

AGENDA

PLANNING BOARD REGULAR MEETING



Thursday, June 08, 2023 AT 9:30 AM

TOWN OF HIGHLAND BEACH, FLORIDA

3618 S. OCEAN BOULEVARD

HIGHLAND BEACH, FL 33487

Telephone: (561) 278-4548

Website: www.highlandbeach.us

LIBRARY COMMUNITY ROOM

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

A. May 11, 2023

8. **UNFINISHED BUSINESS**

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

9. **NEW BUSINESS**

A. Development Application No. 23-0002 / David Willens

Application by Christopher Gullace, West General Corporation, for a major modification to an existing building as provided in Section 30-39 of the Town Code of Ordinances including but not limited to the addition of two new garages, a new covered entertainment area and changes to the exterior façade, and roof line for the property located at 2362 South Ocean Boulevard.

10. ANNOUNCEMENTS

June 13, 2023	1:00 P.M.	Code Enforcement Regular Meeting
June 20, 2023	1:30 P.M.	Town Commission Meeting

11. ADJOURNMENT

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

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

File Attachments for Item:

A. May 11, 2023



TOWN OF HIGHLAND BEACH PLANNING BOARD REGULAR MEETING MINUTES

Library Community Room
3618 South Ocean Boulevard
Highland Beach, Florida 33487

Date: May 11, 2023
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 Harry Adwar
Board Member Brian DeMoss
Board Member Roger Brown
Board Member David Powell
Board Member Jason Chudnofsky
Chairperson Eric Goldenberg
Town Attorney Leonard Rubin
Deputy Town Clerk Jaclyn DeHart

ABSENT

Vice Chairperson Ilyne Mendelson

ADDITIONAL STAFF PRESENT

Town Planner Allen

3. PLEDGE OF ALLEGIANCE

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

4. APPROVAL OF THE AGENDA

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

5. SWEARING IN OF THE PUBLIC

Deputy Town Clerk Jaclyn DeHart swore in those giving testimony.

6. PUBLIC COMMENT

Karl Johanson, 5823 South Ocean Boulevard, spoke about the proposed amendment concepts as it relates to changing the 25-foot setback along the intracoastal.

7. APPROVAL OF MINUTES

A. March 09, 2023

April 11, 2023

Motion: DeMoss/Chudnofsky - Moved to approve the minutes as amended which passed unanimously 6 to 0.

8. UNFINISHED BUSINESS

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

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

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

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

Town Planner Allen gave a brief overview of the history of the project and that there was a previous code violation for installing the dock without a permit. She provided a PowerPoint Presentation of the Development Order depicting aerial photographs of the property with the existing new dock and previous dock from 2016 because this is an after the fact permit. She mentioned that CAP Government went out and did measurements and they indicated that the dock installation does appear to match the plans that are submitted before the Board today. She advised that the applicant received authorization from the Florida Department of Environmental Protection (FDEP) and the US Army Corps of Engineers (ACOE) for the proposed dock.

Richard Mendelson, applicant, talked about the project as it relates to doing the work without a permit.

There were conversations between the Board Members, Town Planner Allen, and Applicant Richard Mendelson about the dock.

The Public Hearing was closed followed by a motion.

MOTION: Chudnofsky/DeMoss – Moved to approved Development Order No. 21-0010, which passed unanimously 6 to 0.

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

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

Town Planner Allen presented a PowerPoint Presentation that depicted multifamily zoning district maps and corresponding lot widths. She referenced continuous docks as it relates to the ten-foot set back. She mentioned that she went out on the Police Marine Patrol Vessel and noticed there are existing docks that go to the property lines. If those owners want to put in new docks in the future the proposed amendment concepts will cause them to lose part of their dock.

Town Attorney Rubin spoke about floating vessel platforms and a new statue that may be signed by the Governor. He mentioned that if they are attached to a bulkhead or seawall that they can require a onetime permit.

There was extensive discussion about setbacks along the Intracoastal and mooring of boats as it relates to boats being over the property line. Town Planner Allen spoke about the mooring of boats as it relates to the current code (Code Section 30-68G4).

The Board requested to do another tour on the Police Boat to further understand the zoning issue as it relates to setbacks. The Board will continue to discuss setbacks for zoning districts.

Town Planner Allen mentioned that at the Jun 08,2023 Planning Board Meeting she will have an expert to talk about maximum seawall heights as it pertains to the proposed amendment concepts. Additionally, she will bring back a report from former Vice Mayor Babij to the next Planning Board Meeting for the Board to review.

Karl Johanson spoke about the number of properties in his HOA as it relates to the ten-foot setback.

9. NEW BUSINESS

A. None.

10. ANNOUNCEMENTS

Chairperson Goldenberg read the announcements as follows.

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

11. ADJOURNMENT

The meeting adjourned at 10:14 A.M.

APPROVED on June 08, 2023, Planning Board Regular Meeting.

Eric Goldenberg, Chairperson

ATTEST:

Transcribed by: Jaclyn DeHart

06/08/2023

Jaclyn DeHart
Deputy Town Clerk

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



TOWN OF HIGHLAND BEACH

AGENDA MEMORANDUM

MEETING TYPE: Planning Board (“Board”) Meeting

MEETING DATE June 8, 2023

SUBMITTED BY: Ingrid Allen, Town Planner, Building Department

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

SUMMARY:

As mentioned to the Board at the March 9, 2023 meeting, the proposed amendment concepts pertaining to AMF and seawall regulations will be an ongoing item of discussion on the Board’s meeting agendas during an approximate 8-12 month timeframe. This timeframe will give the Board sufficient time to discuss, analyze and craft a consensus. The Board will provide its recommendations on each proposed amendment concept to the Town Commission. At the May 11, 2023 Board meeting, Board discussion and commentary on the proposed amendment concepts included the following:

-Consider mooring setback to address moored boats extending beyond individual property lines.

-Maintain current accessory marine facility setbacks for those single-family properties located within Byrd Beach (if majority of residents agree). The following setbacks currently apply to all single-family zoning districts (Sec. 30-68(g)(6)):

Single-family zoning districts: Twenty-five (25) feet; provided, however, the side yard setback shall be fifteen (15) feet for any single-family lot with a lot width of fifty (50) feet or more but less than seventy (70) feet. For those lots with less than fifty (50) feet abutting the water, the planning board may grant a special exception for the installation of a seawall mounted davit type lifting device (but not a dock structure) after being satisfied as to the protection of neighboring property and no infringement of standard navigation practices.

-What was the intent for the proposed change to the accessory marine facility setback? The previous Vice-Mayor, Greg Babij, was authorized by the Town Commission to sponsor a review and propose any amendments to the current accessory marine facility regulations. Mr. Babij prepared a draft report on the proposed amendment concepts which was provided to the Town Commission at their March 15, 2022 Commission meeting (see attached). The proposed change to side setbacks for accessory marine facilities is found on page 3.

-Requesting additional Board site visit on the Town’s marine patrol vessel to assess existing docks in multifamily zoning districts and how they may be impacted by the following proposed amendment concept:

10-foot side setback for all zoning districts. For lots < 100 feet in width, setback is 10% of width; however, setback cannot be less than 5 ft.

The Town Manager, Marshall Labadie, has agreed to such request. Staff will be coordinating site visits with members of the Board.

For reference purposes, the Board's previous discussions on the amendment concepts are provided in the tables below:

April 13, 2023

AMENDMENT CONCEPT	BOARD DISCUSSION
Maximum height for AMF = BFE plus 7 feet.	There should be limit, look to Board member Brown for input.
Require a ladder for every 50 feet of dock.	Reasonable for health and safety. Consider requirement not just for docks but include seawalls. Location of ladder should not interfere with the docking or mooring of vessel.
10-foot side setback for all zoning districts. For lots < 100 feet in width, setback is 10% of width; however, setback cannot be less than 5 ft.	Agree to apply setback for multifamily zoning districts as proposed.
NA	Floating docks should be part of the amendment (<i>Note that according to Section 30-68(h)(6) of the Town Code, floating docks are subject to conformance with all zoning requirements</i>). Town Attorney, Len Rubin, indicated that there may be some leeway in regulating setbacks for "floating vessel platforms" and "floating boat lifts" for which Florida Statutes currently provides an exemption. Mr. Rubin will update the Board on this matter at the May 11 th meeting.
Maximum seawall height	Expert to testify. <i>Staff has reached out to the Town's marine expert, ATM, and will advise the Board on their availability to appear at a Board meeting.</i>
Encroachment into water at 25 feet or 25% of waterway width, whichever is less (measured from the shortest distance adjacent to the property line)	Measure from closest landward position (to accommodate PL in the water). Apply 25 feet or 25% encroachment to canals and lakes only exclude Intracoastal Waterway.

March 9, 2023

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

ATTACHMENTS:

- Proposed amendment concepts list
 - Draft report from previous Vice-Mayor Greg Babij (presented to the Town Commission on March 15, 2022)
 - ATM report (dated 2-11-2022)
-

RECOMMENDATION:

At the discretion of the Board.

PROPOSED AMENDMENT CONCEPTS

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

ADDITIONAL CONCEPT:

- Maximum seawall height

DRAFT Proposed Revisions to Marine Accessory Ordinances

Abstract:

The existing marine accessory ordinances lack some detail and it is recommended they are enhanced to provide clarity on topics that have been a source of ambiguity and contention. Items like maximum allowable height of marine accessories, ambiguity around jetski lifts vs. boat lifts, and the process of dealing with marine accessories in where there is a discontinuity in the waterway (i.e corner lots, end of canals) have all been points of contention between residents and the Building Department, due to lack of detail.

Additionally, this is an opportune time to consider revising certain other components of the current ordinances to address anticipated future conflicts or in some cases better conform with code used by surrounding towns.

While reviewing the recommended changes, it may be beneficial to envision the concept of a 3-dimensional box that sits on the rear property line of any waterfront lot. Marine accessories must completely fit within the box to be permissible. Otherwise, they would be required to go through the process of obtaining a variance.

Summary of Recommendations

1) Define a Maximum Allowable Height of Marine Accessories:

Recommended Maximum Height: Base Flood Elevation plus 7 feet.

There have been multiple debates around what is an acceptable height of boat lifts. The current codes only state that a boat lift shall not be higher than the superstructure of the boat when lifted, but is silent on how high up in the air the combined boat lift and boat can be. This leaves open the potential for installing boatlifts on top of excessively high pilings, as long as the boat lift is fully retracted so the boat will be higher than the lift itself.

It is recommended that the “height” of the 3 dimensional box behind any waterfront property be Base Flood Elevation plus 7 feet. Referencing Base Flood Elevation allows the ordinance to be dynamic with sea level rise, as it is a reference datum that has been occasionally revised higher by the US Government in conjunction with the sea level. Pilings, and also the boat lift components must not be higher than this recommended maximum allowable height.

2) Amend existing language related to Jetski (Personal Watercraft) Lifts

The current codes are excessively onerous for jetski lifts, relative to boat lifts. As Section 30-131 is written, the bottom of the keel of any boat shall not be hoisted greater than one foot above the minimum seawall elevation, and in no case shall the lift be higher than the superstructure of the boat when lifted.

Because of the low vertical profile of a jetski (3 feet) relative to the vertical profile of a boat lift (7 feet), a boat lift can be installed to hold a boat, but the very same boat lift would not be permissible if it is used to instead lift a jetski.

It is recommended the current code be amended by either by removing the section that states *in no case shall the lift be higher than the superstructure of the boat when lifted*, or simply exempt jet skis (personal watercraft) from this code.

**3) Define a maximum width of a seawall cap and also a maximum width of a dock out into the water.
Recommended maximum new seawall cap width of 3 feet as measured from the property line
Recommended maximum dock plus seawall cap width of 8 feet as measured from the property line**

As properties are redeveloped and seawalls are replaced, there exists the potential for residents to look to “extend” their effective usable property out into the water by building a new seawall outside of the existing seawall. There is also the potential for properties to get extended by pouring excessively wide seawall caps on top of new seawalls and building excessively wide docks.

By limiting the maximum seawall cap width from the property line, and also the maximum distance the seawall cap plus dock can extend from the property line, the risk of one property owner effectively creating their own peninsula is minimized.

It is recommended that the waterside edge of any new seawall cap be limited to 3 feet from the property line, whether it is on top of a new wall, or is a cap raise on top of an existing wall.

Additionally, it is recommended that any new dock built is limited to a maximum distance of 8 feet out into the water as measured from the property line. This would allow for the outer edge of neighboring docks to all be limited to the same distance from the property line regardless of seawall cap size. For example, if a property has a 2 foot wide seawall cap, then that property would be allowed to have a 6 foot wide dock, and meet the maximum combined width of 8 feet. While if a neighboring property has a 3 foot wide seawall cap, they would be limited to a dock width of 5 feet.

Lastly it is recommended that language be added into the code to limit the installation of no more than 1 new seawall outside of the original property seawall that abuts the property line. This eliminates the risk that new seawalls are repeatedly installed on the waters edge side of existing seawalls, which would effectively create a man-made peninsula.

**4) Define a Maximum Distance that Marine Accessories can Extend into the Water
Recommended Maximum Distance: The lesser of 25 feet from the property line or 25% of the waterway width.**

This recommendation can be thought of as the perpendicular edge of the 3 dimensional box, as measured from the property line straight out into the water.

The town codes [Sec. 30-68(g)(6)a and b] simply defer to the Army Core of Engineers for approval of distance into water. It is recommended that the maximum distance be limited to the lesser of 25 feet or

25% of the width of the canal or waterway. Additionally, this distance will be measured from the shortest distance between the two properties in question.

This maximum distance of 25 feet is not an arbitrary value. It was chosen to allow residents to mix and match combinations of seawall cap widths, dock widths and boat lift widths of reasonable size without having to obtain a variance.

The chart below shows the various widths of boatlifts ranging from small boats to very large boats. For illustration, a typical 40 ft powerboat may weigh 30,000 to 40,000 lbs., and that lift is 16 ft wide (center to center) which is 17 ft wide when measured to the outsides of all pilings.

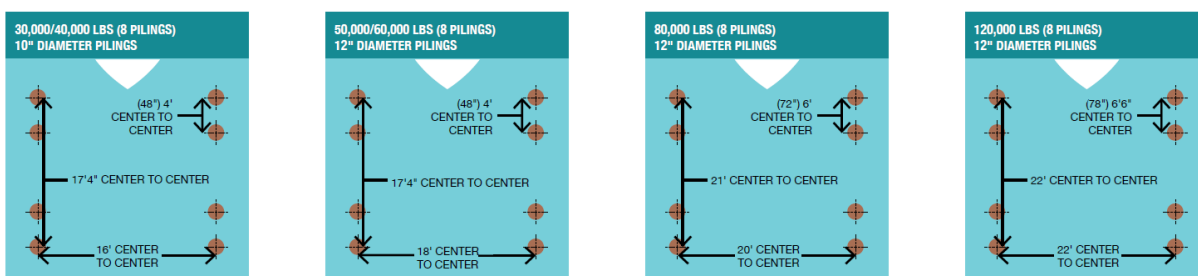
This very standard lift size could be installed at any home that has also conformed to the recommended seawall cap and dock widths, and stay at the 25 ft maximum distance:
3 ft seawall cap + 5 foot dock + 17 foot boatlift = 25 ft.

On the larger end of the spectrum, a 120,000 lb boatlift could hold about the largest size boat an owner would probably want to be able to lift behind a residential property. That boatlift is 22 ft wide center to center, which would be 23 feet wide to the outsides of the pilings. This “mega lift” could still fit in a back yard, but it would have to be right up against a seawall cap, as there is no room for a dock. Early seawall caps were 2 feet wide, and newer caps are 2.5 feet to 3 feet wide. Also note this lift could be installed at a property that has a 3 foot new cap, by notching out 1 foot where the inside pilings are installed. And again this is an extreme outlier example.

A much more typical boat lift for very large boats would be a 50,000 or 60,000 or even possibly an 80,000 lb. lift and the widths there easily stay within the maximum 25 foot threshold with a 3 foot wide seawall cap.

I am not sure Highland Beach has ever had a request to install an 80,000 or 120,000 lb. boatlift, as those are a very rare size.

Piling Setting Dimensions for Yacht Lifts



5) Amend Side setbacks to utilize a smoothed definition instead of the complicated step function definition. Additionally apply the new definition to all property types.

The current town codes utilize a step function where the side setbacks jump at discrete intervals. For example, if a single family zoned property is 71 feet wide, the side setbacks are 25 feet on each side. Comparatively, if a single family zoned property is 69 feet wide, the side setbacks are 15 feet on each

side. Additionally, there exists a different set of side setbacks for single family zoning vs multi-family zoning. Multi-family zoning has a zero foot setback.

It is recommended that the side setbacks be a smoothed function and are less for smaller properties so as to enhance the ability to utilize the water frontage. It is also recommended that the same set of rules apply to all properties equally, regardless of zoning.

Recommendations for Side setbacks:

-For properties with waterline length of 100 feet or more: 10 foot side setback on either side. This setback matches surrounding towns such as Boca Raton, Hillsboro Beach, and Ocean Ridge.

-For properties with waterline length of less than 100 feet: the side setbacks are proposed to be 10% of property waterline length on either side, with a minimum setback of 5 feet, on either side.

Utilizing this framework, a 71 foot wide property would have side setbacks of 7.1 feet, and a 69 foot property would have side setbacks of 6.9 feet.

Lastly, it is recommended that the current code clarify that with measurements will be made based on the assumption that a lot line is extended beyond said property line on a line perpendicular to the seawall or bulkhead. This clarification will provide clarity when measurements are being made with properties that have lot lines that are not perpendicular to the seawall, such as pie shaped lots.

6) Require a Ladder for every 50 feet of dock.

This is simply a requirement in most surrounding towns and our code is silent.

7) Strengthen existing language on the approval process of marine accessories in areas where there is a discontinuity in the waterway by acknowledging that they are a “special case” and external expertise will be utilized.

The majority of conflicts are associated with areas where there is a discontinuity in the waterway such as an abrupt restriction in the waterway width, end of canals, or corner lots or lots that extend into a waterway. The current code is a bit nebulous around these more complicated properties, and in some cases boatlifts have previously been installed in locations where one property owner is inadvertently restricting or blocking an adjacent property owner of the ability to also install a boatlift.

This situation was discussed extensively with the Marine Consultant, and in his expert opinion, no code can be written to address every possible potential scenario within the town. His recommend course of action is to treat any property that has a small water frontage (perhaps less than 50 feet) or that has a discontinuity in the waterway as “a special case.” In these special cases, the standard procedure will be to consult with a marine expert who will make recommendations to the planning board on locations and maximum permissible sizes of marine accessories, with the intention of making sure all surrounding property owners are not having their ability to also utilize the waterway restricted. The code already allows for outside experts for review of development approval requests via Sec. 30-12. The recommended code change is simply to clarify to all parties that a consultation with a marine consultant along with a consultant recommendation to the planning board will be part of the approval process in these special cases.

The planning board can then decide what will be permitted. If a resident disagrees with the planning board's approval, and feels that their access is being restricted as a result of a marine accessory installation, they can seek remedy through the court system.



2/11/22

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

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

Ms. Allen,

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

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

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

2. Requirement of setbacks for all zoning districts

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

3. Limits to waterway encroachment

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

4. Limitations to pile maximum height

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

5. Limits to seawall cap and dock width

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

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

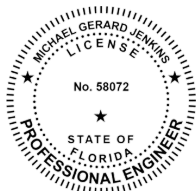
Regulation of boat lifts through minimum setbacks, size and height limitations are generally sufficient to meet the intent to minimize impacts to adjacent properties, allow for safe navigation and minimize impacts to view for waterways that are generally uniform in dimension adjacent to the regulated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

Sincerely,

Applied Technology & Management, Inc.



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



**Michael
G Jenkins**

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

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

File Attachments for Item:

A. Development Application No. 23-0002 / David Willens

Application by Christopher Gullace, West General Corporation, for a major modification to an existing building as provided in Section 30-39 of the Town Code of Ordinances including but not limited to the addition of two new garages, a new covered entertainment area and changes to the exterior façade, and roof line for the property located at 2362 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: June 8, 2023

TO: PLANNING BOARD

FROM: INGRID ALLEN, TOWN PLANNER

SUBJECT: APPLICATION BY CHRISTOPHER GULLACE, WEST GENERAL CORPORATION, FOR A MAJOR MODIFICATION TO AN EXISTING BUILDING AS PROVIDED IN SECTION 30-39 OF THE TOWN CODE OF ORDINANCES INCLUDING BUT NOT LIMITED TO THE ADDITION OF TWO NEW GARAGES, A NEW COVERED ENTERTAINMENT AREA AND CHANGES TO THE EXTERIOR FAÇADE, AND ROOF LINE FOR THE PROPERTY LOCATED AT 2362 SOUTH OCEAN BOULEVARD. (DO#23-0002).

I. GENERAL INFORMATION:

Applicant (Property Owner): David A. Willens
2362 South Ocean Boulevard
Highland Beach, FL 33487

Applicant's Agent: Christopher Gullace
West General Corporation
275 Hamlet Drive
Delray Beach, FL 33445

Property Characteristics:

Comprehensive Plan Land Use: Single Family
Zoning District: Residential Single Family (RS)
Parcel PCN#: 24-43-46-28-44-000-0060
Site Location: 2362 South Ocean Boulevard

Property Background

According to the Palm Beach County Property Appraiser, the existing home was built in 2000.

Request and Analysis:

The Applicant is proposing a major modification to an existing single-family home located at 2362 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 proposed major modification consists of the following:

- The addition of two (2) new garages totaling 1,197.41 square feet with new air-conditioned area above, and two (2) new balconies.
- A new covered entertainment area along the rear of the property.
- Exterior façade changes including alterations to windows, doors and balconies to a more modern architectural style.
- Alteration of the roof line.

The Applicant is also proposing a new pool and spa as well as new landscaping on the property and along Florida Department of Transportation’s (FDOT) right-of-way located adjacent to the property. Section 28-10 of the Town Code indicates that the property owner shall be responsible for the maintenance of all landscaping located on their property and on adjacent public rights-of-way. On July 20, 2017, the Florida Department of Transportation (FDOT) and the Town of Highland Beach entered into a Landscape Inclusive Maintenance Memorandum of Agreement (MMOA) for the purpose of maintaining landscape improvements on State Road A1A (South Ocean Boulevard). Given the Applicant is proposing landscaping on FDOT’s right-of-way, an amendment to the Landscape Inclusive Memorandum of Agreement is required. The landscaping proposed on FDOT’s right-of-way has been approved by FDOT (Permit No. 2023-L-496-00005). A resolution to execute such amended Agreement will be considered by the Town Commission.

Following an approval by the Planning Board and 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. In addition, the Applicant is proposing to remove three (3) royal palms from the property which are considered specimen trees (as provided in Section 20-135(b) of the Town Code) and therefore require Town Commission approval for such removal. Lastly, pursuant to Town Resolution No. 2021-041, Town Commission approval is required for construction of improvements within the State Road A1A right-of-way. The Applicant is proposing a new driveway and therefore

will need such right-of-way permit approval from the Town Commission. Note that the Applicant has received FDOT approval for the new driveway (Permit No. 2023-A-496-00009).

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.

Staff has reviewed the Applicant's proposed request including plans date stamped received by the Building Department on May 11, 2023 and finds that the project is consistent with the Code of Ordinances.

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
Applicant proposed Plans (11X17)**



TOWN OF HIGHLAND BEACH

Application # _____

PROPERTY INFORMATION ASSOCIATED WITH THIS APPLICATION

Address: 2362 S. Ocean Blvd

PCN: 24-43-46-28-44-000-0060

Full Legal Description of the Property [as described in the deed] or reference to an attachment:

Camelot on the Atlantic PL 1 LT 6 & TH PT of TRS A-2 & B-2 LYG E of & ADJ Thereto as in OR5994P260

Zoning District:

What is the location of the installation?

☒ Intracoastal Waterway (ICW) ☐ Interior Canal/Basin ☐ N/A

PROPERTY OWNER (APPLICANT) INFORMATION

Name: David Willens

Phone: (561) 866-2757

Fax:

Mailing Address: 2362 S Ocean Blvd Highland Beach Fl.

Email Address: dwillens65@gmail.com

APPLICANT'S AGENT INFORMATION

Name: Christopher Gullace

Phone: 561-701-4540

Fax:

Company Name: West General Corporation

Mailing Address: 275 Hamlet Dr. Delray Beach Fl 33445

Email Address: cmg@westg1.com

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

Renovation of the existing home as well as the addition of two new garages with living space above each.

Renovations will include new windows & exterior doors, flooring, cabinetry, some mechanical, electrical and plumbing additions and alterations, new swimming pool, new landscaping and hardscape, new appliances, painting inside and out.

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.

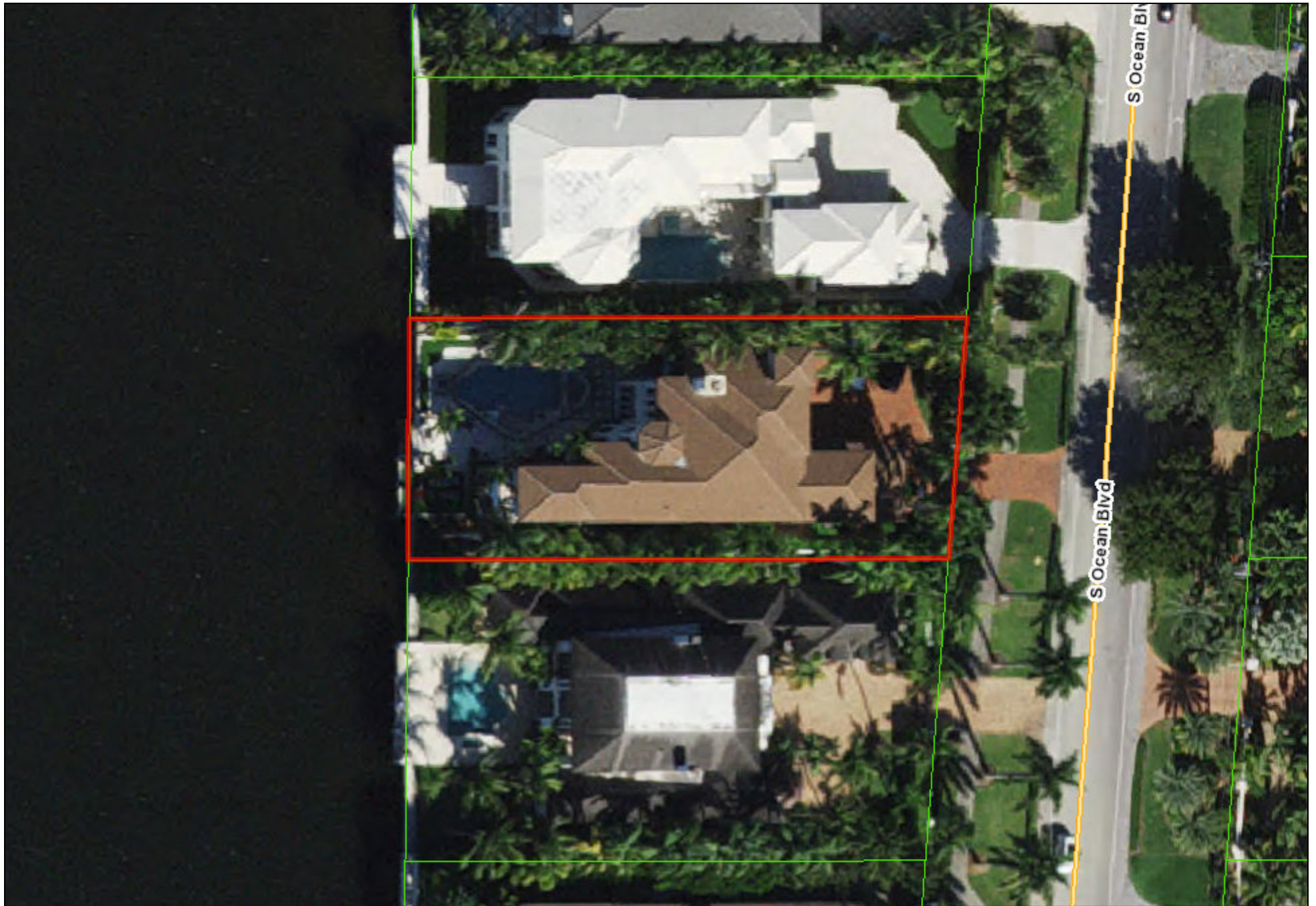
Applicant's Signature:  Date: 1/30/23

Received by the Town Clerk's Office:

Received By: _____ Date: _____

Date Public Notices Mailed: _____

Date Legal Advertisement Published: _____



2362 South Ocean Blvd.

2362 South Ocean Blvd (Front)



2362 South Ocean Blvd. (Rear)



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\\mycloud\p\41001\BE-ACAD\PR\210512\233.WIL (2362 S Ocean, Highland Bch)\210512.AR\CHICAD\210512.033.WIL-FOOT.FINAL 05-10-2023.plt

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BUILDING DEPARTMENT



PROJECT ADDRESS: 2362 S. OCEAN BLVD., HIGHLAND BEACH, FL 33487, US

150 E Boca Raton Rd.
Boca Raton, Florida 33432
Phone: 561 362 6408
Web: BE-DESIGN.NET

BE
DESIGN
ASSOCIATES, INC. A A 26001227

JOB ID	210512.033.WIL
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PRINTING DATE	5/10/2023
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SP-00

Page 30

WILLENS' RESIDENCE
TWO STORY HOME ADDITION AND
RENOVATION
2362 S. OCEAN BLVD HIGHLAND BEACH
FL 33487 US

THIS DRAWING IS ISSUED:	DATE	APPROVAL
FOR PRELIM ANALYSIS	05/09/2023	
FOR PRELIM DESIGN	05/10/2023	
FOR PRELIM CONSTRUCTION	05/10/2023	
FOR PRELIM CONSTRUCTION	05/10/2023	
FOR PRELIM CONSTRUCTION	05/10/2023	
FOR PRELIM CONSTRUCTION	05/10/2023	
FOR PRELIM CONSTRUCTION	05/10/2023	
FOR PRELIM CONSTRUCTION	05/10/2023	

ISSUE / COMMENT | BY | DATE

PRELIMINARY PLAN REVIEW	△	05/09/2023
PRELIMINARY PLAN REVIEW	△	05/10/2023
PRELIMINARY PLAN REVIEW	△	05/10/2023

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"SUNSHINE STATE ONE CALL"
PRIOR TO DIG AT 811
OR (800) 432-4770

FLOOD ZONE INFORMATION

FLOOD INFORMATION:
COMMUNITY NUMBER: 120192
PANEL NUMBER: 12099C0987
FIRM DATE: 10-05-2017
FIRM EFFECT/REV DATE: 10-05-2017
FLOOD ZONE: "AE"
BASE FLOOD ELEVATION: 6.00' NAVD 1988
BENCH MARK INFORMATION:
Palm Beach County Benchmark: "M 310"
NAVD Elevation: 5.17'

SITE INFORMATION OBTAINED FROM SURVEY:
PREPARED BY: KENNETH J. OSBORNE
PROFESSIONAL SURVEYOR & MAPPER: #6415
STATE OF FLORIDA - LB #6415

REFER TO PAGE A-08
FOR NOTES & SCHEDULES

REFER TO LANDSCAPE AND CIVIL
DRAWINGS (SHEET PD-1) FOR
LANDSCAPE, GRADING, PAVING,
DRAINAGE INFORMATION AND SEWER
CONNECTIONS.

SITE REGULATIONS

ZONE: RS-RESIDENTIAL SINGLE FAMILY

FUTURE LAND USE: SINGLE FAMILY

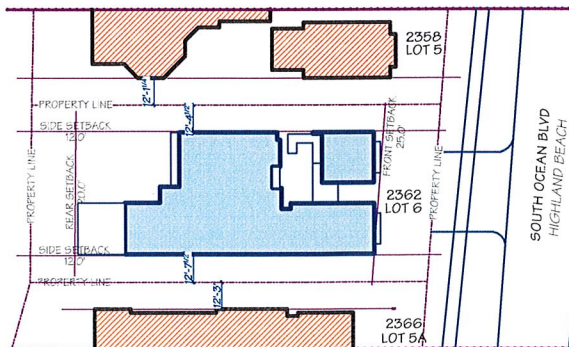
HORIZONTAL RESTRAINTS	MINIMUM	PROVIDED
FRONT SETBACK:	25'	25.04' min.
L & R (SIDE) SETBACK:	12'	12.62' & 12.35' min.
REAR SETBACK:	20'	22.04' min.
POOL SETBACK (REAR/ L&R SIDES):	10'	10.00' min.
VERTICAL RESTRAINTS	MAXIMUM	PROVIDED
MAX. NUMBER OF STORIES:	TWO	TWO
MAX. HEIGHT:	35'	31'-8 1/2"'

SCOPE OF WORK

SUMMARY
THE SCOPE OF WORKS CONSISTS OF THE ADDITION AND RENOVATION OF AN EXISTING 2 STORY HOME. THE LEVEL OF ALTERATION IS LEVEL 3 (EXCEEDS 50 PERCENT OF THE BUILDING AREA).

EXTERIOR IMPROVEMENTS INCLUDE: NEW DRIVEWAY, PATHWAYS, POOL & POOL DECK, SPA, CMU PERIMETER WALL FENCE, MECHANICAL FENCE, MECHANICAL EQUIPMENT, CONCRETE PADS, LIVING ROOM TERRACE, COVERED ENTERTAINMENT, MAIN ENTRANCE, EXTERIOR STAIRS, WATER FOUNTAIN, LIGHTING FIXTURES, WINDOWS & DOORS, MODERN GLASS RAILINGS, METAL ROOF, FACADE CLADDING & STUCCO/ PAINT, ADDITION OF NEW BUILDING VOLUMES WHICH DO NOT EXCEED EXISTING BUILDING HEIGHT, UTILITY METERS, LANDSCAPE, IRRIGATION, PAVING AND GRADING.

INTERIOR IMPROVEMENTS: THE RECONFIGURATION OF SPACES / EXTENSION OF SYSTEMS, INSTALLATION OF EQUIPMENT, THE DEMO OF WALLS, APPLIANCES, PLUMBING FIXTURES, LIGHTING, STAIRS, CEILINGS, FIREPLACE, DOORS, FLOOR FINISHES, WALL FINISHES, BUILT-INS.



03 SP-01 SKETCH OF ADJACENT STRUCTURES
SCALE: 1" = 40'

RENOVATION PROJECT

CURRENT USE OF PROPERTY:
EXISTING RESIDENTIAL
EXISTING ZONING: RS RESIDENTIAL SINGLE FAMILY

ADDRESS:
2362 S. OCEAN BLVD HIGHLAND BEACH FL.
33487 US

LEGAL DESCRIPTION:

LOT 5, PLAT NO. 1, CAMELOT ON THE ATLANTIC, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 38, PAGE 160, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, TOGETHER WITH A PORTION OF TRACTS A-2 AND B-2 OF SAID PLAT, MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGIN AT THE NORTHEAST CORNER OF SAID LOT; THENCE NORTH 89°33'00" EAST, ALONG THE EASTERLY PROJECTION OF THE NORTH BOUNDARY OF SAID LOT, 87.49 FEET TO A POINT ON THE EAST BOUNDARY OF PLAT; THENCE SOUTH 04°01'00" WEST, ALONG SAID EAST BOUNDARY, 80.24 FEET TO THE SOUTHEAST CORNER OF SAID PLAT; THENCE NORTH 27°43'24" WEST, ALONG THE EASTERLY BOUNDARY OF SAID LOT, 50.00 FEET TO A POINT ON THE ARC OF A RADIALLY TANGENT CURVE; THENCE NORTHWESTERLY, ALONG SAID EAST BOUNDARY AND ALONG THE ARC OF SAID CURVE BEING CONVEX TO THE NORTHEAST, HAVING A RADIUS OF 40.00 FEET, A DELTA OF 117°16'24", AND AN ARC DISTANCE OF 81.87 FEET TO THE POINT OF BEGINNING OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

ELEVATIONS LISTED HERE
ARE FROM THE
ARCHITECTURAL PROJECT
FOR EXTERIOR ELEVATIONS
(DRAINAGE) FOLLOW THOSE
FROM CIVIL ENGINEERS'
PLANS.

PROJECT ZERO = 6.60' NAVD
(EXISTING)

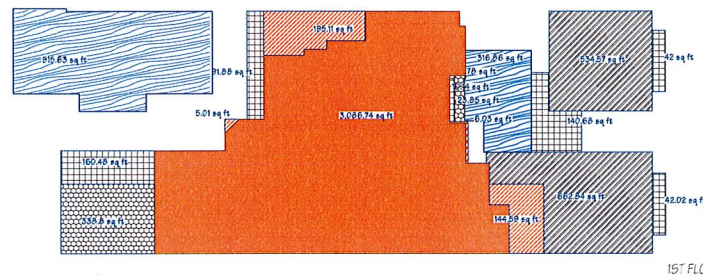
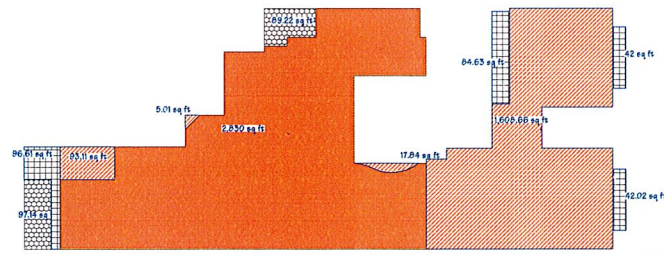
7.017' NEW T.O.S. + 0.125 F.F. =
7.142' NAVD

(MINIMUM DESIGN ELEVATION:
BFE 6.0 + 1' FBC FREEBOARD = 7' NAVD)

SITE GRADING

1. GRADING SHALL BE ACCOMPLISHED IN ACCORDANCE WITH CHAPTER 33 OF THE FLORIDA BUILDING CODE. ALL EXCAVATED MATERIAL RESULTING FROM GRADING SHALL BE REMOVED FROM THE SITE BY THE CONTRACTOR EXCEPT SOIL TO BE STOCKPILED FOR REDISTRIBUTION ON SITE AS DIRECTED.

2. LIMIT SITE GRADING TO THE BUILDING PAD AND SURROUNDING BUILDING ENVELOPE. ALL AC PAVING AND CONCRETE SHALL SLOPE AWAY FROM THE BUILDING TO PROVIDE POSITIVE DRAINAGE AWAY FROM THE BUILDING AT A MIN. SLOPE OF 1/8" PER FOOT FOR CONCRETE AND AC AND 1/4" PER FOOT FOR NATURAL SOILS.



AREAS FOR 2362 S. OCEAN BLVD HIGHLAND BEACH FL. 33487 US

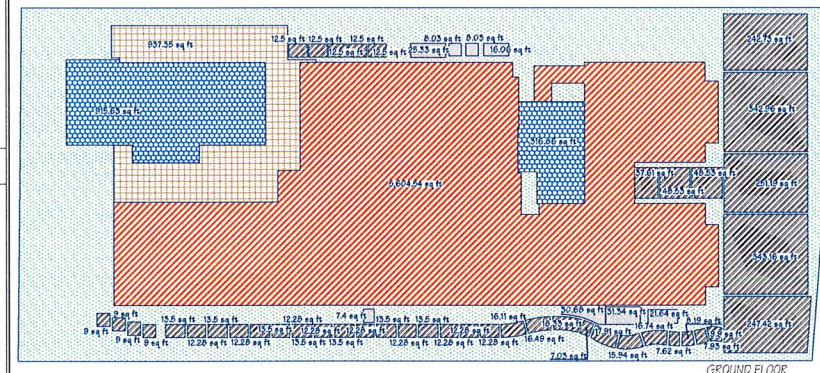
	EXISTING sq. ft.	NEW AREA sq. ft.	PARTIAL sq. ft.	TOTAL sq. ft.
A/C 1ST FLOOR	3,086.74	351.52	3,438.26	7,992.89
A/C 2ND FLOOR	2,830.00	1,724.63	4,554.63	
GARAGE		1,197.41	1,197.41	1,197.41
COVERED 1ST FLOOR	362.65	487.20	849.85	849.85
COVERED 2ND FLOOR	186.37	285.26	451.63	451.63
POOL & WATER FEATURE		1,232.50	1,232.50	1,232.50
GRAND TOTAL				11,728.28

REFERENCE	
EXISTING A/C	
NEW A/C	
NEW GARAGE	
EXISTING COVERED	
NEW COVERED	
NEW POOL & WATER FEATURE	

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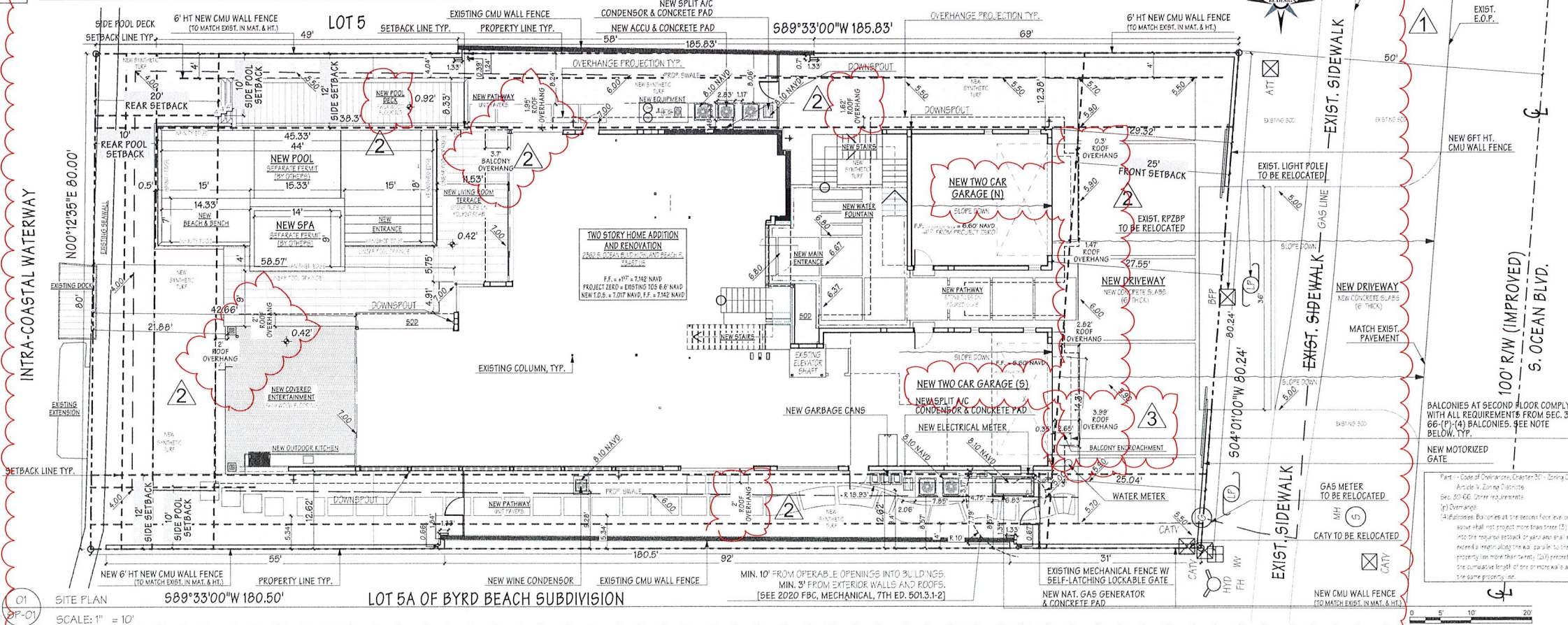
PERVIOUS & IMPERVIOUS FOR 2362 S. OCEAN BLVD HIGHLAND BEACH FL. 33487 US

	IMPERVIOUS sq. ft.	PERVIOUS sq. ft.
FOOT PRINT	5,604.54	
DRIVEWAY & PATHWAY	2,028.99	
POOL & WATER FEATURE	1,232.50	
POOL DECK	837.35	
SLAB EQUIPMENT	148.50	
LANDSCAPE		4,700.14
TOTAL	9,951.88	4,700.14
%	68%	32%
TOTAL LOT		14,652.02

REFERENCE	
FOOT PRINT	
DRIVEWAY & PATHWAY	
POOL & WATER FEATURE	
POOL DECK	
EQUIPMENT SLABS	
LANDSCAPE	

SITE PLAN WALL LEGEND

EXISTING CMU WALL	
NEW CMU WALL	



DATE	ISSUE / COMMENT	APPROVAL
05/07/23	FOR ALL SITE ANALYSIS	
05/17/23	FOR ALL PRELIMINARY DESIGN	
07/19/23	FOR ALL PRELIMINARY DESIGN	
08/02/23	FOR ALL PRELIMINARY DESIGN	
08/02/23	FOR ALL PRELIMINARY DESIGN	
08/02/23	FOR ALL PRELIMINARY DESIGN	
08/02/23	FOR ALL PRELIMINARY DESIGN	
08/02/23	FOR ALL PRELIMINARY DESIGN	
08/02/23	FOR ALL PRELIMINARY DESIGN	
08/02/23	FOR ALL PRELIMINARY DESIGN	

WILLENS' RESIDENCE
TWO STORY HOME ADDITION AND
RENOVATION
2362 S. OCEAN BLVD HIGHLAND BEACH
FL. 33487 US

150 E Boca Raton Rd.
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Web: BE-DESIGN.NET
BE-DESIGN ASSOCIATES, INC. A.A. 26001227

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SITE PLAN
SP-01
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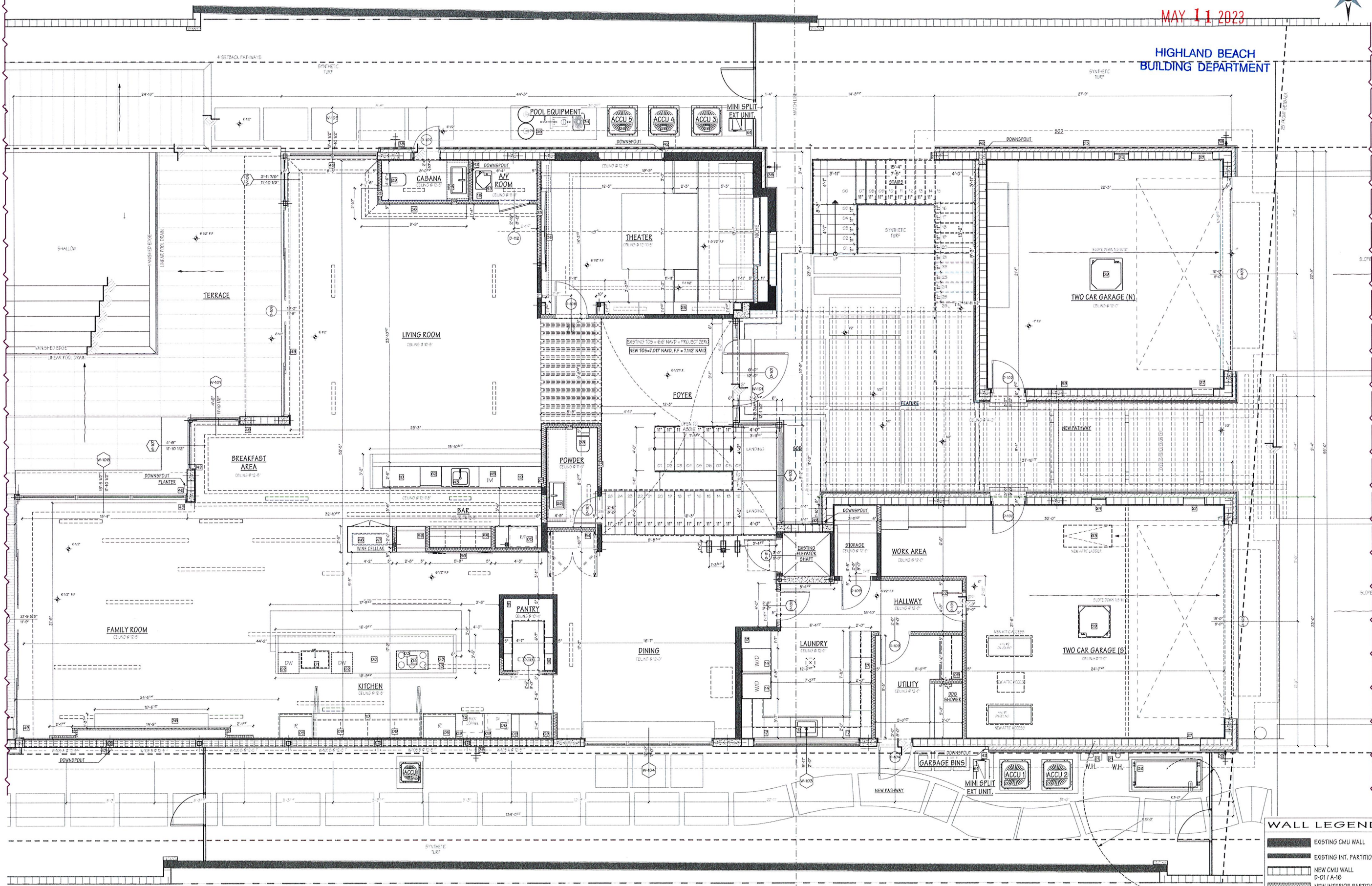
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FIRST FLOOR - A	

A-02





Page 32



2
A-02

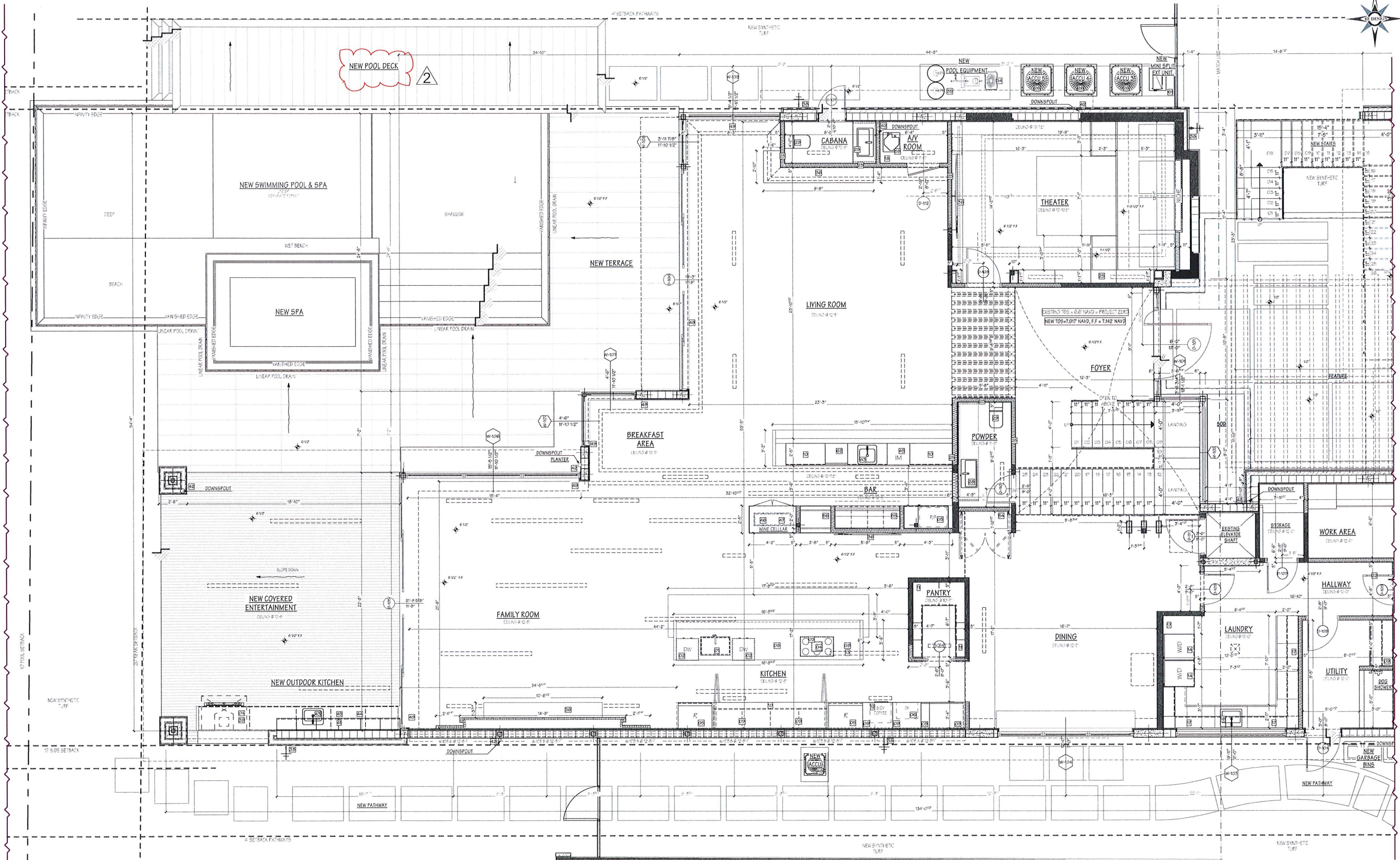
GROUND FLOOR
SCALE: 1/4" = 1'-0"

WALL LEGEND

	EXISTING CMU WALL
	EXISTING INT. PARTITION
	NEW CMU WALL D-01 / A-16
	NEW INTERIOR PARTITION W/ SOUND INSULATION D-03 / A-16

A triangle with the number 1 inside.

\\wyj\dwg\PR\ACAD\BE-ACAD-PR\210512\033\WIL\210512\ACAD\210512\033\WIL-FDOT-FINAL 05-10-2023.plt



2 GROUND FLOOR
A-02.1 SCALE: 1/4" = 1'-0"

WALL LEGEND	
	EXISTING CMU WALL
	EXISTING INT. PARTITION
	NEW CMU WALL
	D-01 / A-16
	NEW INTERIOR PARTITION
	W/ SOUND INSULATION
	D-03 / A-16

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JOSEPH D. FOSCOLO
ARCHITECT

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PRELIMINARY REVIEW	BY	DATE
PRELIMINARY REVIEW	BY	DATE

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FOR ALL PRELIMINARY DESIGN	DATE
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FOR ALL PRELIMINARY DESIGN	DATE
FOR ALL PRELIMINARY DESIGN	DATE
FOR ALL PRELIMINARY DESIGN	DATE
FOR ALL PRELIMINARY DESIGN	DATE
FOR ALL PRELIMINARY DESIGN	DATE
FOR ALL PRELIMINARY DESIGN	DATE
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FIRST FLOOR - B

A-02.1

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HIGHLAND BEACH
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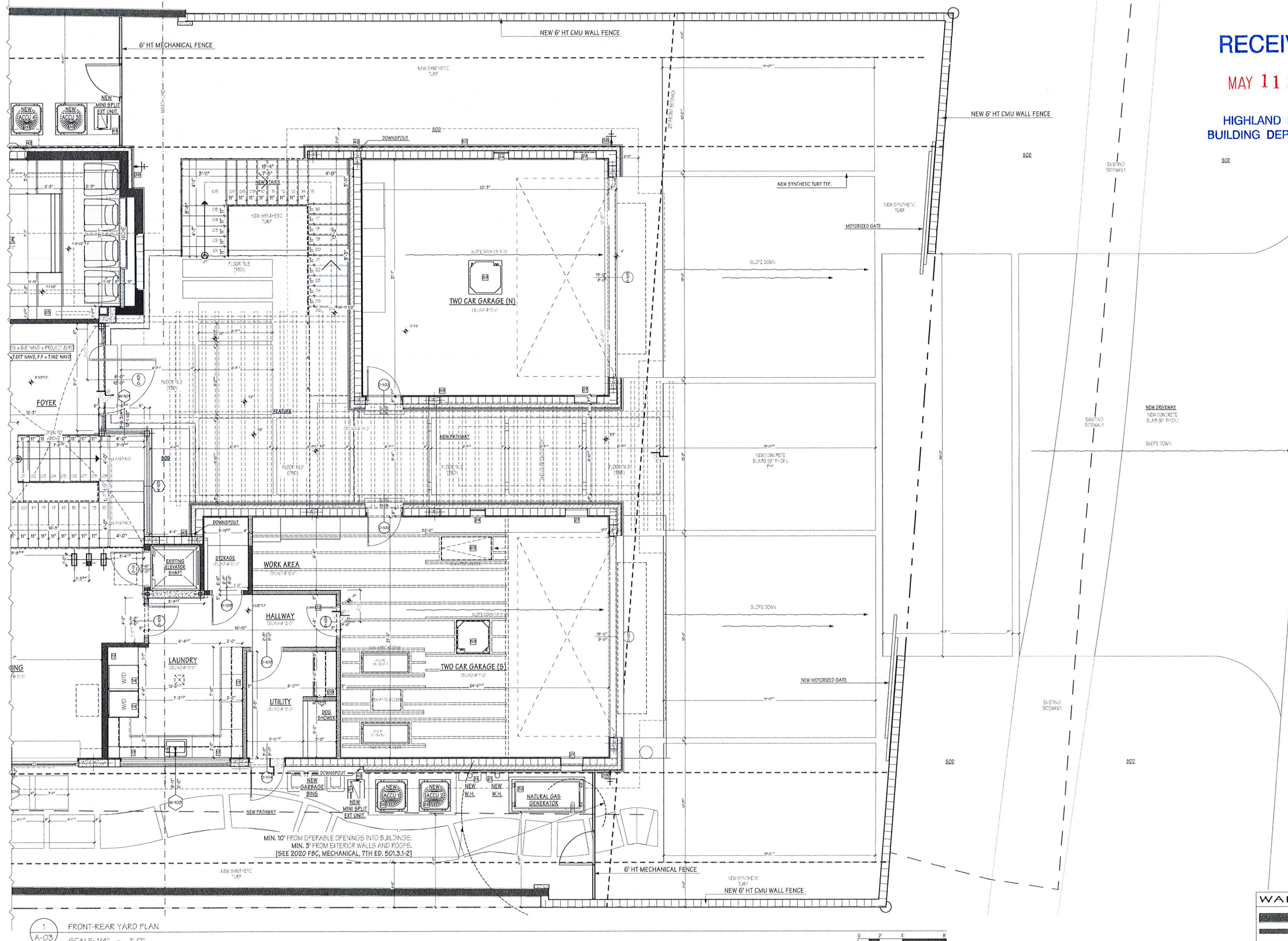
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FRONT AND REAR YARD - A	





A-03

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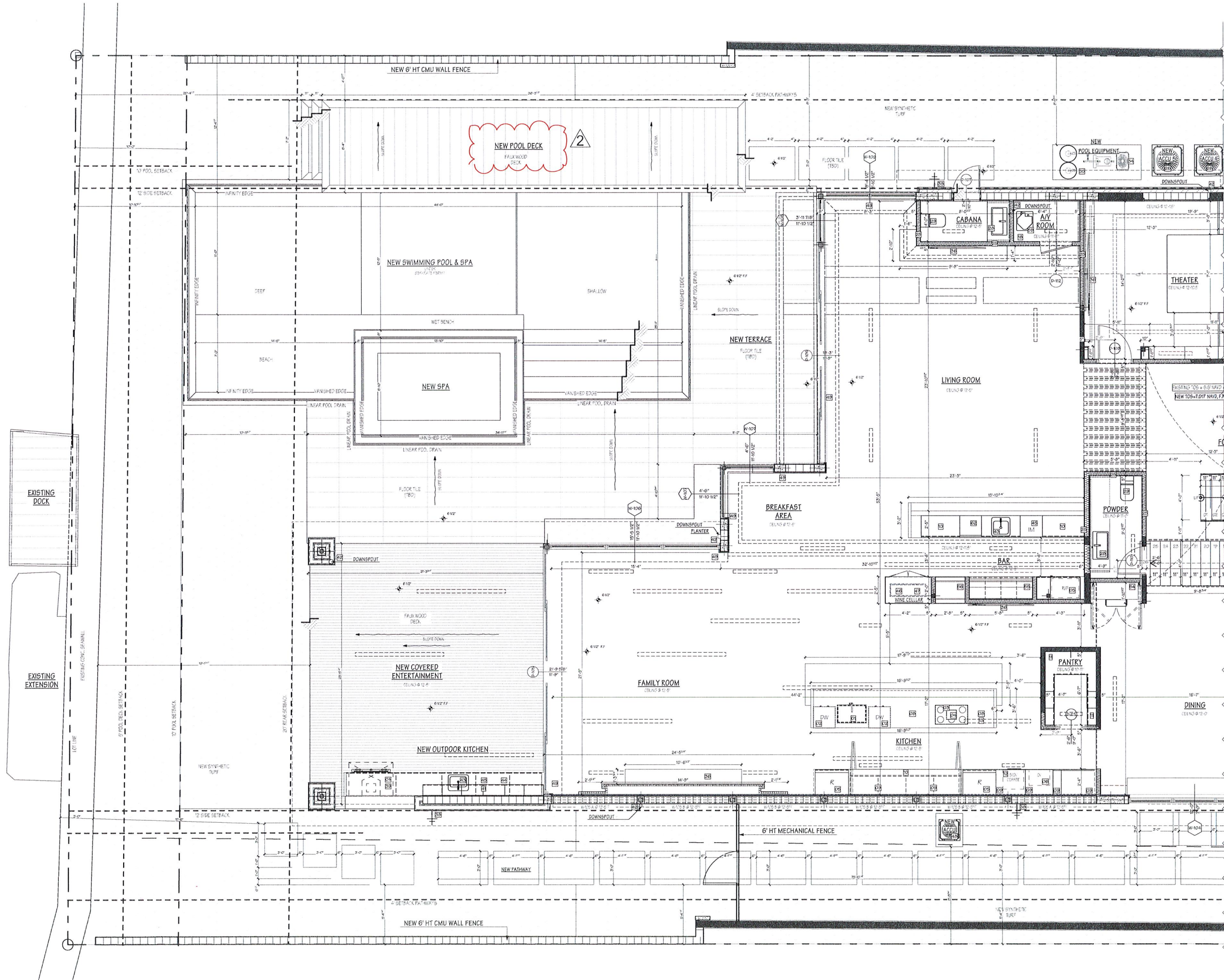
FRONT-REAR YARD PLAN
SCALE: 1/4" = 1'-0"

WALL LEGEND

	EXISTING CMU WALL
	EXISTING INT. PARTITION
	NEW CMU WALL D-01 / A-16
	NEW INTERIOR PARTITION W/ SOUND INSULATION D-03 / A-16

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1
A-03.1
FRONT-REAR YARD PLAN
SCALE: 1/4" = 1'-0"



WALL LEGEND	
	EXISTING CMU WALL
	EXISTING INT. PARTITION
	NEW CMU WALL
	D-01 / A-16
	NEW INTERIOR PARTITION
	W/ SOUND INSULATION
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FRONT AND REAR YARD-B

A-03.1
Page 35

HIGHLAND BEACH
BUILDING DEPARTMENT



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FOR ALL THE DETAILS	15/01/2022			PERMITS PLAN REVISION	A	15/01/2022
FOR ALL THE DESIGN	05/01/2022			PERMITS PLAN REVISION	A	05/01/2022
FOR ALL THE SPECIFIC DESIGN	02/01/2022			PERMITS PLAN REVISION	A	02/01/2022
FOR ALL THE DESIGN DEVELOPMENT	09/01/2022			PERMITS PLAN REVISION	A	09/01/2022
FOR ALL THE CONSTRUCTION DESIGN WORK	09/01/2022			PERMITS PLAN REVISION	A	09/01/2022
FOR ALL THE PERMITS	30/07/2022			PERMITS PLAN REVISION	A	30/07/2022
FOR ALL THE DETAILS				PERMITS PLAN REVISION	A	

WILLENS' RESIDENCE
TWO STORY HOME ADDITION AND
RENOVATION
2362 S. OCEAN BLVD HIGHLAND BEACH
FL. 33487 US

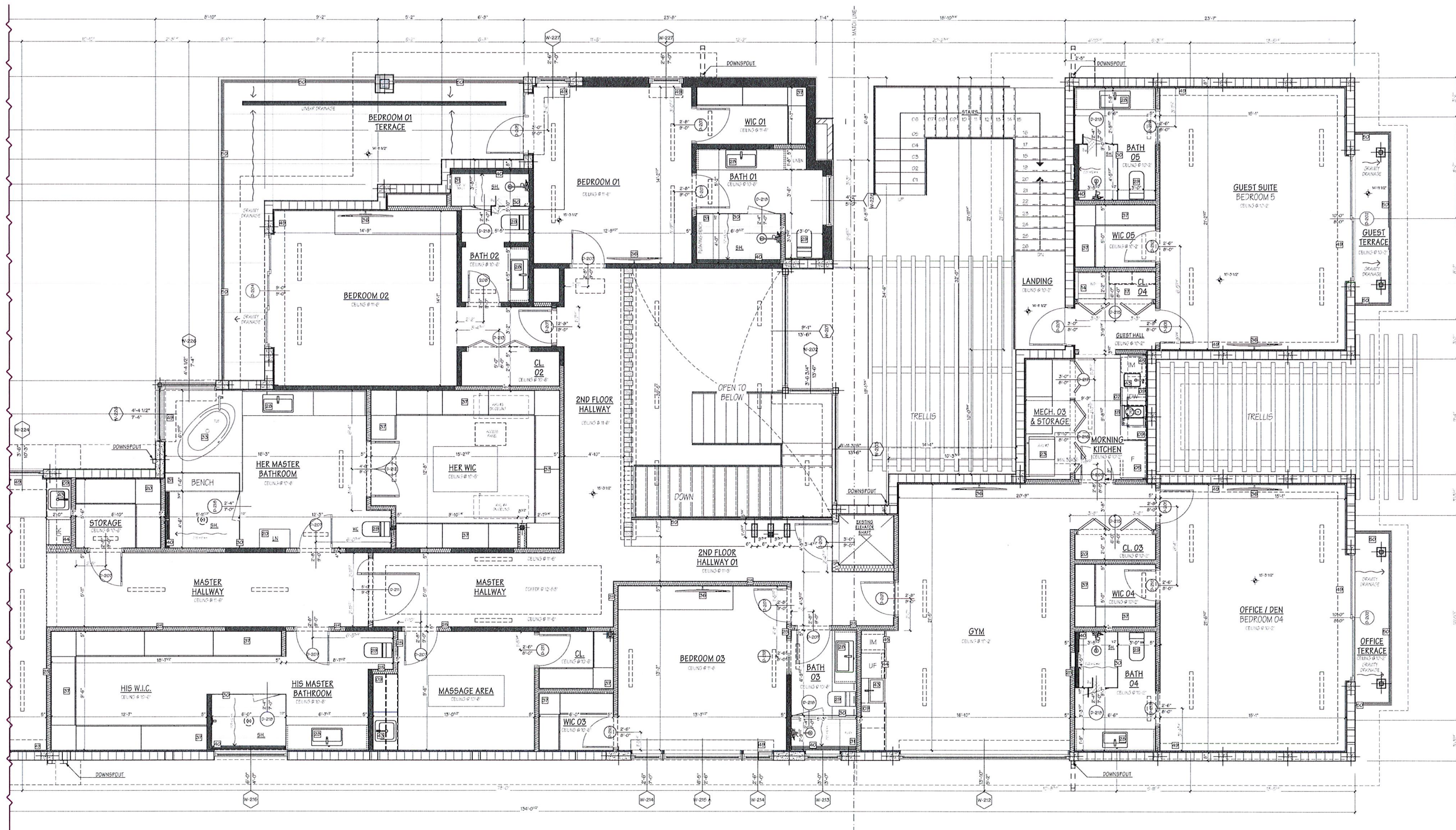
ISO E Boca Raton Rd.
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DESIGN
ASSOCIATES, INC.

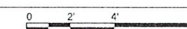
JOB NO.	210512.033.WIL
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SECOND FLOOR - A	

A-04





Page 36



2 SECOND FLOOR PLAN
A-04 SCALE: 1/4" = 1'-0"



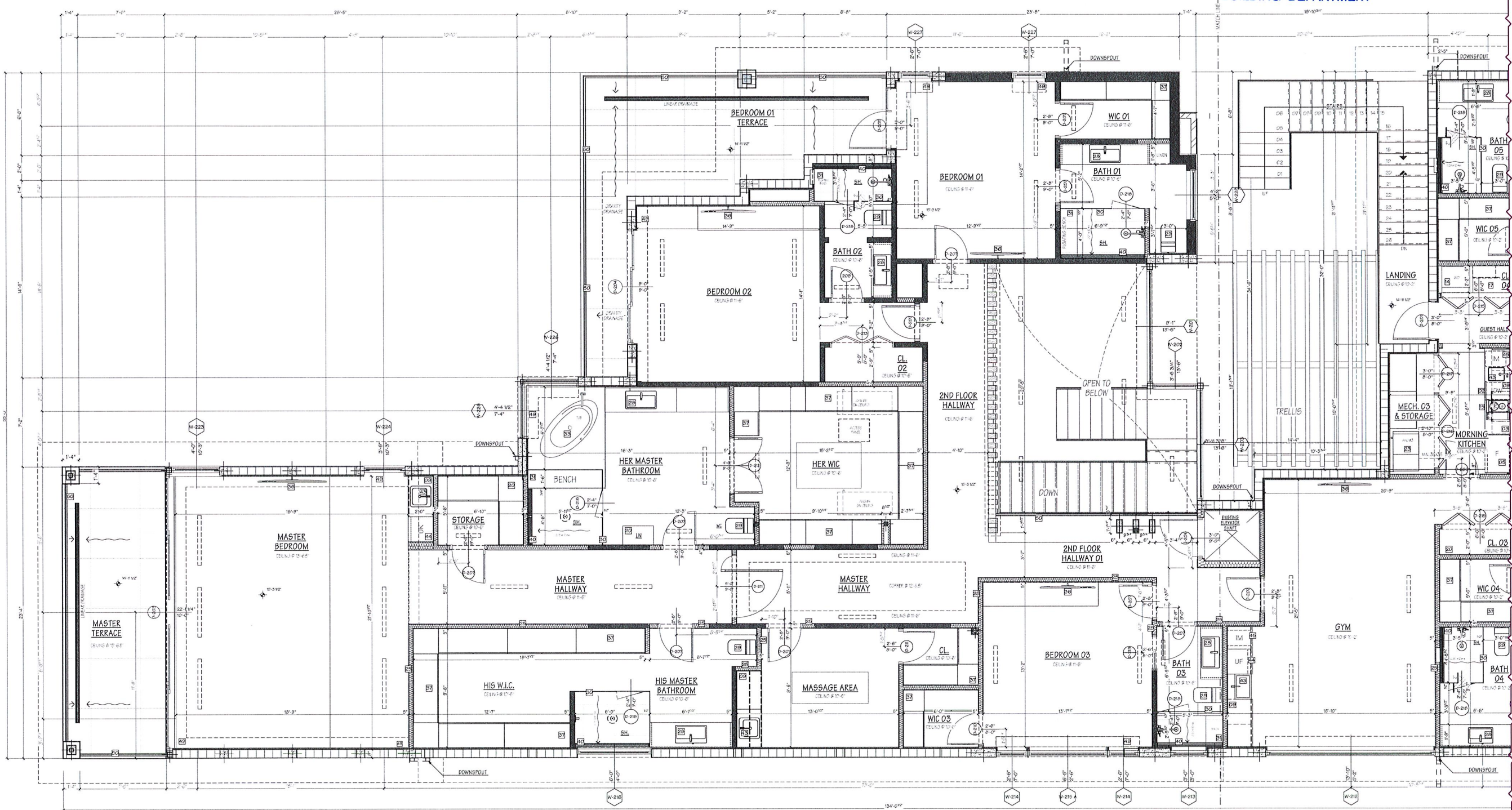
WALL LEGEND

-  EXISTING CMU WALL
 EXISTING INT. PARTITION
 NEW CMU WALL
 D-01 / A-16
 NEW INTERIOR PARTITION
 W/ SOUND INSULATION
 D-03 / A-16

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HIGHLAND BEACH
BUILDING DEPARTMENT



2 SECOND FLOOR PLAN
A-04.1 SCALE: 1/4" = 1'-0"

WALL LEGEND		
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	EXISTING INT. PARTITION	
	NEW CMU WALL	D-01 / A-16
	NEW INTERIOR PARTITION	W/ SOUND INSULATION
		D-03 / A-16

WILLENS' RESIDENCE
TWO STORY HOME ADDITION AND RENOVATION
2362 S. OCEAN BLVD HIGHLAND BEACH
FL 33487 US

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SECOND FLOOR - B

A-04.1

HIGHLAND BEACH
BUILDING DEPARTMENT

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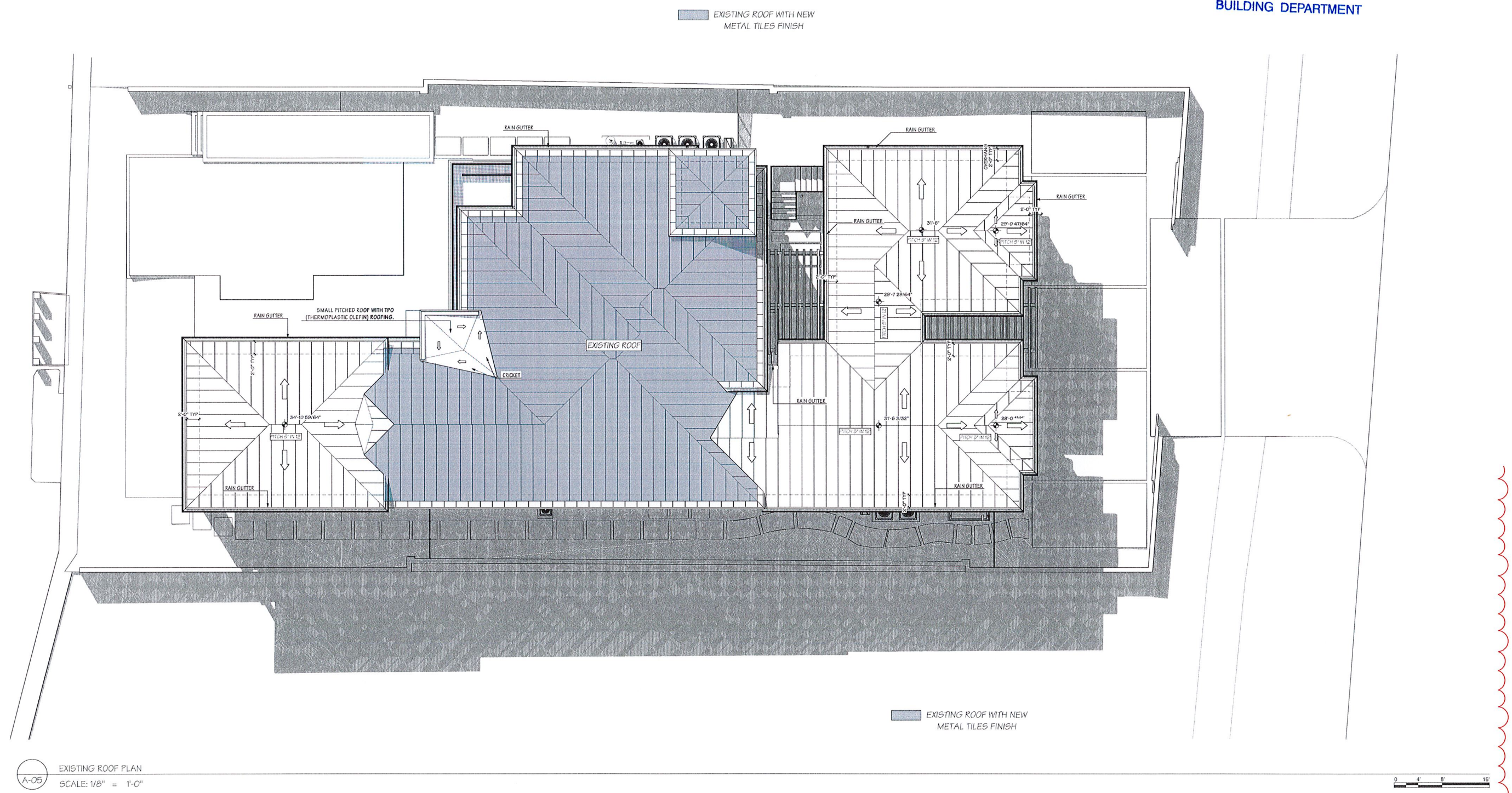
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ASSOCIATES, INC. A 2600127

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ROOF PLAN	

A-05



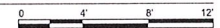
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HIGHLAND BEACH
BUILDING DEPARTMENT



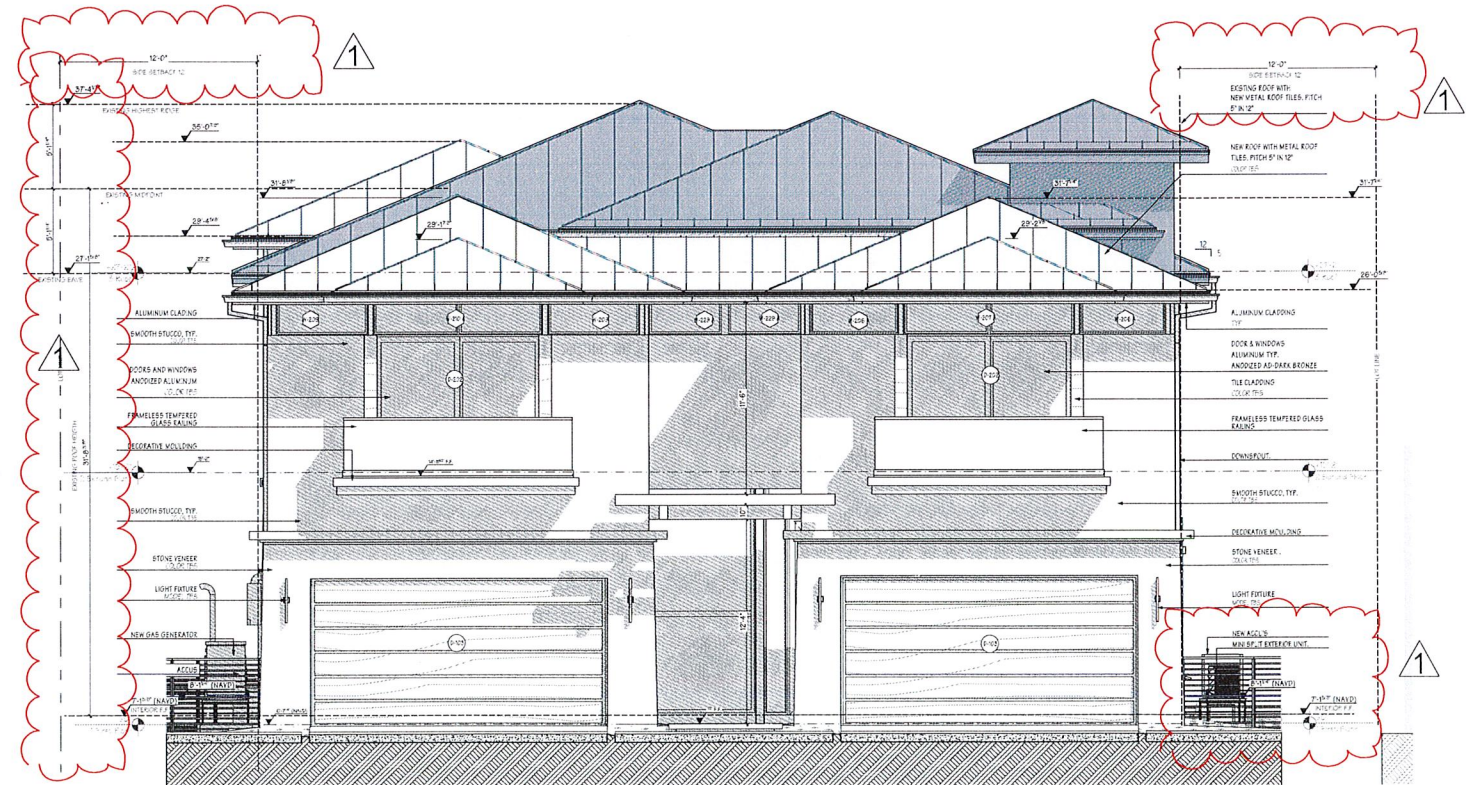
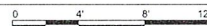
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E-01

NEW FRONT ELEVATION COLOR
SCALE: 3/16" = 1'-0"

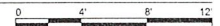


1
E-01

EXISTING FRONT ELEVATION
SCALE: 3/16" = 1'-0"



2 NEW FRONT ELEVATION
E-01 SCALE: 3/16" = 1'-0"



 EXISTING ROOF WITH NEW
METAL TILES FINISH

[illegible]

WILLENS RESIDENCE
TWO STORY HOME ADDITION AND
RENOVATION
2362 S. OCEAN BLVD HIGHLAND BEACH
FL. 33487 US

BE DESIGN
ASSOCIATES, INC. A 26001227

150 E Boca Raton Rd.
Boca Raton, Florida 33432
Phone: 561 362 6408
Web: BE-DESIGN.NET

JOB NO.	210512.033.WIL
REVISED	210512.033.WIL
ISSUED	FDOT FINAL 05-10-2023.pln
DRAWN BY	E.B. - R.R.
ELEVATIONS FRONT	

E-01

Page 39

HIGHLAND BEACH
BUILDING DEPARTMENT

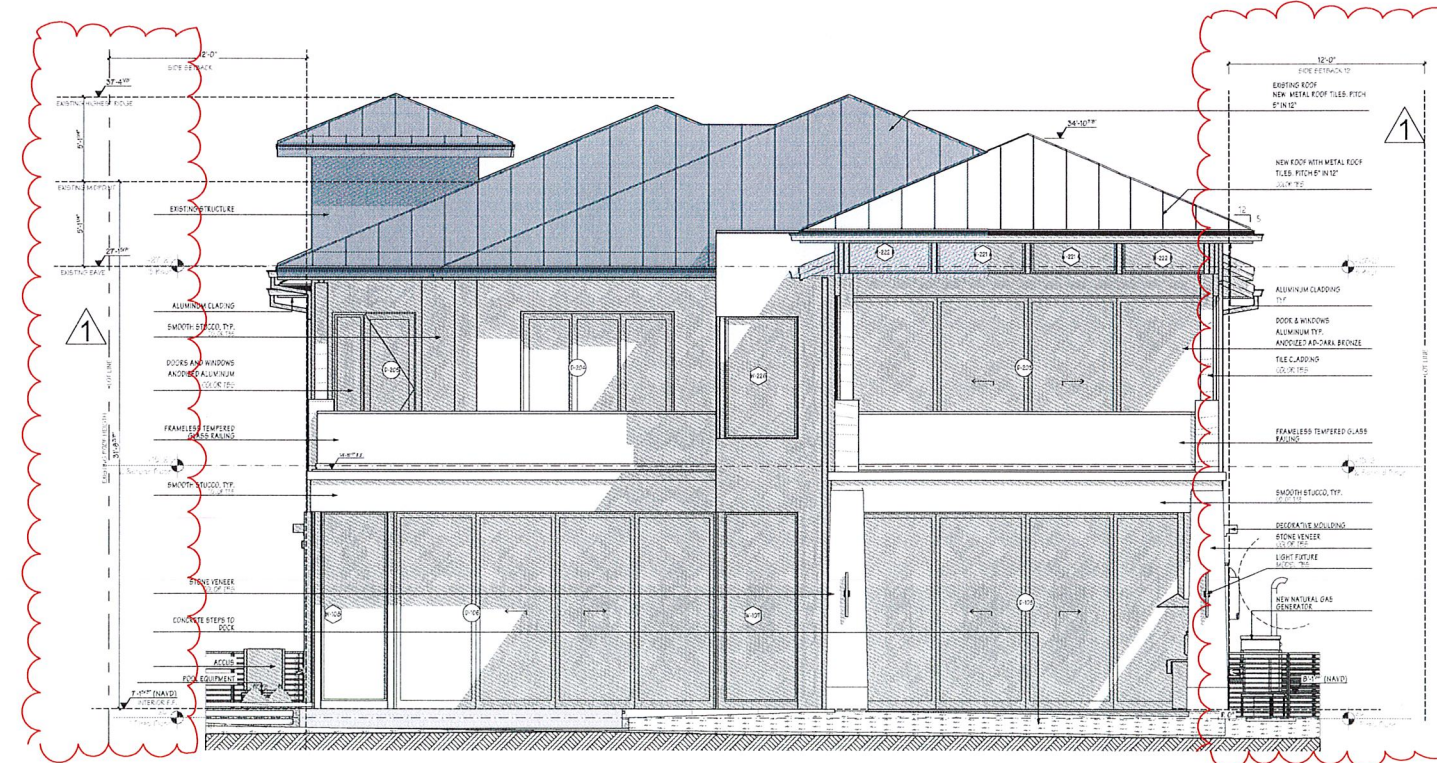
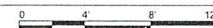


3 NEW REAR ELEVATION
E-02 SCALE: 3/16" = 1'-0"



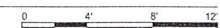
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E-02

EXISTING REAR VIEW
SCALE: 3/16" = 1'-0"



1
E-02

NEW REAR ELEVATION
SCALE: 3/16" = 1'-0"



 EXISTING ROOF WITH NEW METAL TILES FINISH

[illegible]

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FL. 33487 US

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ELEVATIONS REAR	

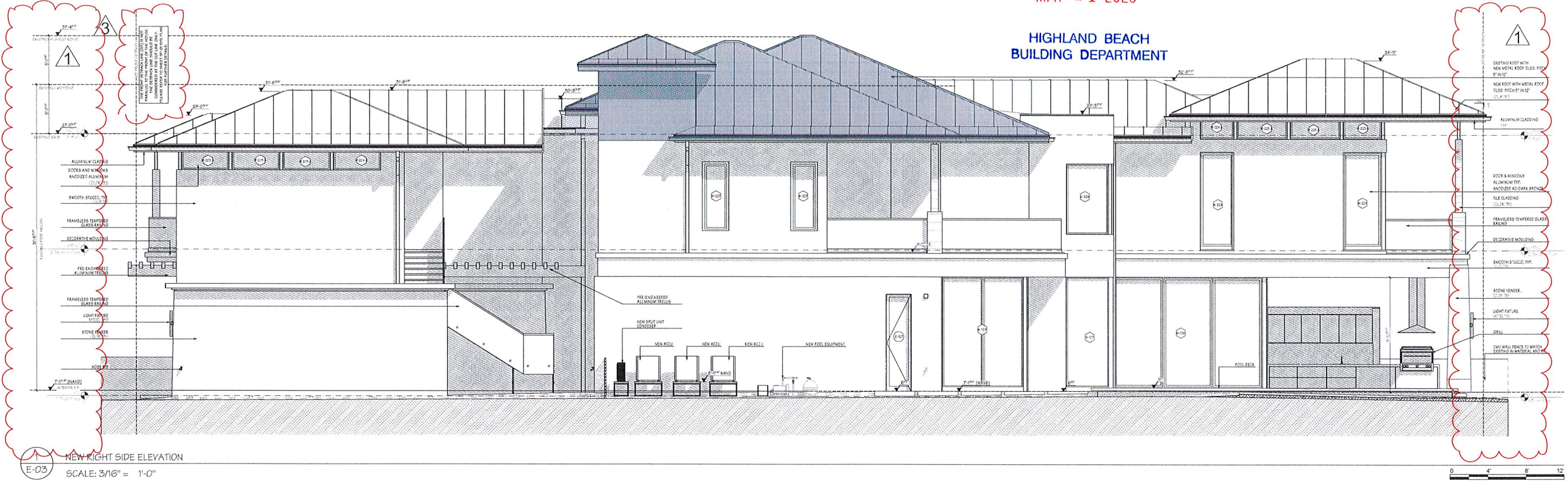
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HIGHLAND BEACH
BUILDING DEPARTMENT

EXISTING ROOF WITH NEW
METAL TILES FINISH



1
E-03
NEW RIGHT SIDE ELEVATION
SCALE: 3/16" = 1'-0"



2
E-03
EXISTING RIGHT SIDE ELEVATION
SCALE: 3/16" = 1'-0"

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2562 S. OCEAN BLVD HIGHLAND BEACH
FL 33487 US

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JOB ID: 210512.033.WIL
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PRINTING DATE: 5/10/2023
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RIGHT SIDE VIEW

E-03

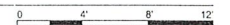
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HIGHLAND BEACH
BUILDING DEPARTMENT



1 NEW RIGHT SIDE ELEVATION
E-03.1
SCALE: 3/16" = 1'-0"



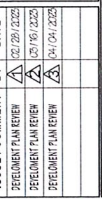
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FOR PRELIMINARY REVIEW	05/10/2023		PRELIMINARY REVIEW	AS	05/10/2023
FOR PRELIMINARY DESIGN	05/10/2023		PRELIMINARY DESIGN	AS	05/10/2023
FOR PRELIMINARY CONSTRUCTION	05/10/2023		PRELIMINARY CONSTRUCTION	AS	05/10/2023
FOR PRELIMINARY PERMITS	05/10/2023		PRELIMINARY PERMITS	AS	05/10/2023
FOR PRELIMINARY SETBACKS	05/10/2023		PRELIMINARY SETBACKS	AS	05/10/2023
FOR PRELIMINARY UTILITIES	05/10/2023		PRELIMINARY UTILITIES	AS	05/10/2023
FOR PRELIMINARY FLOODING	05/10/2023		PRELIMINARY FLOODING	AS	05/10/2023
FOR PRELIMINARY EROSION	05/10/2023		PRELIMINARY EROSION	AS	05/10/2023
FOR PRELIMINARY WIND	05/10/2023		PRELIMINARY WIND	AS	05/10/2023
FOR PRELIMINARY SEISMIC	05/10/2023		PRELIMINARY SEISMIC	AS	05/10/2023
FOR PRELIMINARY HISTORIC	05/10/2023		PRELIMINARY HISTORIC	AS	05/10/2023
FOR PRELIMINARY OTHER	05/10/2023		PRELIMINARY OTHER	AS	05/10/2023

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RIGHT SIDE VIEW

HIGHLAND BEACH
BUILDING DEPARTMENT



FOR PHASE 1 ANALYSIS	03/09/2022
FOR PHASE 2 DESIGN	09/10/2022
FOR PHASE 3 SCHEMATIC DESIGN	01/12/2022
FOR PHASE 4 DESIGN DEVELOPMENT	09/01/2023
FOR PHASE 5 CONSTRUCTION DRAWING	10/04/2023

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2362 S. OCEAN BLVD HIGHLAND BEACH
FL 33487 US

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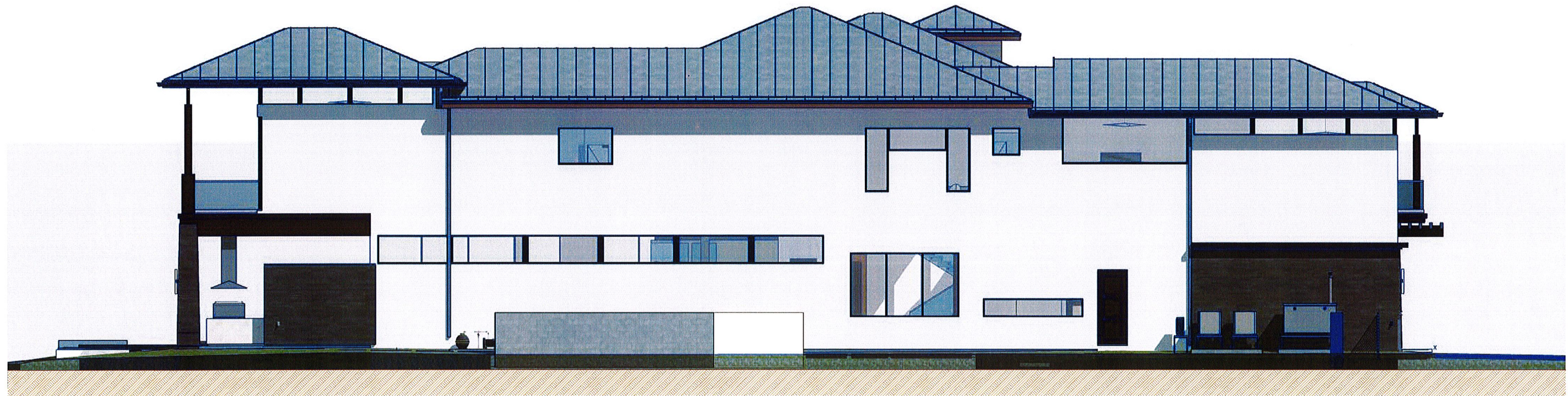
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LEFT SIDE VIEW

E-04.1

Page 44



1 NEW LEFT SIDE ELEVATION
E-04.1 SCALE: 3/16" = 1'-0"



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FL 33487 US

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RENDERINGS	

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PRIVATE CLIENT
TWO STORY HOME ADDITION AND
RENOVATION
2362 SOUTH OCEAN BOULEVARD,
HIGHLAND BEACH, FL 33487

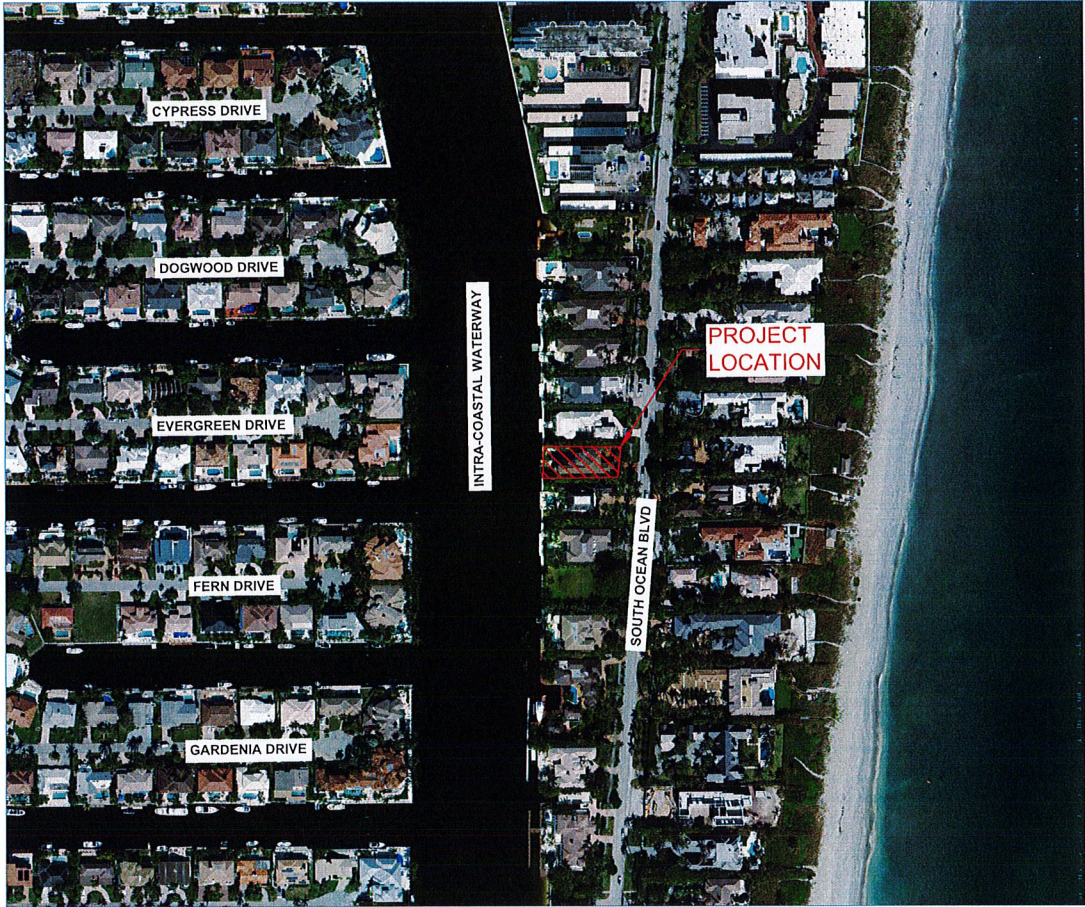
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HIGHLAND BEACH
BUILDING DEPARTMENT


SUAREZ ENGINEERING
& SURVEYING, INC
13350 SW 131ST STREET
SUITE 103
MIAMI, FL 33186
Tel: 305.596.1799
CERTIFICATE OF AUTHORIZATION
LIC. NO.:34996

2362 SOUTH OCEAN BLVD
COVER SHEET



INDEX OF SHEETS:

SHEET No.	TITLE
CS-1	COVER SHEET
PD-1	PAVING, GRADING & DRAINAGE PLAN
PD-2	PAVING, GRADING & DRAINAGE DETAILS
SWPP-1	STORMWATER POLLUTION PREVENTION PLAN

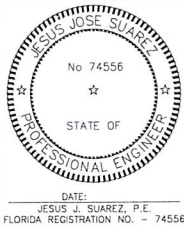
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PRIVATE CLIENT

PROJECT NAME:
TWO STORY
HOME ADDITION AND
RENOVATION

PROJECT ADDRESS:
2362 SOUTH OCEAN BLVD
HIGHLAND BEACH, FL 33487

PROJECT NUMBER:
C100-2021-60

REVISIONS		
DATE	BY	DESCRIPTION



DATE: 10/14/2021
SCALE: AS SHOWN
DESIGNED BY: J.S.
DRAWN BY: J.S.
CHECKED BY: J.S.
FILE:
JOB No. C100-2021-60

SHEET NO.

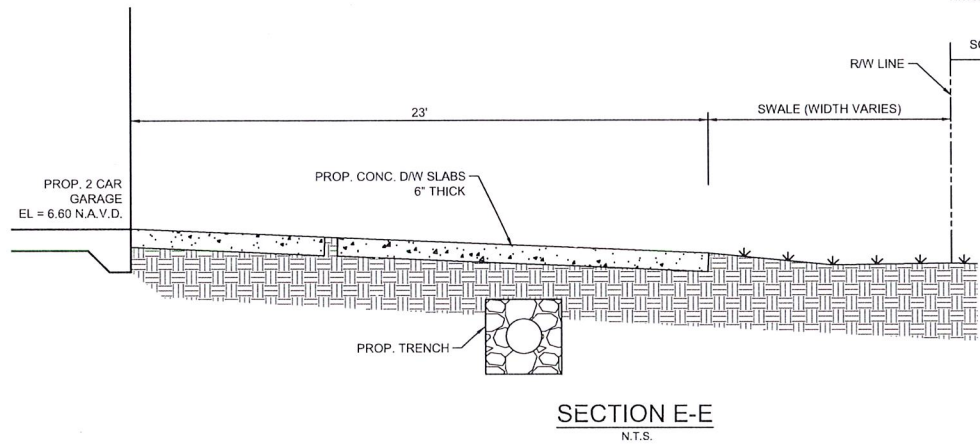
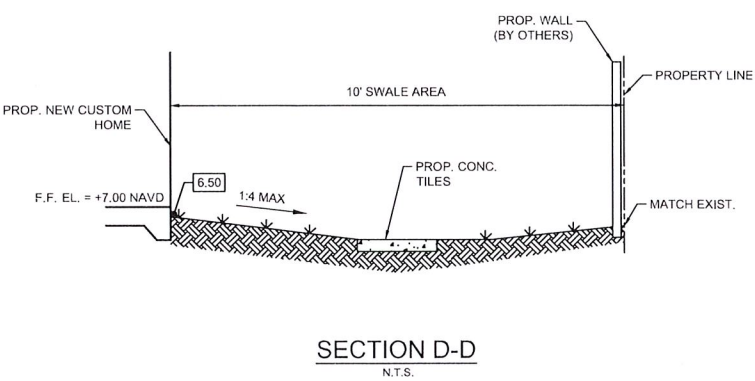
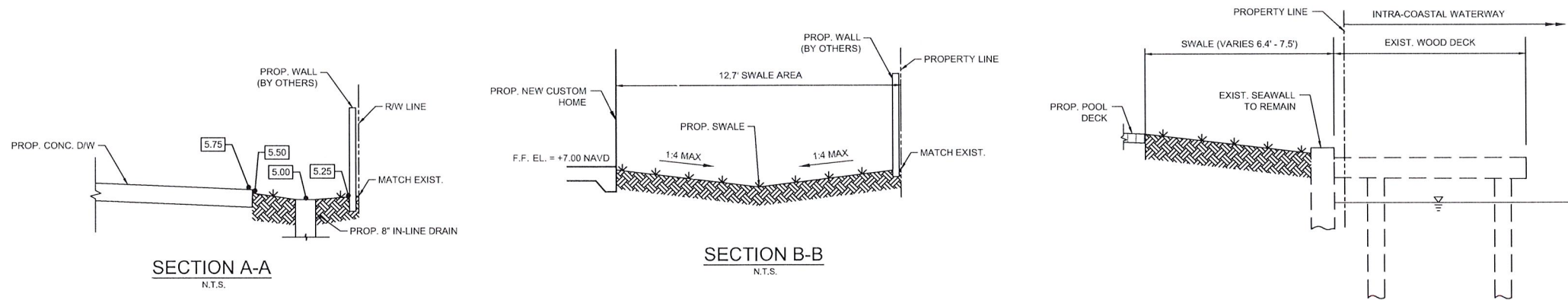
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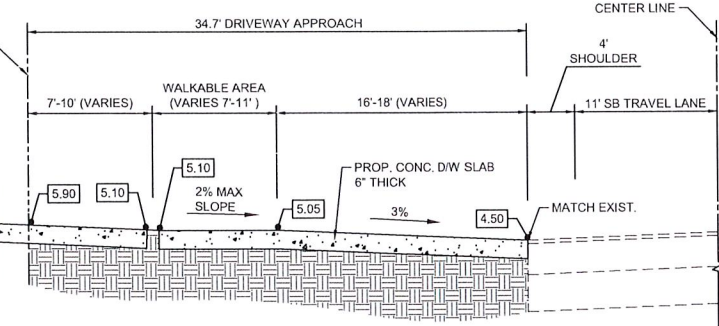
PAVING, GRADING & DRAINAGE
PLANS

LOCATION MAP
1"=200'
FOLIO: 24-43-46-28-44-000-0060

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SECTION C-C N.T.S.

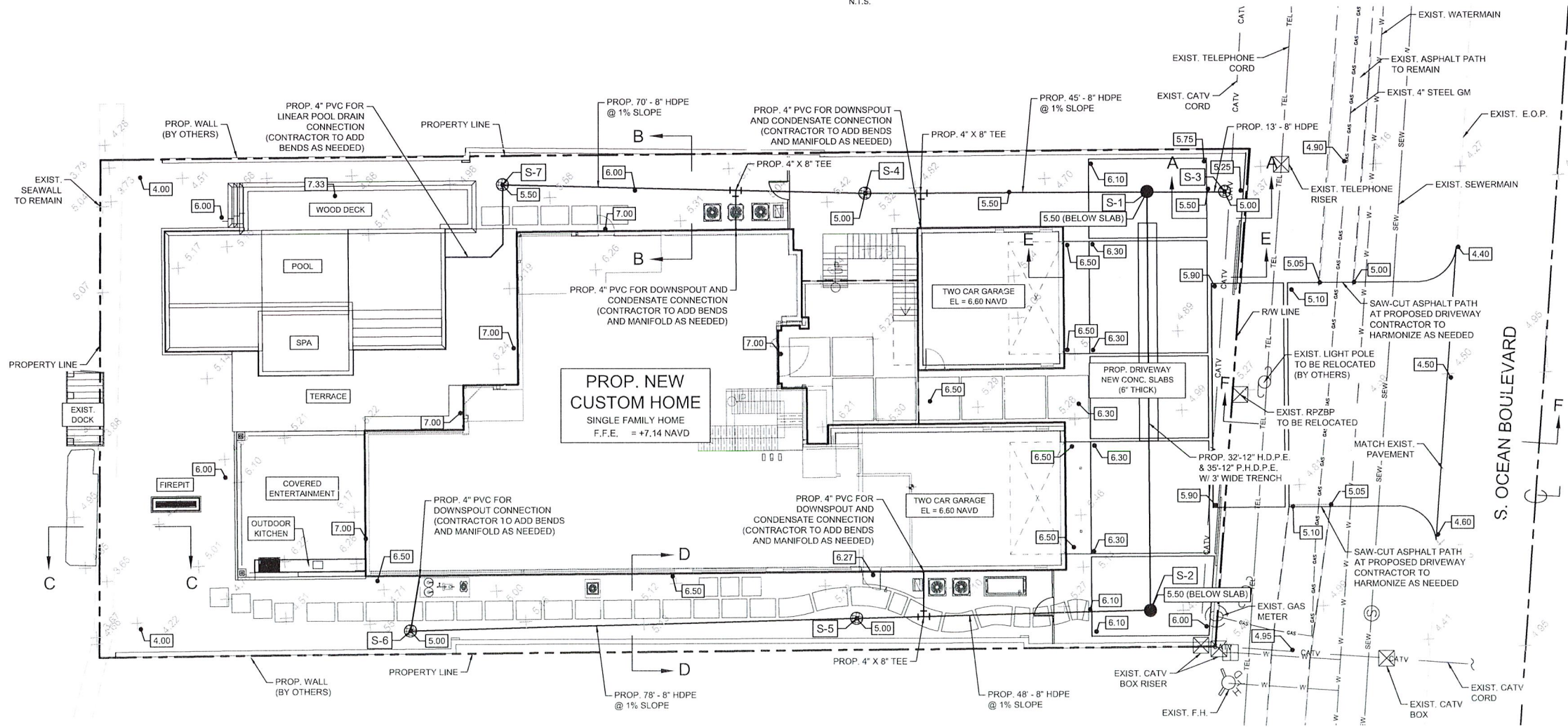


SECTION F-F N.T.S.

DRAINAGE STRUCTURE SCHEDULE

INLET NO.	TYPE	RIM	INVERT
S-1	12" YARD DRAIN W/ H2O LOADING SOLID LID UNDERNEATH CONCRETE SLAB	5.50 (BELOW SLAB)	2.00
S-2	12" YARD DRAIN W/ H2O LOADING SOLID LID UNDERNEATH CONCRETE SLAB	5.50 (BELOW SLAB)	2.00
S-3	8" YARD DRAIN	5.00	2.25
S-4	8" YARD DRAIN	5.00	2.45
S-5	8" YARD DRAIN	5.00	2.45
S-6	8" YARD DRAIN	5.00	3.25
S-7	8" YARD DRAIN	5.50	3.15

INTRA-COASTAL WATERWAY



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BUILDING DEPARTMENT

S
SUAREZ ENGINEERING & SURVEYING, INC.
13350 SW 131ST STREET
SUITE 103
MIAMI, FL 33186
Tel: 305.596.1799
CERTIFICATE OF AUTHORIZATION
LIC. NO.: 34996

2362 SOUTH OCEAN BLVD
PAVING, GRADING
& DRAINAGE PLAN

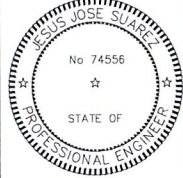
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PRIVATE CLIENT

PROJECT NAME:
TWO STORY
HOME ADDITION AND
RENOVATION

PROJECT ADDRESS:
2362 SOUTH OCEAN BLVD
HIGHLAND BEACH, FL 33487

PROJECT NUMBER:
C100-2021-60

REVISIONS		
DATE	BY	DESCRIPTION



DATE: 10/14/2021
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CHECKED BY: J.S.
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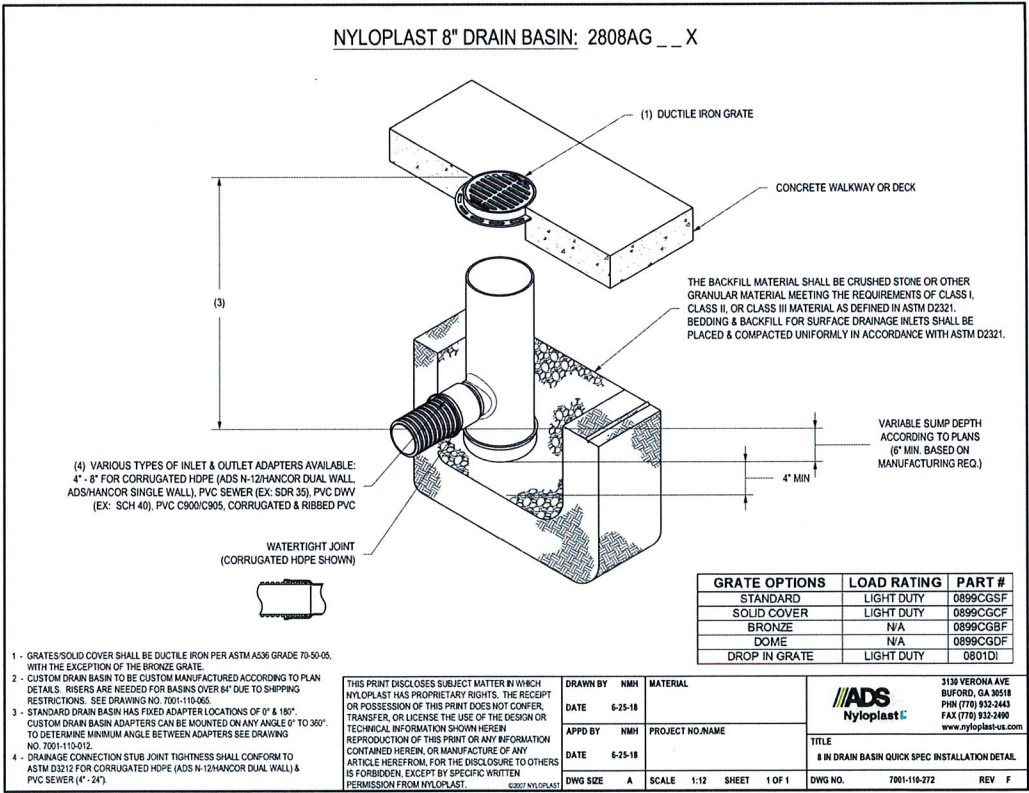
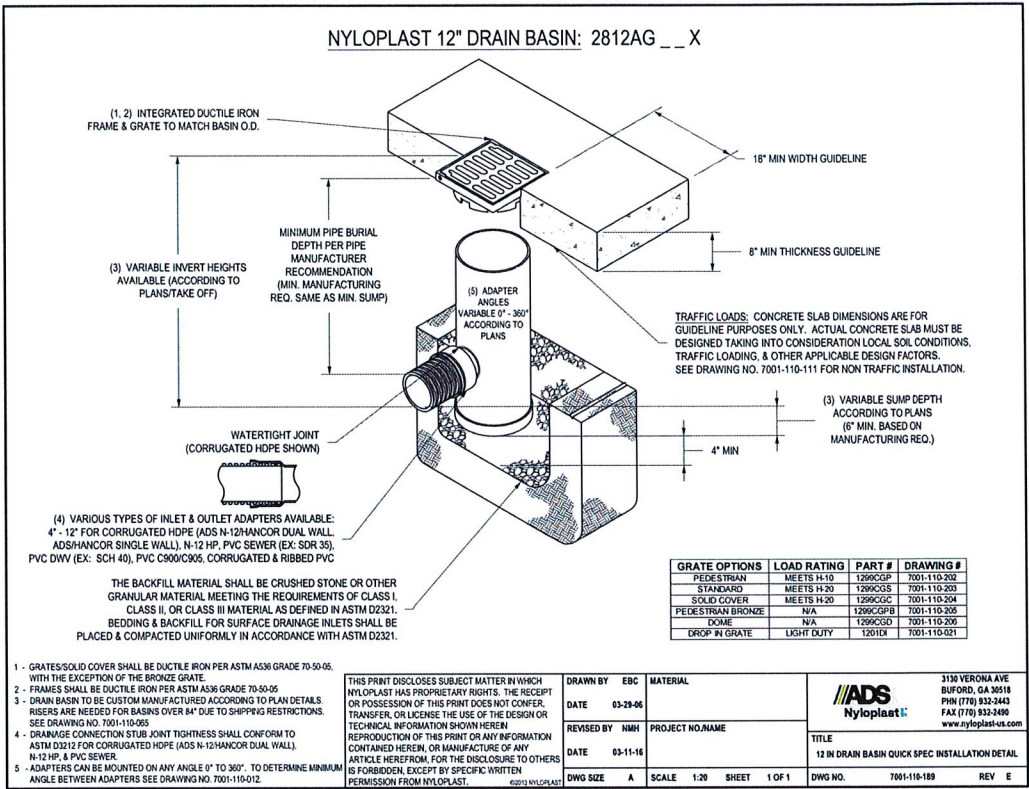
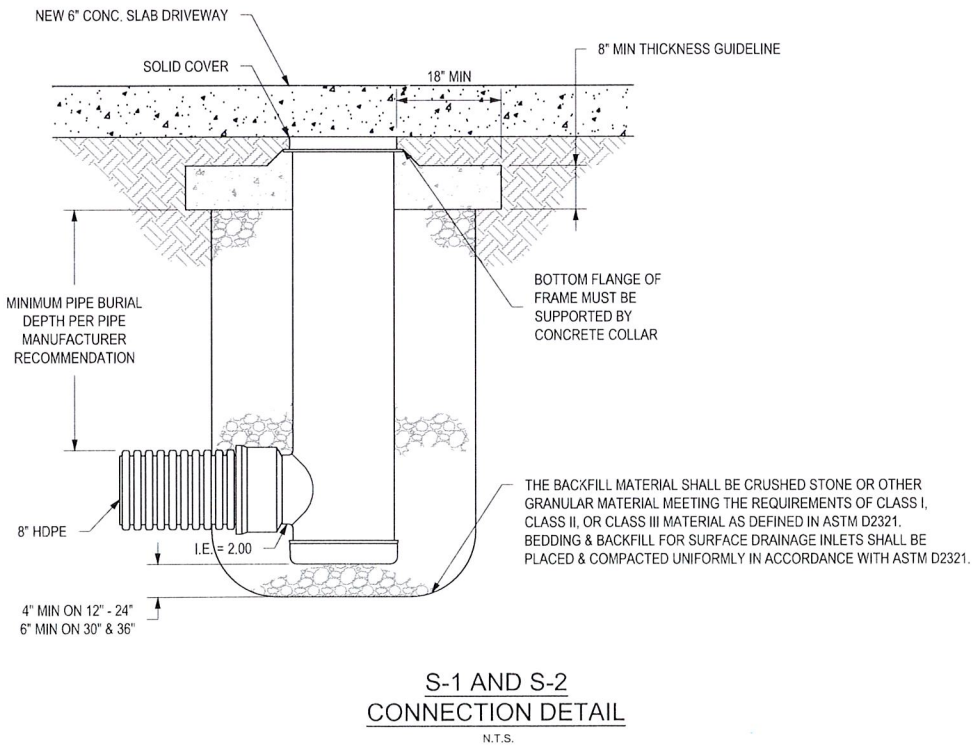
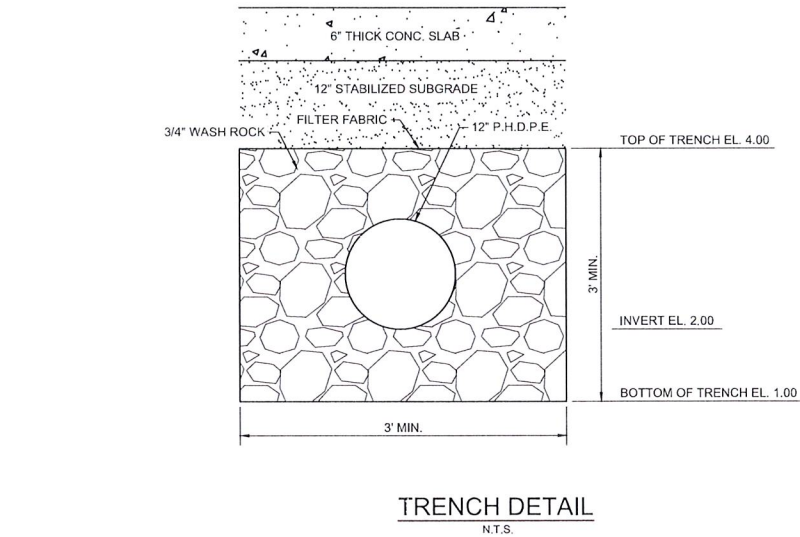
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Tel: 305.596.1799
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2362 SOUTH OCEAN BLVD
PAVING, GRADING & DRAINAGE
DETAILS

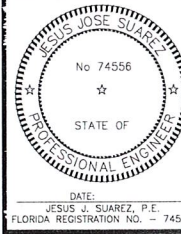
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HIGHLAND BEACH, FL 33487

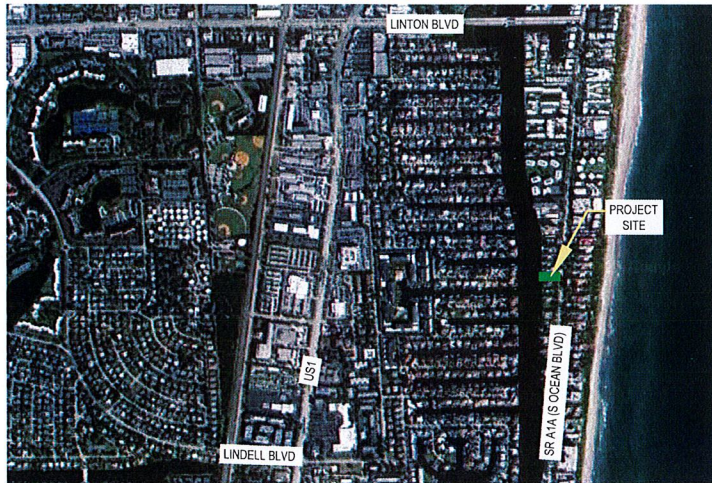
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SHEET NO.



LOCATION MAP

PRIVATE RESIDENCE 2362 S. OCEAN BLVD HIGHLAND BEACH, FL

SCOPE OF WORK
STATE ROAD A1A (S. OCEAN BLVD)
MILE POST: 7.644 TO 7.629

FDOT SPECIFICATIONS AND
DESIGN STANDARDS
Governing Standard Plans: Florida Department of
Transportation, FY 2022-23 Standard Plans for Road
and Bridge Construction and applicable Interim
Revisions (IRs)
Governing Standard Specifications: Florida Department
of Transportation, July 2022 Standard Specifications for
Road and Bridge Construction
ROADWAY DESIGN SPEED FOR A1A = 35 MPH

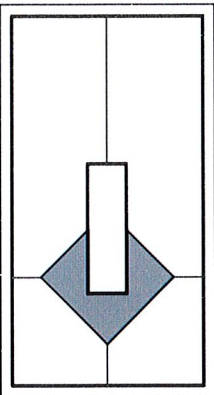
INDEX OF SHEETS

SHEET No.	TITLE
CS-1	COVER SHEET

LANDSCAPE ARCHITECTURE

LP-1	LANDSCAPE PLAN
LP-2	NOTES & DETAILS

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BUILDING DEPARTMENT



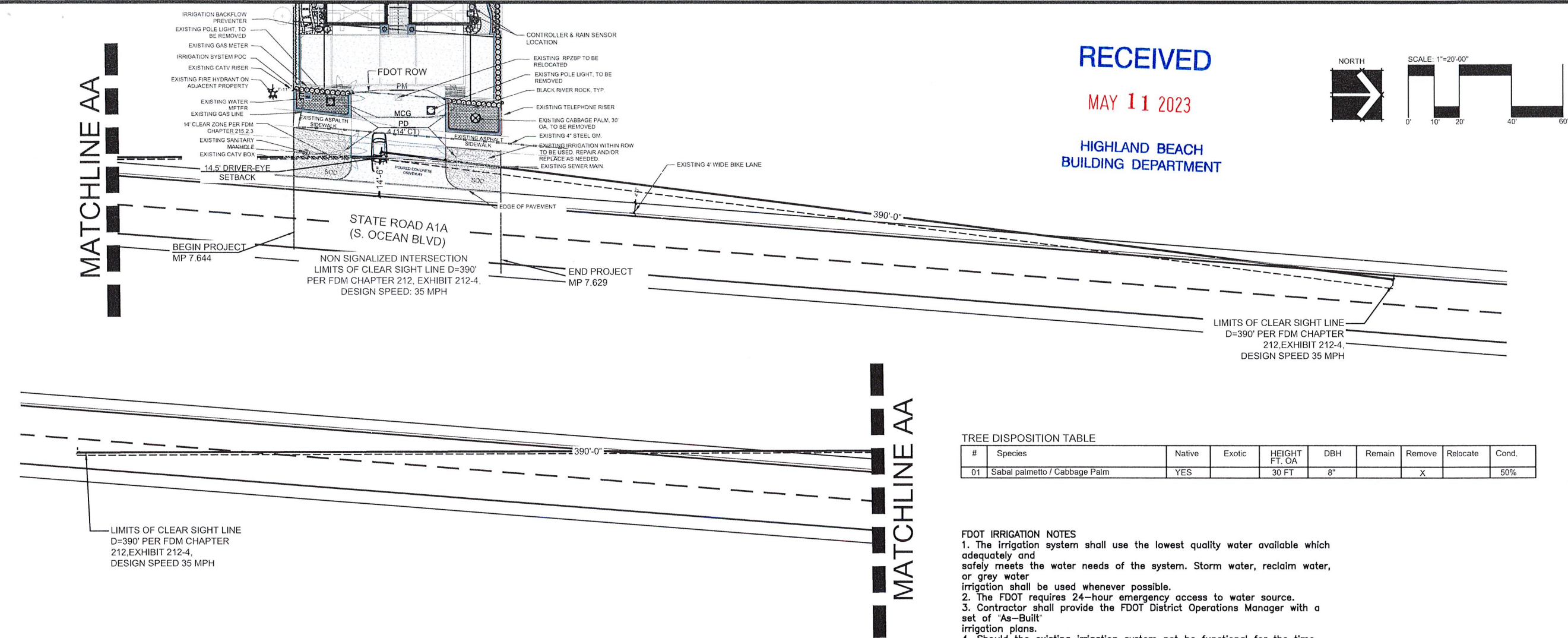
Digitally
Signed by
James B. Euell
Date: 2023.04.23
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PROJECT NAME & LOCATION:
PRIVATE CLIENT
TWO STORY HOME ADDITION AND RENOVATION
2362 S. OCEAN BLVD.
HIGHLAND BEACH, FL 33487

DISTRIBUTION:	DATE:

DRAWING NAME:
COVER SHEET
SHEET

DRAWING NUMBER:
CS-1



PLANT SCHEDULE					
PALM TREES	BOTANICAL NAME	COMMON NAME	SIZE	NATIVE	DROUGHT
PD	PHOENIX DACTYLIFERA 'MEDJOL'	MEDJOL DATE PALM	14' CT MIN.	NO	HIGH
SHRUBS	BOTANICAL NAME	COMMON NAME	SIZE	NATIVE	DROUGHT
PM	PODOCARPUS MACROPHYLLUS	YEW PINE	30" HT X 24" SPR	NO	HIGH
GROUND COVERS	BOTANICAL NAME	COMMON NAME	SIZE	NATIVE	DROUGHT
SOD	ZOYSIA X 'EMPIRE'	EMPIRE ZOYSIA		NO	HIGH
TALL GROUND COVERS	BOTANICAL NAME	COMMON NAME	SIZE	NATIVE	DROUGHT
MCG	MUHLENBERGIA CAPILLARIS	PINK MUHLY GRASS	24" HT. X 24" SPR.	YES	HIGH

- GOVERNING STANDARD PLANS: Florida Department of Transportation, FY 2022-23 Standard Plans for Road and Bridge Construction and applicable Interim Revisions. (IR's)
website: <https://www.fdot.gov/design/standardplans>
- GOVERNING STANDARD SPECIFICATIONS: Florida Department of Transportation, July 2022 Standard Specifications for Road and Bridge Construction.
website:

FDOT GENERAL NOTES

- Architectural Pavers installation for sidewalks, medians, driveways, or roadways within the FDOT right of way shall comply with current FDOT Standard Specification 526.
Online Reference: https://fdotwww.blob.core.windows.net/sitefinity/docs/default-source/programmanagement/implemented/specbooks/fy-2023-24/fy2023-24ebook.pdf?sfvrsn=6b69416d_6

FDOT PLANTING NOTES

- For the portion of landscape plant material that will be installed within the FDOT Right of Way, landscape installation shall comply with current applicable FDOT Maintenance Specification 580. Online Reference: <ssm5800000wd-722-i17992.pdf> (windows.net)
- For the portion of landscape plant material that will be installed within the FDOT Right of Way refer to the FDOT Standard Plans Index 580-001 Landscape Installation.
Online Reference: <https://fdotwww.blob.core.windows.net/sitefinity/docs/default-source/design/standardplans/2023/idx/580-001.pdf?>
- Cypress Mulch is not permitted on FDOT right of way. Mulch permitted to be used are Hardwood Mulch (containing no Cypress products), Recycled Mulch or approved equal, certified by the Mulch and Soil Council (MSC). Submit proof of certification to the FDOT District Operations Permit Landscape Inspector upon inspection.
- Sodded areas will be in accordance with Standard Plans Index 570-010 and Standard Specifications Sections 162, 570, 981, 982, 983, 987 of the Department's latest edition of Governing Design Standards and Standard Specifications. All disturbed areas will be sodded within one (1) week of installation of said permitted work.

TREE DISPOSITION TABLE

#	Species	Native	Exotic	HEIGHT FT. OA	DBH	Remain	Remove	Relocate	Cond.
01	Sabal palmetto / Cabbage Palm	YES		30 FT	8"		X		50%

FDOT IRRIGATION NOTES

- The irrigation system shall use the lowest quality water available which adequately and safely meets the water needs of the system. Storm water, reclaim water, or grey water irrigation shall be used whenever possible.
- The FDOT requires 24-hour emergency access to water source.
- Contractor shall provide the FDOT District Operations Manager with a set of 'As-Built' irrigation plans.
- Should the existing irrigation system not be functional for the time during construction, ensure that measures are taken to water the existing plant material and sod. This may include portions of the landscape areas outside the renovation area depending on how the system is zoned.
- Note that 100% coverage must be achieved in the landscape areas where existing irrigation modifications occur.
- To ensure the entire existing irrigation system is restored to fully functional condition, the contractor and maintaining agency are to perform a pre-construction visual inspection and performance test to document the condition of the existing system. Any repairs that are required to the existing system to remain will be performed by the maintaining agency prior to construction. Any existing or proposed components that are damaged during construction or the warranty period will be the responsibility of the contractor. The entire system must be restored to the same condition it was in before the start of construction.

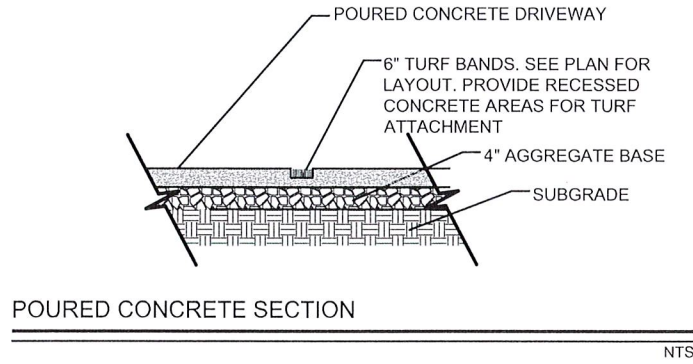
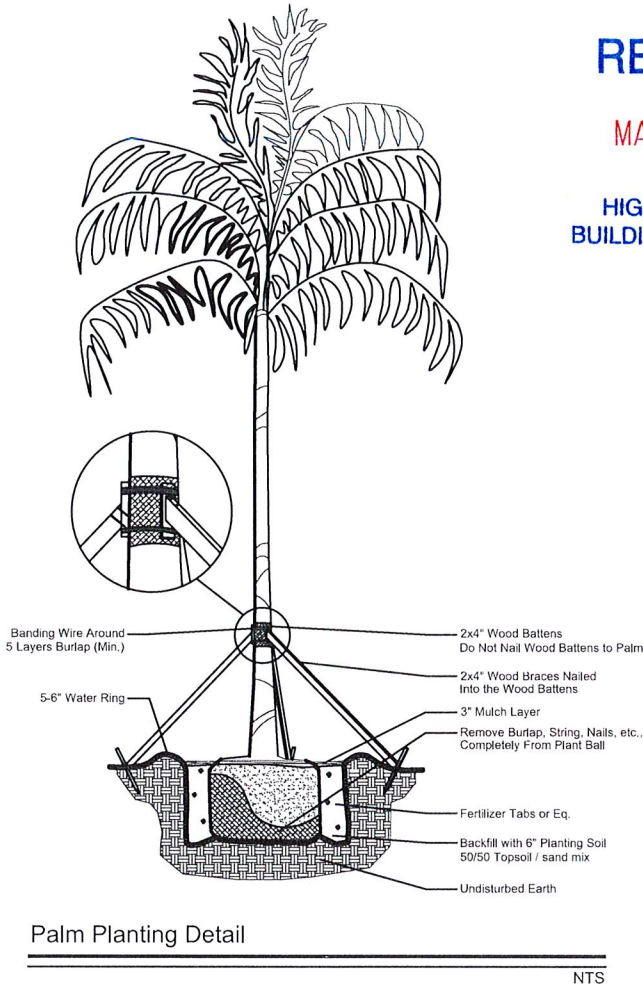
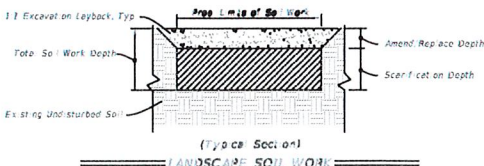
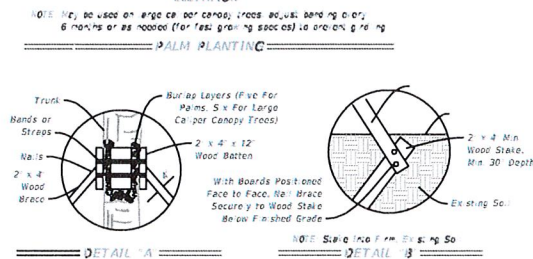
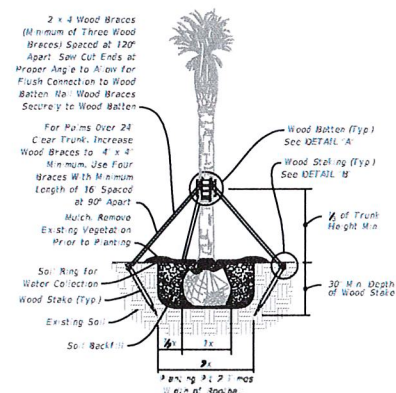
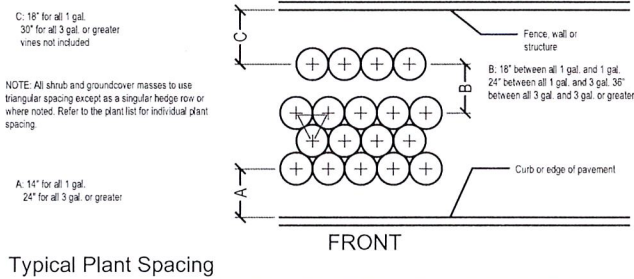
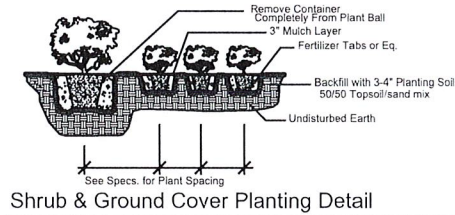


FDOT GENERAL NOTES

- GOVERNING STANDARD PLANS: Florida Department of Transportation, FY 2022-23 Standard Plans for Road and Bridge Construction and applicable Interim Revisions. (IR's)
website: <https://www.fdot.gov/design/standardplans>
- GOVERNING STANDARD SPECIFICATIONS: Florida Department of Transportation, July 2022 Standard Specifications for Road and Bridge Construction.
website: <https://www.fdot.gov/programmanagement/implemented/specbooks>
- Contractor shall repair any and all damage done to FDOT property during demolition, relocation &/or installation activities at his sole expense.
- Any plant material substitution within or impacting the FDOT Right of Way whether requested by the Contractor, Owner, Landscape Architect or other will need to get approval from the FDOT District Landscape Architect.
- Ownership of all suitable excavated materials, as determined by the Department, shall remain in the Department until a final acceptance of the permitted project is fulfilled. Excavated materials shall be hauled by the Permittee, at their cost and expense from the site to the Broward Operations Center or stockpiled in those areas as directed by the Department, including asphalt millings.
- Maintenance of Traffic (MOT) for this project will comply with FDOT Standard Plans Index (102 Series) and the latest edition of the Manual of Uniform Traffic Control Devices (MUTCD). Special attention will be given to FDOT Design Plans Standard Index 102-005, 102-010, 102-045, and 102-075.
- Permittee will restore the Right-Of-Way as a minimum, to its original condition or better in accordance w/ FDOT's latest Standard Specifications for Road and Bridge Construction or as directed by the Resident Operations Engineer.
- Restricted hours of operations will be from 9:00am to 3:30pm, (Monday-Friday), unless otherwise approved by the operations Engineer, or designee.
- Permittee will ensure that all locates have been performed prior to scheduling of any WORKING activities. This shall include soft digs to verify vertical and horizontal alignment.
- Permittee will coordinate all work with Asset Managment. Contact David Moore of Transfield Services at 954-317-8044, moore@transfieldservices.com. Coordination will include a Pre-Construction meeting.

FDOT PLANTING NOTES

- For the portion of landscape plant material that will be installed within the FDOT Right of Way landscape installation shall comply with current FDOT Maintenance Specifications 580-2.1. Online Reference: <http://www.fdot.gov/programmanagement/Maintenance/2022July/default.shtm>.
- For the portion of landscape plant material that will be installed within the FDOT Right of Way refer to FDOT Standard Plans Index 580-001 Landscape Installation. Online Reference: <http://www.fdot.gov/design/standardplans/current/IDx/580-001.pdf>
- No Category I or II invasive plants shall be planted on FDOT right of way.
- Cypress Mulch is not permitted on FDOT right of way. Mulch permitted to be used are Hardwood Mulch (containing no Cypress products), Recycled Mulch or approved equal, certified by the Mulch and Soil Council (MSC). Submit proof of certification to the FDOT District Operations Permit Landscape Inspector upon inspection.



RECEIVED

MAY 11 2023

HIGHLAND BEACH
BUILDING DEPARTMENT



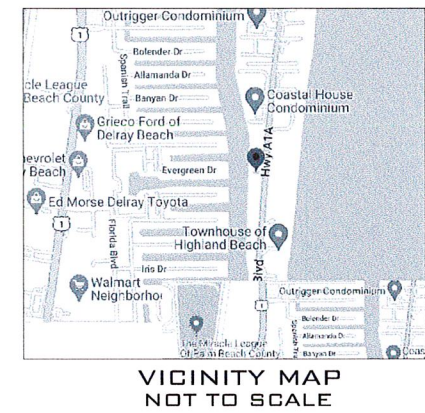
PRIVATE CLIENT
TWO STORY HOME ADDITION AND RENOVATION
2362 S. OCEAN BLVD.
HIGHLAND BEACH, FL 33487

DISTRIBUTION:	DATE:

DRAWING NAME:
NOTES
& DETAILS

DRAWING NUMBER:
LP-2

LOT 6, PLAT NO. 1, CAMELOT ON THE ATLANTIC, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 39, PAGE 160, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA. TOGETHER WITH A PORTION OF TRACTS A-2 AND B-2 OF SAID PLAT, MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGIN AT THE NORTHEAST CORNER OF SAID LOT; THENCE NORTH 89°33'00" EAST, ALONG THE EASTERLY PROJECTION OF THE NORTH BOUNDARY OF SAID LOT, 87.49 FEET TO A POINT ON THE EAST BOUNDARY OF PLAT; THENCE SOUTH 04°01'00" WEST, ALONG SAID EAST BOUNDARY, 80.24 FEET TO THE SOUTHEAST CORNER OF SAID PLAT; THENCE NORTH 27°43'24" WEST, ALONG THE EASTERLY BOUNDARY OF SAID LOT, 50.00 FEET TO A POINT ON THE ARC OF A RADIALLY TANGENT CURVE; THENCE NORTHWESTERLY, ALONG SAID EAST BOUNDARY AND ALONG THE ARC OF SAID CURVE BEING CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 40.00 FEET, A DELTA OF 117°16'24", AND AN ARC DISTANCE OF 81.87 FEET TO THE POINT OF BEGINNING OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.



Flood Zone: AE
Community Number: 120192
Panel: 12099C0987
Suffix: F
Base Flood Elevation: 6.0'
FIRM Date: 10-05-2017
FIRM Effect./Rev Date: 10-05-2017

LEGEND

A/C	AIR CONDITIONER
B.F.P.	BACKFLOW PREVENTER
B.S.	CONCRETE BLOCK STRUCTURE
EL	ELEVATION
F.F.	FINISHED FLOOR
I.D.	IDENTIFICATION
L	LENGTH
L.B.	LICENSED BUSINESS
M	MEASURED
N.T.S.	NOT TO SCALE
N&D	NAIL & DISC
N.V.D.	NORTH AMERICAN VERTICAL DATUM
N.G.V.D.	NORTH GEODETIC VERTICAL DATUM
O.R.B.	OFFICIAL RECORDS BOOK
P	PLAT
PSM	PROFESSIONAL SURVEYOR AND MAPPER
P.R.M.	PERMANENT REFERENCE MONUMENT
P.C.	PAGE
P.B.	PLAT BOOK
PK	PARKER KYLON NAIL
R	RADIUS
T	TANGENT
T.B.M.	TEMPORARY BENCH MARK
C	CENTERLINE
#	AND
N	NUMBER
Δ	DELTA OR CENTRAL ANGLE
CONCRETE	CONCRETE

Project C-560568	Sheet
Date 09-21-2022	1 OF 1
Scale 1"=20'	

YING
6250 N. MILITARY TRAIL
SUITE 102
WEST PALM BEACH, FL 33407
PHONE: 561.640.4800
FAX: 561.640.0576
LB #7463



**COMPASS
SURVEYING**

WEST PALM BEACH, FLORIDA
PHONE 561-833-1111
FAX 561-833-1112
WWW.COMPASSURV.COM

NOTES:

1. LEGAL DESCRIPTION PROVIDE BY CLIENT
2. NO SEARCH OF THE PUBLIC RECORD FOR THE PURPOSE OF ABSTRACTING TITLE WAS PERFORMED BY THIS OFFICE
3. NO SUBSURFACE IMPROVEMENTS WERE LOCATED AS PART OF THIS SURVEY
4. ALL ANGLES OR BEARINGS AND DISTANCES SHOWN HEREON ARE BOTH RECORD AND MEASURED UNLESS OTHERWISE NOTED
5. SOME FEATURES MAY NOT BE AT SCALE IN ORDER TO SHOW DETAIL.
6. THE BEARINGS SHOWN HEREON ARE BASED UPON THE SOUTH PROPERTY LINE, HAVING A BEARING OF S 89° 33' 00" W.

REVISIONS:
1) REVISED WALLS AND FENCES: 11-15-2022
2) ADD LOT AREA: 03-07-2023

DATE OF FIELD WORK: 09-21-2022
DATE OF MAP: 09-27-2022

SURVEYORS CERTIFICATE :
I HEREBY CERTIFY THAT THIS BOUNDARY SURVEY IS A
TRUE AND CORRECT REPRESENTATION OF A SURVEY
PREPARED UNDER MY DIRECTION. NOT VALID
WITHOUT A RAISED EMBOSSED SEAL OR SIGNATURE.

**Kenneth
Osborne** by Kenneth
Osborne
Date: 2023.03.07
12:19:42 -05'00'

(SIGNED)

KENNETH J. OSBORNE
PROFESSIONAL SURVEYOR AND MAPPER #6415

**Town of Highland Beach
Town Commission Development Order (PB)
Application No. 23-0002**



Applicant: Christopher Gullace
Property Address: 2362 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. 22-0016 for the property located at 4018 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 2362 S. Ocean Blvd, Highland Beach, Florida 33487.

The mailings consisted of 28 notices that were sent first class mail and 01 notices that were sent by International Mail.

This 22nd day of May 2023.

Highland Beach Town Clerk's Office

Jaclyn DeHart
Deputy Town Clerk



PUBLIC NOTICE APPLICATION NO. 23-0002

May 22, 2023

Dear Property Owner:

This is to notify you that the **PLANNING BOARD** of the Town of Highland Beach will conduct a public hearing on **Thursday, June 8, 2023 at 9:30 AM** in the Highland Beach Library Community Room, 3618 South Ocean Boulevard, Highland Beach, Florida to consider the following application.

APPLICATION BY CHRISTOPHER GULLACE, WEST GENERAL CORPORATION, FOR A MAJOR MODIFICATION TO AN EXISTING BUILDING AS PROVIDED IN SECTION 30-39 OF THE TOWN CODE OF ORDINANCES INCLUDING BUT NOT LIMITED TO THE ADDITION OF TWO NEW GARAGES, A NEW COVERED ENTERTAINMENT AREA AND CHANGES TO THE EXTERIOR FAÇADE, AND ROOF LINE FOR THE PROPERTY LOCATED AT 2362 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, or by publication on the
newspaper's website, if authorized on May 29, 2023

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

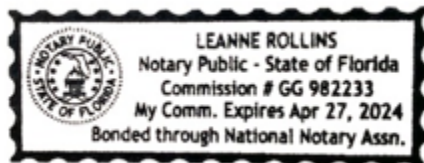


Signature of Affiant

Sworn to and subscribed before me this: May 30, 2023.



Signature of Notary Public



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

Affidavit Delivery Method: E-Mail
Affidavit Email Address: jdehart@highlandbeach.us
7432947

**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, June 08, 2023, at 9:30 AM in the Highland Beach Library Community Room, 3618 South Ocean Boulevard, Highland Beach, Florida to consider the following application.

APPLICATION NO. 23-0002 BY CHRISTOPHER GULLACE, WEST GENERAL CORPORATION, FOR A MAJOR MODIFICATION TO AN EXISTING BUILDING AS PROVIDED IN SECTION 30-39 OF THE TOWN CODE OF ORDINANCES INCLUDING BUT NOT LIMITED TO THE ADDITION OF TWO NEW GARAGES, A NEW COVERED ENTERTAINMENT AREA AND CHANGES TO THE EXTERIOR FAÇADE, AND ROOF LINE FOR THE PROPERTY LOCATED AT 2362 SOUTH OCEAN BOULEVARD.

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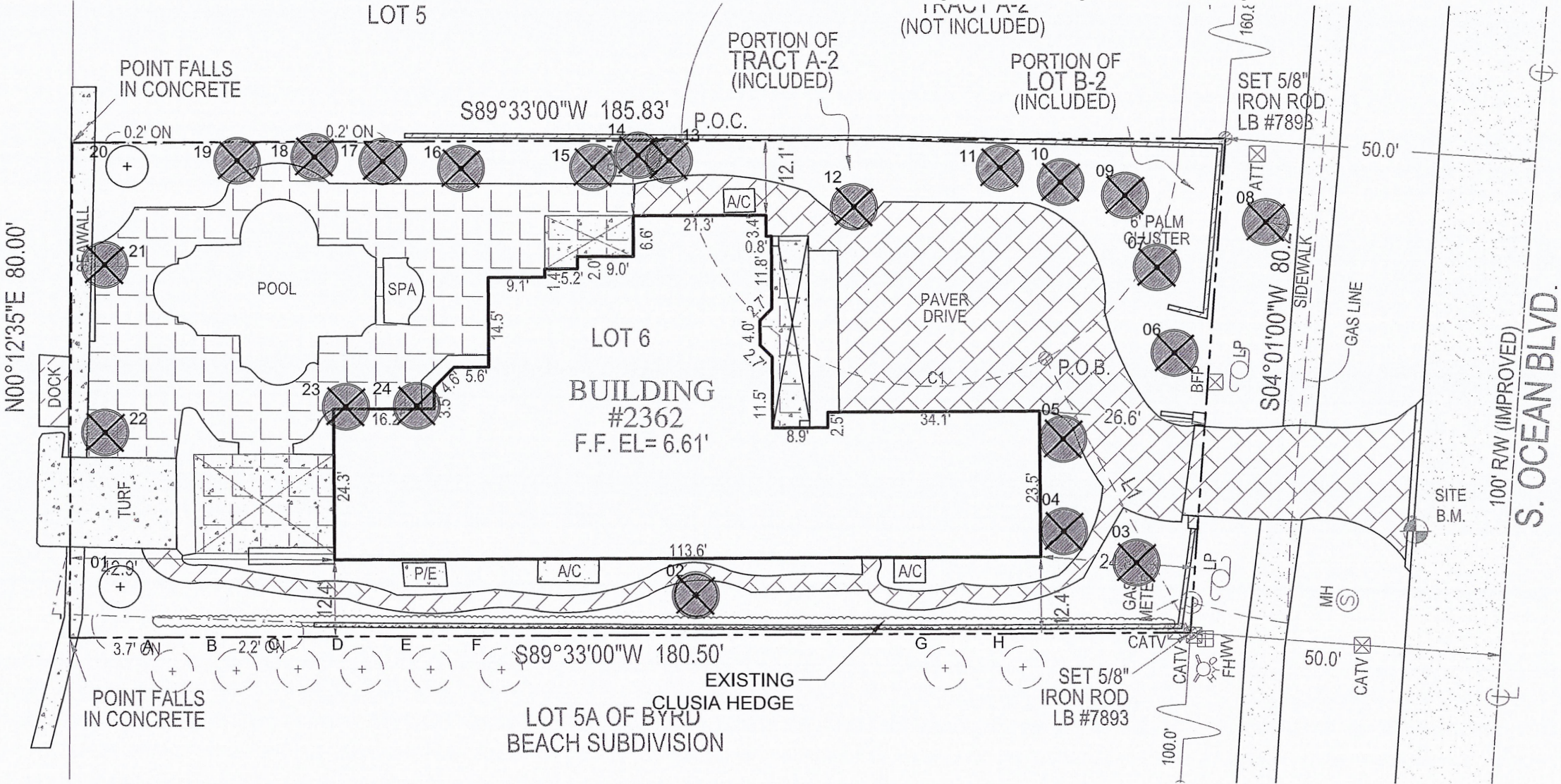
For additional information, please contact the Town Planner at (561) 278 4540.

TOWN OF HIGHLAND BEACH, BUILDING
DEPARTMENT
05/29/2023 7432947

Order # - 7432947

ADDITIONAL INFORMATION FOR ITEM 9.A. - DEVELOPMENT APPLICATION NO. 23-0002

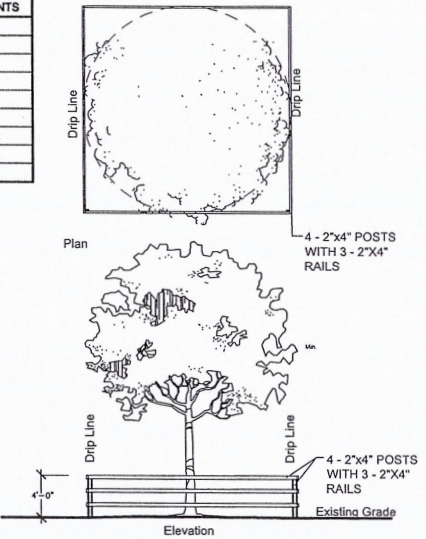
June 08, 2023 Planning Board Regular Meeting



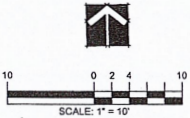
Existing Tree Survey								
KEY	BOTANICAL NAME	COMMON NAME	CALIPER (INCHES)	HEIGHT (FEET)	CANOPY (FEET)	CONDITION	DISPOSITION	COMMENTS
1	<i>Roystonea regia</i>	Royal Palm	17	40	16	70.00%	Remain	
2	<i>Adonidia memilli</i>	Christmas Palm	12 Triple	25	12	60.00%	Remove	
3	<i>Adonidia memilli</i>	Christmas Palm	12 Triple	25	12	60.00%	Remove	
4	<i>Roystonea regia</i>	Royal Palm	17	30	16	65.00%	Remove	
5	<i>Roystonea regia</i>	Royal Palm	17	30	16	65.00%	Remove	
6	<i>Wodyetia bifurcata</i>	Foxtail Palm	12 Triple	25	9	65.00%	Remove	
7	<i>Phoenix roebelenii</i>	Pygmy Date Palm	8 Double	12	10	60.00%	Remove	
8	<i>Sabal Palmetto</i>	Sabal Palm	8	30	8	50.00%	Remove	
9	<i>Phoenix recinata</i>	Senegal Date Palm	20 Multi	20	15	60.00%	Remove	
10	<i>Adonidia memilli</i>	Christmas Palm	12 Triple	25	12	60.00%	Remove	
11	<i>Cocos nucifera</i>	Coconut Palm	10	35	14	60.00%	Remove	
12	<i>Roystonea regia</i>	Royal Palm	18	40	16	65.00%	Remove	
13	<i>Dypsis lutescens</i>	Areca Palm	14	25	12	50.00%	Remove	Invasive
14	<i>Cocos nucifera</i>	Coconut Palm	10	40	16	60.00%	Remove	
15	<i>Cocos nucifera</i>	Coconut Palm	10	40	16	60.00%	Remove	
16	<i>Dypsis lutescens</i>	Areca Palm	14	25	12	50.00%	Remove	Invasive
17	<i>Dypsis lutescens</i>	Areca Palm	14	25	12	50.00%	Remove	Invasive
18	<i>Dypsis lutescens</i>	Areca Palm	14	25	12	50.00%	Remove	Invasive
19	<i>Dypsis lutescens</i>	Areca Palm	14	25	12	50.00%	Remove	Invasive
20	<i>Roystonea regia</i>	Royal Palm	18	40	16	70.00%	Remain	
21	<i>Wodyetia bifurcata</i>	Foxtail Palm	12 Triple	10	8	55.00%	Remove	
22	<i>Wodyetia bifurcata</i>	Foxtail Palm	12 Triple	10	8	55.00%	Remove	
23	<i>Ptychosperma elegans</i>	Solitaire Palm	7 Double	35	8	65.00%	Remove	
24	<i>Ptychosperma elegans</i>	Solitaire Palm	7 Double	35	8	65.00%	Remove	

Existing Trees on Adjacent Property								
KEY	BOTANICAL NAME	COMMON NAME	CALIPER	HEIGHT	CANOPY	CONDITION	DISPOSITION	COMMENTS
			(INCHES)	(FEET)	(FEET)			
A	<i>Wodyetia bifurcata</i>	Foxtail Palm	8	30	15	65.00%	Remain	
B	<i>Wodyetia bifurcata</i>	Foxtail Palm	8	30	15	65.00%	Remain	
C	<i>Wodyetia bifurcata</i>	Foxtail Palm	8	30	15	65.00%	Remain	
D	<i>Wodyetia bifurcata</i>	Foxtail Palm	8	30	15	65.00%	Remain	
E	<i>Wodyetia bifurcata</i>	Foxtail Palm	8	30	15	65.00%	Remain	
F	<i>Wodyetia bifurcata</i>	Foxtail Palm	8	30	15	65.00%	Remain	
G	<i>Veitchia montgomeryana</i>	Montgomery Palm	12 Double	30	12	65.00%	Remain	
H	<i>Veitchia montgomeryana</i>	Montgomery Palm	12 Double	30	12	65.00%	Remain	

MITIGATION:
17 Palms proposed to be removed. The proposed Landscape plan has 3 new trees and 15 new palms for replacement. See Landscape plan for species.
* Invasive species are not included on mitigation counts.



Existing Tree(s) Protection Detail

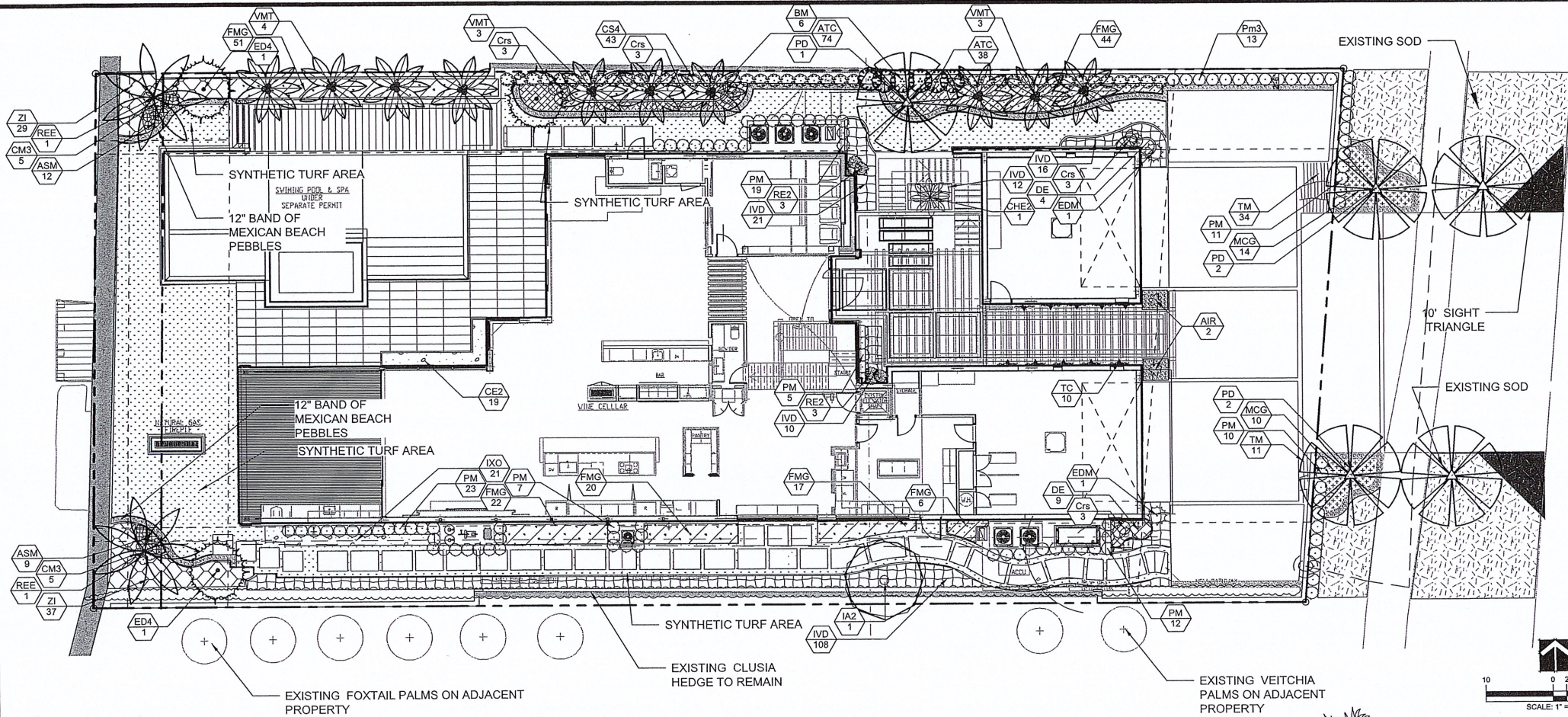


PRIVATE CLIENT
TWO STORY HOME ADDITION AND RENOVATION
2362 S. OCEAN BLVD.
HIGHLAND BEACH, FL 33487

DISTRIBUTION:	DATE:

DRAWING NAME:
TREE
DISPOSITION
PLAN

DRAWING NUMBER:
L-200



HIGHLAND BEACH PLANTING CALCULATIONS			
Residential Single Family		Required	Provided
Total Area: 14,652 S.F. 0.33AC.		Required	Provided
Total Tree Requirement:			
Percentage of Drought Tolerant / Native Trees			
Total Trees / Palms (Not including existing trees)			11
(Phoenix & Roystonea elata counted 1:1 / All others counted 3:1)			3
Total Native Trees / Palms			21 100%
% Native or Drought Tolerant Trees / Palms			
Percentage of Drought Tolerant Shrubs / Accents			
Total Shrubs / Accents @ 24" planted ht. or greater			96
Total Shrubs / Accents			515
% Native or Drought Tolerant Shrubs / Accents			449=87%
Landscape Area Provided		4,726 s.f.	
Landscape Area Percentage		3%	

GENERAL PLANTING REQUIREMENTS

All sizes shown for plant material on the plans are to be considered Minimum.

All plant material must meet or exceed these minimum requirements for both height and spread. Any other requirements for specific shape or effect as noted on the plan(s) will also be required for final acceptance.

All plant material furnished by the landscape contractor shall be Florida #1 or better as established by "Grades and Standards for Florida Nursery Plants" and "Grades and Standards for Florida Nursery Trees". All material shall be installed as per CSI specifications.

All plant material (except SOD) as included herein shall be warranted by the landscape contractor for a minimum period of 12 months,

All plant material shall be planted in planting soil that is delivered to the site in a clean loose and friable condition. All soil shall have a well drained characteristic. Soil must be free of all rocks, sticks, and objectionable material including weeds and weed seeds as per CSI specifications.

Twelve inches (12") of planting soil 50/50 sand/topsoil mix is required around and beneath the root ball of all trees and palms, and 1 cubic yard per 50 bedding or groundcover plants.

All landscape areas shall be covered with Eucalyptus or sterilized seed free Melaleuca mulch to a minimum depth of three inches (3") of cover when settled. A four-inch clear space must be left for air between plant bases and the mulch. Cypress bark mulch shall not be used.

All plant material shall be thoroughly watered in at the time of planting; no dry planting permitted. All plant materials shall be planted such that the top of the plant ball is flush with the surrounding grade.

All landscape and lawn areas shall be irrigated by a fully automatic sprinkler system adjusted to provide 100% coverage of all landscape areas. All heads shall be adjusted to 100% overlap as per manufacturers specifications and performance standards utilizing a rust free water source. Each system shall be installed with a rain sensor.

It is the sole responsibility of the landscape contractor to insure that all new plantings receive adequate water during the installation and during all plant warranty periods. Deep watering of all new trees and palms and any supplemental watering that may be required to augment natural rainfall and site irrigation is mandatory to insure proper plant development and shall be provided as a part of this contract.

All plant material shall be installed with fertilizer, which shall be State approved as a complete fertilizer containing the required minimum of trace elements in addition to N-P-K, of which 50% of the nitrogen shall be derived from an organic source as per CSI specifications.

Contractors are responsible for coordinating with the owners and appropriate public agencies to assist in locating and verifying all underground utilities prior to excavation.

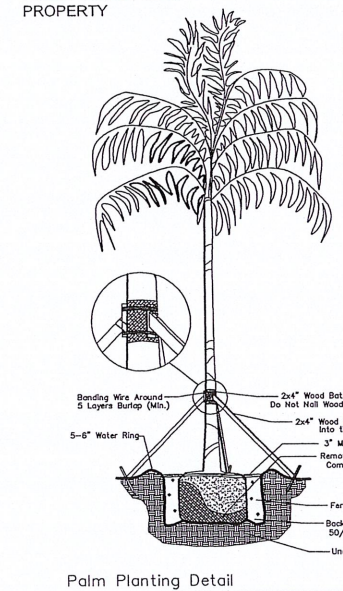
The plan takes precedence over the plant list.

SPECIAL INSTRUCTIONS

General site and berm grading to +/- 1 inch (1") shall be provided by the general contractor. All finished site grading and final decorative berm shaping shall be provided by the landscape contractor.

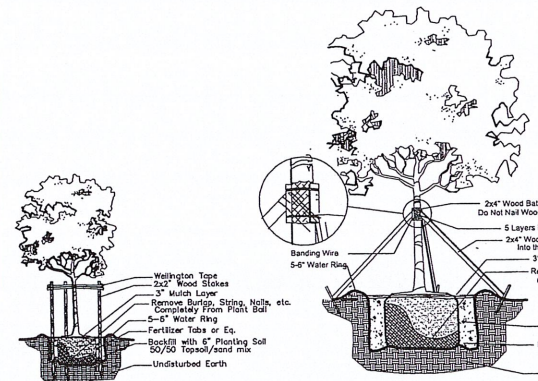
All sod areas as indicated on the planting plan shall receive Stenotaphrum secundatum, St. Augustine 'Palmetto' solid sod. It shall be the responsibility of the landscape contractor to include in the bid, the repair of any sod which may be damaged from the landscape installation operations.

PLANT SCHEDULE LANDSCAPE										
TREES	QTY	BOTANICAL / COMMON NAME	CONTAINER	CAL	SIZE	NATIVE	DROUGHT TOLERANCE	DETAIL	REMARKS	
ED4	3	Elaeocarpus decipiens / Japanese Blueberry Tree	FG/B&B	3"Cal	14' HT x 6" SPR	No	High			
IA2	1	Ilex cassine / Dahoon Holly	FG/B&B	4" DBH	14' HT x 6" SPR	Yes	High			
ACCENT PLANT	QTY	BOTANICAL / COMMON NAME	CONTAINER	CAL	SIZE	NATIVE	DROUGHT TOLERANCE	DETAIL	REMARKS	
BM	6	Bambusa multiplex 'Golden Goddess' / Golden Goddess Bamboo	-		5 CANES MIN. 12' O.A.	No	High			
EXISTING PALMS	QTY	BOTANICAL / COMMON NAME	CONTAINER	CAL	SIZE	NATIVE	DROUGHT TOLERANCE	DETAIL	REMARKS	
REE	2	Roystonea elata / Florida Royal Palm	EXISTING			Yes	High			
PALM TREES	QTY	BOTANICAL / COMMON NAME	CONTAINER	CAL	SIZE	NATIVE	DROUGHT TOLERANCE	DETAIL	REMARKS	
PD	5	Phoenix dactylifera 'Medjool' / Medjool Date Palm	FG/B&B		14' CT, Nut Included, Matched	No	High			
VMT	10	Veitchia montgomeryana / Montgomery Palm	FG/B&B		12-16" OA, Triple Trunk	No	Medium			
SHRUBS	QTY	BOTANICAL / COMMON NAME	SIZE	CONTAINER	SIZE	NATIVE	DROUGHT TOLERANCE	DETAIL	REMARKS	
AIR	2	Alcantarea imperialis 'Rubra' / Rubra Imperial Bromeliad	-		24" H. X 24" SPR.	No	High			
ASM	21	Asparagus densiflorus 'Myers' / Myers Asparagus	-		18"x18"	No	High			
CHE2	1	Chamaerops humilis cerifera 'Silver Select' / Silver Mediterranean Fan Palm	-		6' OA, TRIPLE TRUNK	No	High			
CS4	43	Clusia guttifera / Small-Leaf Clusia	-		36" H. X 24" SPR.	No	High			
CM3	10	Codiaeum variegatum 'Mammy' / Mammy Croton	-		18" H. X 18" SPR.	No	High			
Crs	12	Cordyline fruticosa 'Red Sister' / Red Sister Ti	-		24"H x18" SPREAD	No	Medium			
EDM	2	Elaeocarpus decipiens 'MonProud' / Japanese Blueberry Tree Dwarf	-		6' OA.; FULL TO BASE. CONE	No	High			
PM	89	Podocarpus macrophyllus / Yew Pine	-		30" HT. X 24" SPD	No	High			
Pm3	13	Podocarpus macrophyllus / Yew Pine	-		48" HT. X24" SPD	No	High			
RE2	6	Rhaplis excelsa / Lady Palm	---		24"H x18" SPREAD	No	HIGH			
VINES	QTY	BOTANICAL / COMMON NAME	SIZE	CONTAINER	SIZE	NATIVE	DROUGHT TOLERANCE	DETAIL	REMARKS	
TC	10	Trachelospermum jasminoides 'Confederate' / Confederate Jasmine	-		8' Trellis with runners	NO	HIGH			
SHRUB AREAS	QTY	BOTANICAL / COMMON NAME	SIZE	CONTAINER	SIZE	NAITVE	DROUGHT TOLERANCE	SPACING	DETAIL	REMARKS
CE2	19	Carissa macrocarpa 'Emerald Blanket' / Emerald Blanket Carissa	3 Gal.,		18"HT x 18"SPR	No	High	18" o.c.		
DE	13	Duranta erecta 'Gold Mound' / Gold Mound Duranta	-		18"HT x 18"SPR	Yes	High	18" o.c.		
FMG	186	Ficus microcarpa 'Green Island' / Green Island Ficus	-		14" HT x 16" SPR	No	High	18" o.c.		
IVD	180	Ilex vomitoria 'Stokes dwarf' / Dwarf Yaupon Holly	-		14" HT x 16" SPR	Yes	High	18" o.c.		
IXO	21	Ixora coccinea 'Maui Sunset' / Maui Sunset Dwarf Ixora	---		14" HT x 16" SPR	No	High	18" o.c.		
ZI	66	Zamia integrifolia / Coontie	-		24"HT x 24"SPR	Yes	High	20" o.c.		
GROUND COVERS	QTY	BOTANICAL / COMMON NAME	SIZE	CONTAINER	SIZE	NATIVE	DROUGHT TOLERANCE	SPACING	DETAIL	REMARKS
ATC	112	Acalypha pendula / Trailing Chenille	1 Gal.,		6"HT x 12"SPR @	No	Medium	12" o.c.		
TM	45	Trachelospermum asiaticum 'Minima' / Minima Jasmine	4" Ht. x 12" Spr.			No	Medium	12" o.c.		
TALL GROUND COVERS	QTY	BOTANICAL / COMMON NAME	SIZE	CONTAINER	SIZE	NATIVE	DROUGHT TOLERANCE	SPACING	DETAIL	REMARKS
MCG	24	Muhlenbergia capillaris / Pink Muhly Grass	-	Yes	24" HT. x 24" SPR.	Yes	Medium	24" o.c.		



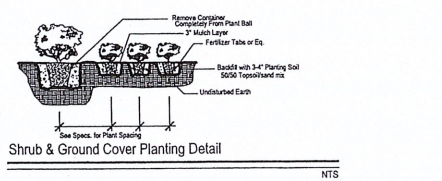
Palm Planting Detail

NTS



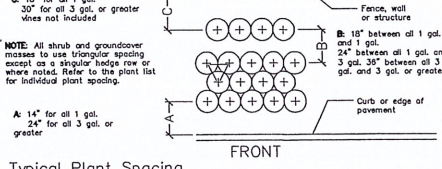
Large Tree Planting Detail

NTS



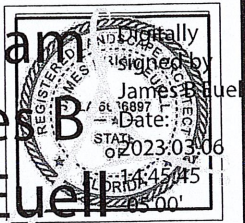
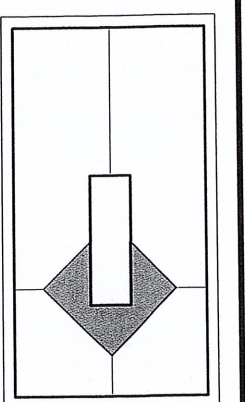
Shrub & Ground Cover Planting Detail

NTS



Typical Plant Spacing

NTS

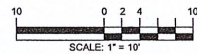
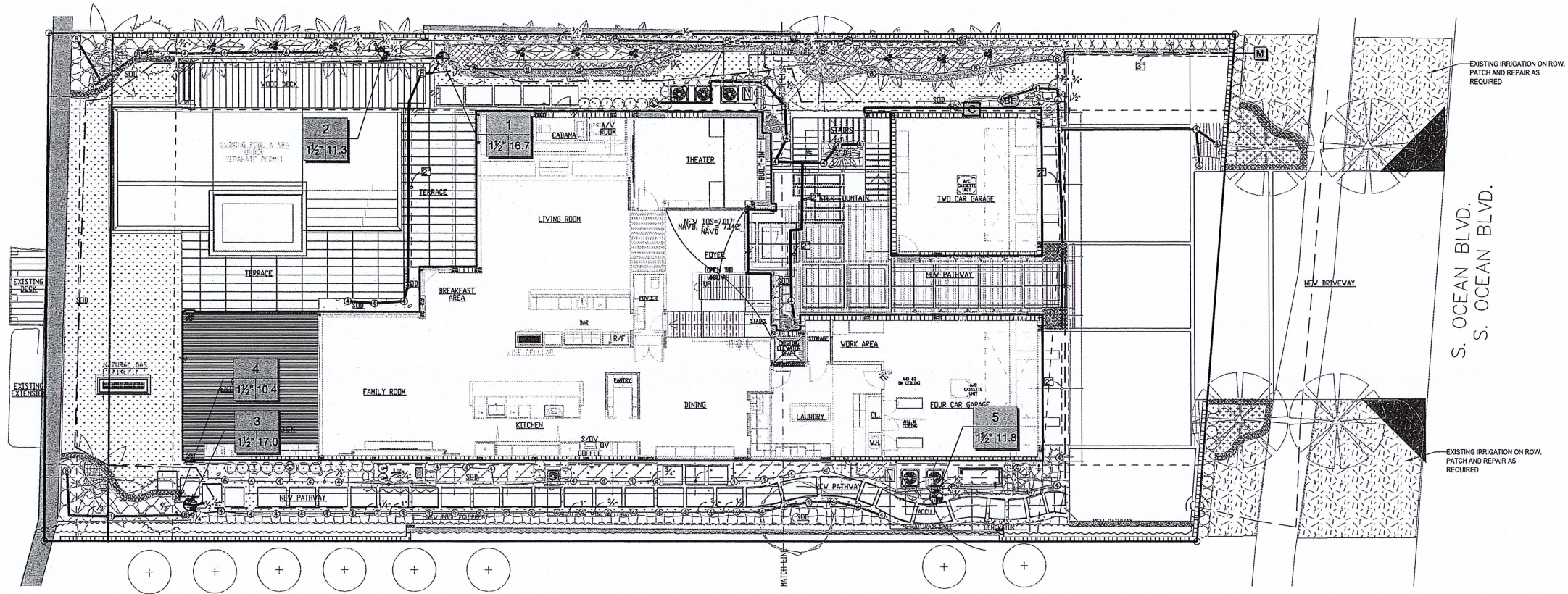


PROJECT NAME & LOCATION:
PRIVATE CLIENT
TWO STORY HOME ADDITION AND RENOVATION
2362 S. OCEAN BLVD.
HIGHLAND BEACH, FL 33487

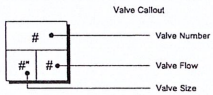
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DRAWING NAME:
LANDSCAPE PLAN AND DETAILS

DRAWING NUMBER:
L-210



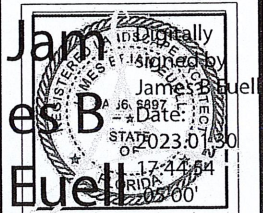
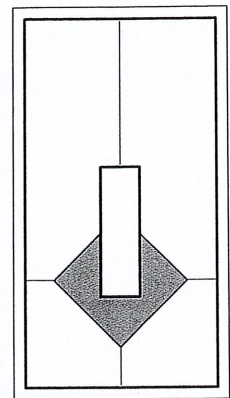
IRRIGATION SCHEDULE IRRIGATION				
SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY	PSI	DETAIL
	Rain Bird 1800-PA-8S-PRS 15 Strip Series Shrub Spray on fixed riser with the PA-8S-PRS Pressure Regulating Shrub Adapter. Use with 1/2" MPT threaded risers.	11	30	
	Rain Bird 1800-PA-8S-PRS ADJ Shrub Spray on fixed riser with the PA-8S-PRS Pressure Regulating Shrub Adapter. Use with 1/2" MPT threaded risers.	76	30	
	Rain Bird 1800-PA-8S-PRS ADJ Shrub Spray on fixed riser with the PA-8S-PRS Pressure Regulating Shrub Adapter. Use with 1/2" MPT threaded risers.	24	30	
SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY		DETAIL
	Rain Bird PEB-PRS-D 1-1/2" 1", 1-1/2", 2" Plastic Industrial Valves. Low Flow Operating Capability, Globe Configuration. With Pressure Regulator Module.	5		
	Febo 765 Pressure Vacuum Breaker 1" Pressure Vacuum Breaker, brass with ball valve SOV. Install 12" (305MM) above highest downstream outlet and the highest point in the downstream piping.	1		
	Rain Bird RZX6 5 Station Controller, Outdoor.	1		
	Rain Bird RSD-BEX Rain Sensor, with metal latching bracket, extension wire.	1		
	Water Meter 1"	1		
	Irrigation Lateral Line: PVC Schedule 40 1/2"	400.8 l.f.		
	Irrigation Lateral Line: PVC Schedule 40 3/4"	196.2 l.f.		
	Irrigation Lateral Line: PVC Schedule 40 1"	157.1 l.f.		
	Irrigation Lateral Line: PVC Schedule 40 1 1/4"	86.3 l.f.		
	Irrigation Mainline: PVC Schedule 40-NP	489.1 l.f.		
	Pipe Sleeve: PVC Schedule 40	11.9 l.f.		
	Pipe Sleeve: PVC Schedule 40 2"	70.8 l.f.		
	Pipe Sleeve: PVC Schedule 40 3"	25.5 l.f.		



CRITICAL ANALYSIS

Generated:	2022-11-16 21:32
P.O.C. NUMBER: 01	
Water Source Information:	
FLOW AVAILABLE	
Water Meter Size:	1"
Flow Available:	19.62 GPM
PRESSURE AVAILABLE	
Static Pressure at POC:	60 PSI
Elevation Change:	5.00 ft
Service Line Size:	1"
Length of Service Line:	20 ft
Pressure Available:	56 PSI
DESIGN ANALYSIS	
Maximum Station Flow:	19.62 GPM
Flow Available at POC:	19.62 GPM
Residual Flow Available:	0.0 GPM
Pressure Req. at Critical Station:	0 PSI
Loss for Fittings:	0 PSI
Loss for Main Line:	0 PSI
Loss for POC to Valve Elevation:	0 PSI
Loss for Backflow:	0 PSI
Critical Station Pressure at POC:	0 PSI
Pressure Available:	56 PSI
Residual Pressure Available:	56 PSI

SLEEVING SCHEDULE	
PIPE SIZE	SLEEVING PIPE SIZE
3/4"	2"
1"	2"
1-1/4"	3"
1-1/2"	3"
2"	4"
3"	6"
4"	8"
6"	12"
8"	16"

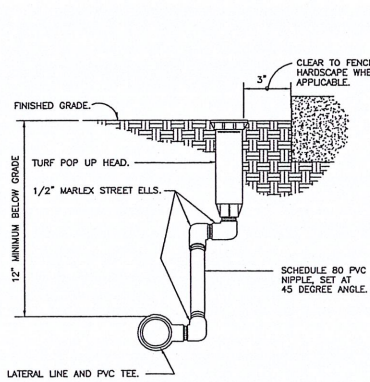


PROJECT NAME & LOCATION:
PRIVATE CLIENT
TWO STORY HOME ADDITION AND RENOVATION
2362 S. OCEAN BLVD.
HIGHLAND BEACH, FL 33487

DISTRIBUTION:	DATE:

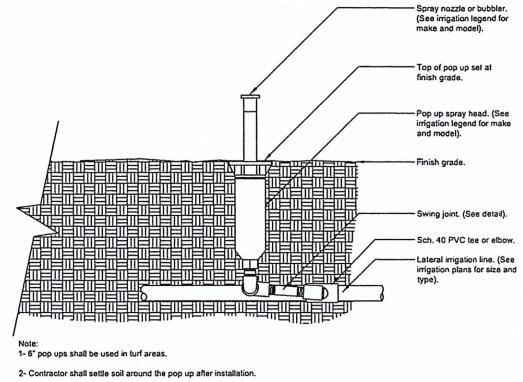
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IRRIGATION PLAN

DRAWING NUMBER:
L-300



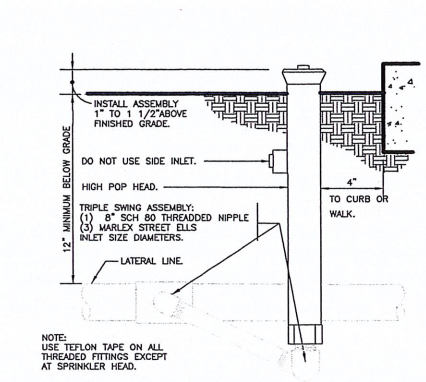
1 TURF SPRAY MARLEX ASSEMBLY
3" = 1'-0"

32 8403.13-01



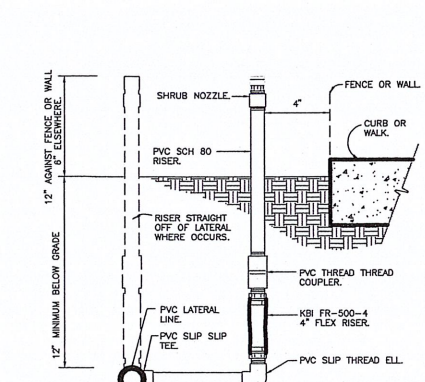
2 POP UP-SPRAY HEAD
1 1/2" = 1'-0"

32 8403.29-10



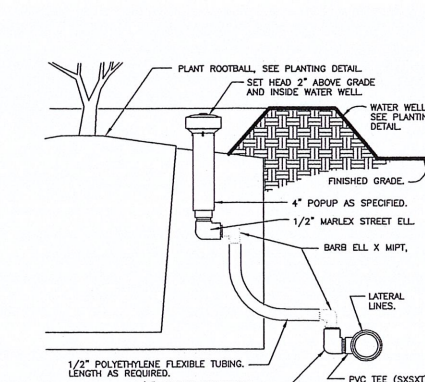
3 SHRUB SPRAY HIGHPOP MARLEX ASSEMBLY
3" = 1'-0"

32 8403.23-01



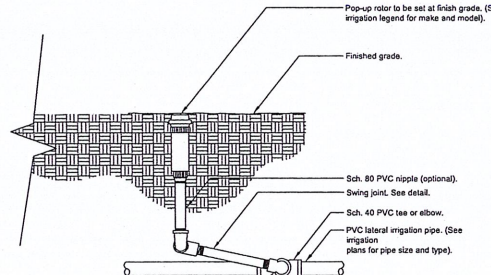
4 SHRUB SPRAY KBI FIXED RISER
3" = 1'-0"

32 8403.53-04



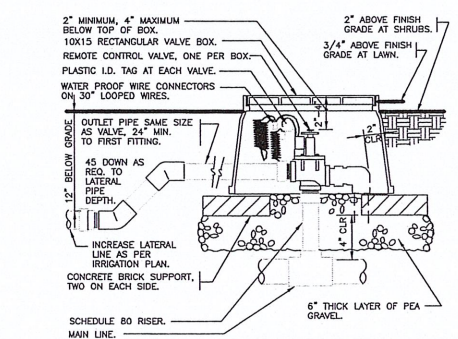
5 POPUP BUBBLER AT PLANT PIT
3" = 1'-0"

32 8403.53-04



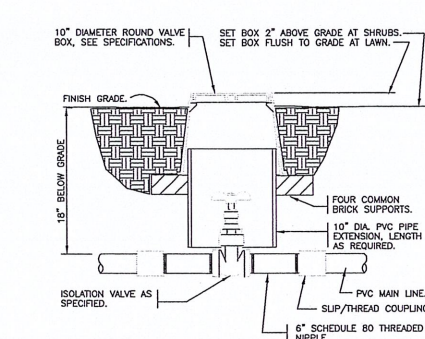
6 ROTOR SPRAYHEAD
1 1/2" = 1'-0"

32 8408.33-01



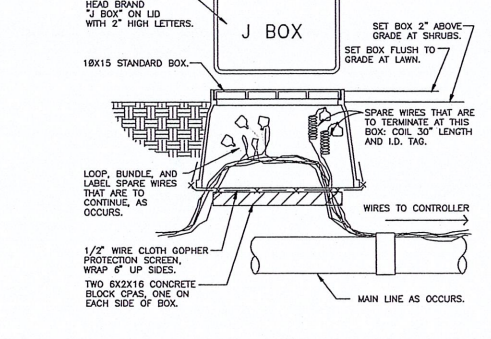
7 ELECTRIC REMOTE CONTROL VALVE
1 1/2" = 1'-0"

32 8408.33-01



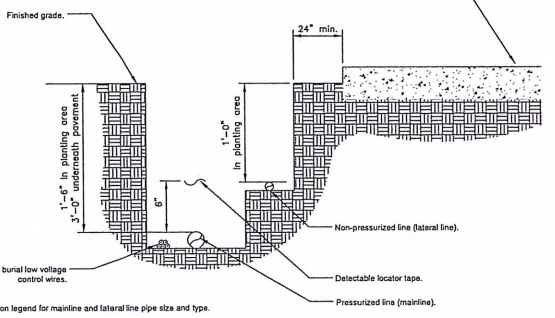
8 BRASS ISOLATION VALVE
1 1/2" = 1'-0"

32 8408.79-01



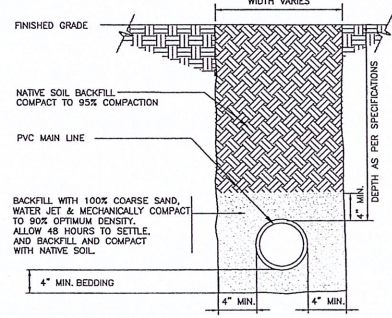
9 WIRE BUNDLE JUNCTION BOX
1 1/2" = 1'-0"

32 8408.79-01



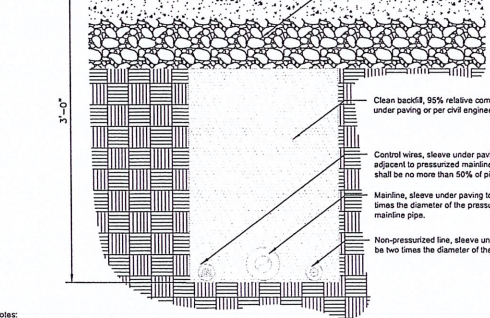
10 IRRIGATION TRENCHING
1 1/2" = 1'-0"

32 8408.79-01



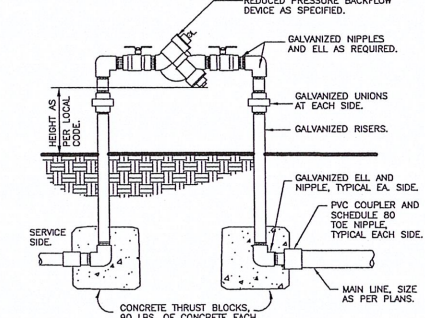
11 MAINLINE WITH SAND BEDDING
1 1/2" = 1'-0"

32 8408.79-01



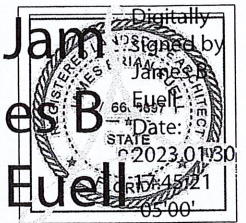
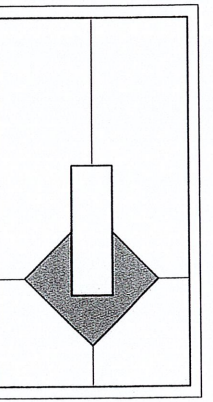
12 PIPE BENEATH PAVEMENT
1 1/2" = 1'-0"

32 8408.79-01



13 REDUCED PRESSURE BACKFLOW DEVICE
1" = 1'-0"

32 8408.79-01

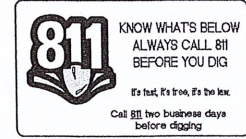


PRIVATE CLIENT
TWO STORY HOME ADDITION AND RENOVATION
2362 S. OCEAN BLVD.
HIGHLAND BEACH, FL 33487

DISTRIBUTION:	DATE:

DRAWING NAME:
IRRIGATION
DETAILS

DRAWING NUMBER:
L-301



WIRING

Irrigation control wire shall be thermoplastic solid copper, single conductor, low voltage irrigation controller wire, suitable for direct burial and continuous operation at rated voltages.

Tape and bundle control wire every 10' and run alongside the mainline. At all turns in direction, make a 2' coil of wire. At all valve boxes coil wire around a ¾" piece of PVC pipe to make a coil using 30 linear inches of wire. Make electrical connections with 3MDBY/R connectors.

Number all wires, using an electrical book of numbers, according to the plans. Number wires in all valve boxes, junction boxes and at the controller.

Wire sized, numbered and colored as follows:

- #14 while for common
- #14 spare black common
- #14 individual color coded hot wire
- #14 spare yellow hot wire

Spare wires

Leaving each controller, run four spare wires in both directions (eight spare wires total). Install as 1 common spare (2 total) and 3 hot wires (6 total). Loop these wires into each RCV along their path and terminate in the last valve box controlled by the wires respective controller. The loop into each valve box shall extend up into the valve box a minimum of 8" and be readily accessible by opening the valve box lid. These wires must all be color coded and numbered as required in the plans.

Controller and pump station Control Panel grounding - Contractor to utilize 4"x8"x½" copper grounding plates, ¾"x10" copper clad grounding rods, 'One Strike' CAD wells at all connection points, #8 insulated copper wire, and earth contact material. Install these and other required components as outlined in the detail. Contractor to verify that the earth to ground resistance does not exceed 10 ohms. Contractor shall provide a written certification, on a licensed electrical contractors letter head, showing the date of the test, controller/pump location, and test results. Each controller/pump shall be so grounded an tested. Each component must have its own separate ground grid, unless they are sitting side by side, in which case up to two controllers can share a common grounding grid.

LAYOUT

Lay out irrigation system mainlines and lateral lines. Make the necessary adjustments as required to take into account all site obstructions and limitations prior to excavating trenches.

Stake all sprinkler head locations. Adjust location and make the necessary modifications to nozzle types, etc. required to ensure 100% head to head coverage. Refer to the Edge of Pavement Detail on the Irrigation Detail sheet.

Spray heads shall be installed 4" from sidewalks or curbed roadways and 12" from uncurbed roadways and building foundations. Rotors shall be installed 4" from sidewalks or curbed roadways, 12" from building foundations, and 36" from uncurbed roadways.

Shrub heads shall be installed on ¾" Sch 40 PVC risers. The risers shall be set at a minimum of 18" off sidewalks, roadway curbing, building foundations, and/or any other hardscaped areas. Shrub heads shall be installed to a standard height of 2" above maintained height of plants and shall be installed a minimum of 6" within planted masses to be less visible and offer protection. Paint all shrub risers with flat black or forest green paint, unless irrigation system will utilize reuse water; in this case the risers shall be purple PVC and shall not be painted.

Locate valves prior to excavation. Ensure that their location provides for easy access and that there is no interference with physical structures, plants, trees, poles, etc. Valve boxes must be placed a minimum of 12" and a maximum of 15" from the edge of pavement, curbs, etc. and the top of the box must be 2" above finish grade. No valve boxes shall be installed in turf areas without approval by the irrigation designer - only in shrub beds. Never install in sport field areas.

VALVES

Sequence all valves so that the farthest valve from the POC operates first and the closest to the POC operates last. The closest valve to the POC should be the last valve in the programmed sequence.

Adjust the flow control on each RCV to ensure shut off in 10 seconds after deactivation by the irrigation controller.

Using an electric branding iron, brand the valve ID letter/number on the lid of each valve box. This brand must be 2"-3" tall and easily legible.

EQUIPMENT

All pop-up heads and shrub risers shall be pressure compensating. All pop-up heads shall be mounted on flex-type swing joints. All rotors shall be installed with PVC triple joints unless otherwise detailed.

All sprinkler equipment, not otherwise detailed or specified on these plans, shall be installed as per manufacturer's recommendations and specifications, and according to local and state laws.

TRENCHING

Excavate straight and vertical trenches with smooth, flat or sloping bottoms. Trench width and depth should be sufficient to allow for the proper vertical and horizontal separation between piping as shown in the pipe installation detail on the detail sheet.

Protect existing landscaped areas. Remove and replant any damaged plant material upon job completion. The replacement material shall be of the same genus and species, and of the same size as the material it is replacing. The final determination as to what needs to be replaced and the acceptability of the replacement material shall be solely up to the owner or owner's representative.

INSTALLATION

Solvent Wld Pipe: Cut all pipe square and deburr. Clean pipe an fittings of foreign material; then apply a small amount of primer while ensuring that any excess is wiped off immediately. Primer should not puddle or drip from pipe or fittings. Next apply a thin coat of PVC cement; first apply a thin layer to the pipe, next a thin layer inside the fitting, and finally another very thin on the pipe. Insert the pipe into the fitting. Insure that the pipe is inserted to the bottom of the fitting, then urn the pipe a ¼ turn and hold for 10 seconds. make sure that the pipe doesn't recede from the fitting. If the pipe isn't at the bottom of the fitting upon completion, the glue joint is unacceptable and must be discarded. Pipes must curve a minimum of 30 minutes prior to handling and placing into trenches. A longer curing time may be required; refer to the manufacturer's specifications. The pipe must cure a minimum of 24 hous prior to filling with water.

BACK FILL

The back fill 6" below, 6" above, and around all piping shall be clean sand and anything beyond that in the trench can be of native material but nothing larger than 2" in diameter. All piping and excavations shall be backfilled and compacted to a density of 95% modified Proctor, or greater.

Main line pipe depth measure to the top of pipe shall be:

- 24" minimum for ¾" - 2½" PVC with a 30" minimum at vehicular crossings;
- 30" minimum for 3" & 4" PVC with a 36" minimum at vehicular crossings.

Lateral line depths measure to top of pipe shall be:

- 18" minimum for ¾" - 3" PVC with a 30" minimum at vehicular crossings;
- 24" minimum for 4" PVC and above with a 30" minimum at vehicular crossings.

Contractor shall backfill all piping, both mainline and laterals, prior to performing any pressure tests. The pipe shall be backfilled with the exception of 2" on each side of every joint (bell fittings, 90's, tees, 45's, etc). These joints shall not be backfilled until all piping has satisfactorily passed its appropriate pressure test as outlined below.

FLUSHING

Prior to the placement of valves, flush all mainlines for a minimum of 10 minutes or until lines are completely clean of debris, whichever is longer.

Prior to the placement of heads, flush all lateral lines for a minimum of 10 minutes or until lines are completely clean of debris, whichever is longer.

Use screens in heads and adjust heads for proper coverage avoiding excess water on walks, walls and paving.

TESTING

Schedule testing with Owner's Representative a minimum of three (3) days in advance of testing.

Mainline: Remove all remote control valves and cap using a threaded cap on SCH 80 nipple. Hose bibs and gate valves shall not be tested against

during a pressure test unless authorized by written permission from the owner. fill mainline with water and pressurize the system to 125 PSI. Monitor the system pressure at two gauge locations; the gauge locations must be at opposite ends of the mainline. With the same respective pressures, monitor the gauges for two hours. There can be no loss in pressure at either gauge for solvent-welded pipe.

If these parameters are exceeded, locate the problem; repair it; wait 24 hours and retry the test. This procedure must be followed until the mainline passes the test.

Lateral lines: The lateral lines must be fully filled to operational pressure and visually checked for leaks. Any leaks detected must be repaired.

Operational Testing - Once the mainline and lateral lines have passed their respective tests, and the system is completely operational, a coverage test and demonstration of the system is required. The irrigation contractor must demonstrate to the owner, or his/her representative, that proper coverage is obtained and the system works automatically from the controller. This demonstration requires each zone to be turned on, in the proper sequence as shown on the plans, from the controller. Each zone will be inspected for proper coverage and function. The determination of proper coverage and function is at the sole discretion of the owner or owner's representative.

Upon completion of the operational test, run each zone until water begins to puddle or run off. This will allow you to determine the number of irrigation start times necessary to meet the weekly evapotranspiration requirements of the planting material in each zone. In fine sandy soils, it is possible no puddling will occur. If this is experienced, then theoretical calculations for run times will be required for controller programming.

SUBMITTALS

Pre-Construction: Deliver five (5) copies of submittals to Owner's Representative within ten (10) working days from date of Notice to Proceed. Furnish information in 3-ring binder with table of contents and index sheet. Index sections for different components and label with specification section number and name of component. Furnish submittals for components on material list. Indicated which items are being supplied on catalog cut sheets when multiple items are shown on one sheet. Incomplete submittals will be returned without review. In lieu of hardcopies, an electronic package in PDF format can be submitted.

After project completion:

As a condition of final acceptance, the irrigation contractor shall provide the owner with:

1. Irrigation As-builts - shall be provided accurately locating all mainlines, sleeves, remote control valves, gate valves, independent wire runs, wire splice boxes, controllers, high voltage supply sources/conduit path, control mechanisms, sensors, wells and water source connections. All mainline and independent runs of wire shall be located every 30' for straight runs and at every change of direction. Sleeves will be located at end points and every 20' of length. All underground items shall include depth in inch format.

2. Controller charts - Upon completion of "as-built" prepare controller charts; one per controller. Indicate on each chart the area controlled by a remote control valve (using a different color for each zone). This chart shall be reduced to a size that will fit inside the controller door. The reduction shall be hermetically sealed inside two 2ml pieces of clear plastic.

3. Grounding Certification - Provide ground certification results for each controller and pump panel grounding grid installed. This must be on a licensed electrician letter head indication location tested (using IR plan symbols), date, time, test method and testing results.

INSPECTIONS AND COORDINATION MEETINGS REQUIRED - Contractor is required to schedule, perform, and attend the following, and demonstrate to the owner and/or owners representative to their satisfaction, as follows:

- 1.Pre-construction meeting - Designer and contractor to review entire install process and schedule with owner/general contractor.
2. Mainline installation inspection(s) - All mainline must be inspected for proper pipe, fittings, depth of coverage, backfill and installation method.
3. Mainline pressure test - All mainline shall be pressure tested according to this design's requirements.
4. Flow meter calibration - All flow meters must be calibrated. Provide certified calibration report for all flow meters.
5. Coverage and operational test
6. Final inspection
7. Punch list inspection

FINAL ACCEPTANCE

Final acceptance of the irrigation system will be given after the following documents and conditions have been completed and approved. Final payment will not be released until these conditions are satisfied.

- 1.All above inspections are completed, documented, approved by owner.
- 2.Completion and acceptance of 'as-built' drawings.
3. Acceptance of required controller charts and placement inside controllers.
4. All other submittals have been made to the satisfaction of the owner.

GUARANTEE: The irrigation system shall be guaranteed for a minimum of one calendar year from the time of final acceptance.

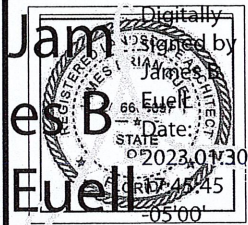
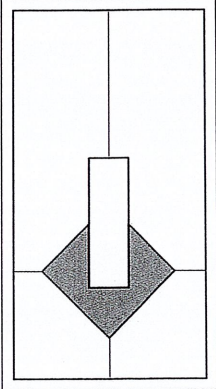
MINIMUM RECOMMENDED
IRRIGATION MAINTENANCE PROCEDURES

1. Every irrigation zone should be checked monthly and written reports generated describing the date(s) each zone was inspected, problems identified, date problems repaired, and a list of materials used in the repair. At minimum, these inspections should include the following tasks:

- A. Turn on each zone from the controller to verify automatic operation.
- B. Check schedules to ensure they are appropriate for the season, plant and soil type, and irrigation method. Consult an I.A. certified auditor for methods used in determining proper irrigation scheduling requirements.
- C. Check remote control valve to ensure proper setting, if present.
- D. Check setting on pressure regulator it verify proper setting, if present.
- E.Check flow control and adjust as needed; ensure valve closure within 10-15 seconds after deactivation by controller.
- F. Check for leaks - mainline, lateral lines, valves, heads, etc.
- G. Check all heads as follows:
 1. Proper set height (top of sprinkler is 1" below mow height)
 2. Verify head pop-up height - 6" in turf, 12" in groundcover, and riser in shrub beds
 3. Check wiper seal for leaks - if leaking , clean head and re-inpect.
 4. If still leaking, replace head with the appropriate head with pressure regulator and built-in check valve.
 5. All nozzles checked for proper pattern, clogging, leaks, correct make & model, etc. - replace as needed
 6. Check for proper alignment - perfectly vertical; coverage area is correct;p minimize over spray onto hardscapes
 7. Riser height raised/lowered to accommodate plant growth patterns and ensure proper coverage.
 8. Verify pop-ups retract after operation. If not, repair/replace as needed.
- H. Check controller/C.C.U. grounds for resistance (10 ohms or less) once per year. Submit written reports.
- I. check rain shut-off device monthly and clean/repair/replace as needed.
- J. Inspect all valve boxes to ensure they are in good condition, lids are in place and locked.
- K. Inspect backflow devices by utilizing a properly licensed backflow inspector. This should be done annually, at minimum.
- L. Inspect all filters monthly and clean/repair/replace as needed.
- M. Check pump stations fpr proper operation, pressures, filtration, settings, etc. - refer to pump station operations manual.
- N. Check and clean intake screens on all suction lines quarterly, at minimum. Clean and/or repair, as needed.
- O. Winterize, if applicable, as weather in your area dictates. follow manufacturer recommendations and blow out all lines and equipment using compressed air. Perform seasonal startup of system as per manufacturer recommendations.
- P. Conduct additional inspections, maintenance tasks, etc. that are particular for your site.

SOIL MOISTURE SENSOR (When applicable)

1. Place all soil moisture sensor wiring in 1" SCH 40 PVC conduit
2. Soil moisture sensor should be placed in the middle of a spray or drip area as per manufacturer's recommendations.
3. Controller shall be set to the Florida Automated Weather Network's urban scheduler settings using the SMS as a moisture cut off device (like a rain switch) per manufacturer directions.



PROJECT NAME & LOCATION:

PRIVATE CLIENT

TWO STORY HOME ADDITION AND RENOVATION

2362 S. OCEAN BLVD.

HIGHLAND BEACH, FL 33487

DISTRIBUTION:	DATE:

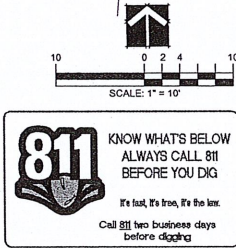
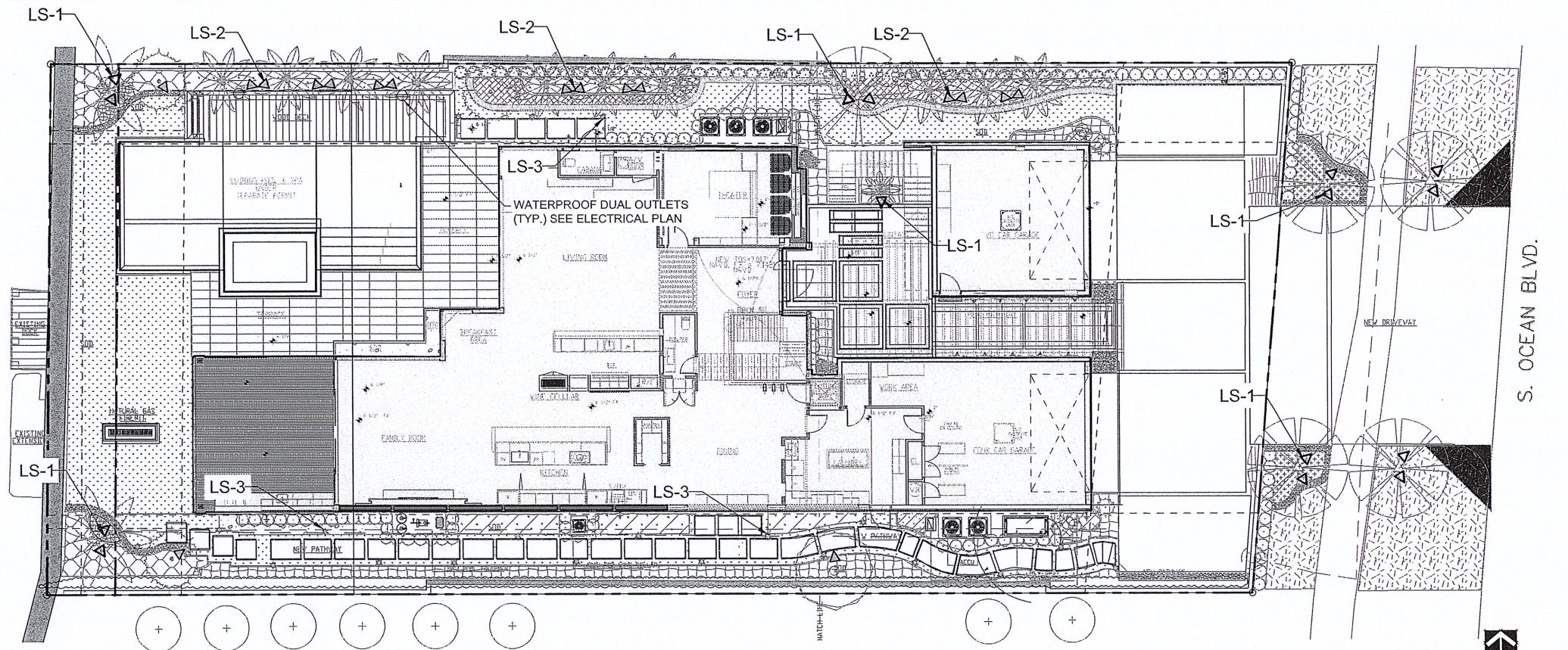
DRAWING NAME:

IRRIGATION
NOTES

DRAWING NUMBER:

L-302






LANDSCAPE LIGHTING SCHEDULE									
	TYPE	DESCRIPTION	MANUFACTURER	CATALOG NUMBER	VOLT	# LAMPS	LAMP TYPE	INPUT WATTS	REMARKS
	LS-1	LED UPLIGHT	COASTAL SOURCE	FBTR-16-VB	7-18 VAC	15	LED 30000K	9W	SPOT ANGLE FOR SINGLE PALMS
	LS-2	LED FLOOD/LIGHT	COASTAL SOURCE	WL-10W-3K-VB-WLPTH18"	7-18 VAC	17	LED 30000K	9W	FLOOD ANGLE FOR TREES AND CLUSTERS
	LS-3	PATH LIGHT	COASTAL SOURCE	MLP-3K-AC-MLSTSSS	7-18 VAC	24	LED 3000K	5W	STAKE MOUNTING

LS-1

COASTAL SOURCE

MR16 BULLET LIGHT - FLEX SERIES


The MR16 Bullet Light is the ultimate bullet for uplighting. With an 18" riser, this Bullet stays focused on its task by staying above ground cover and other obstructions. Since it's a Flex fixture, though, you can change the riser height for add accessories like Theft Guard and/or the CS Stabilizer at any point.



VINTAGE

MR16 BULLET w/ RISER SPECIFICATIONS

Size (H x W): 27in x 2.5in
Weight: 4.0 lbs
Construction: Solid Brass
Voltage: 7-18VAC/7-24VDC
Finish: Vintage Brass
Riser: 18"
Shroud: 360° Rotational with O-Ring
Lamp: MR16 LED
Wattage: Maximum 9W G3 LED Lamp
Lens: Clear Flat Borosilicate Glass
Mounting: 8" Removable Tip Stake
Fixture Connector: CMC Male Direct Connector
Wiring: Removable 3' CMC-CC Y-Cable (included)
Warranty: Brass Parts (Lifetime*)
Y-Cable (5 Years)



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LS-2

COASTAL SOURCE

WASH LIGHT

The Wash Light is unparalleled in light output and uniformity. It is available in both low power and high power models, allowing you to illuminate small shruberies or the side of a large building with a single compact fixture. The LED module has been custom designed to utilize CREE COB technology and custom optics to achieve a perfectly uniform light pattern. The whole fixture is used as a heat sink for the LED to ensure it continues lighting for years to come. These lights are available in both 2700K and 3000K.



VINTAGE
WHITE
NICKEL

WASH LIGHT SPECIFICATIONS

Size (H x W): 5.25in x 3.5in
Weight: 2.0 lbs
Construction: Solid Brass
Voltage: 7-18VAC/7-24VDC
Finish: Vintage Brass, White, Nickel
Shroud: Integrated glare shield with gasket
Lamp: Thermally bonded CREE module (replaceable)
Wattage: 2.5W(24lm)/4W(32lm), 5W(45lm)/6W(63lm)/10W(730lm) (switchable)
Color Temperature: 2700K, 3000K
Lens: Clear, Frosted (both included)
Mounting: Stake, Tree Mount, Flush Mount (optional)
Fixture Connector: CMC Male Direct Connector
Wiring: Removable 3' CMC-CC Y-Cable (not included)
Warranty: LED Module and Specialty Finishes (5 Years)
Brass Parts (Lifetime*)



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LS-3

COASTAL SOURCE

MATCH L PATH LIGHT

The Match L Path Light is part of our contemporary styled high performance lighting fixture line with simple, clean, and elegant lines without the typical compromises to functionality, performance flexibility, and serviceability. The Coastal Source Match Contemporary fixtures consist of three fixtures styles, but can be assembled and reconfigured into many different fixtures with many applications.

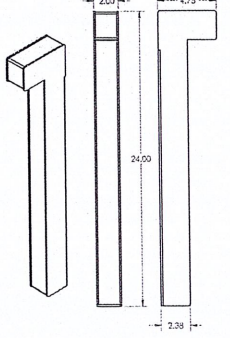
U.S. Design Patent 10,900,622



ANODIZED CLEAR
ANODIZED BLACK

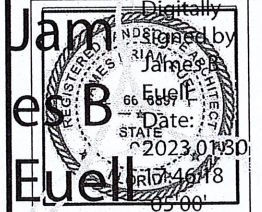
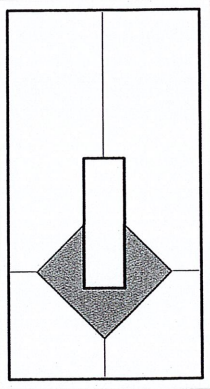
MATCH L PATH LIGHT SPECIFICATIONS

Size (H x W): 24in x 2.38in
Weight: 2.65 lbs
Construction: Anodized Aluminum Extrusion
Voltage: 7-18VAC/7-24VDC
Finish: Anodized Clear, Anodized Black
Lamp: Adjustable Gimbal Niche LED Module
Wattage: 5 Watts (400lm)
Lens: Clear Flat Borosilicate Glass
Mounting: Direct Mount for Hardscape
Tri-Stake for Landscape (not included)
Wiring: 18" CMC Pigtail + 7.5' CMC Cable
Warranty: LED Module (5 Years)
Housing (Lifetime*)



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PROJECT NAME & LOCATION:

PRIVATE CLIENT

TWO STORY HOME ADDITION AND RENOVATION
2362 S. OCEAN BLVD.
HIGHLAND BEACH, FL 33487

DISTRIBUTION:	DATE:

DRAWING NAME:

**LANDSCAPE
LIGHTING PLAN
AND DETAILS**

DRAWING NUMBER:

L-410