



Town of Highland Beach Notice of Public Meeting Protocol

The Town of Highland Beach is committed to serving the needs of the public while also working to ensure the safety and health of the town's staff, the community and visitors alike. In accordance with the State and the County's easing of the COVID-19 restrictions, effective June 01, 2021, all town departments reopened with regular operating hours.

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

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

PREREGISTRATION FOR IN-PERSON ATTENDANCE/PARTICIPATION AT ALL MEETINGS:

- All interested persons, Quasi-Judicial meeting applicants, their representatives, and witnesses **must preregister** to attend/participate in a meeting by sending an email to Town Clerk Lanelda Gaskins at publiccomments@highlandbeach.us or contacting (561) 278-4548 no later than one (1) business day prior to the meeting date (**e.g. by 4:30 P.M. on a Monday, if the meeting is scheduled for that Tuesday, etc.**) The subject matter to be discussed must be included in the preregistration request. If the meeting is a **Public Hearing Quasi-Judicial meeting**, the subject matter and application number must be included in the preregistration request.
- In-person attendance/participation will be based upon the order in which the preregistration requests are received by the Town Clerk's Office. For **Public Hearing Quasi-Judicial meetings**, precedence into the Commission Chambers will be given to applicants, their representatives and/or witnesses over all others preregistered parties. The Quasi-Judicial meeting participants will also be allowed in the Commission Chambers at the time of the hearing that is relevant to their applicant/client.
- The Zoom Video Communications is an option for those individuals who are interested in participating on the meeting online or via telephone.

ZOOM PARTICIPATION:

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

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

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

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

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

PROVIDING PUBLIC COMMENT:

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

TO SEND COMMENTS IN ADVANCE VIA EMAIL:

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

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

Published: 05.26.2021/Updated 08.02.2021

AGENDA

PLANNING BOARD REGULAR MEETING



Thursday, March 10, 2022 AT 9:30 AM

TOWN OF HIGHLAND BEACH, FLORIDA

3614 S. OCEAN BOULEVARD

HIGHLAND BEACH, FL 33487

Telephone: (561) 278-4548

Website: www.highlandbeach.us

TOWN HALL COMMISSION CHAMBERS

1. **CALL TO ORDER**
2. **ROLL CALL**
3. **PLEDGE OF ALLEGIANCE**
4. **APPROVAL OF THE AGENDA**
5. **SWEARING IN OF THE PUBLIC**
6. **PUBLIC COMMENT** *(limited to five (5) minutes per speaker)*
7. **APPROVAL OF MINUTES**
 - A. January 13, 2022
8. **UNFINISHED BUSINESS**
 - A. None.
9. **NEW BUSINESS**

A. Development Application No. 21-0013 / Richard D. Colton

Application by William R. Thomas, Unlimited Permit Services, Inc., for a special exception to install a 16,000 pound capacity boat lift on dock no. 9 for the property located at 2727 South Ocean Boulevard, Unit 701.

B. Development Application No. 21-0016 / Coronado at Highland Beach
Condominium Association, Inc.

Application by B&M Marine Construction, Inc. for special exception approval to install nine (9) finger piers/docks totaling 1,379 square feet and 19 mooring pilings for the property located at 3400 South Ocean Boulevard.

C. Development Application No. 22-0002 / Anthony Delprete

Application by William R. Thomas, Unlimited Permit Services Inc., for a special exception approval to install a 296 square foot dock, a 25,000 pound capacity boat lift, and a 7,000 pound capacity dual jet-ski for the property located at 4326 Intracoastal Drive.

10. ANNOUNCEMENTS

March 15, 2022 - 1:30 P.M. Town Commission Meeting

April 14, 2022 - 9:30 A.M. Planning Board Regular Meeting

11. ADJOURNMENT

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

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

File Attachments for Item:

A. January 13, 2022 Minutes



TOWN OF HIGHLAND BEACH TOWN PLANNING BOARD REGULAR MEETING MINUTES

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

Date: January 13, 2022
Time: 9:30 AM

1. CALL TO ORDER

Chairperson Goldenberg called the meeting to order at 9:32 AM.

2. ROLL CALL

Member David Powell
Member Harry Adwar
Member Roger Brown
Member Brian DeMoss
Member David Axelrod
Chairperson Eric Goldenberg
Town Attorney Leonard Rubin (virtually)
Town Clerk Lanelda Gaskins

ABSENT:

Vice Chairperson Mendelson

3. PLEDGE OF ALLEGIANCE

The Board Members led the Pledge of Allegiance.

4. APPROVAL OF THE AGENDA

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

5. SWEARING IN OF THE PUBLIC

Town Clerk Gaskins swore in those giving testimony.

6. PUBLIC COMMENT *(limited to five (5) minutes per speaker)*

There were no comments from the public.

7. APPROVAL OF MINUTES

A. December 09, 2021

MOTION: Adwar/Powell - Moved to approve December 09, 2021 Minutes, which passed unanimously 6 to 0.

8. UNFINISHED BUSINESS

A. **Development Application No. 21-0011 / Highlands Place Condominium Association, Inc.**

Application by B&M Marine Construction, Inc. for a special exception approval to install a 721 square foot dock and a 126 linear foot seawall and cap for the property located at 2901 South Ocean Boulevard.

Chairperson Goldenberg read the title of Item 8.A. and asked the Board members if they had any ex parte communications to disclose? The Board members had no ex parte communications.

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

Town Planner Allen presented this item at the December 09, 2021, Planning Board meeting. She indicated that the Board made a motion to continue the item to the January 13, 2022 meeting so that the Board could hear from the applicant, Highlands Place Condominium Association, Inc., as to why the applicant was not extending the proposed seawall to the edge of the north property line. The applicant's authorized agent, David Nutter, indicated that the current seawall was "ready to fail" seawall and that the Applicant's request was to stay within the same footprint of the existing seawall.

Town Planner Allen presented a PowerPoint Presentation of the Development Order depicting aerial photographs of the site plans, the property, the survey, and the proposed wood dock and seawall cap. She mentioned that after the December 09, 2021, Planning Board meeting, staff received correspondence from Ms. Heather Rubin, Property Manager of Highlands Place Condominium Associations, Inc., highlighting the Condominium Association's intention. Ms. Allen referred to Town Code, Section 6-130, maintenance provision of the Town's code of ordinances, and read the following: Sec. 6-130. Maintenance. All seawalls, bulkheads, and retaining walls now existing or hereafter erected, constructed, or built shall be maintained and kept in good repair by the owner.

After the presentation, there was dialogue about the seawall return, the rock bed minimizing erosion on the return side, the seawall request reviewed by the Town's engineer (CAP Government), and the provision of the Town's code related to riprap.

The applicant's authorized agent, David Nutter of B&M Marine Construction, Inc, commented about adding additional rocks. He indicated that the rocks could be done but not under the current permits with the Florida Department of Environmental Protection (DEP) and the Army Corps of Engineers without going back to them because the property was on the Intracoastal. Additionally, there were discussions about the height.

Ms. Heather Rubin, Property Manager of Highlands Place Condominium Associations, Inc., and the Board members discussed the rock bed and applicant's future plans regarding the seawall area. Additionally, there were discussions about the Highlands Place Condominium Association, Inc. reserves and their plans to conduct a reserves study.

Chairperson Goldenberg asked the Board members if they had any questions. Hearing no further comments, Chairperson Goldenberg closed the public hearing and asked for a motion.

MOTION: Axelrod/DeMoss - Moved to Development Application No. 21-0011 as presented. The motion passed on a 5 to 0 vote based upon roll call.

9. NEW BUSINESS

A. None.

Chairperson Goldenberg asked Town Planner Allen to address the concerns about the barge dredging in the Intracoastal between Toscano and Regency Highlands Condominiums. Town Planner Allen mentioned that she spoke with the building official about this matter. Palm Beach County and the Florida Department of Environmental Protection (DEP) are working together.

10. ANNOUNCEMENTS

Chairperson Goldenberg announced that Mr. David Axelrod's last meeting with the Planning Board was today. He thanked Mr. Axelrod for the work that he has done on the Planning Board.

Mr. Axelrod thanked Town Planning Allen, Town Attorney Rubin, and the Board members.

Chairperson Goldenberg read the announcements as follows:

January 17, 2022 - Town Hall Closed in observance of Martin Luther King, Jr. Holiday

January 18, 2022 - 1:30 P.M Town Commission Meeting

January 27, 2022 - 2:00 P.M. Financial Advisory Board Regular Meeting

February 10, 2022 - 9:30 A.M. Planning Board Meeting

11. ADJOURNMENT

Chairperson Goldenberg called for a motion to adjourn the meeting at 9:45 A.M.

MOTION: Adwar/Axelrod - Moved to adjourn the meeting.

APPROVED at the March 10, 2022, Planning Board Regular Meeting

Eric Goldenberg, Chairperson

ATTEST:

Transcribed by: Lanelda Gaskins

Lanelda Gaskins, MMC
Town Clerk

Date

File Attachments for Item:

A. Development Application No. 21-0013 / Richard D. Colton

Application by William R. Thomas, Unlimited Permit Services, Inc., for a special exception to install a 16,000 pound capacity boat lift on dock no. 9 for the property located at 2727 South Ocean Boulevard, Unit 701.



HIGHLAND BEACH BUILDING DEPARTMENT

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

PLANNING BOARD STAFF REPORT

MEETING OF: MARCH 10, 2022

TO: PLANNING BOARD

FROM: INGRID ALLEN, TOWN PLANNER

SUBJECT: APPLICATION BY WILLIAM R. THOMAS, UNLIMITED PERMIT SERVICES INC., FOR A SPECIAL EXCEPTION APPROVAL TO INSTALL A 16,000 POUND CAPACITY BOAT LIFT ON DOCK NO. 9 FOR THE PROPERTY LOCATED AT 2727 SOUTH OCEAN BOULEVARD UNIT 701 (DO #21-0013).

I. GENERAL INFORMATION:

Applicant (Property Owner):

Richard D. Colton
2727 South Ocean Boulevard, Unit 701
Highland Beach, Fl. 33487

Applicant's Agent:

William Thomas
Unlimited Permit Services, Inc.
902 Northeast 1 Street, Suite #2
Pompano Beach, Fl. 33060

Property Characteristics:

Comprehensive Plan Land Use:

Single Family - west of State Road A1A
Multi Family Medium Density - east of State Road A1A

Zoning District:

Residential Single Family (RS) – west of State Road A1A
Residential Multiple Family Medium Density (RMM) – east of State Road A1A

Parcel PCN#:

24-43-46-28-51-000-0701

Condominium Property Name:

Villa Magna

Request and Analysis:

The Applicant is proposing to replace an existing eight (8) post boat lift located in dock number nine (9) with a 16,000 pound capacity, four (4) post, boat lift in the same dock. The subject property (west of State Road A1A) currently contains nine (9) existing finger docks which allows for the mooring of boats perpendicular to the property line.

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

FDEP (FILE NO.)	ACOE (FILE NO.)
50-51096-007-EE	SAJ-2021-01403(GP-SLR)

According to the Applicant's boat lift detail (sheet 3 of 3), the top of the lift measures 6 feet from the existing wood pier. The Applicant has indicated to staff that the superstructure components of the boat have not been finalized and therefore are not superimposed or dimensioned on the lift detail. That said and at the request of staff, the Applicant has provided on sheet 3, the definition of "boat lift" as provided in Section 30-131 (and noted below) for compliance purposes.

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

Section 30-68(h)(1)a. of the Town Code, states that the installation of a boat lift shall be subject to special exception approval by the Planning Board at an advertised public hearing. Section 30-36(a) of the Town code states that if the Planning Board is the final authority on the special exception, then it shall approve, approve with conditions, or deny the application.

Staff has reviewed the Applicant's proposed request and finds that the project is consistent with the Zoning Code (Chapter 30) including the special exception criteria of Section 30-36, were applicable, and the Town Comprehensive Plan.

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

II. Recommendation

Staff recommends approval to install a proposed 16,000 pound capacity boat lift on dock no. 9 for the property located at 2727 South Ocean Boulevard unit 701 based on the plans date stamped received by the Building Department on February 4, 2022.

☒ Plans meet Town of Highland Beach Zoning and other governmental agencies requirements.

☐ Plans meet Town of Highland Beach Zoning requirements; however, approvals are pending before the Town of Highland Beach will issue permits, with other governmental agencies as listed:

☐ Plans do not meet Town of Highland Beach Zoning requirements.

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

Attachments: Application

Aerials

FDEP approval

ACOE approval

HOA approval letter

Applicant Plans



TOWN OF HIGHLAND BEACH DEVELOPMENT APPROVAL APPLICATION

Application # _____

I request a hearing regarding the terms of the Zoning Ordinances of the Town of Highland Beach. This request relates to the property and zoning requirements set forth in this application.

PROPERTY INFORMATION ASSOCIATED WITH THIS APPLICATION	
Address: 2727 S Ocean Blvd # 701	PCN: 2443462851 0000701
Full Legal Description of the Property [as described in the deed] or reference to an attachment: Villa Magna Condo # 701	
Zoning District:	What is the location of the installation? <input checked="" type="checkbox"/> Intracoastal Waterway (ICW) <input type="checkbox"/> Interior Canal/Basin <input type="checkbox"/> N/A

PROPERTY OWNER (APPLICANT) INFORMATION		
Name: Richard Colton	Phone:	Fax:
Mailing Address: 401 S Old Woodward Ave # 33 Birmingham MI 48009		
Email Address: rcolton2727@comcast.net		

APPLICANT'S AGENT INFORMATION		
Name: Bill Thomas	Phone: 9545320129	Fax:
Company Name: Unlimited Permit Services Inc.		
Mailing Address: 902 NE 1 St. # 2		
Email Address: williamr@unlimitedps.net		

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

Replace existing 8 post Boatlift with
a new 4 post 16K boatlift.

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

XXXXXX

Applicant's Signature: _____

Date: _____

4/26/21

Received by the Town Clerk's Office:

Received By: _____

Date: _____

Date Public Notices Mailed: _____

Date Legal Advertisement Published: _____

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

XXXXX
Applicant's Signature: [Signature] Date: 4/26/21

Received by the Town Clerk's Office:

Received By: [Signature] Date: 2/10/2022

Date Public Notices Mailed: 2/23/2022

Date Legal Advertisement Published: 2/28/2022



FLORIDA DEPARTMENT OF Environmental Protection

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

Ron DeSantis
Governor

Jeanette Nuñez
Lt. Governor

Noah Valenstein
Secretary

May 20, 2021

Richard Colton
401 S Old Woodward Ave, Ste 333
Birmingham, MI 48009
rcolton2727@comcast.net

Re: File No.: 50-51096-007-EE
File Name: Colton Boatlift

Dear Mr. Colton:

On April 21, 2021, we received your request for verification of exemption to perform the following activities: 1. Install a boatlift. The project is located adjacent to the Intracoastal Waterway, Class III Waters, adjacent to 2727 S Ocean Blvd, Highland Beach (Section 28, Township 46 South, Range 43 East), in Palm Beach County (Latitude N 26° 25' 30", Longitude W 80° 3' 47").

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

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

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

If you have any questions regarding this matter, please contact Jessica Bedsworth at the letterhead address or at 561-681-6605, Jessica.Bedsworth@FloridaDEP.gov.

1. Regulatory Review – VERIFIED

www.floridadep.gov

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

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

2. Proprietary Review- NOT REQUIRED

The activity does not appear to be located on sovereign submerged lands, and does not require further authorization under chapter 253 of the Florida Statutes, or chapters 18-20 or 18-21 of the Florida Administrative Code.

3. Federal Review - NOT APPROVED

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

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

Additional Information

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

NOTICE OF RIGHTS

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

Petition for Administrative Hearing

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

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

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

Time Period for Filing a Petition

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

The failure to file a petition within the appropriate time period shall constitute a waiver of that person's right to request an administrative determination (hearing) under Sections 120.569 and 120.57, F.S., or to intervene in this proceeding and participate as a party to it. Any subsequent intervention (in a proceeding initiated by another party) will be only at the discretion of the

presiding officer upon the filing of a motion in compliance with Rule 28-106.205, F.A.C. If you do not publish notice of this action, this waiver will not apply to persons who have not received written notice of this action.

Extension of Time

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

Mediation

Mediation is not available in this proceeding.

FLAWAC Review

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

Judicial Review

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

EXECUTION AND CLERKING

Executed in West Palm Beach, Florida.

STATE OF FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION



Jeffrey Meyer
Environmental Manager
Southeast District

Enclosures:

Attachment A- Specific Exemption Rule
Project drawings, 4 pages

CERTIFICATE OF SERVICE

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

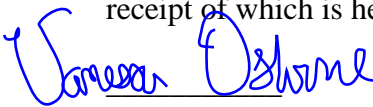
FDEP – Jeff Meyer, Jessica Bedsworth
Kathy Cartier, Unlimited Permit Services, Inc Kathyc@unlimitedps.net

Additional mailings:

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

FILING AND ACKNOWLEDGMENT

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



Clerk

05-20-2021
Date

Attachment A

62-330.051 Exempt Activities.

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

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

(h) The installation of a pile-supported boat lift within an existing mooring area at a docking facility that is legally in existence, provided:

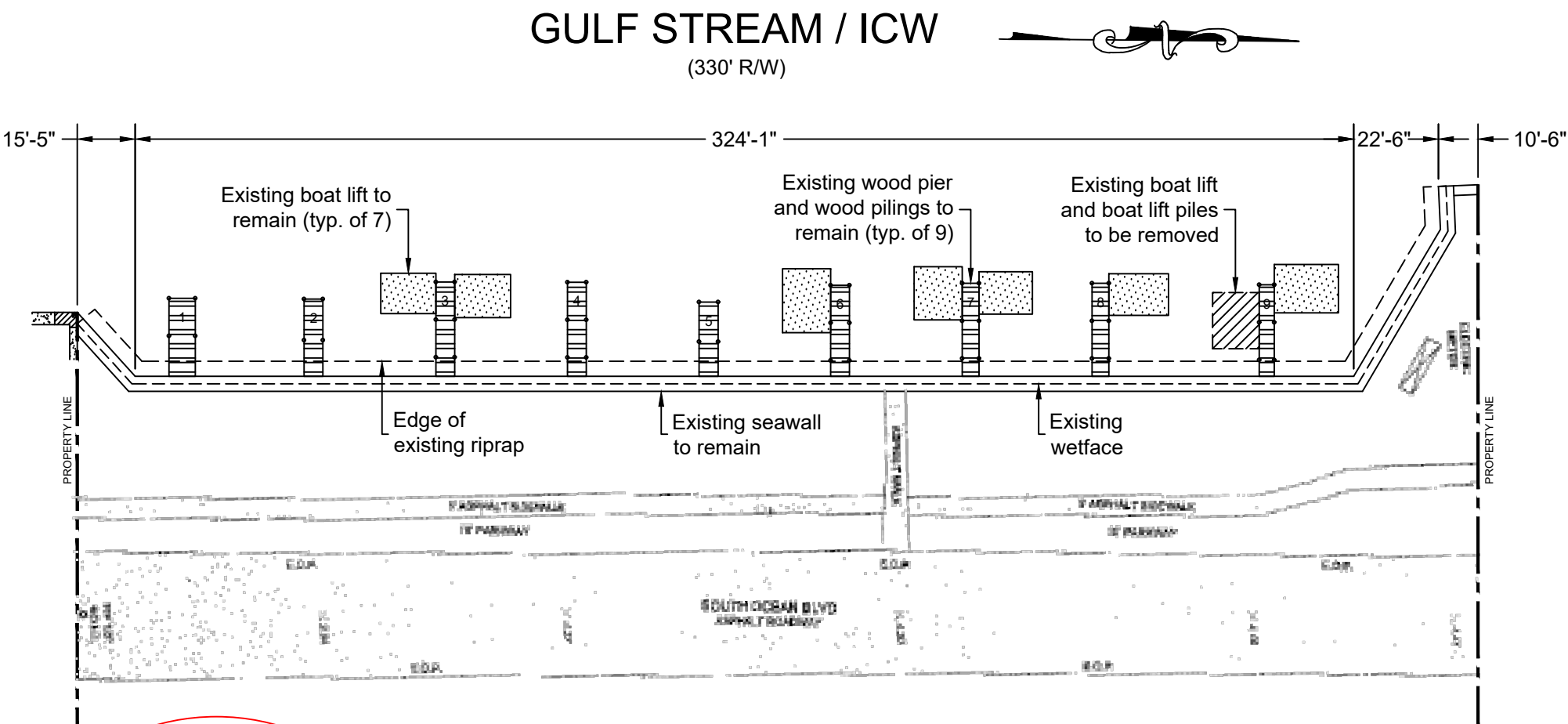
1. Such installation does not conflict with a condition of a permit issued thereunder;
2. The boat lift does not include additional structures, such as platforms, cat walks, and roofs.

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

See attached survey supplied by owner for exact property information

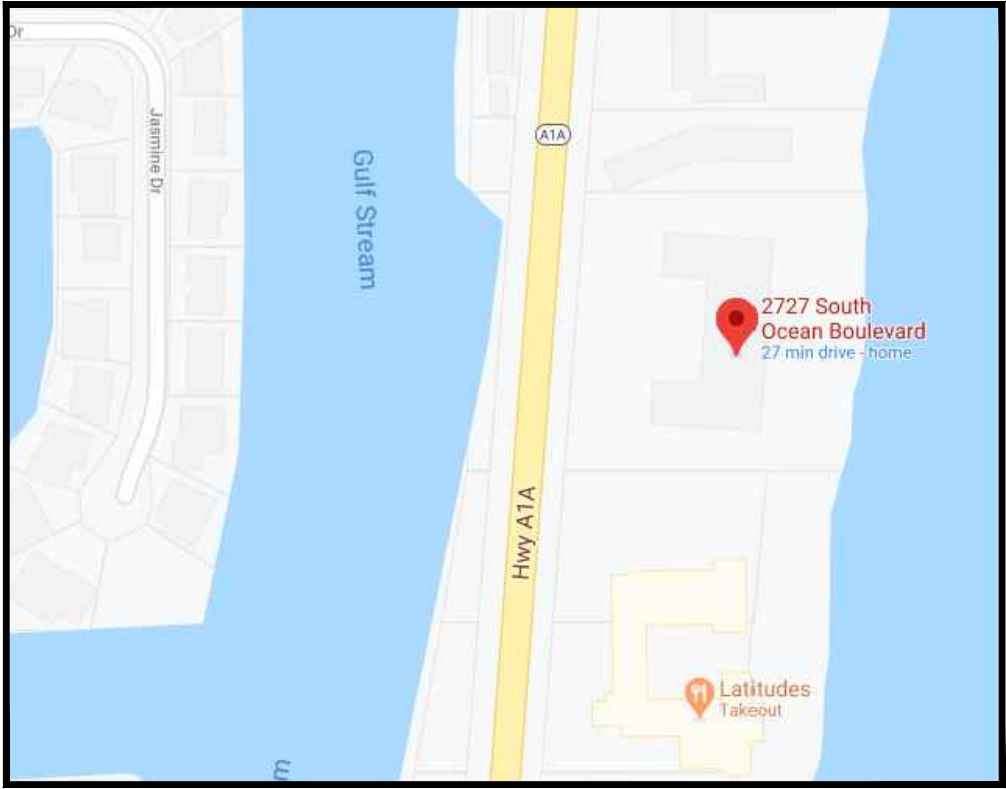
Legal Description

VILLA MAGNA COND
UNIT 701
Palm Beach County
Florida

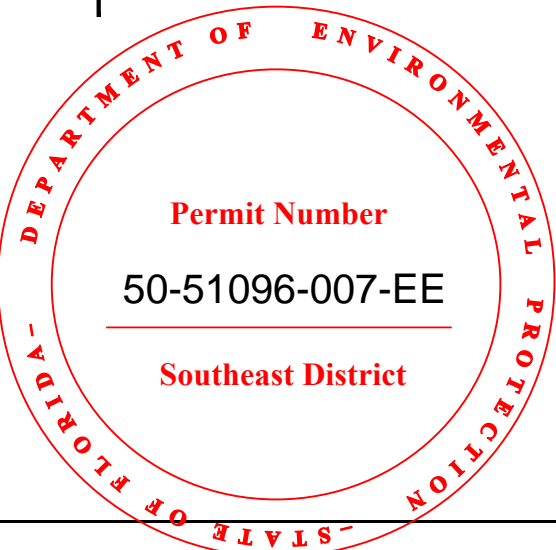


Existing Site Plan

Scale: 1" = 40'



Location Map



Sheet 1 of 3

PREPARED FOR:
EAST COAST BOATLIFT, INC
1040 NE 44 Court Suite C
Oakland Park, FL 33334
(954) 772-6810

Project:
Proposed Boat Lift
Richard Colton
2727 South Ocean Blvd.
Highland Beach, Florida 33487

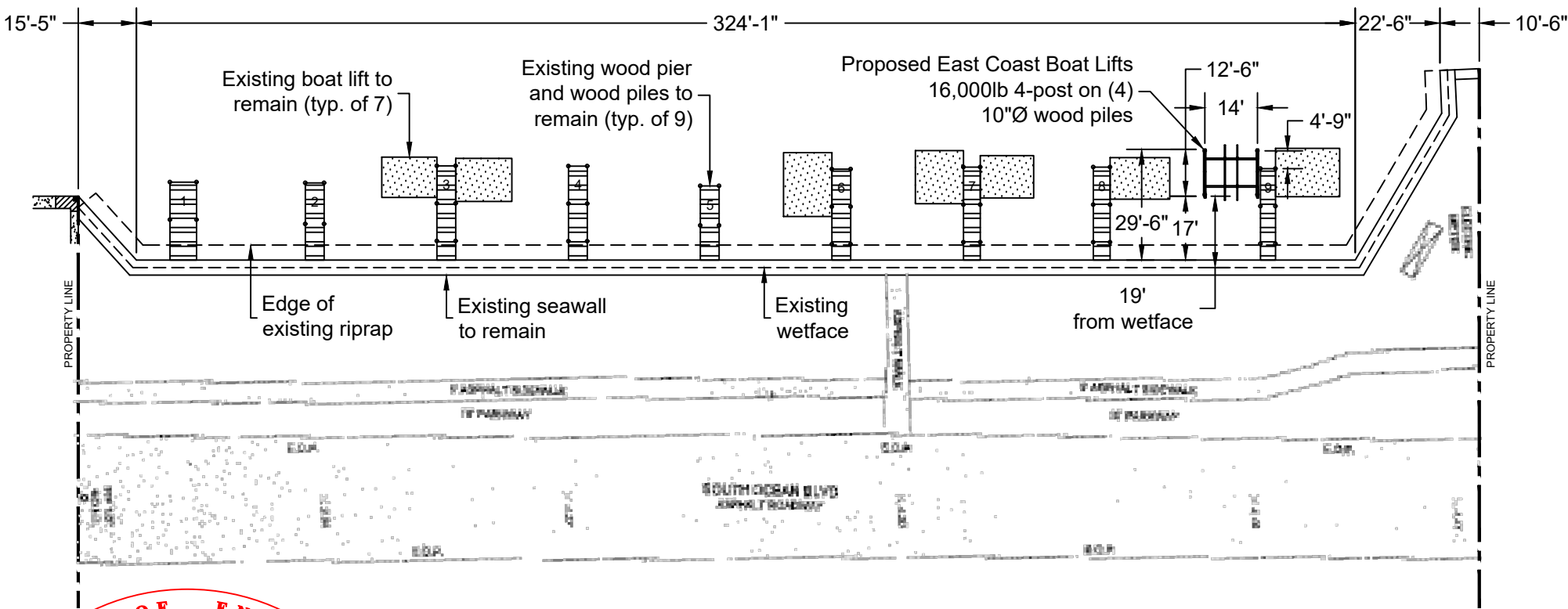
MARK E. WEBER, P.E.
LICENSE #53895 | CA 30702
MW ENGINEERING, INC
902 NE 1 Street Suite #2
Pompano Beach, Florida 33060
Ofc: 754-333-0877
WWW.MwEngineering.net

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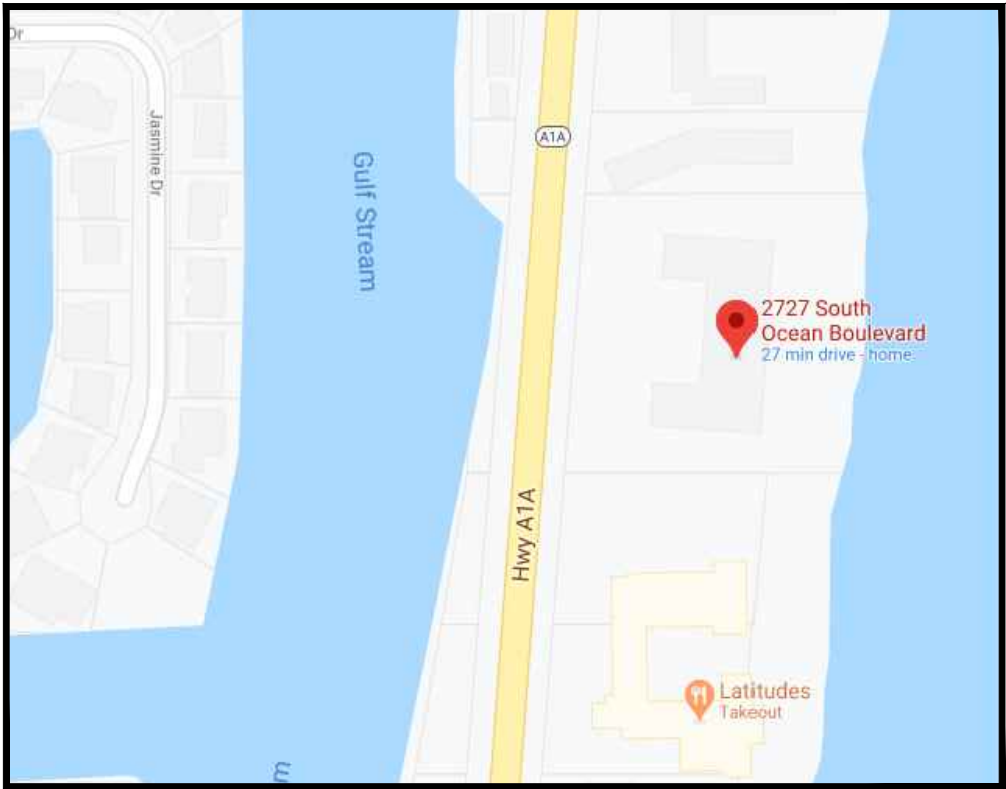
VILLA MAGNA COND
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GULF STREAM / ICW
(330' R/W)

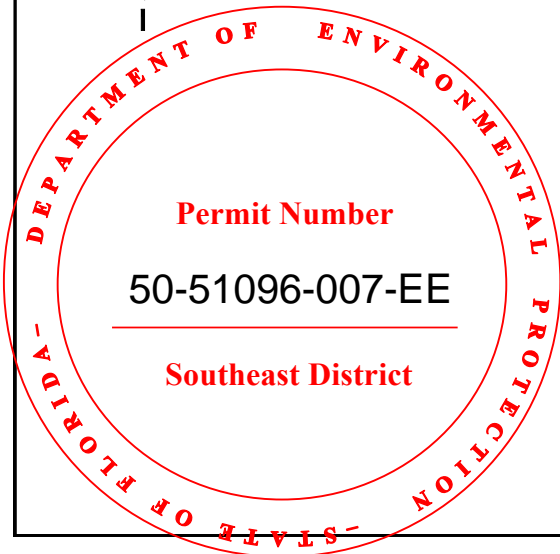


Proposed Site Plan

Scale: 1" = 40'



Location Map



Sheet 2 of 3

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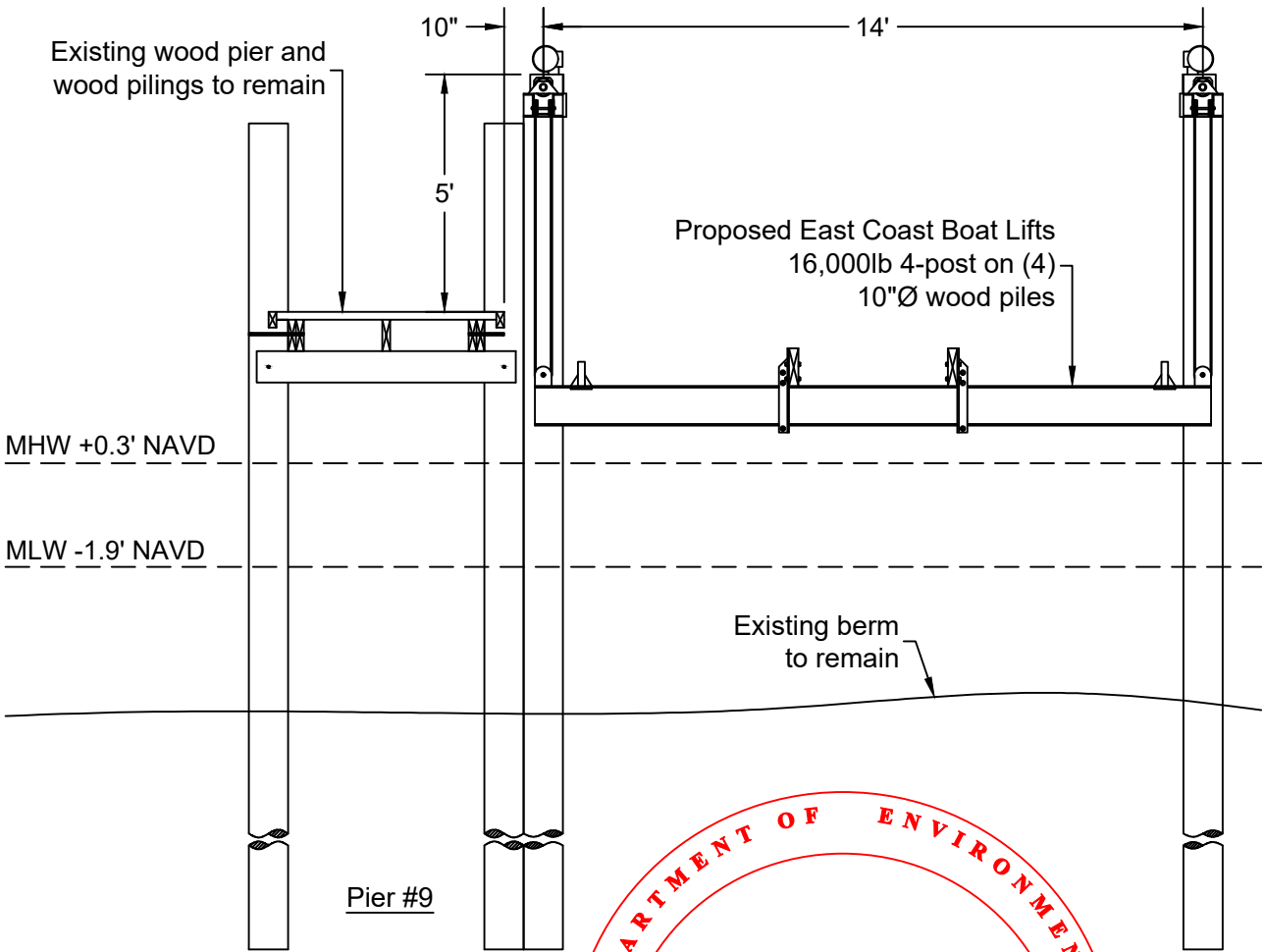
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6. All new work and/or materials shall conform to all requirements of each administrative body having jurisdiction in each appertaining circumstance.
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8. Licensed Contractor to shall use all possible care to protect all existing materials, surfaces, and furnishings from damage during all phases of construction.
9. Licensed Contractor to verify location of existing utilities prior to commencing work.
10. The Licensed contractor to install and remove all shoring and bracing as required for the proper execution of the work.
11. Licensed Contractor to obtain all permits as necessary from all Local, State, and Federal agencies.
12. Turbidity barriers to be marked with site contractor's company name using permanent markings no smaller than 3 inches in height on the top of the barrier.

PILE DRIVING:

1. Piles shall be driven using an approved cushion block consisting of material so arranged so as to provide the transmission of hammer energy.
2. Piles shall be driven to required capacity (min. 10 tons) a minimum of 8' into berm or refusal.
3. Piles shall be driven with a drop hammer or gravity hammer provided the hammer shall weight no less than 3,000 pounds, and the fall of the hammer shall not exceed 6'.
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5. Where piling must penetrate strata offering high resistance to driving, the structural engineer of record or special inspector may require that the piles be set in pre-drilled or punched holes. The piles shall reach their final penetration by driving.

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



Boat Lift Section

Scale 1/4"= 1'-0"

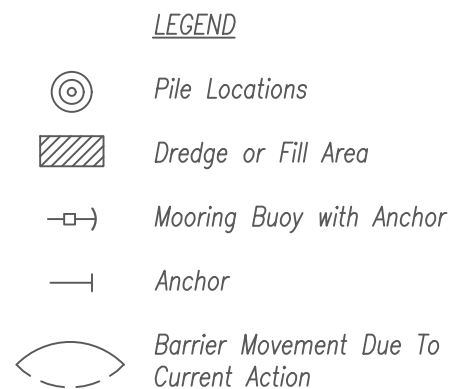
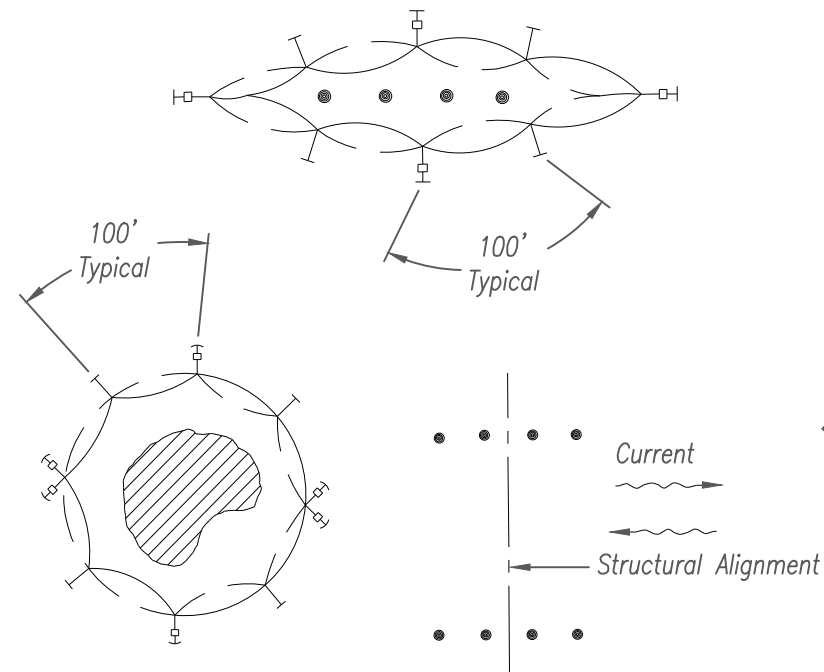
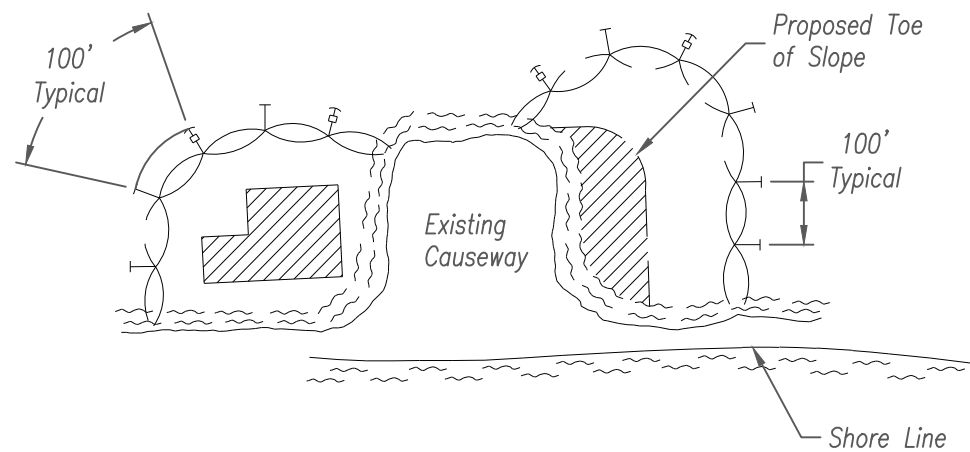


Sheet 3 of 3

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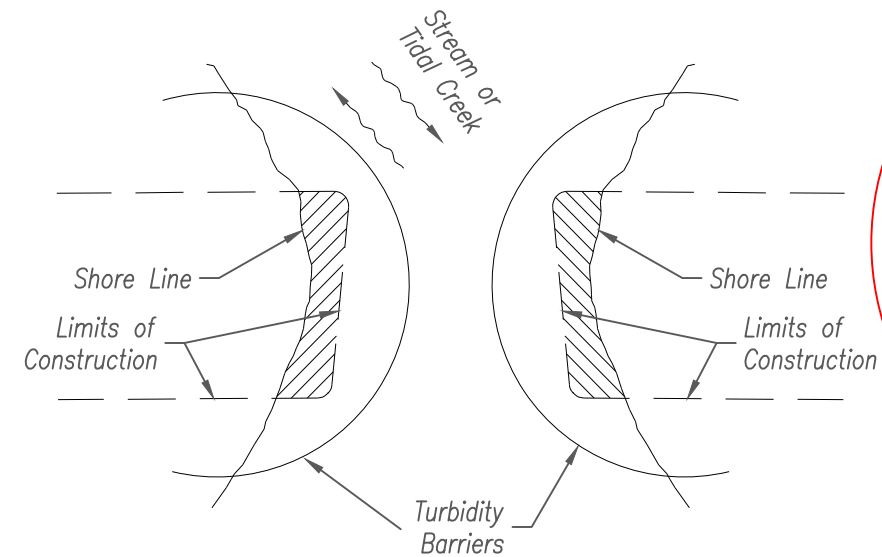
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NOTES:

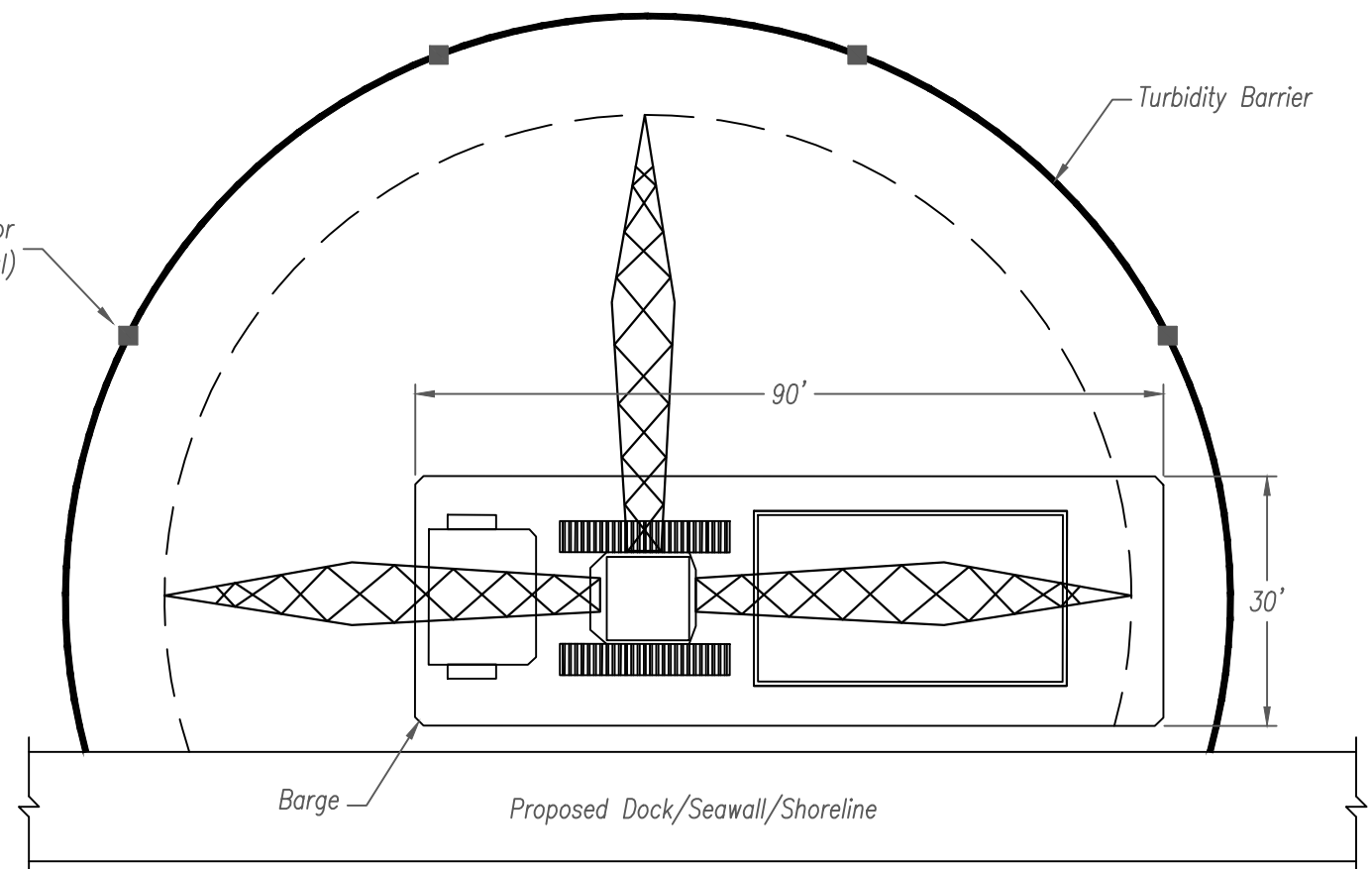
1. Turbidity barriers are to be used in all permanent bodies of water regardless of water depth.
2. Number and spacing of anchors dependent on current velocities.
3. Deployment of barrier around pile locations may vary to accommodate construction operations.
4. Navigation may require segmenting barrier during construction operations.
5. For additional information see Section 104 of the Standard Specifications.



NOTE:

Turbidity barriers for flowing streams and tidal creeks may be either floating, or staked types or any combinations of types that will suit site conditions and meet erosion control and water quality requirements. The barrier type(s) will be at the Contractors option unless otherwise specified in the plans, however payment will be under the pay item(s) established in the plans for Floating Turbidity Barrier and/or Staked Turbidity Barrier. Posts in staked turbidity barriers to be installed in vertical position unless otherwise directed by the Engineer of Record.

Stake or Anchor every 100' (typical)



TURBIDITY BARRIER APPLICATIONS



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

September 28, 2021

REPLY TO
ATTENTION OF

Regulatory Division
Palm Beach Gardens Section
SAJ-2021-01403(GP-SLR)

Richard Colton
401 S Old Woodward Avenue Suite 333
Birmingham, MI 48009
Rcolton2727@comcast.net

Dear Mr. Colton:

Your application for a Department of the Army permit has been assigned number SAJ-2021-01403(GP-SLR). A review of the information and drawings provided shows the applicant request to improve water access by installing a 4-post boatlift. The activities subject to this permit are authorized pursuant to authorities under Section 10 of the Rivers and Harbors Act of 1899(33 U.S.C § 403). The project would affect waters of the United States associated with the Intracoastal Waterway adjacent to 2727 S Ocean Boulevard, in Section 28, Township 46 South, Range 43 East, Highland Beach, Palm Beach County, Florida.

Your project, as depicted on the enclosed drawings, is authorized by Regional General Permit (GP) SAJ-20. This authorization is valid until March 27, 2023. Please access the Corps' Jacksonville District Regulatory Division Internet page to view the special and general conditions for SAJ-20, which apply specifically to this authorization. The Internet URL address is:

<http://www.saj.usace.army.mil/Missions/Regulatory.aspx>

Please be aware this Internet address is case sensitive; and, you will need to enter it exactly as it appears above. Once there you will need to click on "Source Book"; and, then click on "General Permits." Then you will need to click on the specific SAJ permit noted above. You must comply with all of the special and general conditions of the permit; and, any project-specific conditions noted below, or you may be subject to enforcement action. The following project-specific conditions are included with this authorization:

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

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

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

The Permittee shall reference this permit number, SAJ-2021-01403(GP-SLR), on all submittals.

2. As-Built with X-Y Coordinates: Within 60 days of completion of the authorized work, the Permittee shall submit as-built drawings of the authorized work and a completed As-Built Certification Form (Attachment B) to the Corps. The drawings shall be signed and sealed by a surveyor licensed under Florida Statute 472 and include the following:

a. A plan view drawing of the location of the authorized work footprint (as shown on the permit drawings) on 8½-inch by 11-inch paper. The drawings shall include the X & Y State Plane coordination points of the most water-ward point of the structure and a point at the mean high-water line (MHWL) or the face of the bulkhead/seawall, if present. The drawings shall include: the dimensions of the structure, depth of water (at mean low water) at the water-ward end of the structure, and the distance from the water-ward end of the structure to the near bottom edge of the channel.

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

c. Placement of the Department of the Army Permit number on all sheets submitted.

3. Assurance of Navigation and Maintenance: The Permittee understands and agrees that, if future operations by the United States require the removal, relocation, or other alteration, of the structures or work herein authorized, or if, in the opinion of the Secretary of the Army or his authorized representative, said structure or work shall cause unreasonable obstruction to the free navigation of the navigable waters, the Permittee will be required, upon due notice from the U.S. Army Corps of Engineers, to remove, relocate, or alter the structural work or obstructions caused thereby, without

expense to the United States. No claim shall be made against the United States on account of any such removal or alteration.

4. Setback from Federal Channel: The permit requires that no portion of the authorized structure extend closer than 91.0 linear feet from the near bottom edge of the Intracoastal Waterway.

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

6. Project Design Criteria (PDCs) for In-Water Activities: The Permittee shall comply with National Marine Fisheries Service's "PDCs for In-Water Activities" dated November 20, 2017 (Attachment D).

7. Daylight Hours: All activities must be completed during daylight hours.

8. PDCs for In-Water Noise from Pile and Sheet Pile Installation: The maximum number of concrete piles installed via impact hammer is limited to no more than 10 piles per day.

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

10. Commencement Notification: Within 10 days from the date of initiating the work authorized by this permit the Permittee shall submit a completed "Commencement Notification" Form (Attachment E).

11. Cultural Resources/Historic Properties:

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

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

State Historic Preservation Officer (SHPO) and the appropriate Tribal Historic Preservation Officer(s) (THPO(s)) to assess the significance of the discovery and devise appropriate actions.

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

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

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

13. Consent to Easement: A portion of the authorized work may be located within the Federal right-of-way for identify Federal project and would require a Department of the Army Consent to Easement. By copy of this permit, the proposal is being forwarded to the Corps' Real Estate Division for action on the Consent to Easement. Failure to obtain the Consent to Easement or waiver invalidates this authorization. The Real Estate Division is responsible for issuing the Consent to Easement. Contact with Real Estate for questions or status updates can done at Post Office Box 4970, Jacksonville, Florida 32232-0019 or by telephone at 904-232-3727.

This authorization does not obviate the necessity to obtain any other Federal, State, or local permits, which may be required. Prior to the initiation of any construction, projects qualifying for this NWP/RGP permit must qualify for an exemption under section 403.813(1), F.S. or 373.406, F.S., or otherwise be authorized by the applicable permit required under Part IV of Chapter 373, F.S., by the Department of Environmental Protection, a water management district under section 373.069, F.S., or a local government with delegated authority under section 373.441, F.S., and receive Water Quality Certification (WQC) and applicable Coastal Zone Consistency Concurrence (CZCC) or waiver thereto, as well as any authorizations required for the use of state-owned submerged lands under Chapter 253, F.S., and, as applicable, Chapter 258, F.S. You should check State-permitting requirements with the Florida Department of Environmental Protection or the appropriate water management district.

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

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

If you are unable to access the internet or require a hardcopy of any of the conditions, limitations, or expiration date for the above referenced NWP and RGP, please contact Samantha Rice by email at Samantha.L.Rice@usace.army.mil or by telephone at 561-472-3536.

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

Sincerely,

Samantha L. Rice

Samantha L. Rice
Project Manager

Enclosures

Attachment A: Drawings
Attachment B: As-Built Statement of Compliance
Attachment C: Manatee Conditions for In-Water Work
Attachment D: JAXBO PDC's for In-Water Activities
Attachment E: Commencement Notification
Attachment F: Notice of Permit

Copies Furnished:

Kathy W, kathyw@unlimitedps.net
CESAJ-RD-PE

GENERAL CONDITIONS

33 CFR PART 320-330

PUBLISHED FEDERAL REGISTER DATED 13 NOVEMBER 1986

1. The time limit for completing the work authorized ends on **date identified in the letter**. If you find that you need more time to complete the authorized activity, submit your request for a time extension to this office for consideration at least one month before the above date is reached.
2. You must maintain the activity authorized by this permit in good condition and in conformance with the terms and conditions of this permit. You are not relieved of this requirement if you abandon the permitted activity, although you may make a good faith transfer to a third party in compliance with General Condition 4 below. Should you wish to cease to maintain the authorized activity or should you desire to abandon it without a good faith transfer, you must obtain a modification of this permit from this office, which may require restoration of the area.
3. If you discover any previously unknown historic or archeological remains while accomplishing the activity authorized by this permit, you must immediately notify this office of what you have found. We will initiate the Federal and state coordination required to determine if the remains warrant a recovery effort or if the site is eligible for listing in the National Register of Historic Places.
4. If you sell the property associated with this permit you must obtain the signature of the new owner in the space provided and forward a copy of the permit to this office to validate the transfer of this authorization.
5. If a conditioned water quality certification has been issued for your project, you must comply with the conditions specified in the certification as special conditions to this permit. For your convenience, a copy of the certification is attached if it contains such conditions.
6. You must allow a representative from this office to inspect the authorized activity at any time deemed necessary to ensure that it is being or has been accomplished in accordance with the terms and conditions of your permit.

DEPARTMENT OF THE ARMY PERMIT TRANSFER REQUEST

PERMIT NUMBER: SAJ-2021-01403(GP-SLR)

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

To validate the transfer of this permit and the associated responsibilities associated with compliance with its terms and conditions, have the transferee sign and date below and mail to the U.S. Army Corps of Engineers, Enforcement Section, Post Office Box 4970, Jacksonville, FL 32232-0019 or electronic mail at saj-rd-enforcement@usace.army.mil.

(TRANSFEREE-SIGNATURE)

(SUBDIVISION)

(DATE)

(LOT)

(BLOCK)

(NAME-PRINTED)

(STREET ADDRESS)

(MAILING ADDRESS)

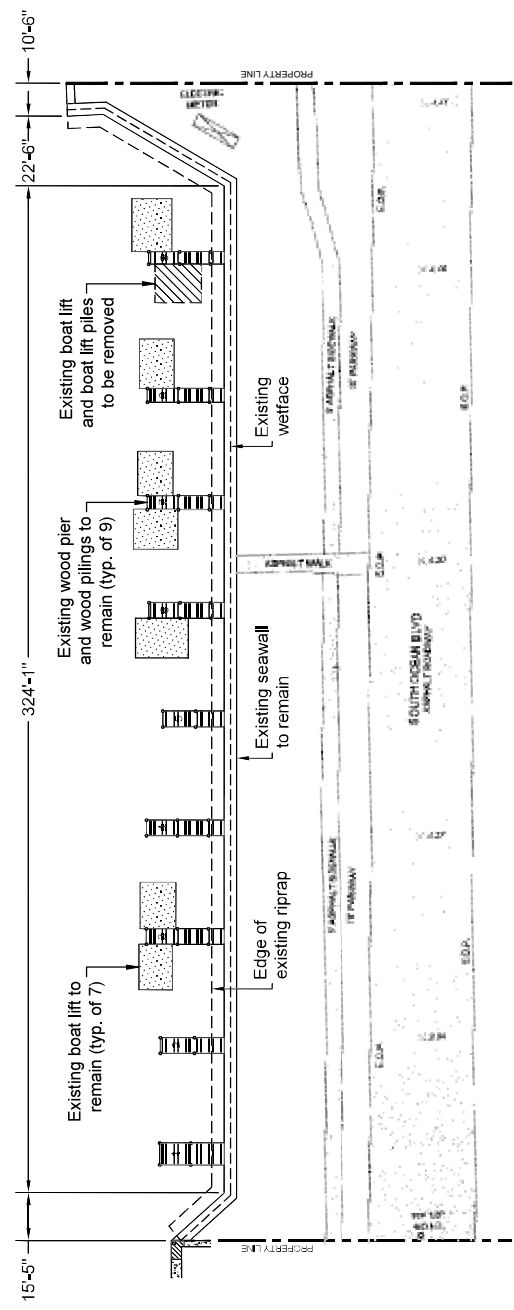
(CITY, STATE, ZIP CODE)

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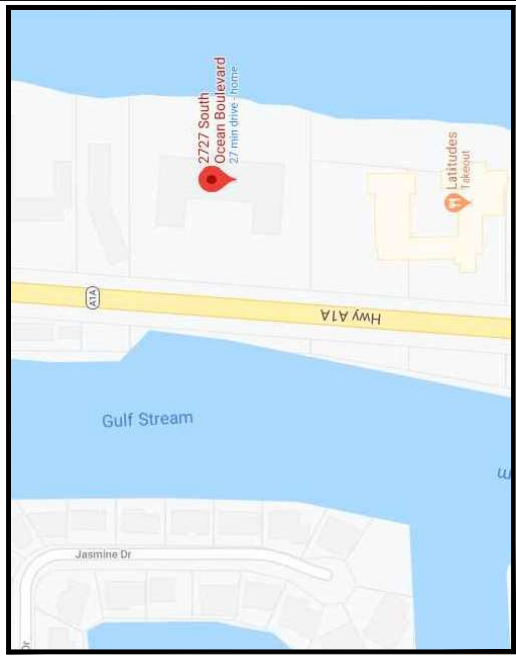
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GULF STREAM / ICW
(330' R/W)



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Scale: 1" = 40'



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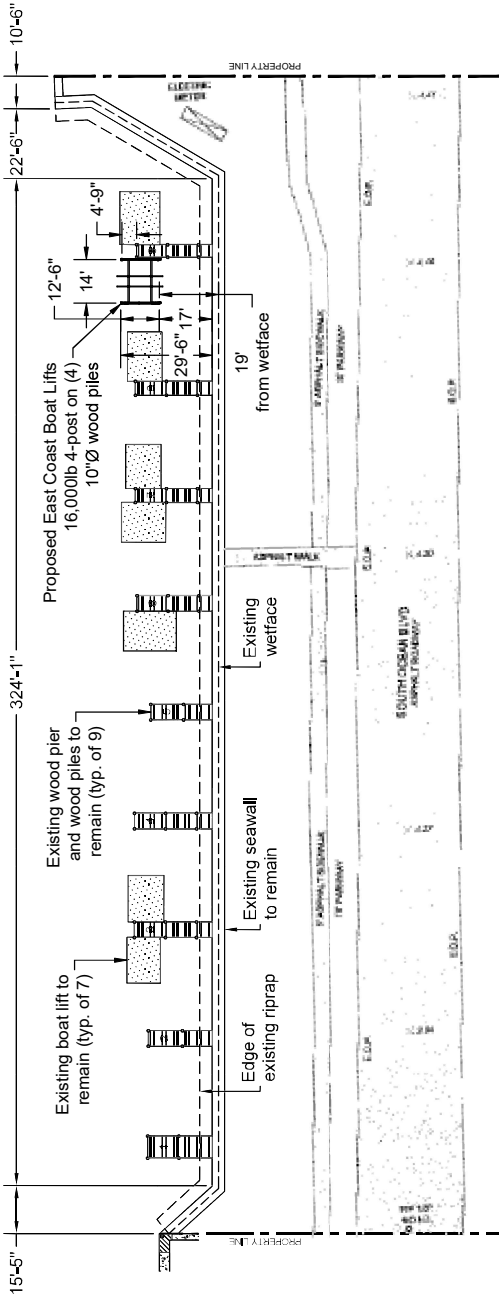
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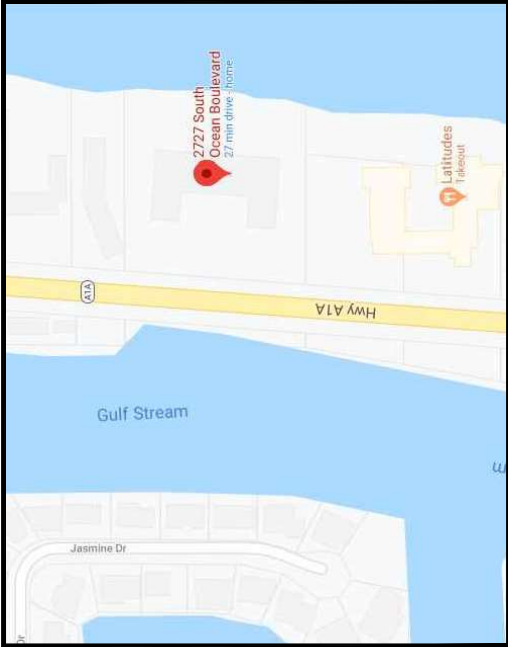
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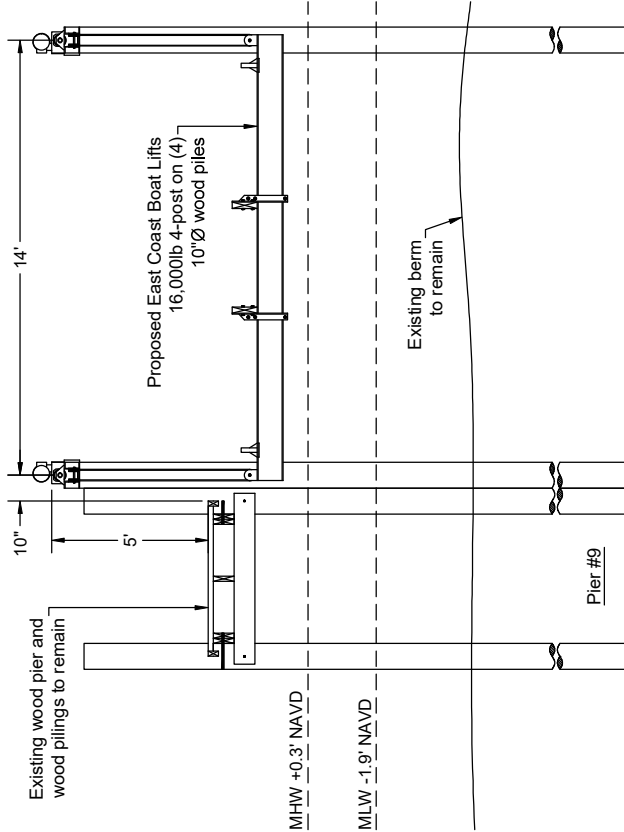
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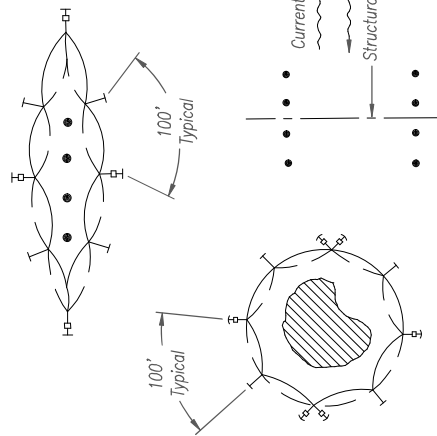
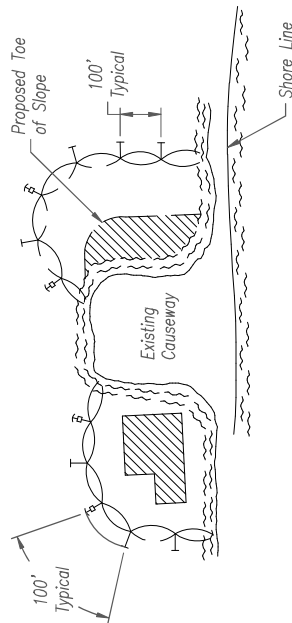
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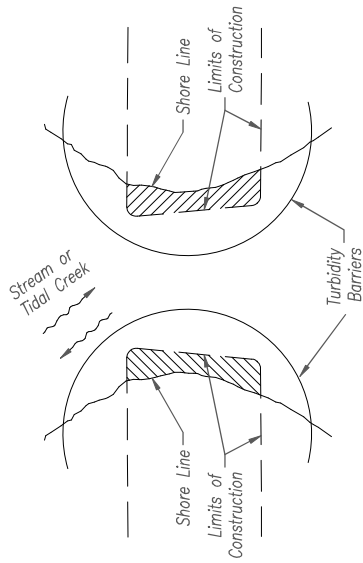
LEGEND

- Pile Locations
- Dredge or Fill Area
- Mooring Buoy with Anchor
- Anchor
- Barrier Movement Due To Current Action



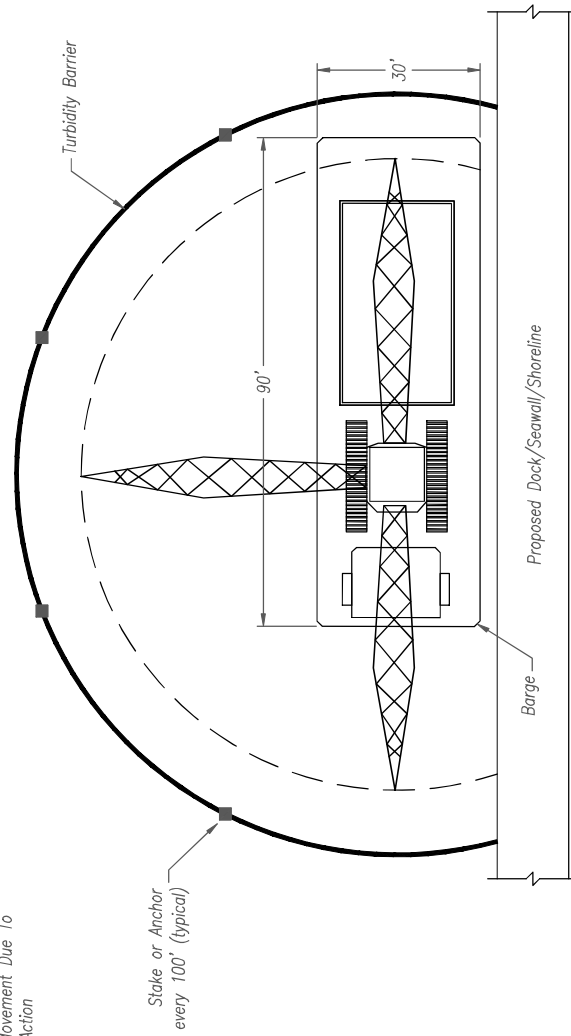
NOTES:

1. Turbidity barriers are to be used in all permanent bodies of water regardless of water depth.
2. Number and spacing of anchors dependent on current velocities.
3. Deployment of barrier around pile locations may vary to accommodate construction operations.
4. Navigation may require segmenting barrier during construction operations.
5. For additional information see Section 104 of the Standard Specifications.



NOTE:

Turbidity barriers for flowing streams and tidal creeks may be either floating, or staked types or any combinations of types that will suit site conditions and meet erosion control and water quality requirements. The barrier type(s) will be at the Contractors option unless otherwise specified in the plans, however payment will be under the pay item(s) established in the plans for Floating Turbidity Barrier and/or Staked Turbidity Barrier. Posts in staked turbidity barriers to be installed in vertical position unless otherwise directed by the Engineer of Record.



TURBIDITY BARRIER APPLICATIONS

STANDARD MANATEE CONDITIONS FOR IN-WATER WORK

2011

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

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

CAUTION: MANATEE HABITAT

All project vessels

IDLE SPEED / NO WAKE

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

SHUT DOWN

Report any collision with or injury to a manatee:

Wildlife Alert:

1-888-404-FWCC(3922)

cell *FWC or #FWC



**U.S. Army Corps of Engineers Jacksonville District's Programmatic Biological
Opinion (JaxBO) Project Design Criteria (PDCs) for In-Water Activities**

November 20, 2017

- 1) **(AP.7.) Education and Observation:** The permittee must ensure that all personnel associated with the project are instructed about the potential presence of species protected under the ESA and the Marine Mammal Protection Act (MMPA). All on-site project personnel are responsible for observing water-related activities for the presence of protected species. All personnel shall be advised that there are civil and criminal penalties for harming, harassing, or killing ESA-listed species or marine mammals. To determine which species may be found in the project area, please review the relevant Protected Species List at:
http://sero.nmfs.noaa.gov/protected_resources/section_7/threatened_endangered/index.html
- 2) **(AP.8.) Reporting** of interactions with protected species:
 - a) Any collision(s) with and/or injury to any sea turtle, sawfish, whale, or sturgeon occurring during the construction of a project, shall be reported immediately to NMFS's Protected Resources Division (PRD) at (1-727-824-5312) or by email to takereport.nmfs@noaa.gov and SAJ-RD-Enforcement@usace.army.mil.
 - b) Smalltooth sawfish: Report sightings to 1-844-SAWFISH or email Sawfish@MyFWC.com
 - c) Sturgeon: Report dead sturgeon to 1-844-STURG 911 (1-844-788-7491) or email nmfs.ser.sturgeonnetwork@noaa.gov
 - d) Sea turtles and marine mammals: Report stranded, injured, or dead animals to 1-877-WHALE HELP (1-877-942-5343).
 - e) North Atlantic right whale: Report injured, dead, or entangled right whales to the USCG via VHF Channel 16.
- 3) **(AP.9.) Vessel Traffic and Construction Equipment:** All vessel operators must watch for and avoid collision with species protected under the ESA and MMPA. Vessel operators must avoid potential interactions with protected species and operate in accordance with the following protective measures:
 - a) *Construction Equipment:*
 - i) All vessels associated with the construction project shall operate at "Idle Speed/No Wake" at all times while operating in water depths where the draft of the vessel provides less than a 4-foot (ft) clearance from the bottom, and in all depths after a protected species has been observed in and has departed the area.
 - ii) All vessels will follow marked channels and/or routes using the maximum water depth whenever possible.
 - iii) Operation of any mechanical construction equipment, including vessels, shall cease immediately if a listed species is observed within a 50-ft radius of

construction equipment and shall not resume until the species has departed the area of its own volition.

- iv) If the detection of species is not possible during certain weather conditions (e.g., fog, rain, wind), then in-water operations will cease until weather conditions improve and detection is again feasible.

b) *All Vessels:*

- i) Sea turtles: Maintain a minimum distance of 150 ft.
- ii) North Atlantic right whale: Maintain a minimum 1,500-ft distance (500 yards).
- iii) Vessels 65 ft in length or longer must comply with the Right Whale Ship Strike Reduction Rule (50 CFR 224.105) which includes reducing speeds to 10 knots or less in Seasonal Management Areas (<http://www.fisheries.noaa.gov/pr/shipstrike/>).
- iv) Mariners shall check various communication media for general information regarding avoiding ship strikes and specific information regarding right whale sightings in the area. These include NOAA weather radio, USCG NAVTEX broadcasts, and Notices to Mariners.
- v) Marine mammals (i.e., dolphins, whales [other than North Atlantic right whales], and porpoises): Maintain a minimum distance of 300 ft.
- vi) When these animals are sighted while the vessel is underway (e.g., bow-riding), attempt to remain parallel to the animal's course. Avoid excessive speed or abrupt changes in direction until they have left the area.
- vii) Reduce speed to 10 knots or less when mother/calf pairs or groups of marine mammals are observed, when safety permits.

- 4) **(AP.10.) Turbidity Control Measures during Construction:** Turbidity must be monitored and controlled. Prior to initiating any of the work covered under this Opinion, the Permittee shall install turbidity curtains as described below. In some instances, the use of turbidity curtains may be waived by the USACE project manager if the project is deemed too minimal to generate turbidity (e.g., certain ATON installation, scientific survey device placement, marine debris removal) or if the current is too strong for the curtains to stay in place. Turbidity curtains specifications:

- a) Install floating turbidity barriers with weighted skirts that extend to within 1 ft of the bottom around all work areas that are in, or adjacent to, surface waters.
- b) Use these turbidity barriers throughout construction to control erosion and siltation and ensure that turbidity levels within the project area do not exceed background conditions.
- c) Position turbidity barriers in a way that does not block species' entry to or exit from designated critical habitat.
- d) Monitor and maintain turbidity barriers in place until the authorized work has been completed and the water quality in the project area has returned to background conditions.
- e) In the range of ESA-listed corals (St. Lucie Inlet, Martin County south to the Dry Tortugas and the U.S. Caribbean) and Johnson's seagrass (Turkey Creek/Palm

Bay south to central Biscayne Bay in the lagoon systems on the east coast of Florida):

- i) Projects that include upland earth moving (e.g., grading to install a building or parking lot associated with a dock and seawall project), must install sediment control barriers to prevent any upland sediments from reaching estuarine or marine waters.
 - ii) The turbidity curtain requirement cannot be waived for any project that moves or removes sediment (e.g., dredging, auger to create a pile, trenching to install a cableline). If turbidity curtains are not feasible in an area based on site conditions such as water current, high wave action, or stormy conditions, the project must undergo individual Section 7 consultation and is not covered under this Programmatic Opinion.
- 5) **(AP.11.) Entanglement:** All turbidity curtains and other in-water equipment must be properly secured with materials that reduce the risk of entanglement of marine species (described below). Turbidity curtains likewise must be made of materials that reduce the risk of entanglement of marine species.
- a) In-water lines (rope, chain, and cable, including the lines to secure turbidity curtains) must be stiff, taut, and non-looping. Examples of such lines are heavy metal chains or heavy cables that do not readily loop and tangle. Flexible in-water lines, such as nylon rope or any lines that could loop or tangle, must be enclosed in a plastic or rubber sleeve/tube to add rigidity and prevent the line from looping and tangling. In all instances, no excess line is allowed in the water.
 - b) Turbidity curtains and other in-water equipment must be placed in a manner that does not entrap species within the construction area or block access for them to navigate around the construction area.

COMMENCEMENT NOTIFICATION

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

1. Department of the Army Permit Number: SAJ- - (-)

2. Permittee Information:

Name: _____

Email: _____

Address: _____

Phone: _____

3. Construction Start Date: _____

4. Contact to Schedule Inspection:

Name: _____

Email: _____

Phone: _____

Signature of Permittee

Printed Name of Permittee

Date

AS-BUILT CERTIFICATION BY PROFESSIONAL ENGINEER

*Within sixty (60) days of completion of the authorized work, submit this form and one set of as-built engineering drawings via electronic mail to saj-rd-enforcement@usace.army.mil (preferred, but not to exceed 15 MB) **or** by standard mail to U.S. Army Corps of Engineers, Enforcement Section, P.O. Box 4970, Jacksonville, FL 32232-0019. If you have questions regarding this requirement, please contact the Enforcement Branch at 904-232-3697.*

1. Department of the Army Permit Number: SAJ- - (-)

2. Permittee Information:

Name: _____

Address: _____

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

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

Signature of Engineer

Name (*Please type*)

(FL, PR, or VI) Reg. Number

Company Name

City

State

ZIP

(Affix Seal)

Date

Telephone Number

Date Work Started:_____ Date Work Completed:_____

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



May 18, 2021

Jeannette Blalock
East Coast Boatlifts, Inc.
1040 NE 44 Court, Ste. C
Oakland Park, FL 33334

Re: Colton Boat at Villa Magna Condominium, Highland Beach

Dear Ms. Blalock:

The Board of Directors of Villa Magna Condominium has approved the installation of a new boat lift on the dock assigned to Richard Colton of unit 701.

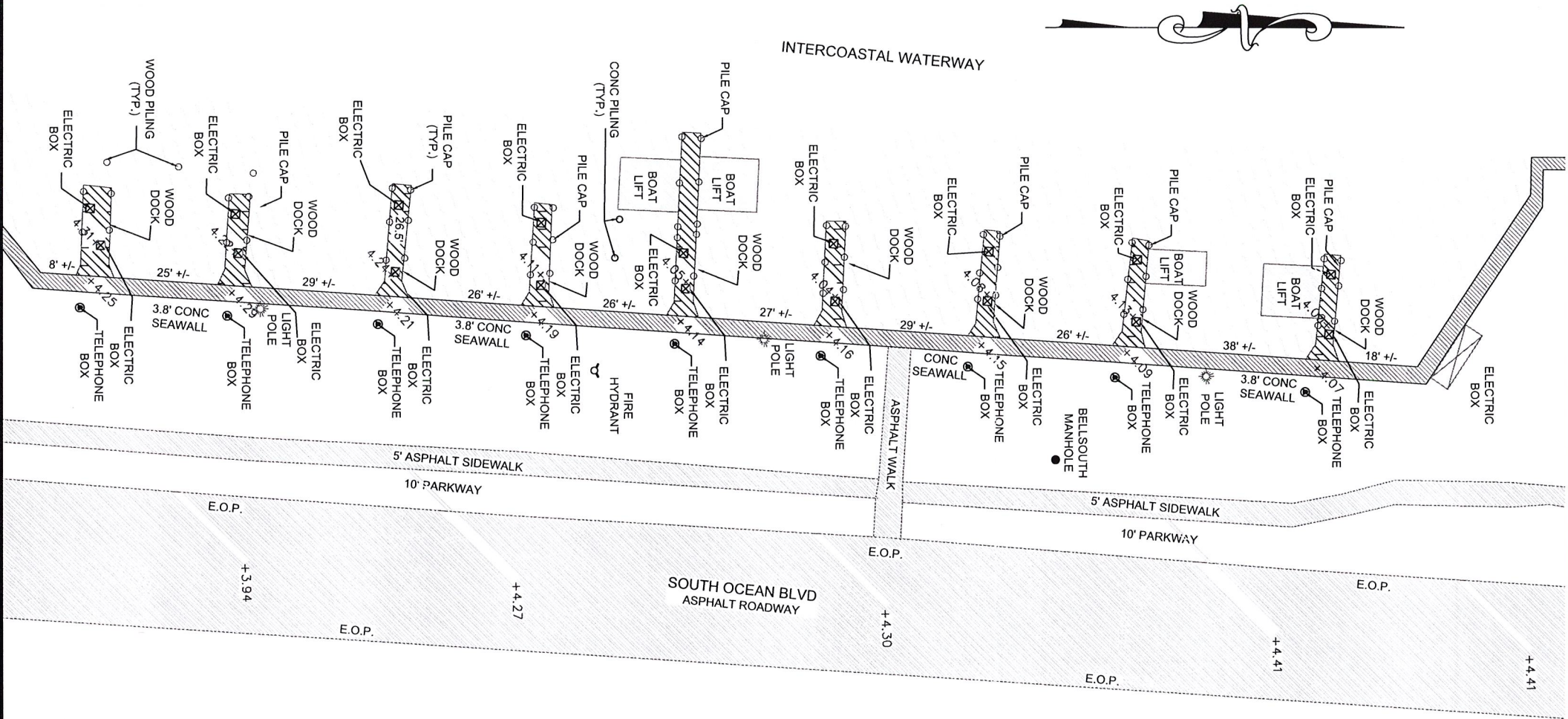
Please contact me with any questions or further concerns.

Thank you,

A handwritten signature in blue ink, appearing to read "Ellen", is placed above the printed name.

Ellen Bonder
General Manager

SPECIFIC PURPOSE SURVEY
for Seawall & Dock improvements



LEGAL DESCRIPTION:
A PORTION OF LOTS 25, 25-A, 26, 26-A, 27, 27-A, 28 AND 28-A OF "BYRD BEACH" ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 20, PAGE 1 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

CERTIFICATIONS:
VILLA MAGNA CONDOMINIUM

GENERAL LEGEND:

- | | | | | |
|----------------------------------|----------------------------|----------------------------------|---------------------------------|---------------------------|
| A/C = AIR CONDITIONER | EB = ELECTRIC BOX | LME = LAKE MAINTENANCE EASEMENT | PP = POOL PUMP | OH = OVERHEAD CABLES (OH) |
| AF = ALUMINUM FENCE | ELE = ELEVATION | N = NORTH | P&M = PLAT AND MEASURED | CHAIN LINK FENCE (CLF) |
| BCR = BROWARD COUNTY RECORDS | EOP = ELEVATION | N&D = NAIL & DISC | PVCF = POLYVINYL CHLORIDE FENCE | WOOD FENCE (WF) |
| BM = BENCHMARK | EOW = EDGE OF PAVEMENT | MF = METAL FENCE | R = RADIUS | METAL FENCE (MF) |
| CB = CATCH BASIN | FF = FINISHED FLOOR | MH = MAN HOLE | R/W = RIGHT OF WAY | UTILITY POLE |
| CME = CANAL MAINTENANCE EASEMENT | FDH = FOUND DRILLHOLE | OH = OVERHEAD CABLES | S = SOUTH | WATER METER |
| CL = CENTERLINE | FN = FOUND NAIL | OR = OFFICIAL RECORD BOOK | S/W = SIDEWALK | AT&T BOX |
| CLF = CHAIN LINK FENCE | FIP = FOUND 3/4" IRON PIPE | O/S = OFFSET | SIR = SET 1/2" IRON ROD #6677 | |
| CBS = CONCRETE BLOCK STRUCTURE | FIR = FOUND 3/4" IRON ROD | PB = PLAT BOOK | SND = SET NAIL & DISC | |
| CHATT = CHATTAHOOCHEE | FND = FOUND NAIL & DISC | PBCR = PALM BEACH COUNTY RECORDS | TYP = TYPICAL | |
| CONC = CONCRETE | INV = INVERT | PC = POINT OF CURVATURE | UE = UTILITY EASEMENT | |
| CO = CLEAN OUT | L = ARC LENGTH | PG = PAGE | W = WEST | |
| D = DELTA (CENTRAL ANGLE) | LP = LIGHT POLE | PL = PLANTER | WF = WOOD FENCE | |
| DE = DRAINAGE EASEMENT | | POB = POINT OF BEGINNING | WM = WATER METER | |
| E = EAST | | POC = POINT OF COMMENCEMENT | WV = WATER VALVE | |



SURVEYORS NOTES:
(1.) ANGLES IF SHOWN ARE REFERENCED TO THE RECORD PLAT AND ARE AS MEASURED.
(2.) LEGAL DESCRIPTION PROVIDED BY CLIENT UNLESS OTHERWISE NOTED.
(3.) NO UNDERGROUND IMPROVEMENTS LOCATED EXCEPT AS SHOWN.
(4.) THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE COMMITMENT THEREFOR THE ONLY SURVEY MATTERS SHOWN ARE PER THE RECORD PLAT. THERE MAY BE ADDITIONAL MATTERS OF RECORD, NOT SHOWN WHICH CAN BE FOUND IN THE PUBLIC RECORDS OF THE CORRESPONDING COUNTY OF RECORD.
(5.) THIS SURVEY IS NOT COVERED BY PROFESSIONAL LIABILITY INSURANCE.
(6.) THERE MAY BE EXISTING RECORDED EASEMENTS CONTAINED IN THE PUBLIC RECORDS NOT DEPICTED HEREON THAT ONLY A THOROUGH TITLE SEARCH WOULD UNCOVER.
(7.) SURVEY PURPOSE FOR NEW SEAWALL.
(9.) ELEVATIONS (IF SHOWN) ARE REFERENCED TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88) UNLESS OTHERWISE NOTES.

BOUNDARY SURVEY

PROPERTY ADDRESS:
2727 S. OCEAN BOULEVARD,
HIGHLAND BEACH, FL. 33487

FLOOD ZONE DATA:

ZONE: X N/A
COMMUNITY #: 120192
PANEL & SUFFIX: 0221 B
DATE OF FIRM: 10/15/1982

DATE OF SURVEY:

FIELD LOCATION OF IMPROVEMENTS 03/04/2017
UPDATED SURVEY 11/11/2020

SCALE: 1" = 20'

CADD: LJ
CHECKED BY: EWD
INVOICE #: 20- 53511
SHEET # 1 OF 1

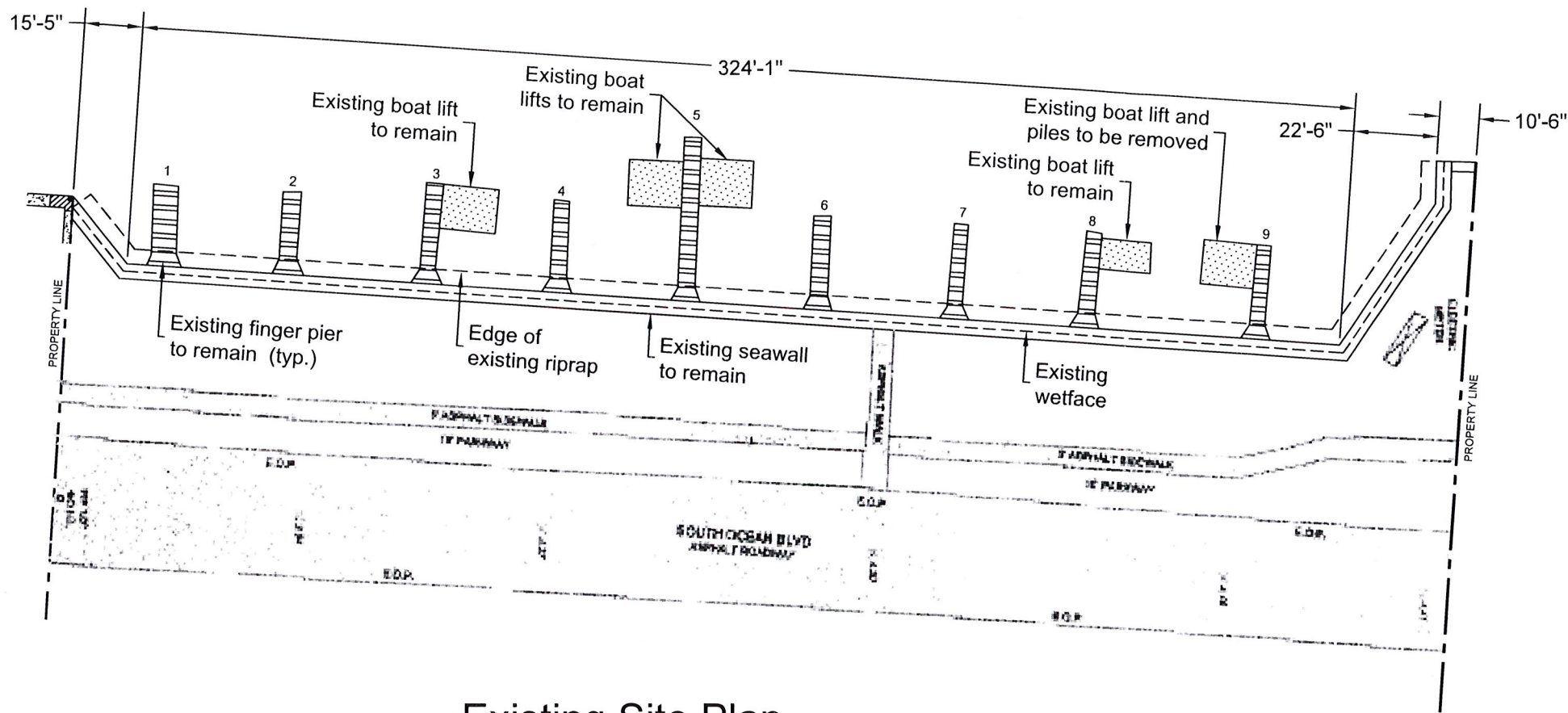
THIS SURVEYS MEETS THE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE.

ERNEST W. DUNCAN PSM., STATE OF FLORIDA
PROFESSIONAL SURVEYOR AND MAPPER LS 5182
NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

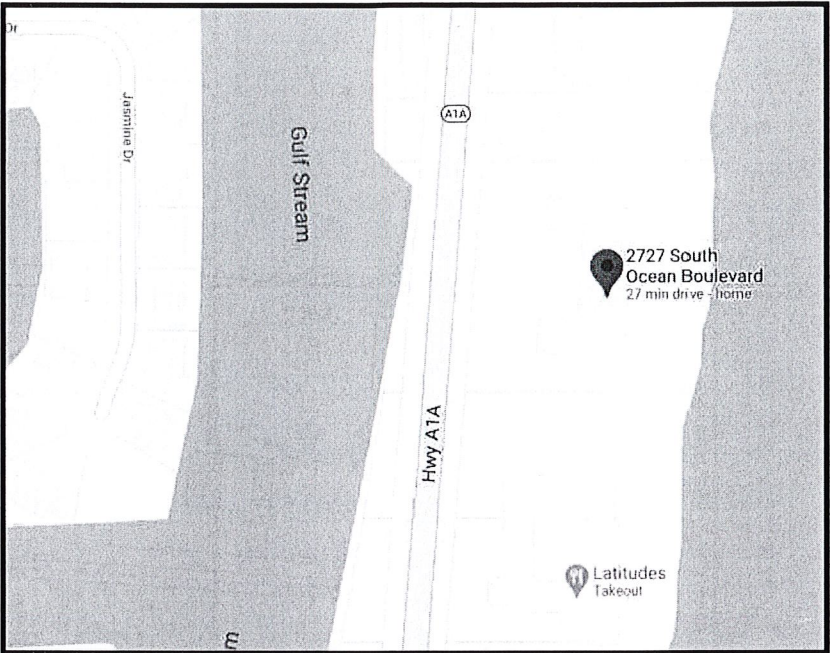
ALL COUNTY SURVEYORS



GULF STREAM / ICW
(330' R/W)



Existing Site Plan
Scale: 1" = 40'



Location Map

Legal Description

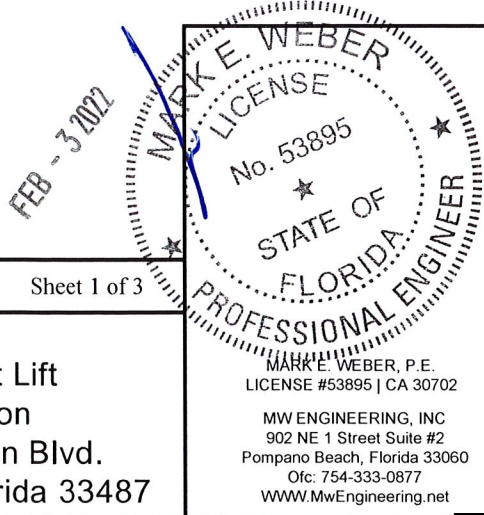
VILLA MAGNA COND
UNIT 701
Palm Beach County
Florida

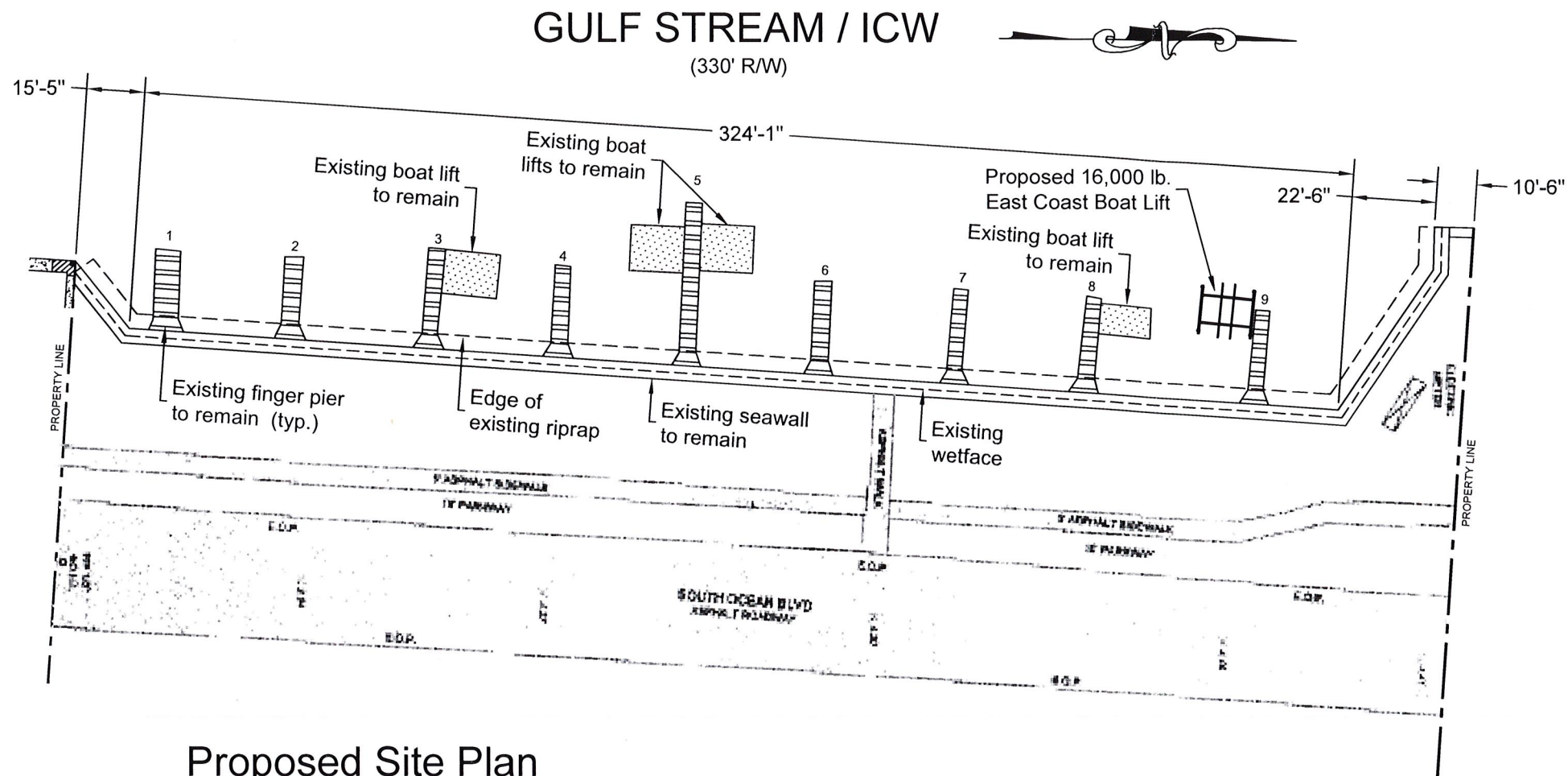
See attached survey supplied by
owner for exact property information.



PREPARED FOR:
EAST COAST BOATLIFT, INC
1040 NE 44 Court Suite C
Oakland Park, FL 33334
(954) 772-6810

Project:
Proposed Boat Lift
Richard Colton
2727 South Ocean Blvd.
Highland Beach, Florida 33487





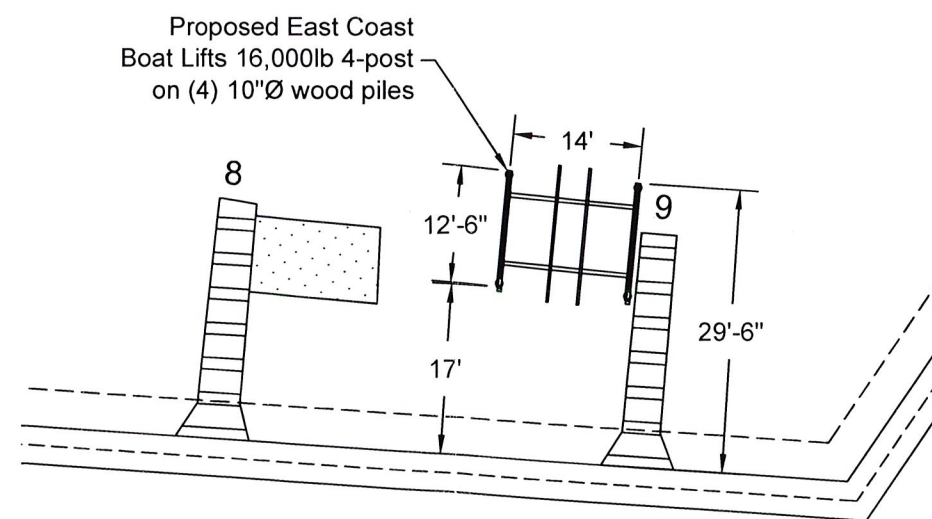
Proposed Site Plan

Scale: 1" = 40'

Legal Description

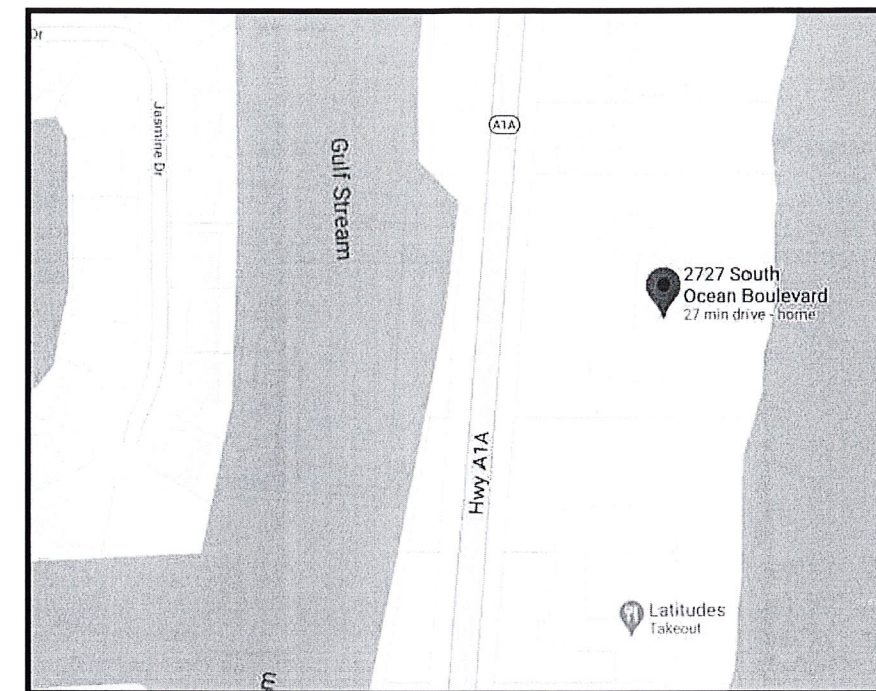
VILLA MAGNA COND

UNIT 701
Palm Beach County
Florida



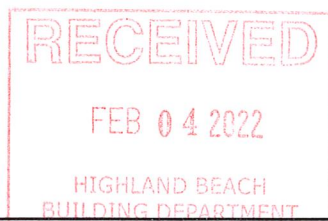
Plan View

Scale: 1" = 20'



Location Map

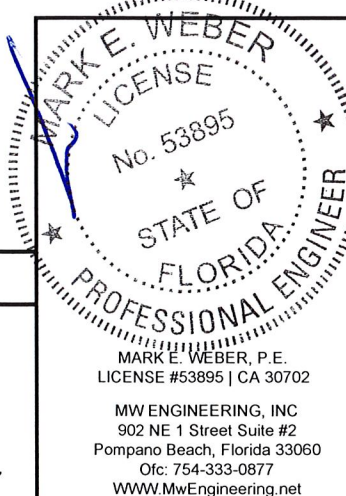
See attached survey supplied by owner for exact property information.



PREPARED FOR:
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Sheet 2 of 3



GENERAL NOTES:

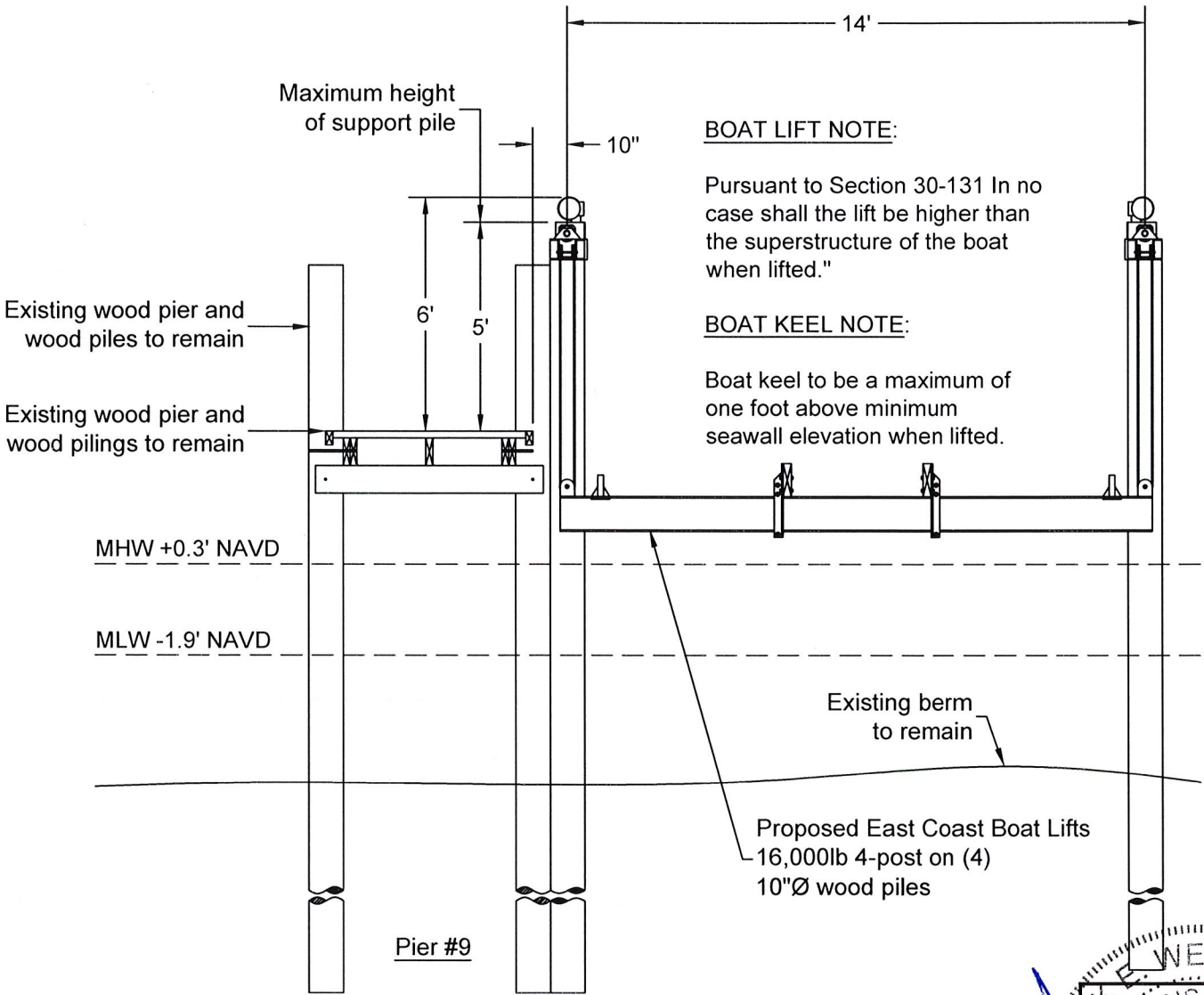
1. Construction to follow the Florida Building Code 7th Edition (2020) and amendments as applicable and all Local, State and Federal Laws.
2. Licensed contractor shall verify the existing conditions prior to the commencement of the work. Any conflicts or omissions between existing conditions or the various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

PILE DRIVING:

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

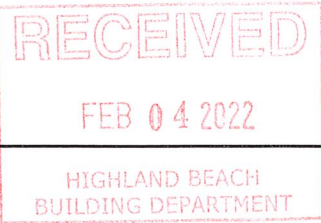
PILE NOTES:

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



Boat Lift Section

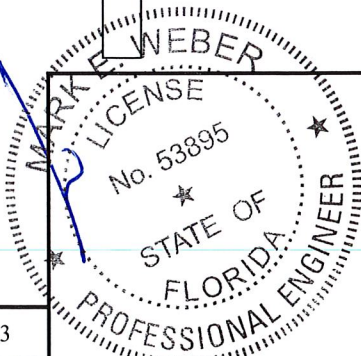
Scale 1/4"= 1'-0"



PREPARED FOR:
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1040 NE 44 Court Suite C
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(954) 772-6810

Project:
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Richard Colton
2727 South Ocean Blvd.
Highland Beach, Florida 33487

Sheet 3 of 3



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

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

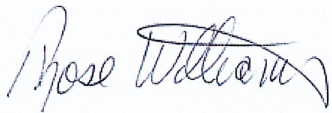
State Of Florida

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:

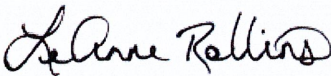
The matter of 11745-Other Legal Notices ,
Was published in said newspaper by print in the issues of, or by publication on the
newspaper's website, if authorized on Feb 28, 2022

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

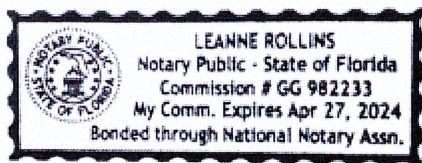


Signature of Affiant

Sworn to and subscribed before me this: March 01, 2022.



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: lgaskins@highlandbeach.us
7153145

**TOWN OF HIGHLAND BEACH
NOTICE OF PUBLIC MEETING**

YOU ARE HERBY NOTIFIED that the PLAN-
NING BOARD of the Town of Highland
Beach will conduct a public meeting on
Thursday, March 10, 2022 at 9:30 A.M. in
the Commission Chambers at Town Hall,
3614 South Ocean Boulevard, Highland
Beach, Florida to consider the following
application.

APPLICATION NO. 21-0013 BY WILLIAM R.
THOMAS, UNLIMITED PERMIT SERVICES
INC., FOR A SPECIAL EXCEPTION AP-
PROVAL TO INSTALL A 16,000 POUND
CAPACITY BOAT LIFT ON DOCK NO. 9 FOR
THE PROPERTY LOCATED AT 2727 SOUTH
OCEAN BOULEVARD UNIT 701. APPLI-
CANT: RICHARD COLTON

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

Public participation will be in the forms
of in-person, Zoom or telephone call.
Persons desiring to participate in the
meeting must preregister by contact-
ing Town Clerk's Office at email address
publiccomments@highlandbeach.us or
by submitting public comment to the
Town of Highland Beach's Agendas and
Meetings webpage [https://mmportal6.
teamunicode.com/](https://mmportal6.teamunicode.com/). At the top of the
webpage, click on "Public Comments"
complete the electronic form and click
submit. The submitted comment will be
read into record during the correspond-
ing portion of the meeting. All requests
will be accepted up until 9:30 A.M. on
Wednesday, March 09, 2022.

Any person that decides to appeal any
decision made by the Board of Adjust-
ment and Appeals 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 con-
tact 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

2/28/20227153145

**Town of Highland Beach
Planning Board Development Order
Application No. 21-0013**



Applicant: Richard Colton
Property Address: 2727 South Ocean Blvd., Unit 701
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 Meeting (Exhibit A) for Application No. 21-0013 for the property located at 4326 Intracoastal Drive, Highland Beach, Florida 33487, by U.S. first class and international mail to:

All property owners and to properties owned by a condominium association president and the association's registered agent within 500 feet of the property located at 2727 South Ocean Blvd., Unit 701, Highland Beach, Florida 33487.

The mailings consisted of 152 notices that were sent first class mail and 14 notices that was sent International Mail.

This 22nd day of February 2022.

Highland Beach Town Clerk's Office

Lanelda Gaskins, MMC
Town Clerk



PUBLIC NOTICE APPLICATION NO. 21-0013

February 22, 2022

Dear Property Owner:

This is to notify you that the **PLANNING BOARD** of the Town of Highland Beach will conduct a public hearing on **Thursday, March 10, 2022 at 9:30 AM** in the Commission Chambers at Town Hall, 3614 South Ocean Boulevard, Highland Beach, Florida to consider the following application.

APPLICATION BY WILLIAM R. THOMAS, UNLIMITED PERMIT SERVICES INC., FOR A SPECIAL EXCEPTION APPROVAL TO INSTALL A 16,000 POUND CAPACITY BOAT LIFT ON DOCK NO. 9 FOR THE PROPERTY LOCATED AT 2727 SOUTH OCEAN BOULEVARD UNIT 701.

APPLICANT: RICHARD COLTON

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

Public participation will be in the forms of in-person, Zoom or telephone call. Persons desiring to participate in the meeting must preregister by contacting the Town Clerk's Office at email address publiccomments@highlandbeach.us or by submitting public comment to the Town of Highland Beach's Agendas and Meetings webpage <https://mmportal6.teamunicode.com/>. At the top of the webpage, click on "Public Comments" complete the electronic form and click submit. The submitted comment will be read into record during the corresponding portion of the meeting. All requests will be accepted up until 9:30 A.M. on Wednesday, March 09, 2022.

Any person that decides to appeal any decision made by the Town Commission 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

500 Ft Public Notification Boundary

File Attachments for Item:

B. Development Application No. 21-0016 / Coronado at Highland Beach Condominium Association, Inc.

Application by B&M Marine Construction, Inc. for special exception approval to install nine (9) finger piers/docks totaling 1, 379 square feet and 19 mooring pilings for the property located at 3400 South Ocean Boulevard.



HIGHLAND BEACH BUILDING DEPARTMENT

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

PLANNING BOARD STAFF REPORT

MEETING OF: MARCH 10, 2022

TO: PLANNING BOARD

FROM: INGRID ALLEN, TOWN PLANNER

SUBJECT: APPLICATION BY B&M MARINE CONSTRUCTION, INC. FOR A SPECIAL EXCEPTION APPROVAL TO INSTALL NINE (9) FINGER PIERS/DOCKS TOTALING 1,379 SQUARE FEET AND 19 MOORING PILINGS FOR THE PROPERTY LOCATED AT 3400 SOUTH OCEAN BOULEVARD (DO#21-0016)

I. GENERAL INFORMATION:

Applicant (Property Owner): Coronado at Highland Beach Condominium Association, Inc.
3400 South Ocean Boulevard
Highland Beach, FL 33487

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

Property Characteristics:

Comprehensive Plan Land Use: Multi Family Medium Density

Zoning District: Residential Multiple Family Medium Density (RMM)

Request and Analysis:

The Applicant is proposing to demolish nine (9) existing finger piers/docks and 19 existing mooring pilings and replace them in the same location and configuration.

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

FDEP (FILE NO.)	ACOE (FILE NO.)
50-123109-005-006-EE	SAJ-2020-04921(LP-CF)

Note that while both the FDEP and ACOE authorizations include the installation of nine (9) boat lifts, one (1) dual jet ski lift and two (2) kayak lifts, the Development Approval application (DO#21-0016) submitted by the Applicant to the Town does not include any of these lifts in the project description. That said, any requests to install boat lifts at the property will require Special Exception approval by the Planning Board as provided in Chapter 30 of the Town Code of Ordinances.

The Applicant's request is consistent with the special exception provisions of Section 30-36 of the Town Code, were applicable, and consistent with the Town Comprehensive Plan and Code of Ordinances.

Section 30-36(a) of the Town code states that the Planning Board may approve, approve with conditions, or deny a request for special exception relating to accessory marine facilities.

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

II. Recommendation

Staff recommends approval of the special exception request to install nine (9) finger piers/docks totaling 1,379 square feet and 19 mooring pilings, based on the plans date stamped received by the Building Department on February 2, 2022.

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

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

Attachments: Application

Aerials

FDEP approval

ACOE approval

HOA approval letter

Applicant Plans



TOWN OF HIGHLAND BEACH DEVELOPMENT APPROVAL APPLICATION

Application # _____

I request a hearing regarding the terms of the Zoning Ordinances of the Town of Highland Beach. This request relates to the property and zoning requirements set forth in this application.

PROPERTY INFORMATION ASSOCIATED WITH THIS APPLICATION

Address: 3400 S Ocean Blvd

PCN: 24-43-46-33-24-000-0000

Full Legal Description of the Property [as described in the deed] or reference to an attachment:
Coronado at Highland Beach Condo (common areas)

Zoning District:
RMM - Multi-family Medium Density

What is the location of the installation?
☒ Intracoastal Waterway (ICW) ☐ Interior Canal/Basin ☐ N/A

PROPERTY OWNER (APPLICANT) INFORMATION

Name: Coronado at Highland Beach
Condominium Association, Inc.

Phone: 917-658-2380

Fax:

Mailing Address: 3400 S Ocean Blvd, Highland Beach, FL 33487

Email Address: carlye.shore@fsresidential.com

APPLICANT'S AGENT INFORMATION

Name: David Nutter

Phone: 954-888-8476

Fax:

Company Name: B & M Marine Construction, Inc

Mailing Address: 1211 S Military Trail, Deerfield Beach, FL 33442

Email Address: nuff3839@bellsouth.net

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

Remove and replace 9 existing finger piers in same footprint (1379sf) including 54 dock piles

Remove and replace 19 mooring piles in same footprint

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

Applicant's Signature:

Jason Chupey

Date:

11/5/21

Received by the Town Clerk's Office:

Received By: _____

Date: _____

Date Public Notices Mailed: _____

Date Legal Advertisement Published: _____

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

Applicant's Signature:

James Chiribay

Date:

11/5/21

Received by the Town Clerk's Office:

Received By:

J. Gaskins

Date:

2/10/2022

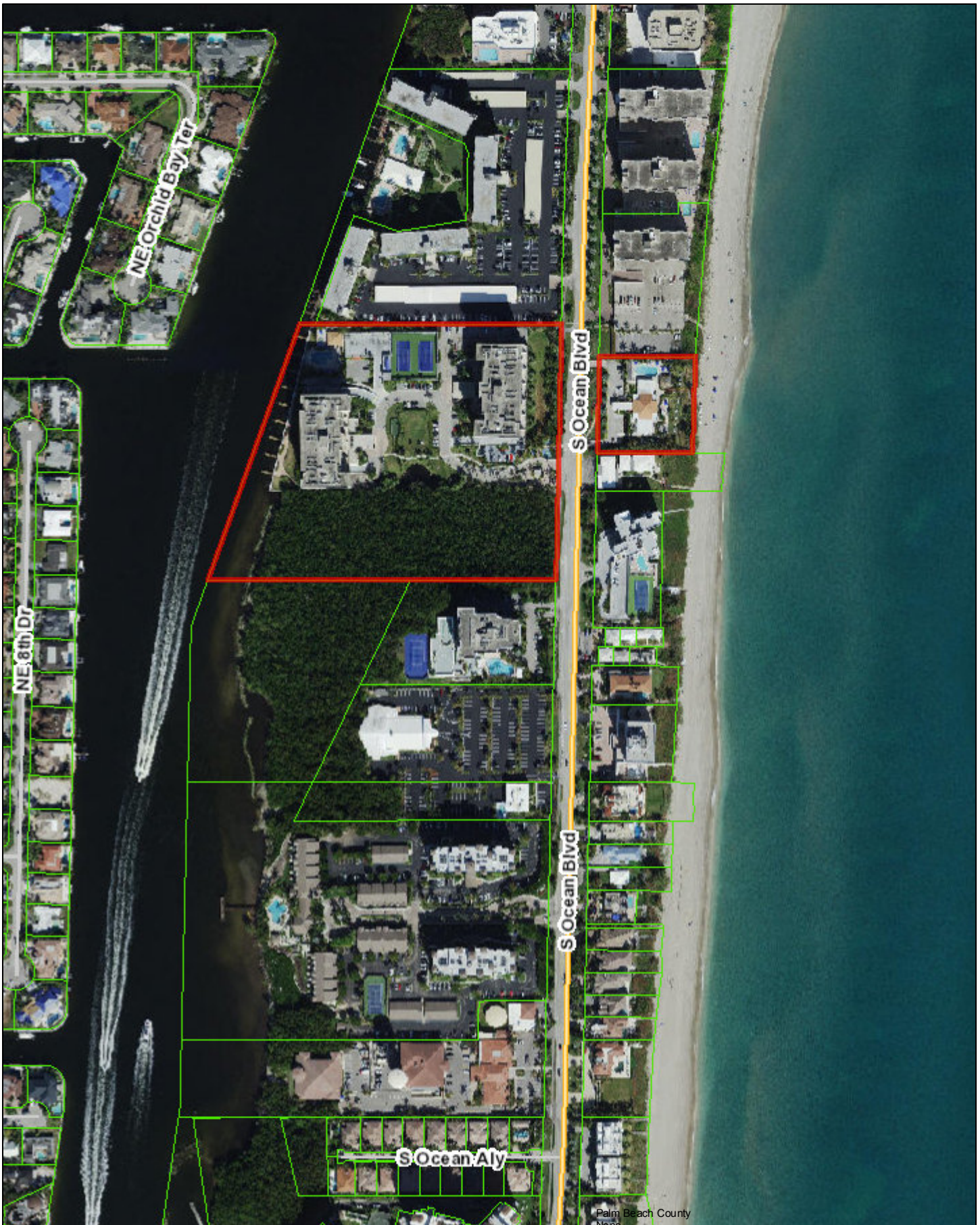
Date Public Notices Mailed:

Feb. 22, 2022

Date Legal Advertisement Published:

Feb. 28, 2022

3400 South Ocean Boulevard



February 23, 2022

3400 S. Ocean Blvd.





FLORIDA DEPARTMENT OF Environmental Protection

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

Ron DeSantis
Governor

Jeanette Nuñez
Lt. Governor

Noah Valenstein
Secretary

February 12, 2021

Coronado at Highland Beach Condominium Association
c/o Caroline Jasperse
3400 South Ocean Blvd.,
Highland Beach FL 33487
Sent via e-mail: Carlye.Shore@fsresidential.com

Re: File No.: 50-123109-005-006-EE
File Name: Coronado at Highland beach Condo Assoc

Dear Caroline Jasperse:

On December 8, 2020, we received your request for verification of exemption to perform the following activities: (1) replace nine existing docks (1,379 sq. ft. total) in the same location and same configuration and dimensions as the existing docks, (2) replace 19 existing mooring piles in the same location and same configuration and dimensions as the existing mooring piles, (3) install 9 boat lifts, (4) install 2 kayak lifts, and (5) install one jet ski lift. The project is located in Intracoastal Waterway, Class III Waters, adjacent to 3400 South Ocean Blvd., Highland Beach (Section 33, Township 46 South, Range 43 East), in Palm Beach County (Latitude N 26° 24' 53.20", Longitude W 80° 3' 57.24").

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

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

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

If you have any questions regarding this matter, please contact Brianna Vindiola at the letterhead address or at (561) 681-6678, Brianna.Vindiola@FloridaDEP.gov.

1. Regulatory Review – VERIFIED

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

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

2. Proprietary Review- NOT REQUIRED

The activity does not appear to be located on sovereign submerged lands, and does not require further authorization under chapter 253 of the Florida Statutes, or chapters 18-20 or 18-21 of the Florida Administrative Code.

3. Federal Review - NOT APPROVED

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

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

Additional Information

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

NOTICE OF RIGHTS

This action is final and effective on the date filed with the Clerk of the Department unless a petition for an administrative hearing is timely filed under Sections 120.569 and 120.57, F.S., before the

deadline for filing a petition. On the filing of a timely and sufficient petition, this action will not be final and effective until a subsequent order of the Department. Because the administrative hearing process is designed to formulate final agency action, the hearing process may result in a modification of the agency action or even denial of the application.

Petition for Administrative Hearing

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

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

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

Time Period for Filing a Petition

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

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

Extension of Time

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

Mediation

Mediation is not available in this proceeding.

FLAWAC Review

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

Judicial Review

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

EXECUTION AND CLERKING

Executed in West Palm Beach, Florida.

STATE OF FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION



Brianna
Environmental Specialist
Southeast District

Enclosures:

Attachment A- Specific Exemption Rule
Project drawings, 8 pages

CERTIFICATE OF SERVICE

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


FDEP – Jeff Meyer, Brianna Vindiola
Caroline Jasperse, Cummins Cederberg, Inc., cjasperse@cumminscederberg.com

Additional mailings:

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

FILING AND ACKNOWLEDGMENT

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


Clerk

February 12, 2021
Date

Attachment A

62-330.051 Exempt Activities.

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

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

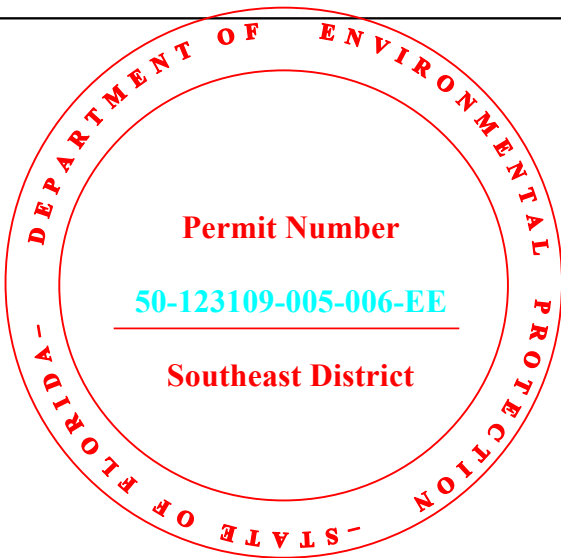
(d) Replacement or repair of existing docks and piers, including mooring piles, in accordance with section 403.813(1)(d), F.S., provided the existing structure is still functional or has been rendered non-functional within the last year by a discrete event, such as a storm, flood, accident, or fire.

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

(h) The installation of a pile-supported boat lift within an existing mooring area at a docking facility that is legally in existence, provided:

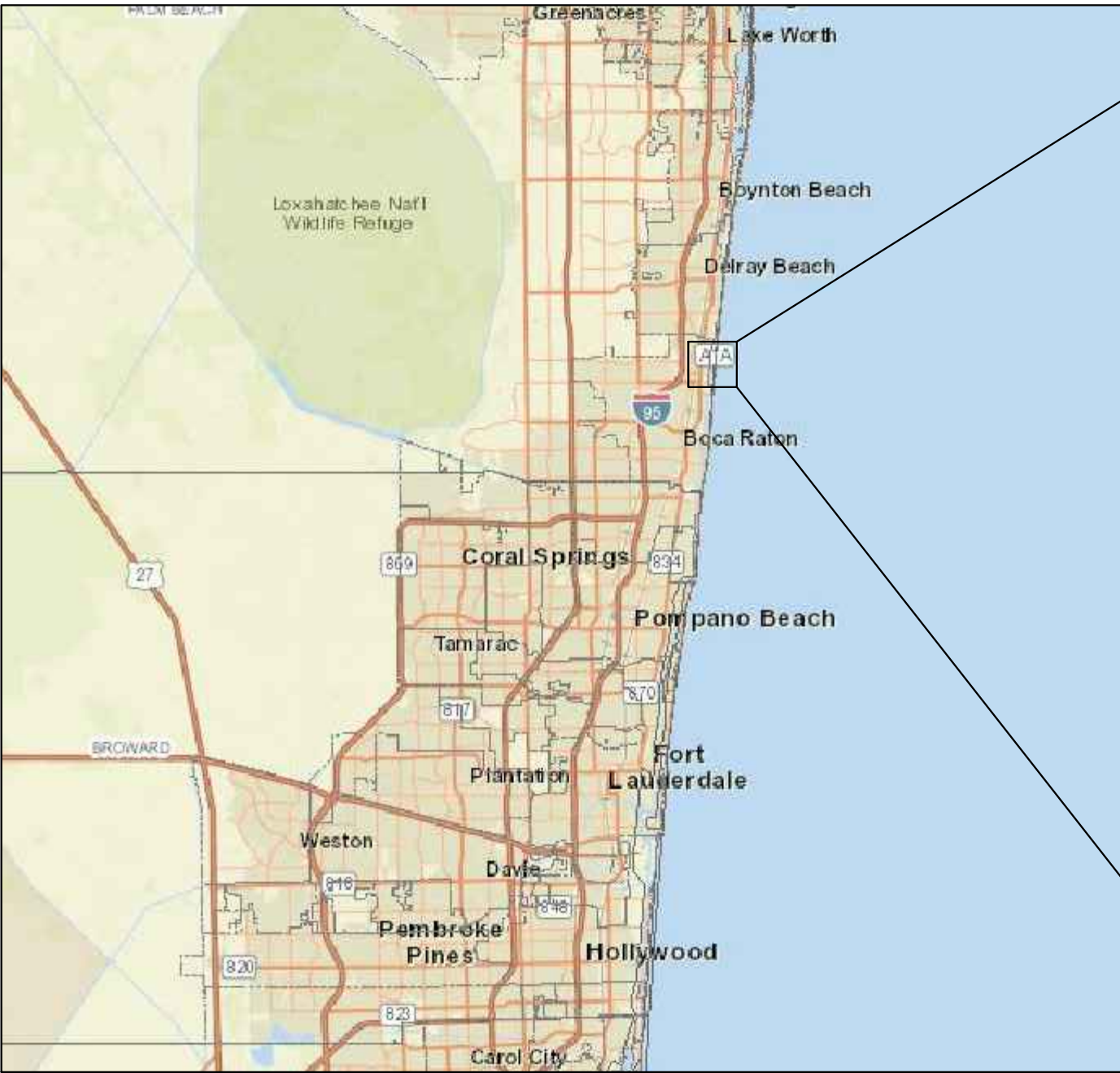
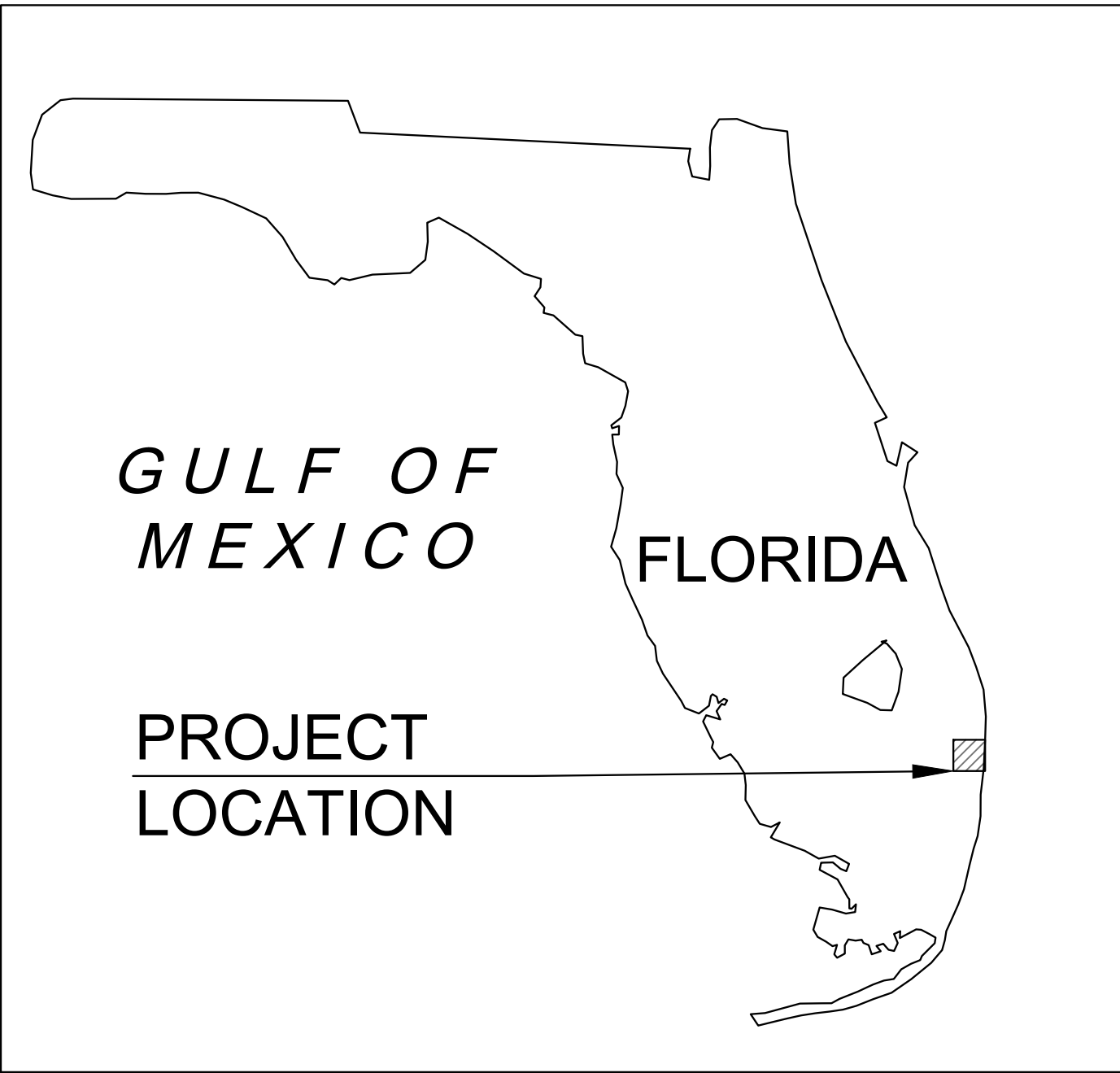
1. Such installation does not conflict with a condition of a permit issued thereunder;
2. The boat lift does not include additional structures, such as platforms, cat walks, and roofs.
for safety.

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



CORONADO CONDOMINIUM DOCKING FACILITY REPLACEMENT

3400 SOUTH OCEAN BOULEVARD
HIGHLAND BEACH, FL 33487



SHEET INDEX	
SHEET NUMBER	TITLE
CM-1.0	COVER SHEET
CM-1.1	GENERAL NOTES
CM-1.2	EXISTING CONDITIONS
CM-1.3	DEMOLITION PLAN
CM-2.0	PROPOSED DOCK LAYOUT PLAN
CM-2.1	TYPICAL DOCK PLAN AND SECTION
CM-2.2	PROPOSED DOCK SECTIONS AND DETAILS
CM-2.3	PROPOSED BOAT LIFT SECTION AND DETAILS

PROJECT LOCATION



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BEFORE YOU DIG

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Coastal & Marine Engineering

7550 RED ROAD, SUITE 217
SOUTH MIAMI, FLORIDA 33143
TEL: +1 305-741-6155 FAX: 305-974-1969
WWW.CUMMINSCEDERBERG.COM

FOR REGULATORY REVIEW ONLY

- 1.1. THE WORK CONSISTS OF PROVIDING ALL CONSTRUCTION, LABOR, EQUIPMENT, MATERIAL AND OPERATIONS IN CONNECTION WITH THE DOCKING FACILITY REPLACEMENT AS SHOWN ON THESE DRAWINGS.
- 1.2. ANY DISCREPANCIES IN THE PLANS WITH THE FIELD CONDITIONS SHALL BE BROUGHT TO THE IMMEDIATE ATTENTION OF THE ENGINEER. CONSTRUCTION SHALL NOT CONTINUE UNTIL THE ENGINEER HAS ADDRESSED THE DISCREPANCIES.
- 1.3. THE CONTRACTOR SHALL TAKE ALL NECESSARY PRECAUTIONS TO PROTECT EXISTING STRUCTURES IN THE PROJECT VICINITY. ANY DAMAGE TO PRIVATE OR PUBLIC PROPERTY WITHIN THE PROJECT VICINITY, INCLUDING STAGING SITES, WORK AND ACCESS AREAS SHALL BE REPAIRED PROMPTLY BY THE CONTRACTOR. ANY DAMAGE AS A RESULT OF THE CONTRACTOR'S OPERATIONS SHALL BE REPAIRED AT NO COST TO THE OWNER. ALL ACCESS AND STAGING AREAS SHALL BE KEPT NEAT, ORDERLY AND IN A SAFE MANNER. ALL ACCESS AND STAGING AREAS SHALL BE RESTORED TO THE PRE-CONSTRUCTION CONDITION UPON PROJECT COMPLETION AT THE COST OF THE CONTRACTOR. THE SITE SHALL BE RESTORED BY REMOVING AND FINISHING ALL EVIDENCE FOR CONSTRUCTION. IN THE EVENT INFRASTRUCTURE (SUCH AS WALKWAYS, SIDEWALKS, FENCES, VEGETATION, ETC.) IS TEMPORARILY REMOVED OR RELOCATED OR THERE IS UNAUTHORIZED DAMAGE TO VEGETATION AND/OR FACILITIES BY THE CONTRACTOR, THE CONTRACTOR SHALL RESTORE ALL DAMAGE TO STRUCTURES AND NATURAL FEATURES TO PRE-CONSTRUCTION CONDITIONS OR BETTER.
- 1.4. UTILITIES ARE NOT SHOWN IN THE PLANS. CONTRACTOR IS RESPONSIBLE FOR LOCATING ALL PRESENT UTILITIES PRIOR TO CONSTRUCTION.
- 1.5. CONTRACTOR IS RESPONSIBLE FOR PROVIDING PROPER CLEARANCE AND PROTECTION TO ALL OVERHEAD WIRES AND OBSTRUCTIONS.
- 1.6. THE CONTRACTOR SHALL EXCLUDE THE PUBLIC FROM THE WORK AREAS IN THE IMMEDIATE VICINITY OF OPERATIONS. CONTRACTOR SHALL PROVIDE APPROPRIATE SAFETY MEASURES TO PROTECT THE PUBLIC.
- 1.7. ALL NEW STRUCTURAL WORK SHALL BE ACCURATELY FIELD MEASURED AND DIMENSIONS VERIFIED BY THE CONTRACTOR PRIOR TO ORDERING MATERIALS. CONTRACTOR SHALL BE PREPARED TO MAKE FIELD ADJUSTMENTS TO ACCURATELY FIT THE NEW WORK TO EXISTING CONDITIONS.
- 1.8. NO CONSTRUCTION SHALL COMMENCE UNTIL ALL REQUIRED PERMITS AND APPROVALS HAVE BEEN SECURED AND THE CONTRACTOR HAS BEEN ISSUED NOTICE TO PROCEED.
- 1.9. ATTENTION IS DIRECTED TO THE FACT THAT THESE PLANS MAY HAVE BEEN CHANGED IN SIZE BY REPRODUCTION. THIS SHOULD BE CONSIDERED WHEN OBTAINING SCALED DATA.
- 1.10. CONSTRUCTION WORK SHALL BE EXECUTED IN ACCORDANCE WITH ALL LOCAL, STATE, AND NATIONAL BUILDING CODES AND GOVERNING REGULATIONS. FDEP, USACE, AND PALM BEACH COUNTY. CONTRACTOR SHALL ADHERE TO ALL CONDITIONS OF THE PERMITS AND EXEMPTIONS.

2.1. BOUNDARY SURVEY CONDUCTED BY EXACTA COMMERCIAL SURVEYORS, INC. DATED 01/03/2020.

3.1. ALL CONSTRUCTION STAKEOUT SHALL BE PERFORMED BY AND PAID FOR BY THE CONTRACTOR UNDER THE SUPERVISION OF A SURVEYOR REGISTERED IN THE STATE OF FLORIDA. ALL TESTING AND INSPECTION FOR ALL WOOD MATERIALS SHALL BE IN ACCORDANCE WITH FDOT SPECIFICATIONS AND SHALL BE PERFORMED BY AN INDEPENDENT TESTING LABORATORY.

- 4.1. CONTRACTOR SHALL VERIFY THE EXTENTS, LOCATION AND QUANTITIES OF EXISTING ELEMENTS TO BE REMOVED.
- 4.2. ALL DEBRIS WITHIN THE LIMITS OF THE PROJECT SHALL BE HAULED OFF SITE BY THE CONTRACTOR, AS DIRECTED BY THE OWNER, AND DISPOSED OF AT AN APPROPRIATE FACILITY.
- 4.3. CONTRACTOR SHALL NOT DAMAGE ANY STRUCTURAL COMPONENTS BEYOND THE DEMOLITION REQUIREMENTS DEPICTED IN THESE DRAWINGS. ANY DAMAGE SHALL BE REPAIRED AT THE CONTRACTOR'S EXPENSE.

- 5.1. DESIGN IS IN ACCORDANCE WITH 2017 FLORIDA BUILDING CODE, ASCE 7-10 AND 2015 NDS.
- 5.2. ALL DIMENSIONAL LUMBER SHALL BE PRESSURE TREATED, NO.1 DENSE GRADE SYP OR BETTER AND COMPLY WITH A.I.T.C. 109-69 SPECIFICATIONS UNLESS OTHERWISE NOTED.
- 5.3. DECKING TO BE COMPOSITE LUMBER: Fb>=500 PSI; E>=200 KSI.

- 6.1. ALL TIMBER PIER PILES TO BE SOUTHERN YELLOW PINE (SYP) AND COMPLY WITH ASTM D25-79 AND BE PRESSURE TREATED W/ CCA FEDERAL SPECS TT-W-550D(1) OR TT-W-0050E(1) AND AWFA-P-4.
- 6.2. PILES SHALL HAVE A MINIMUM DIAMETER OF 12 INCHES MEASURED 3' FR. BUTT.
- 6.3. PILES DRIVING LOGS SHALL BE RECORDED FOR ALL DRIVEN PILES.
- 6.4. PILE WRAP SHALL BE DENSO SEA SHIELD SERIES 90 OR APPROVED EQUAL.
- 6.5. PILES MAY BE PRE-PUNCHED OR PRE-DRILLED THRU LIMESTONE, BUT SHALL BE DRIVEN TO DESIGN TIP -24' NGVD UNLESS OTHERWISE APPROVED BY ENGINEER OF RECORD.
- 6.6. PILES SHALL BE DRIVEN TO PROVIDE MINIMUM BEARING CAPACITY OF 10 TONS/PILE.
- 6.7. INDICATOR PILE LOGS SHALL BE SUBMITTED TO ENGINEER OF RECORD FOR CONFIRMATION OF PRODUCTION PILE LENGTH.
- 6.8. INDICATOR PILE TO BE +10 FEET LONGER THAN PRODUCTION PILE LENGTH.
- 6.9. PILE DRIVING EQUIPMENT SHALL BE ADEQUATELY SIZED TO OBTAIN MINIMUM 10 TONS BEARING CAPACITY PER PILE PRIOR TO PRACTICAL REFUSAL.
- 6.10. INDICATOR PILES SHALL BE DRIVEN WITH IMPACT HAMMER TO DESIGN TIP AND MINIMUM BEARING CAPACITY OF 10 TONS/PILE UNLESS PRACTICAL REFUSAL IS MET PRIOR. PILES SHALL NOT BE CUT UNTIL APPROVED BY ENGINEER.
- 6.11. PILE JETTING SHALL NOT BE PERFORMED FOR ANY PILE.

- 7.1. ALL HARDWARE, BOLTS, AND OTHER MISC. STEEL COMPONENTS SHALL BE STAINLESS STEEL UNLESS OTHERWISE NOTED.
- 7.2. DOWELS OR ANCHORS EMBEDDED INTO CONCRETE SHALL BE ANCHORED WITH SIMPSON SET TWO-PART EPOXY OR ENGINEER APPROVED EQUIVALENT. ANCHOR HOLES SHALL BE DRIVEN TO MINIMUM DEPTH SHOWN ON THE PLANS, AND SHALL BE THOROUGHLY CLEANED OUT AND DRY PRIOR TO INJECTION OF EPOXY.

- 8.1. CONTRACTOR MAY NEED TO ADJUST HIS WORK PLAN TO ACCOUNT FOR ACTUAL WATER LEVELS AND CHANGING WATER LEVELS. THE SITE MAY BE SUBJECT TO VARIABLE WAVE AND SURGE CONDITIONS AND IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO PROVIDE TEMPORARY SUPPORT FOR MARINE STRUCTURES AND SHORELINE DURING CONSTRUCTION.
- 8.2. TIDAL DATA OBTAINED FROM SOUTH DELRAY BEACH, FLORIDA STATION ID 8722761.

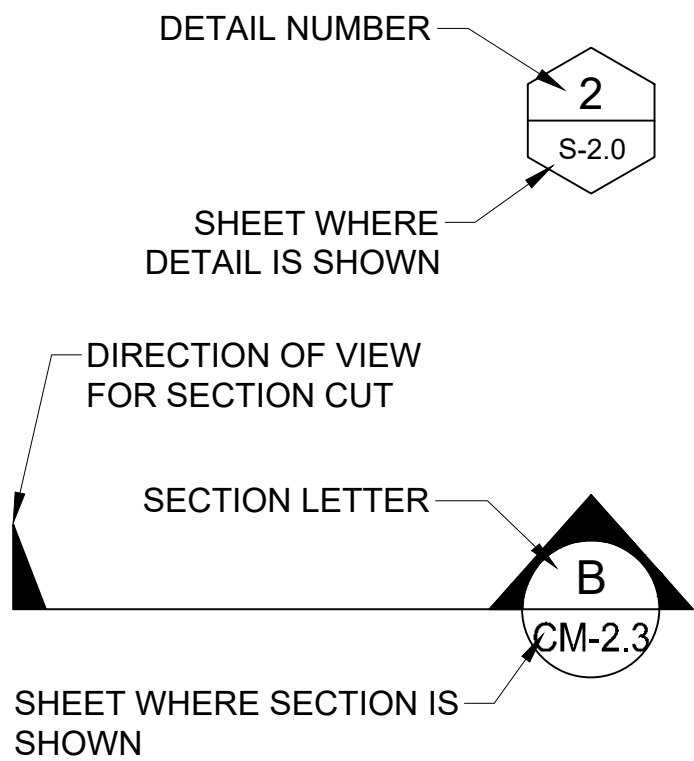
- 9.1. REVIEW OF SUBMITTALS BY THE STRUCTURAL ENGINEER IS FOR GENERAL CONFORMANCE WITH THE DESIGN CONCEPT AS PRESENTED BY THE CONTRACT DOCUMENTS. NO DETAILED CHECK OF QUANTITIES OR DIMENSIONS WILL BE MADE.
- 9.2. ALL SHOP DRAWINGS MUST BEAR EVIDENCE OF THE CONTRACTOR'S APPROVAL PRIOR TO SUBMITTING TO EOR.
- 9.3. THE FOLLOWING MINIMUM SUBMITTALS SHALL BE PREPARED BY THE CONTRACTOR AND SUBMITTED TO THE ENGINEER FOR REVIEW AND APPROVAL PRIOR TO RELATED CONSTRUCTION ACTIVITY:

- 9.3.1. SCHEDULE FOR COMPLETION OF WORK WITH TASKS AND DURATIONS DEFINED
- 9.3.2. DEMOLITION METHOD AND DISPOSAL PLAN
- 9.3.3. TIMBER PILES AND ACCESSORIES
- 9.3.4. WOOD FRAMING AND DECKING
- 9.3.5. DOCK ACCESSORIES (FENDERS, CLEATS, PILE CAPS, ETC.)
- 9.3.6. HARDWARE
- 9.3.7. PILE DRIVING EQUIPMENT
- 9.3.8. ELECTRICAL AND PLUMBING COMPONENTS

10.1. EXISTING DOCK STRUCTURES SHALL BE DEMOLISHED AND REPLACED WITH MATERIALS HEREIN THIS SET OF CONSTRUCTION DRAWINGS IN THE EXACT SAME FOOTPRINT AS EXISTING.

11.1. DOCK LL = 60 PSF
DOCK DL = 25 PSF
ULTIMATE WIND SPEED, VULT = 170 MPH (UNOCCUPIED)
DESIGN WIND SPEED, Vsus = 40 MPH SUSTAINED (OCCUPIED)
RISK CAT II
EXPOSURE D
DESIGN VESSEL LENGTH = 40 FEET

12.1. CONTRACTOR SHALL MAINTAIN ADEQUATE TURBIDITY CONTAINMENT SURROUNDING THE ENTIRE WORK AREA AT ALL TIMES DURING CONSTRUCTION.



ABBREVIATIONS	
ACI	AMERICAN CONCRETE INSTITUTE
ASTM	AMERICAN SOCIETY FOR TESTING AND MATERIALS
CONT	CONTINUOUS
CONT'D	CONTINUED
FDEP	FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION
FDOT	FLORIDA DEPARTMENT OF TRANSPORTATION
KSI	KIPS PER SQUARE INCH
MHW	MEAN HIGH WATER
MIN	MINIMUM
MLW	MEAN LOW WATER
NAVD	NORTH AMERICAN VERTICAL DATUM
NGVD	NATIONAL GEODETIC VERTICAL DATUM
PERA	PERMITTING, ENVIRONMENT, AND REGULATORY AFFAIRS
PSI	POUNDS PER SQUARE INCH
TYP	TYPICAL
USACE	UNITED STATES ARMY CORPS OF ENGINEERS
W/C	WATER/CEMENT RATIO

ENGINEER
CUMMINS CEDERBERG
COASTAL & MARINE ENGINEERING
7550 RED ROAD, SUITE 217
SOUTH MIAMI, FLORIDA 33143
TEL: +1 305 741-6155 FAX: +1 305-974-1969
WWW.CUMMINSCEDERBERG.COM
COA # 29062

SEAL

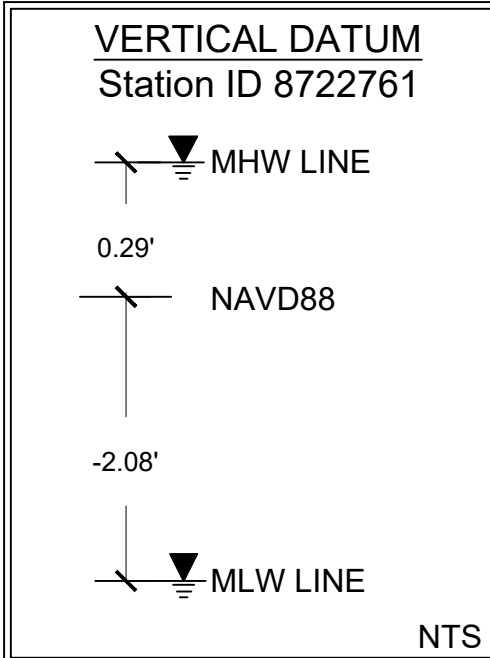
JASON S. TAYLOR, P.E. #60277

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CC PROJECT NO.	46300
DRAWN	GK
CHECKED	JT
SCALE	AS SHOWN

SHEET 2 OF 8

CM-1.1



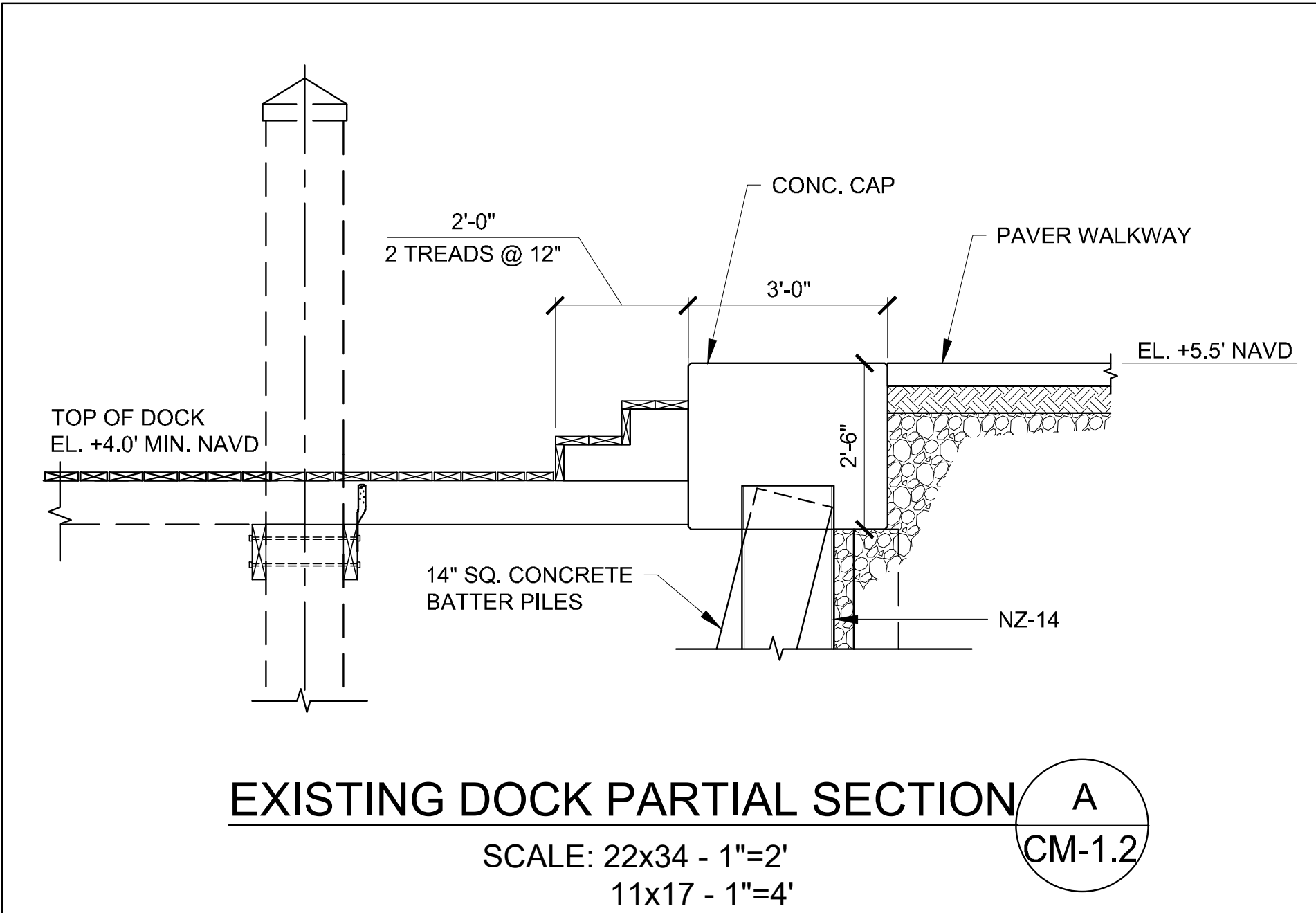
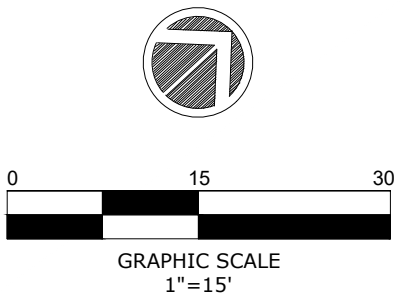


TABLE OF QUANTITIES		
ITEM	UNIT	QUANTITY
EXISTING WET SLIPS	EA	18
EXISTING OVER WATER DOCK STRUCTURES	SF	1,395
EXISTING FIXED TIMBER DOCK PILES	EA	54
EXISTING TIMBER MOORING PILES	EA	19

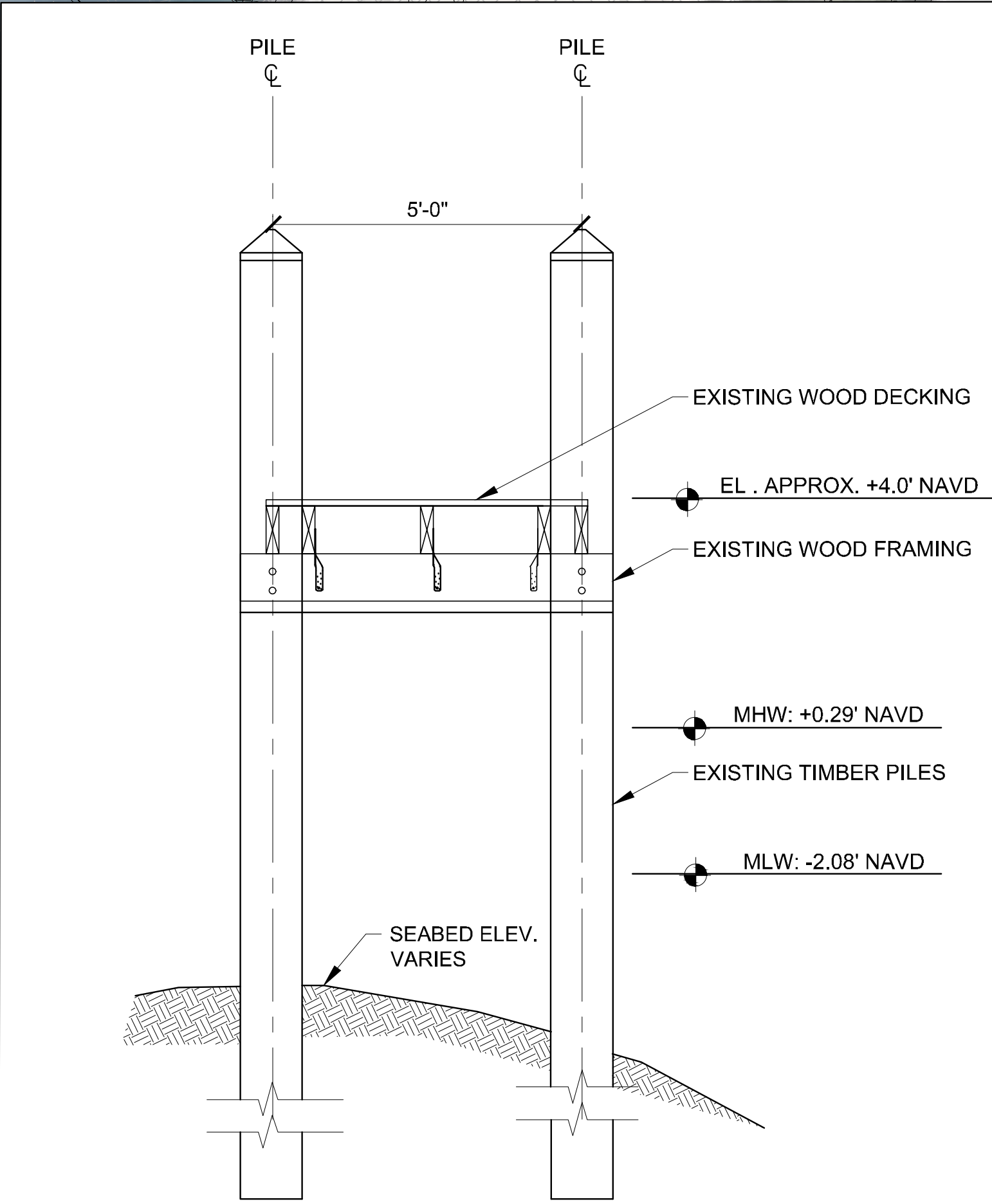
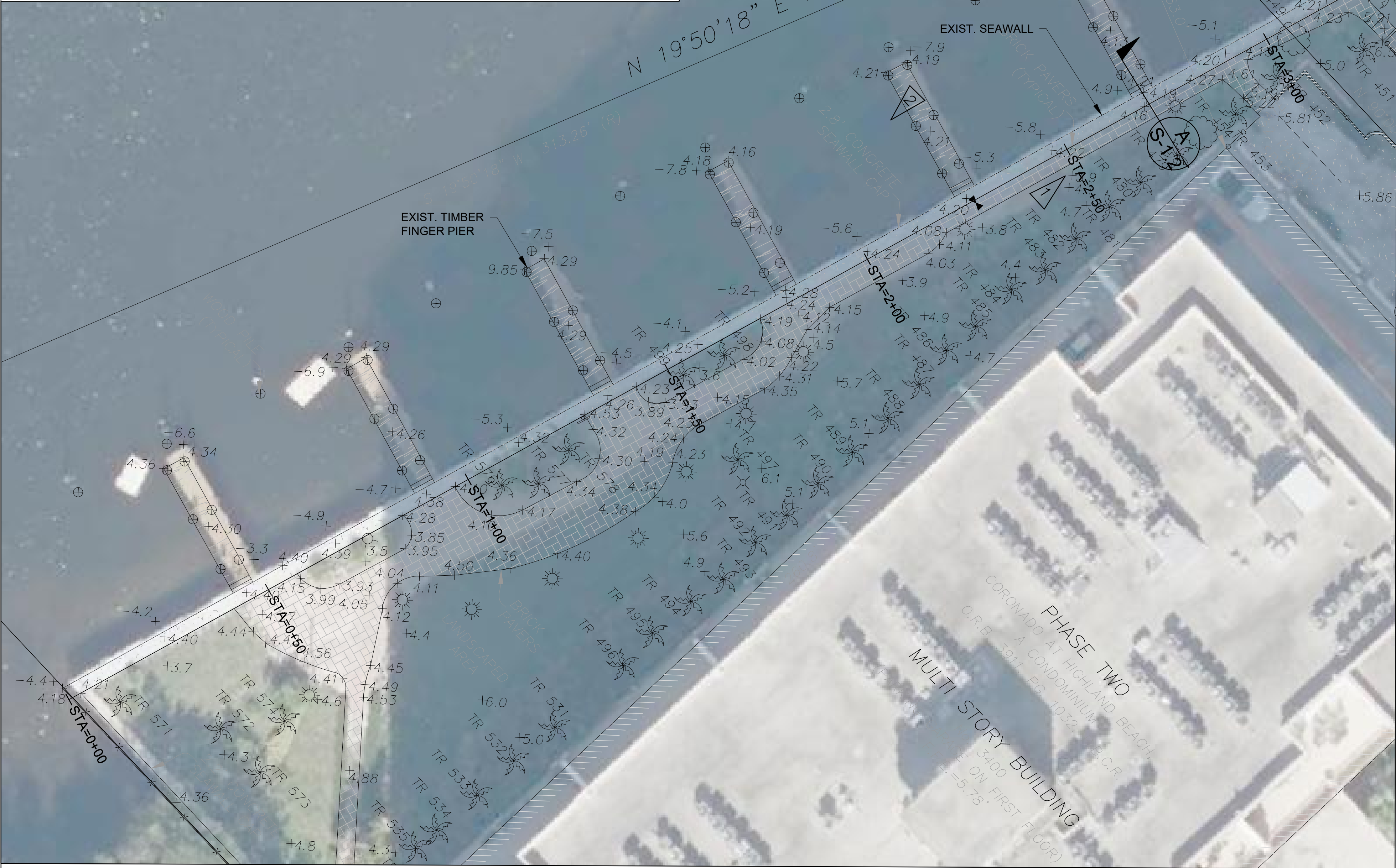
INTRACOASTAL WATERWAY



PROJECT
CORONADO
CONDOMINIUM
DOCK REPLACEMENT

CLIENT
CORONADO AT
HIGHLAND BEACH
CONDOMINIUM
ASSOCIATION

3400 South Ocean Boulevard
Highland Beach, FL 33487
ENGINEER
CUMMINS CEDERBERG
COASTAL & MARINE ENGINEERING
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TEL: +1 305 741-6155 FAX: +1 305-974-1969
WWW.CUMMINSCEDERBERG.COM
COA # 29062



- NOTES:
- BOUNDARY SURVEY CONDUCTED BY EXACTA COMMERCIAL SURVEYORS, INC. DATED 01/03/2020.
 - AERIAL IMAGE: ESRI JANUARY 14, 2019

EXISTING CONDITIONS PLAN

SCALE: 22x34: 1" = 15'
11x17: 1" = 30'

EXISTING DOCK PARTIAL SECTION B

SCALE: 22x34 - 1"=2'
11x17 - 1"=4'

SEAL

JASON S. TAYLOR, P.E. #60277

SUBMISSION / REVISION		DATE
ISSUE	BID SET	
1	10/20/2020	

CC PROJECT NO.	46300
DRAWN	GK
CHECKED	JT
SCALE	AS SHOWN

SHEET TITLE

EXISTING
CONDITIONS

SHEET 3 OF 8

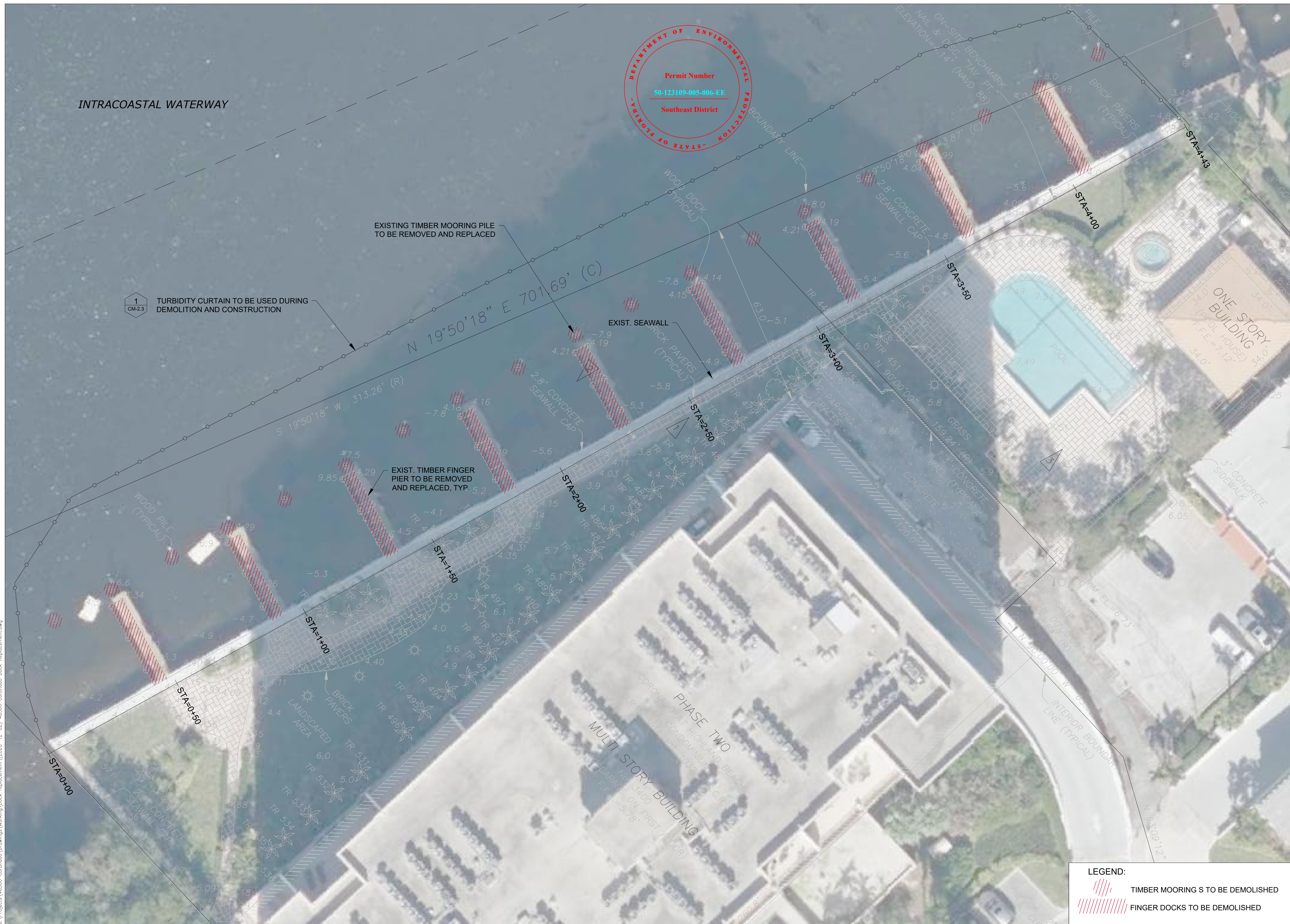
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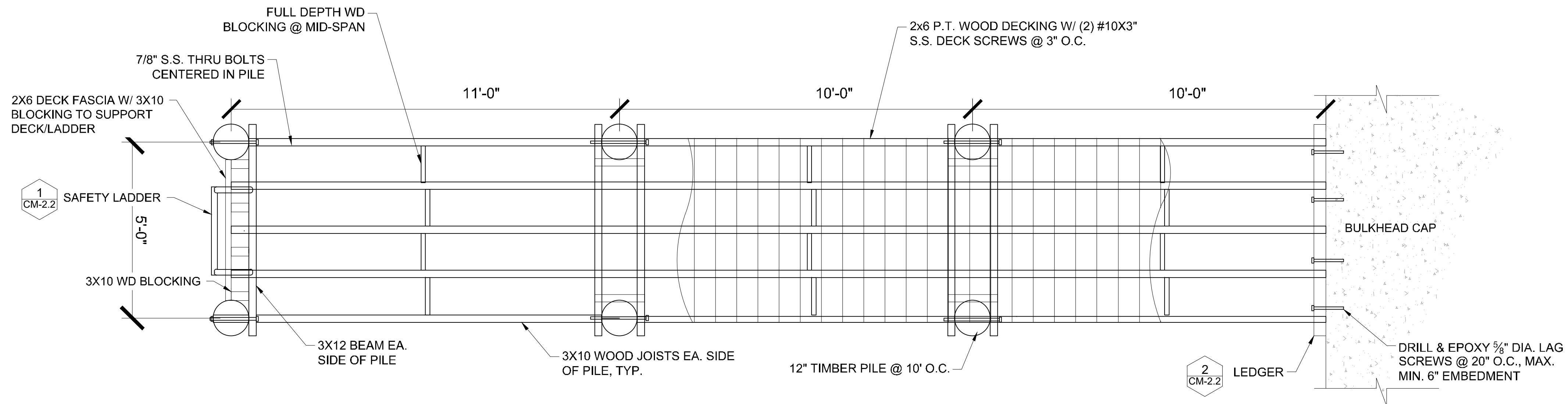
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CC PROJECT NO.	46300
DRAWN	GK
CHECKED	JT
SCALE	AS SHOWN

SHEET 4 OF 8

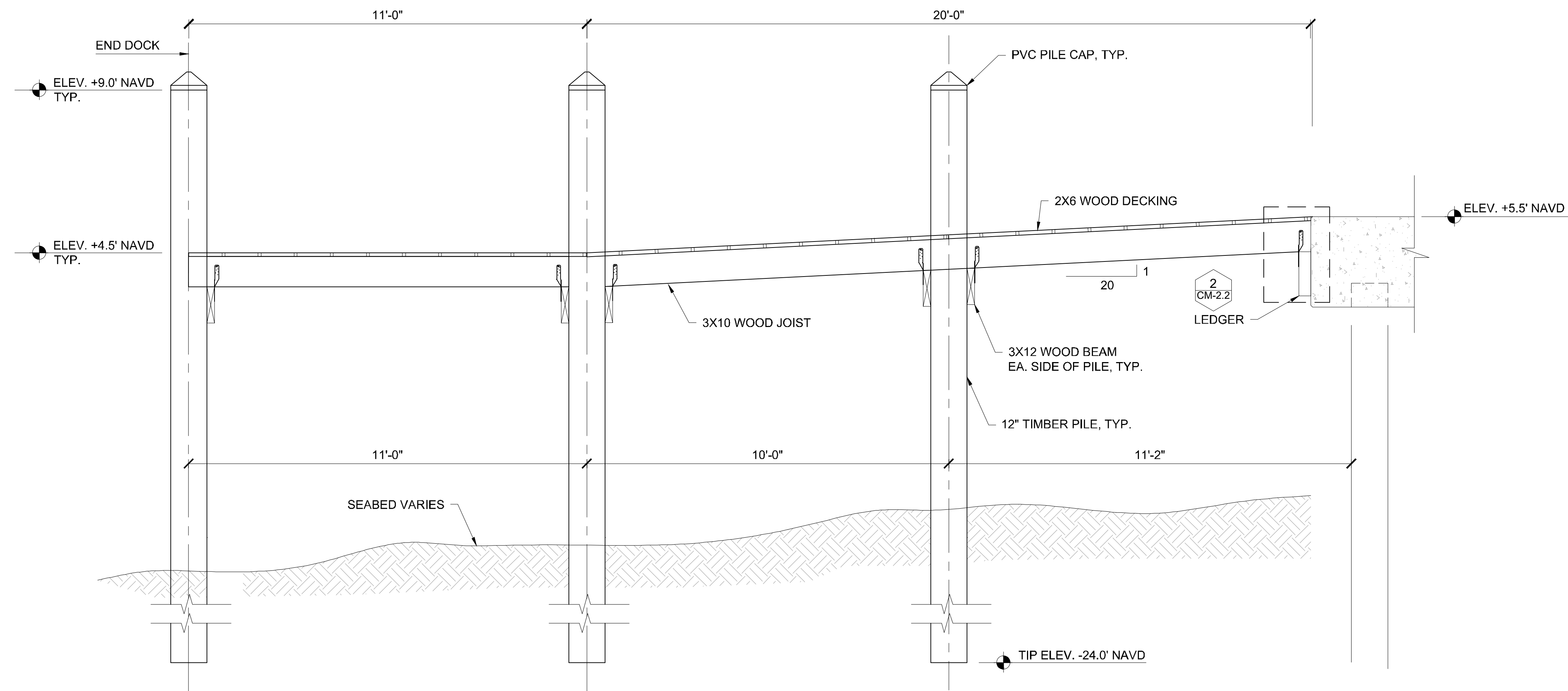
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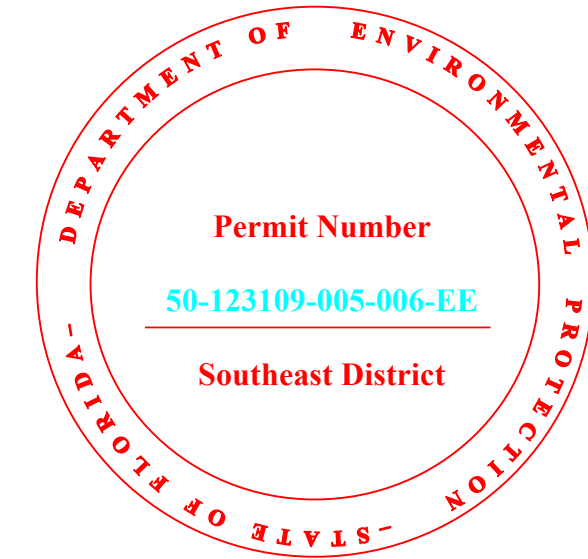
TYPICAL DOCK FRAMING PLAN

SCALE: 22x34 - 1"=2'
11x17 - 1"=4'



TYPICAL DOCK PROFILE A

SCALE: 22x34 - 1"=2'
11x17 - 1"=4'



PROJECT
CORONADO
CONDOMINIUM
DOCK REPLACEMENT

CLIENT
CORONADO AT
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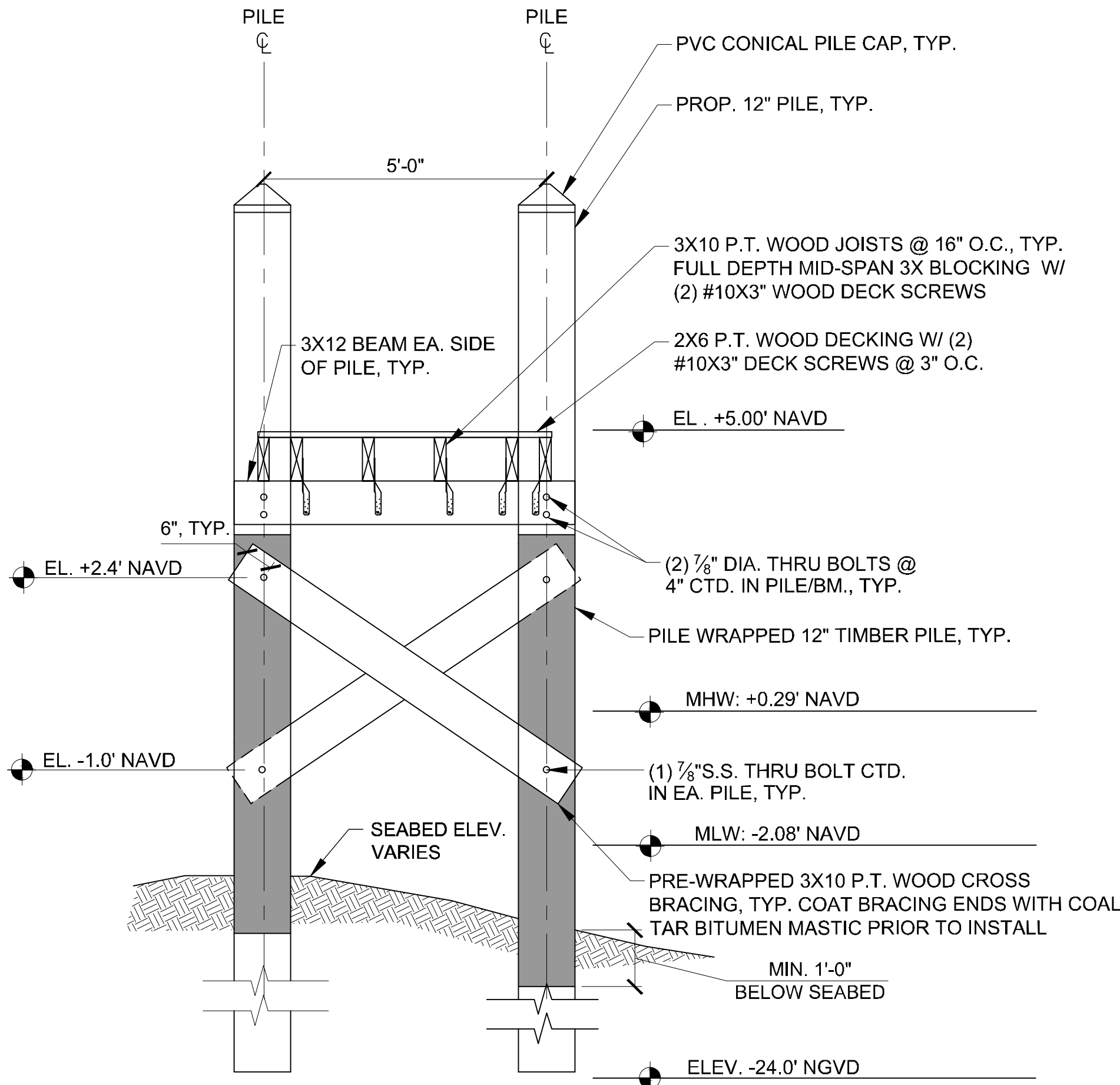
SUBMISSION / REVISION											
BID SET											
1	10/20/2020	DATE	ISSUE								

CC PROJECT NO.	46300
DRAWN	GK
CHECKED	JT
SCALE	AS SHOWN

SHEET TITLE
TYPICAL DOCK PLAN
AND SECTION

SHEET 6 OF 8

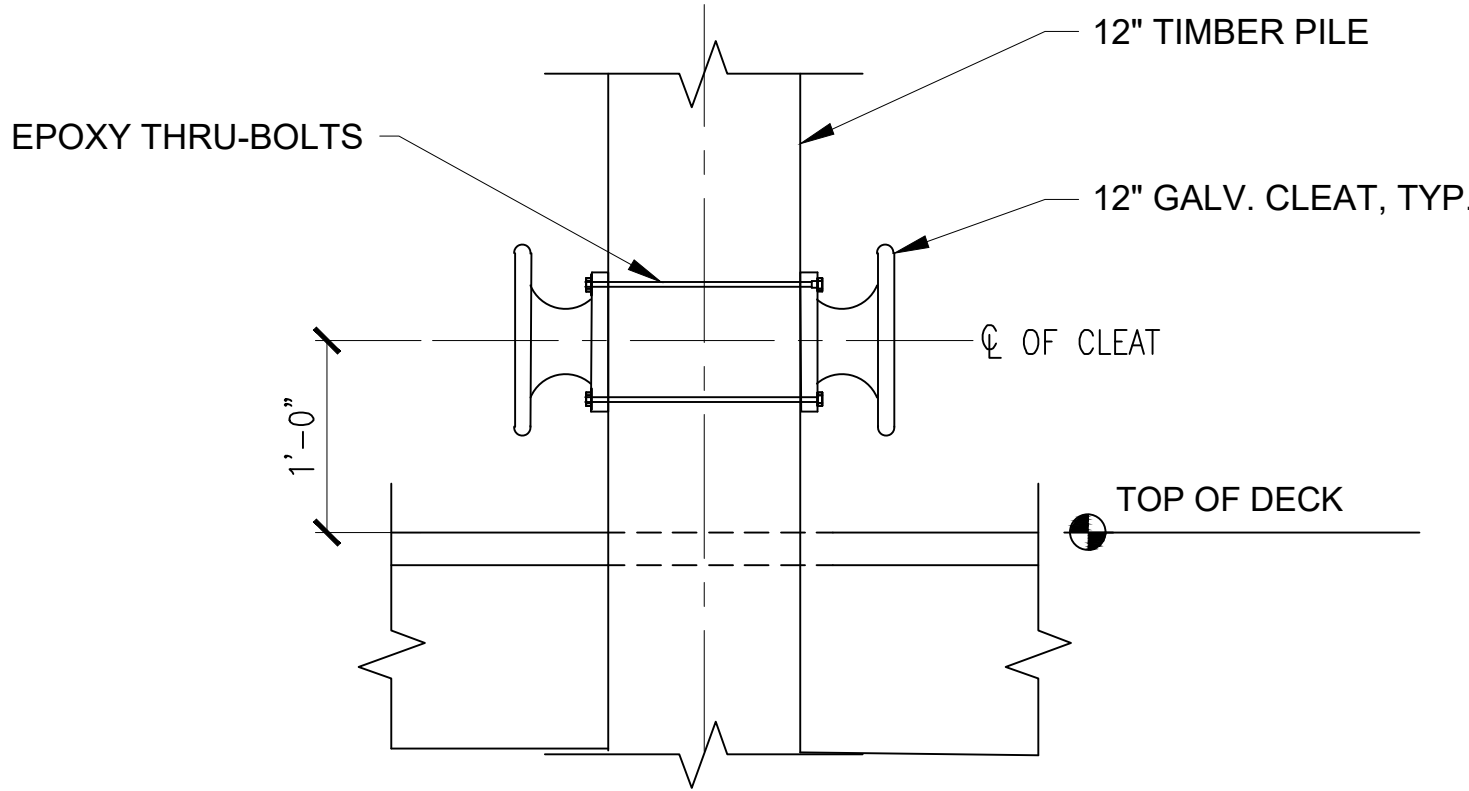
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TYPICAL DOCK SECTION

B
CM-2.0

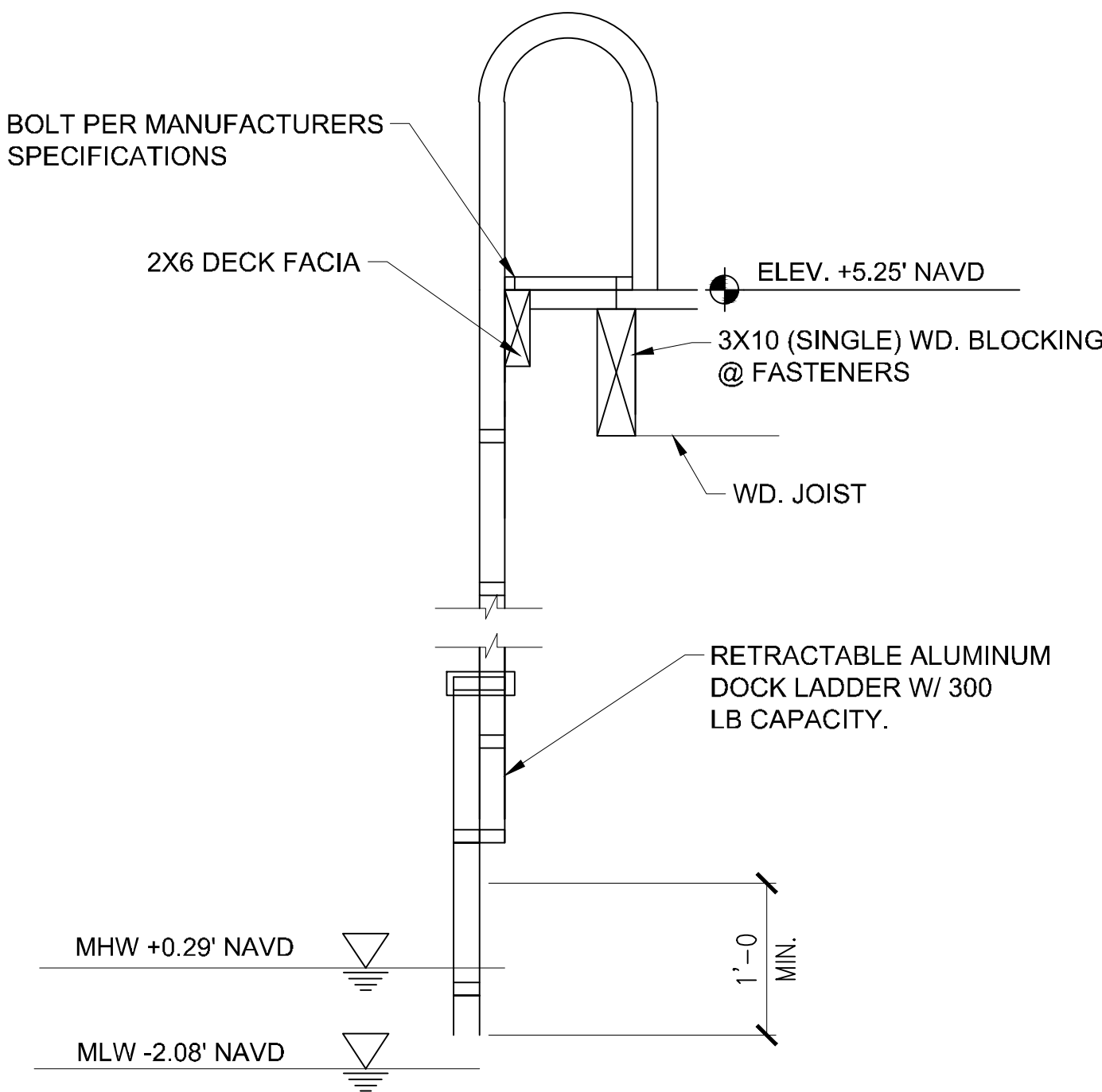
SCALE: 22x34 - 1"=2'
11x17 - 1"=4'



TYPICAL PILE MOUNTED
CLEAT DETAIL

3
CM-2.0

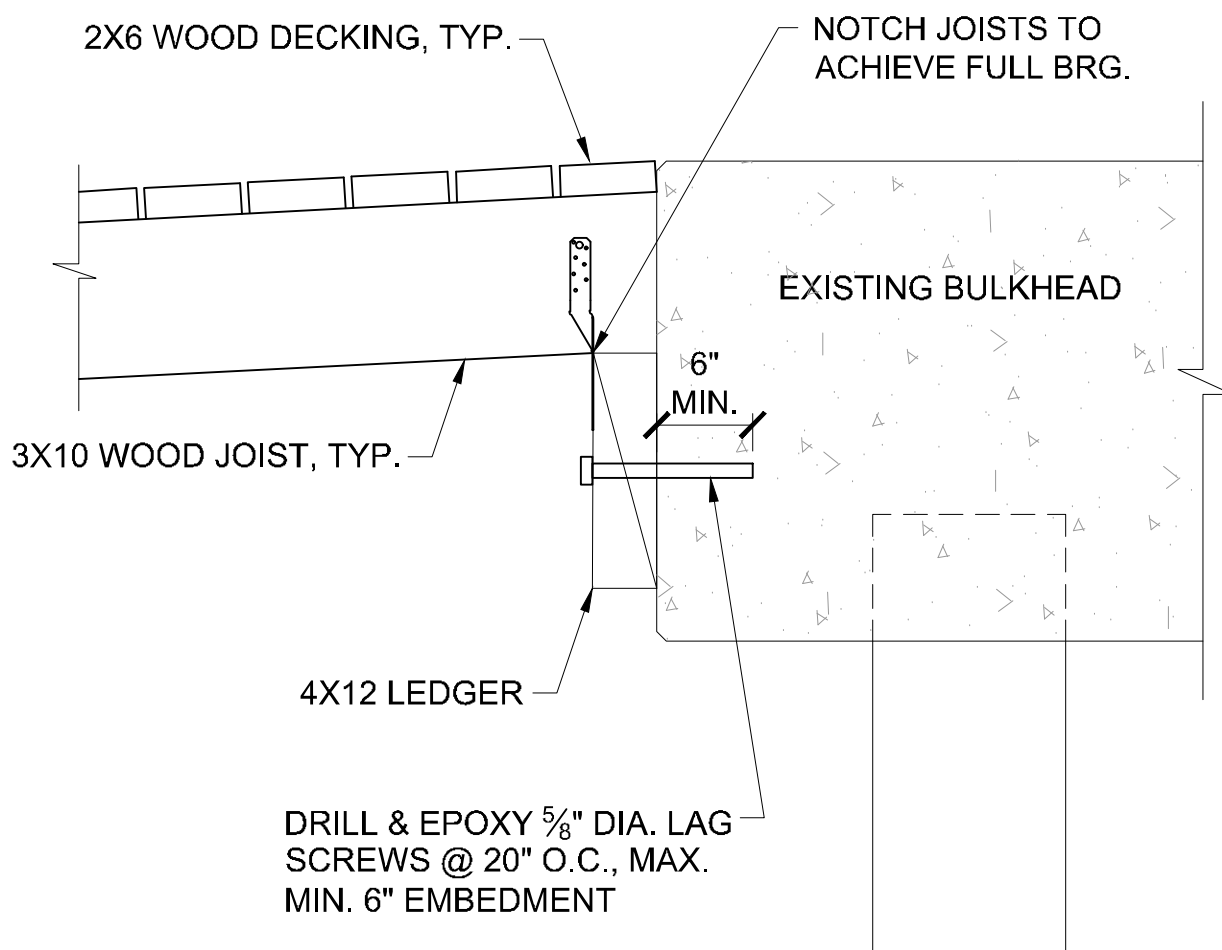
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11x17 - 1"=2'



TYPICAL LADDER DETAIL - MARGINAL DOCK

1
CM-2.0

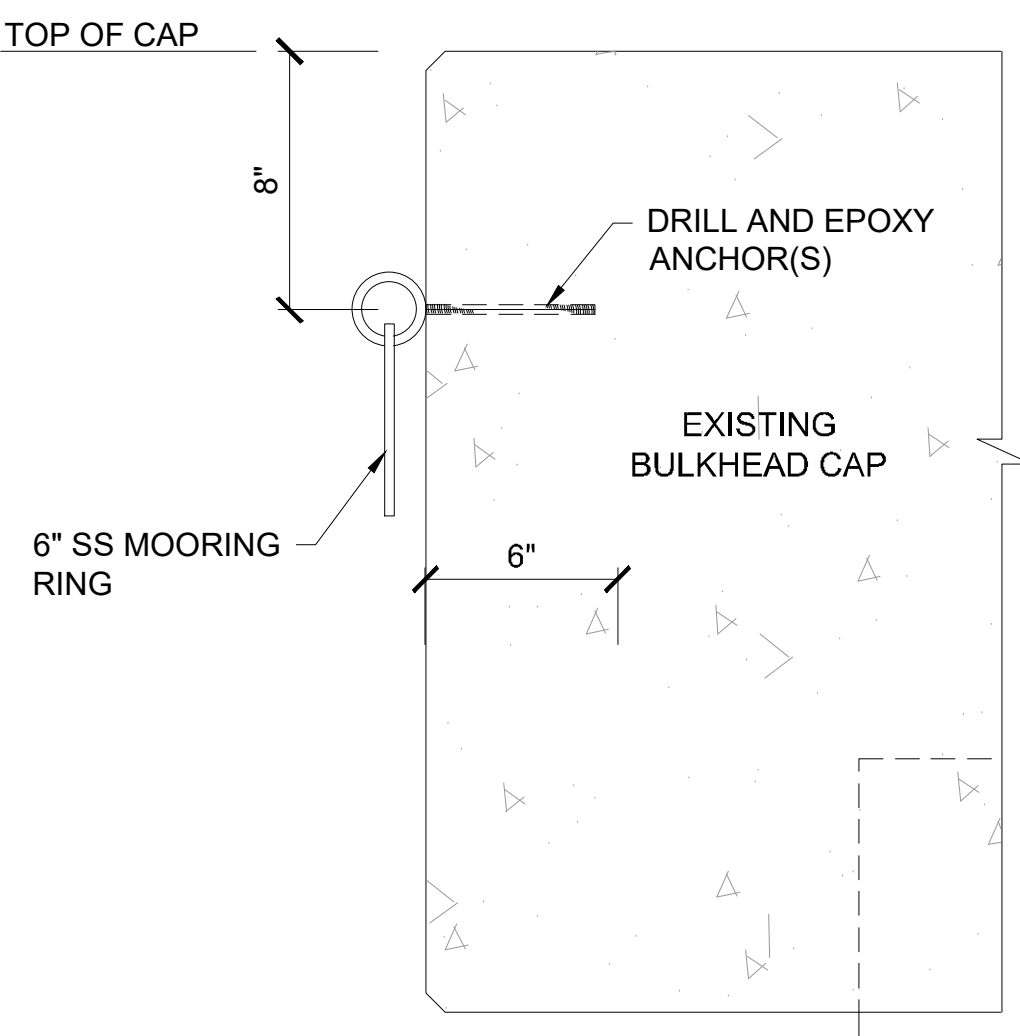
SCALE: 1" = 1'



DECK LEDGER DETAIL

2
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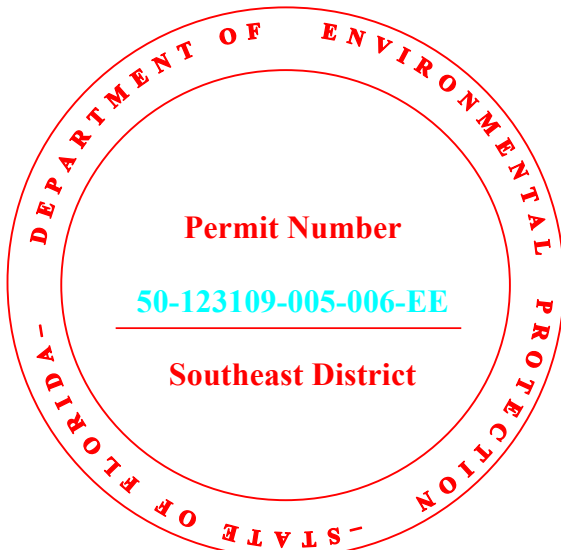
SCALE: 22x34 - 1"=1'
11x17 - 1"=2'



MOORING RING DETAIL

4
CM-2.0

SCALE: 22x34 - 1"=1/2'
11x17 - 1"=1'



PROJECT
CORONADO
CONDOMINIUM
DOCK REPLACEMENT

CLIENT
CORONADO AT
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SEAL

JASON S. TAYLOR, P.E. #60277

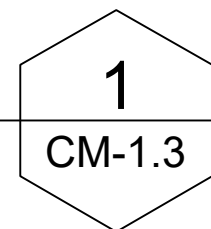
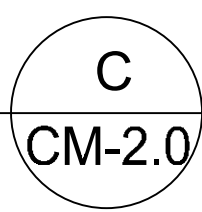
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CC PROJECT NO. 46300
DRAWN GK
CHECKED JT
SCALE AS SHOWN

SHEET TITLE
PROPOSED DOCK
SECTIONS AND
DETAILS

SHEET 7 OF 8

CM-2.2

[illegible]



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

December 13, 2021

Regulatory Division
South Permits Branch
Palm Beach Gardens Regulatory Permits Section
SAJ-2020-04921(LP-CF)

Coronado at Highland Beach Condominium Association
3400 South Ocean Boulevard
Highland Beach, FL 33487
carlye.shore@fsresidential.com

Dear Ms. Shore:

This is in reference to your request for a Department of the Army (DA) permit to perform work in or affecting waters of the United States. If you determine the permit provided is acceptable in its entirety and you have chosen to proceed with the authorized activity, then upon recommendation of the Chief of Engineers, pursuant to Section 10 of the Rivers and Harbors Act of 1899 (33 U.S.C. 403) you are authorized under a Letter of Permission to: (1) remove and replace the existing nine (9) finger piers (5' X 31'), 54 dock piles, and 19 mooring piles in the same location and configuration; and (2) install nine (9) new 20K cradle lifts, one (1) dual jet ski lift and two (2) kayak lifts in existing slips at 3400 South Ocean Boulevard, Section 33, Township 46 South, Range 43 East, Highland Beach, Florida. The total wet slips at this facility are 18.

Geographic Position: Latitude: 26.415115 North
Longitude: -80.065378 West

The project must be completed in accordance with the enclosed construction drawings, and the general and special conditions which are incorporated in, and made a part of, the permit. Based on the Florida State plane coordinates furnished with the application, the waterward edge of the proposed structure is approximately 82.62 feet east of the near design edge of the Federal channel.

Special Conditions:

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

- a. For electronic mail (preferred): SAJ-RD-Enforcement@usace.army.mil (not to exceed 15 MB).
- b. For standard mail: U.S. Army Corps of Engineers, Regulatory Division, Enforcement Section, P.O. Box 4970, Jacksonville, FL 32232-0019.

The Permittee shall reference this permit number, SAJ-2020-04921(LP-CF) on all submittals.

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

3. **Consent to Easement:** A portion of the proposed work is located within the Federal right-of-way for the Intracoastal Waterway and requires a Department of the Army Consent to Easement. By copy of this permit, the project plan is being forwarded to the U.S. Army Corps of Engineers (Corps) Real Estate Division for action on the Consent to Easement. Prior to commencement of construction the Permittee shall provide a copy of the Corps' approved Consent to Easement to the address identified in Special Condition 1. Failure to obtain the Consent to Easement invalidates this authorization.

4. **As-Built with X-Y Coordinates:** Within 60 days of completion of the authorized work or at the expiration of the construction window of this permit, whichever occurs first, the Permittee shall submit as-built drawings of the authorized work and complete the enclosed As-Built Certification Form to the Corps. The drawings shall be signed and sealed by a Florida registered professional engineer or a professional land surveyor registered in the state of Florida confirming the actual location of all authorized work/structures with respect to the Federal channel and within the Federal easement and include the following:

a. A plan view drawing of the location of the authorized work footprint (as shown on the permit drawings) with an overlay of the work as constructed in the same scale as the attached permit drawings (8½-inch by 11-inch). The drawings shall include the X-Y State Plane coordination points of the most waterward point of the structure. The drawings shall include the dimensions of the structure, depth of water (at mean low water) at the waterward end of the structure, and the distance from the waterward end of the structure to the near design edge of the Federal channel.

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

c. The Department of the Army Permit number.

5. **Assurance of Navigation and Maintenance:** The Permittee understands and agrees that, if future operations by the United States require the removal, relocation, or other alteration, of the structures or work herein authorized, or if, in the opinion of the Secretary of the Army or his authorized representative, said structure or work shall cause unreasonable obstruction to the free navigation of the navigable waters, the Permittee will be required, upon due notice from the U.S. Army Corps of Engineers, to remove, relocate, or alter the structural work or obstructions caused thereby, without

expense to the United States. No claim shall be made against the United States on account of any such removal or alteration.

6. **Manatee Conditions:** The Permittee shall comply with the enclosed "Standard Manatee Conditions for In-Water Work – 2011." Attachment C

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

8. **Project Design Criteria (PDCs) for In-Water Activities:** The Permittee shall comply with National Marine Fisheries Service's "PDCs for In-Water Activities" dated November 20, 2017 (Attachment D).

9. **Daylight Hours:** All activities must be completed during daylight hours.

10. **Cultural Resources/Historic Properties:**

- a. No structure or work shall adversely affect impact or disturb properties listed in the National Register of Historic Places (NRHP) or those eligible for inclusion in the NRHP.
- b. If during the ground disturbing activities and construction work within the permit area, there are archaeological/cultural materials encountered which were not the subject of a previous cultural resources assessment survey (and which shall include, but not be limited to: pottery, modified shell, flora, fauna, human remains, ceramics, stone tools or metal implements, dugout canoes, evidence of structures or any other physical remains that could be associated with Native American cultures or early colonial or American settlement), the Permittee shall immediately stop all work and ground-disturbing activities within a 100-meter diameter of the discovery and notify the Corps within the same business day (8 hours). The Corps shall then notify the Florida State Historic Preservation Officer (SHPO) and the appropriate Tribal Historic Preservation Officer(s) (THPO(s)) to assess the significance of the discovery and devise appropriate actions.
- c. Additional cultural resources assessments may be required of the permit area in the case of unanticipated discoveries as referenced in accordance with the above Special Condition; and if deemed necessary by the SHPO, THPO(s), or Corps, in accordance with 36 CFR 800 or 33 CFR 325, Appendix C (5). Based, on the circumstances of the discovery, equity to all parties, and considerations of

the public interest, the Corps may modify, suspend or revoke the permit in accordance with 33 CFR Part 325.7. Such activity shall not resume on non-federal lands without written authorization from the SHPO for finds under his or her jurisdiction, and from the Corps.

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

11. Federal Channel Setback: The most waterward edge of the authorized project shall be constructed approximately 82.62 feet from the near edge of the federal channel.

If the work authorized is not completed on or before **December 13, 2026**, authorization, if not previously revoked or specifically extended, shall cease and be null and void.

Instructions for Objecting to Permit Terms and Conditions: This letter contains an initial proffered permit for your proposed project/permit application. If you object to certain terms and conditions contained within the permit, you may request that the permit be modified. Enclosed you will find a Notification of Administrative Appeal Options and Process fact sheet and Request for Appeal (RFA) form. If you choose to object to certain terms and conditions of the permit, you must follow the directions provided in Section 1, Part A and submit the completed RFA form to the letterhead address.

In order for an RFA to be accepted by the Corps, the Corps must determine that it is complete, that it meets the criteria under 33 CFR Part 331.5, and that it has been received by the District office within 60 days of the date of the RFA. Should you decide to submit an RFA form, it must be received at the letterhead address by **February 11, 2022**.

Should you have any questions regarding this letter, please contact the project manager Carolyn Farmer in writing the letterhead address, by telephone at 561-472-3527, or by email at Carolyn.h.farmer@usace.army.mil.

The Corps Jacksonville District Regulatory Division is committed to improving service to our customers. We strive to perform our duty in a friendly and timely manner while working to preserve our environment. We invite you to take a few minutes to visit <https://regulatory.ops.usace.army.mil/customer-service-survey/> and complete our automated Customer Service Survey. Your input is appreciated – favorable or otherwise.

BY AUTHORITY OF THE SECRETARY OF THE ARMY:

Alisa Zarbo

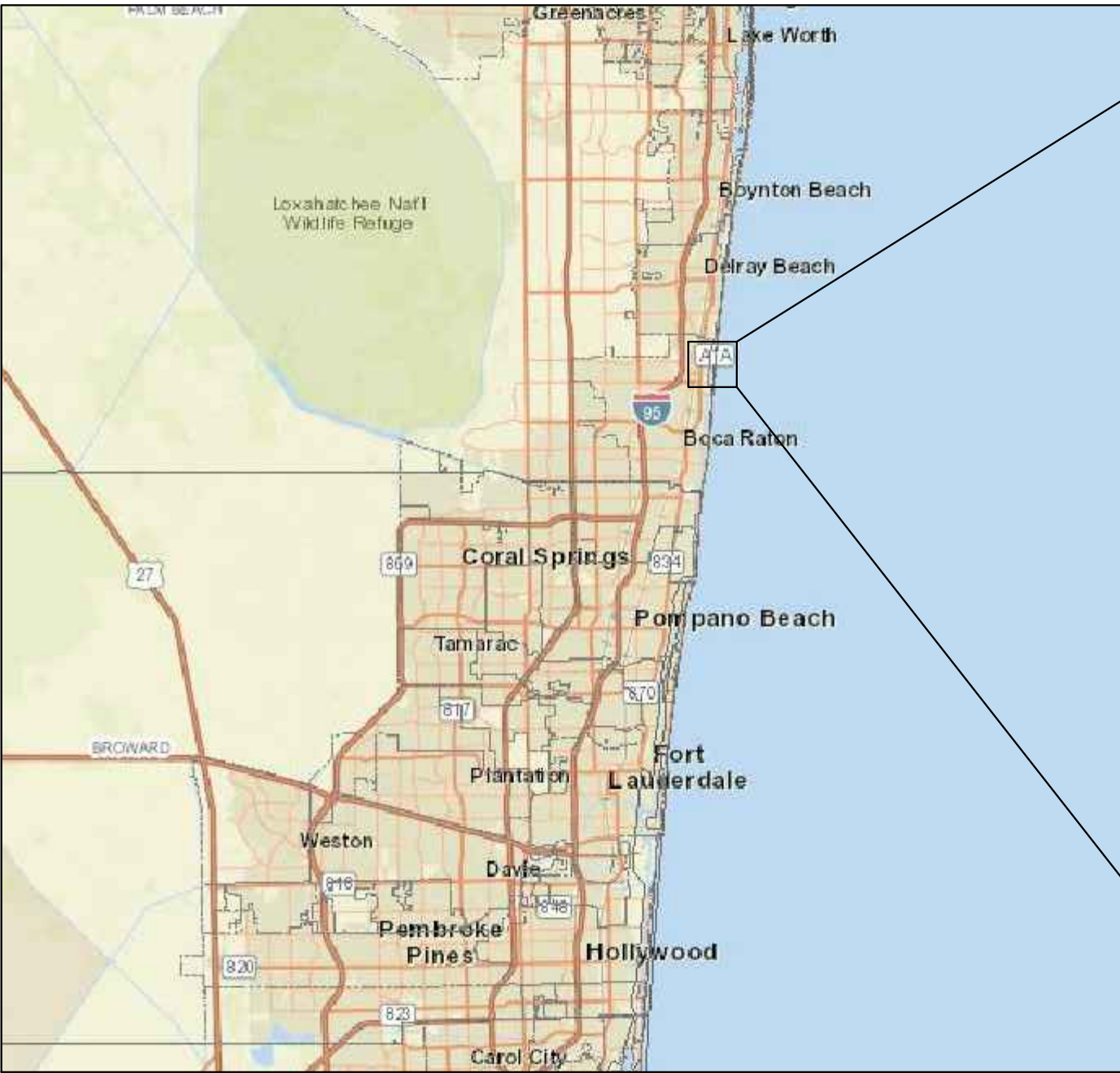
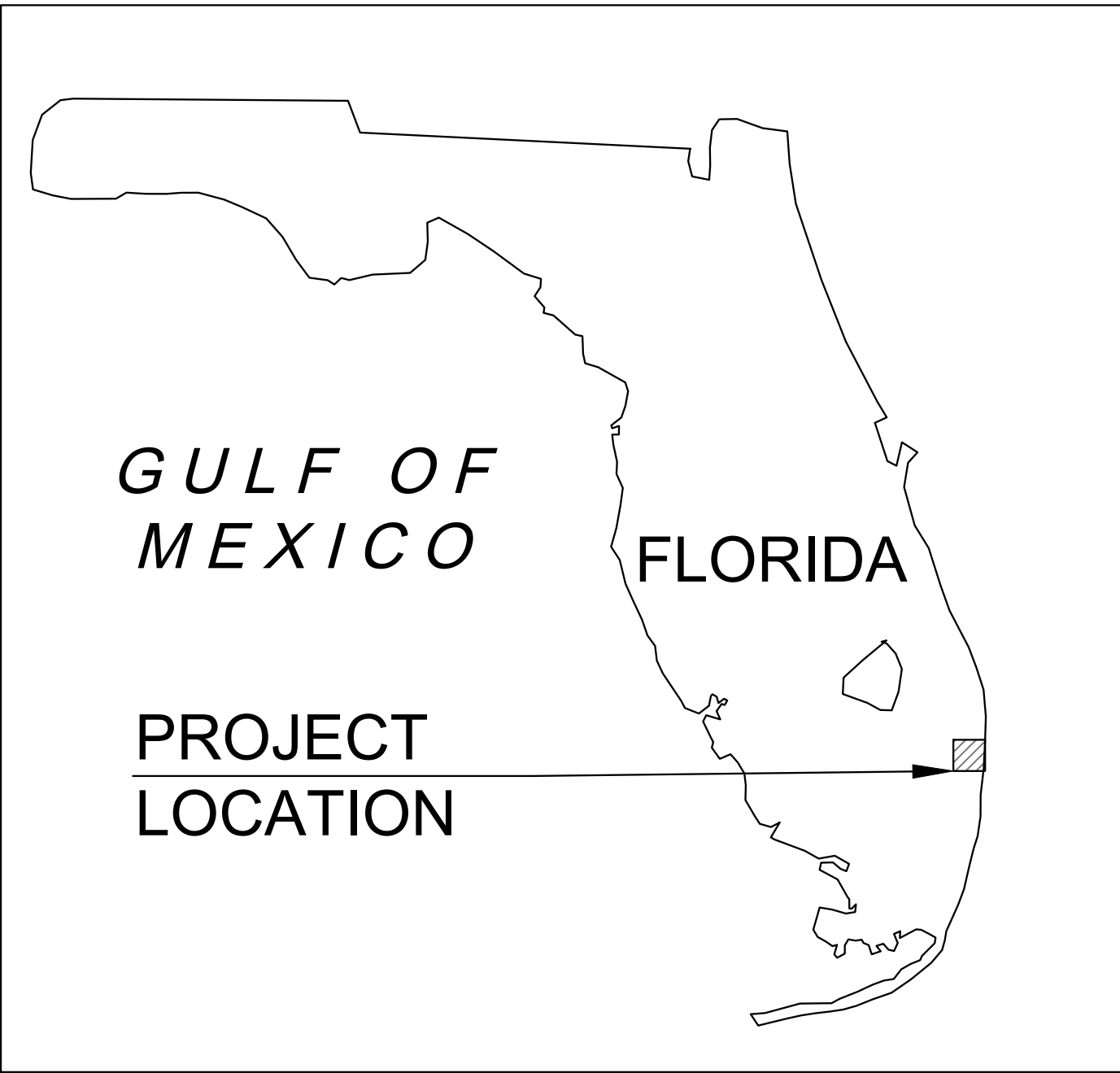
for: James L. Booth
Colonel, U.S. Army
District Commander

Enclosures

cc:
Cummins Cederberg, Inc. (cjasperse@cumminscederberg.com)
CESAJ-RE
CESAJ-RD-PE (w/ enclosures)

CORONADO CONDOMINIUM DOCKING FACILITY REPLACEMENT

3400 SOUTH OCEAN BOULEVARD
HIGHLAND BEACH, FL 33487



SHEET INDEX	
SHEET NUMBER	TITLE
CM-1.0	COVER SHEET
CM-1.1	GENERAL NOTES
CM-1.2	EXISTING CONDITIONS
CM-1.3	DEMOLITION PLAN
CM-2.0	DOCK AND PILE LOCATIONS PLAN
CM-2.0	TYPICAL DOCK PLAN AND SECTION
CM-2.1	PROPOSED DOCK SECTIONS AND DETAILS
CM-2.3	TYPICAL SECTIONS AND TURBIDITY CURTAIN DETAILS

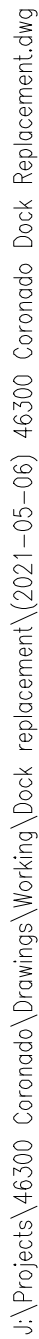
PROJECT LOCATION



CUMMINS | CEDERBERG

Coastal & Marine Engineering

7550 RED ROAD, SUITE 217
SOUTH MIAMI, FLORIDA 33143
TEL: +1 305-741-6155 FAX: 305-974-1969
WWW.CUMMINSCEDERBERG.COM



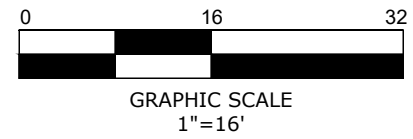
SHEET 4 OF 9

S-1.3

Page 87

J:\Projects\46300 Coronado Dock Replacement\2021-05-06\46300 Coronado Dock Replacement.dwg

INTRACOASTAL WATERWAY



PROJECT
**CORONADO
CONDOMINIUM
DOCK REPLACEMENT**

CLIENT
**CORONADO AT
HIGHLAND BEACH
CONDOMINIUM
ASSOCIATION**

3400 South Ocean Boulevard
Highland Beach, FL 33487

ENGINEER
CUMMINS CEDERBERG
COASTAL & MARINE ENGINEERING
7550 RED ROAD, SUITE 217
SOUTH MIAMI, FLORIDA 33143
TEL: +1 305 741-6155 FAX: +1 305-974-1969
WWW.CUMMINSCEDERBERG.COM
COA # 29062

SEAL

JASON S. TAYLOR, P.E. #60277

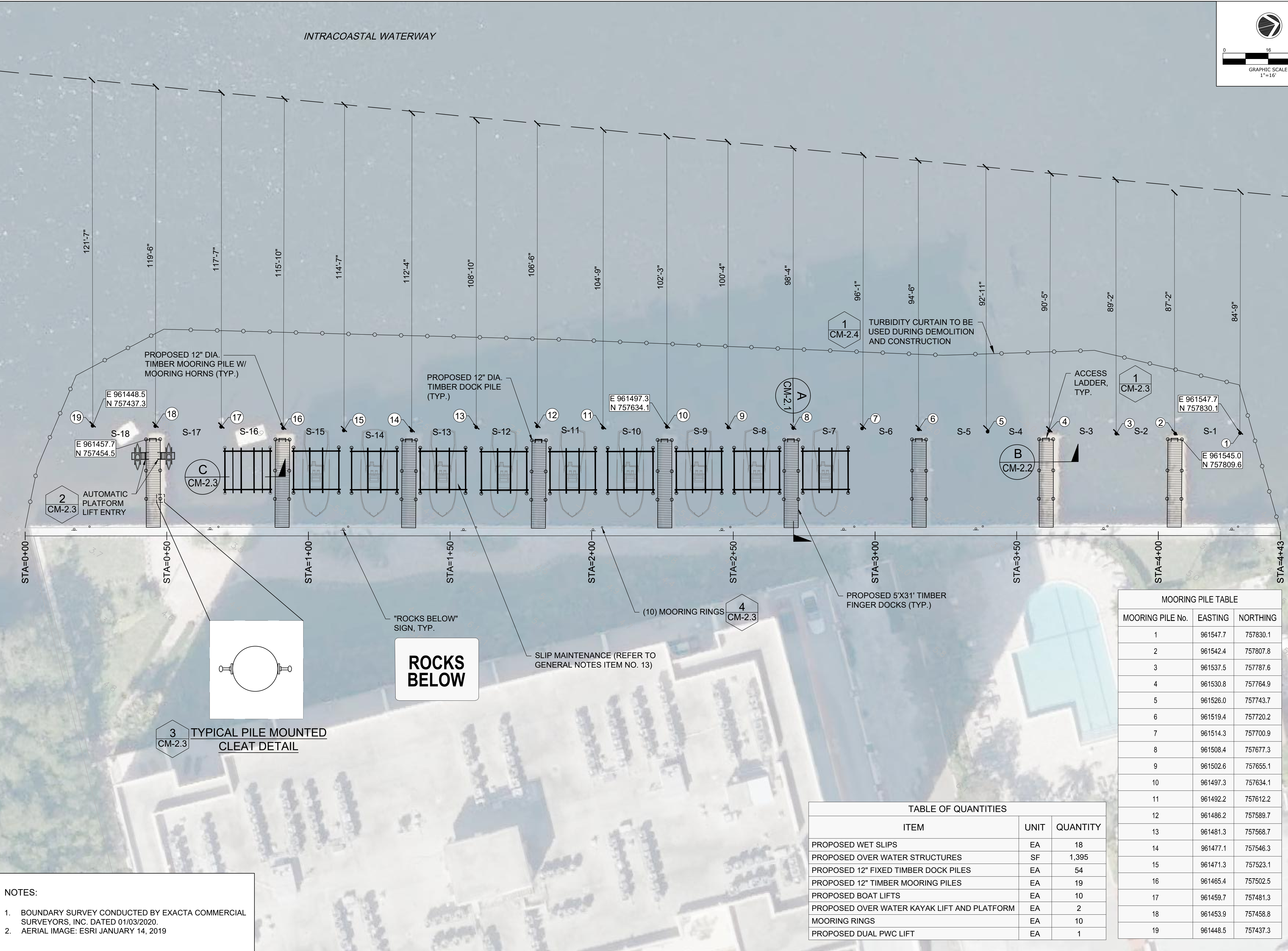
CONSTRUCTION DRAWINGS	PERMIT SET	SUBMISSION / REVISION
2	1	10/20/2020
DATE	ISSUE	

CC PROJECT NO.	46300
DRAWN	GK
CHECKED	JT
SCALE	AS SHOWN

SHEET TITLE
**PROPOSED DOCK
AND PILE LAYOUT
PLAN**

SHEET 5 OF 9

CM-2.0

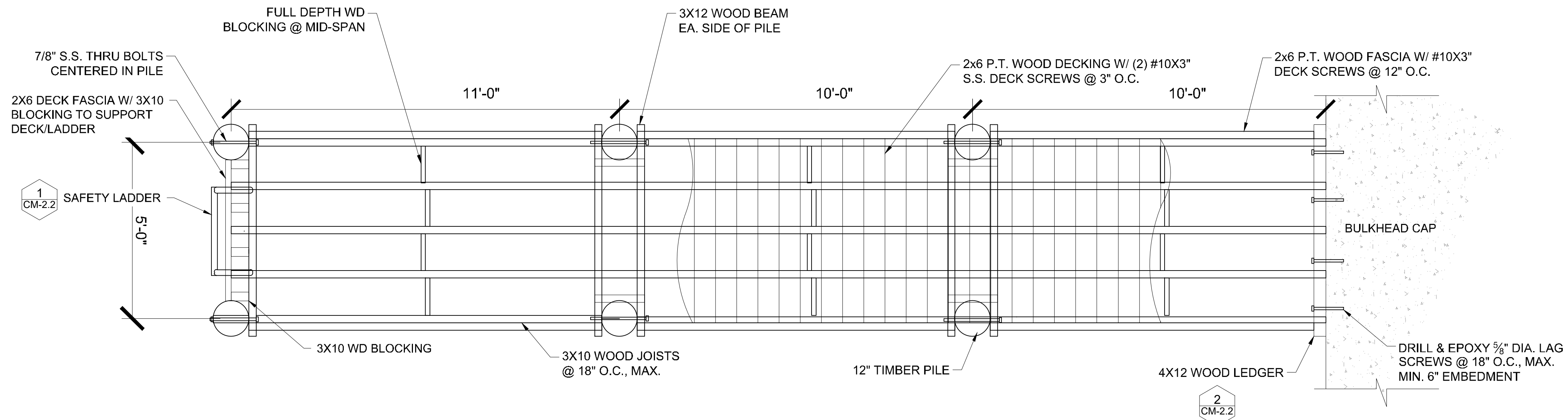


NOTES:

- BOUNDARY SURVEY CONDUCTED BY EXACTA COMMERCIAL SURVEYORS, INC. DATED 01/03/2020.
- AERIAL IMAGE: ESRI JANUARY 14, 2019

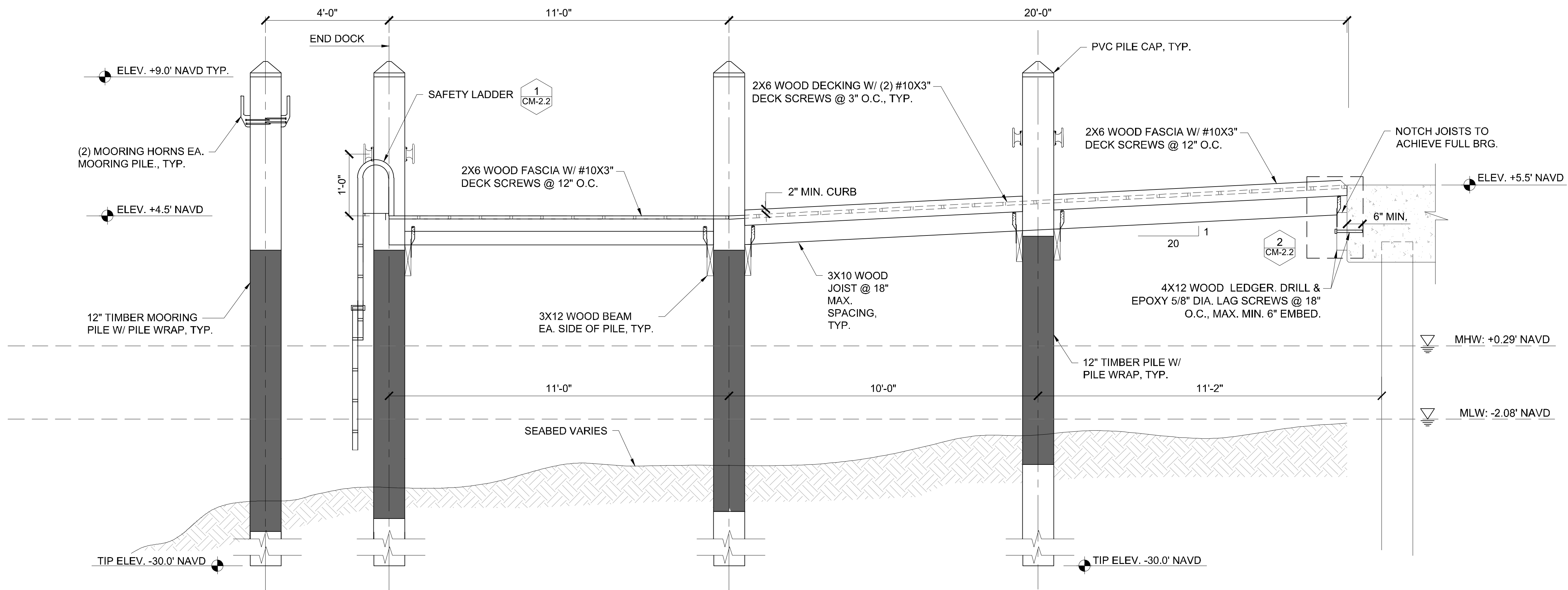
TABLE OF QUANTITIES		
ITEM	UNIT	QUANTITY
PROPOSED WET SLIPS	EA	18
PROPOSED OVER WATER STRUCTURES	SF	1,395
PROPOSED 12" FIXED TIMBER DOCK PILES	EA	54
PROPOSED 12" TIMBER MOORING PILES	EA	19
PROPOSED BOAT LIFTS	EA	10
PROPOSED OVER WATER KAYAK LIFT AND PLATFORM	EA	2
MOORING RINGS	EA	10
PROPOSED DUAL PWC LIFT	EA	1

MOORING PILE TABLE		
MOORING PILE No.	EASTING	NORTHING
1	961547.7	757830.1
2	961542.4	757807.8
3	961537.5	757787.6
4	961530.8	757764.9
5	961526.0	757743.7
6	961519.4	757720.2
7	961514.3	757700.9
8	961508.4	757677.3
9	961502.6	757655.1
10	961497.3	757634.1
11	961492.2	757612.2
12	961486.2	757589.7
13	961481.3	757568.7
14	961477.1	757546.3
15	961471.3	757523.1
16	961465.4	757502.5
17	961459.7	757481.3
18	961453.9	757458.8
19	961448.5	757437.3



TYPICAL DOCK FRAMING PLAN

SCALE: 22x34 - 1"=2'
11x17 - 1"=4'



TYPICAL DOCK PROFILE A

SCALE: 22x34 - 1"=2'
11x17 - 1"=4'

PROJECT
CORONADO
CONDOMINIUM
DOCK REPLACEMENT

CLIENT
CORONADO AT
HIGHLAND BEACH
CONDOMINIUM
ASSOCIATION

3400 South Ocean Boulevard
Highland Beach, FL 33487

ENGINEER
CUMMINS CEDERBERG
COASTAL & MARINE ENGINEERING
7550 RED ROAD, SUITE 217
SOUTH MIAMI, FLORIDA 33143
TEL: +1 305 741-6155 FAX: +1 305-974-1969
WWW.CUMMINSCEDERBERG.COM
COA # 29062

SEAL

JASON S. TAYLOR, P.E. #60277

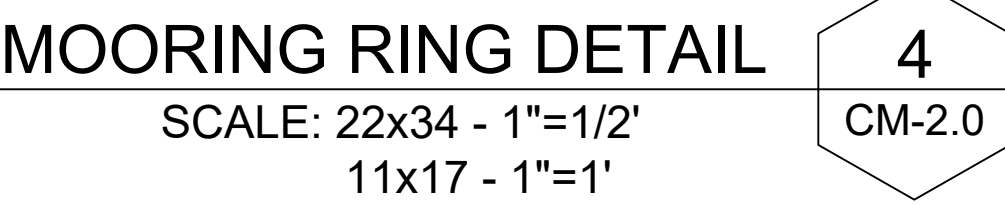
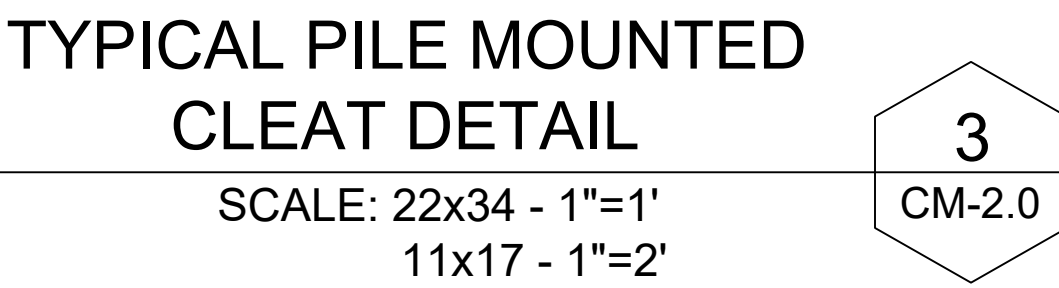
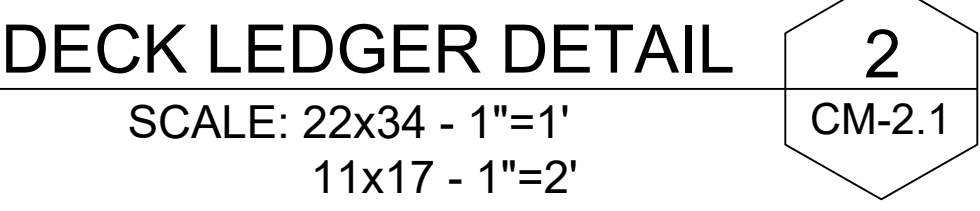
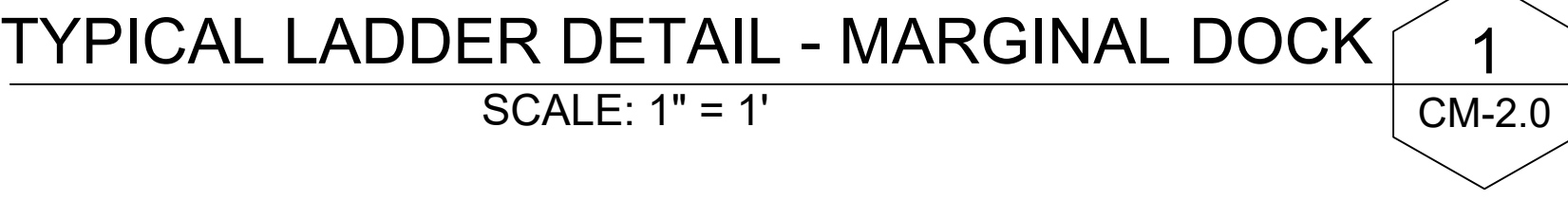
CONSTRUCTION DRAWINGS		PERMIT SET		SUBMISSION / REVISION
2	04/05/2021	1	10/20/2020	
ISSUE	DATE	ISSUE	DATE	

CC PROJECT NO.	46300
DRAWN	GK
CHECKED	JT
SCALE	AS SHOWN

SHEET TITLE
TYPICAL DOCK PLAN
AND SECTION

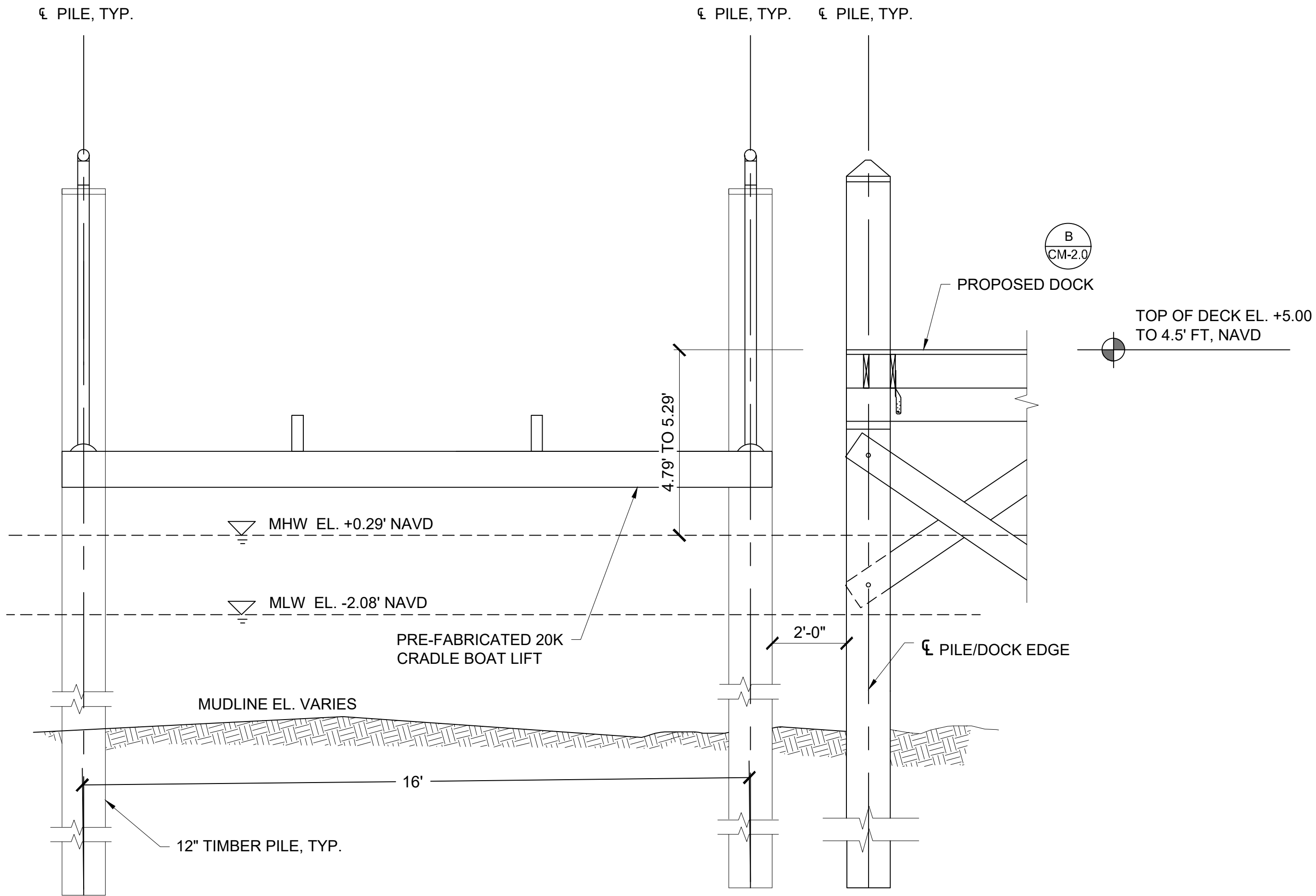
SHEET 7 OF 9

CM-2.1



SHEET 8 OF 9

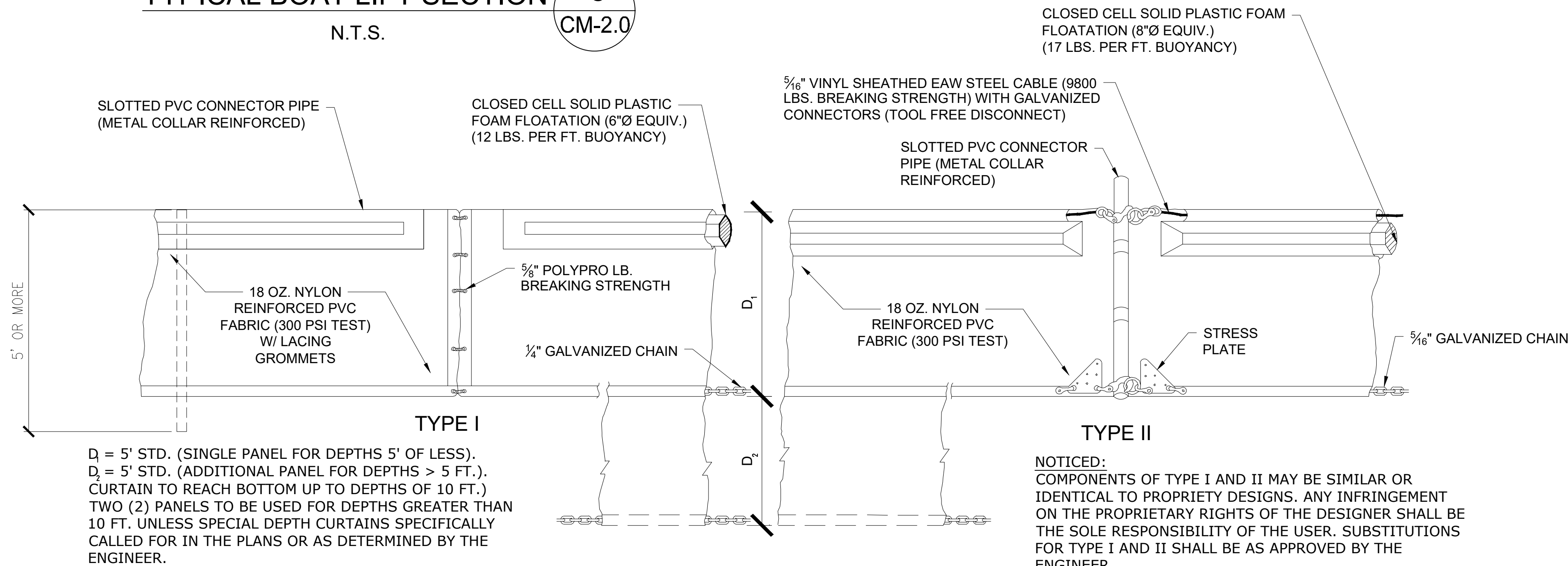
CM-2.2



TYPICAL BOAT LIFT SECTION

N.T.S.

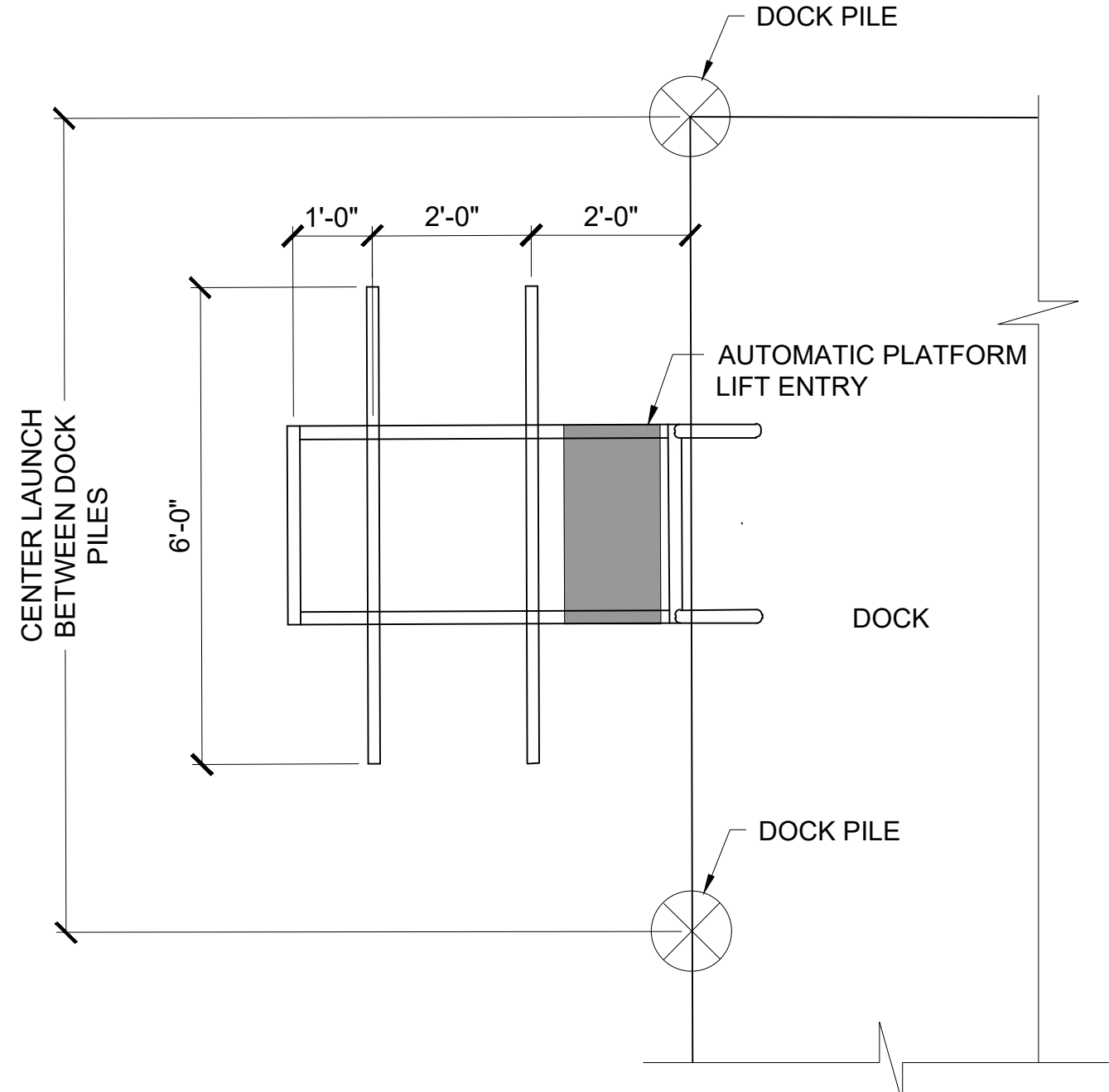
C
CM-2.0



FLOATING TURBIDITY CURTAIN

SCALE: 1" = 1'

1
CM-1.3



TYPICAL KAYAK LAUNCH

PARTIAL PLAN

SCALE: 1" = 2'

2
CM-2.0

PROJECT
CORONADO
CONDOMINIUM
DOCK REPLACEMENT

CLIENT
CORONADO AT
HIGHLAND BEACH
CONDOMINIUM
ASSOCIATION

3400 South Ocean Boulevard
Highland Beach, FL 33487

ENGINEER
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TEL: +1 305 741-6155 FAX: +1 305-974-1969
WWW.CUMMINSCEDERBERG.COM
COA # 29062

SEAL

JASON S. TAYLOR, P.E. #60277

DATE	ISSUE	DATE	PERMIT SET	SUBMISSION / REVISION
04/05/2021	2	10/20/2020	1	

CC PROJECT NO. 46300

DRAWN GK

CHECKED JT

SCALE AS SHOWN

SHEET TITLE

TYPICAL SECTIONS
AND TURBIDITY
CURTAIN DETAIL

SHEET 9 OF 9

CM-2.3

COMMENCEMENT NOTIFICATION

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

1. Department of the Army Permit Number: SAJ-2020-04921(LOP-CF)

2. Permittee Information:

Name: _____

Email: _____

Address: _____

Phone: _____

3. Construction Start Date: _____

4. Contact to Schedule Inspection:

Name: _____

Email: _____

Phone: _____

Signature of Permittee

Printed Name of Permittee

Date

AS-BUILT CERTIFICATION BY PROFESSIONAL ENGINEER

*Within sixty (60) days of completion of the authorized work, submit this form and one set of as-built engineering drawings via electronic mail to saj-rd-enforcement@usace.army.mil (preferred, but not to exceed 15 MB) **or** by standard mail to U.S. Army Corps of Engineers, Enforcement Section, P.O. Box 4970, Jacksonville, FL 32232-0019. If you have questions regarding this requirement, please contact the Enforcement Branch at 904-232-3697.*

1. Department of the Army Permit Number: SAJ-2020-04921(LOP-CF)

2. Permittee Information:

Name: _____

Address: _____

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

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

Signature of Engineer

Name (*Please type*)

(FL, PR, or VI) Reg. Number

Company Name

City

State

ZIP

(Affix Seal)

Date

Telephone Number

Date Work Started:_____ Date Work Completed:_____

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

STANDARD MANATEE CONDITIONS FOR IN-WATER WORK

2011

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

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

CAUTION: MANATEE HABITAT

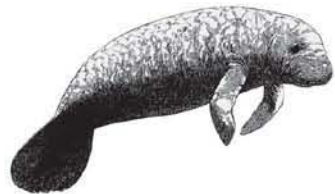
All project vessels

IDLE SPEED / NO WAKE

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

SHUT DOWN

Report any collision with or injury to a manatee:



Wildlife Alert:

1-888-404-FWCC(3922)

cell *FWC or #FWC

Prepared by:

Permittee: _____

Address: _____

Phone: _____

NOTICE OF DEPARTMENT OF THE ARMY AUTHORIZATION

TAKE NOTICE the United States Army Corps of Engineers (Corps) has issued a permit or verification SAJ-2020-04921 to Coronado at Highland Beach Condominium Association (Permittee) on December 13, 2021, authorizing work in navigable waters of the United States in accordance with Section 10 of the Rivers and Harbors Act of 1899 (33 U.S.C 403) on a parcel of land known as Folio/Parcel ID: _____ located at 3400 South Ocean Boulevard, Section 33, Township 46 South, Range 43 East, in Highland Beach, Broward County, Florida.

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

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

To obtain a copy of the authorization in its entirety submit a written request to:
U.S. Army Corps of Engineers
Regulatory Division - Special Projects & Enforcement Branch
Post Office Box 4970
Jacksonville, Florida 32232-0019

Questions regarding compliance with these conditions should be directed to:
U.S. Army Corps of Engineers
Enforcement Section
Post Office Box 4970
Jacksonville, Florida 32232-0019

Conflict Between Notice and Permit

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

This Notice is Not an Encumbrance

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

Release

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

This Notice of Authorization is executed on this _____ day of _____, _____. This document is being submitted for recordation in the Public Records of Broward County, Florida as part of the requirement imposed by the authorization SAJ-2020-04921 issued by Corps.

Permittee:

Address:

Phone: _____

STATE OF FLORIDA
COUNTY OF _____

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

Notary Public
(seal)

Print

My Commission Expires _____

**U.S. Army Corps of Engineers Jacksonville District's Programmatic Biological
Opinion (JaxBO) Project Design Criteria (PDCs) for In-Water Activities**

November 20, 2017

- 1) **(AP.7.) Education and Observation:** The permittee must ensure that all personnel associated with the project are instructed about the potential presence of species protected under the ESA and the Marine Mammal Protection Act (MMPA). All on-site project personnel are responsible for observing water-related activities for the presence of protected species. All personnel shall be advised that there are civil and criminal penalties for harming, harassing, or killing ESA-listed species or marine mammals. To determine which species may be found in the project area, please review the relevant Protected Species List at:
http://sero.nmfs.noaa.gov/protected_resources/section_7/threatened_endangered/index.html
- 2) **(AP.8.) Reporting** of interactions with protected species:
 - a) Any collision(s) with and/or injury to any sea turtle, sawfish, whale, or sturgeon occurring during the construction of a project, shall be reported immediately to NMFS's Protected Resources Division (PRD) at (1-727-824-5312) or by email to takereport.nmfs@noaa.gov and SAJ-RD-Enforcement@usace.army.mil.
 - b) Smalltooth sawfish: Report sightings to 1-844-SAWFISH or email Sawfish@MyFWC.com
 - c) Sturgeon: Report dead sturgeon to 1-844-STURG 911 (1-844-788-7491) or email nmfs.ser.sturgeonnetwork@noaa.gov
 - d) Sea turtles and marine mammals: Report stranded, injured, or dead animals to 1-877-WHALE HELP (1-877-942-5343).
 - e) North Atlantic right whale: Report injured, dead, or entangled right whales to the USCG via VHF Channel 16.
- 3) **(AP.9.) Vessel Traffic and Construction Equipment:** All vessel operators must watch for and avoid collision with species protected under the ESA and MMPA. Vessel operators must avoid potential interactions with protected species and operate in accordance with the following protective measures:
 - a) *Construction Equipment:*
 - i) All vessels associated with the construction project shall operate at "Idle Speed/No Wake" at all times while operating in water depths where the draft of the vessel provides less than a 4-foot (ft) clearance from the bottom, and in all depths after a protected species has been observed in and has departed the area.
 - ii) All vessels will follow marked channels and/or routes using the maximum water depth whenever possible.
 - iii) Operation of any mechanical construction equipment, including vessels, shall cease immediately if a listed species is observed within a 50-ft radius of

construction equipment and shall not resume until the species has departed the area of its own volition.

- iv) If the detection of species is not possible during certain weather conditions (e.g., fog, rain, wind), then in-water operations will cease until weather conditions improve and detection is again feasible.

b) *All Vessels:*

- i) Sea turtles: Maintain a minimum distance of 150 ft.
- ii) North Atlantic right whale: Maintain a minimum 1,500-ft distance (500 yards).
- iii) Vessels 65 ft in length or longer must comply with the Right Whale Ship Strike Reduction Rule (50 CFR 224.105) which includes reducing speeds to 10 knots or less in Seasonal Management Areas (<http://www.fisheries.noaa.gov/pr/shipstrike/>).
- iv) Mariners shall check various communication media for general information regarding avoiding ship strikes and specific information regarding right whale sightings in the area. These include NOAA weather radio, USCG NAVTEX broadcasts, and Notices to Mariners.
- v) Marine mammals (i.e., dolphins, whales [other than North Atlantic right whales], and porpoises): Maintain a minimum distance of 300 ft.
- vi) When these animals are sighted while the vessel is underway (e.g., bow-riding), attempt to remain parallel to the animal's course. Avoid excessive speed or abrupt changes in direction until they have left the area.
- vii) Reduce speed to 10 knots or less when mother/calf pairs or groups of marine mammals are observed, when safety permits.

- 4) **(AP.10.) Turbidity Control Measures during Construction:** Turbidity must be monitored and controlled. Prior to initiating any of the work covered under this Opinion, the Permittee shall install turbidity curtains as described below. In some instances, the use of turbidity curtains may be waived by the USACE project manager if the project is deemed too minimal to generate turbidity (e.g., certain ATON installation, scientific survey device placement, marine debris removal) or if the current is too strong for the curtains to stay in place. Turbidity curtains specifications:

- a) Install floating turbidity barriers with weighted skirts that extend to within 1 ft of the bottom around all work areas that are in, or adjacent to, surface waters.
- b) Use these turbidity barriers throughout construction to control erosion and siltation and ensure that turbidity levels within the project area do not exceed background conditions.
- c) Position turbidity barriers in a way that does not block species' entry to or exit from designated critical habitat.
- d) Monitor and maintain turbidity barriers in place until the authorized work has been completed and the water quality in the project area has returned to background conditions.
- e) In the range of ESA-listed corals (St. Lucie Inlet, Martin County south to the Dry Tortugas and the U.S. Caribbean) and Johnson's seagrass (Turkey Creek/Palm

Bay south to central Biscayne Bay in the lagoon systems on the east coast of Florida):

- i) Projects that include upland earth moving (e.g., grading to install a building or parking lot associated with a dock and seawall project), must install sediment control barriers to prevent any upland sediments from reaching estuarine or marine waters.
 - ii) The turbidity curtain requirement cannot be waived for any project that moves or removes sediment (e.g., dredging, auger to create a pile, trenching to install a cableline). If turbidity curtains are not feasible in an area based on site conditions such as water current, high wave action, or stormy conditions, the project must undergo individual Section 7 consultation and is not covered under this Programmatic Opinion.
- 5) **(AP.11.) Entanglement:** All turbidity curtains and other in-water equipment must be properly secured with materials that reduce the risk of entanglement of marine species (described below). Turbidity curtains likewise must be made of materials that reduce the risk of entanglement of marine species.
- a) In-water lines (rope, chain, and cable, including the lines to secure turbidity curtains) must be stiff, taut, and non-looping. Examples of such lines are heavy metal chains or heavy cables that do not readily loop and tangle. Flexible in-water lines, such as nylon rope or any lines that could loop or tangle, must be enclosed in a plastic or rubber sleeve/tube to add rigidity and prevent the line from looping and tangling. In all instances, no excess line is allowed in the water.
 - b) Turbidity curtains and other in-water equipment must be placed in a manner that does not entrap species within the construction area or block access for them to navigate around the construction area.

DEPARTMENT OF THE ARMY PERMIT TRANSFER REQUEST

PERMIT NUMBER: SAJ-2020-04921(LP-CF)

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

To validate the transfer of this permit and the associated responsibilities associated with compliance with its terms and conditions, have the transferee sign and date below and mail to the U.S. Army Corps of Engineers, Special Projects and Enforcement Branch, Post Office Box 4970, Jacksonville, Florida 32232-0019.

(TRANSFeree-SIGNATURE)

(SUBDIVISION)

(DATE)

(LOT)

(BLOCK)

(NAME-PRINTED)

(STREET ADDRESS)

(MAILING ADDRESS)

(CITY, STATE, ZIP CODE)

APPLICATION FOR CONSENT TO CROSS U.S. GOVERNMENT EASEMENT

APPLICATION IS MADE for a Department of the Army Consent to Easement to construct, maintain, control, operate and repair a (state type of structure) _____

_____ over, under, across, in, or upon the Easement vested in the United States of America as shown on the attached [include boundary survey map with legal description/construction plans and specifications of project], and situated in Section____, Township____ South, Range____ East, County of_____, Florida.

Names and Mailing Addresses of Record Owners: _____

Physical Address (location of project work): _____

Applicant understands that permanent structures affixed to the land or otherwise constructed or situated in a manner lasting or meant to last indefinitely and not expected to change in status, condition, or place are not permitted within the U.S. Easement. Unauthorized structures include, but are not limited to, residential and commercial buildings, swimming pools, patios, outbuildings, fences, gazebos, satellite dishes, oil and gas wells, boat ramps and seawall enclosures of docking areas or other structures as defined in CFR Title 36, Section 327.20. Noncompliance may subject the Applicant to possible removal and enforcement action.

The undersigned agrees that construction of the facility or structure involved in this application shall not begin until the Consent to Cross U.S. Government Easement, herein applied for, shall have been granted and appropriate rights shall have been acquired from the record owners and encumbrances of the underlying fee in the land involved.

Property Owner(s) Name (Print)

Property Owner(s) Name (Print)

(Signature)

(Signature)

DATE: _____

RETURN TO: US Army Corps of Engineers, Jacksonville District
ATTN: Real Estate Division
P.O. Box 4970
Jacksonville, FL 32232-0019

GENERAL CONDITIONS
33 CFR PART 320-330
PUBLISHED FR DATED 13 NOVEMBER 1986

1. The time limit for completing the work authorized ends on **the date noted in the permit letter**. If you find that you need more time to complete the authorized activity, submit your request for a time extension to this office for consideration at least one month before the above date is reached.
2. You must maintain the activity authorized by this permit in good condition and in conformance with the terms and conditions of this permit. You are not relieved of this requirement if you abandon the permitted activity, although you may make a good faith transfer to a third party in compliance with General Condition 4 below. Should you wish to cease to maintain the authorized activity or should you desire to abandon it without a good faith transfer, you must obtain a modification of this permit from this office, which may require restoration of the area.
3. If you discover any previously unknown historic or archeological remains while accomplishing the activity authorized by this permit, you must immediately notify this office of what you have found. We will initiate the Federal and state coordination required to determine if the remains warrant a recovery effort or if the site is eligible for listing in the National Register of Historic Places.
4. If you sell the property associated with this permit you must obtain the signature of the new owner in the space provided and forward a copy of the permit to this office to validate the transfer of this authorization.
5. If a conditioned water quality certification has been issued for your project, you must comply with the conditions specified in the certification as special conditions to this permit. For your convenience, a copy of the certification is attached if it contains such conditions.
6. You must allow a representative from this office to inspect the authorized activity at any time deemed necessary to ensure that it is being or has been accomplished in accordance with the terms and conditions of your permit.

NOTIFICATION OF ADMINISTRATIVE APPEAL OPTIONS AND PROCESS AND REQUEST FOR APPEAL

Applicant: Coronado at Highland Beach Condominium Association	File Number: SAJ-2020-04921	Date: 12/13/2021
Attached is:		See Section below
X	INITIAL PROFFERED PERMIT (Standard Permit or Letter of permission)	A
	PROFFERED PERMIT (Standard Permit or Letter of permission)	B
	PERMIT DENIAL	C
	APPROVED JURISDICTIONAL DETERMINATION	D
	PRELIMINARY JURISDICTIONAL DETERMINATION	E

SECTION I - The following identifies your rights and options regarding an administrative appeal of the above decision. Additional information may be found at http://www.usace.army.mil/CECW/Pages/reg_materials.aspx or Corps regulations at 33 CFR Part 331.

A: INITIAL PROFFERED PERMIT: You may accept or object to the permit.

- **ACCEPT:** If you received a Standard Permit, you may sign the permit document and return it to the district engineer for final authorization. If you received a Letter of Permission (LOP), you may accept the LOP and your work is authorized. Your signature on the Standard Permit or acceptance of the LOP means that you accept the permit in its entirety, and waive all rights to appeal the permit, including its terms and conditions, and approved jurisdictional determinations associated with the permit.
- **OBJECT:** If you object to the permit (Standard or LOP) because of certain terms and conditions therein, you may request that the permit be modified accordingly. You must complete Section II of this form and return the form to the district engineer. Your objections must be received by the district engineer within 60 days of the date of this notice, or you will forfeit your right to appeal the permit in the future. Upon receipt of your letter, the district engineer will evaluate your objections and may: (a) modify the permit to address all of your concerns, (b) modify the permit to address some of your objections, or (c) not modify the permit having determined that the permit should be issued as previously written. After evaluating your objections, the district engineer will send you a proffered permit for your reconsideration, as indicated in Section B below.

B: PROFFERED PERMIT: You may accept or appeal the permit

- **ACCEPT:** If you received a Standard Permit, you may sign the permit document and return it to the district engineer for final authorization. If you received a Letter of Permission (LOP), you may accept the LOP and your work is authorized. Your signature on the Standard Permit or acceptance of the LOP means that you accept the permit in its entirety, and waive all rights to appeal the permit, including its terms and conditions, and approved jurisdictional determinations associated with the permit.
- **APPEAL:** If you choose to decline the proffered permit (Standard or LOP) because of certain terms and conditions therein, you may appeal the declined permit under the Corps of Engineers Administrative Appeal Process by completing Section II of this form and sending the form to the division engineer. This form must be received by the division engineer within 60 days of the date of this notice.

C: PERMIT DENIAL: You may appeal the denial of a permit under the Corps of Engineers Administrative Appeal Process by completing Section II of this form and sending the form to the division engineer. This form must be received by the division engineer within 60 days of the date of this notice.

D: APPROVED JURISDICTIONAL DETERMINATION: You may accept or appeal the approved JD or provide new information.

- **ACCEPT:** You do not need to notify the Corps to accept an approved JD. Failure to notify the Corps within 60 days of the date of this notice, means that you accept the approved JD in its entirety, and waive all rights to appeal the approved JD.
- **APPEAL:** If you disagree with the approved JD, you may appeal the approved JD under the Corps of Engineers Administrative Appeal Process by completing Section II of this form and sending the form to the division engineer. This form must be received by the division engineer within 60 days of the date of this notice.

E: PRELIMINARY JURISDICTIONAL DETERMINATION: You do not need to respond to the Corps regarding the preliminary JD. The Preliminary JD is not appealable. If you wish, you may request an approved JD (which may be appealed), by contacting the Corps district for further instruction. Also you may provide new information for further consideration by the Corps to reevaluate the JD.

SECTION II - REQUEST FOR APPEAL or OBJECTIONS TO AN INITIAL PROFFERED PERMIT

REASONS FOR APPEAL OR OBJECTIONS: (Describe your reasons for appealing the decision or your objections to an initial proffered permit in clear concise statements. You may attach additional information to this form to clarify where your reasons or objections are addressed in the administrative record.)

ADDITIONAL INFORMATION: The appeal is limited to a review of the administrative record, the Corps memorandum for the record of the appeal conference or meeting, and any supplemental information that the review officer has determined is needed to clarify the administrative record. Neither the appellant nor the Corps may add new information or analyses to the record. However, you may provide additional information to clarify the location of information that is already in the administrative record.

POINT OF CONTACT FOR QUESTIONS OR INFORMATION:

If you have questions regarding this decision you may contact:

Project Manager as noted in letter

If you have questions regarding the appeal process you may contact:

**Philip A. Shannin
404-562-5136**

RIGHT OF ENTRY: Your signature below grants the right of entry to Corps of Engineers personnel, and any government consultants, to conduct investigations of the project site during the course of the appeal process. You will be provided a 15 day notice of any site investigation, and will have the opportunity to participate in all site investigations.

Signature of appellant or agent.

Date:

Telephone number:



Coronado at Highland Beach Condominium Association, Inc.

3400 South Ocean Boulevard
Highland Beach, FL 33487
Telephone: 561-278-8800 Fax: 561-278-6190

January 17, 2022

Town of Highland Beach Building Department
3616 S Ocean Blvd
Highland Beach, FL 33487

Attn: Ingrid Allen

Re: Development Order #DO21-0016

To whom it may concern,
The Coronado at Highland Beach Homeowners Association has issued a contract to B & M Marine Construction, Inc. to replace existing finger piers and mooring pilings. The work consists of the following

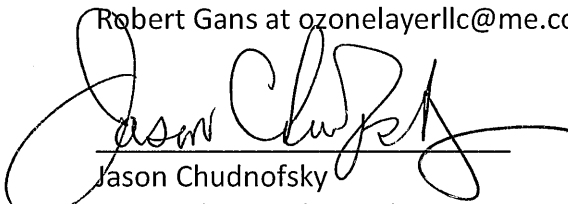
- Removing and replacing 9 existing finger piers, including the 54 existing pier pilings, totaling 1379sf, in their existing footprints
- Removing and replacing 19 mooring pilings in their existing footprints

The work is expected to commence once the appropriate town permits and authorizations are secured.

The reason for replacing the piers and mooring pilings are that the pilings, both the pier pilings and the mooring pilings, are in poor shape and lacking structural integrity. The purpose of replacing them is to do so before any of the piers collapse and fall in the water or the mooring pilings break off and are left submerged.

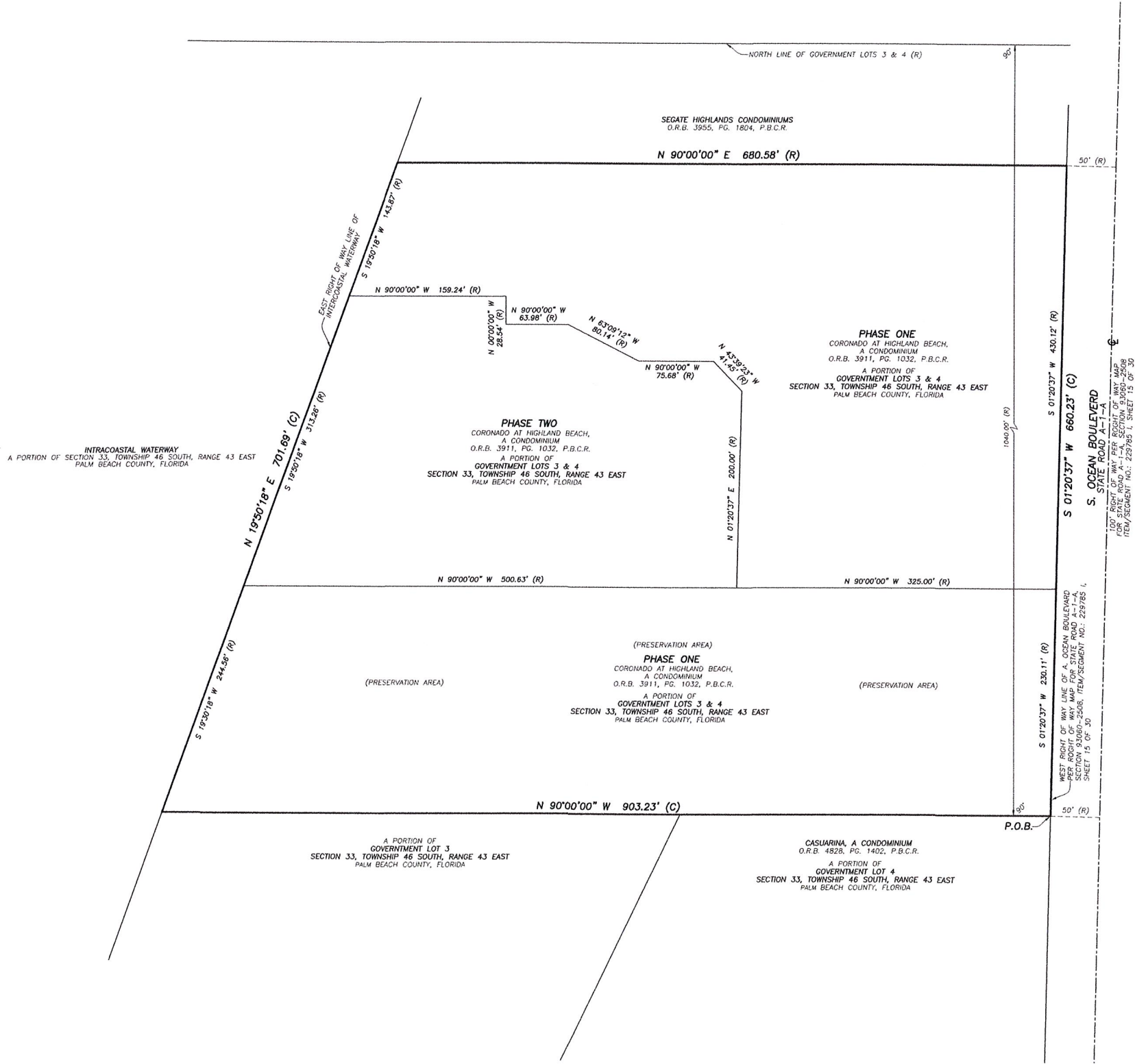
It should be noted that the environmental permits included the installation of 9 boat lifts, 2 kayak lifts and 1 dual jet ski lift. These structural items are not part of this request and will be permitted and installed separately, at a later date once membership approves.

If you have any questions you may contact Carlye Shore at carlye.shore@fsresidential.com or Robert Gans at ozonelayerllc@me.com.

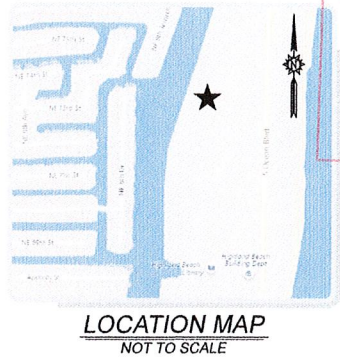
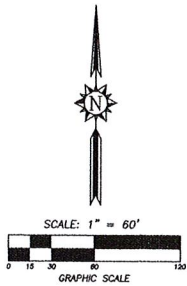

Jason Chudnofsky
Coronado Board President

SKETCH OF BOUNDARY AND TOPOGRAPHIC SURVEY OF: **3400 S. OCEAN BLVD., HIGHLAND BEACH, FL.**

LEGEND:
P.B.C.R. PALM BEACH COUNTY RECORDS
O.R.B. OFFICIAL RECORDS BOOK
PG. PAGE
(C) CALCULATED
(R) DENOTES DISTANCE BASED ON
RECORD INFORMATION
P.O.B. POINT OF BEGINNING
CL CENTERLINE



BOUNDARY DETAIL
SCALE: 1"=60'



LEGAL DESCRIPTION: (METES AND BOUNDS)
A PORTION OF GOVERNMENT LOTS 3 AND 4, OF SECTION 33, TOWNSHIP 46 SOUTH, RANGE 43 EAST, PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT A POINT OF INTERSECTION WITH A LINE 1,040.00 FEET SOUTH OF AND PARALLEL TO THE NORTH LINE OF SAID GOVERNMENT LOTS 3 AND 4 AND THE WEST RIGHT OF WAY LINE OF THE 100.00 FOOT RIGHT OF WAY OF STATE ROAD A-1-A;
THENCE RUN NORTH 90°00'00" WEST, A DISTANCE OF 903.23 FEET TO A POINT OF INTERSECTION WITH THE EAST RIGHT OF WAY LINE OF THE INTRACOASTAL WATERWAY;
THENCE NORTH 19°50'18" EAST, ALONG SAID EAST RIGHT OF WAY LINE OF THE INTRACOASTAL WATERWAY, A DISTANCE OF 701.69 FEET;
THENCE NORTH 90°00'00" EAST, A DISTANCE OF 680.58 FEET TO A POINT ON THE WEST RIGHT OF WAY LINE OF THE 100.00 FOOT RIGHT OF WAY OF STATE ROAD A-1-A (S. OCEAN BOULEVARD);
THENCE SOUTH 01°20'37" WEST, ALONG SAID WEST RIGHT OF WAY LINE, A DISTANCE OF 660.23 FEET TO THE POINT OF BEGINNING.
SAID LANDS SITUATE, LYING AND BEING IN PALM BEACH COUNTY, FLORIDA AND CONTAINING 522,692 SQUARE FEET (12.00 ACRES), MORE OR LESS.

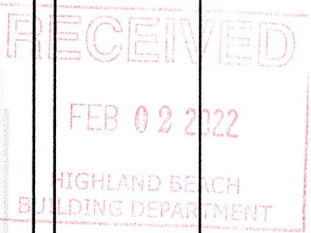
- SURVEY NOTES:**
- THIS SURVEY REPRESENTS A BOUNDARY AND TOPOGRAPHIC SURVEY AS DEFINED BY STANDARDS OF PRACTICE FOR SURVEYING AND MAPPING, CHAPTER 51-17, FLORIDA ADMINISTRATIVE CODES. THIS SURVEY IS NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
 - ECS LAND SURVEYORS, INC., DID NOT SEARCH THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA FOR OWNERSHIP, RIGHTS-OF-WAY, EASEMENTS OR OTHER MATTERS AFFECTING THE PROPERTY BEING SURVEYED. THERE MAY BE ADDITIONAL RESTRICTIONS NOT SHOWN ON THIS SURVEY THAT MAY BE FOUND IN THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.
 - THE ELEVATIONS SHOWN HEREON ARE BASED ON A PALM BEACH BENCHMARK "Z 312 DISTURBED" AND REFER TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88). THE MARK IS A U.S.C. & G. BRASS DISK SET ON CONCRETE MONUMENT AND IS LOCATED 32.5 FEET WEST OF THE CENTERLINE OF STATE ROAD A-1-A AND 31.5 FEET SOUTH OF THE APPROXIMATE CENTERLINE OF BEL LIDO DRIVE. ELEVATION=3.76'.
 - THE SYMBOLS REFLECTED IN THE LEGEND AND ON THIS SURVEY MAY HAVE BEEN ENLARGED FOR CLARITY. THE SYMBOLS HAVE BEEN PLOTTED AT THE CENTER OF THE FIELD LOCATION AND MAY NOT REPRESENT THE ACTUAL SHAPE OR SIZE OF THE FEATURE.
 - THE INFORMATION DEPICTED ON THIS SURVEY REPRESENTS THE RESULTS OF A FIELD SURVEY ON THE DATE INDICATED AND CAN ONLY BE CONSIDERED AS A REPRESENTATION OF THE GENERAL CONDITIONS EXISTING AT THAT TIME.
 - THE SURVEYOR DID NOT INSPECT THE PROPERTY SHOWN HEREON FOR ENVIRONMENTAL HAZARDS.
 - OWNERSHIP OF WALLS OR FENCES WAS NOT DETERMINED.
 - THE INFORMATION CONTAINED IN THIS DOCUMENT WAS PREPARED BY ECS LAND SURVEYORS, INC. ECS HAS TAKEN ALL REASONABLE STEPS TO ENSURE THE ACCURACY OF THIS DOCUMENT. WE CANNOT GUARANTEE THAT ALTERATIONS AND/OR MODIFICATIONS WILL NOT BE MADE BY OTHERS AFTER IT LEAVES OUR POSSESSION. THIS DOCUMENT MUST BE COMPARED TO THE ORIGINAL HARD COPY (WHICH BEARS THE RAISED SURVEYOR'S CERTIFICATION SEAL IF APPLICABLE) TO ENSURE THE ACCURACY OF THE INFORMATION CONTAINED HEREON AND TO FURTHER ENSURE THAT ALTERATIONS AND/OR MODIFICATIONS HAVE NOT BEEN MADE. ECS MAKES NO WARRANTIES, EXPRESS OR IMPLIED, CONCERNING THE ACCURACY OF THE INFORMATION CONTAINED IN THIS OR ANY DOCUMENT TRANSMITTED OR REVIEWED BY COMPUTER OR OTHER ELECTRONIC MEANS. CONTACT ECS DIRECTLY FOR VERIFICATION OF ACCURACY.
 - SUBSURFACE UTILITIES, FOUNDATIONS AND ENCROACHMENTS WERE NOT LOCATED AND ARE NOT SHOWN HEREON. THIS SITE COULD HAVE UNDERGROUND INSTALLATIONS THAT ARE NOT SHOWN HEREON. BEFORE DESIGN, CONSTRUCTION OR EXCAVATION, CONTACT SUNSHINE STATE ONE CALL OF FLORIDA (1-800-432-4770) AND THE APPROPRIATE UTILITY COMPANIES FOR FIELD VERIFICATION OF UTILITIES. THIS SURVEY IS LIMITED TO ABOVEGROUND FEATURES ONLY.
 - HEDGES, ORNAMENT PLANTS, IRRIGATION LINES, WELLS AND SPRINKLERS HEADS (IF ANY), NOT LOCATED OR SHOWN HEREON.
 - ADDITIONS OR DELETIONS TO SURVEY MAPS OR REPORTS BY OTHER THAN THE SIGNING PARTY OR PARTIES ARE PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.
 - THE PROPERTY SHOWN HEREON LIES WITHIN FLOOD ZONE AE, ELEVATION=6' (NAVD 88), AS SHOWN IN FLOOD INSURANCE RATE MAP NUMBER 12099C 0987 F, COMMUNITY NUMBER 125111, TOWN OF HIGHLAND BEACH, PALM BEACH COUNTY, FLORIDA. MAP REVISED DATE: OCTOBER 5, 2017.
 - BUILDING DIMENSIONS WERE MEASURED AT GROUND LEVEL AND ARE OVERALL. ARCHITECTURAL DETAILS MAY NOT BE SHOWN.
 - THIS FIRM HAS IDENTIFIED VARIOUS TYPES OF TREES LOCATED ON THIS SITE BASED ON COMMON KNOWLEDGE OF TREE SPECIES. A QUALIFIED LANDSCAPE ARCHITECT SHOULD BE EMPLOYED FOR POSITIVE IDENTIFICATION OF TREE SPECIES. TREE DIAMETERS ARE APPROXIMATE AND WERE MEASURED AT BREAST HEIGHT. ONLY TREES 4 CALIPER INCHES IN DIAMETER OR LARGER WERE LOCATED AND SHOWN ON THE SURVEY. DEAD TREES, HEDGES AND GROUND COVER WERE NOT LOCATED AND ARE NOT SHOWN HEREON. EXOTIC TREES SUCH AS MELALEUCA, BRAZILIAN PEPPER AND AUSTRALIAN PINE WERE NOT LOCATED OR SHOWN HEREON.

THIS SURVEY IS CERTIFIED TO:
CUMMINS CEDERBERG.

CERTIFICATE:
THIS IS TO CERTIFY THAT THIS BOUNDARY AND TOPOGRAPHIC SURVEY WAS MADE UNDER MY RESPONSIBLE CHARGE AND IS ACCURATE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.
JAVIER DE LA ROCHA
PROFESSIONAL SURVEYOR AND MAPPER NO. 6080
STATE OF FLORIDA
ECS LAND SURVEYORS, INC. L.B. 7551
EMAIL:JAVIER@ECSLANDSURVEYORS.COM



Digitally signed by
Javier De La Rocha
Date: 2020.01.03
13:57:43 -05'00'



TELEPHONE NO. 561-314-0768 FAX NO. 561-314-0770
ECS LAND SURVEYORS, INC.
3460 FAIRLANE FARMS ROAD, SUITE 6, WELLINGTON, FL 33414

SEAL
NOT VALID UNLESS
SEALED HERE
WITH
AN EMBOSSED
SURVEYOR'S SEAL

SKETCH OF BOUNDARY AND TOPOGRAPHIC SURVEY
CORONADO AT HIGHLAND BEACH
A CONDOMINIUM
O.R.B. 29232, PG. 780, P.B.C.R.
3400 S. OCEAN BLVD., HIGHLAND BEACH, FL 33487

CLIENT: CUMMINS CEDERBERG
DATE: 09/18/18
DRAWN BY: J.E.C.
CHK'D BY: JDLR
LAST FIELD DATE: 09/04/18

REVISIONS
JOB NO.
ECS1397
TASK 2
SHEET NO.
01

SKETCH OF TOPOGRAPHIC SURVEY OF: **3400 S. OCEAN BLVD., HIGHLAND BEACH, FL.**

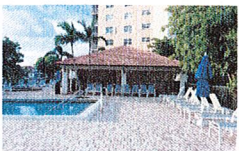
- LEGEND:
- P.B.C.R. PALM BEACH COUNTY RECORDS
 - O.R.B. OFFICIAL RECORDS BOOK
 - PG. PAGE
 - P.E. POOL EQUIPMENT
 - NAVD 88 NORTH AMERICAN VERTICAL DATUM OF 1988
 - TRAV. PT. TRAVERSE POINT
 - F.F.E. FINISHED FLOOR ELEVATION
 - TR 447 TREE NUMBER 447
 - RIM EL. RIM ELEVATION
 - (C) CALCULATED
 - (R) DENOTES DISTANCE BASED ON RECORD INFORMATION
 - P.O.B. POINT OF BEGINNING
 - CATCH BASIN
 - STORM DRAIN MANHOLE
 - WATER METER
 - WATER VALVE
 - FIRE HYDRANT
 - TELEPHONE BOX
 - CABLE TV RISER
 - SANITARY SWEET MANHOLE
 - WOOD PILE
 - METAL LIGHT POLE
 - SIGN
 - FIRE VALVE
 - ELECTRIC PANEL
 - UTILITY MANHOLE
 - PLANTER
 - CLEANOUT
 - BACKFLOW PREVENTER
 - FIRE DEPARTMENT CONNECTION
 - ELECTRICAL METER
 - LAKE EQUIPMENT
 - DETECTABLE WARNING PLATE
 - SPOT ELEVATION
 - VIEW 1



VIEW 1
NOT TO SCALE



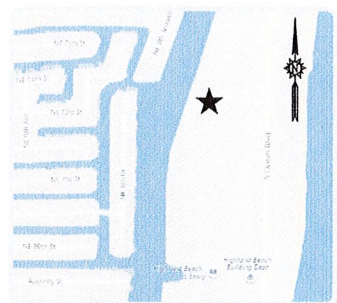
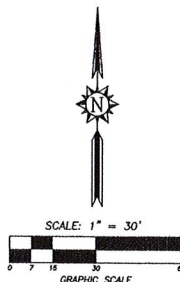
VIEW 2
NOT TO SCALE



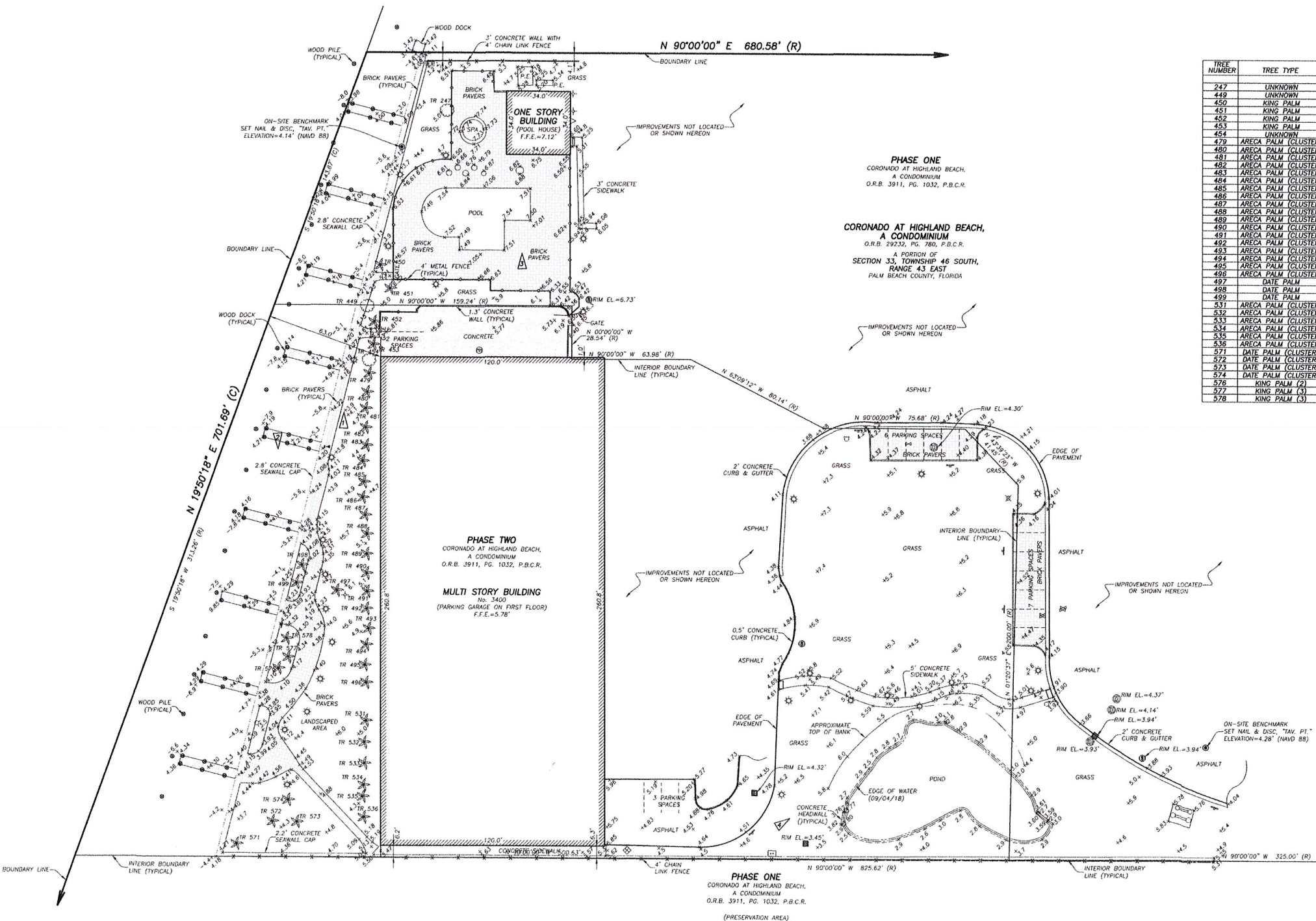
VIEW 3
NOT TO SCALE



VIEW 3
NOT TO SCALE



LOCATION MAP
NOT TO SCALE



TREE TABLE					
TREE NUMBER	TREE TYPE	DIAMETER AT BREAST	HEIGHT	CANOPY DIAMETER	TOTAL HEIGHT
247	UNKNOWN	12"	15'	20'	
449	UNKNOWN	12"	15'	20'	
450	KING PALM	24"	25'	3'	
451	KING PALM	24"	25'	3'	
452	KING PALM	24"	25'	3'	
453	KING PALM	24"	25'	3'	
454	UNKNOWN	4"	5'	5'	
479	ARECA PALM (CLUSTER)	36"	25'	5'	
480	ARECA PALM (CLUSTER)	36"	25'	5'	
481	ARECA PALM (CLUSTER)	36"	25'	5'	
482	ARECA PALM (CLUSTER)	36"	25'	5'	
483	ARECA PALM (CLUSTER)	36"	25'	5'	
484	ARECA PALM (CLUSTER)	36"	25'	5'	
485	ARECA PALM (CLUSTER)	36"	25'	5'	
486	ARECA PALM (CLUSTER)	36"	25'	5'	
487	ARECA PALM (CLUSTER)	36"	25'	5'	
488	ARECA PALM (CLUSTER)	36"	25'	5'	
489	ARECA PALM (CLUSTER)	36"	25'	5'	
490	ARECA PALM (CLUSTER)	36"	25'	5'	
491	ARECA PALM (CLUSTER)	36"	25'	5'	
492	ARECA PALM (CLUSTER)	36"	25'	5'	
493	ARECA PALM (CLUSTER)	36"	25'	5'	
494	ARECA PALM (CLUSTER)	36"	25'	5'	
495	ARECA PALM (CLUSTER)	36"	25'	5'	
496	ARECA PALM (CLUSTER)	36"	25'	5'	
497	DATE PALM	18"	20'	2'	
498	DATE PALM	18"	10'	1'	
499	DATE PALM	18"	10'	1'	
531	ARECA PALM (CLUSTER)	36"	25'	5'	
532	ARECA PALM (CLUSTER)	36"	25'	5'	
533	ARECA PALM (CLUSTER)	36"	25'	5'	
534	ARECA PALM (CLUSTER)	36"	25'	5'	
535	ARECA PALM (CLUSTER)	36"	25'	5'	
536	ARECA PALM (CLUSTER)	36"	25'	5'	
571	DATE PALM (CLUSTER)	24"	5'		
572	DATE PALM (CLUSTER)	24"	5'		
573	DATE PALM (CLUSTER)	24"	5'		
574	DATE PALM (CLUSTER)	24"	5'		
576	KING PALM (2)	12"	30'	3'	
577	KING PALM (3)	10"	30'	3'	
578	KING PALM (3)	10"	30'	3'	

RECEIVED
FEB 02 2022
HIGHLAND BEACH
BUILDING DEPARTMENT

TELEPHONE NO. 561-314-0769 FAX NO. 561-314-0770
MECS
LAND SURVEYORS, INC.
18,755
3460 FAIRLANE FARMS ROAD, SUITE 6, WELLINGTON, FL. 33414

SEAL
NOT VALID UNLESS
SEALED HERE
WITH
AN EMBOSSED
SURVEYOR'S SEAL

SKETCH OF
TOPOGRAPHIC SURVEY
CORONADO AT HIGHLAND BEACH
A CONDOMINIUM
O.R.B. 20232, PG. 180, P.B.C.R.
3400 S. OCEAN BLVD., HIGHLAND BEACH, FL. 33487

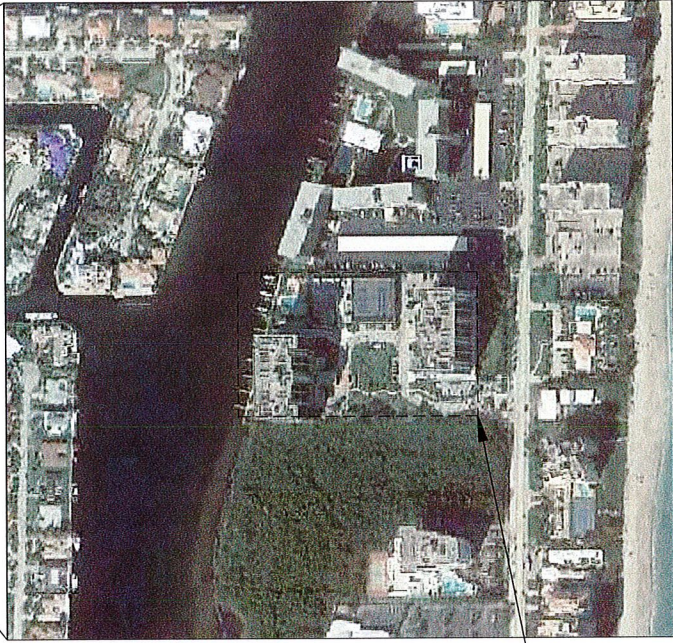
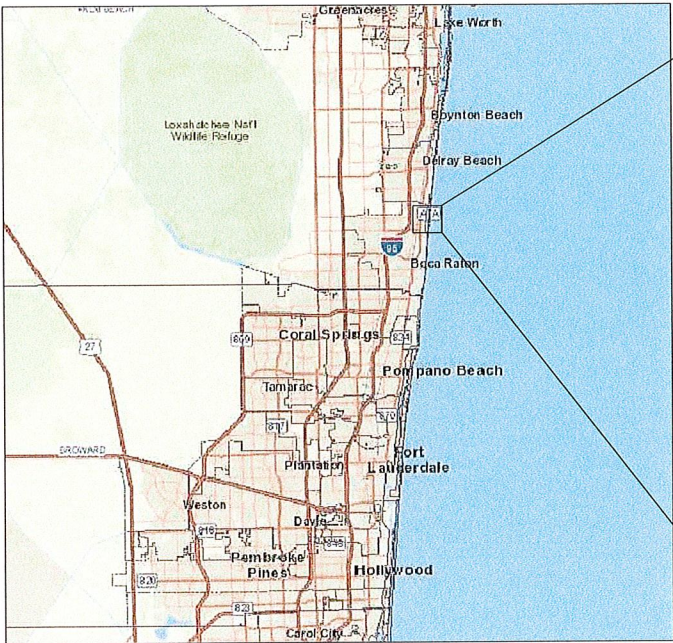
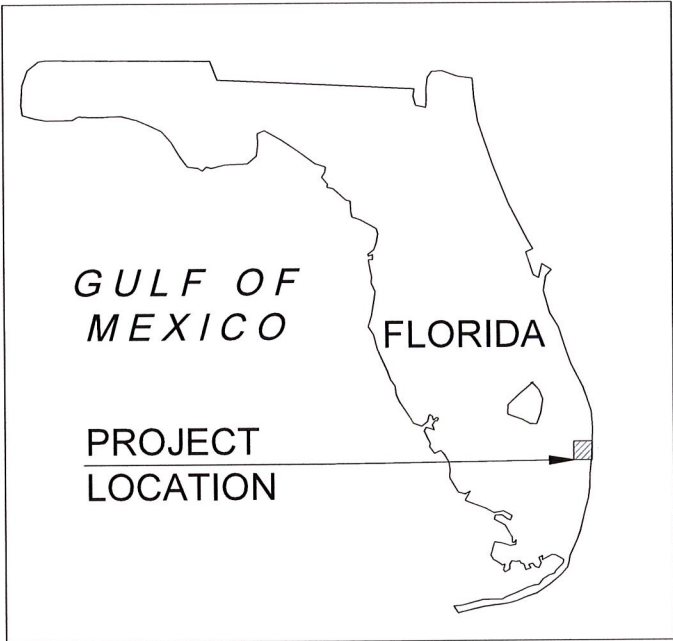
CLIENT: CLUMMINS CEDERBERG
DATE: 09/18/18
DRAWN BY: J.E.C.
CHK'D BY: JDLR
LAST FIELD DATE: 09/04/18
REVISIONS:

JOB NO.
ECS1397
TASK 2
SHEET NO.
02

CORONADO CONDOMINIUM DOCKING FACILITY REPLACEMENT

3400 SOUTH OCEAN BOULEVARD
HIGHLAND BEACH, FL 33487

RECEIVED
FEB 02 2022
HIGHLAND BEACH
BUILDING DEPARTMENT



SHEET INDEX	
SHEET NUMBER	TITLE
CM-1.0	COVER SHEET
CM-1.1	GENERAL NOTES
CM-1.2	EXISTING CONDITIONS
CM-1.3	DEMOLITION PLAN
CM-2.0	DOCK AND PILE LOCATIONS PLAN
CM-2.0	TYPICAL DOCK PLAN AND SECTION
CM-2.1	PROPOSED DOCK SECTIONS AND DETAILS
CM-2.3	TURBIDITY CURTAIN DETAILS

PROJECT LOCATION



CUMMINS | CEDERBERG
Coastal & Marine Engineering

7550 RED ROAD, SUITE 217
SOUTH MIAMI, FLORIDA 33143
TEL: +1 305-741-6155 FAX: 305-974-1969
WWW.CUMMINS CEDERBERG.COM

\\Projects\46300 Coronado\Drawings\Working\Dock replacement\2021-12-21 46300 Coronado Dock Replacement.dwg



PROJECT
CORONADO
CONDOMINIUM
DOCK REPLACEMENT

CLIENT
CORONADO AT
HIGHLAND BEACH
CONDOMINIUM
ASSOCIATION
3400 South Ocean Boulevard
Highland Beach, FL 33487

ENGINEER
CUMMINS CEDERBERG
COASTAL & MARINE ENGINEERING
7550 RED ROAD, SUITE 217
SOUTH MIAMI, FLORIDA 33143
TEL: +1 305 741-6155 FAX: +1 305-974-1969
WWW.CUMMINSCEDERBERG.COM
COA # 29062

RECEIVED
FEB 02 2022
HIGHLAND BEACH
BUILDING DEPARTMENT

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JASON S. TAYLOR, P.E. #60277

CC PROJECT NO.	46300
DRAWN	GK
CHECKED	JT
SCALE	AS SHOWN
SHEET TITLE	
DEMOLITION PLAN	
SHEET 4 OF 9	
S-12	

LEGEND:

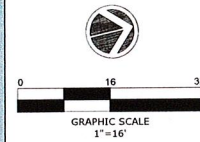
TIMBER MOORING PILES TO BE DEMOLISHED

FINGER DOCKS TO BE DEMOLISHED

CONSTRUCTION DRAWINGS	PERMIT SET	SUBMISSION / REVISION
2	12/21/2021	
1	10/20/2020	
	ISSUE	DATE

\\Projects\46300 Coronado\Drawings\Working\Dock replacement\2021-12-21\46300 Coronado Dock Replacement.dwg

INTRACOASTAL WATERWAY

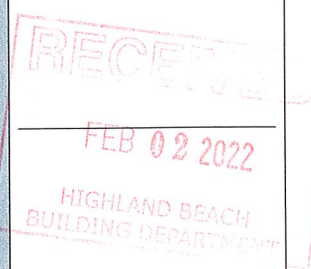


PROJECT
CORONADO
CONDOMINIUM
DOCK REPLACEMENT

CLIENT
CORONADO AT
HIGHLAND BEACH
CONDOMINIUM
ASSOCIATION

3400 South Ocean Boulevard
Highland Beach, FL 33487

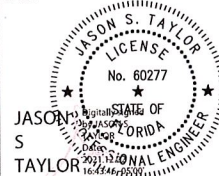
ENGINEER
CUMMINS CEDERBERG
COASTAL & MARINE ENGINEERING
7550 RED ROAD, SUITE 217
SOUTH MIAMI, FLORIDA 33143
TEL: +1 305 741-6155 FAX: +1 305-974-1969
WWW.CUMMINSCEDERBERG.COM
COA # 29062



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JASON S. TAYLOR, P.E. #60277

DATE	ISSUE	CONSTRUCTION DRAWINGS	PERMIT SET	SUBMISSION / REVISION
10/20/2020	1			
12/21/2021	2			

CC PROJECT NO. 46300

DRAWN GK

CHECKED JT

SCALE AS SHOWN

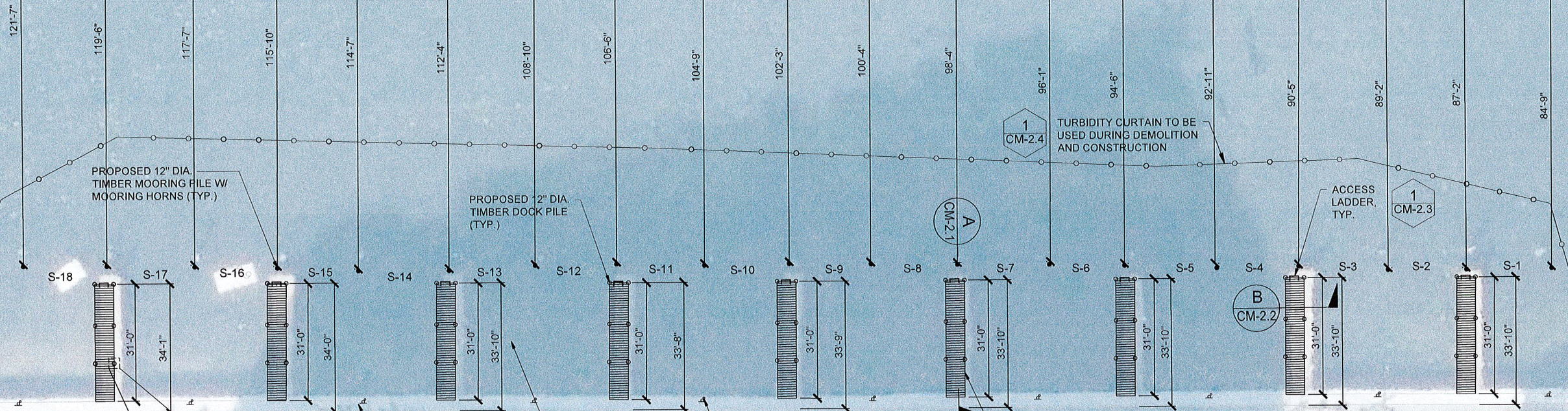
SHEET TITLE

PROPOSED DOCK
AND PILE LAYOUT
PLAN

SHEET 5 OF 9

CM-20

Page 115



3
CM-2.2
CLEATS AT 1ST AND 3RD
PILE BENTS, TYP.

ROCKS
BELOW

SLIP MAINTENANCE (REFER TO
GENERAL NOTES ITEM NO. 13)

4
CM-2.3
(10) MOORING RINGS
CTD. B/W SLIPS

PROPOSED 5'X31' TIMBER
FINGER DOCKS (TYP.)

1
CM-2.4
TURBIDITY CURTAIN TO BE
USED DURING DEMOLITION
AND CONSTRUCTION

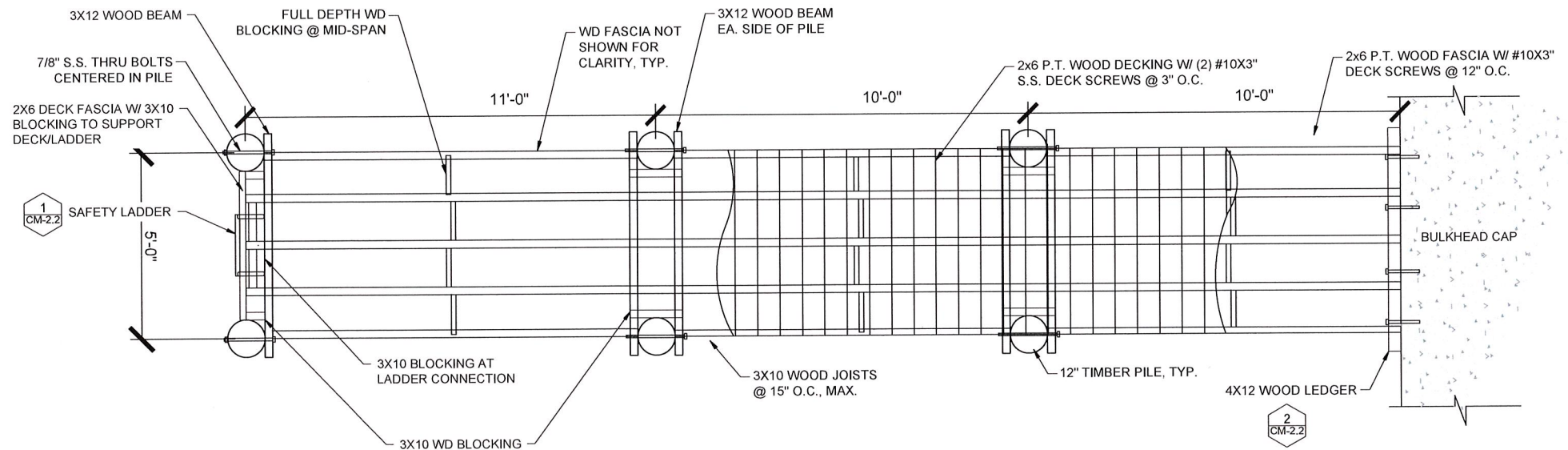
1
CM-2.3
ACCESS
LADDER,
TYP.

B
CM-2.2

A
CM-2.1

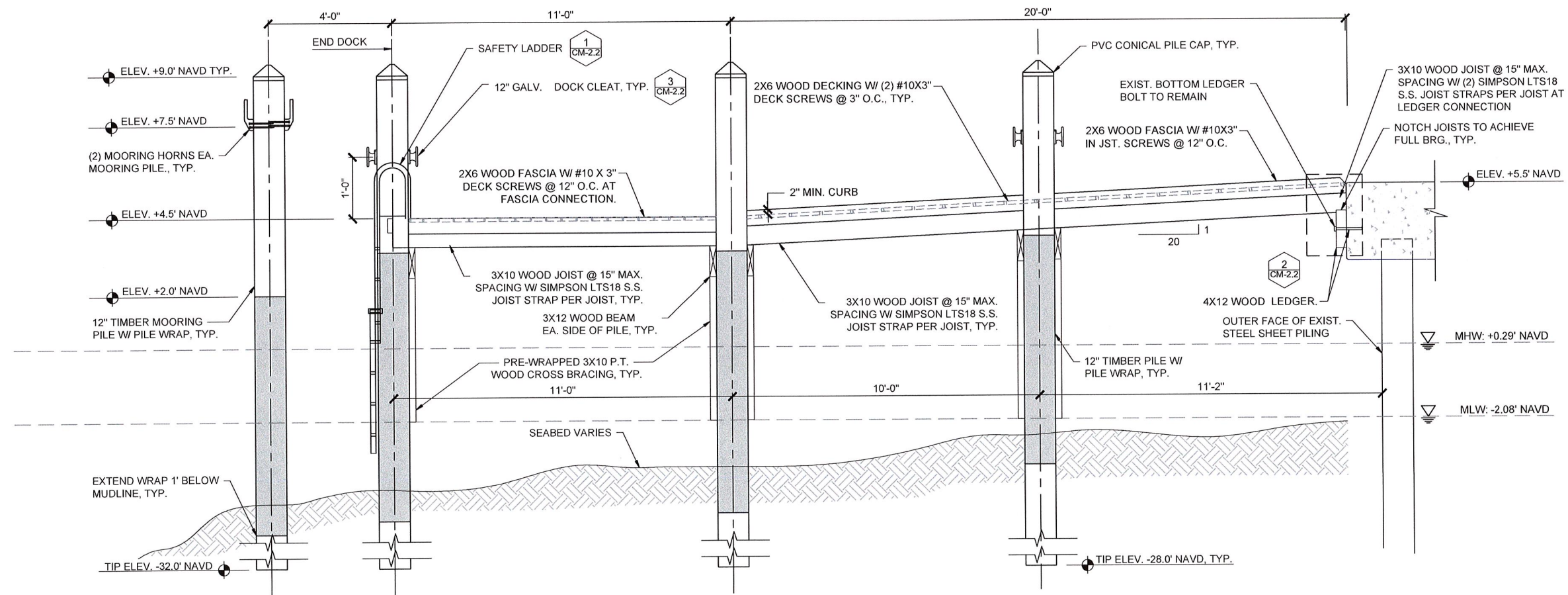
- NOTES:
- BOUNDARY SURVEY CONDUCTED BY EXACTA COMMERCIAL SURVEYORS, INC. DATED 01/03/2020.
 - AERIAL IMAGE: ESRI JANUARY 14, 2019

TABLE OF QUANTITIES		
ITEM	UNIT	QUANTITY
PROPOSED WET SLIPS	EA	18
PROPOSED OVER WATER STRUCTURES	SF	1,395
PROPOSED 12" FIXED TIMBER DOCK PILES	EA	54
MOORING RINGS	EA	10



TYPICAL DOCK FRAMING PLAN

SCALE: 22x34 - 1"=2'
11x17 - 1"=4'



TYPICAL DOCK PROFILE A

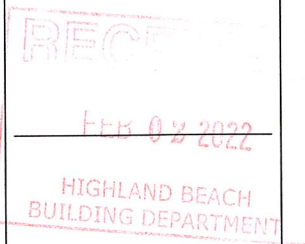
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11x17 - 1"=4'

PROJECT
**CORONADO
CONDOMINIUM
DOCK REPLACEMENT**

CLIENT
**CORONADO AT
HIGHLAND BEACH
CONDOMINIUM
ASSOCIATION**

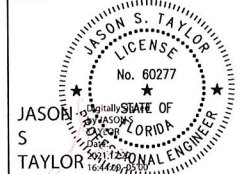
3400 South Ocean Boulevard
Highland Beach, FL 33487

ENGINEER
CUMMINS CEDERBERG
COASTAL & MARINE ENGINEERING
7550 RED ROAD, SUITE 217
SOUTH MIAMI, FLORIDA 33143
TEL: +1 305 741-6155 FAX: +1 305-974-1969
WWW.CUMMINSCEDERBERG.COM
COA # 29062



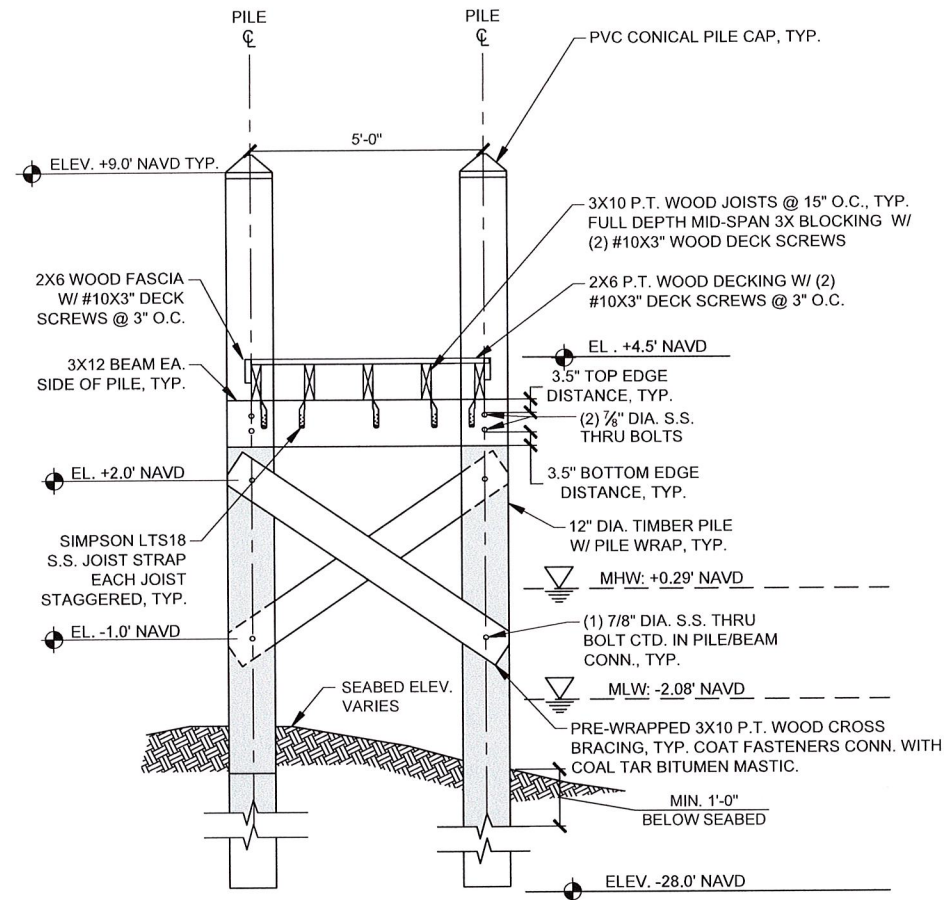
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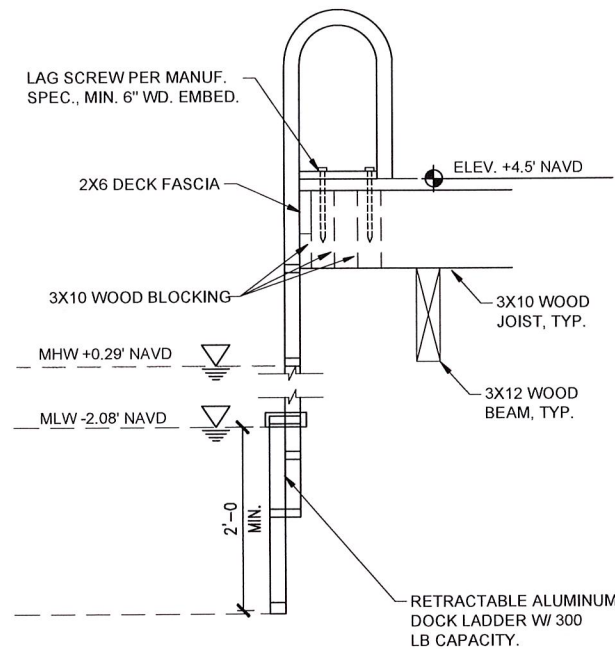


JASON S. TAYLOR, P.E. #60277

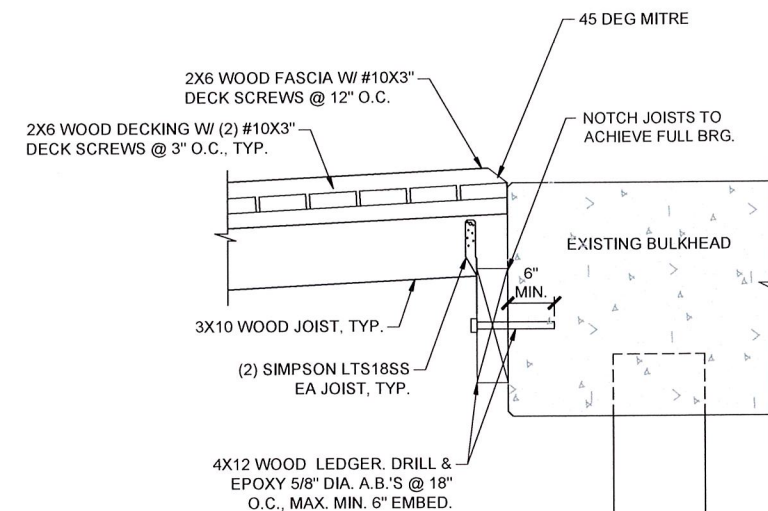
CC PROJECT NO.	46300
DRAWN	GK
CHECKED	JT
SCALE	AS SHOWN
SHEET TITLE	TYPICAL DOCK PLAN AND SECTION
SHEET 7 OF 9	
CM-2.1	
Page 116	



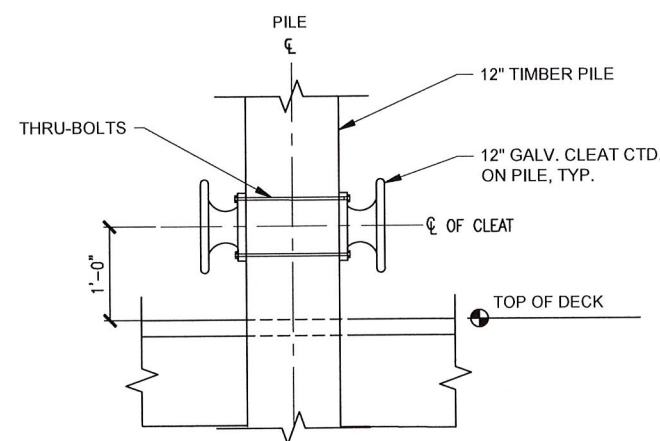
TYPICAL DOCK SECTION B
SCALE: 22x34 - 1"=2'
11x17 - 1"=4'



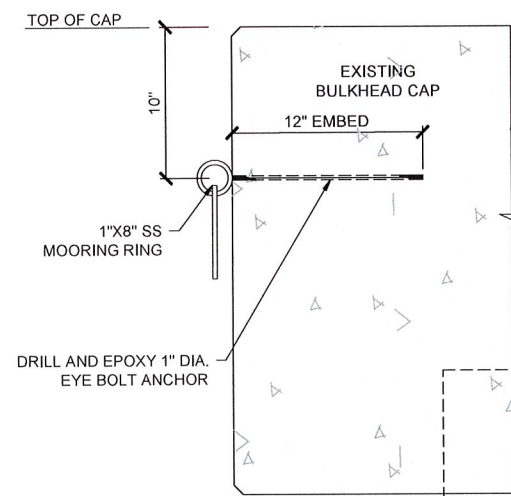
TYPICAL LADDER DETAIL - MARGINAL DOCK 1
SCALE: 1" = 1'



DECK LEDGER DETAIL 2
SCALE: 22x34 - 1"=1'
11x17 - 1"=2'



TYPICAL PILE MOUNTED CLEAT DETAIL 3
SCALE: 22x34 - 1"=1'
11x17 - 1"=2'



MOORING RING DETAIL 4
SCALE: 22x34 - 1"=1/2'
11x17 - 1"=1'

PROJECT
**CORONADO
CONDOMINIUM
DOCK REPLACEMENT**

CLIENT
**CORONADO AT
HIGHLAND BEACH
CONDOMINIUM
ASSOCIATION**

3400 South Ocean Boulevard
Highland Beach, FL 33487

ENGINEER
CUMMINS CEDERBERG
COASTAL & MARINE ENGINEERING
7550 RED ROAD, SUITE 217
SOUTH MIAMI, FLORIDA 33143
TEL: +1 305 741-6155 FAX: +1 305-974-1969
WWW.CUMMINSCEDERBERG.COM
COA # 29062

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HIGHLAND BEACH
BUILDING DEPARTMENT

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JASON S. TAYLOR
LICENSE
No. 60277
STATE OF
FLORIDA
PROFESSIONAL ENGINEER
10/20/2020

JASON S. TAYLOR, P.E. #60277

CONSTRUCTION DRAWINGS	PERMIT SET	SUBMISSION / REVISION
2	12/21/2021	1
1	10/20/2020	1
ISSUE	DATE	

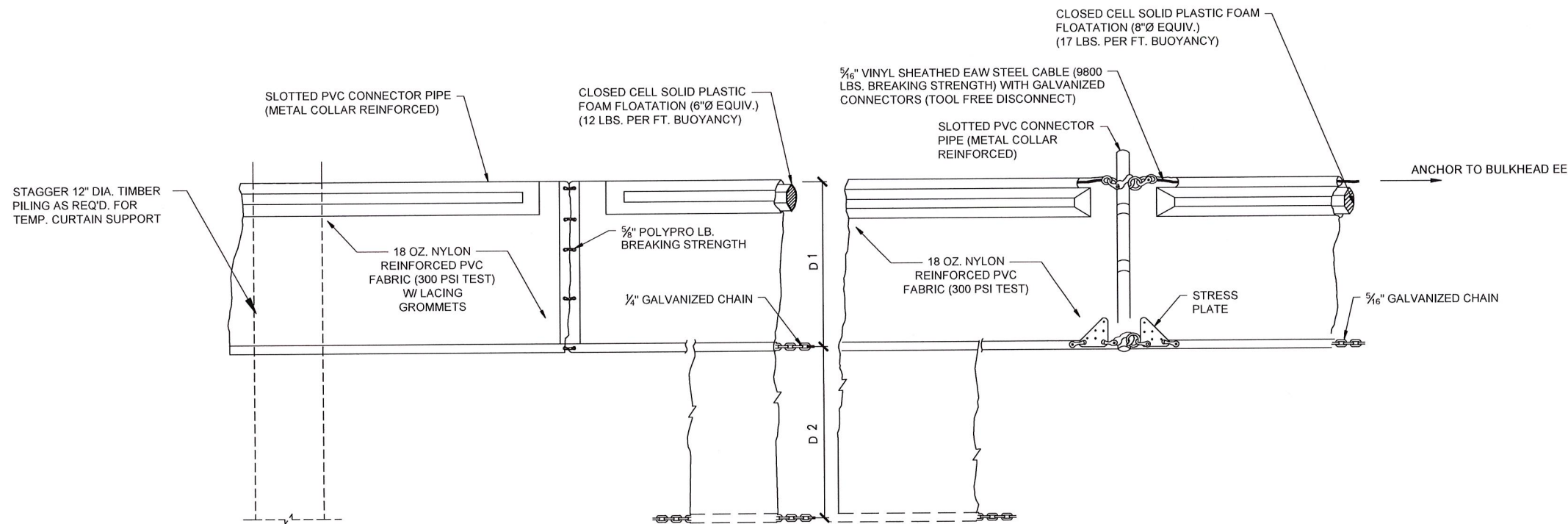
CC PROJECT NO.	46300
DRAWN	GK
CHECKED	JT
SCALE	AS SHOWN

SHEET TITLE
**PROPOSED DOCK
SECTIONS AND
DETAILS**

SHEET 8 OF 9

CM-2.2

J:\Projects\46300 Coronado\Drawings\Working\Dock replacement\2021-12-21\46300 Coronado Dock Replacement.dwg



FLOATING TURBIDITY CURTAIN

SCALE: 22x34 - 1"=2'
11x17 - 1"=4'

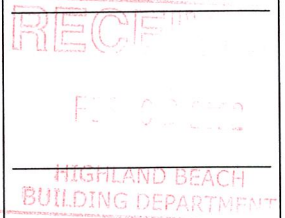
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CM-1.3

PROJECT
CORONADO
CONDOMINIUM
DOCK REPLACEMENT

CLIENT
CORONADO AT
HIGHLAND BEACH
CONDOMINIUM
ASSOCIATION

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JASON S. TAYLOR, P.E. #60277

CC PROJECT NO.	46300
DRAWN	GK
CHECKED	JT
SCALE	AS SHOWN
SHEET TITLE	TURBIDITY CURTAIN DETAIL
SHEET 9 OF 9	
CM-23	

DATE	ISSUE	CONSTRUCTION DRAWINGS	PERMIT SET	SUBMISSION / REVISION
12/21/2021	2			
10/20/2020	1			

CM-23

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

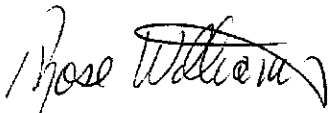
State Of Florida

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 Feb 28, 2022

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

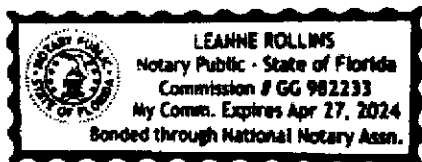


Signature of Affiant

Sworn to and subscribed before me this: March 01, 2022.



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: lgaskins@highlandbeach.us
7153114

**TOWN OF HIGHLAND BEACH
NOTICE OF PUBLIC MEETING**

YOU ARE HERBY NOTIFIED that the PLAN-
NING BOARD of the Town of Highland
Beach will conduct a public meeting on
Thursday, March 10, 2022 at 9:30 A.M. in
the Commission Chambers at Town Hall,
3614 South Ocean Boulevard, Highland
Beach, Florida to consider the following
application.

APPLICATION NO. 21-0016 BY B&M MA-
RINE CONSTRUCTION, INC. FOR A SPECIAL
EXCEPTION APPROVAL TO INSTALL NINE
(9) FINGER PIERS/DOCKS TOTALING 1,379
SQUARE FEET AND 19 MOORING PILINGS
FOR THE PROPERTY LOCATED AT 3400
SOUTH OCEAN BOULEVARD. APPLICANT:
CORONADO AT HIGHLAND BEACH CON-
DOMINIUM ASSOCIATION, INC.

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

Public participation will be in the forms
of in-person, Zoom or telephone call.
Persons desiring to participate in the
meeting must preregister by contact-
ing Town Clerk's Office at email address
publiccomments@highlandbeach.us or
by submitting public comment to the
Town of Highland Beach's Agendas and
Meetings webpage [https://mmportal6.
teammmunicode.com/](https://mmportal6.teammmunicode.com/). At the top of the
webpage, click on "Public Comments"
complete the electronic form and click
submit. The submitted comment will be
read into record during the correspond-
ing portion of the meeting. All requests
will be accepted up until 9:30 A.M. on
Wednesday, March 09, 2022.

Any person that decides to appeal any
decision made by the Board of Adjust-
ment and Appeals 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 con-
tact 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

2/28/20227153114

**Town of Highland Beach
Planning Board Development Order
Application No. 21-0016**



Applicant: Coronado At Highland Beach Condo Assoc.
Property Address: 3400 South 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 Meeting (Exhibit A) for Application No. 21-0016 for the property located at 3400 South Ocean Blvd, Highland Beach, Florida 33487, by U.S. first-class and international mail to:

All property owners and to properties owned by a condominium association president and the association's registered agent within 500 feet of the property located at 3400 South Ocean Blvd, Highland Beach, Florida 33487.

The mailings consisted of 567 notices that were sent first class mail and 43 notices that were sent International Mail.

This 23rd day of February 2022.

Highland Beach Town Clerk's Office

Ganelle Thompson
Administrative Support Specialist



PUBLIC NOTICE APPLICATION NO. 21-0016

February 22, 2022

Dear Property Owner:

This is to notify you that the **PLANNING BOARD** of the Town of Highland Beach will conduct a public hearing on **Thursday, March 10, 2022 at 9:30 AM** in the Commission Chambers at Town Hall, 3614 South Ocean Boulevard, Highland Beach, Florida to consider the following application.

APPLICATION BY B&M MARINE CONSTRUCTION, INC. FOR A SPECIAL EXCEPTION APPROVAL TO INSTALL NINE (9) FINGER PIERS/DOCKS TOTALING 1,379 SQUARE FEET AND 19 MOORING PILINGS FOR THE PROPERTY LOCATED AT 3400 SOUTH OCEAN BOULEVARD.

APPLICANT: CORONADO AT HIGHLAND BEACH CONDOMINIUM ASSOCIATION, INC.

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

Public participation will be in the forms of in-person, Zoom or telephone call. Persons desiring to participate in the meeting must preregister by contacting the Town Clerk's Office at email address publiccomments@highlandbeach.us or by submitting public comment to the Town of Highland Beach's Agendas and Meetings webpage <https://mmportal6.teamunicode.com/>. At the top of the webpage, click on "Public Comments" complete the electronic form and click submit. The submitted comment will be read into record during the corresponding portion of the meeting. All requests will be accepted up until 9:30 A.M. on Wednesday, March 09, 2022.

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

500 Ft Public Notification Boundary

File Attachments for Item:

C. Development Application No. 22-0002 / Anthony Delprete

Application by William R. Thomas, Unlimited Permit Services Inc., for a special exception approval to install a 296 square foot dock, a 25,000 pound capacity boat lift, and a 7,000 pound capacity dual jet-ski for the property located at 4326 Intracoastal Drive.



HIGHLAND BEACH BUILDING DEPARTMENT

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

PLANNING BOARD STAFF REPORT

MEETING OF: **MARCH 10, 2022**

TO: **PLANNING BOARD**

FROM: **INGRID ALLEN, TOWN PLANNER**

SUBJECT: **APPLICATION BY WILLIAM R. THOMAS, UNLIMITED PERMIT SERVICES INC., FOR A SPECIAL EXCEPTION APPROVAL TO INSTALL A 296 SQUARE FOOT DOCK, A 25,000 POUND CAPACITY BOAT LIFT, AND A 7,000 POUND CAPACITY DUAL JET-SKI LIFT FOR THE PROPERTY LOCATED AT 4326 INTRACOASTAL DRIVE (DO #22-0002).**

I. GENERAL INFORMATION:

Applicant (Property Owner): Anthony Delprete
4326 Intracoastal Drive
Highland Beach, Fl. 33487

Applicant's Agent: William Thomas
Unlimited Permit Services, Inc.
902 Northeast 1 Street, Suite #2
Pompano Beach, Fl. 33060

Property Characteristics:
Comprehensive Plan Land Use: Single Family

Zoning District: Residential Single Family (RS)

Parcel PCN#: 2443-47-04-02-004-0140

Request and Analysis:

The Applicant is proposing to install a 296 square foot dock, a four (4)-post 25,000 pound capacity boat lift, and a 7,000 pound capacity dual jet-ski lift for the property located at 4326 Intracoastal Drive.

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

FDEP (FILE NO.)	ACOE (FILE NO.)
50-041130-001-EE	SAJ-2021-03577(GP-CGK)

According to the Applicant's 25,000 pound capacity boat lift detail (sheet 5 of 6), the top of the lift measures 5 feet 9 inches from the dock. The Applicant has indicated to staff that the superstructure components of the boat have not been finalized and therefore are not superimposed or dimensioned on the lift detail. That said and at the request of staff, the Applicant has provided on sheet 5, the definition of "boat lift" as provided in Section 30-131 (and noted below) for compliance purposes.

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

The proposed 7,000 pound capacity dual jet-ski lift will provide perpendicular mooring of jet skis. Section 30-68(g)(7)b. of the Town Code states that a boat moored in the Intracoastal Waterway may be moored perpendicular to the property line, subject to approval by the U.S. Army Corps of Engineers which, as noted above, the Applicant has received.

Pursuant to Section 30-68(g)(6)d.2. of the Town Code, accessory marine facilities (which includes docks and boat lifts) located in Single-family zoning districts shall provide a 25-foot side yard setback. The applicant's request is compliant with this setback requirement.

Section 30-68(h)(1)a. of the Town Code, states that the installation of a dock and boat lift(s) shall be subject to special exception approval by the Planning Board at an advertised public hearing. Section 30-36(a) of the Town code states that if the Planning Board is the final authority on the special exception, then it shall approve, approve with conditions, or deny the application.

Staff has reviewed the Applicant's proposed request and finds that the project is consistent with the Zoning Code (Chapter 30) including the special exception criteria of Section 30-36, were applicable, and the Town Comprehensive Plan.

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

II. Recommendation

Staff recommends approval to install a 296 square foot dock, a 25,000 pound capacity boat lift, and a 7,000 pound capacity dual jet-ski lift for the property located at 4326 Intracoastal Drive based on the plans date stamped received by the Building Department on February 4, 2022.

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

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

Attachments: Application

Aerials

FDEP approval

ACOE approval

Applicant Plans



TOWN OF HIGHLAND BEACH DEVELOPMENT APPROVAL APPLICATION

Application # _____

I request a hearing regarding the terms of the Zoning Ordinances of the Town of Highland Beach. This request relates to the property and zoning requirements set forth in this application.

PROPERTY INFORMATION ASSOCIATED WITH THIS APPLICATION	
Address: 4326 Intracoastal Dr.	PCN: 24434704020040140
Full Legal Description of the Property [as described in the deed] or reference to an attachment: Bel Lido Lot 14 Blk 4	
Zoning District: RS-Resid SF (24 - Highland Beach)	What is the location of the installation? <input checked="" type="checkbox"/> Intracoastal Waterway (ICW) <input type="checkbox"/> Interior Canal/Basin <input type="checkbox"/> N/A

PROPERTY OWNER (APPLICANT) INFORMATION		
Name: ANTHONY DELPRETE	Phone: 914-329-1239	Fax: 201-995-0071
Mailing Address: 4326 INTRACOASTAL DR., HIGHLAND BEACH, FL, 33487		
Email Address: ADEL2407@GMAIL.COM		

APPLICANT'S AGENT INFORMATION		
Name: William Thomas	Phone: 954 532 0129	Fax:
Company Name: Unlimited Permit Svc		
Mailing Address: 902 NE 1 St #2 Pom Bch Fl 33060		
Email Address: williamr@unlimitedps.net		

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

25 K Boatlift on 4 concrete piles
37' x 8' wood dock
37' x 8' on 4 concrete piles (240 sf from wetface)
7K dual waverunner boat lift

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

XXXXX
Applicant's Signature:  Date: 12-14-2021

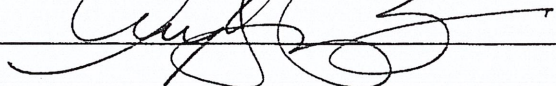
Received by the Town Clerk's Office:

Received By: _____ Date: _____

Date Public Notices Mailed: _____

Date Legal Advertisement Published: _____

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XXXXX
Applicant's Signature:  Date: 12-14-2021

Received by the Town Clerk's Office:

Received By: 

Date: 2/10/2022

Date Public Notices Mailed: 2/23/2022

Date Legal Advertisement Published: 2/28/22

4326 Intracoastal Drive



4326 Intracoastal Drive



Palm Beach County
None

February 8, 2022

1:576

0 0.00475 0.0095 0
0 0.0075 0.015 0.03 km

Page 131



FLORIDA DEPARTMENT OF Environmental Protection

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

Ron DeSantis
Governor

Jeanette Nuñez
Lt. Governor

Shawn Hamilton
Secretary

November 4, 2021

Anthony Delprete
6 Wildwood Road
Saddle River, NJ 07458
Sent via e-mail: adel2407@gmail.com

Re: File No.: 50-041130-001-EE
File Name: Delprete Dock and Boatlift

Dear Mr. Delprete:

On October 20, 2021, we received your request for verification of exemption to install a 296 sq. ft. marginal dock, one boatlift, and one dual jet-ski lift. The project is located in the Intracoastal Waterway, Class III Waters, adjacent to 4326 Intracoastal Drive, Palm Beach (Section 04, Township 47 South, Range 43 East), in Palm Beach County (Latitude N 26°23'54.5271", Longitude W -80°4'10.7036").

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

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

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

If you have any questions regarding this matter, please contact Kayla Reid at the letterhead address or at 561-681-6651, Kayla.Reid@FloridaDEP.gov.

1. Regulatory Review – VERIFIED

www.floridadep.gov

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

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

2. Proprietary Review- NOT REQUIRED

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

3. Federal Review - NOT APPROVED

Your proposed activity as outlined on your application and attached drawings **does not qualify** for Federal authorization pursuant to the State Programmatic General Permit and a **SEPARATE permit** or authorization **shall be required** from the Corps. You must apply separately to the Corps using the Application for Department of the Army Permit (ENG 4345) or alternative as allowed by Corps regulations. More information on Corps permitting may be found online in the Jacksonville District Regulatory Division Sourcebook:

(<https://www.saj.usace.army.mil/Missions/Regulatory/Source-Book/>).

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

Additional Information

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

NOTICE OF RIGHTS

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

Petition for Administrative Hearing

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

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

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

Time Period for Filing a Petition

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

The failure to file a petition within the appropriate time period shall constitute a waiver of that person's right to request an administrative determination (hearing) under Sections 120.569 and 120.57, F.S., or to intervene in this proceeding and participate as a party to it. Any subsequent intervention (in a proceeding initiated by another party) will be only at the discretion of the presiding officer upon the filing of a motion in compliance with Rule 28-106.205, F.A.C. If you

do not publish notice of this action, this waiver will not apply to persons who have not received written notice of this action.

Extension of Time

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

Mediation

Mediation is not available in this proceeding.

FLAWAC Review

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

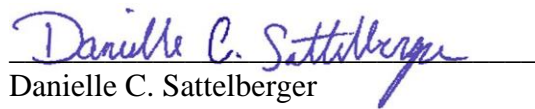
Judicial Review

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

EXECUTION AND CLERKING

Executed in West Palm Beach, Florida.

STATE OF FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION



Danielle C. Sattelberger
Environmental Manager
Southeast District

Enclosures:

Attachment A: Specific Exemption Rule(s)
Project drawings, 6 pages

CERTIFICATE OF SERVICE

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

FDEP – Danielle Sattelberger, Kayla Reid
USACE, nmfs.ser.statewideprogrammatic@noaa.gov
USACE, spgp@usace.army.mil
Kathy Cartier, Unlimited Permit Services Inc., kathyc@unlimitedps.net

Additional mailings:

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

FILING AND ACKNOWLEDGMENT

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

Shonathuray Buie

Clerk

November 4, 2021

Date

Attachment A

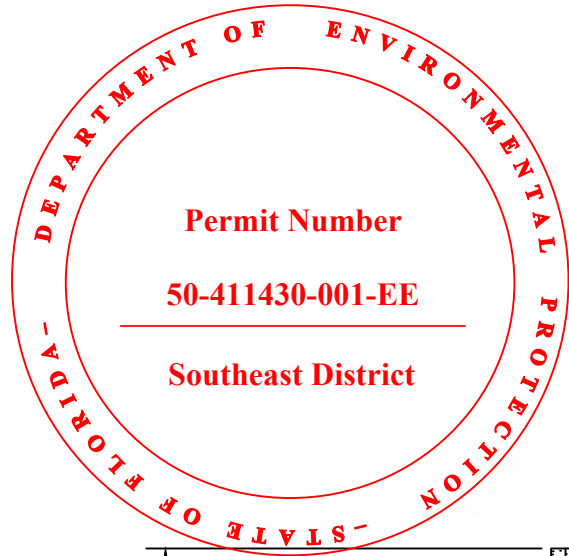
62-330.051 Exempt Activities.

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

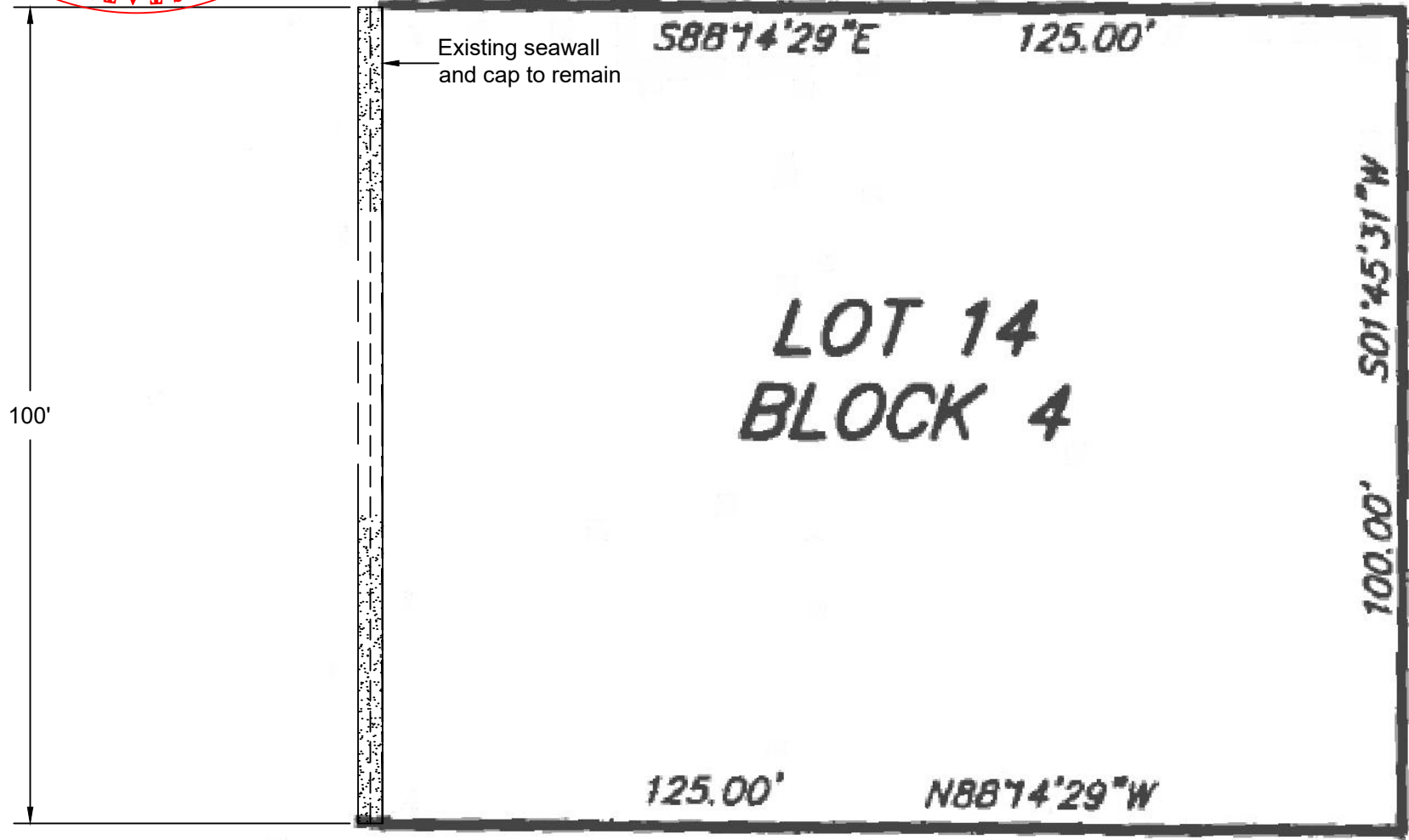
(5) Dock, Pier, Boat Ramp and Other Boating-related Work –

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

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



INTRACOASTAL WATERWAY
(125' CHANNEL * 300'RW)

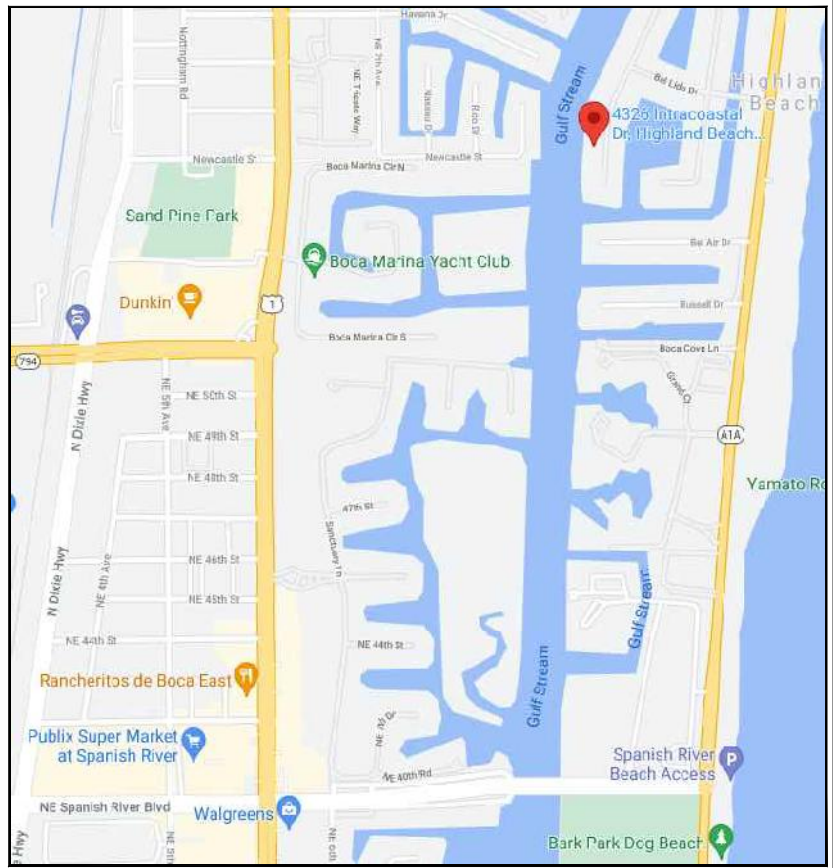


Existing Site Plan

Scale: 1" = 20'

See attached survey supplied by owner for exact property information.

Location Address	4326 INTRACOASTAL DR
Municipality	HIGHLAND BEACH
Parcel Control Number	24-43-47-04-02-004-0140
Subdivision	BEL LIDO IN
Official Records Book/Page	31844 / 1516
Sale Date	OCT-2020
Legal Description	BEL LIDO LT 14 BLK 4



Location Map

Sheet 1 of 6

PREPARED FOR:
EAST COAST BOATLIFT, INC
1040 NE 44 CT SUITE C
OAKLAND PARK, FL 33334
(954) 772-6810

Project:
Proposed Dock
Anthony Delprete
4326 Intracoastal Drive
Highland Beach, Florida 33487

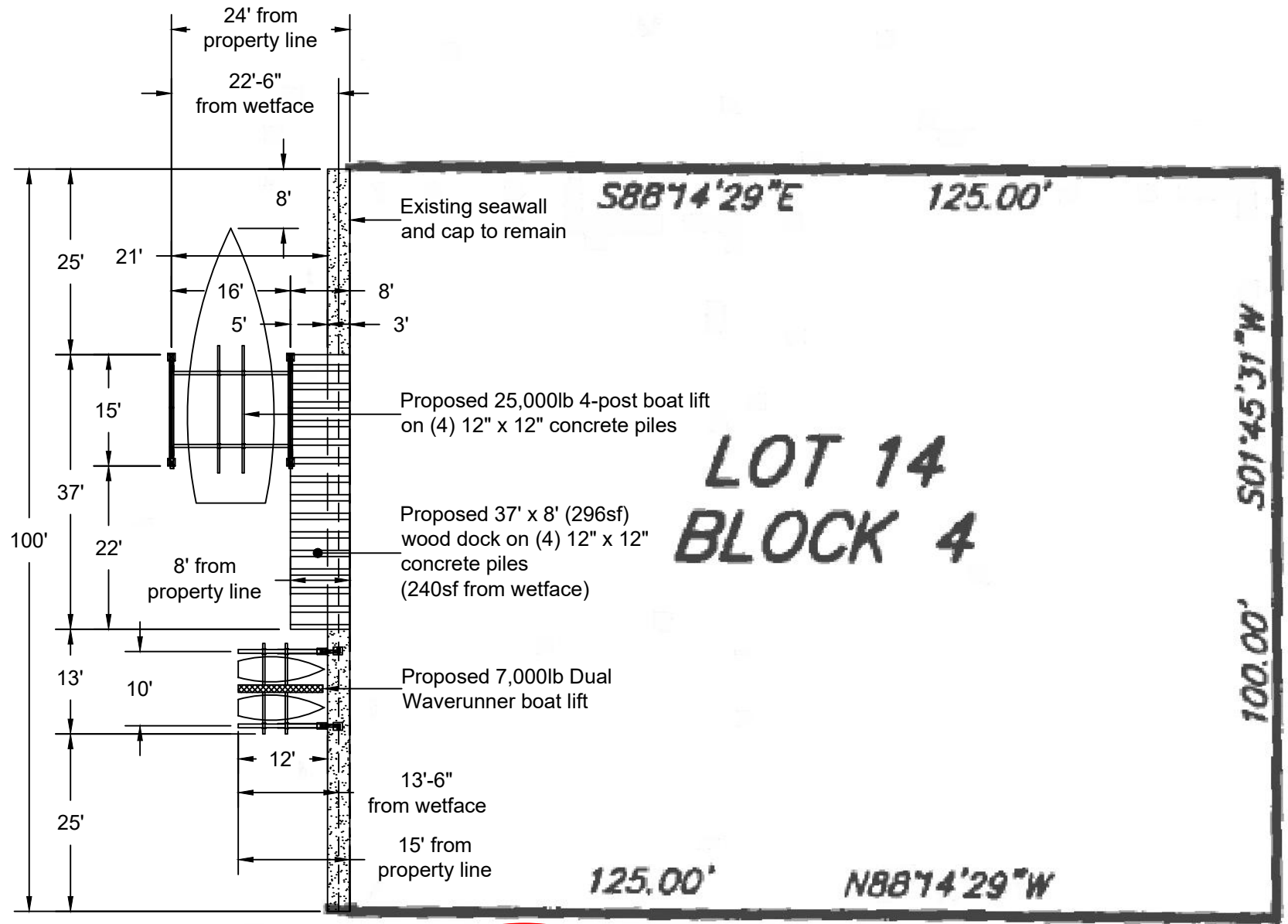
MARK E. WEBER, P.E.
LICENSE #53895 | CA 30702
MW ENGINEERING, INC
902 NE 1 Street Suite #2
Pompano Beach, Florida 33060
Ofc: 754-333-0877
WWW.MwEngineering



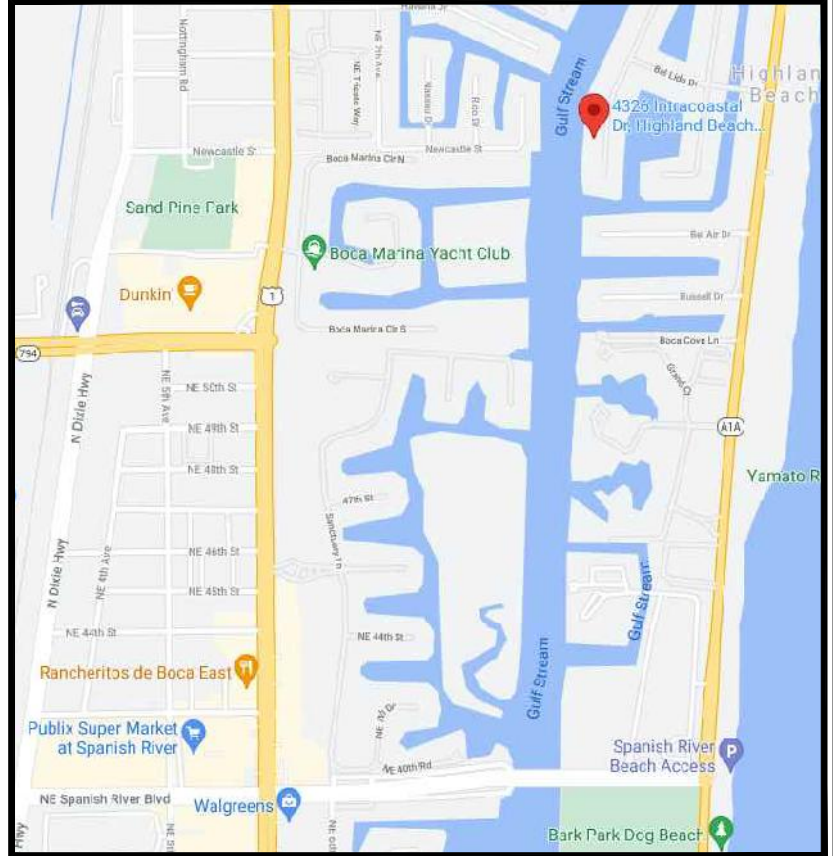
Provide 2 ladders, 1 at or near end of dock

See attached survey supplied by owner for exact property information.

INTRACOASTAL WATERWAY
(125' CHANNEL * 300'RW)



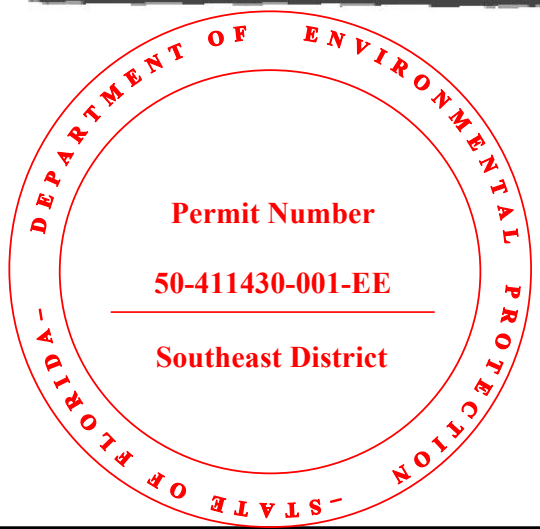
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Location Map

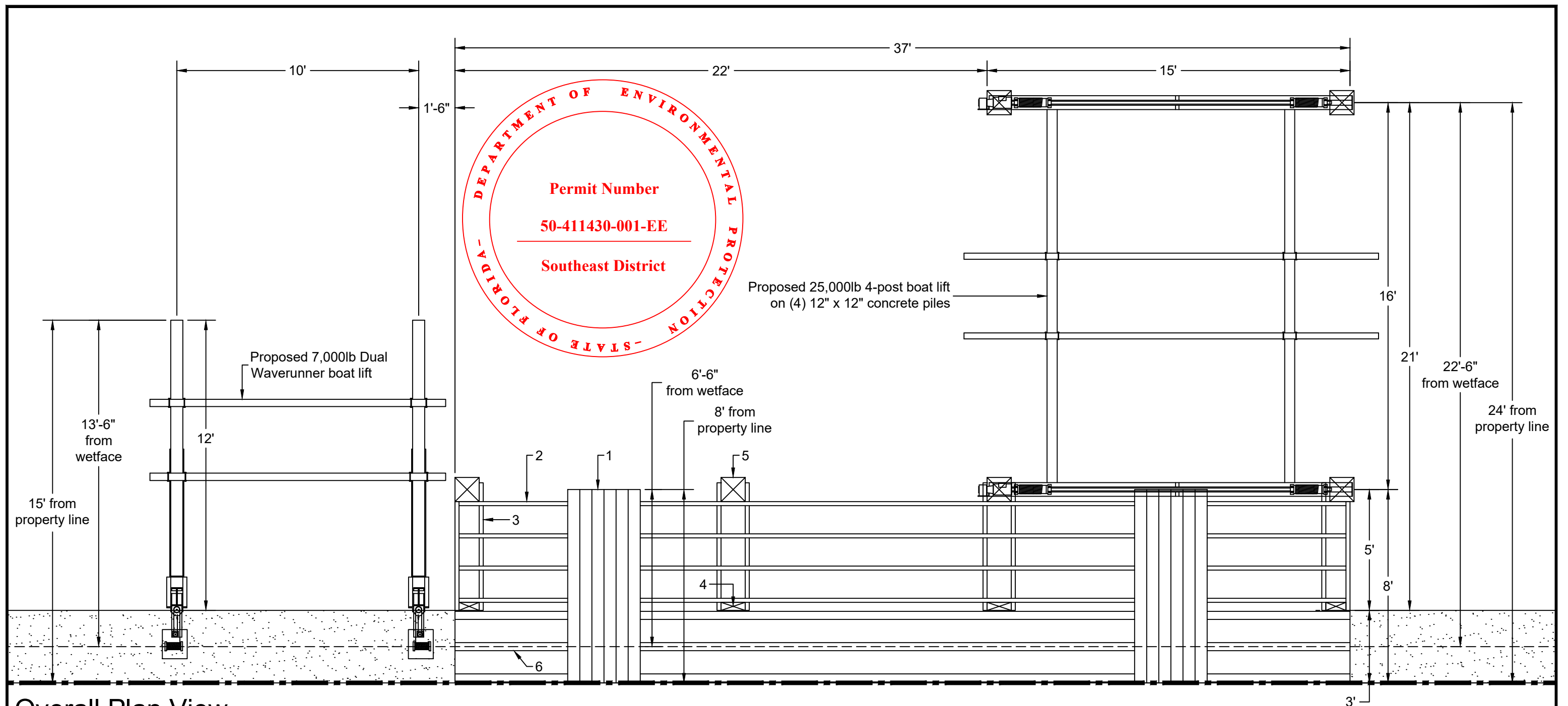
Proposed Site Plan

Scale: 1" = 20'



Sheet 2 of 6

<p>PREPARED FOR:</p> <p>EAST COAST BOATLIFT, INC 1040 NE 44 CT SUITE C OAKLAND PARK, FL 33334 (954) 772-6810</p>	<p>Project:</p> <p>Proposed Dock Anthony Delprete 4326 Intracoastal Drive Highland Beach, Florida 33487</p>	<p>MARK E. WEBER, P.E. LICENSE #53895 CA 30702</p> <p>MW ENGINEERING, INC 902 NE 1 Street Suite #2 Pompano Beach, Florida 33060 Ofc: 754-333-0877 WWW.MwEngineering</p>
--	---	---



Overall Plan View

Scale 1/4"= 1'-0"

1. 1x6 wood HDPE decking with 2 $\frac{3}{4}$ " captor s.s. deck screws (2) per stringer
2. 2x8 stringers @ 16" max spacing with (2) 16d toe nails into substringers
3. 2x8 substringers with (2) $\frac{1}{2}$ " \varnothing s.s. lag bolts @ piles and drop hangers, minimum embedment = 4"
4. 4x12 drop hanger with (2) $\frac{1}{2}$ " \varnothing s.s. wedge anchors into existing seawall cap, minimum embedment = 4"
5. New 12" x 12" concrete piles
6. 2x4 sleepers with $\frac{1}{2}$ " \varnothing wedge anchors @ 36" on center into existing seawall cap, minimum embedment = 4"

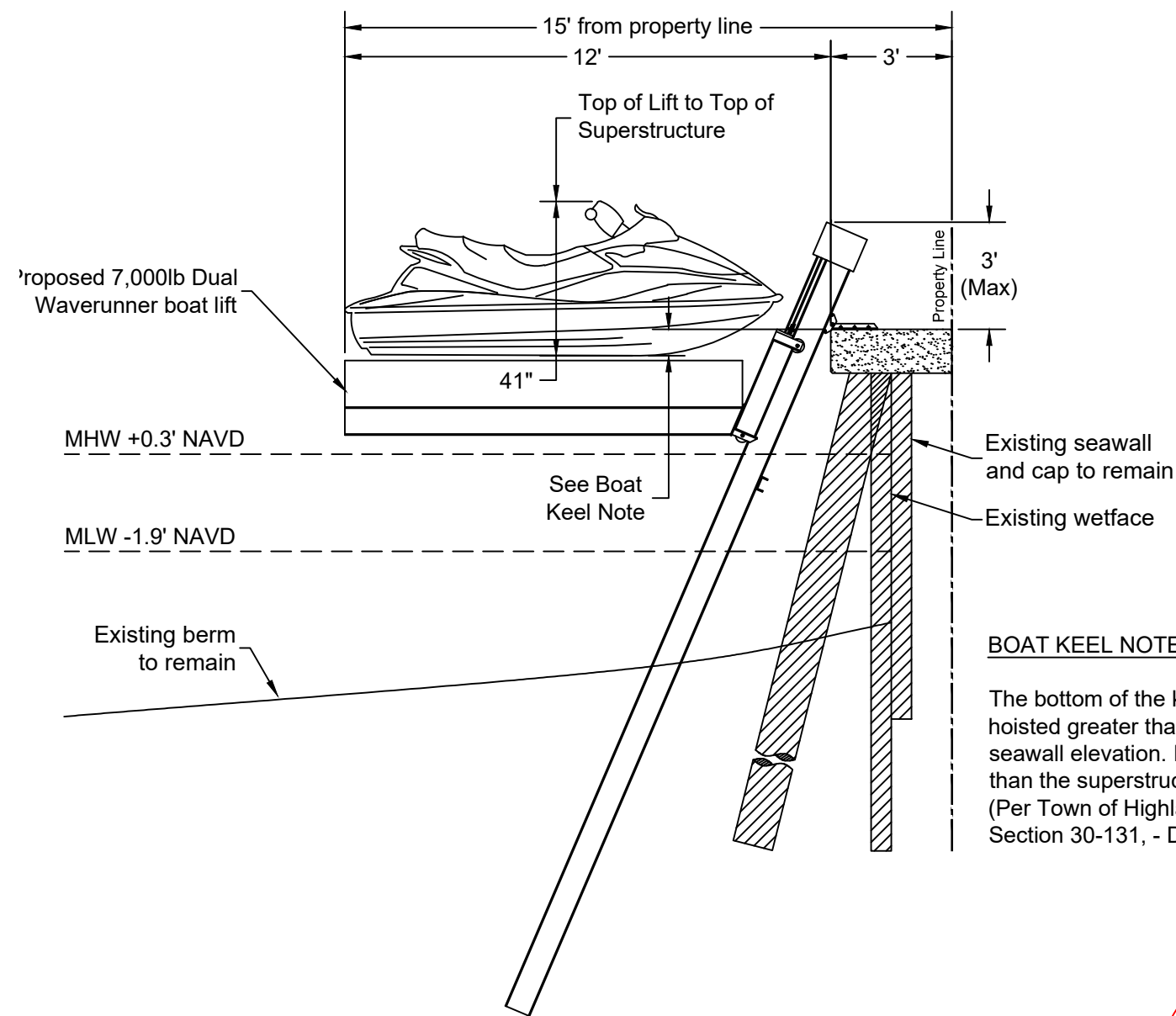
Sheet 3 of 6

PREPARED FOR:

EAST COAST BOATLIFT, INC
1040 NE 44 CT SUITE C
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(954) 772-6810

Project:
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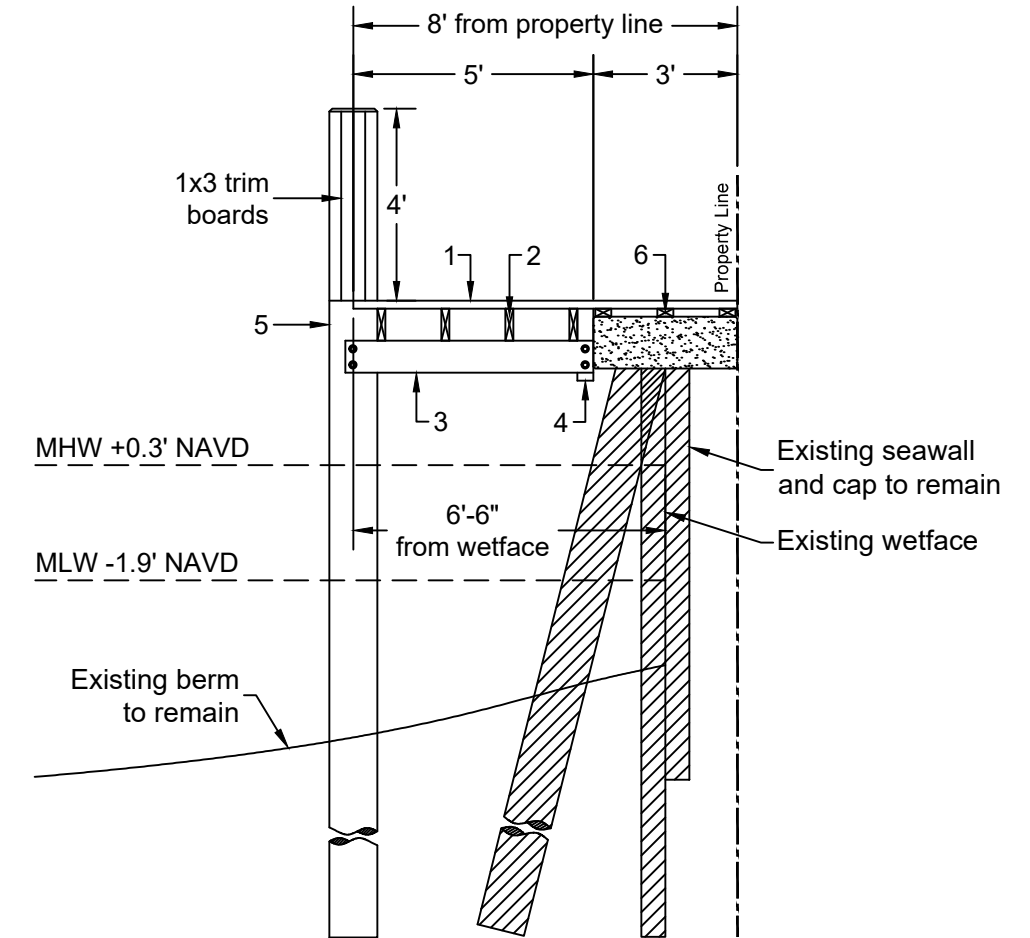
BOAT KEEL NOTE:

The bottom of the keel of any boat shall not be hoisted greater than one foot above the minimum seawall elevation. In NO case shall the lift be higher than the superstructure of the boat when lifted. (Per Town of Highland Beach Code Ordinances, Section 30-131, - Definition of Terms)

Dual Waverunner Boat Lift Section

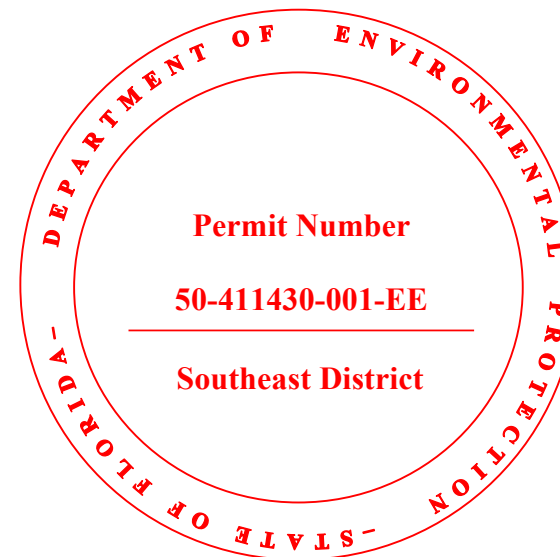
Scale 1/4"= 1'-0"

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- New 12" x 12" concrete piles
- 2x4 sleepers with $\frac{1}{2}$ "Ø wedge anchors @ 36" on center into existing seawall cap, minimum embedment = 4"



Dock Section

Scale 1/4"= 1'-0"



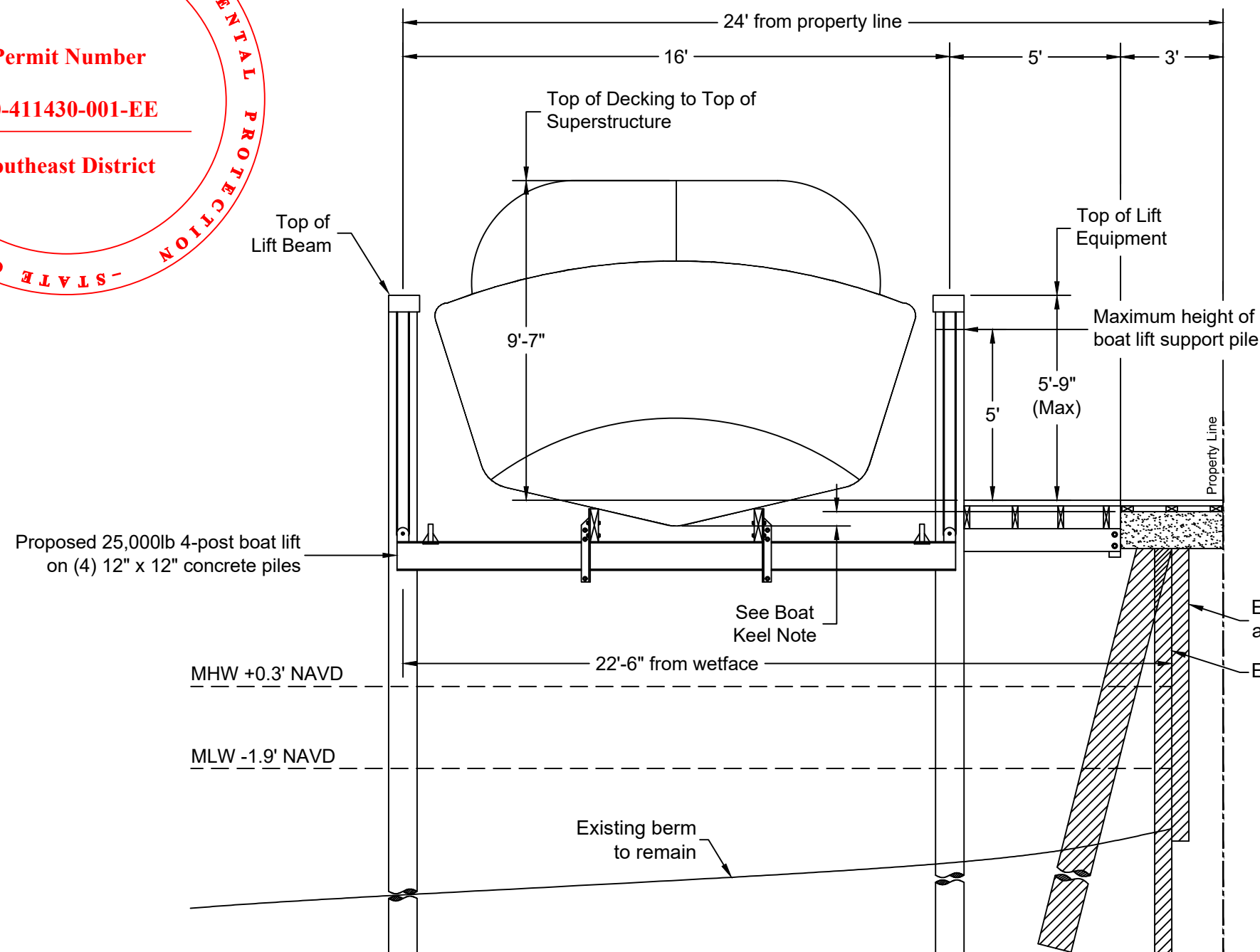
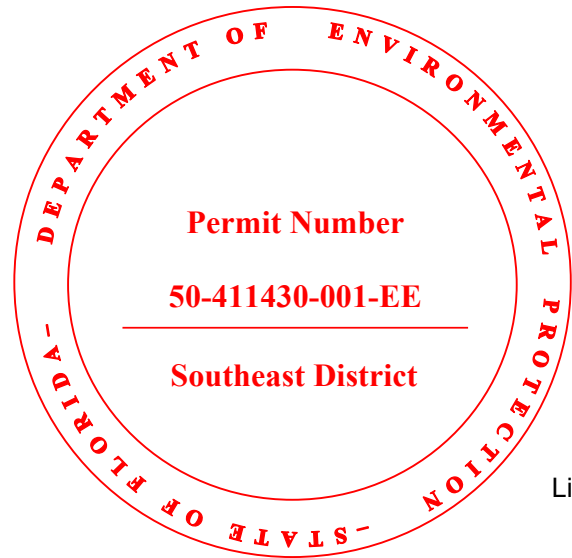
Sheet 4 of 6

PREPARED FOR:

EAST COAST BOATLIFT, INC
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Project:
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4-post Boat Lift Section

Scale 1/4"= 1'-0"

Sheet 5 of 6

PREPARED FOR:

EAST COAST BOATLIFT, INC
1040 NE 44 CT SUITE C
OAKLAND PARK, FL 33334
(954) 772-6810

Project:
Proposed Dock
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4326 Intracoastal Drive
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902 NE 1 Street Suite #2
Pompano Beach, Florida 33060
Ofc: 754-333-0877
WWW.MwEngineering.com

GENERAL NOTES:

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

PILE DRIVING:

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

CONCRETE NOTES:

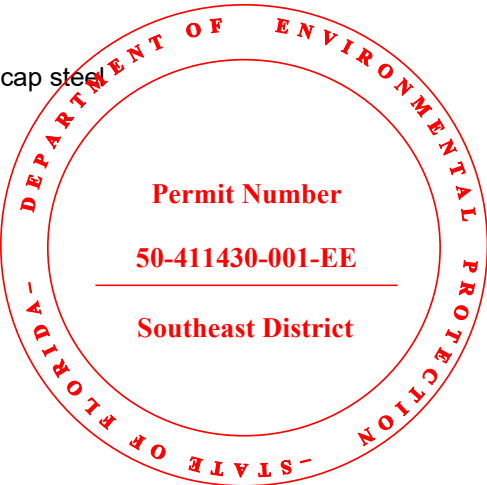
- Concrete shall conform to ACI 318-14 and shall be regular weight, sulfate resistant, with a design strength of 5000 psi at 28 days with a maximum water-cementitious materials ratio, by weight aggregate concrete of 0.40.
- Owner shall employ and pay for testing services from an independent testing laboratory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

PILE NOTES:

- Concrete piles shall attain 6000 psi compressive strength in 28 days.
- Concrete piles shall be reinforced with four - $\frac{7}{16}$ "Ø lo-lax strands, 270 kips, and 5 ga. spiral ties.
- Concrete piles shall be 12"x12" square, minimum length of 20'.
- Concrete piles shall be cut to leave strands exposed a min. of 18" and tied to dock or cap steel or drill and epoxy (2) #5 8"x12" hook bars 6" into pile.

WOOD DOCK NOTES:

- All materials to be pressure treated pine unless otherwise noted.
- All frame work materials to be Southern Pine Grade #1
- All Decking materials to be grade #1 unless otherwise noted.
- All hardware to be Stainless Steel or Galvanized unless otherwise noted.



Sheet 6 of 6

PREPARED FOR:
EAST COAST BOATLIFT, INC
1040 NE 44 CT SUITE C
OAKLAND PARK, FI 33334
(954) 772-6810

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

January 12th, 2022

Regulatory Division
South Branch
Palm Beach Gardens Section
SAJ-2021-03577 (GP-CGK)

Anthony Delprete
6 Wildwood Road
Saddle River, NJ 07458
Adel12407@gmail.com

Dear Mr. Delprete:

The U.S. Army Corps of Engineers (Corps) has completed the review of your application for a Department of the Army permit received on October 28th, 2021. Your application was assigned file number SAJ-2021-03577 (GP-CGK). A review of the information and drawings provided indicates that the project (1) constructing a new 37-foot by 8-foot wood dock on 4 new concrete piles, (2) installing a new boatlift on 4 concrete piles, and (3) installing a new PWC lift. The activities subject to this permit are authorized pursuant to authorities under Section 10 of the Rivers and Harbors Act of 1899 (33 U.S.C. § 403). The project is located at 4326 Intracoastal Drive, in Section 04, Township 47 South, Range 43 East, in Highland Beach, Palm Beach County, Florida.

The project as depicted on the attached drawings, is authorized by Regional General Permit (RGP) SAJ-20 and its subsequent modifications, if applicable. **This RGP authorization is valid until March 27, 2023.** Please access the Corps' Jacksonville District Regulatory Division Source Book webpage to view the special and general conditions for SAJ-20, which apply specifically to this authorization. The Internet URL address is: <http://www.saj.usace.army.mil/Missions/Regulatory.aspx>. Please be aware this Internet address is case sensitive; and, you will need to enter it exactly as it appears above. Once there select "Source Book"; and, then select "General Permits." Then you will need to select the specific SAJ permit noted above.

You must comply with ALL the RGP general, special, and/or regional Conditions, attached and/or incorporated by reference, and the Project Specific Special Conditions and General Conditions, listed below, or you may be subject to enforcement action.

General Conditions (33 CFR PART 320-330):

1. The time limit for completing the work authorized ends on **March 27, 2023.**
2. You must maintain the activity authorized by this permit in good condition and in conformance with the terms and conditions of this permit. You are not relieved of this requirement if you abandon the permitted activity, although you may make a good faith transfer to a third party in compliance with General Condition 4 below. Should you wish

to cease to maintain the authorized activity or should you desire to abandon it without a good faith transfer, you must obtain a modification of this permit from this office, which may require restoration of the area.

3. If you discover any previously unknown historic or archeological remains while accomplishing the activity authorized by this permit, you must immediately notify this office of what you have found. We will initiate the Federal and state coordination required to determine if the remains warrant a recovery effort or if the site is eligible for listing in the National Register of Historic Places.

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

5. If a conditioned water quality certification has been issued for your project, you must comply with the conditions specified in the certification as special conditions to this permit.

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

Project Specific Special Conditions:

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

1. Reporting Address: The Permittee shall submit all reports, notifications, documentation and correspondence required by the general and special conditions of this permit to either (not both) of the following addresses:
 - a. For electronic mail (preferred): SAJ-RD-Enforcement@usace.army.mil (not to exceed 15 MB).
 - b. For standard mail: U.S. Army Corps of Engineers, Regulatory Division, Enforcement Section, P.O. Box 4970, Jacksonville, FL 32232-0019.
 - c. The Permittee shall reference this permit number, SAJ-2021-03577 (GP-CGK) on all submit
2. Commencement Notification: Within 10 days from the date of initiating the work authorized by this permit the Permittee shall submit a completed "Commencement Notification" Form (Attachment B).
3. Assurance of Navigation and Maintenance: The Permittee understands and agrees that, if future operations by the United States require the removal, relocation, or other alteration, of the structures or work herein authorized, or if, in the opinion of the Secretary of the Army or his authorized representative, said structure or work shall cause unreasonable obstruction to the free navigation of

the navigable waters, the Permittee will be required, upon due notice from the U.S. Army Corps of Engineers, to remove, relocate, or alter the structural work or obstructions caused thereby, without expense to the United States. No claim shall be made against the United States on account of any such removal or alteration.

4. As-Builts with XYs: As-Built Certification By Professional Engineer form (Attachment C) to the Corps. The as-built drawings shall be signed and sealed by a registered professional engineer and include the following:
 - a. A plan view drawing of the location of the authorized work footprint (as shown on the permit drawings) with an overlay of the work as constructed in the same scale as the attached permit drawings (8½-inch by 11-inch). The drawings shall include the X & Y State Plane coordination points of the most waterward point of the structure and a point at the mean high water line (MHWL) or the face of the bulkhead/seawall, if present. The drawings shall include: (1) The dimensions of the structure, (2) depth of water (at mean low water) at the waterward end of the structure, and (3) the distance from the waterward end of the structure to the near bottom edge of the channel.
 - b. A list of any deviations between the work authorized by this permit and the work as constructed. In the event that the completed work deviates, in any manner, from the authorized work, describe on the attached “As-Built Certification By Professional Engineer” form the deviations between the work authorized by this permit and the work as constructed. Clearly indicate on the as-built drawings any deviations that have been listed. Please note that the depiction and/or description of any deviations on the drawings and/or “As-Built Certification By Professional Engineer” form does not constitute approval of any deviations by the Corps.
 - c. Include the Department of the Army permit number on all sheets submitted.
5. Manatee Conditions: The Permittee shall comply with the enclosed (Attachment D) “Standard Manatee Conditions for In-Water Work – 2011.”
6. Project Design Criteria (PDCs) for In-Water Activities: The Permittee shall comply with National Marine Fisheries Service’s “PDCs for In-Water Activities” dated November 20, 2017 (Attachment E).
7. Daylight Hours: All activities must be completed during daylight hours
8. Consent to Easement: A portion of the authorized work may be located within the Federal right-of-way for the Intracoastal Waterway and would require a

Department of the Army Consent to Easement. By copy of this permit, the proposal is being forwarded to the Corps' Real Estate Division for action on the Consent to Easement. Failure to obtain the Consent to Easement or waiver invalidates this authorization. The Real Estate Division is responsible for issuing the Consent to Easement. Contact with Real Estate for questions or status updates can be done at Post Office Box 4970, Jacksonville, Florida 32232-0019 or by telephone at 904-232-3727.

9. Notice of Permit: The Permittee shall complete and record the enclosed Notice of Department of the Army Permit (Attachment G) with the Clerk of the Circuit Court, Registrar of Deeds or other appropriate official charged with the responsibility of maintaining records of title to or interest in real property within the county of the authorized activity. Within 90 days from the effective date of this permit the Permittee shall provide a copy of the recorded Notice of Permit to the Corps clearly showing a stamp from the appropriate official indicating the book and page at which the Notice of Permit is recorded and the date of recording.
10. Setback from Federal Channel: The permit requires that no portion of the authorized structure extend closer than 63.4 linear feet from the near bottom edge of the Intracoastal Waterway.
11. PDCs for In-Water Noise from Pile and Sheet Pile Installation: The maximum number of concrete piles installed per day via impact hammer is limited to no more than 10 piles per day.
12. Special Aquatic Site Boundary Identification: Prior to the initiation of any authorized work, the Permittee shall stake the edges of the existing seagrasses to ensure special aquatic site boundary visibility to all construction personnel to prevent encroachment and impacts to these sensitive areas.
13. Work Vessel Anchoring: This permit does not authorize construction work vessels anchoring or spudding down in areas where seagrasses are present.
14. Cultural Resources/Historic Properties:
 - a. No structure or work shall adversely affect impact or disturb properties listed in the National Register of Historic Places (NRHP) or those eligible for inclusion in the NRHP.
 - b. If during the ground disturbing activities and construction work within the permit area, there are archaeological/cultural materials encountered which were not the subject of a previous cultural resources assessment survey (and which shall include, but not be limited to: pottery, modified shell, flora, fauna, human remains, ceramics, stone tools or metal implements, dugout canoes, evidence of structures or any other physical remains that could be

associated with Native American cultures or early colonial or American settlement), the Permittee shall immediately stop all work and ground-disturbing activities within a 100-meter diameter of the discovery and notify the Corps within the same business day (8 hours). The Corps shall then notify the Florida State Historic Preservation Officer (SHPO) and the appropriate Tribal Historic Preservation Officer(s) (THPO(s)) to assess the significance of the discovery and devise appropriate actions.

- c. Additional cultural resources assessments may be required of the permit area in the case of unanticipated discoveries as referenced in accordance with the above Special Condition ; and if deemed necessary by the SHPO, THPO(s), or Corps, in accordance with 36 CFR 800 or 33 CFR 325, Appendix C (5). Based, on the circumstances of the discovery, equity to all parties, and considerations of the public interest, the Corps may modify, suspend or revoke the permit in accordance with 33 CFR Part 325.7. Such activity shall not resume on non-federal lands without written authorization from the SHPO for finds under his or her jurisdiction, and from the Corps.
 - d. In the unlikely event that unmarked human remains are identified on non-federal lands, they will be treated in accordance with Section 872.05 Florida Statutes. All work and ground disturbing activities within a 100-meter diameter of the unmarked human remains shall immediately cease and the Permittee shall immediately notify the medical examiner, Corps, and State Archeologist within the same business day (8-hours). The Corps shall then notify the appropriate SHPO and THPO(s). Based, on the circumstances of the discovery, equity to all parties, and considerations of the public interest, the Corps may modify, suspend or revoke the permit in accordance with 33 CFR Part 325.7. Such activity shall not resume without written authorization from the State Archeologist and from the Corps.
15. Water Quality Certification and Coastal Zone Management: Prior to the initiation of any construction, projects qualifying for this DA permit must qualify for an exemption under section 403.813(1), Florida Statutes or 373.406, Florida Statutes, or otherwise be authorized by the applicable permit required under Part IV of Chapter 373, Florida Statutes, by the Department of Environmental Protection, a water management district under section 373.069, Florida Statutes, or a local government with delegated authority under section 373.441, Florida Statutes, and receive Water Quality Certification and applicable Coastal Zone Consistency Concurrence or waiver thereto, as well as any authorizations required for the use of state-owned submerged lands under Chapter 253, Florida Statutes, and, as applicable, Chapter 258, Florida Statutes. You should check State-permitting requirements with the Florida Department of Environmental Protection or the appropriate water management district.

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

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

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

Should you have any questions related to this verification letter or have issues accessing the documents reference in this letter, please contact Christian Karvounis at the letterhead address above, via telephone at 561-472-3508, or via e-mail at Christian.G.Karvounis@usace.army.mil.

Sincerely,

Christian Karvounis
Project Manager

Enclosures:

Attachment A: Drawings
Attachment B: Commencement Notice form
Attachment C: As Builts form
Attachment D: Manatee Conditions
Attachment E: PDC's
Attachment F: Notice of Permit form

DEPARTMENT OF THE ARMY PERMIT TRANSFER REQUEST

DA PERMIT NUMBER: SAJ-2021-03577 (GP-CGK)

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

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

(TRANSFEREE-SIGNATURE)

(SUBDIVISION)

(DATE)

(LOT)

(BLOCK)

(NAME-PRINTED)

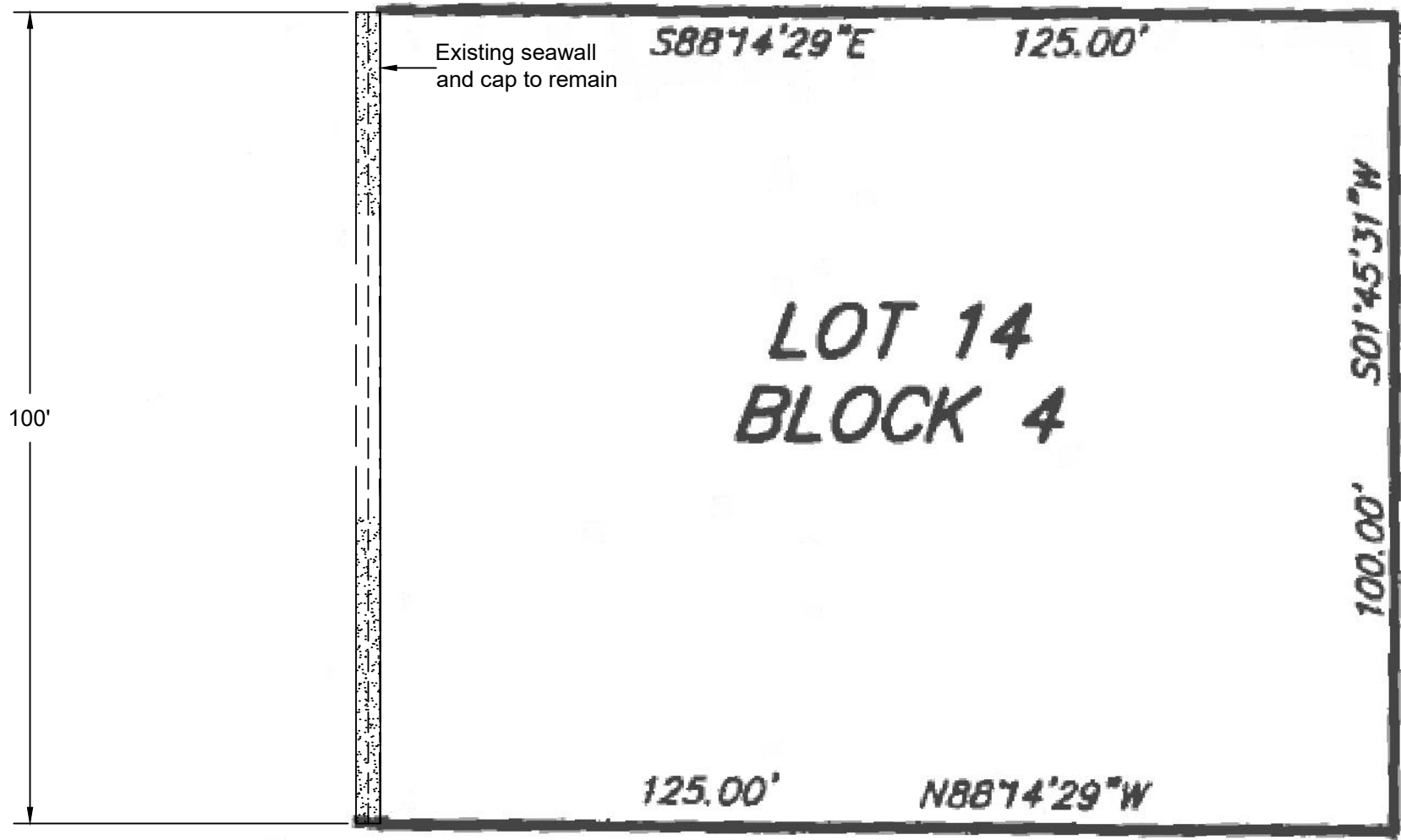
(STREET ADDRESS)

(MAILING ADDRESS)

(CITY, STATE, ZIP CODE)



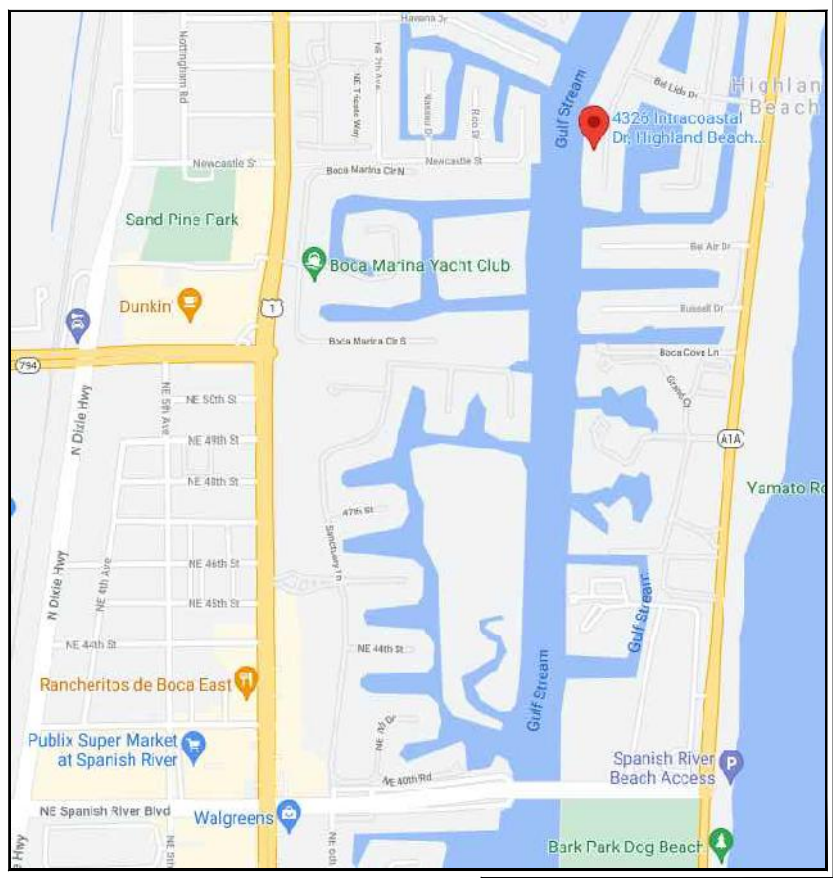
INTRACOASTAL WATERWAY
(125' CHANNEL * 300'RW)



Existing Site Plan
Scale: 1" = 20'

See attached survey supplied by owner for exact property information.

Location Address	4326 INTRACOASTAL DR
Municipality	HIGHLAND BEACH
Parcel Control Number	24-43-47-04-02-004-0140
Subdivision	BEL LIDO IN
Official Records Book/Page	31844 / 1516
Sale Date	OCT-2020
Legal Description	BEL LIDO LT 14 BLK 4



Location Map

Sheet 1 of 6

PREPARED FOR:
EAST COAST BOATLIFT, INC
1040 NE 44 CT SUITE C
OAKLAND PARK, FL 33334
(954) 772-6810

Project:
Proposed Dock
Anthony Delprete
4326 Intracoastal Drive
Highland Beach, Florida 33487

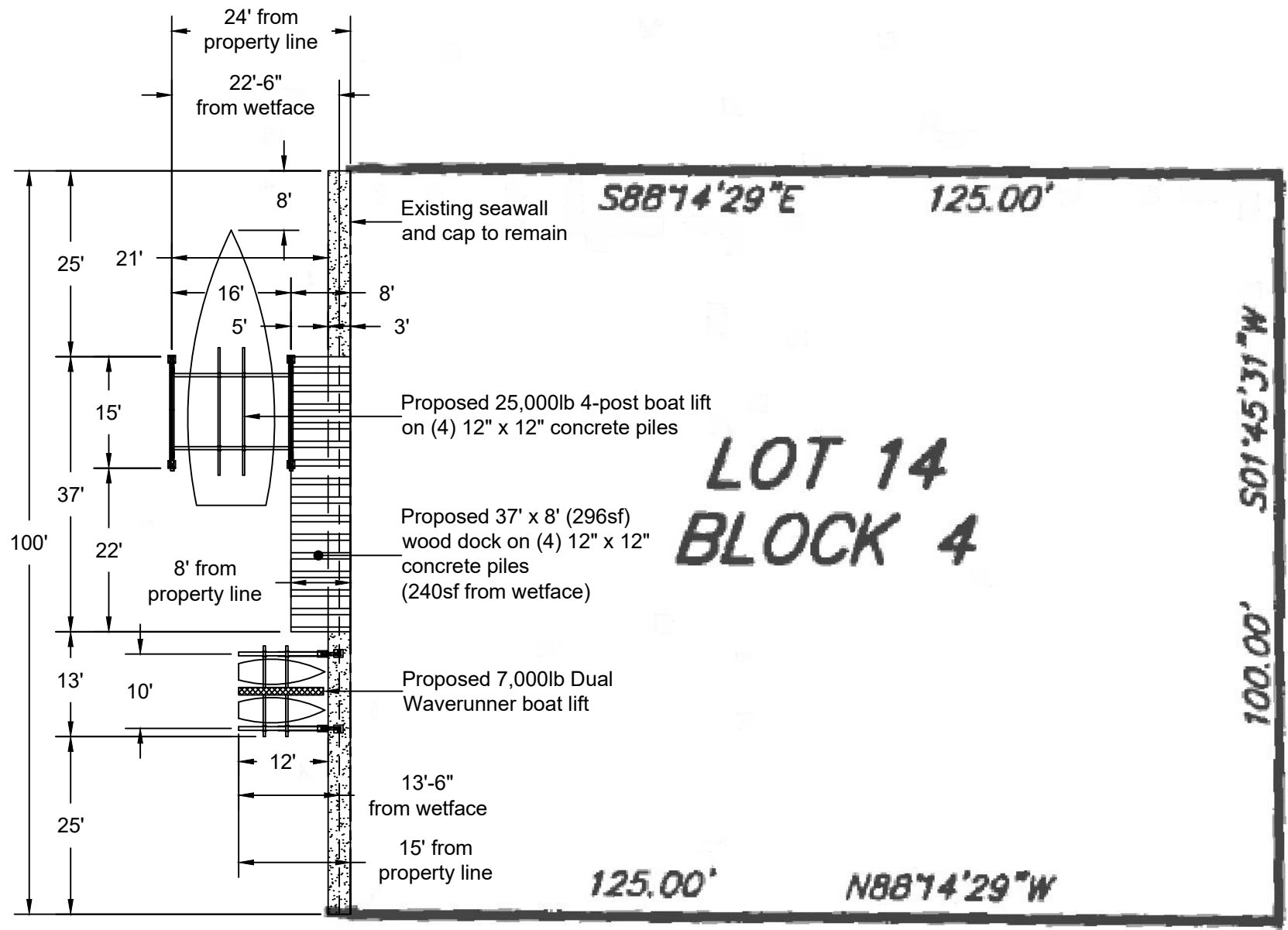
MARK E. WEBER, P.E.
LICENSE #53895 | CA 30702
MW ENGINEERING, INC
902 NE 1 Street Suite #2
Pompano Beach, Florida 33060
Ofc: 754-333-0877
WWW.MwEngineering



Provide 2 ladders, 1 at or near end of dock

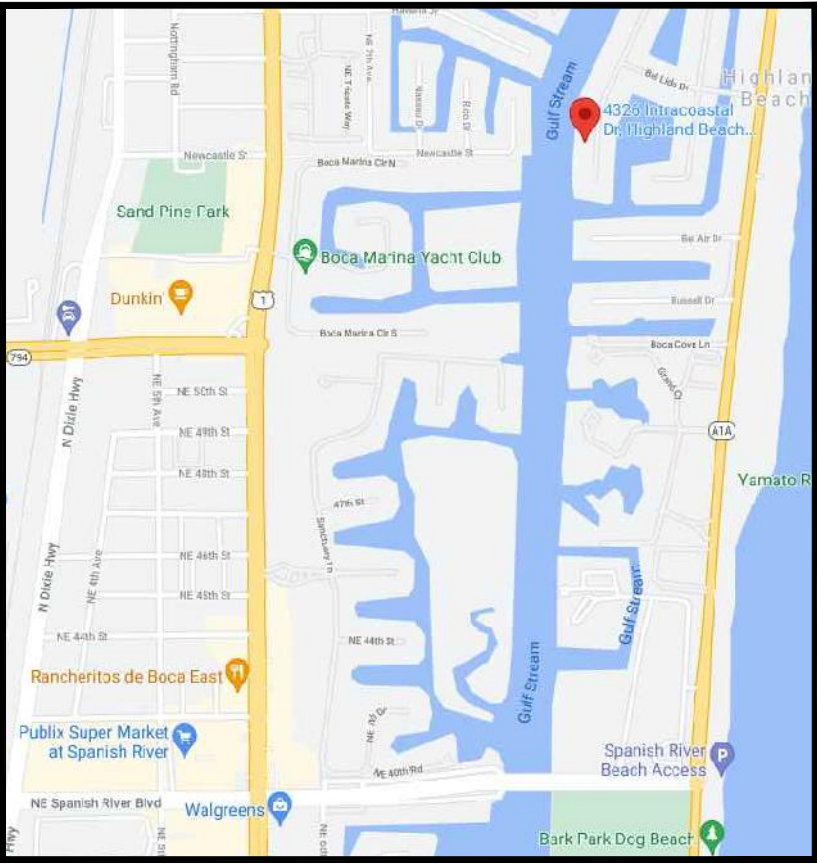
See attached survey supplied by owner for exact property information.

INTRACOASTAL WATERWAY
(125' CHANNEL * 300'RW)



Location Address
Municipality
Parcel Control Number
Subdivision
Official Records Book/Page
Sale Date
Legal Description

4326 INTRACOASTAL DR
HIGHLAND BEACH
24-43-47-04-02-004-0140
BEL LIDO IN
31844 / 1516
OCT-2020
BEL LIDO LT 14 BLK 4



Location Map

Proposed Site Plan

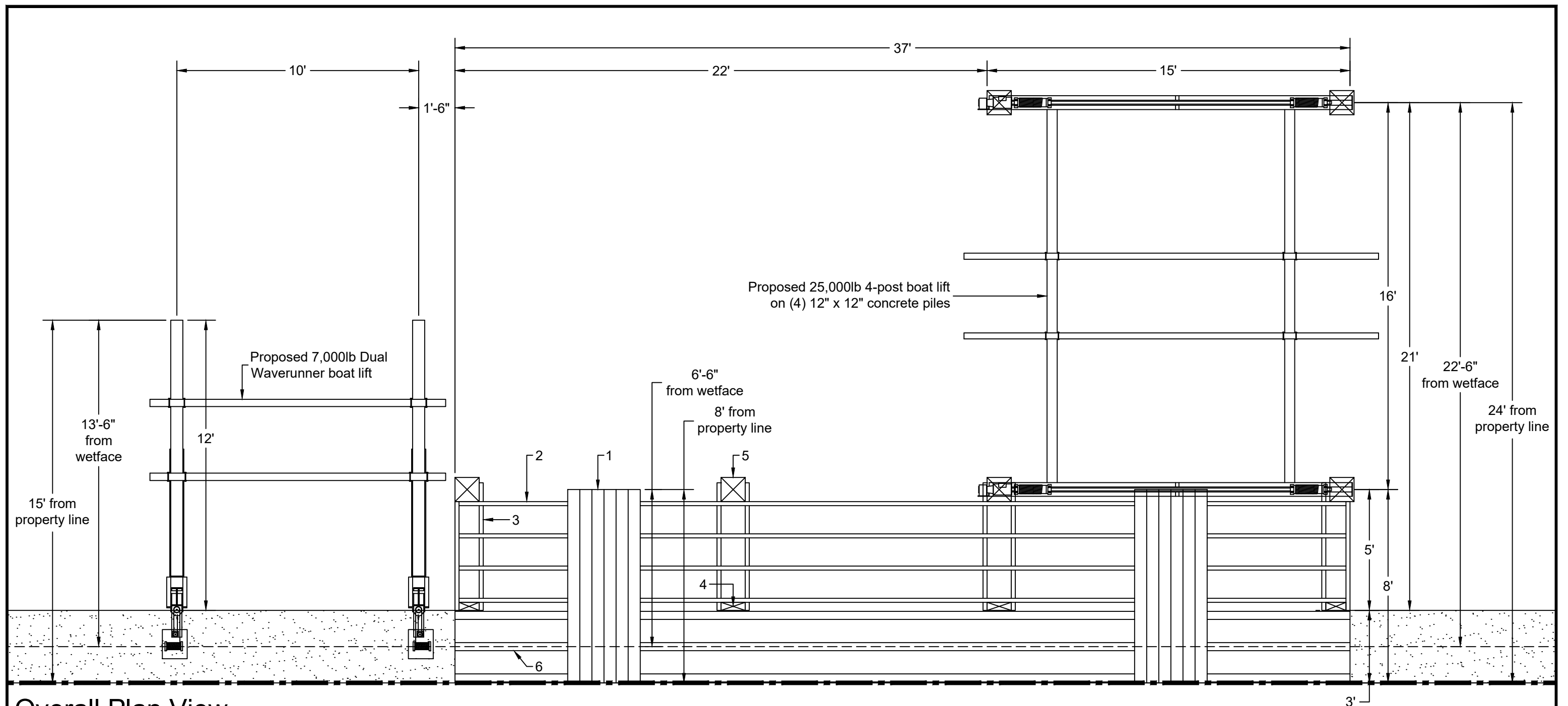
Scale: 1" = 20'

Sheet 2 of 6

PREPARED FOR:
EAST COAST BOATLIFT, INC
1040 NE 44 CT SUITE C
OAKLAND PARK, FL 33334
(954) 772-6810

Project:
Proposed Dock
Anthony Delprete
4326 Intracoastal Drive
Highland Beach, Florida 33487

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902 NE 1 Street Suite #2
Pompano Beach, Florida 33060
Ofc: 754-333-0877
WWW.MwEngineering



Overall Plan View

Scale 1/4"= 1'-0"

1. 1x6 wood HDPE decking with 2 $\frac{3}{4}$ " captor s.s. deck screws (2) per stringer
2. 2x8 stringers @ 16" max spacing with (2) 16d toe nails into substringers
3. 2x8 substringers with (2) $\frac{1}{2}$ " \varnothing s.s. lag bolts @ piles and drop hangers, minimum embedment = 4"
4. 4x12 drop hanger with (2) $\frac{1}{2}$ " \varnothing s.s. wedge anchors into existing seawall cap, minimum embedment = 4"
5. New 12" x 12" concrete piles
6. 2x4 sleepers with $\frac{1}{2}$ " \varnothing wedge anchors @ 36" on center into existing seawall cap, minimum embedment = 4"

PREPARED FOR:

EAST COAST BOATLIFT, INC
1040 NE 44 CT SUITE C
OAKLAND PARK, FL 33334
(954) 772-6810

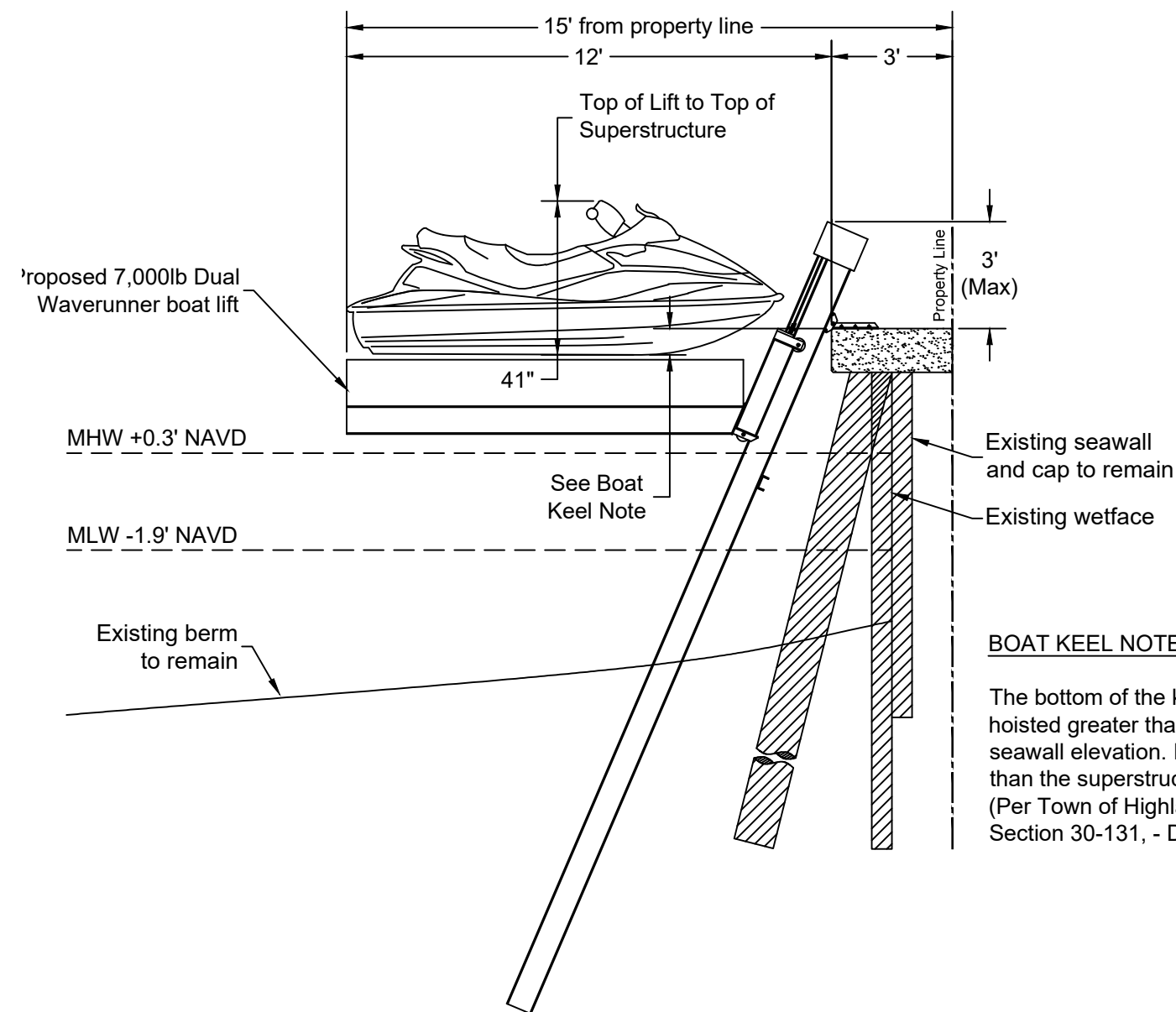
Project:

Proposed Dock
Anthony Delprete
4326 Intracoastal Drive
Highland Beach, Florida 33487

Sheet 3 of 6

MARK E. WEBER, P.E.
LICENSE #53895 | CA 30702

MW ENGINEERING, INC
902 NE 1 Street Suite #2
Pompano Beach, Florida 33060
Ofc: 754-333-0877
WWW.MwEngineering



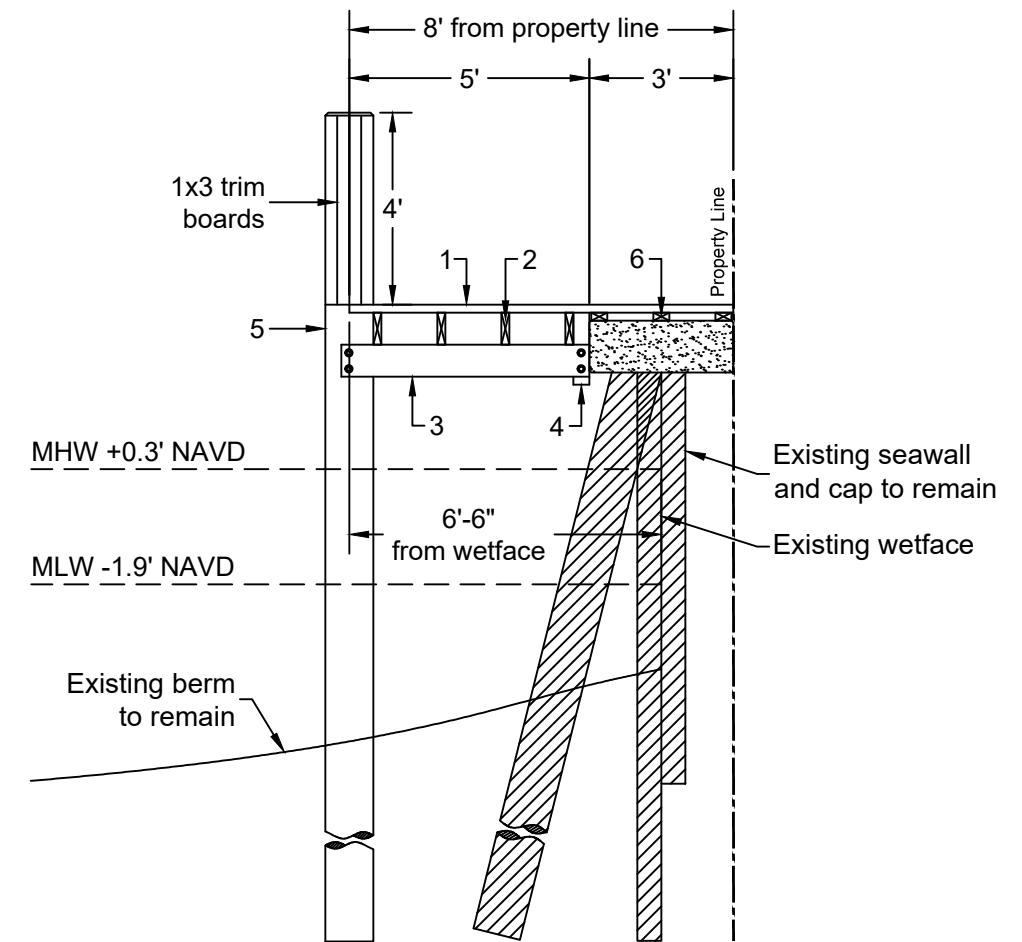
BOAT KEEL NOTE:

The bottom of the keel of any boat shall not be hoisted greater than one foot above the minimum seawall elevation. In NO case shall the lift be higher than the superstructure of the boat when lifted. (Per Town of Highland Beach Code Ordinances, Section 30-131, - Definition of Terms)

Dual Waverunner Boat Lift Section

Scale 1/4"= 1'-0"

- 1x6 wood HDPE decking with 2 $\frac{3}{4}$ " captor s.s. deck screws (2) per stringer
- 2x8 stringers @ 16" max spacing with (2) 16d toe nails into substringers
- 2x8 substringers with (2) $\frac{1}{2}$ "Ø s.s. lag bolts @ piles and drop hangers, minimum embedment = 4"
- 4x12 drop hanger with (2) $\frac{1}{2}$ "Ø s.s. wedge anchors into existing seawall cap, minimum embedment = 4"
- New 12" x 12" concrete piles
- 2x4 sleepers with $\frac{1}{2}$ "Ø wedge anchors @ 36" on center into existing seawall cap, minimum embedment = 4"



Dock Section

Scale 1/4"= 1'-0"

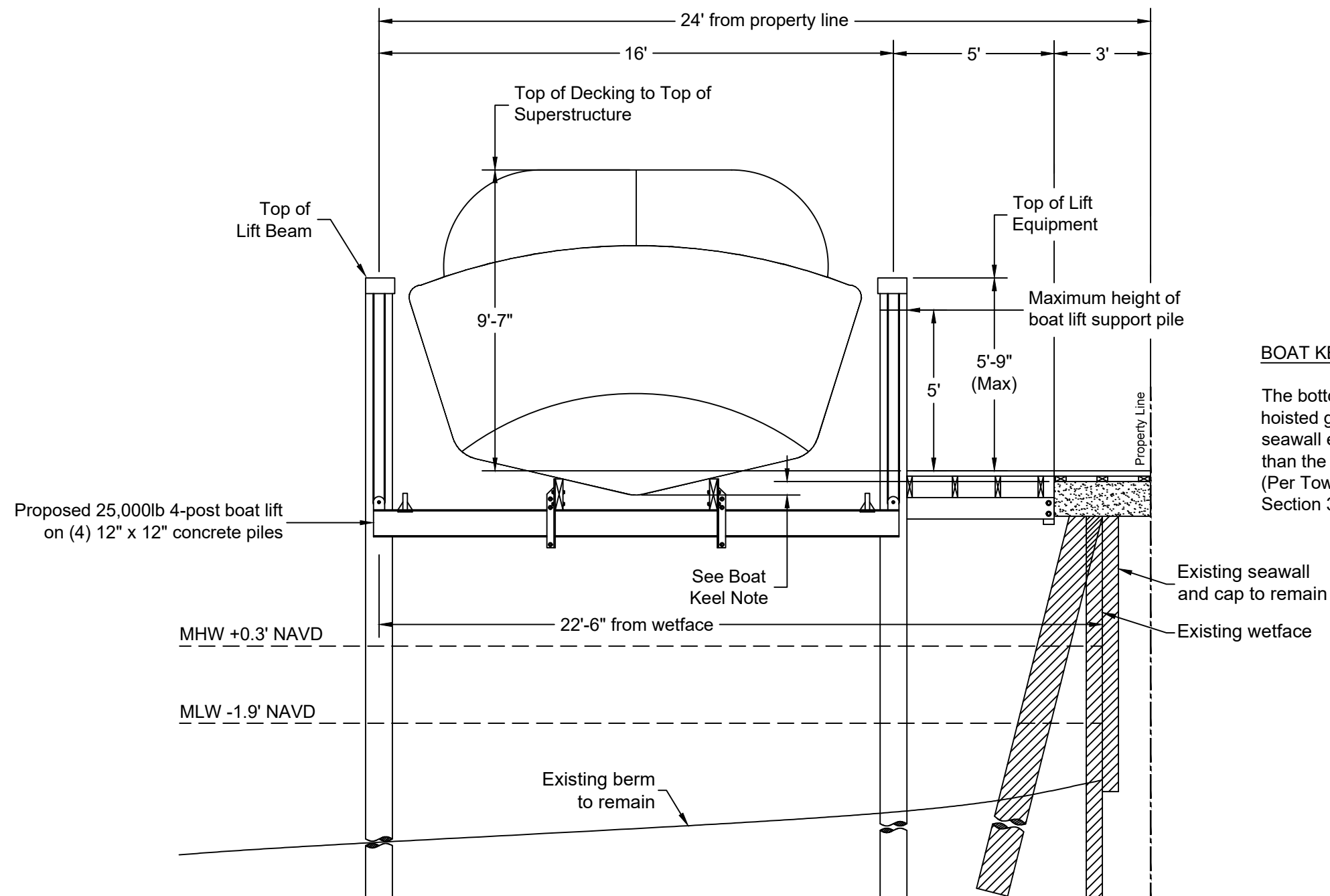
Sheet 4 of 6

PREPARED FOR:

EAST COAST BOATLIFT, INC
1040 NE 44 CT SUITE C
OAKLAND PARK, FL 33334
(954) 772-6810

Project:
Proposed Dock
Anthony Delprete
4326 Intracoastal Drive
Highland Beach, Florida 33487

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902 NE 1 Street Suite #2
Pompano Beach, Florida 33060
Ofc: 754-333-0877
WWW.MwEngineering



BOAT KEEL NOTE:

The bottom of the keel of any boat shall not be hoisted greater than one foot above the minimum seawall elevation. In NO case shall the lift be higher than the superstructure of the boat when lifted. (Per Town of Highland Beach Code Ordinances, Section 30-131, - Definition of Terms)

4-post Boat Lift Section

Scale 1/4" = 1'-0"

Sheet 5 of 6

PREPARED FOR:

EAST COAST BOATLIFT, INC
1040 NE 44 CT SUITE C
OAKLAND PARK, FL 33334
(954) 772-6810

Project:
Proposed Dock
Anthony Delprete
4326 Intracoastal Drive
Highland Beach, Florida 33487

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MW ENGINEERING, INC
902 NE 1 Street Suite #2
Pompano Beach, Florida 33060
Ofc: 754-333-0877
WWW.MwEngineering.com

GENERAL NOTES:

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

PILE DRIVING:

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

CONCRETE NOTES:

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

PILE NOTES:

1. Concrete piles shall attain 6000 psi compressive strength in 28 days.
2. Concrete piles shall be reinforced with four - $\frac{7}{16}$ "Ø lo-lax strands, 270 kips, and 5 ga. spiral ties.
3. Concrete piles shall be 12"x12" square, minimum length of 20'.
4. Concrete piles shall be cut to leave strands exposed a min. of 18" and tied to dock or cap steel or drill and epoxy (2) #5 8"x12" hook bars 6" into pile.

WOOD DOCK NOTES:

1. All materials to be pressure treated pine unless otherwise noted.
2. All frame work materials to be Southern Pine Grade #1
3. All Decking materials to be grade #1 unless otherwise noted.
4. All hardware to be Stainless Steel or Galvanized unless otherwise noted.

COMMENCEMENT NOTIFICATION

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

1. **Department of the Army Permit Number:** _____.

2. **Permittee Information:**

Name: _____

Email: _____

Address: _____

Phone: _____

3. **Construction Start Date:** _____

4. **Contact to Schedule Inspection:**

Name: _____

Email: _____

Phone: _____

Signature of Permittee

Printed Name of Permittee

Date

AS-BUILT CERTIFICATION BY PROFESSIONAL ENGINEER

*Within sixty (60) days of completion of the authorized work, submit this form and one set of as-built engineering drawings via electronic mail to saj-rd-enforcement@usace.army.mil (preferred, but not to exceed 15 MB) **or** by standard mail to U.S. Army Corps of Engineers, Enforcement Section, P.O. Box 4970, Jacksonville, FL 32232-0019. If you have questions regarding this requirement, please contact the Enforcement Branch at 904-232-3697.*

1. Department of the Army Permit Number: SAJ- - (-CGK)

2. Permittee Information:

Name: _____

Address: _____

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

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

Signature of Engineer

Name (*Please type*)

(FL, PR, or VI) Reg. Number

Company Name

City

State

ZIP

(Affix Seal)

Date

Telephone Number

Date Work Started:_____ Date Work Completed:_____

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

STANDARD MANATEE CONDITIONS FOR IN-WATER WORK

2011

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

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

CAUTION: MANATEE HABITAT

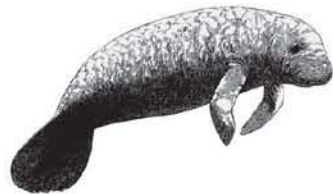
All project vessels

IDLE SPEED / NO WAKE

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

SHUT DOWN

Report any collision with or injury to a manatee:



Wildlife Alert:

1-888-404-FWCC(3922)

cell *FWC or #FWC

**U.S. Army Corps of Engineers Jacksonville District's Programmatic Biological
Opinion (JaxBO) Project Design Criteria (PDCs) for In-Water Activities**

November 20, 2017

- 1) **(AP.7.) Education and Observation:** The permittee must ensure that all personnel associated with the project are instructed about the potential presence of species protected under the ESA and the Marine Mammal Protection Act (MMPA). All on-site project personnel are responsible for observing water-related activities for the presence of protected species. All personnel shall be advised that there are civil and criminal penalties for harming, harassing, or killing ESA-listed species or marine mammals. To determine which species may be found in the project area, please review the relevant Protected Species List at:
http://sero.nmfs.noaa.gov/protected_resources/section_7/threatened_endangered/index.html
- 2) **(AP.8.) Reporting** of interactions with protected species:
 - a) Any collision(s) with and/or injury to any sea turtle, sawfish, whale, or sturgeon occurring during the construction of a project, shall be reported immediately to NMFS's Protected Resources Division (PRD) at (1-727-824-5312) or by email to takereport.nmfs@noaa.gov and SAJ-RD-Enforcement@usace.army.mil.
 - b) Smalltooth sawfish: Report sightings to 1-844-SAWFISH or email Sawfish@MyFWC.com
 - c) Sturgeon: Report dead sturgeon to 1-844-STURG 911 (1-844-788-7491) or email nmfs.ser.sturgeonnetwork@noaa.gov
 - d) Sea turtles and marine mammals: Report stranded, injured, or dead animals to 1-877-WHALE HELP (1-877-942-5343).
 - e) North Atlantic right whale: Report injured, dead, or entangled right whales to the USCG via VHF Channel 16.
- 3) **(AP.9.) Vessel Traffic and Construction Equipment:** All vessel operators must watch for and avoid collision with species protected under the ESA and MMPA. Vessel operators must avoid potential interactions with protected species and operate in accordance with the following protective measures:
 - a) *Construction Equipment:*
 - i) All vessels associated with the construction project shall operate at "Idle Speed/No Wake" at all times while operating in water depths where the draft of the vessel provides less than a 4-foot (ft) clearance from the bottom, and in all depths after a protected species has been observed in and has departed the area.
 - ii) All vessels will follow marked channels and/or routes using the maximum water depth whenever possible.
 - iii) Operation of any mechanical construction equipment, including vessels, shall cease immediately if a listed species is observed within a 50-ft radius of

construction equipment and shall not resume until the species has departed the area of its own volition.

- iv) If the detection of species is not possible during certain weather conditions (e.g., fog, rain, wind), then in-water operations will cease until weather conditions improve and detection is again feasible.

b) *All Vessels:*

- i) Sea turtles: Maintain a minimum distance of 150 ft.
- ii) North Atlantic right whale: Maintain a minimum 1,500-ft distance (500 yards).
- iii) Vessels 65 ft in length or longer must comply with the Right Whale Ship Strike Reduction Rule (50 CFR 224.105) which includes reducing speeds to 10 knots or less in Seasonal Management Areas (<http://www.fisheries.noaa.gov/pr/shipstrike/>).
- iv) Mariners shall check various communication media for general information regarding avoiding ship strikes and specific information regarding right whale sightings in the area. These include NOAA weather radio, USCG NAVTEX broadcasts, and Notices to Mariners.
- v) Marine mammals (i.e., dolphins, whales [other than North Atlantic right whales], and porpoises): Maintain a minimum distance of 300 ft.
- vi) When these animals are sighted while the vessel is underway (e.g., bow-riding), attempt to remain parallel to the animal's course. Avoid excessive speed or abrupt changes in direction until they have left the area.
- vii) Reduce speed to 10 knots or less when mother/calf pairs or groups of marine mammals are observed, when safety permits.

- 4) **(AP.10.) Turbidity Control Measures during Construction:** Turbidity must be monitored and controlled. Prior to initiating any of the work covered under this Opinion, the Permittee shall install turbidity curtains as described below. In some instances, the use of turbidity curtains may be waived by the USACE project manager if the project is deemed too minimal to generate turbidity (e.g., certain ATON installation, scientific survey device placement, marine debris removal) or if the current is too strong for the curtains to stay in place. Turbidity curtains specifications:

- a) Install floating turbidity barriers with weighted skirts that extend to within 1 ft of the bottom around all work areas that are in, or adjacent to, surface waters.
- b) Use these turbidity barriers throughout construction to control erosion and siltation and ensure that turbidity levels within the project area do not exceed background conditions.
- c) Position turbidity barriers in a way that does not block species' entry to or exit from designated critical habitat.
- d) Monitor and maintain turbidity barriers in place until the authorized work has been completed and the water quality in the project area has returned to background conditions.
- e) In the range of ESA-listed corals (St. Lucie Inlet, Martin County south to the Dry Tortugas and the U.S. Caribbean) and Johnson's seagrass (Turkey Creek/Palm

Bay south to central Biscayne Bay in the lagoon systems on the east coast of Florida):

- i) Projects that include upland earth moving (e.g., grading to install a building or parking lot associated with a dock and seawall project), must install sediment control barriers to prevent any upland sediments from reaching estuarine or marine waters.
 - ii) The turbidity curtain requirement cannot be waived for any project that moves or removes sediment (e.g., dredging, auger to create a pile, trenching to install a cableline). If turbidity curtains are not feasible in an area based on site conditions such as water current, high wave action, or stormy conditions, the project must undergo individual Section 7 consultation and is not covered under this Programmatic Opinion.
- 5) **(AP.11.) Entanglement:** All turbidity curtains and other in-water equipment must be properly secured with materials that reduce the risk of entanglement of marine species (described below). Turbidity curtains likewise must be made of materials that reduce the risk of entanglement of marine species.
- a) In-water lines (rope, chain, and cable, including the lines to secure turbidity curtains) must be stiff, taut, and non-looping. Examples of such lines are heavy metal chains or heavy cables that do not readily loop and tangle. Flexible in-water lines, such as nylon rope or any lines that could loop or tangle, must be enclosed in a plastic or rubber sleeve/tube to add rigidity and prevent the line from looping and tangling. In all instances, no excess line is allowed in the water.
 - b) Turbidity curtains and other in-water equipment must be placed in a manner that does not entrap species within the construction area or block access for them to navigate around the construction area.

Prepared by:

Permittee: _____

Address: _____

Phone: _____

NOTICE OF DEPARTMENT OF THE ARMY PERMIT

TAKE NOTICE the United States Army Corps of Engineers (Corps) has issued a permit or verification SAJ-2021-03577 (GP-CGK) to Anthony Delprete (Permittee) on January 12th, 2022 authorizing work in navigable waters of the United States in accordance with Section 10 of the Rivers and Harbors Act of 1899 (33 USC 403) on a parcel of land known as Folio/Parcel ID:

_____ located at 4326 Intracoastal Drive, in Section 04, Township 47 South, Range 43 East, in Highland Beach, Palm Beach County, Florida.

Within 30 days of any transfer of interest or control of said property, the Permittee must notify the Corps in writing of the property transfer by submitting the completed permit transfer page included with the issued permit or verification. Notification of the transfer does not by itself constitute a permit transfer. Therefore, purchasers of that portion of the premises containing the area authorized to be filled (or any portion thereof) are notified that it is unlawful for any person to construct, alter, operate, maintain, remove or abandon any works, including dredging or filling, or any other work within, over, or under waters of the United States (including wetlands) without first having obtained a permit from the Corps in the purchaser's name.

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

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

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

Questions regarding compliance with these conditions should be directed to:

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

Conflict Between Notice and Permit

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

This Notice is Not an Encumbrance

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

Release

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

This Notice of Authorization is executed on this _____ day of _____, _____. This document is being submitted for recordation in the Public Records of Palm Beach County, Florida as part of the requirement imposed by the authorization SAJ-2021-03577 issued by Corps.

Permittee:

Address:

Phone: _____

STATE OF FLORIDA
COUNTY OF _____

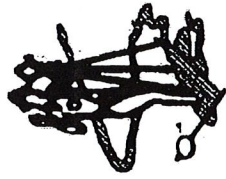
The foregoing instrument was acknowledged before me this _____ day of _____, 20____, by _____, who is personally known to me or has produced _____ as identification.

Notary Public

(seal)

Print

My Commission Expires _____



MCLAUGHLIN ENGINEERING COMPANY
LB#285

ENGINEERING * SURVEYING * PLATTING * LAND PLANNING
400 N.E. 3rd AVENUE FORT LAUDERDALE, FLORIDA
33301 PHONE (954) 763-7611 * FAX (954) 763-7615

SPECIAL PURPOSE LOCATION SURVEY
TO ACCOMPANY REQUEST FOR ARMY CORPS
OF ENGINEERS PERMIT
THE INTRACOASTAL WATERWAY ADJACENT TO
LOT 14, BLOCK 4, BEL LIDO
(PLAT BOOK 25, PAGE 97, P.B.C.R.)
SHEET 1 OF 2 SHEETS

COORDINATE NOTE:

HORIZONTAL ACCURACY:

The channel location as shown hereon refers to U.S. ARMY CORPS OF ENGINEERS (ACOE) 10ft Project Control Map, File 8B-24,258, Sheet 12 of 20. The Channel Cut Reference Stations bearings and coordinates have been transformed to the North American Datum 1983 High Accuracy Reference Network (NAD83(HARN)) as furnished by the ACOE. The coordinates shown on the property are from control that was shot in the field by using the Global Positioning System (GPS) and meet or exceed the one (1) foot tolerance requirements of the ACOE.

VERTICAL ACCURACY:

The Elevations shown hereon refer to North American Vertical Datum 1988, utilizing National Geodetic Survey Bench Mark #DK3510, ELEVATION = 3.46 with a Latitude of 26°24'08.16"N and Longitude of 80°04'20.89"W and meet or exceed the 0.5 foot vertical tolerance requirements of the ACOE and are indicated thus: $3.46^{\pm 0.5}$

UPLAND LEGAL DESCRIPTION:

Lot 14, Block 4, BEL LIDO, according to the plat thereof, as recorded in Plat Book 25, Page 97, of the public records of Palm Beach County, Florida.

Said lands situate lying and being in Section 4, Township 47 South, Range 43 East, Town of Highland Beach, Palm Beach County, Florida.

GENERAL NOTES:

- 1) This survey reflects all easements and rights-of-way, as shown on above referenced record plat(s). The subject property was not abstracted for other easements road reservations or rights-of-way of record by McLaughlin Engineering Company.
- 2) Underground improvements if any not located.
- 3) This drawing is not valid unless sealed with an embossed surveyors seal.
- 4) Survey information does not infer Title or Ownership.
- 5) The purpose of this survey is to establish the horizontal positioning of improvements, whether proposed or existing, within the Intracoastal Waterway using the criteria established in that certain Memorandum for Record (CESAJ-RD (1200a)) Dated July 18, 2013.

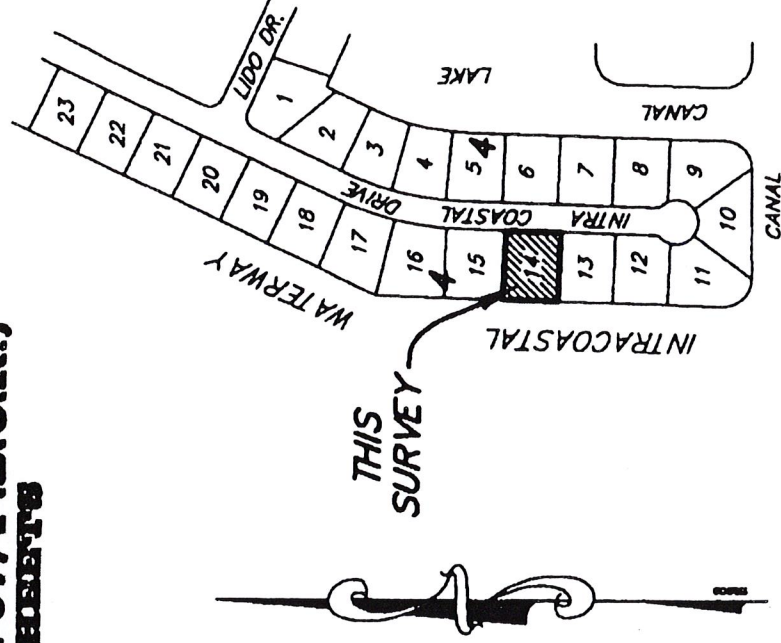
FIELD BOOK NO. _____

JOB ORDER NO. V-6217

DRAWN BY: JMMjr

CHECKED BY: _____

C: \JMMjr\2021\V6217(XY)



LOCATION MAP
NOT TO SCALE

CERTIFICATION:

We hereby certify that this survey meets the Standards of Practice as set forth by the Florida Board of Professional Surveyors and Mappers in Chapter 5J-17.05 Florida Administrative Code, pursuant to Section 472.027, Florida Statutes.

Dated at Fort Lauderdale, Florida, this 20th day of July 2021.

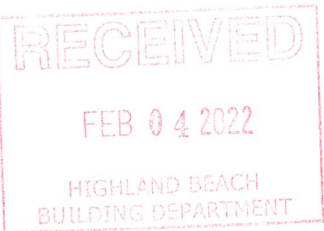
MCLAUGHLIN ENGINEERING COMPANY

JERALD A. MCLAUGHLIN
Registered Land Surveyor No. 5269
State of Florida.



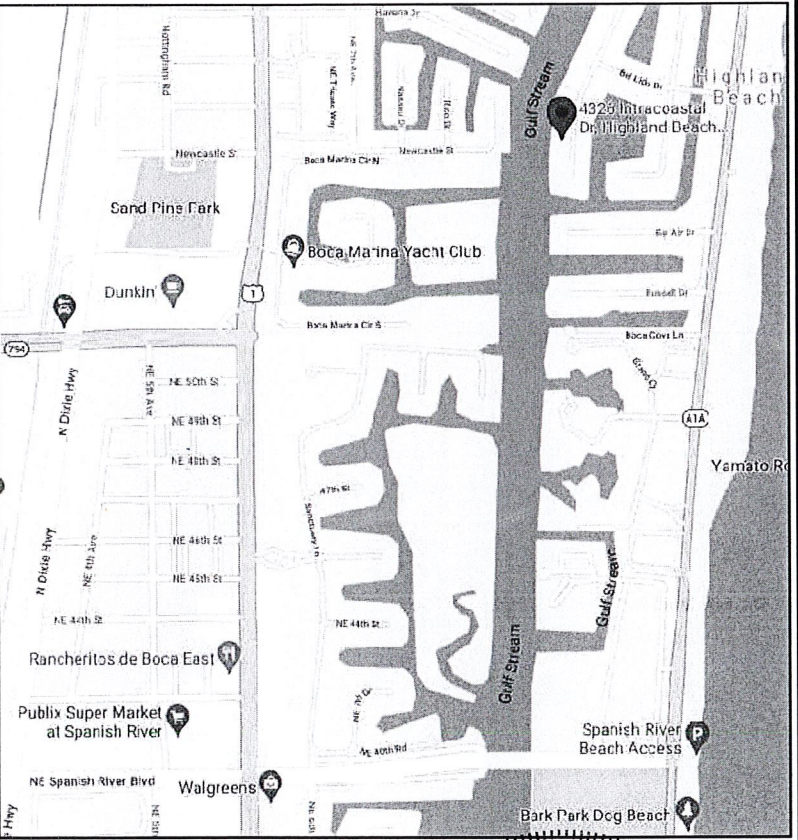
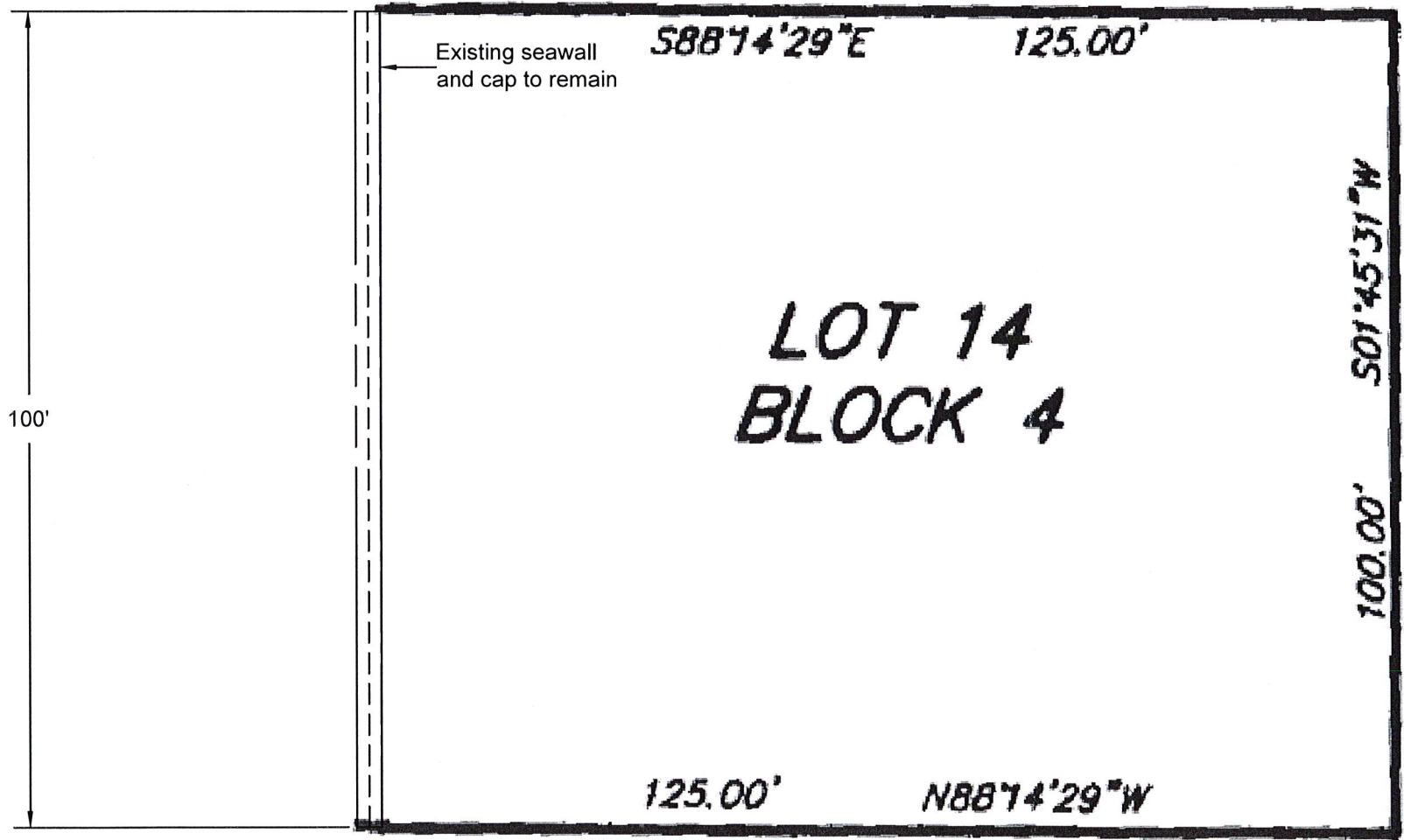
See attached survey supplied by owner for exact property information.

Location Address
Municipality
Parcel Control Number
Subdivision
Official Records Book/Page
Sale Date
Legal Description



4326 INTRACOASTAL DR
HIGHLAND BEACH
24-43-47-04-02-004-0140
BEL LIDO IN
31844 / 1516
OCT-2020
BEL LIDO LT 14 BLK 4

INTRACOASTAL WATERWAY
(125' CHANNEL * 300' R/W)



Location Map

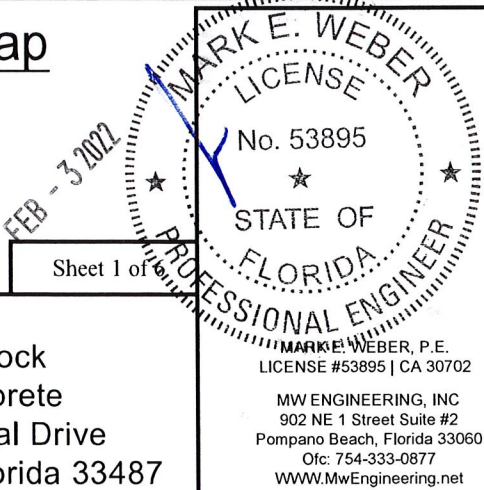
Existing Site Plan

Scale: 1" = 20'



PREPARED FOR:
EAST COAST BOATLIFT, INC
1040 NE 44 CT SUITE C
OAKLAND PARK, FL 33334
(954) 772-6810

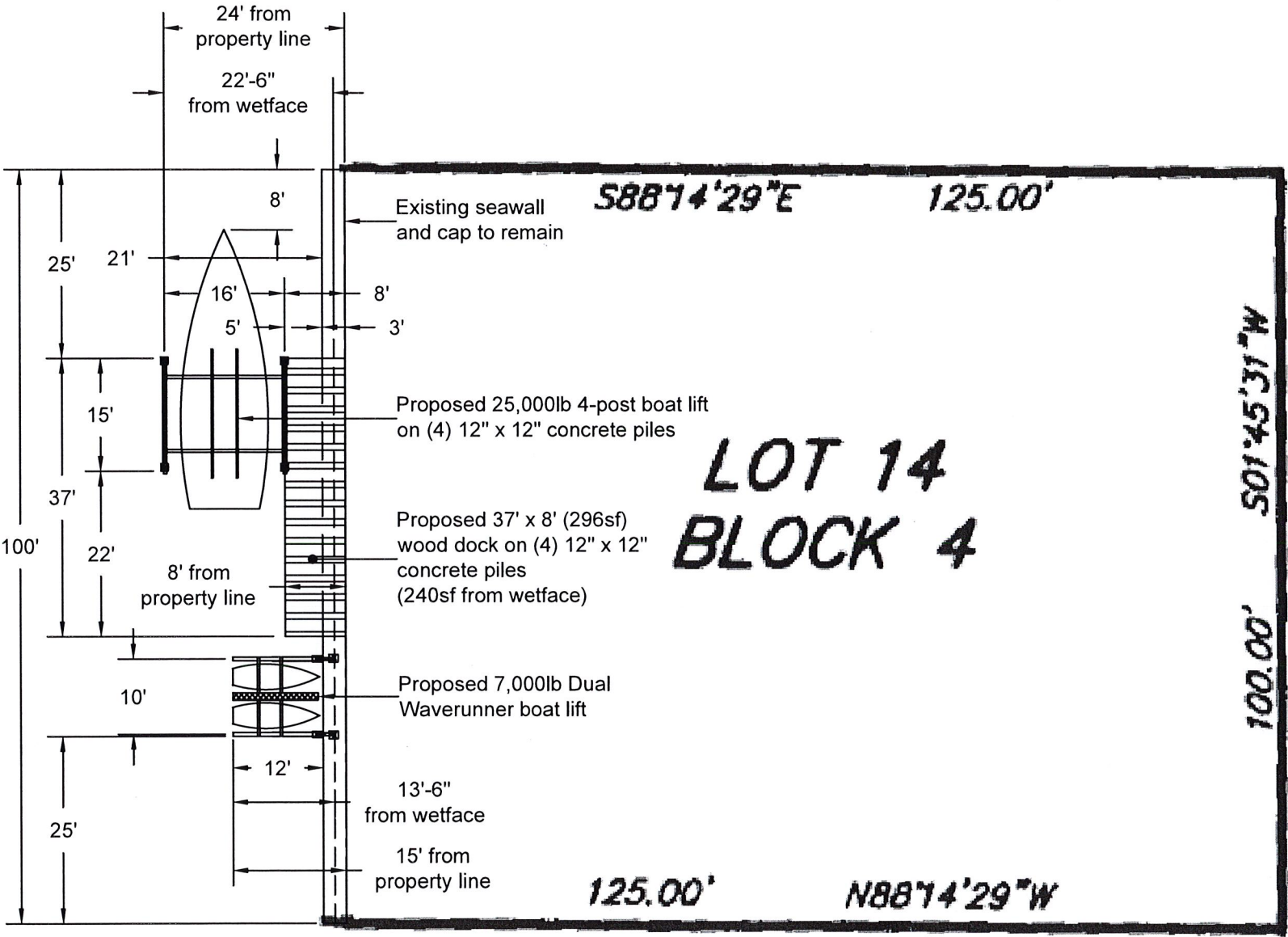
Project:
Proposed Dock
Anthony Delprete
4326 Intracoastal Drive
Highland Beach, Florida 33487



See attached survey supplied by owner for exact property information.

Provide 2 ladders, 1 at or near end of dock

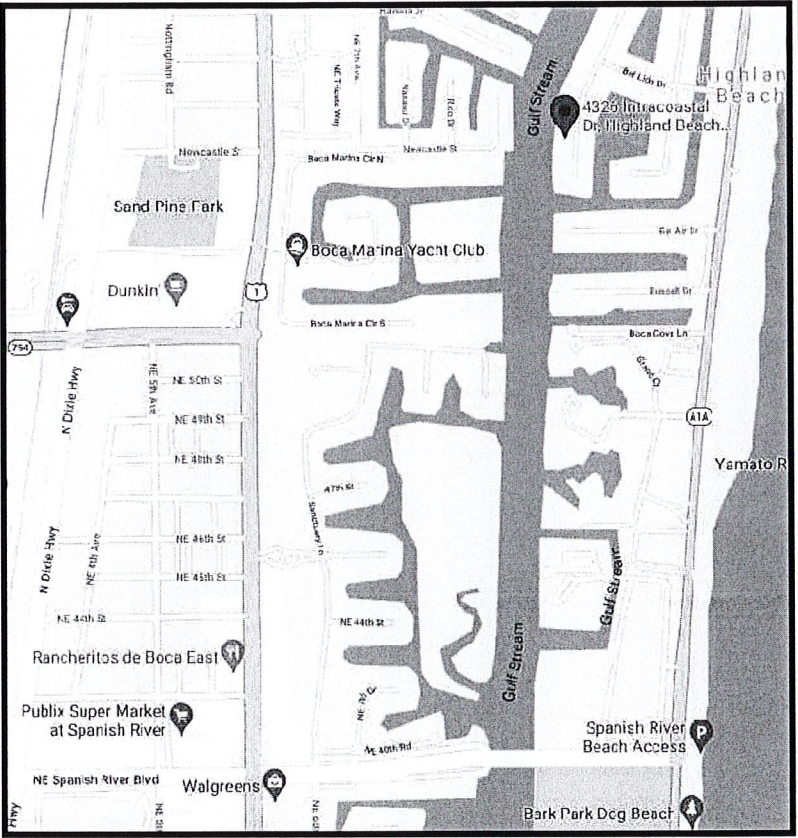
INTRACOASTAL WATERWAY
(125' CHANNEL * 300'R/W)



Location Address
Municipality
Parcel Control Number
Subdivision
Official Records Book/Page
Sale Date
Legal Description



4326 INTRACOASTAL DR
HIGHLAND BEACH
24-43-47-04-02-004-0140
RFI LIDO IN
31844 / 1516
OCT-2020
BEL LIDO LT 14 BLK 4



Location Map

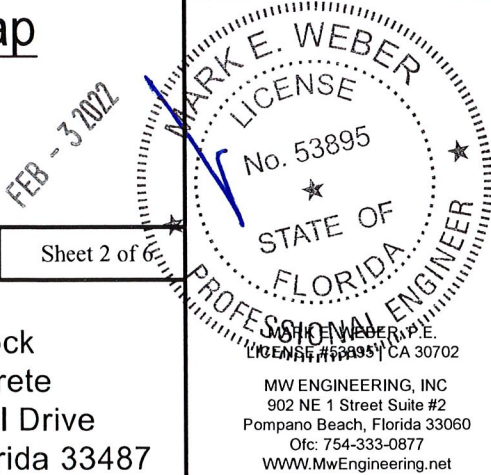
Proposed Site Plan

Scale: 1" = 20'

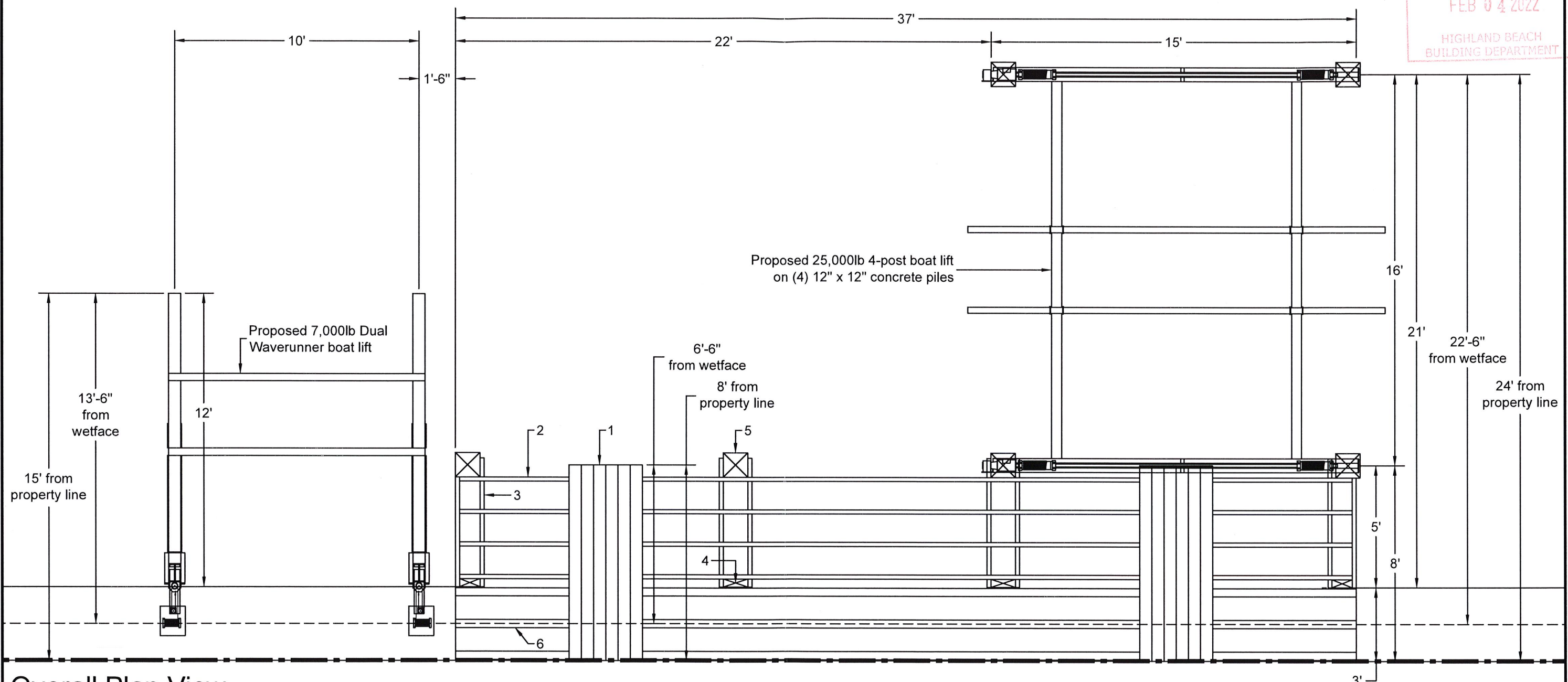


PREPARED FOR:
EAST COAST BOATLIFT, INC
1040 NE 44 CT SUITE C
OAKLAND PARK, FL 33334
(954) 772-6810

Project:
Proposed Dock
Anthony Delprete
4326 Intracoastal Drive
Highland Beach, Florida 33487



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HIGHLAND BEACH
BUILDING DEPARTMENT



Overall Plan View

Scale 1/4"= 1'-0"

- 1x6 wood HDPE decking with 2 $\frac{3}{4}$ " captor s.s. deck screws (2) per stringer
- 2x8 stringers @ 16" max spacing with (2) 16d toe nails into substringers
- 2x8 substringers with (2) $\frac{1}{2}$ " \varnothing s.s. lag bolts @ piles and drop hangers, minimum embedment = 4"
- 4x12 drop hanger with (2) $\frac{1}{2}$ " \varnothing s.s. wedge anchors into existing seawall cap, minimum embedment = 4"
- New 12" x 12" concrete piles
- 2x4 sleepers with $\frac{1}{2}$ " \varnothing wedge anchors @ 36" on center into existing seawall cap, minimum embedment = 4"

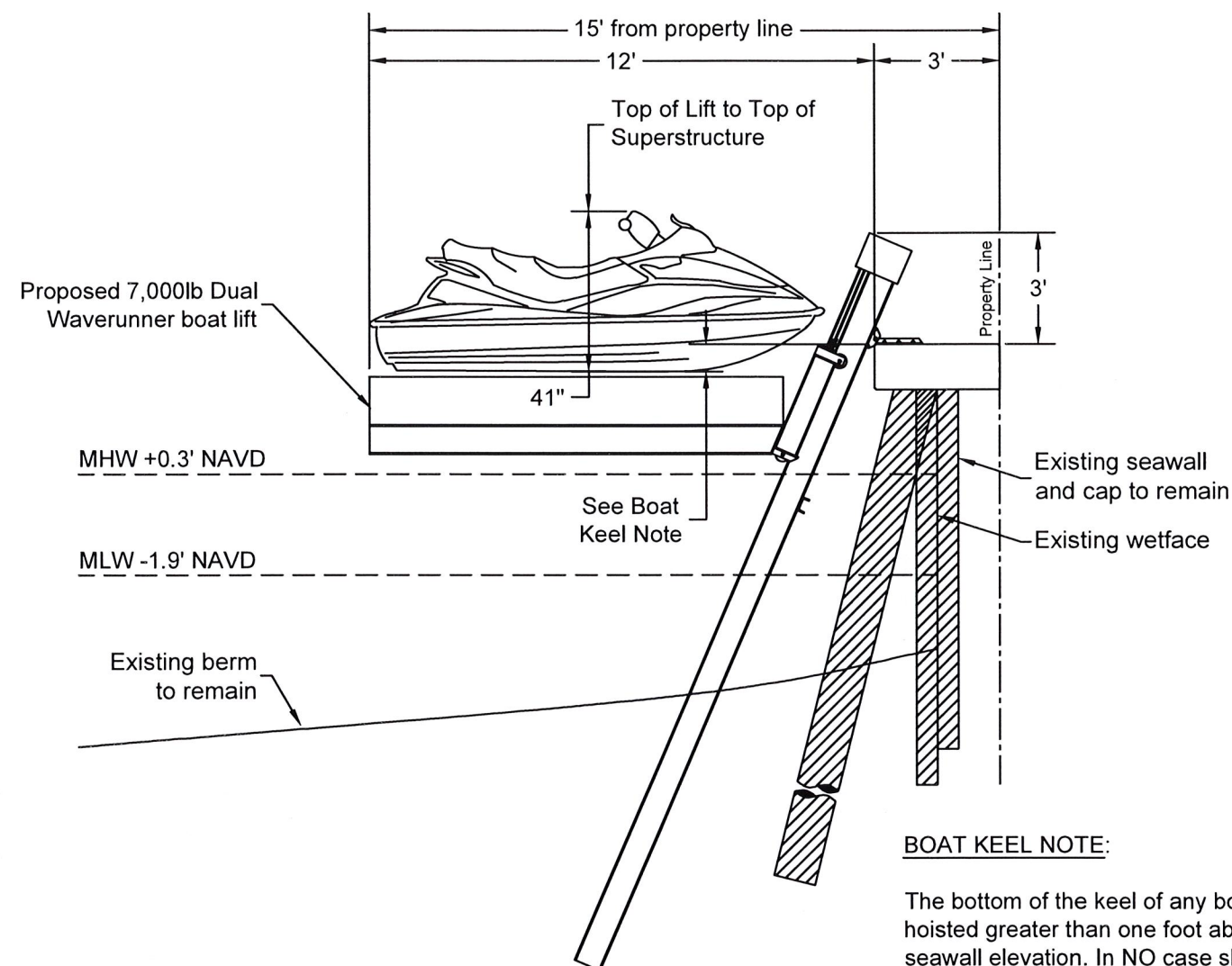
RECEIVED
FEB 04 2022
HIGHLAND BEACH
BUILDING DEPARTMENT

PREPARED FOR:
EAST COAST BOATLIFT, INC
1040 NE 44 CT SUITE C
OAKLAND PARK, FL 33334
(954) 772-6810

Project:
Proposed Dock
Anthony Delprete
4326 Intracoastal Drive
Highland Beach, Florida 33487

Sheet 3 of 6
FEB - 3 2022
MARK E. WEBER
LICENSE
No. 53895
STATE OF
FLORIDA
PROFESSIONAL ENGINEER

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

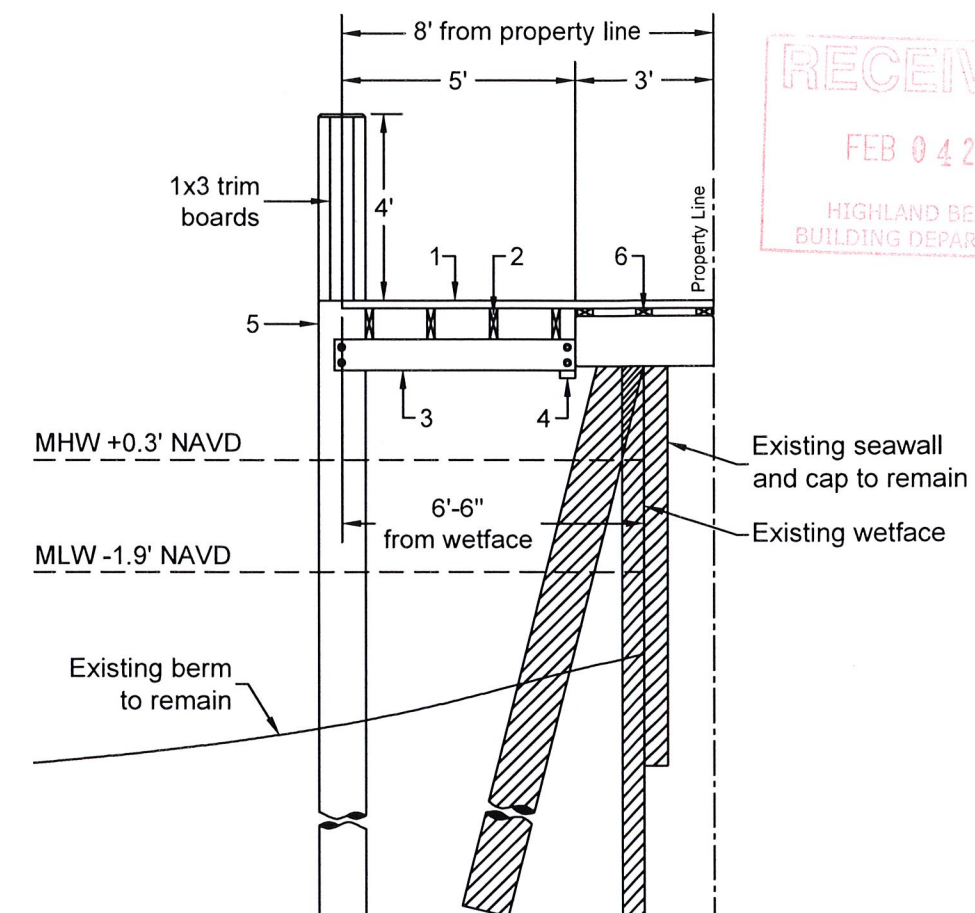


Dual Waverunner Boat Lift Section

Scale 1/4" = 1'-0"

BOAT KEEL NOTE:

The bottom of the keel of any boat shall not be hoisted greater than one foot above the minimum seawall elevation. In NO case shall the lift be higher than the superstructure of the boat when lifted.
(Per Town of Highland Beach Code Ordinances, Section 30-131, - Definition of Terms)



Dock Section

Scale 1/4" = 1'-0"

- 1x6 wood HDPE decking with 2 $\frac{3}{4}$ " captor s.s. deck screws (2) per stringer
- 2x8 stringers @ 16" max spacing with (2) 16d toe nails into substringers
- 2x8 substringers with (2) $\frac{1}{2}$ " s.s. lag bolts @ piles and drop hangers, minimum embedment = 4"
- 4x12 drop hanger with (2) $\frac{1}{2}$ " s.s. wedge anchors into existing seawall cap, minimum embedment = 4"
- New 12" x 12" concrete piles
- 2x4 sleepers with $\frac{1}{2}$ " wedge anchors @ 36" on center into existing seawall cap, minimum embedment = 4"



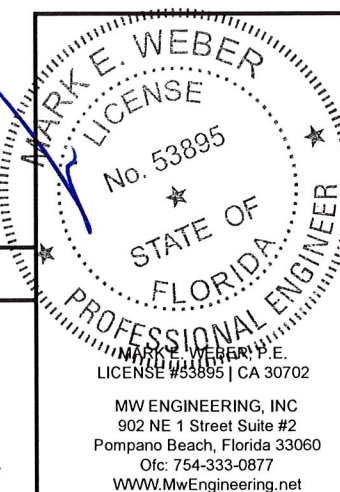
PREPARED FOR:

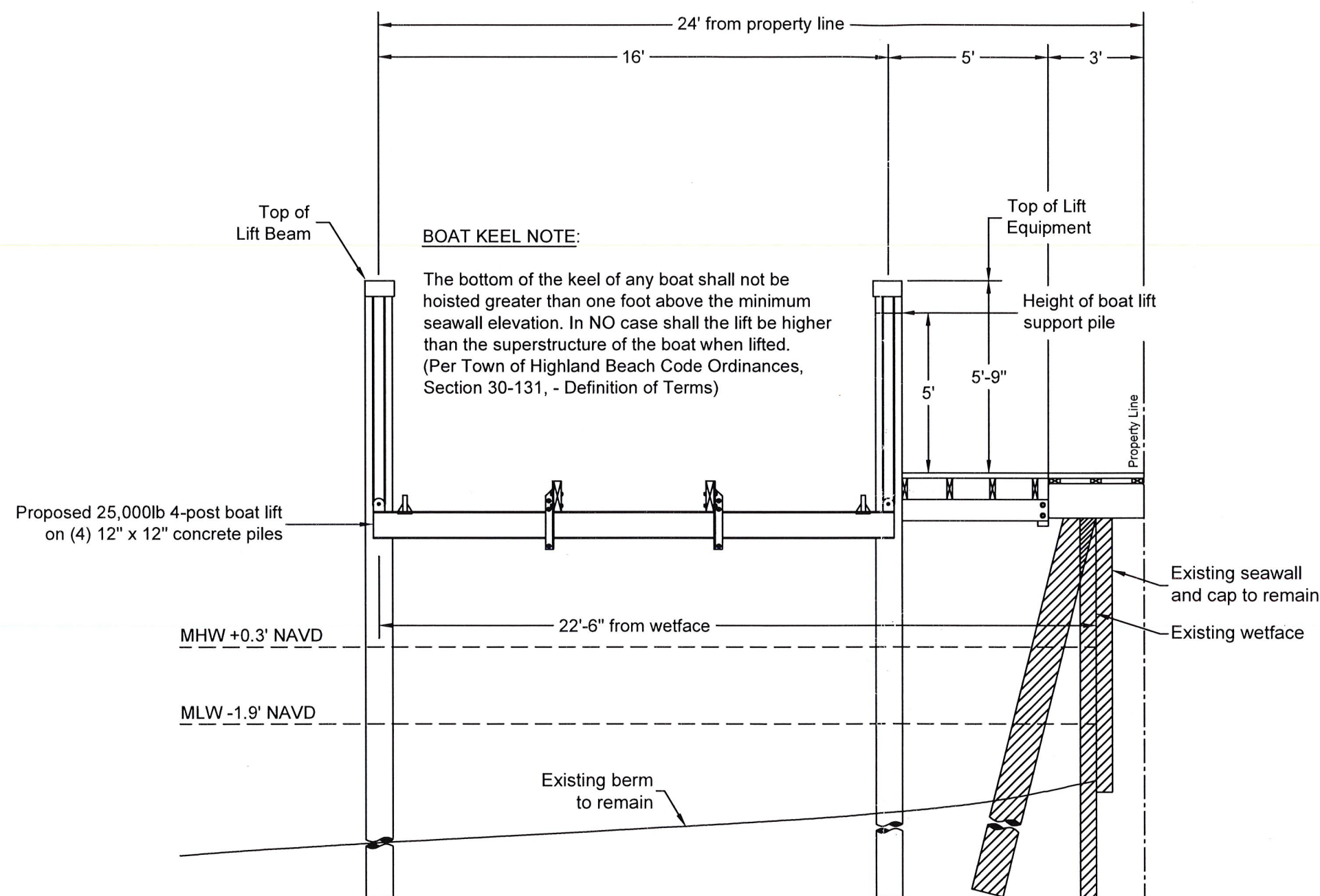
EAST COAST BOATLIFT, INC
1040 NE 44 CT SUITE C
OAKLAND PARK, FL 33334
(954) 772-6810

Project:

Proposed Dock
Anthony Delprete
4326 Intracoastal Drive
Highland Beach, Florida 33487

Sheet 4 of 6





4-post Boat Lift Section

Scale 1/4"= 1'-0"



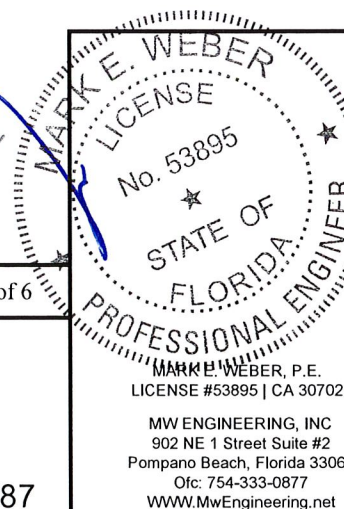
PREPARED FOR:

EAST COAST BOATLIFT, INC
1040 NE 44 CT SUITE C
OAKLAND PARK, FL 33334
(954) 772-6810

Project:

Proposed Dock
Anthony Delprete
4326 Intracoastal Drive
Highland Beach, Florida 33487

Sheet 5 of 6



GENERAL NOTES:

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

PILE DRIVING:

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

CONCRETE NOTES:

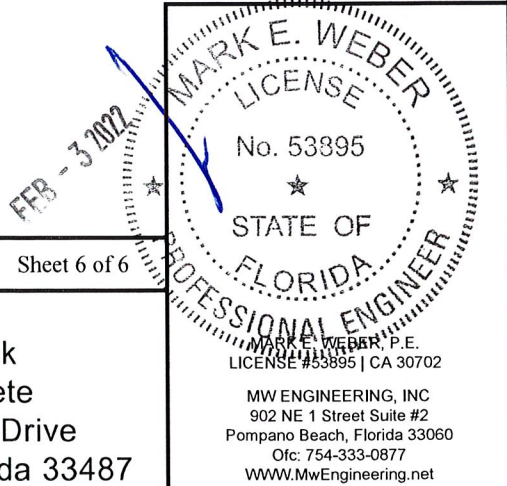
1. Concrete shall conform to ACI 318-14 and shall be regular weight, sulfate resistant, with a design strength of 5000 psi at 28 days with a maximum water-cementitious materials ratio, by weight aggregate concrete of 0.40.
2. Owner shall employ and pay for testing services from an independent testing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

PILE NOTES:

1. Concrete piles shall attain 6000 psi compressive strength in 28 days.
2. Concrete piles shall be reinforced with four - $\frac{7}{16}$ "Ø lo-lax strands, 270 kips, and 5 ga. spiral ties.
3. Concrete piles shall be 12"x12" square, minimum length of 20'.
4. Concrete piles shall be cut to leave strands exposed a min. of 18" and tied to dock or cap steel or drill and epoxy (2) #5 8"x12" hook bars 6" into pile.

WOOD DOCK NOTES:

1. All materials to be pressure treated pine unless otherwise noted.
2. All frame work materials to be Southern Pine Grade #1
3. All Decking materials to be grade #1 unless otherwise noted.
4. All hardware to be Stainless Steel or Galvanized unless otherwise noted.



Sheet 6 of 6



PREPARED FOR:

EAST COAST BOATLIFT, INC
1040 NE 44 CT SUITE C
OAKLAND PARK, FI 33334
(954) 772-6810

Project:
Proposed Dock
Anthony Delprete
4326 Intracoastal Drive
Highland Beach, Florida 33487

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

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

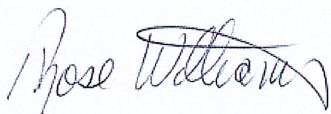
Before the undersigned authority personally appeared

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 ,

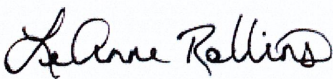
Was published in said newspaper by print in the issues of, or by publication on the newspaper's website, if authorized on Feb 28, 2022

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

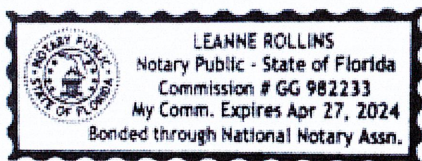


Signature of Affiant

Sworn to and subscribed before me this: March 01, 2022.



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: lgaskins@highlandbeach.us
7153163

**TOWN OF HIGHLAND BEACH
NOTICE OF PUBLIC MEETING**

YOU ARE HERBY NOTIFIED that the PLANNING BOARD of the Town of Highland Beach will conduct a public meeting on Thursday, March 10, 2022 at 9:30 A.M. in the Commission Chambers at Town Hall, 3614 South Ocean Boulevard, Highland Beach, Florida to consider the following application.

APPLICATION NO. 22-0002 BY WILLIAM R. THOMAS, UNLIMITED PERMIT SERVICES INC., FOR A SPECIAL EXCEPTION APPROVAL TO INSTALL A 296 SQUARE FOOT DOCK, A 25,000 POUND CAPACITY BOAT LIFT, AND A 7,000 POUND CAPACITY DUAL JET-SKI LIFT FOR THE PROPERTY LOCATED AT 4326 INTRACOASTAL DRIVE. APPLICANT: ANTHONY DELPRETE

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

Public participation will be in the forms of in-person, Zoom or telephone call. Persons desiring to participate in the meeting must preregister by contacting Town Clerk's Office at email address publiccomments@highlandbeach.us or by submitting public comment to the Town of Highland Beach's Agendas and Meetings webpage <https://mmportal6.teamunicode.com/>. At the top of the webpage, click on "Public Comments" complete the electronic form and click submit. The submitted comment will be read into record during the corresponding portion of the meeting. All requests will be accepted up until 9:30 A.M. on Wednesday, March 09, 2022.

Any person that decides to appeal any decision made by the Board of Adjustment and Appeals 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

**Town of Highland Beach
Planning Board Development Order
Application No. 22-0002**



Applicant: Anthony Delprete
Property Address: 4326 Intracoastal Drive
Highland Beach, Florida 33487

CERTIFICATE OF MAILING AFFIDAVIT

I hereby certify that the Town Clerk's Office mailed a copy of the Notice of Public Meeting (Exhibit A) for Application No. 22-0002 for the property located at 4326 Intracoastal Drive, Highland Beach, Florida 33487, by U.S. first class and international mail to:

All property owners and to properties owned by a condominium association president and the association's registered agent within 500 feet of the property located at 4326 Intracoastal Drive, Highland Beach, Florida 33487.

The mailings consisted of 52 notices that were sent first class mail.

This 22nd day of February 2022.

Highland Beach Town Clerk's Office

Lanelda Gaskins, MMC
Town Clerk



PUBLIC NOTICE APPLICATION NO. 22-0002

February 22, 2022

Dear Property Owner:

This is to notify you that the **PLANNING BOARD** of the Town of Highland Beach will conduct a public hearing on **Thursday, March 10, 2022 at 9:30 AM** in the Commission Chambers at Town Hall, 3614 South Ocean Boulevard, Highland Beach, Florida to consider the following application.

APPLICATION BY WILLIAM R. THOMAS, UNLIMITED PERMIT SERVICES INC., FOR A SPECIAL EXCEPTION APPROVAL TO INSTALL A 296 SQUARE FOOT DOCK, A 25,000 POUND CAPACITY BOAT LIFT, AND A 7,000 POUND CAPACITY DUAL JET-SKI LIFT FOR THE PROPERTY LOCATED AT 4326 INTRACOASTAL DRIVE.

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Any person that decides to appeal any decision made by the Town Commission 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

500 Ft Public Notification Boundary