, Texture adds 0.0020" to part Height.
- * Fastening slots are symmetrical.

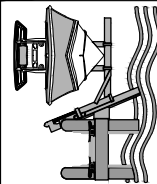


DOCK -DETAIL
SECTION VIEW A-A
SCALE: 1"=10'

PLASTIC DOCK DETAIL -1
SCALE: 1"=10'

Ali Yemeniulier PE
2799 NW 2nd AVE suite 111
Boca Raton, FL 33431
EMAIL: YEMENIULIER@NETZERO.NET
PHONE: 561-703-2930
STATE OF FLORIDA LICENSE PE 54733

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



Concrete Dock/Boat Lift FOR:
Biscardi RESIDENCE
1114 Bel Air Dr.,
Highland Beach, FL 33487

DATE	NOTES/REVISIONS

Drawn by: **NS**
Checked by: **SG**
Date: **04/08/2025**
Job No.: **24-027**

ORDERED BY:



PROPERTY ADDRESS: 1114 BEL AIR DR, HIGHLAND BEACH, FLORIDA 33487

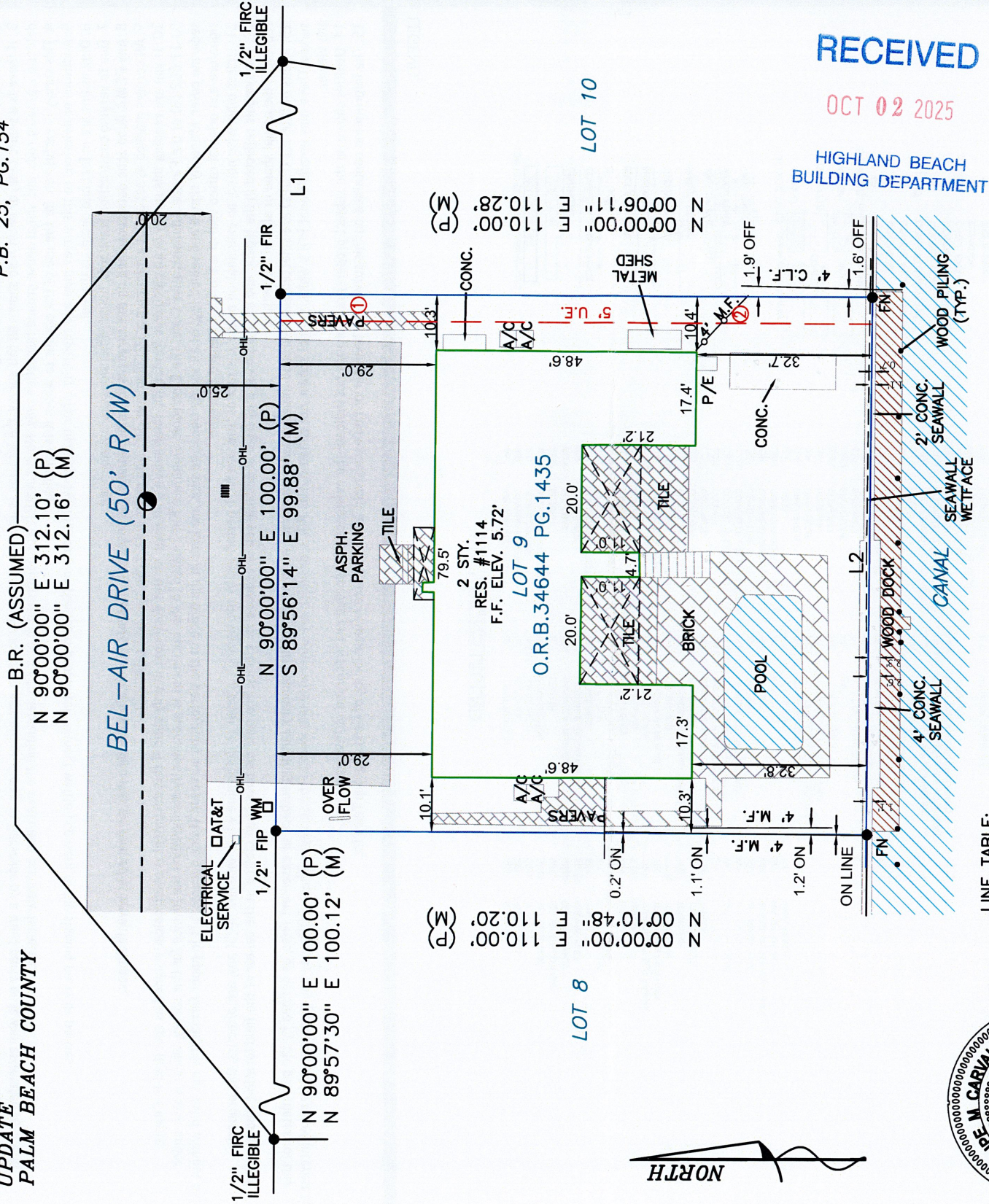
SURVEY NUMBER: 2406.0046-02

FIELD WORK DATE: 7/22/2025

REVISION DATE(S): (REV.1 7/22/2025)

2406.0046-02
BOUNDARY SURVEY
UPDATE
PALM BEACH COUNTY

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



LINE TABLE:

L1 N 90°00'00" E 112.10' (P) L2 N 90°00'00" E 100.00' (P)
N 89°58'52" E 112.16' (M) S 89°53'40" E 100.03' (M)

- THE ELEVATIONS SHOWN HEREON WERE OBTAINED USING GPS
IN CONJUNCTION WITH FDOT REAL TIME NETWORK
- DATUM: NAVD 1988

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

Use of This Survey for Purposes other than Intended, Without Written Verification, will be at the User's Sole Risk and Without Liability to the Surveyor.
Nothing hereon shall be Construed to Give ANY Rights or Benefits to Anyone Other than those Certified.

FLOOD INFORMATION:

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

POINTS OF INTEREST

- 1. PAVER WALKWAY OVER 5' U.E.
- 2. 4' METAL FENCE OVER 5' U.E.

CLIENT NUMBER:

DATE: 07/23/25

BUYER:

SELLER:

CERTIFIED TO: HIGHLAND 1114 BEL AIR LLC

GEOMATICS TOP TEAM INC.
SURVEYORS & MAPPERS

6224 MOHAWK TERRACE
MARGATE, FL 33063

LB#8200
gitt@geotopteam.com



This is page 1 of 2 and is not valid without all pages.

This is page 2 of 2 and is not valid without all pages.

This is page 2 of 2 and is not valid without all pages.

POWERED BY:

- POWERED BY:

POWERED BY:

- POWERED BY:

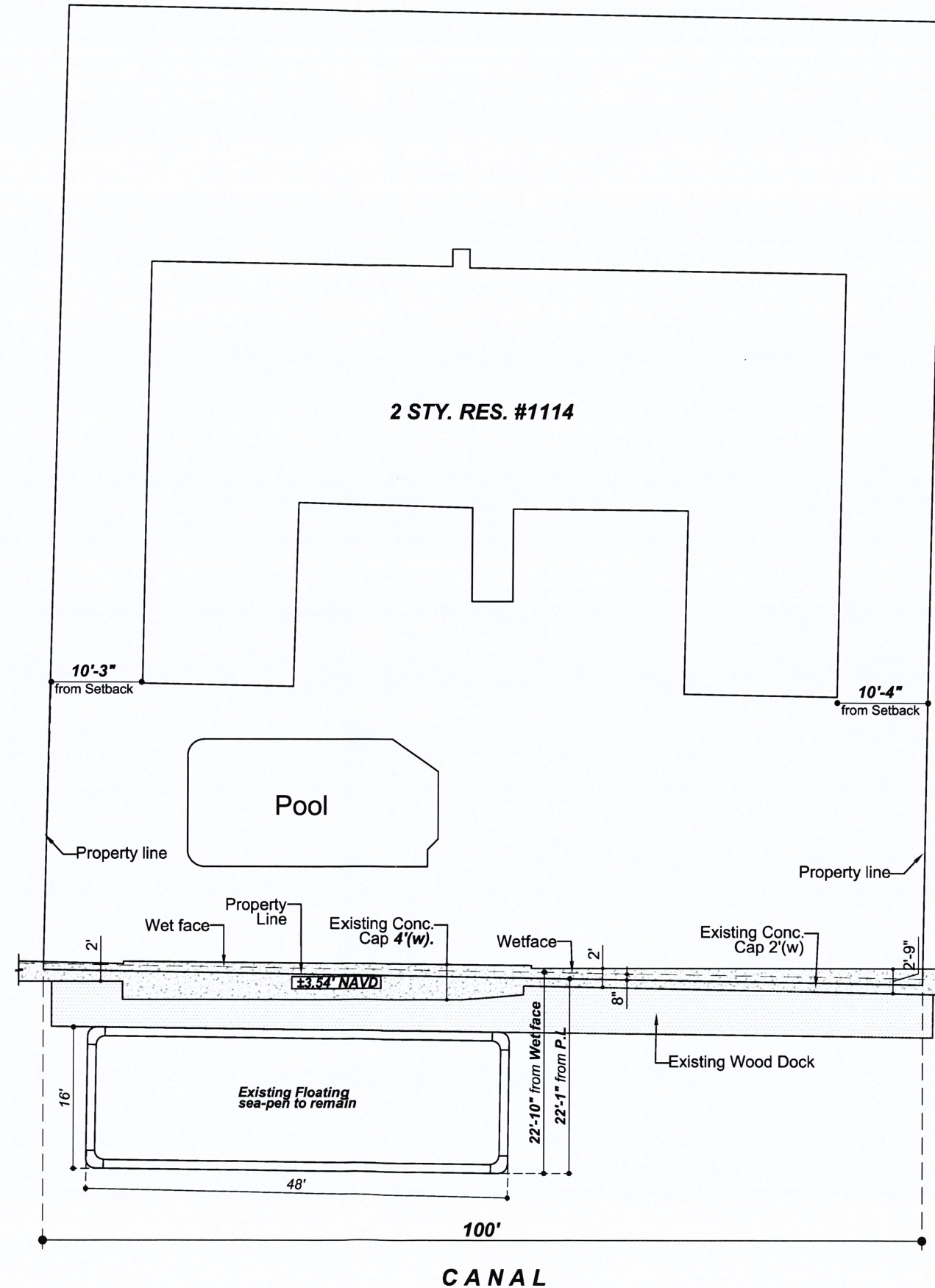
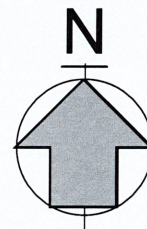
POWERED BY:



POWERED BY:

POWERED BY:

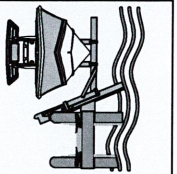
RECEIVED
OCT 02 2025
HIGHLAND BEACH
BUILDING DEPARTMENT



EXISTING CONDITIONS
SCALE: 1"=15'

Ali Yemeniulier PE
2799 NW 2nd Ave suite 111
Boca Raton, FL 33431
EMAIL: YEMENIULIER@NETZERO.NET
PHONE: 561-705-2830
STATE OF FLORIDA LICENSE PE 54793

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



Concrete Dock/Boat Lift FOR:
Biscardi RESIDENCE
1114 Bel Air Dr.,
Highland Beach, FL 33487

DATE	NOTES/REVISIONS

Drawn by: NS
Checked by: SG
Date: 10/30/2025
Job No.: 24-027

EC

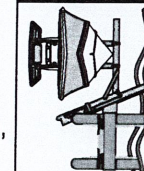
RECEIVED

OCT 02 2025

HIGHLAND BEACH
BUILDING DEPARTMENT

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

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



Concrete Dock/Boat Lift FOR:
Biscardi RESIDENCE
1114 Bel Air Dr.,
Highland Beach, FL 33487

NOTES/REVISIONS

Drawn by: NS
Checked by: SG
Date: 10/30/2025
Job No.: 24-027

SP

General Notes :

1. Demo Existing Dock., Installation of new (416 sq.ft.) Plastic Dock w/ (10) New 12"Ø Wood Pilings.
2. For all prestressed piles, extend pilings strands a min. of 18" into cap/dock steel or cut strands even top of pile & dowel/epoxy (2) #5 L-bars 12" w/ 4" min embedment
3. All hardware to be galvanized or stainless steel.
4. Turbidity barriers are to surround all in water construction areas during piling and/or panel installation activities.
5. Elevations shown are based on the North American Vertical Datum of 1988.
6. Design in accordance with 2023 8th Edition of the Florida Building Code.
7. Construction methods, procedures, and sequences are the responsibility of the Contractor. The Contractor shall take the necessary means to maintain and protect the structural integrity and serviceability of the construction at all times.
8. Any discrepancies found for any circumstance between the structural plans and the existing conditions found on site and/or any conditions that were omitted on the plans will be the responsibility of the Contractor to immediately bring to the attention of the Engineer of Record.
9. Existing conditions are unknown, therefore, worst case conditions have been approximated. all existing conditions are assumed and must be confirmed by the GC after permitting.
10. Engineer's Limitations of Responsibility: The Engineer shall not be responsible for the quality or composition of materials, fabrications, construction inspection, supervision, or review, special inspection, or the quality and correctness of construction unless the appropriate submissions, reports, approvals, inspections, site visit, construction review, or special inspections are performed by the Engineer or his representative as required herein, and then only such responsibility as is associated with the specific work performed as is commonly assigned a structural engineer in relation to other engineering and construction disciplines associated with the project.
11. The Engineer shall not be responsible for site and construction safety and/or the safety of construction workers. Site and construction safety is the responsibility of the Contractor. The Contractor shall be responsible for the safety of his employees and the safety of the employee of all subcontractors to the project.
12. Engineer's Statement of Compliance: To the best of the Engineer's knowledge, the structural plans and specifications presented herein comply with the applicable minimum building codes, standards, and practices.

2 STY. RES. #1114

10'-3"
Setback

10'-4"
Setback

Pool

Property Line

Property Line

Existing Conc.
Cap 2'(w)

Property Line

Existing Conc.
Cap 4'(w).

Wet face

6'-10" from Wet face

Wet face

Existing Conc.
Cap 2'(w)

Property Line

±3.54' NAVD

5'-1"

4'

4'-5"

4'

5'
Setback

(16'(w)x48'(L)
Existing
Floating sea pen
to remain

22'-10" from Wet face

22'-5" from P.L

New Plastic Dock
416' sq.ft. w/ (10)
12"Ø Wood Pilings

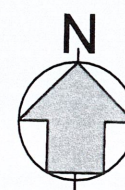
Turbidity barriers
are to surround
all in water

Riparian Line

Riparian Line

100'

CANAL



SITE PLAN

SCALE: 1"=10'

RECEIVED

OCT 02 2025

HIGHLAND BEACH
BUILDING DEPARTMENT

DOCK NOTE IDENTIFICATION:

1. 5/4"x6" Plastic decking board - Cellular PVC Deck (2) #7"x2" 1/2" SS trim-head deck screws per stringer.
2. 2"x8" Stringers w/(2) 16d nails to each substringer; @16" o.c. for 5/4" composite deck boards or 24" o.c., for pressure treated wood deckboards.
3. Double 2"x8" Stringers attached to Piles with (1) 1/2" x 6" lag Bolts.
4. 2"x8" Sub-stringers on side of Pilings and hangers with (1) 5/8" thru Bolts or lag Bolts into Pilings and drop hanger.
5. 4"x10" Drop hanger with (2) 1/2" x 7" lags & shields into existing Seawall Cap.
6. 2"x4" Fascia Trim.
7. 2"x4" sleeper with 1/- dim x 6" wedge anchors @ 36" on center into Existing.
8. New (10) 12"Ø Wood Pilings.

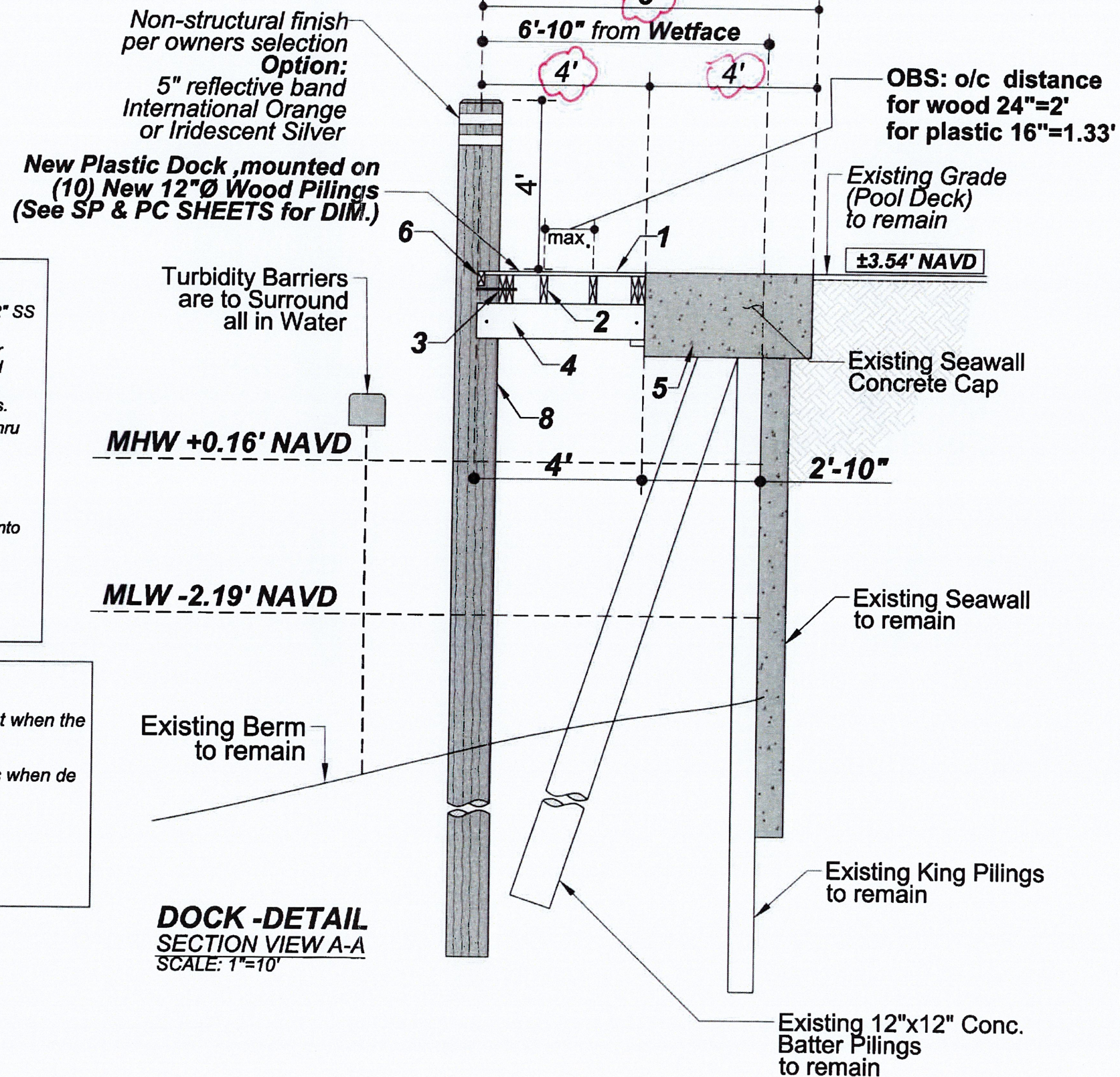
OBS. Framing Detail FBC 2020 7th Edition
170MPH 7-10 ACSE.

OBSERVATIONS:

- * For item #4 - The substringer dimensions is 2x8 often, except when the Dock width is greater than 7' - asked about.
- * For item #4 - (1) 5/8" thru bolt is just one or (2) 5/8" thru bolts when de Dock width more than 8'.
- * For item #5 - 4 x piling diameter (4x10 / 4x12 / etc.).
- * Texture not Show, Texture adds 0.0020" to part Height.
- * Fastening slots are symmetrical.

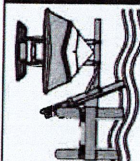
PLASTIC DOCK DETAIL -1

SCALE: 1"=10'



Ali Yemeniulier PE
2789 NW 2nd Ave suite 111
Boca Raton, FL 33431
EMAIL: YEMENIULIER@NETZERO.NET
PHONE: 561-705-2930
STATE OF FLORIDA LICENSE PE 54793

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



Concrete Dock/Boat Lift FOR:
Biscardi RESIDENCE
1114 Bel Air Dr.,
Highland Beach, FL 33487

NOTES/REVISIONS

DATE

Drawn by: NS
Checked by: SG
Date: 09/09/2025
Job No.: 24-027

DET-1

**Town of Highland Beach
Town Commission Development Order (PB)
Application No. PZ-25-33**



Applicant: Highland 114 Bel Air LLC / Akbar Mondal
Property Address: 1114 Bel Air Dr.
Highland Beach, Florida 33487

CERTIFICATE OF MAILING AFFIDAVIT

I hereby certify that the Town Clerk's Office mailed a copy of the Notice of Public Hearing (Exhibit A) for Application No. PZ-25-33 for the property located at 1114 Bel Air Dr., Highland Beach, Florida 33487, by U.S. first-class and international mail to:

All property owners and properties owned by a condominium association president and the association's registered agent within 500 feet of the property located at 1114 Bel Air Dr., Highland Beach, Florida 33487.

The mailings consisted of 128 notices that were sent first class mail and 01 notices that were sent by International Mail.

This 29th day of **October**, 2025.

Highland Beach Town Clerk's Office

Jaclyn DeHart
Deputy Town Clerk



PUBLIC NOTICE APPLICATION NO. PZ-25-33

October 29, 2025

Dear Property Owner:

This is to notify you that the **PLANNING BOARD** of the Town of Highland Beach will conduct a public hearing on **Thursday, November 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 AKBAR MONDAL, BOAT LIFTS & DOCKS OF SOUTH FLORIDA, FOR A SPECIAL EXCEPTION TO INSTALL A 400 SQUARE FOOT DOCK FOR THE PROPERTY LOCATED AT 1114 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



Affidavit of Legal Notice submission and publication

Highland Beach Legal Notice

Submission Time: **11/03/2025 11:41 AM (EST)**

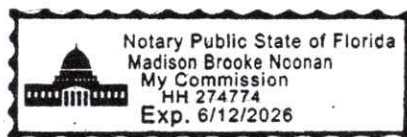
Please find a PDF of your submission details attached to this email.

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

- REVISED AD_PB_PZ-25-33_1114 Bel Air Dr._11.03.2025.pdf
- signature.png

Signature of Affiant *Jackie Dunn* Date: 11/3/25

Signature of Notary
Public *Madison Noonan* Date: 11/3/25



Notary Stamp _____

Highland Beach Legal Notice Submission

Legal Notice

Please choose a category	Planning Board Public Hearing Notices - Highland Beach
Title	NOVEMBER 13, 2025 PLANNING BOARD MEETING APPLICATION PZ-25-33
Publish Date	11/03/2025
Publish Time	11:39 AM (EST)
Description	TOWN OF HIGHLAND BEACH NOTICE OF PUBLIC HEARING YOU ARE HEREBY NOTIFIED that the Planning Board of the Town of Highland Beach will conduct a Public Hearing on Thursday, November 03, 2025, at 9:30 AM in the Commission Chambers at Town Hall, 3614 South Ocean Boulevard, Highland Beach, Florida to consider the following application: APPLICATION NO. PZ-25-33 BY AKBAR MONDAL, BOAT LIFTS & DOCKS OF SOUTH FLORIDA, FOR A SPECIAL EXCEPTION TO INSTALL A 416 SQUARE FOOT DOCK FOR THE PROPERTY LOCATED AT 1114 BEL AIR DRIVE. APPLICANT: HIGHLAND 1114 BEL AIR LLC 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 Note: The mailed notice contained a minor discrepancy regarding the size of the proposed dock (listing it at 400 square feet instead of 416 square feet)
Attach Files (Optional)	 REVISED AD_PB_PZ-25-33_1114 Bel Air Dr._11.03.2025.pdf
Submitted by (Email Address)	jdehart@highlandbeach.us
Notifications	Yes

Signature

g. DeHart
