

AGENDA

PLANNING BOARD REGULAR MEETING



Thursday, January 16, 2025 AT 9:30 AM

TOWN OF HIGHLAND BEACH, FLORIDA

3618 S. OCEAN BOULEVARD

HIGHLAND BEACH, FL 33487

Telephone: (561) 278-4548

Website: www.highlandbeach.us

Town Hall Commission Chambers

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

A. December 12, 2024

7. **NEW BUSINESS**

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

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

8. **UNFINISHED BUSINESS**

A. 2025 PROPOSED PLANNING BOARD MEETING DATES

9. **ANNOUNCEMENTS**

January 21, 2025 1:30 PM Town Commission Meeting

February 11, 2025 1:00 PM Special Magistrate Hearing

February 13, 2025

9:30 AM

Planning Board Meeting

10. ADJOURNMENT

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

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

File Attachments for Item:

A. December 12, 2024



TOWN OF HIGHLAND BEACH PLANNING BOARD REGULAR MEETING MINUTES

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

Date: December 12, 2024
Time: 9:30 AM

1. CALL TO ORDER

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

2. ROLL CALL

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

ADDITIONAL STAFF PRESENT

Town Planner Ingrid Allen

ABSENT

Chairperson Eric Goldenberg

3. PLEDGE OF ALLEGIANCE

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

4. APPROVAL OF THE AGENDA

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

5. SWEARING IN OF THE PUBLIC

Deputy Town Clerk Jaclyn DeHart swore in those giving testimony.

6. APPROVAL OF MINUTES

A. November 14, 2024

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

7. UNFINISHED BUSINESS

A. None

8. NEW BUSINESS

A. Development Order Application No. PZ-24-7 / 3519 S. Ocean Blvd. LLC

Application No. PZ-24-7 by Mark Hunley, Charette International Architecture, requesting an amendment to a previously approved site plan for a new three-story single family residence (Development Order No. 22-0017) in order to alter the location of the residence approximately nine feet westward, to increase the square footage under AC from 3,997 to 4,052, and to reduce the rear covered patio and rear balcony by 1.5 feet for the property located at 3521 South Ocean Boulevard.

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

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

Town Planner Allen presented Development Order Application No. PZ-24-7 and provided a brief overview of the history of the application.

Mark Hunley, Charette International Architecture, provided comments on the application.

Vice Chairperson Mendelson closed the public hearing.

Motion: Powell/Chudnofsky - Moved to approve Development Order Application No. PZ-24-7. Based upon a roll call: Member Powell (Yes), Member Chudnofsky (Yes), Member Rosen (Yes), Member Brown (Yes), Member Axelrod (Yes), and Vice Chairperson Mendelson (Yes). The motion passed on a 6 to 0 vote.

B. Development Order Application No. PZ-24-9 / NJC Highland LLC

Application No. PZ-24-9 by the Benedict Bullock Group, PA requesting site plan approval for a new three level, 8,154 square foot single family residence with pool for the property located at 3723 South Ocean Boulevard.

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

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

Town Planner Allen presented Development Order Application No. PZ-24-9.

Thomas Benedict, Benedict Bullock Group, provided comments on the application.

Vice Chairperson Mendelson closed the public hearing.

MOTION: Mendelson/Powell - Moved to approve Development Order No. PZ-24-8 9 with the following condition of approval: Provide Florida Department of Environmental Protection (FDEP) approval for project prior to issuance of Town building permit. Based upon roll call: Vice Chairperson Mendelson (Yes), Member Powell (Yes), Member Rosen (Yes), Member Brown (Yes), Member Chudnofsky (Yes), and Member Axelrod (Yes). The motion passed on a 6 to 0 vote.

C. Development Order Application No. PZ-24-15 / Robert Hammond

Application No. PZ-24-15 by William Thomas, Unlimited Permit Services, Inc., requesting a special exception to install a 136'6" seawall along with associated seawall cap, a 297.5 square foot dock, and a 16,000 pound capacity elevator boat lift for the property located at 4203 Tranquility Drive.

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

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

Town Planner Allen presented Development Order Application No. PZ-24-15.

William Thomas, Unlimited Permit Services, provided comments on the application.

The Board discussed the application and asked questions of the applicant.

Norman Weinstein, 4207 Tranquility Dr., provided comments on the application.

Darrin Dunlea, Seadar builders, provided comments on the application.

The Board discussed the application and Vice Chairperson Mendelson closed the public hearing.

MOTION: Mendelson/Chudnofsky - Moved to approve Development Order No. PZ-24-15. Based upon roll call: Vice Chairperson Mendelson (Yes), Member Chudnofsky (Yes), Member Rosen (Yes), Member Brown (Yes), Member Powell (Yes), and Member Axelrod (Yes). The motion passed on a 6 to 0 vote.

D. Consideration of the 2025 Proposed Planning Board Meeting Dates.

MOTION: Axelrod/Rosen – Moved to approve the first three dates of the Proposed Planning Board Meeting Schedule (January 16, 2025, February 13, 2025, and March 13, 2025), and discuss the rest of the dates at the January 2025 meeting, which passed 6 to 0.

9. ANNOUNCEMENTS

December 17, 2024 1:30 PM Town Commission Meeting

10. ADJOURNMENT

The meeting adjourned at 10:34 AM.

APPROVED on January 16, 2025 Planning Board Regular Meeting.

Eric Goldenberg, Chairperson

ATTEST:

Transcribed by:
Jaclyn DeHart

Jaclyn DeHart
Deputy Town Clerk

01/16/2024
Date

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

File Attachments for Item:

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

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



HIGHLAND BEACH BUILDING DEPARTMENT

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

PLANNING BOARD STAFF REPORT

MEETING OF: JANUARY 16, 2025

TO: PLANNING BOARD

FROM: INGRID ALLEN, TOWN PLANNER

SUBJECT: APPLICATION BY BOAT LIFTS & DOCKS OF SOUTH FLORIDA, REQUESTING A SPECIAL EXCEPTION (FOR THE PROPERTY LOCATED AT 4748 SOUTH OCEAN BOULEVARD #LPH-6) TO INSTALL A 24,000 POUND CAPACITY BOAT LIFT IN SLIP NO. 25 OF THE BOCA HIGHLAND MARINA. (APPLICATION NO. PZ-24-17)

I. GENERAL INFORMATION:

Applicant (Property Owner): Michael B. Weisberg
4748 South Ocean Boulevard #LPH-6
Highland Beach, FL 33487

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

Property Characteristics:

Comprehensive Plan Land Use: Multi Family Low Density

Zoning District: Residential Multiple Family Low Density (RML)

Parcel Control Number: 24-43-47-09-03-001-1606

Request and Analysis:

The Applicant is requesting a special exception to install a 24,000 pound capacity boat lift in slip No. 25 of the Boca Highland Marina. The request is on behalf of the property owner residing at 4748 South Ocean Boulevard #LPH-6 which is located within the Dalton Place Condominium.

The Applicant has obtained Florida Department of Environmental Protection (FDEP) authorization for the above-referenced boat lift (FDEP File No. 50-0452793-001-EE). According to the FDEP authorization (dated November 8, 2024), a separate authorization from the U.S. Army Corps of Engineers is not required.

According to the Applicant's boat lift detail (sheet DET-1) the top of the lift measures approximately 4 feet 10 inches from the existing wood dock. The Applicant has not superimposed the superstructure components of the boat on the lift detail sheet (this is not a requirement of the Town Code). That said and at the request of Town staff, the Applicant has provided a note on sheets DET-1 and DET-2, that references compliance with the boat lift definition found in Section 30-131 of the Town Code (see below).

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.

Note that the Boca Highland Marina (south of Grant Court) only accommodates perpendicular docking of vessels. Section 30-68(g)(7) of the Town Code provides the following regulations pertaining to perpendicular docking:

Perpendicular docking. Unless otherwise provided herein, boats shall not be moored or docked perpendicular to the property at which they are located.

a. boat moored at the landward end of a canal constructed for boat docking purposes may be moored perpendicular to the property line, provided such mooring does not impede the navigation of adjacent property owners.

b. 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.

c. A request for perpendicular docking of a boat in a canal shall be considered as a special exception by the planning board. Applications for development order approval of perpendicular docking of boats shall be subject to all standards applicable to a special exception request, and the additional criteria contained herein:

1. Location of docks, docked boats, and relation to side setbacks shall be established by the waterward extension of property lines.

2. Perpendicular docking of boats shall not interfere with navigation of other boats within the affected canal, and will not be a hazard to navigation.

3. Perpendicular docking of boats shall comply with all setbacks required for accessory marine facilities.

4. Docks or accessory mooring facilities approved by the planning board for perpendicular docking of boats may exceed the maximum extension into a waterway allowed for accessory marine facilities.

5. *The building official or planning board may request evidence, prepared by a recognized marine expert, demonstrating the following:*

i. Proposed perpendicular docking and related accessory marine facilities will not reasonably deny or otherwise limit the ability of abutting or adjacent property owners to construct accessory marine facilities;

ii. Proposed perpendicular docking and related accessory marine facilities will not reasonably deny or otherwise limit the normal ability of abutting or adjacent property owners to moor, maneuver, use or otherwise move a boat; and

iii. Proposed perpendicular docking and related accessory marine facilities will not deny reasonable visual access of abutting property owners to public waterways.

According to the Applicant, the proposed boat lift “does not encroach/affect adjacent properties/slips,” and will not deny reasonable visual access of abutting property owners to the public waterway given there are other boat lifts in the marina (see Applicant’s attached response letter).

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

Section 30-67(b) of the Town Code indicates that boat lifts in the RML zoning district require special exception approval by the Planning Board. Section 30-36(a) of the Town code states that the Planning Board may approve, approve with conditions, or deny a request for special exception relating to seawalls, bulkheads, retaining walls and accessory marine facilities.

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

Staff reviewed the Applicant’s proposed request to include plan set, date stamped received by the Building Department on December 17, 2024 and finds that it is consistent with the special exception provisions of Section 30-36 of the Town Code, were applicable, and consistent with the Town Comprehensive Plan and Code of Ordinances.

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

- Attachments: Application**
Aerials
FDEP approval
HOA approval
Applicant response to perpendicular docking criteria
Applicant Plans (11X17)



TOWN OF HIGHLAND BEACH DEVELOPMENT ORDER APPROVAL APPLICATION

PROPERTY INFORMATION ASSOCIATED WITH THIS APPLICATION	
Address: 4748 South Ocean Blvd Highland Beach, FL 33487	PCN: 2443470903001606
Full Legal Description of the Property [as described in the deed] or reference to an attachment: Dalton Place Cond 1 unit LPH-6	
Zoning District: RML 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: Michael B Trust Weisberg	Phone: (805) 444-4294	Fax: //
Mailing Address: 10715 Yerba Buena rd Malibu CA 90265		
Email Address: michaelweisberg@msn.com		

APPLICANT'S AGENT INFORMATION		
Name: Akbar Mondal	Phone: (954) 971-0811	Fax: //
Company Name: Boat Lifts & Docks of South Florida		
Mailing Address: 1013 NW 31 st AVE Pompano Beach, FL 33069		
Email Address: docksandlifts@gmail.com		

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

Installation of 24,000 4-Post Boat Lift with (4) new
wood pilings

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

Property Owner's Signature: Michael Weisberg Date: 11/13/2024

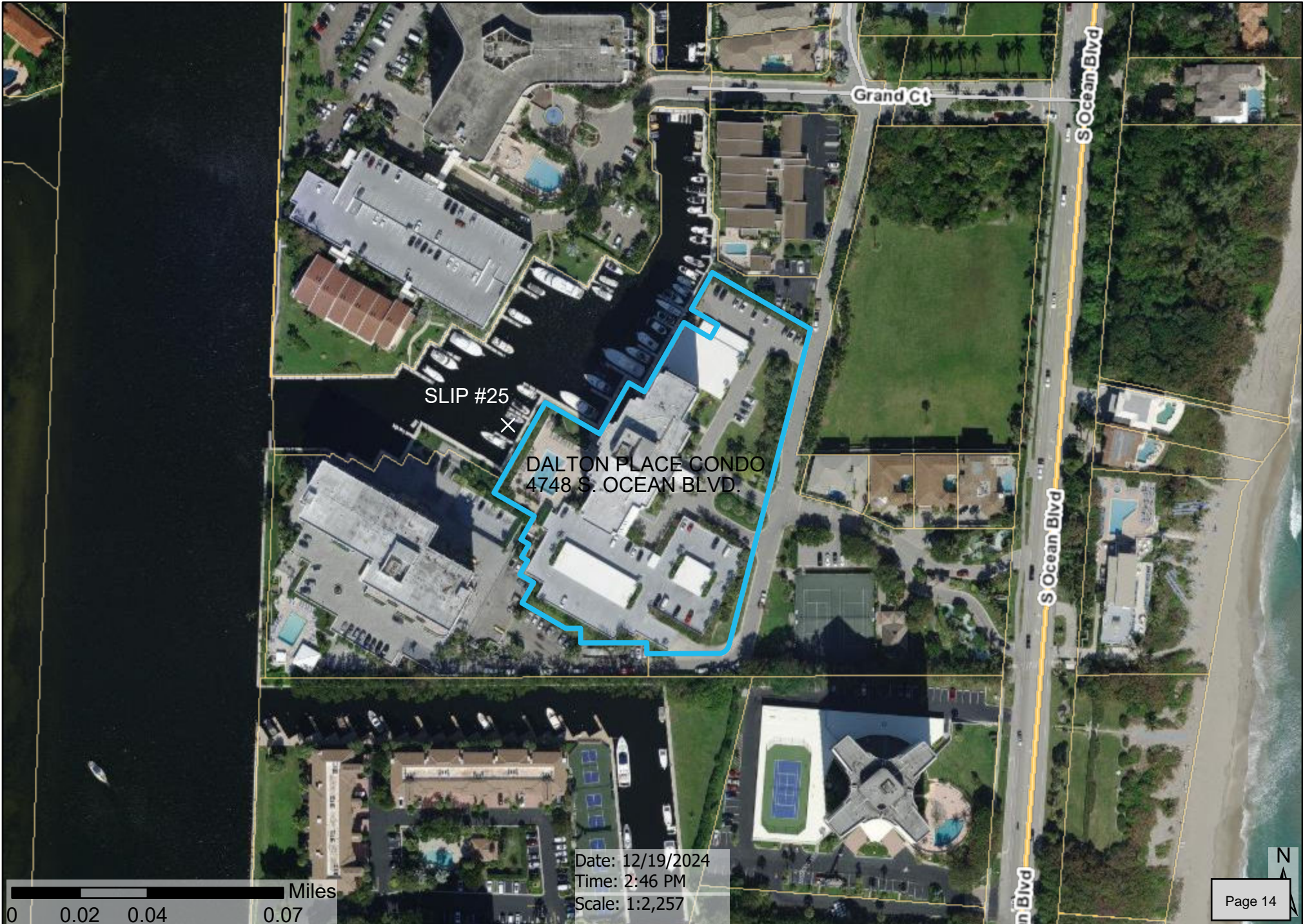
Property Owner's Printed Name Michael Weisberg

Received by the Town Clerk's Office:

Received By: _____ Date: _____

Date Public Notices Mailed: _____

Date Legal Advertisement Published: _____



SLIP #25
X

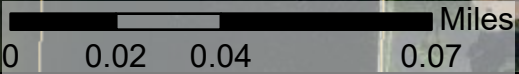
DALTON PLACE CONDO
4748 S. OCEAN BLVD.

Grand Ct

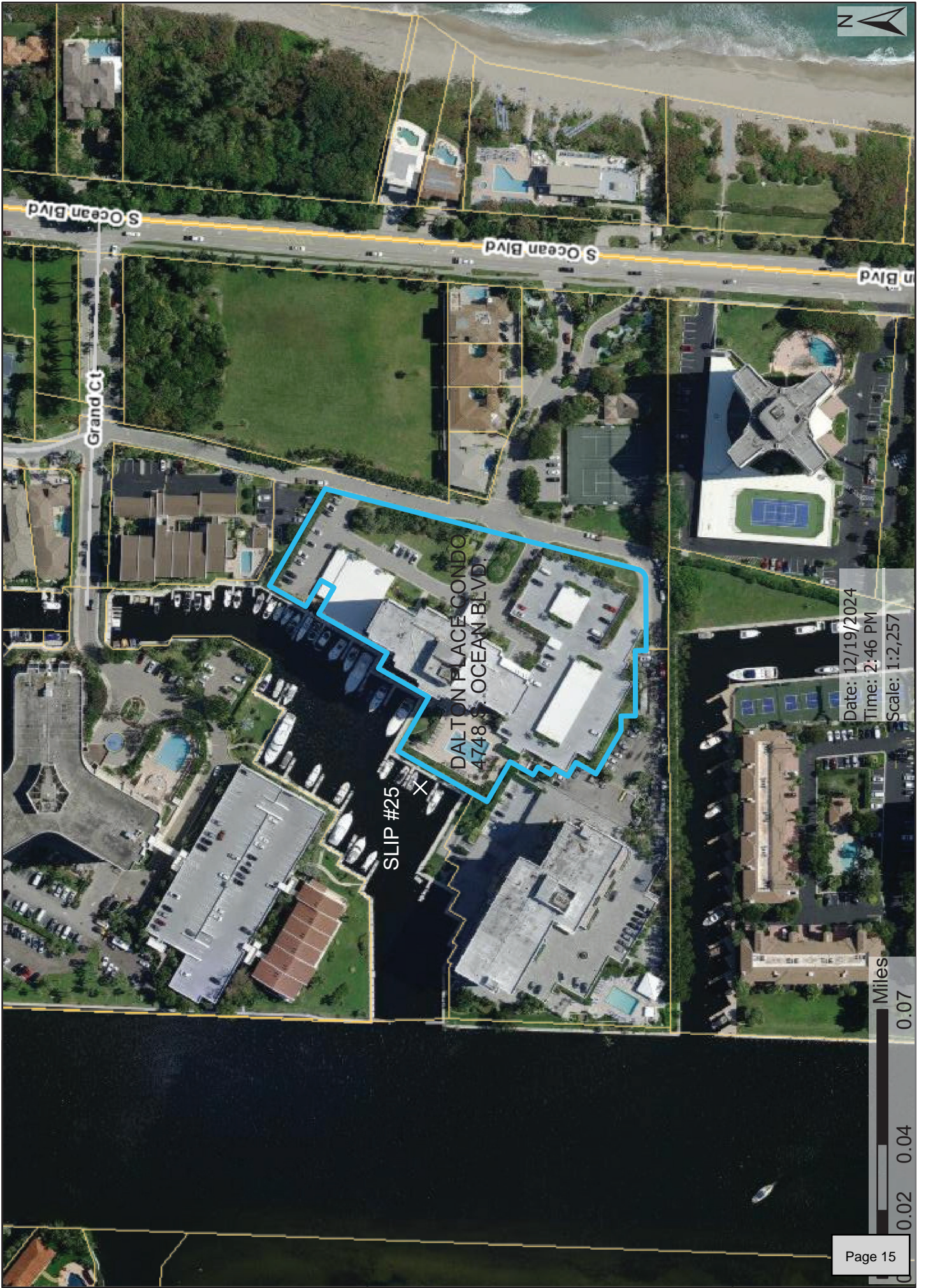
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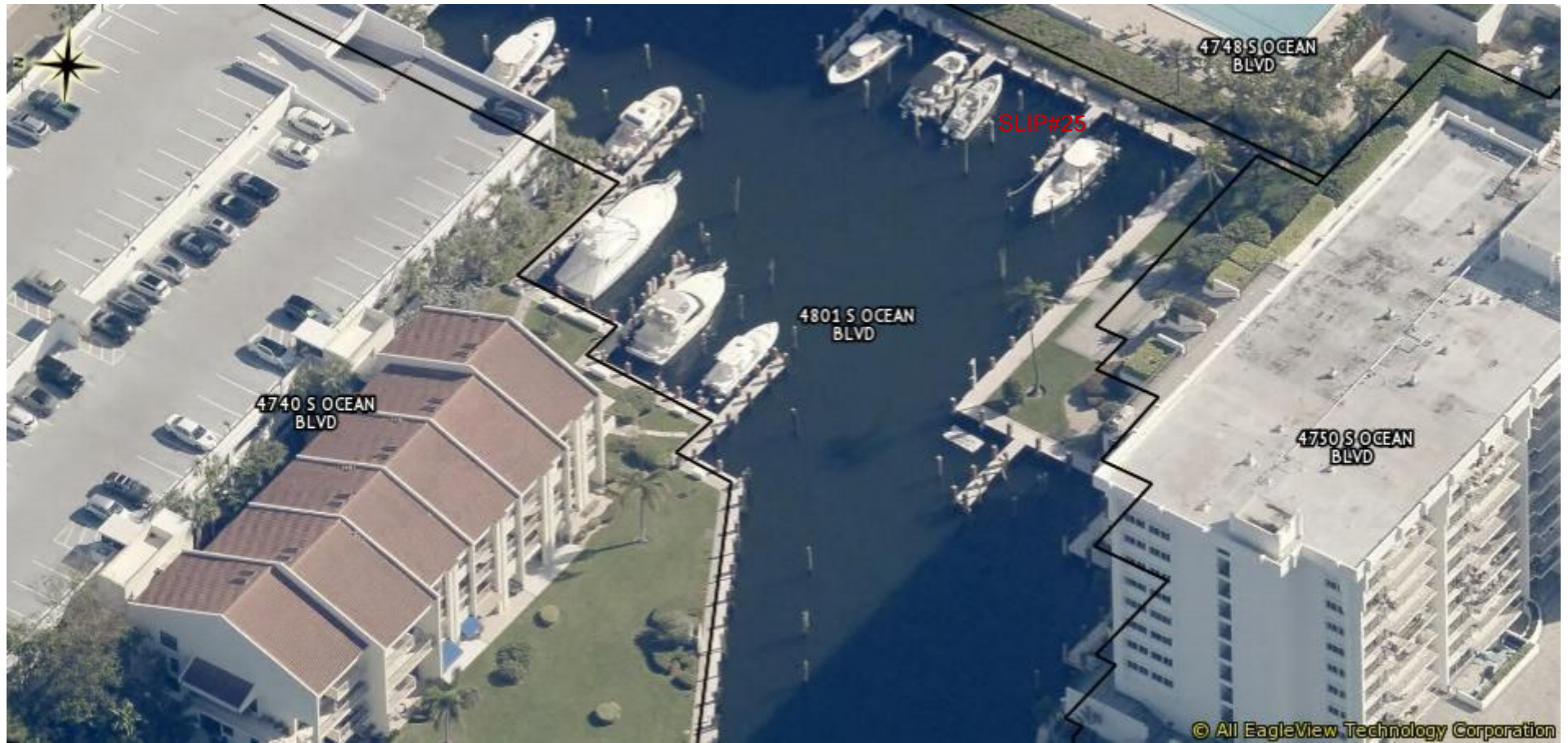


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Date: 12/19/2024
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FLORIDA DEPARTMENT OF Environmental Protection

Southeast District
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 8, 2024

Michael Weisberg
4748 S Ocean Blvd
Highland Beach, FL 33487
Sent via e-mail: docksandlifts@gmail.com

Re: File No.: 50-0452793-001-EE
File Name: Weisberg Lift

Dear Michael Weisberg:

On September 4, 2024, we received your request for verification of exemption to perform the following activities: to install a pile supported boatlift within slip No. 25 at an existing docking facility. The project is located in the Intracoastal Waterway, Class III Waters, adjacent to 4748 S Ocean Blvd, Highland Beach (Section 24, Township 43 South, Range 47 East), in Palm Beach County (Latitude N 26°23'30.6924, Longitude W 80°4'6.6425).

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 qualifies for all three. However, this letter does not relieve you from the responsibility of obtaining other federal, state, or local authorizations that may be required for the activity.

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

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

1. Regulatory Review – VERIFIED

Based on the information submitted, the Department has verified that the activity as proposed is exempt, under Chapter 62-330.051 (5)(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 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 - APPROVED

Your proposed activity as outlined in your application and attached drawings qualifies for Federal authorization pursuant to the State Programmatic General Permit VI-R1, and a **SEPARATE permit** or authorization **will not be required** from the U.S. Army Corps of Engineers. Please note that the Federal authorization expires on July 27, 2026. However, your authorization may remain in effect for up to 1 additional year, if provisions of Special Condition 15 of the SPGP VI-R1 permit instrument are met. You, as permittee, are required to adhere to all General Conditions and Special Conditions that may apply to your project. Special conditions required for your project are attached. A copy of the SPGP VI-R1 with all terms and conditions and the General Conditions 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 a subsequent order of the Department. Because the administrative hearing process is designed to formulate final agency action, the hearing process may result in a modification of the agency action or even denial of the application.

Petition for Administrative Hearing

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

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

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

Time Period for Filing a Petition

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

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

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

Extension of Time

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

Mediation

Mediation is not available in this proceeding.

FLAWAC Review

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

Judicial Review

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

EXECUTION AND CLERKING

Executed in Palm Beach County, Florida.

STATE OF FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION



John Tracey
Environmental Consultant
Southeast District

Enclosures:

Attachment A- Specific Exemption Rule
Special Conditions for Federal Authorization for SPGP VI-R1
General Conditions for Federal Authorization for SPGP VI-R1
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 – Caroline Richardson, John Tracey
Steve Garbutt, Boat Lifts & Docks of South Florida, docksandlifts@gmail.com

Additional mailings:

SPGP, nmfs.ser.statewideprogrammatic@noaa.gov ; spgp@usace.army.mil
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.

Danielle Lucido

Clerk

November 8, 2024

Date

Attachment A

Chapter 62-330.051 Exempt Activities.

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

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

(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.

Special Conditions for Federal Authorizations for SPGP VI-R1

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

- a. If, during the initial ground disturbing activities and construction work, there are archaeological/cultural materials unearthed (which shall include, but not be limited to: pottery, modified shell, flora, fauna, human remains, ceramics, stone tools or metal implements, dugout canoes or any other physical remains that could be associated with Native American cultures or early colonial or American settlement), the Permittee shall immediately stop all work in the vicinity and notify the Compliance and Review staff of the State Historic Preservation Office at 850-245- 6333 and the Corps Regulatory Archeologist at 904-232-3270 to assess the significance of the discovery and devise appropriate actions, including salvage operations. Based on the circumstances of the discovery, equity to all parties, and considerations of the public interest, the Corps may modify, suspend, or revoke the permit in accordance with 33 C.F.R. § 325.7.
 - b. In the unlikely event that human remains are identified, the remains will be treated in accordance with Section 872.05, Florida Statutes; all work in the vicinity shall immediately cease and the local law authority, and the State Archaeologist (850-245-6444) and the Corps Regulatory Archeologist at 904-232-3270 shall immediately be notified. Such activity shall not resume unless specifically authorized by the State Archaeologist and the Corps.
7. The Permittee is responsible for obtaining any “take” permits required under the U.S. Fish and Wildlife Service’s regulations governing compliance with these laws. The Permittee should contact the appropriate local office of the U.S. Fish and Wildlife Service to determine if such “take” permits are required for a particular activity.
8. Mangroves. The design and construction of a Project must comply with the following (Reference: JAXBO PDCs AP.3 and AP.12.):
 - a. All projects must be sited and designed to avoid or minimize impacts to mangroves.
 - b. Mangrove removal must be conducted in a manner that avoids any unnecessary removal and is limited to the following instances:
 - (1) Removal to install up to a 4-ft-wide walkway for a dock.
 - (2) Removal of mangroves above the mean high water line (MHWL) provided that the tree does not have any prop roots that extend into the water below the MHWL.
 - (3) Mangrove trimming. Mangrove trimming refers to the removal (using hand equipment such as chain saws and/or machetes) of lateral branches (i.e., no alteration of the trunk of the tree) in a manner that ensures survival of the tree.
 - (a) Projects with associated mangrove trimming waterward of the MHWL are authorized if the trimming: (a) occurs within the area where the authorized structures are placed or will be placed (i.e., removal of branches that overhang a dock or lift),
 - (b) is necessary to provide temporary construction access, and (c) is conducted in a

manner that avoids any unnecessary trimming.

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

9. For Projects authorized under this SPGP VI in navigable waters of the U.S., the Permittee understands and agrees that, if future operations by the United States require the removal, relocation, or other alteration, of the structures or work herein authorized, or if, in the opinion of the Secretary of the Army or his authorized representative, said structure or work shall cause unreasonable obstruction to the free navigation of the navigable waters, the Permittee will be required, upon due notice from the Corps of Engineers, to remove, relocate, or alter the structural work or obstructions caused thereby, without expense to the United States. No claim shall be made against the United States on account of any such removal or alteration.

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

a. Commencement Notification. Within 10 days from the date of initiating the work authorized by this permit the Permittee shall submit a completed "Commencement Notification" form (Attachment 8).

b. Corps *Self-Certification Statement of Compliance* form. Within 60 days of completion of the work authorized by this permit, the Permittee shall complete the "Self-Certification Statement of Compliance" form (Attachment 9) and submit it to the Corps. In the event that the completed work deviates in any manner from the authorized work, the Permittee shall describe the deviations between the work authorized by this permit and the work as constructed on the "Self-Certification Statement of Compliance" form. The description of any deviations on the "Self-Certification Statement of Compliance" form does not constitute approval of any deviations by the Corps.

c. Permit Transfer. When the structures or work authorized by this permit are still in existence at the time the property is transferred, the terms and conditions of this permit will continue to be binding on the new owner(s) of the property. To validate the transfer of this permit and the associated liabilities associated with compliance with its terms and conditions, have the transferee sign and date the enclosed form (Attachment 10).

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

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

(2) For electronic mail: SAJ-RD-Enforcement@usace.army.mil (not to exceed 10 MB). The Permittee shall reference this permit number, SAJ-2015-2575 on all submittals.

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

Special Conditions for *Shoreline Stabilization* activities.

16. Shoreline stabilization structures other than vertical seawalls shall be no steeper than a 2 horizontal:1 vertical slope (Reference: JAXBO PDC A1.1.4.).
17. Placement of backfill is limited to those situations where it is necessary to level the land behind seawalls or riprap.
18. Living shoreline structures and permanent wave attenuation structures can only be constructed out of the following materials: oyster breakwaters, clean limestone boulders or stone (sometimes contained in metal baskets or cages to contain the material), small mangrove islands, biologs, coir, rock sills, and pre-fabricated structures made of concrete and rebar that are designed in a manner so that they do not trap sea turtles, smalltooth sawfish, or sturgeon (Reference: JAXBO PDC A7.5.).
 - a. Reef balls or similar structures are authorized if they are not open on the bottom, are open-bottom structures with a top opening of at least 4 ft, or are pre-fabricated structures, such as reef discs stacked on a pile, and are designed in a manner that would not entrap sea turtles.
 - b. Oyster reef materials shall be placed and constructed in a manner that ensures that

materials will remain stable and that prevents movement of materials to surrounding areas (e.g., oysters will be contained in bags or attached to mats and loose cultch must be surrounded by contained or bagged oysters or another stabilizing feature) (Reference: JAXBO PDC A7.2.).

c. Oyster reef materials shall be placed in designated locations only (i.e., the materials shall not be indiscriminately dumped or allowed to spread outside of the reef structure) (Reference: JAXBO PDC A7.3.)

d. Wave attenuation structures must have 5 ft gaps at least every 75 ft in length as measured parallel to the shoreline and at the sea floor, to allow for tidal flushing and species movement (Reference: JAXBO PDC A7.6.).

e. Other materials are not authorized by this SPGP VI (Reference: JAXBO PDC A7.5.).

Special Conditions for Boat Ramp activities.

19. Restrictions on Dredged Material and Disposal: Excavation is limited to the area necessary for site preparation. All excavated material shall be removed to an area that is not waters of the United States, as that term is defined and interpreted under the Clean Water Act, including wetlands (Reference: JAXBO PDC A6.2.).

20. Turbidity: The length of new boat ramps and repair and replacement of existing boat ramps to make them longer should ensure a water depth at the end of the ramp is deep enough to minimize sediment resuspension associated with launching vessels in shallow water (Reference: JAXBO PDC A6.5.).

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

21. Chickees must be less than 500 ft² and support no more than 2 slips (Reference: JAXBO PDC A2.1.6.).

22. The design and construction of a Project over marsh (emergent vegetation) must comply with the following:

a. The piling-supported structure shall be aligned so as to have the smallest over-marsh footprint as practicable.

b. The over-marsh portion of the piling-supported structure (decking) shall be elevated to at least 4 feet above the marsh floor.

c. The width of the piling-supported is limited to a maximum of 4 feet. Any exceptions to the width must be accompanied by an equal increase in height

requirement.

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

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

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

a. A pile supported structure

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

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

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

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

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

Structures Constructed in or over Submerged Aquatic Vegetation (SAV), Marsh or Mangrove Habitat” U.S. Army Corps of Engineers/National Marine Fisheries Service updated November 2017 (Attachment 11) if a SAV survey has not been completed.

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

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

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

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

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

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

(d) A pile supported structure

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

(3) On the east coast of Florida, projects located within the St. Johns River and those occurring north of the St. Johns River to the Florida-Georgia line shall post the Report Sturgeon sign. On the west coast of Florida, projects occurring from the Cedar

Key, Florida north to the Florida-Alabama line.

27. Monofilament Recycling Bins. For commercial, multi-family, or public facilities, monofilament recycling bins must be provided as described below (Reference: The below replicates PDC A.2.3 within the table PDCs Specific to Activity 2 –Pile Supported Structures and Anchored Buoys, the PDC itself on page 113 of the JAXBO.):
 - a. For commercial, multi-family, or public facilities, monofilament recycling bins must be provided at the docking facility to reduce the risk of turtle or sawfish entanglement in, or ingestion of, marine debris. Monofilament recycling bins must:
 - (1) Be constructed and labeled according to the instructions provided at <http://mrrp.myfwc.com>.
 - (2) Be maintained in working order and emptied frequently (according to <http://mrrp.myfwc.com> standards) so that they do not overflow.
28. Lighting for docks installed within visible distance of ocean beaches. If lighting is necessary, then turtle-friendly lighting shall be installed. Turtle-friendly lighting is explained and examples are provided on the Florida Fish and Wildlife Conservation Commission website: <http://myfwc.com/wildlifehabitats/managed/sea-turtles/lighting/> (Reference: JAXBO PDC A2.8.).
29. Construction Location. Project construction shall take place from uplands or from floating equipment (e.g., barge); prop or wheel-washing is prohibited (Reference: JAXBO PDC A2.9.).
30. Aids to Navigation (ATONs). ATONs must be approved by and installed in accordance with the requirements of the U.S. Coast Guard (i.e., 33 C.F.R., chapter I, subchapter C, part 66, Section 10 of the Rivers and Harbors Act, and any other pertinent requirements) (Reference: JAXBO PDC A2.5.).
31. Aids to Navigation (ATONs) in Acropora critical habitat. The distance from ATONs to ESA-listed corals and Acropora critical habitat (Attachment 20) shall ensure there are no impacts to the corals or the essential feature of Acropora critical habitat from the movement of buoys and tackle. The appropriate distance shall be based on the size of the anchor chain or other tackle to be installed to secure the buoy to its anchor, particularly when the design of the ATON does not prohibit the contact of tackle with the marine bottom. In all cases, buoy tackle will include flotation to ensure there is no contact between the anchor chain or line and the marine bottom (Reference: JAXBO PDC A2.10.).
32. Within Loggerhead sea turtle critical habitat (Reference: JAXBO PDC A2.15.):
 - (1) ATONs (pile-supported and anchored buoys) are allowed in nearshore reproductive habitat of the Northwest Atlantic Distinct Population Segment (NWA DPS) of loggerhead sea turtle critical habitat.

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

Special Conditions for *Derelict vessels*

33. Visual confirmation (e.g., divers, swimmers, and camera) will be completed prior to removal to ensure that the item can be removed without causing further damage to aquatic natural resources.
34. Coral. If an item cannot be removed without causing harm to surrounding coral (ESA listed or non-listed), the item will be disassembled as much as practicable so that it no longer can accidentally harm or trap species.
35. Monofilament debris will be carefully cut loose from coral (ESA listed or non-listed) so as not to cause further harm. Under no circumstance will line be pulled through coral since this could cause breakage of coral.
36. Marine debris removal methods. Marine debris shall be lifted straight up and not be dragged through seagrass beds, coral reefs, coral, or hard bottom habitats. Trawling also cannot be used as a means of marine debris removal. Debris shall be properly disposed of in appropriate facilities in accordance with applicable federal and state requirements.
37. An absorbent blanket or boom shall be immediately deployed on the surface of the water around any derelict vessel to be removed if fuel, oil, or other free-floating pollutants are observed during the work.

Special Conditions for *Scientific Devices*

38. Aquatic Life Passage. The scientific survey device, including any related equipment and anchors, shall not block access of species to an area. For example, the structures shall not prevent movement in or out of a river or channel.
39. Restoring Affected Area. No later than 24 months after initial installation or upon completion of data acquisition, whichever comes first, the measuring device and any other structure or fills associated with that device (e.g., anchors, buoys, lines) must be removed and the site must be restored to pre-construction conditions.
40. Preventing Device Relocation. The scientific survey device, including any related equipment and anchors, shall be inspected and any required maintenance performed at least twice a year and following storm events that may have moved or dislodged the structure to ensure that equipment and anchors are still in place and have not moved to areas containing ESA-listed corals.

General Conditions for All Projects:

1. The time limit for completing the work authorized ends on July 27, 2026.
2. You must maintain the activity authorized by this permit in good condition and in conformance with the terms and conditions of this permit. You are not relieved of this requirement if you abandon the permitted activity, although you may make a good faith transfer to a third party in compliance with General Condition 4 below. Should you wish to cease to maintain the authorized activity or should you desire to abandon it without a good faith transfer, you must obtain a modification of this permit from this office, which may require restoration of the area.
3. If you discover any previously unknown historic or archeological remains while accomplishing the activity authorized by this permit, you must immediately notify this office of what you have found. We will initiate the Federal and State coordination required to determine if the remains warrant a recovery effort or if the site is eligible for listing in the National Register of Historic Places.
4. If you sell the property associated with this permit, you must obtain the signature of the new owner on the enclosed form (Attachment 10) and forward a copy of the permit to this office to validate the transfer of this authorization.
5. If a conditioned water quality certification has been issued for your project, you must comply with the conditions specified in the certification as special conditions to this permit.
6. You must allow representatives from this office to inspect the authorized activity at any time deemed necessary to ensure that it is being or has been accomplished in accordance with the terms and conditions of your permit.

Further Information:

1. Limits of this authorization.
 - a. This permit does not obviate the need to obtain other Federal, State, or local authorizations required by law.
 - b. This permit does not grant any property rights or exclusive privileges.
 - c. This permit does not authorize any injury to the property or rights of others.
 - d. This permit does not authorize interference with any existing or proposed Federal projects.
2. Limits of Federal Liability. In issuing this permit, the Federal Government does not assume any liability for the following:
 - a. Damages to the permitted project or uses thereof as a result of other permitted or unpermitted activities or from natural causes.

- b. Damages to the permitted project or uses thereof as a result of current or future activities undertaken by or on behalf of the United States in the public interest.
 - c. Damages to persons, property, or to other permitted or unpermitted activities or structures caused by the activity authorized by this permit.
 - d. Design or Construction deficiencies associated with the permitted work.
 - e. Damage claims associated with any future modification, suspension, or revocation of this permit.
3. Reliance on Applicant's Data: The determination of this office that issuance of this permit is not contrary to the public interest was made in reliance on the information you provided.
 4. Reevaluation of Permit Decision: This office may reevaluate its decision on this permit at any time the circumstances warrant. Circumstances that could require a reevaluation include, but are not limited to, the following:
 - a. You fail to comply with the terms and conditions of this permit.
 - b. The information provided by you in support of your permit application proves to have been false, incomplete, or inaccurate (see 3 above).
 - c. Significant new information surfaces which this office did not consider in reaching the original public interest decision.
 5. Such a reevaluation may result in a determination that it is appropriate to use the suspension, modification, and revocation procedures contained in 33 CFR 325.7 or enforcement procedures such as those contained in 33 CFR 326.4 and 326.5. The referenced enforcement procedures provide for the issuance of an administrative order requiring you comply with the terms and conditions of your permit and for the initiation of legal action where appropriate. You will be required to pay for any corrective measures ordered by this office, and if you fail to comply with such directive, this office may in certain situations (such as those specified in 33 CER 209.170) accomplish the corrective measures by contract or otherwise and bill you for the cost.
 6. When the structures or work authorized by this permit are still in existence at the time the property is transferred, the terms and conditions of this permit will continue to be binding on the new owner(s) of the property. To validate the transfer of this permit and the associated liabilities associated with compliance with its terms and conditions, have the transferee sign and date the enclosed form.
 7. The Permittee understands and agrees that, if future operations by the United States require the removal, relocation, or other alteration, of the structures or work herein authorized, or if, in the opinion of the Secretary of the Army or his authorized

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

Department of the Army Permit Transfer for SPGP VI-R1

PERMITEE: _____

PERMIT NUMBER: _____ DATE: _____

ADDRESS/LOCATION OF PROJECT:

(Subdivision)

(Lot)

(Block)

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

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

(Transferee Signature)

(Date)

(Name Printed)

(Street address)

(Mailing address)

(City, State, Zip Code)

STANDARD MANATEE CONDITIONS FOR IN-WATER WORK
2011

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

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

CAUTION: MANATEE HABITAT

All project vessels

IDLE SPEED / NO WAKE

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

SHUT DOWN

Report any collision with or injury to a manatee:



Wildlife Alert:

1-888-404-FWCC(3922)

cell *FWC or #FWC



**UNITED STATES DEPARTMENT OF
COMMERCE**

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

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

SEA TURTLE AND SMALLTOOTH SAWFISH CONSTRUCTION CONDITIONS

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

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

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



Search by Address, Owner, or PCN [Return](#)

Property Info Layers Tools & Reports Help

[View Property Record](#) [Print](#)

OWNERS

WEISBERG MICHAEL B TRUST
WEISBERG LINDA
WEISBERG MICHAEL &

PROPERTY DETAIL

LOCATION
4748 S OCEAN BLVD LPH6

MUNICIPALITY
HIGHLAND BEACH

PARCEL NO.
24-43-47-09-03-001-1606

SUBDIVISION
DALTON PLACE COND I DECL FILED 11-1-78
OR2951P192 AMND OR2976 P1578,3118P1863 &
3142P1248

BOOK/PAGE
32064/267

SALE DATE
DEC-2020

MAILING ADDRESS
10715 YERBA BUENA RD
MALIBU CA 90265 2240

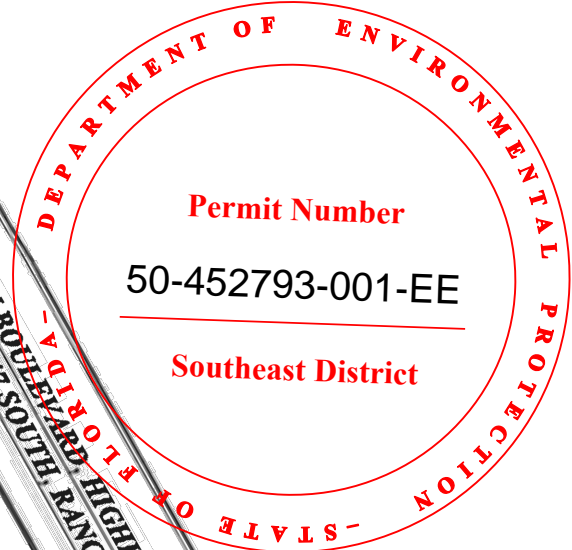
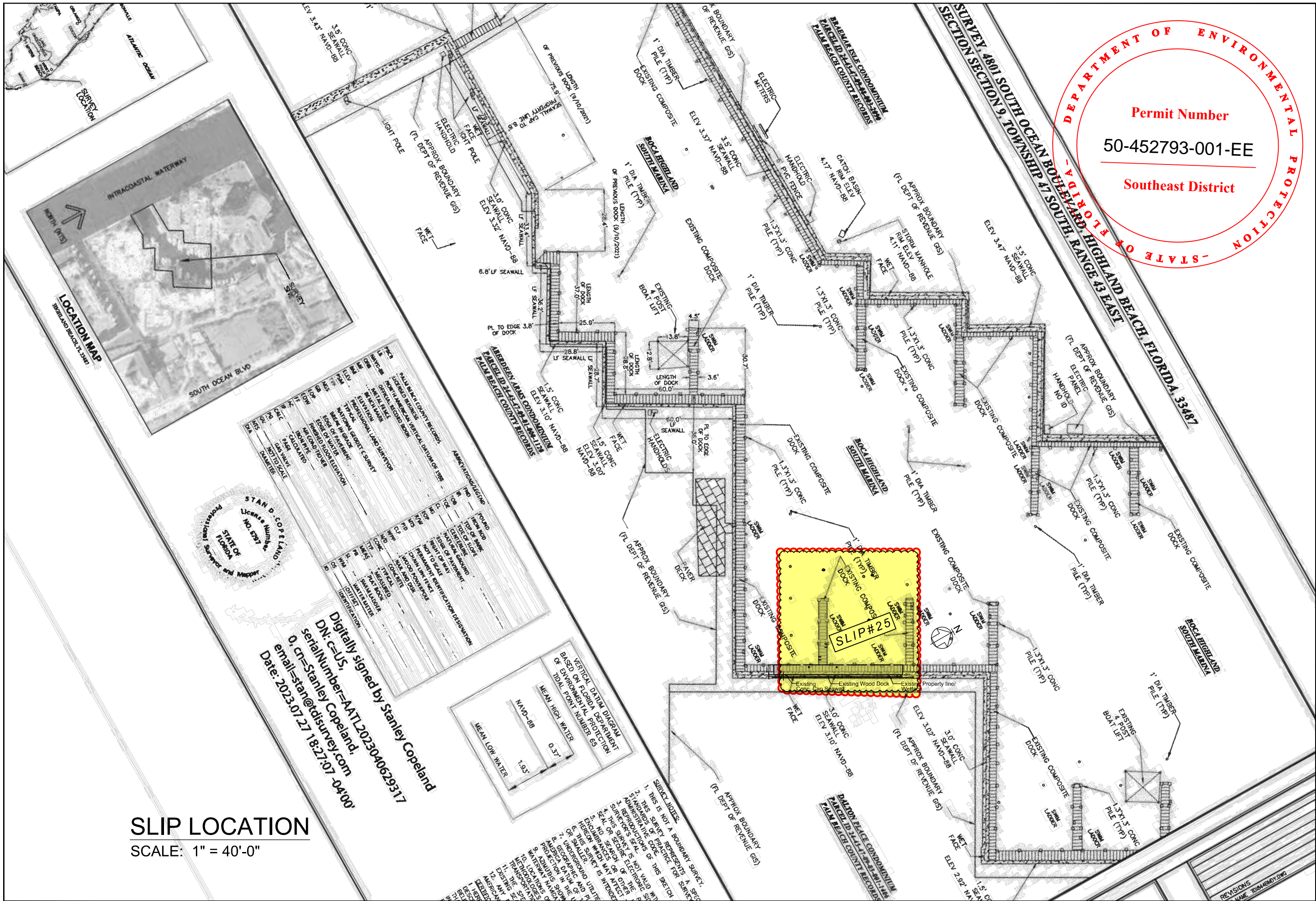
USE TYPE
0400 - CONDOMINIUM

TOTAL SQUARE FEET
1426

SALES INFORMATION

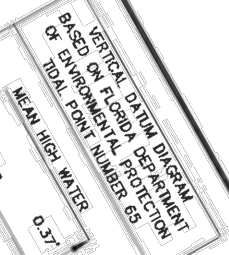
SALES DATE	PRICE
DEC-2020	\$10
DEC-2020	\$670,000
MAR-2019	\$0





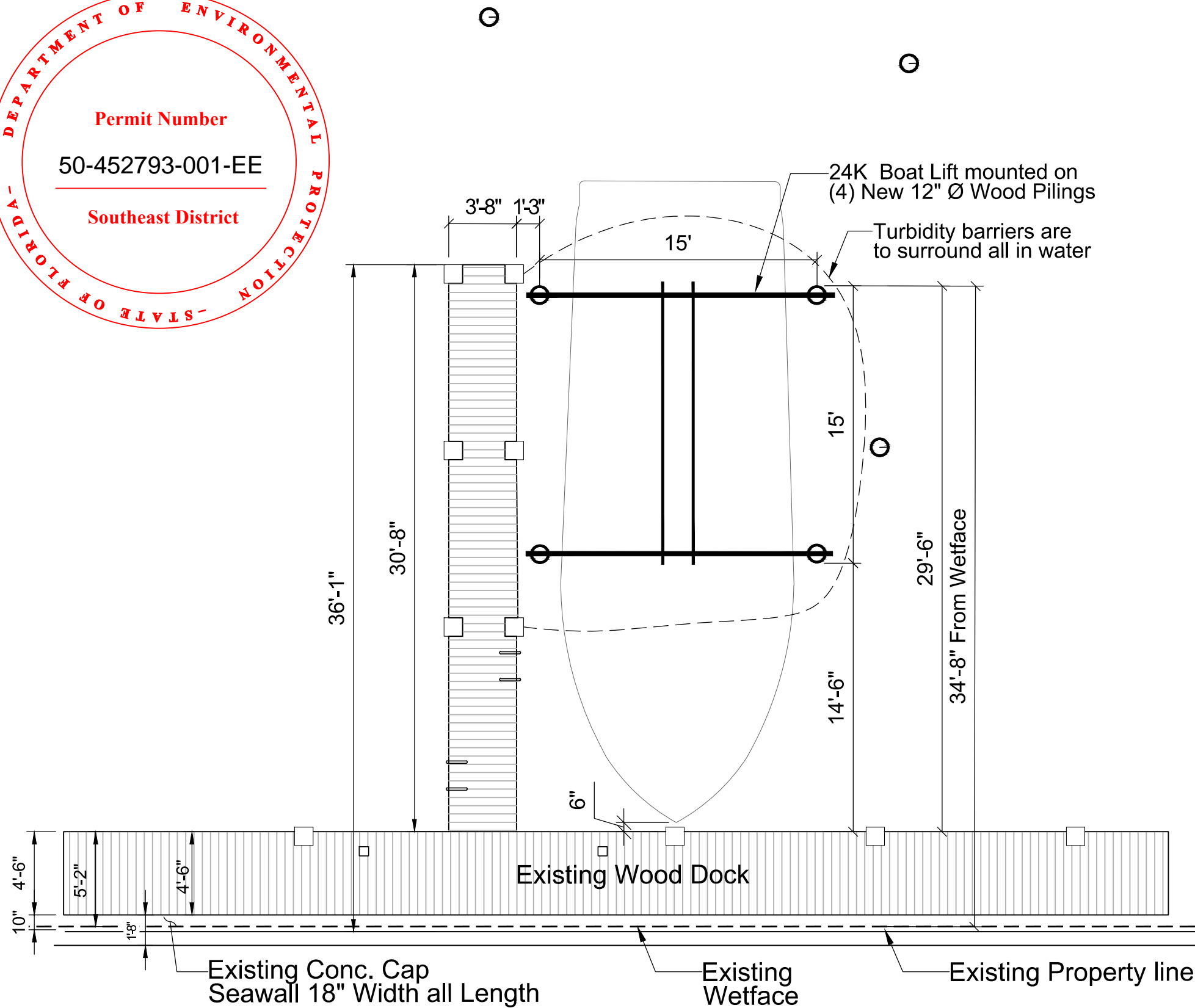
SLIP LOCATION
SCALE: 1" = 40'-0"

Digitally signed by Stanley Copeland
DN: c=US,
serialNumber=AAT2023040629317
o, cn=Stanley Copeland,
email=stan@disurvey.com
Date: 2023.07.27 18:27:07 -0400'



SURVEY NOTES:
1. THIS IS NOT A BOUNDARY SURVEY.
2. THIS SURVEY REPRESENTS A SPECIAL SURVEY OF PRACTICE FOR SURVEY ADMINISTRATIONS OF THIS STATE.
3. SURVEYOR'S SEAL AND SIGNATURE ARE REQUIRED FOR THIS SURVEY TO BE VALID.
4. THIS SURVEY IS NOT INTENDED TO BE USED FOR ANY OTHER PURPOSES.
5. NO ENCUMBRANCES OR OTHER INTERFERENCES WHICH MAY AFFECT THE SURVEY ARE SHOWN.
6. THE SURVEY IS INTENDED TO BE USED FOR THE PURPOSES OF THE SURVEY ONLY.
7. UNDERGROUND UTILITIES ARE NOT SHOWN.
8. GEOGRAPHIC AND POLITICAL BOUNDARIES ARE NOT SHOWN.
9. ADJACENT LANDS ARE NOT SHOWN.
10. LOCATIONS OF SURVEY POINTS ARE SHOWN.
11. THE SURVEY IS INTENDED TO BE USED FOR THE PURPOSES OF THE SURVEY ONLY.
12. ANY OTHER INFORMATION IS NOT SHOWN.
13. THE SURVEY IS INTENDED TO BE USED FOR THE PURPOSES OF THE SURVEY ONLY.
14. ANY OTHER INFORMATION IS NOT SHOWN.

PREPARED FOR: BOATLIFTS & DOCKS OF SOUTH FLORIDA 989 N.W. 31ST AVENUE POMPANO BEACH, FL 33069 954-971-0811 SCC131152208	
Boat Lift FOR: Weisberg RESIDENCE 4748 S Ocean Blvd, Highland Beach, FL 33487	
DATE	
NOTES/REVISIONS	
Drawn by:	NS
Checked by:	FM
Date:	09/27/2024
Job No.:	



SITE PLAN
SCALE: N.T.S.

General Notes :

- 24K 4-post. , New (4) 12"Ø up to 35' Wood pilings and Aluminum Boarding Platform 2'x2' .
- All pilings to be driven 8' into strata. If hard strata are encountered, a 2' minimum penetration is required.
- For all prestressed piles, extend pilings strands a min. of 18" into cap/dock steel or cut strands even top of pile & dowel/epoxy (2) #5 L-bars 12" w/ 4" min embedment
- All hardware to be galvanized or stainless steel.
- Turbidity barriers are to surround all in water construction areas during piling and/or panel installation activities.
- Elevations shown are based on the North American Vertical Datum of 1988.
- Design in accordance with 2023 8th Edition of the Florida Building Code.
- Construction methods, procedures, and sequences are the responsibility of the Contractor. The Contractor shall take the necessary means to maintain and protect the structural integrity and serviceability of the construction at all times.
- Any discrepancies found for any circumstance between the structural plans and the existing conditions found on site and/or any conditions that were omitted on the plans will be the responsibility of the Contractor to immediately bring to the attention of the Engineer of Record.
- Existing conditions are unknown, therefore, worst case conditions have been approximated. all existing conditions are assumed and must be confirmed by the gc after
- Engineer's Limitations of Responsibility: The Engineer permitting. shall not be responsible for the quality or composition of materials, fabrications, construction inspection, supervision, or review, special inspection, or the quality and correctness of construction unless the appropriate submissions, reports, approvals, inspections, site visit, construction review, or special inspections are performed by the Engineer or his representative as required herein, and then only such responsibility as is associated with the specific work performed as is commonly assigned a structural engineer in relation to other engineering and construction disciplines associated with the project.
- The Engineer shall not be responsible for site and construction safety and/or the safety of construction workers. Site and construction safety is the responsibility of the Contractor. The Contractor shall be responsible for the safety of his employees and the safety of the employee of all subcontractors to the project.
- Engineer's Statement of Compliance: To the best of the Engineer's knowledge, the structural plans and specifications presented herein comply with the applicable minimum building codes, standards, and practices.

CARL G. FORBES PE
1839 SOUTH DIXIE HIGHWAY WEST
POMPANO BEACH, FL 33060
EMAIL: CARLFORBES@BELLISOUTH.NET
PHONE: 954-682-6651 FAX: 954-903-4284
STATE OF FLORIDA LICENSE PE 20699

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

Dock/Boat Lift FOR:
Weisberg RESIDENCE
4748 S Ocean Blvd,
Highland Beach, FL 33487

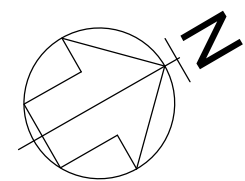
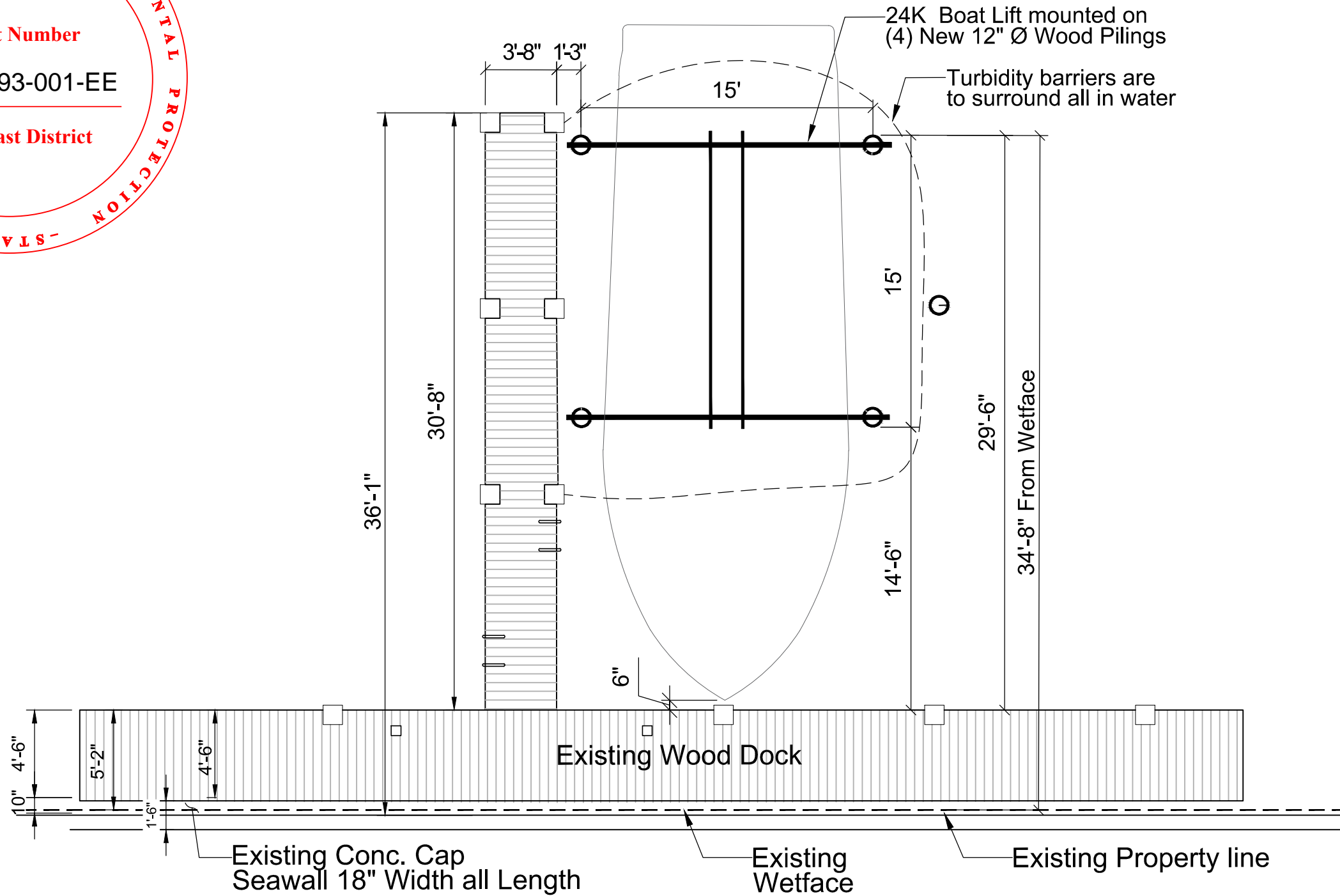
NOTES/REVISIONS

DATE

Drawn by: NS
Checked by: FM

Date: 08/29/2024

Job No.:



PROPOSED CONDITIONS

SCALE: N.T.S.

CARL G. FORBES PE
 1839 SOUTH DIXIE HIGHWAY WEST
 POMPANO BEACH, FL 33060
 EMAIL: CARL.FORBES@BELLSOUTH.NET
 PHONE: 954-882-6651 FAX: 954-903-0284
 STATE OF FLORIDA LICENSE PR 20699

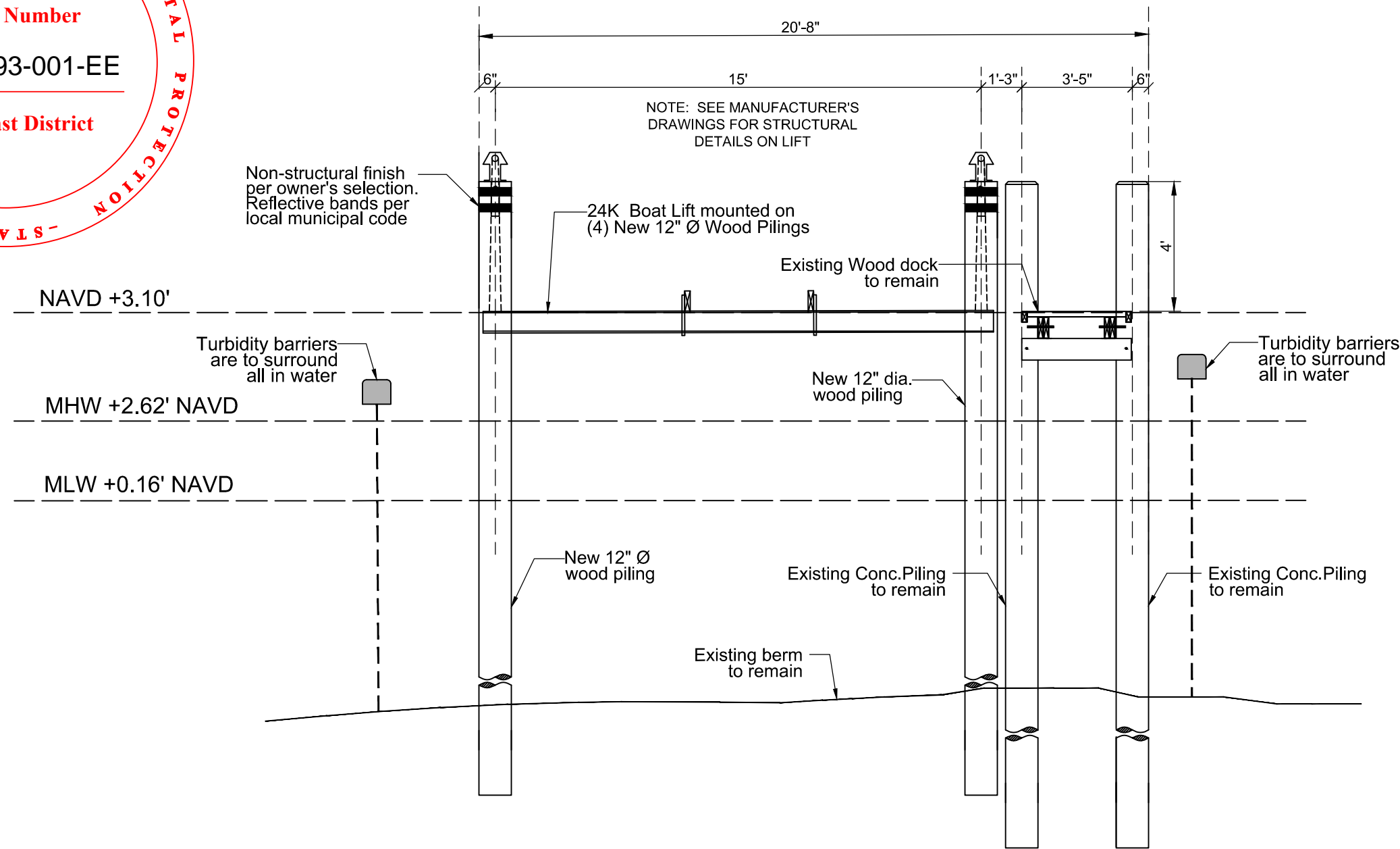
PREPARED FOR:
**BOATLIFTS & DOCKS
 OF SOUTH FLORIDA**
 989 N.W. 31ST. AVENUE
 POMPANO BEACH, FL 33069
 954-971-0811 SCCT31152208

Dock/Boat Lift FOR:
Weisberg RESIDENCE
 4748 S. Ocean Blvd.
 Highland Beach, FL 33487

DATE	NOTES/REVISIONS

Drawn by: NS
 Checked by: FM
 Date: 08/29/2024

Job No.: Page 45



View Section A-A'

Boat Lift Detail

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

CARL G. FORBES PE
 1839 SOUTH DIXIE HIGHWAY WEST
 POMPANO BEACH, FL 33060
 EMAIL: CARLFORBES@BELLSOUTH.NET
 PHONE: 954-682-6651 FAX: 954-903-4284
 STATE OF FLORIDA LICENSE PE 20689

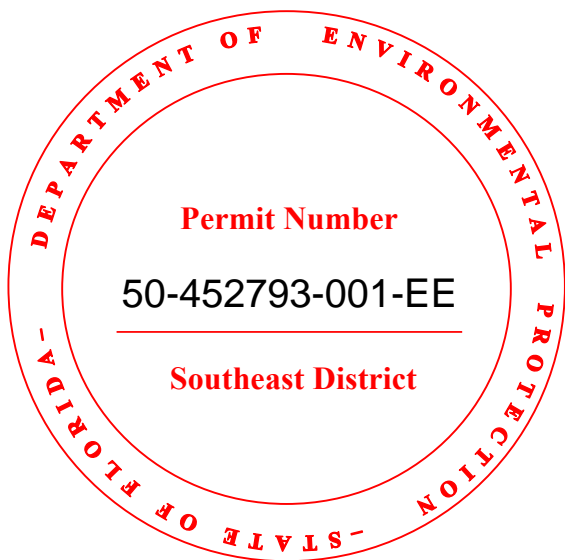
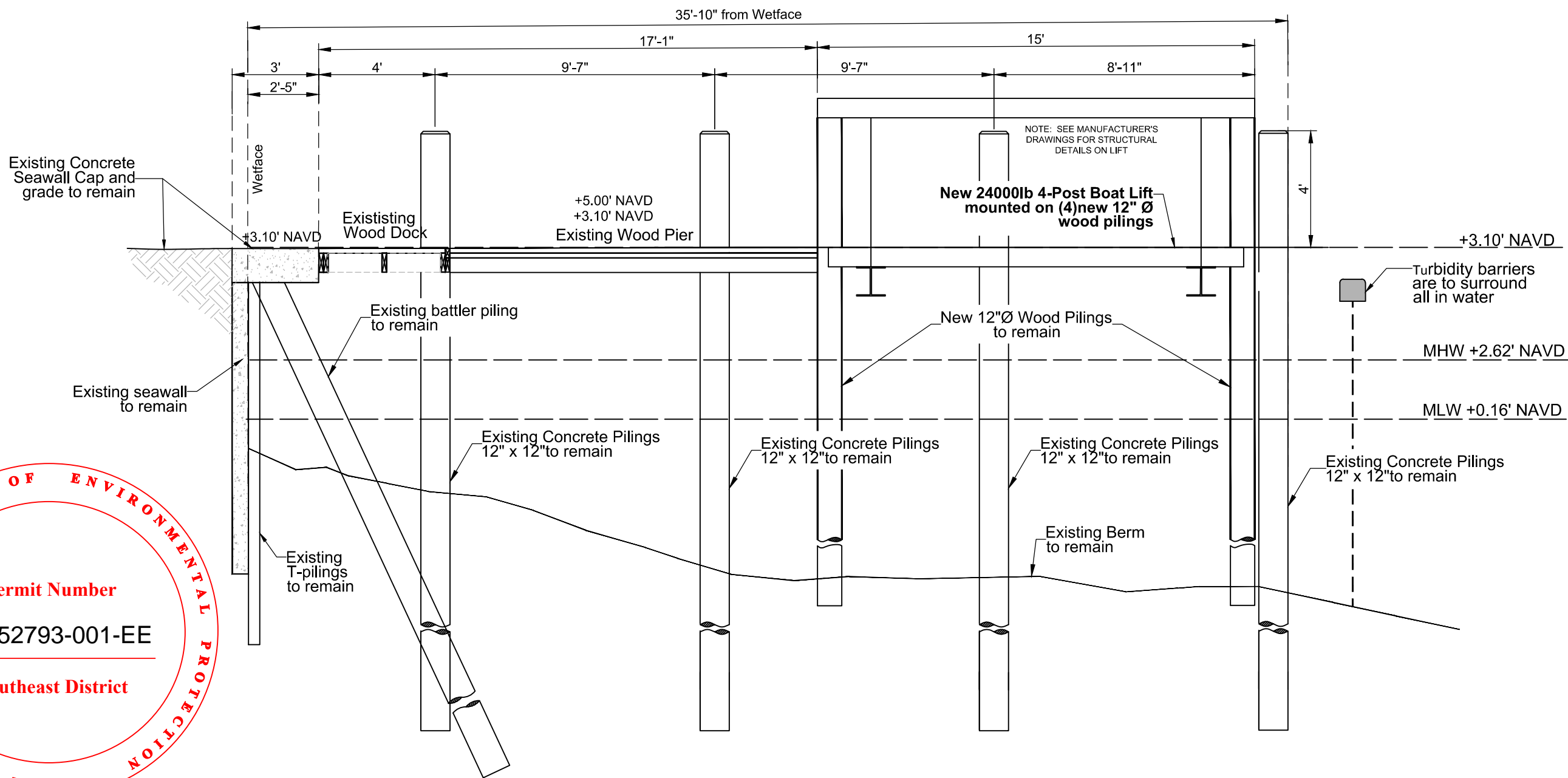
PREPARED FOR:
BOATLIFTS & DOCKS OF SOUTH FLORIDA
 989 N.W. 31ST. AVENUE
 POMPANO BEACH, FL 33069
 954-971-0811 SCC131152208

Boat Lift FOR:
Weisberg RESIDENCE
 4748 S Ocean Blvd.
 Highland Beach, FL 33487

DATE	NOTES/REVISIONS

Drawn by: NS
 Checked by: FM
 Date: 08/29/2024

Job N: 24-001



View Section B-B'

Boat Lift Detail
SCALE: 1/4"=1"-0"

CARL G. FORBES PE
1839 SOUTH DIXIE HIGHWAY WEST
POMPANO BEACH, FL 33060
EMAIL: CARLFORBES@BELLSOUTH.NET
PHONE: 954-682-6651 FAX: 954-903-4284
STATE OF FLORIDA LICENSE PE 20689

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

Boat Lift FOR:
Weisberg RESIDENCE
4748 S Ocean Blvd,
Highland Beach, FL 33487

DATE	NOTES/REVISIONS

Drawn by: NS
Checked by: FM

Date: 08/29/2024

October 29, 2024

Town of Highland Beach
Building Permit Department
3614 S Ocean Blvd
Highland Beach, FL 33487

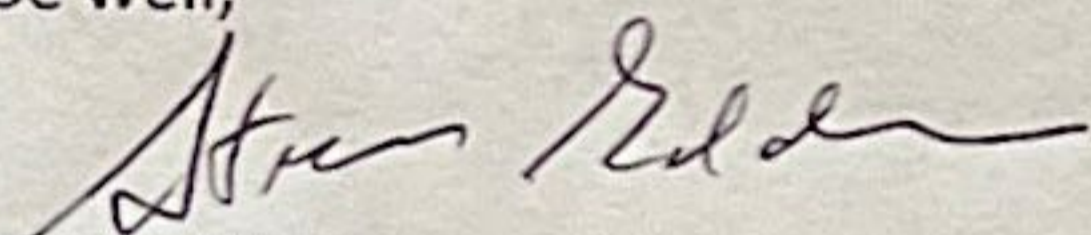
Re: Lift Installation in Slip #25

To Whom It May Concern,

The Boca Highland Beach Club and Marina, Inc, grants permission through our signed agreement for a stationary lift to be installed in slip #25 of the Boca Highland Marina pursuant to the attached plan, for as long as his condition exists.

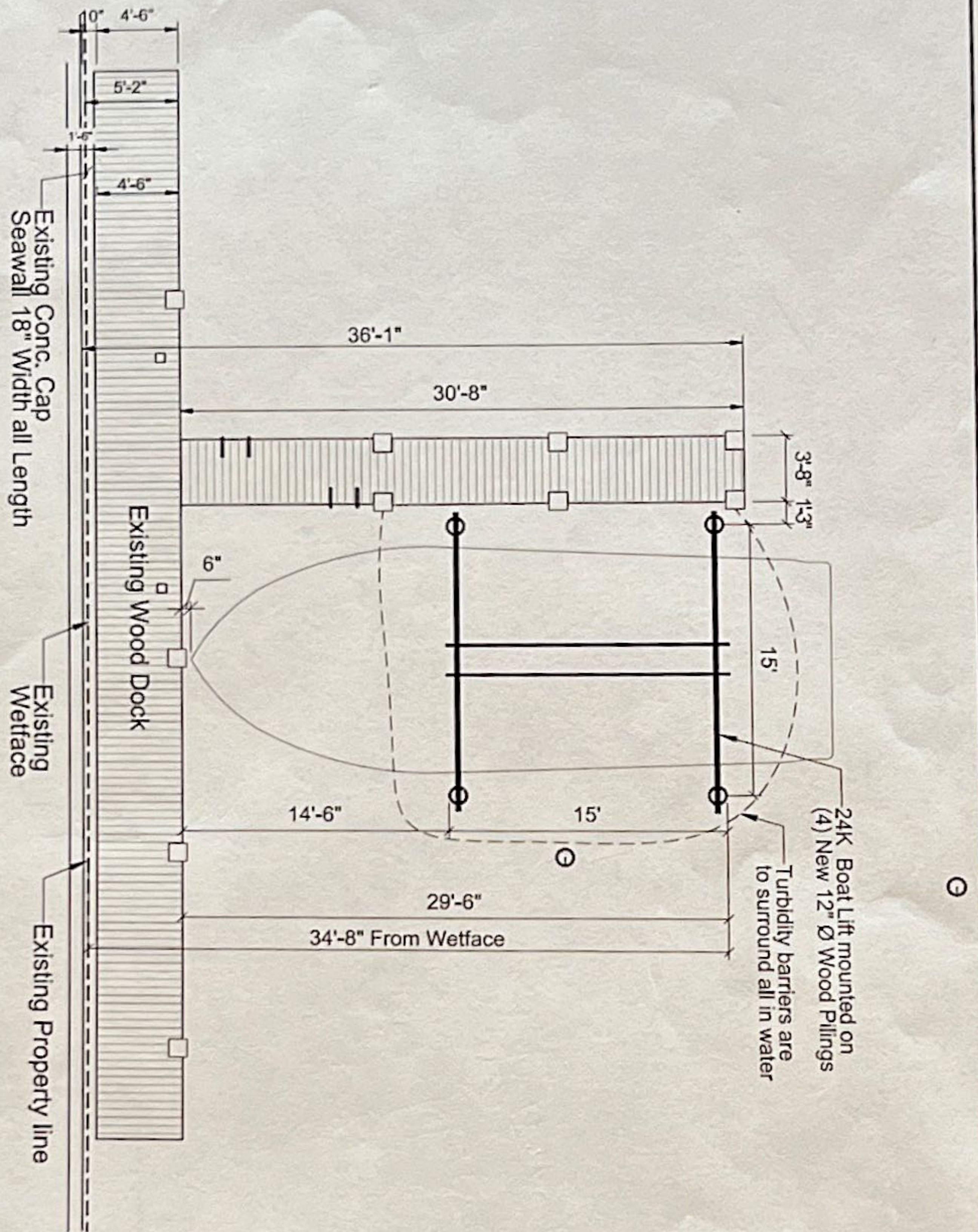
Please contact me at 561-391-2461 for any additional information.

Be well,



Steve Gildea,
President

PROPOSED CONDITIONS
SCALE: N.T.S.



Job No. 24044 PC	DATE 08/28/2024	Drawn by Checked by Date: 08/28/2024	Dock/Boat Lift FOR: Weisberg RESIDENCE 4748 S Ocean Blvd, Highland Beach, FL 33487	PREPARED FOR: BOATLIFTS & DOCKS OF SOUTH FLORIDA 989 N.W. 31ST AVENUE POMPANO BEACH, FL 33069 954-971-0811 SCC131152208	CARL G. FORBES PE 1839 SOUTH DOGE HIGHWAY WEST POMPANO BEACH, FL 33060 EMAIL: CARL.FORBES@GOLLSOUTH.NET PHONE: 954-682-8851 FAX: 954-903-4284 STATE OF FLORIDA LICENSE PE 20699
	NOTES/REVISIONS				



RESPONSE LETTER

PZ-24-17

4748 S OCEAN BLVD LHP6 HIGHLAND BEACH, FL 33487

1. The “attached plan” referenced in the HOA Letter has been uploaded to the portal along with the HOA Letter in one document.
2. Revised drawing uploaded
3. A) The boat lift will be within the Finger Pier perimeter. The vessel will be nose in to ensure that the vessel does not stick out.
B) The Boat Lift will be installed with (4) new wood piles and kept within the owner’s right area and does not encroach/affect adjacent properties/slips.
C) There are other Boat Lifts in the area as well which do not deny visual access. Neither will this additional Boat Lift to be installed.
4. Understood.
5. All plans submitted were Signed and Sealed by a professional license Florida Engineer.
6. Each comment has been addressed in this Response Letter.
7. Understood.

December 11th, 2024

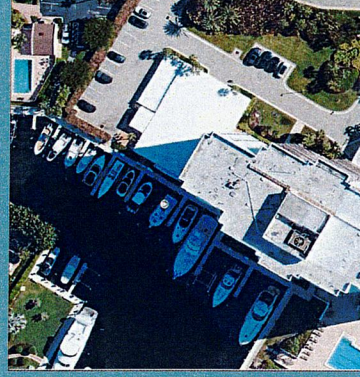
Boat Lifts & Docks of South Florida - 989 NW 31st Avenue, Bldg. F, Pompano Beach, FL 33069
Telephone: 954-971-0811 Fax: 954-971-1770 Licensed & Insured SCC 147913115

A handwritten signature in black ink, appearing to read 'Akbar Nunez Mondal', with a horizontal line underneath.

Akbar Nunez Mondal / SCC 131152208

Boat Lifts & Docks of South Florida - 989 NW 31st Avenue, Bldg. F, Pompano Beach, FL 33069
Telephone: 954-971-0811 Fax: 954-971-1770 Licensed & Insured SCC 147913115

ORDERED BY:



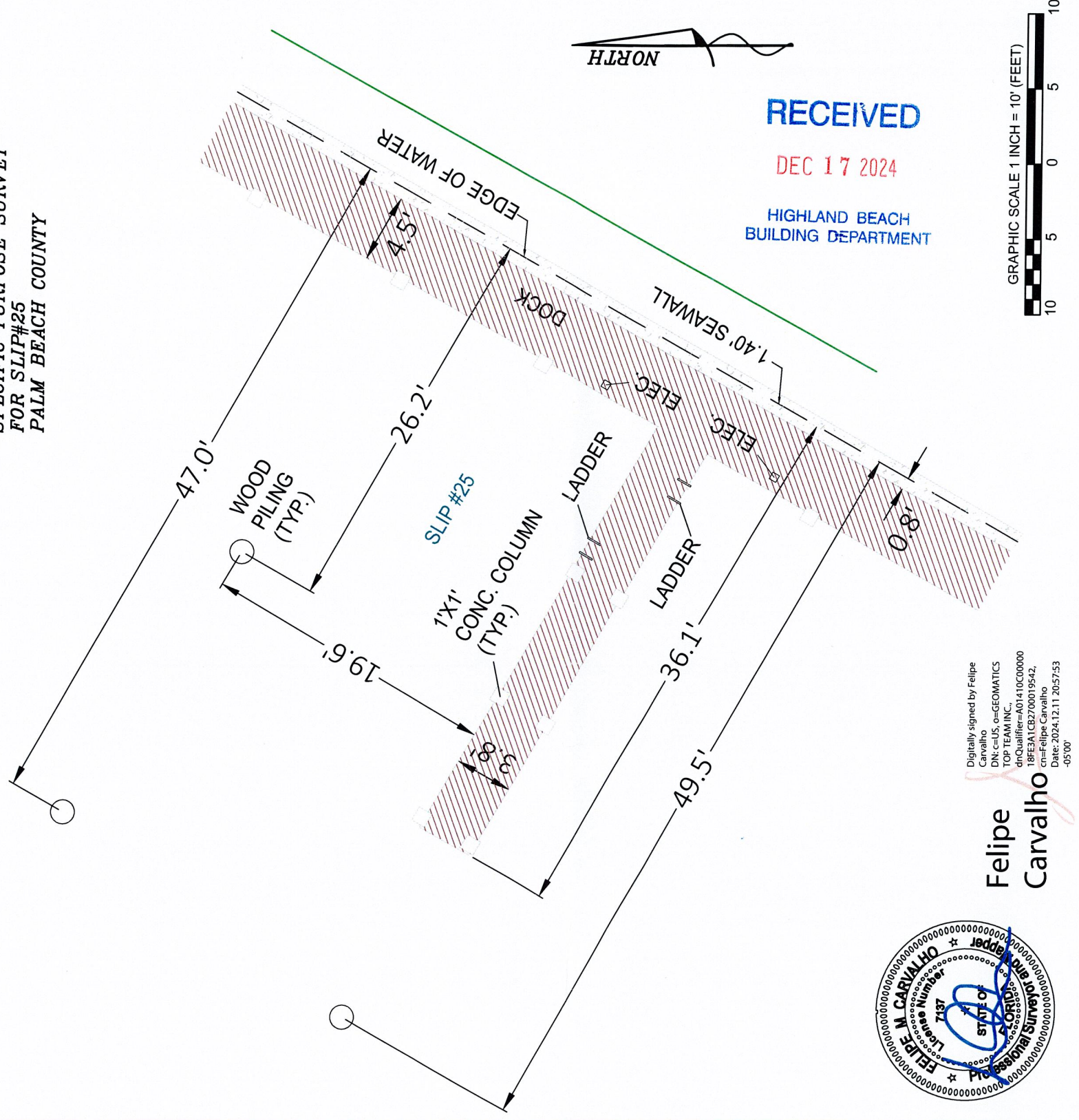
PROPERTY ADDRESS: 4748 S OCEAN BLVD, HIGHLAND BEACH, FLORIDA 33487

SURVEY NUMBER: 2408.0079

FIELD WORK DATE: 8/20/2024

REVISION DATE(S): (REV.1 8/26/2024)

2408.0079
SPECIFIC PURPOSE SURVEY
FOR SLIP#25
PALM BEACH COUNTY



Felipe Carvalho

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

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

POINTS OF INTEREST
NONE VISIBLE

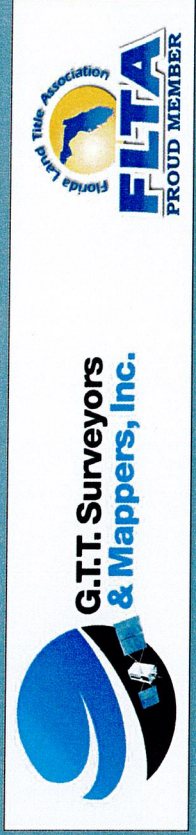
CLIENT NUMBER: _____ DATE: 08/26/24

BUYER: _____

SELLER: _____

CERTIFIED TO: WEISBERG MICHAEL B TRUST
WEISBERG LINDA
WEISBERG MICHAEL &

GEOMATICS TOP TEAM INC.
SURVEYORS & MAPPERS
6224 MOHAWK TERRACE
MARGATE, FL 33063
LB#8200
gnt@geotopteam.com



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

LEGAL DESCRIPTION:

UNIT NO. L-PH6 OF DALTON PLACE CONDOMINIUM, A CONDOMINIUM, ACCORDING TO THE DECLARATION OF CONDOMINIUM RECORDED IN O.R. BOOK 2951, PAGE 192, AND ALL EXHIBITS AND AMENDMENTS THEREOF; PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

JOB SPECIFIC SURVEYOR NOTES:

THIS IS NOT A BOUNDARY SURVEY

GENERAL SURVEYOR NOTES:

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

LEGEND:

LINE TYPES: (UNLESS OTHERWISE NOTED)
BOUNDARY LINE
STRUCTURE
CENTERLINE
CHAIN-LINK or WIRE FENCE
EASEMENT
EDGE OF WATER
IRON FENCE
OVERHEAD LINES
OH/L
SURVEY TIE LINE
WALL OR PARTY WALL
WOOD FENCE
VINYL FENCE
SURFACE TYPES: (UNLESS OTHERWISE NOTED)
ASPHALT
BRICK or TILE
CONCRETE
COVERED AREA
WATER
WOOD
SYMBOLS: (UNLESS OTHERWISE NOTED)
BENCH MARK
CENTERLINE
CENTRAL ANGLE or DELTA
COMMON OWNERSHIP
CONTROL POINT
CONCRETE MONUMENT
CATCH BASIN
ELEVATION
FIRE HYDRANT
GUYWIRE OR ANCHOR
MANHOLE
TREE
UTILITY OR LIGHT POLE
WELL

SURVEYOR'S LEGEND

Table with 4 columns: AIR CONDITIONING, BEARING REFERENCE, BLOCK CORNER, BLOCK PREVENTOR, BLDG., BLDG. BLOCK, BENCH MARK, BUILDING RESTRICTION LINE, CHAIN-LINK or WIRE FENCE, BASEMENT, BAY/BOX WINDOW, CALCULATED, CURVE, CABLE TV RISER, CONCRETE BLOCK, CHIMNEY, CHAIN LINK FENCE, CLEAN OUT, CONCRETE, CONCRETE SIDEWALK, CONCRETE VALLEY GUTTER, CENTERLINE, COVERED PORCH, CONCRETE SLAB, DEED, DRAIN FIELD, DRILL HOLE, DRIVEWAY, ELEVATION, ENCLOSURE, ENTRANCE, ELECTRIC METER, EDGE OF PAVEMENT, EDGE OF WATER, ELECTRIC UTILITY BOX, FIELD CONCRETE MONUMENT, FINISHED FLOOR, FOUND IRON PIPE, FOUND IRON ROD & CAP, FOUND IRON ROD, FOUND IRON ROD & CAP, FOUND NAIL, FOUND NAIL AND DISC, FOUND PARKER-KALON NAIL, FOUND PK NAIL & DISC, FOUND RAILROAD SPIKE, GARAGE, GAS METER, IDENTIFICATION, ILL. LEGIBLE, INSTRUMENT, INTERSECTION, LENGTH, LICENSE # - BUSINESS, LICENSE # - SURVEYOR, MEASURED, MAP BOOK, MITERED END SECTION, METAL FENCE, NON RADIAL, NOT TO SCALE, ON CONCRETE SLAB, ON GROUND, OUTSIDE OF SUBJECT PARCEL, OVERHANG, OVERHEAD LINES, INSIDE OF SUBJECT PARCEL, OFFICIAL RECORD BOOK, OFFICIAL RECORD VOLUME, OVERALL, PLAT, PLAT BOOK, POINT OF CURVATURE, POINT OF COMPOUND CURVATURE, PERMANENT CONTROL POINT, POOL EQUIPMENT, PAGE, POINT OF INTERSECTION, PROFESSIONAL LAND SURVEYOR, PLANTER, POINT OF BEGINNING, POINT OF COMMENCEMENT, PINCHED POPE, POINT OF REVERSE CURVATURE, PERMANENT REFERENCE MONUMENT, PROFESSIONAL SURVEYOR AND MAPPER, POINT OF TANGENCY, RADIUS or RADIAL, RECORD, RANGE, RESIDENCE, RIGHT OF WAY, SURVEY, SET BACK LINE, SURVEY CLOSURE LINE, SCREEN

RECEIVED
DEC 17 2024
HIGHLAND BEACH
BUILDING DEPARTMENT
ACCESS EASEMENT
ANCHOR EASEMENT
CANAL MAINTENANCE ESMT.
COUNTY UTILITY ESMT.
DRAINAGE EASEMENT
DRAINAGE AND UTILITY ESMT.
EASEMENT
INGRESS/EGRESS ESMT.
IRRIGATION EASEMENT
LIMITED ACCESS ESMT.
LANDSCAPE BUFFER ESMT.
LAKE OR LAGOON ESMT.
LAKE OR LAGOON ESMT.
MAINTENANCE EASEMENT
MAINTENANCE EASEMENT
PUBLIC UTILITY EASEMENT
ROOF OVERHANG ESMT.
SIDEWALK EASEMENT
STORM WATER
STORM WATER
MANAGEMENT EASEMENT
TECHNOLOGICAL UTILITY ESMT.
UTILITY EASEMENT

ELECTRONIC SIGNATURE:

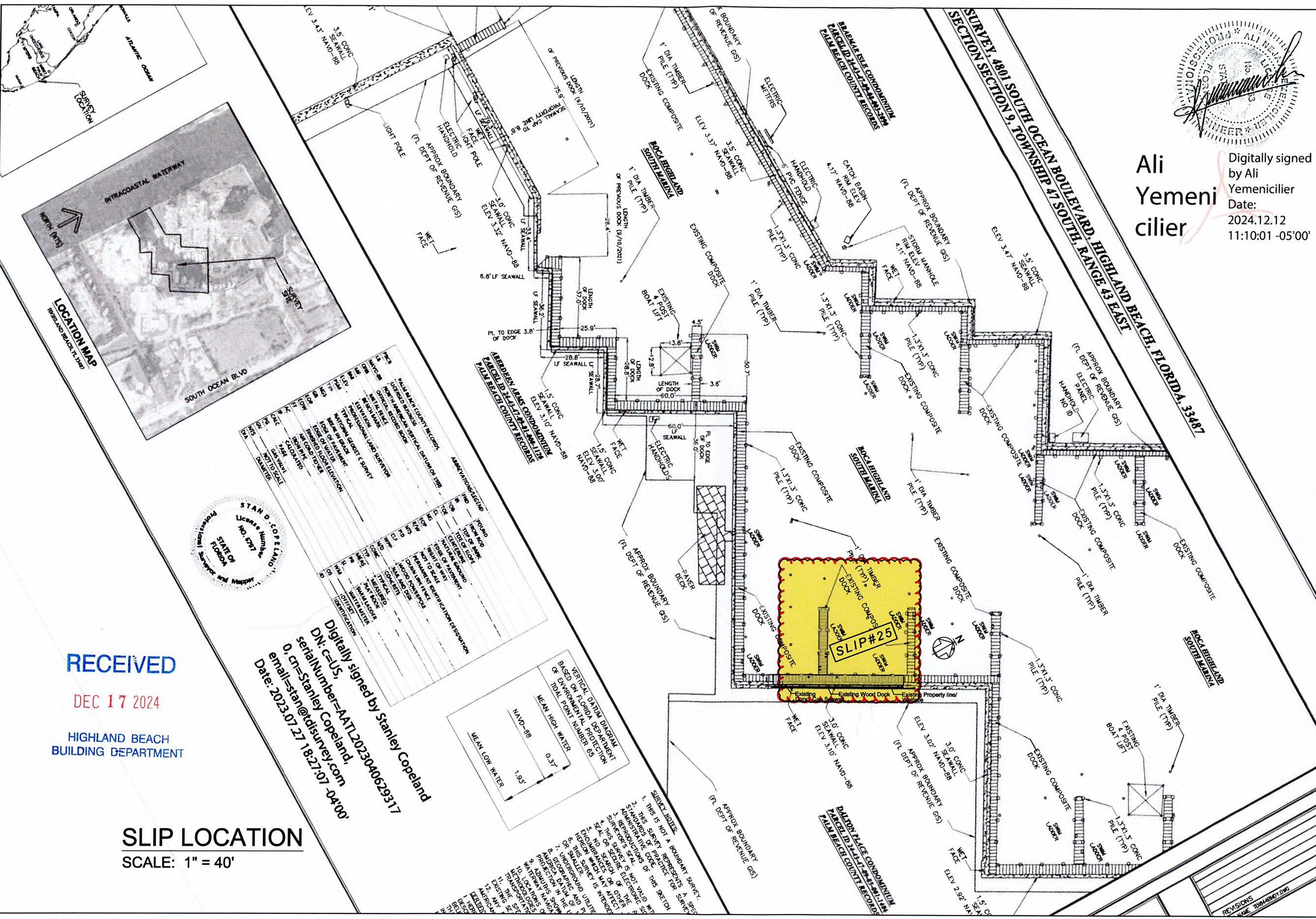
In complete accordance with Florida Statute 472.025 and Pursuant to the Electronic Signature Act of 1996 or Florida Statute TITLE XXXIX, Chapter 688, if this document was received electronically via PDF, then it has been lawfully Electronically Signed. Therefore, this survey PDF is authentic, is completely official and insurable. In order to validate the Electronic Signature of PDF surveys sent via www.surveystars.com you must use a hash calculator. A free hash calculator is available for download at: www.surveystars.com/geotop/System/File-Management/Hash-Calculator-Kirill.html
In order to validate the Electronic Signature of any survey PDF sent via www.surveystars.com:
1. Download the Hash Calculator available at: www.surveystars.com/geotop/System/File-Management/Hash-Calculator-Kirill.shtml
2. Save the Survey PDF onto your computer from www.surveystars.com or from the email sent from www.surveystars.com.
3. Click the square Browse button in the upper right hand corner of the Hash Calculator to find and select the saved survey PDF document, and click the COMPUTE button in the lower right hand corner of the Hash Calculator.
4. Compare the 40 digit string of characters in the SHA-1 line to the 40 digit SHA-1 characters for the survey in the job file in www.surveystars.com which is also printed on the invoice for that survey.
5. If the 40 digit string of SHA-1 characters are exactly the same on the invoice (or in the survey file at www.surveystars.com) as they are in the Hash Calculator, then this PDF is authentic. If the 40 digit string of characters does not match exactly, then this PDF has been tampered with and it is not authentic.

PRINTING INSTRUCTIONS:

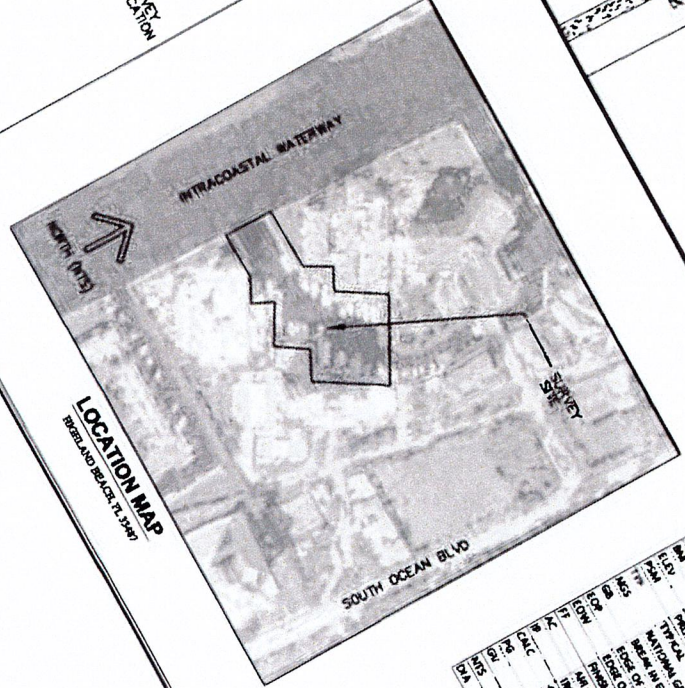
- 1. While viewing the survey in Adobe Reader, select the "Print" button under the "File" tab.
2. Select a printer with legal sized paper.
3. Under "Print Range", click select the "All" toggle.
4. Under the "Page Handling" section, select the number of copies that you would like to print.
5. Under the "Page Scaling" selection drop down menu, select "None."
6. Uncheck the "Auto Rotate and Center" checkbox.
7. Check the "Choose Paper size by PDF" checkbox.
8. Click OK to print.
TO PRINT IN BLACK + WHITE:
1. In the main print screen, choose "Properties".
2. Choose "Quality" from the options.
3. Change from "Auto Color" or "Full Color" to "Gray Scale".

POWERED BY:

Surveystars logo and Geomatics Top Team, Inc. contact information: 6224 Mohawk Terrace, Margate, FL 33063, (754) 303-7703, gtt@geotopteam.com



Ali Yemencilier
 Digitally signed by Ali Yemencilier
 Date: 2024.12.12 11:10:01 -05'00'



NO.	DATE	BY	DESCRIPTION
1	12/11/2024	NS	ISSUED FOR PERMIT
2	12/11/2024	FAM	REVISIONS



Digitally signed by Stanley Copeland
 DN: c=US, serialNumber=AATL2023040629317
 o.cn=Stanley Copeland,
 email=stan@dmsurvey.com
 Date: 2023.07.27 18:27:07 -0400'

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DEC 17 2024

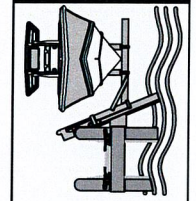
HIGHLAND BEACH BUILDING DEPARTMENT

SLIP LOCATION

SCALE: 1" = 40'

Ali Yemencilier PE
 2799 NW 2nd AVE suite 111
 Boca Raton, FL 33431
 EMAIL: YEMENCILIER@NETZORONET
 PHONE: 561-705-2830
 STATE OF FLORIDA LICENSE PE 54733

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



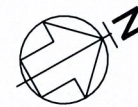
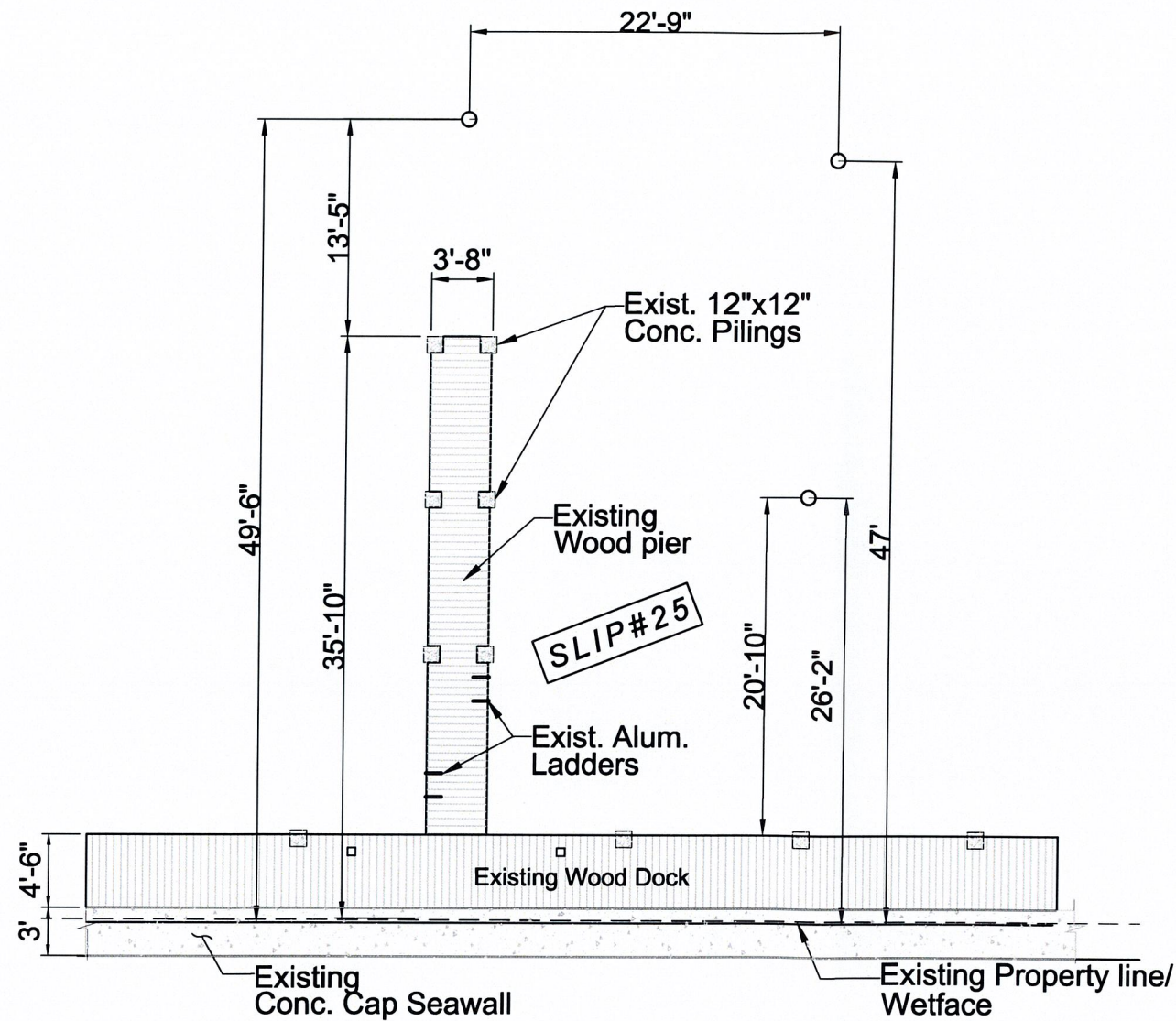
Boat Lift FOR:
 Weisberg RESIDENCE
 4748 S Ocean Blvd,
 Highland Beach, FL 33487

DATE	NOTES/REVISIONS

Drawn by: NS
 Checked by: FAM
 Date: 12/11/2024
 Job No.: 24-044

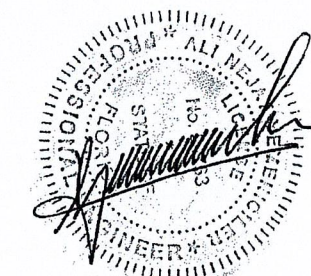
SL

**BOCA HIGHLAND
SOUTH MARINA**



EXISTING CONDITIONS
SCALE: 1'=10'

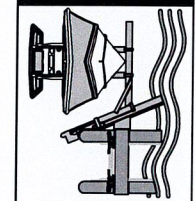
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HIGHLAND BEACH
BUILDING DEPARTMENT



Ali Yemenicilier
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Date: 2024.12.12 11:12:54 -05'00'

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2799 NW 2nd AVE suite 111
Boca Raton, FL 33431
EMAIL: YEMENICILIER@NETZERO.NET
PHONE: 561-705-2830
STATE OF FLORIDA LICENSE PE 56733

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



Boat Lift FOR:
Weisberg RESIDENCE
4748 S Ocean Blvd.
Highland Beach, FL 33487

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EC

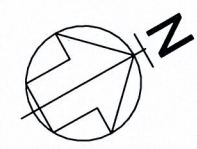
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DEC 17 2024

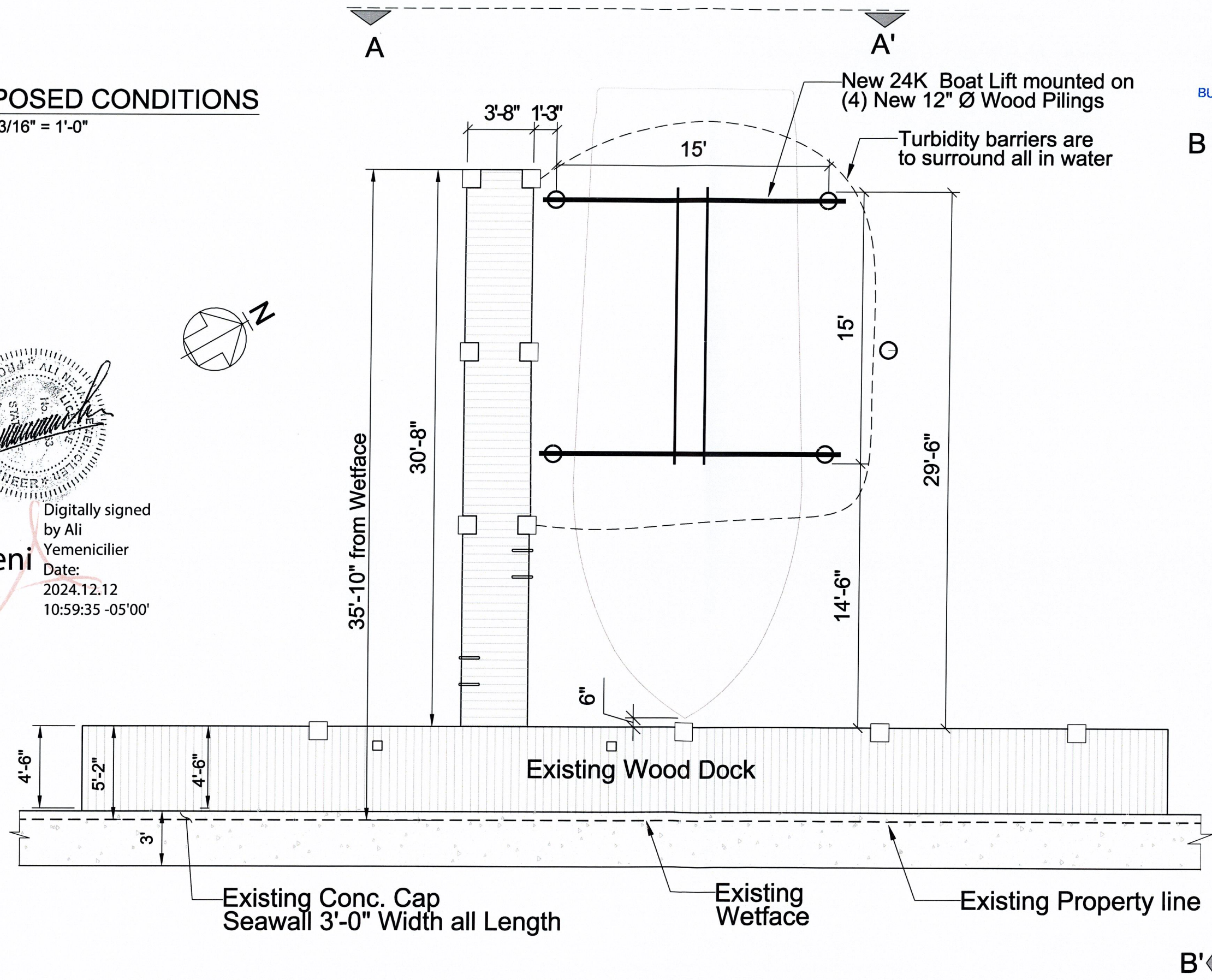
HIGHLAND BEACH
BUILDING DEPARTMENT

PROPOSED CONDITIONS

SCALE: 3/16" = 1'-0"

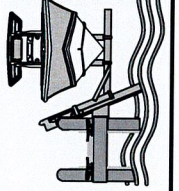


Ali Yemenicilier
Digitally signed by Ali Yemenicilier
Date: 2024.12.12 10:59:35 -05'00'



Ali Yemenicilier PE
2799 NW 2nd AVE suite 111
Boca Raton, FL 33431
EMAIL: YEMENICILIER@NETZERO.NET
PHONE: 561-705-2930
STATE OF FLORIDA LICENSE PE 54783

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BOATLIFTS & DOCKS OF SOUTH FLORIDA
989 N.W. 31ST. AVENUE
POMPANO BEACH, FL 33069
954-971-0811 SCCT131152208



Boat Lift FOR:
Weisberg RESIDENCE
4748 S Ocean Blvd,
Highland Beach, FL 33487

DATE	NOTES/REVISIONS

Drawn by: NS
Checked by: FAM
Date: 12/11/2024
Job No.: 24-044

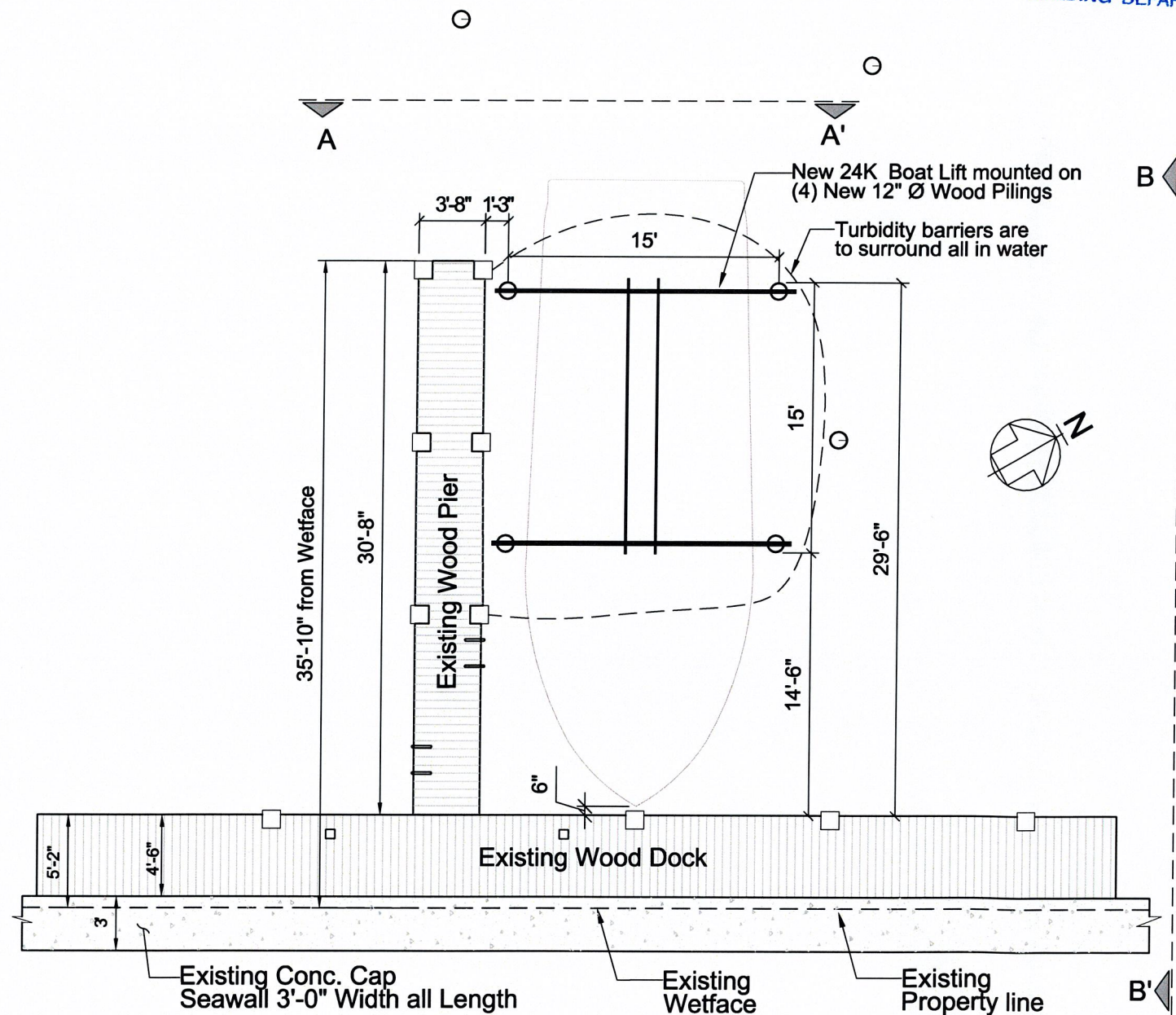
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07/25/22 correction (07/19/22 inspection observations)

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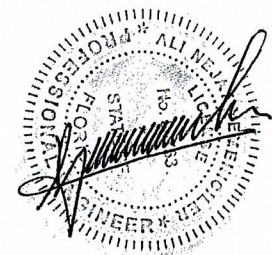
DEC 17 2024

HIGHLAND BEACH
BUILDING DEPARTMENT



SITE PLAN

SCALE: 1/8" = 1'-0"



Ali
Yemencilier

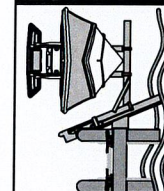
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by Ali
Yemencilier
Date: 2024.12.12
11:11:59 -05'00'

General Notes :

1. 24K 4-post Boat lift , New (4) 12"Ø up to 35' Wood pilings and Aluminum Boarding Platform 2'x2' .
2. All pilings to be driven 8' into strata. If hard strata are encountered, a 2' minimum penetration is required.
3. For all prestressed piles, extend pilings strands a min. of 18" into cap/dock steel or cut strands even top of pile & dowel/epoxy (2) #5 L-bars 12" w/ 4" min embedment
4. All hardware to be galvanized or stainless steel.
5. Turbidity barriers are to surround all in water construction areas during piling and/or panel installation activities.
6. Elevations shown are based on the North American Vertical Datum of 1988.
7. Design in accordance with 2023 8th Edition of the Florida Building Code.
8. Construction methods, procedures, and sequences are the responsibility of the Contractor. The Contractor shall take the necessary means to maintain and protect the structural integrity and serviceability of the construction at all times.
9. Any discrepancies found for any circumstance between the structural plans and the existing conditions found on site and/or any conditions that were omitted on the plans will be the responsibility of the Contractor to immediately bring to the attention of the Engineer of Record.
10. Existing conditions are unknown, therefore, worst case conditions have been approximated. all existing conditions are assumed and must be confirmed by the gc after
11. Engineer's Limitations of Responsibility: The Engineer permitting. shall not be responsible for the quality or composition of materials, fabrications, construction inspection, supervision, or review, special inspection, or the quality and correctness of construction unless the appropriate submissions, reports, approvals, inspections, site visit, construction review, or special inspections are performed by the Engineer or his representative as required herein, and then only such responsibility as is associated with the specific work performed as is commonly assigned a structural engineer in relation to other engineering and construction disciplines associated with the project.
12. The Engineer shall not be responsible for site and construction safety and/or the safety of construction workers. Site and construction safety is the responsibility of the Contractor. The Contractor shall be responsible for the safety of his employees and the safety of the employee of all subcontractors to the project. 1
13. Engineer's Statement of Compliance: To the best of the Engineer's knowledge, the structural plans and specifications presented herein comply with the applicable minimum building codes, standards, and practices.

Ali Yemencilier PE
2799 NW 2nd Ave suite 111
Boca Raton, FL 33431
EMAIL: YEMENCILIER@NETZERO.NET
PHONE: 561-705-2830
STATE OF FLORIDA LICENSE PE 64733

PREPARED FOR:
BOATLIFTS & DOCKS
OF SOUTH FLORIDA
989 N.W. 31ST. AVENUE
POMPANO BEACH, FL 33069
954-971-0811 SCCT131152208



Boat Lift FOR:
Weisberg RESIDENCE
4748 S Ocean Blvd,
Highland Beach, FL 33487

DATE	NOTES/REVISIONS

Drawn by: NS
Checked by: FAM
Date: 12/11/2024
Job No.: 24-044

SP

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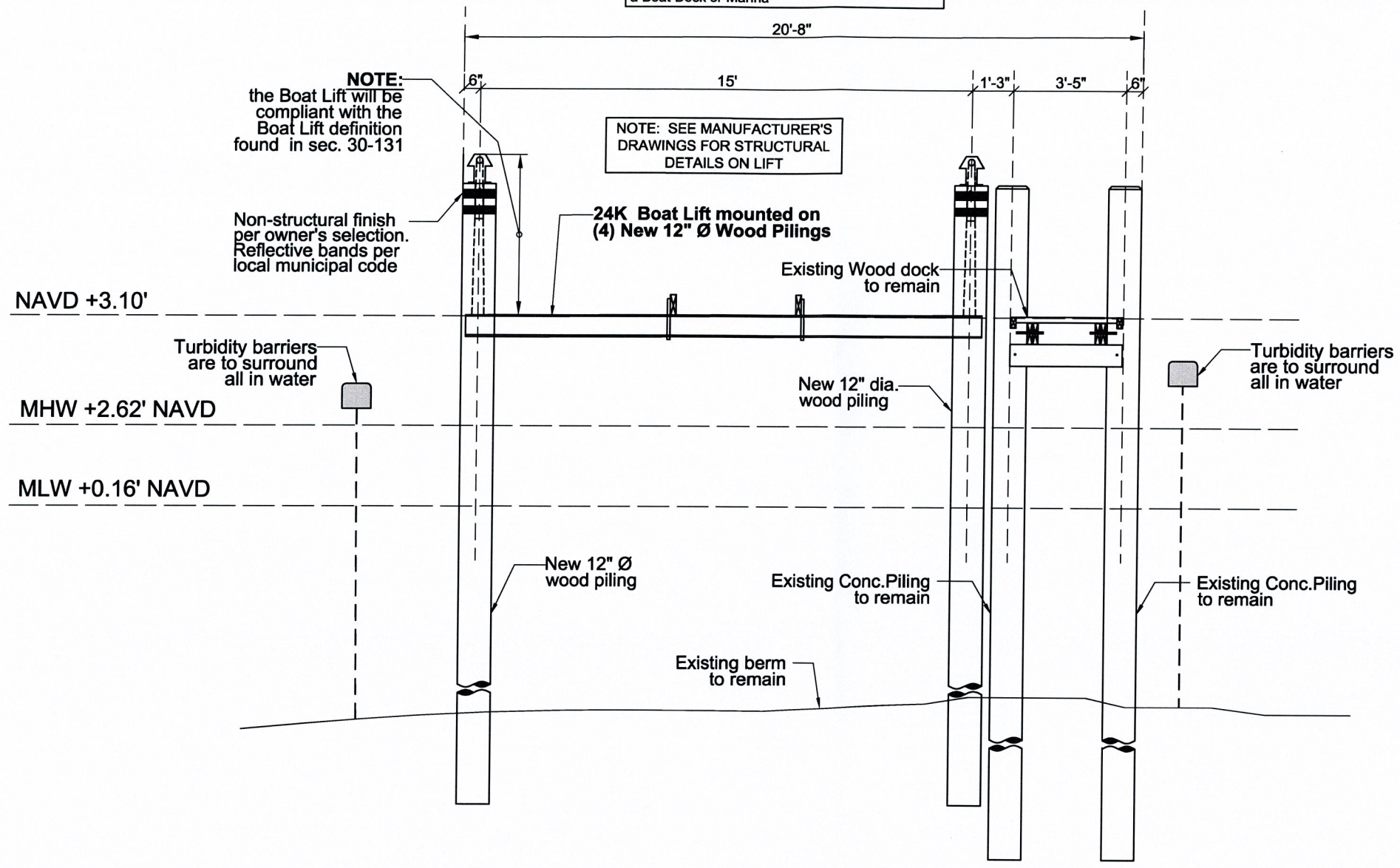
DEC 17 2024

HIGHLAND BEACH
BUILDING DEPARTMENT

NOTE:
N.E.C. 555.10 Signage. Permanent safety Signs shall be installed. to give notice of electrical shock Hazard risks to persons using or swimming near a Boat Dock or Marina

NOTE:
the Boat Lift will be compliant with the Boat Lift definition found in sec. 30-131

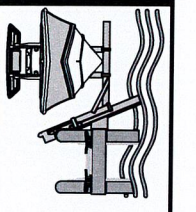
NOTE: SEE MANUFACTURER'S DRAWINGS FOR STRUCTURAL DETAILS ON LIFT



View Section A-A'

Ali Yemenicilier PE
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Boca Raton, FL 33431
EMAIL: YEMENICILIER@NETZERO.NET
PHONE: 561-705-2830
STATE OF FLORIDA LICENSE PE 64733

PREPARED FOR:
BOATLIFTS & DOCKS
OF SOUTH FLORIDA
989 N.W. 31ST. AVENUE
POMPANO BEACH, FL 33069
954-971-0811 SCCT131152208



Boat Lift FOR:
Weisberg RESIDENCE
4748 S Ocean Blvd,
Highland Beach, FL 33487

DATE	NOTES/REVISIONS

Drawn by: NS
Checked by: FAM
Date: 12/16/2024
Job No.: 24-044

DET-1

Boat Lift Detail

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



Ali Yemenicilier
Digitally signed by Ali Yemenicilier
Date: 2024.12.16 14:31:22 -05'00'

07/25/22 corrections (07/19/22 inspection observations)

RECEIVED

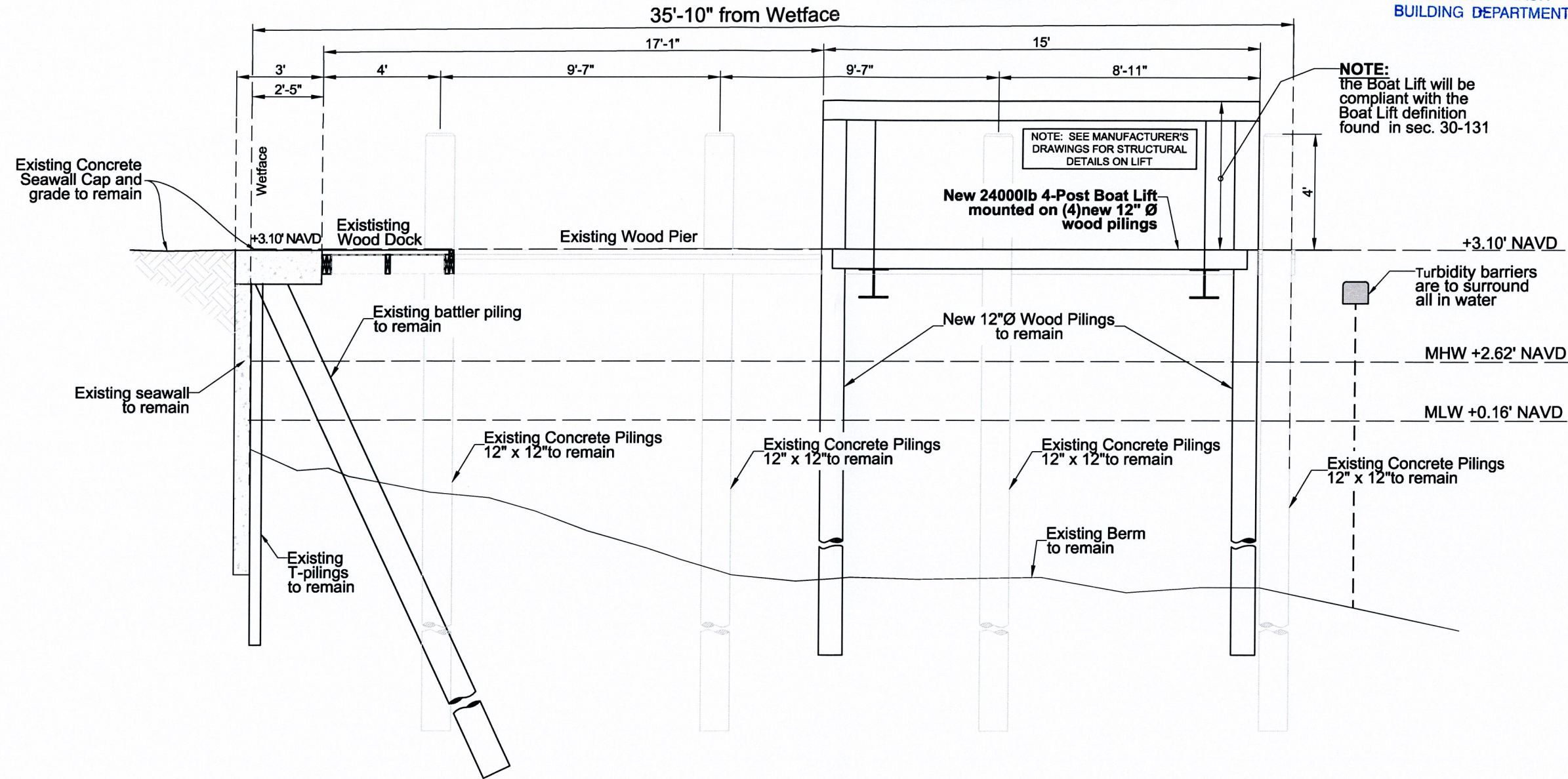
DEC 17 2024

HIGHLAND BEACH
BUILDING DEPARTMENT

NOTE:
N.E.C. 555.10 Signage. Permanent safety Signs shall be installed. to give notice of electrical shock Hazard risks to persons using or swimming near a Boat Dock or Marina

NOTE:
the Boat Lift will be compliant with the Boat Lift definition found in sec. 30-131

NOTE: SEE MANUFACTURER'S DRAWINGS FOR STRUCTURAL DETAILS ON LIFT



View Section B-B'

Boat Lift Detail

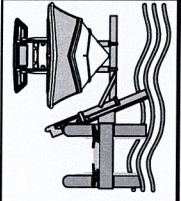
SCALE: 1/4"=1'-0"



Ali Yemenicilier
Digitally signed by Ali Yemenicilier
Date: 2024.12.16 14:30:42 -05'00'

Ali Yemenicilier PE
2799 NW 2nd Ave suite 111
Boca Raton, FL 33431
EMAIL: YEMENICILIER@NETZERO.NET
PHONE: 561-705-2930
STATE OF FLORIDA LICENSE PE 54793

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



Boat Lift FOR:
Weisberg RESIDENCE
4748 S Ocean Blvd.
Highland Beach, FL 33487

DATE	NOTES/REVISIONS

Drawn by: NS
Checked by: FAM
Date: 12/16/2024
Job No.: 24-044

DET-2

07/25/22 corrections (07/19/22 inspection observations)

**Town of Highland Beach
Town Commission Development Order (PB)
Application No. PZ-24-17**



**Applicant: Michael B. Weisberg / Akbar Mondal
Property Address: 4748 S. Ocean Blvd. LPH-6
Highland Beach, Florida 33487**

CERTIFICATE OF MAILING AFFIDAVIT

I hereby certify that the Town Clerk's Office mailed a copy of the Notice of Public Hearing (Exhibit A) for Application No. PZ-24-17 for the property located at 4748 S. Ocean Blvd. LPH-6, Highland Beach, Florida 33487, by U.S. first-class and international mail to:

All property owners and properties owned by a condominium association president and the association's registered agent within 500 feet of the property located at 4748 S. Ocean Blvd, Highland Beach, Florida 33487.

The mailings consisted of 39 notices that were sent first class mail and 00 notices that were sent by International Mail.

This 03rd day of January 2025.

Highland Beach Town Clerk's Office

Jaclyn DeHart
Deputy Town Clerk



PUBLIC NOTICE APPLICATION NO. PZ-24-17

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, January 16, 2025 at 9:30 AM*** in the Commission Chambers at Town Hall located at 3614 South Ocean Boulevard, Highland Beach, Florida to consider the following application.

APPLICATION BY BOAT LIFTS & DOCKS OF SOUTH FLORIDA, REQUESTING A SPECIAL EXCEPTION (FOR THE PROPERTY LOCATED AT 4748 SOUTH OCEAN BOULEVARD #LPH-6) TO INSTALL A 24,000 POUND CAPACITY BOAT LIFT IN SLIP NO. 25 OF THE BOCA HIGHLAND MARINA.

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

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

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

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

TOWN OF HIGHLAND BEACH, BUILDING DEPARTMENT

Sold To:

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

Bill To:

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

Published Daily

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

State Of Florida
County Of Orange

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

The matter of 11720-Notice of Public Meeting .
Was published in said newspaper by print in the issues of, and by publication on the
newspaper's website, if authorized on Jan 02, 2025
SSC_Notice of Public Meeting
Affiant further says that the newspaper complies with all legal requirements for
publication in Chapter 50, Florida Statutes.

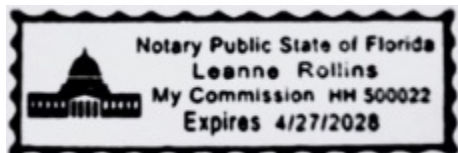


Signature of Affiant

Sworn to and subscribed before me this: January 02, 2025.



Signature of Notary Public



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

Affidavit Delivery Method: E-Mail
Affidavit Email Address: jdehart@highlandbeach.us
7742980

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

YOU ARE HEREBY NOTIFIED that the Planning Board of the Town of Highland Beach will conduct a Public Hearing on Thursday, January 16, at 9:30 AM in the Commission Chambers at Town Hall, 3614 South Ocean Boulevard, Highland Beach, Florida to consider the following:

APPLICATION NO PZ-24-17 BY BOAT LIFTS & DOCKS OF SOUTH FLORIDA, REQUESTING A SPECIAL EXCEPTION (FOR THE PROPERTY LOCATED AT 4748 SOUTH OCEAN BOULEVARD #LPH-6) TO INSTALL A 24,000 POUND CAPACITY BOAT LIFT IN SLIP NO. 25 OF THE BOCA HIGHLAND MARINA.

APPLICANT: MICHAEL B WEISBERG

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

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

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

TOWN OF HIGHLAND BEACH,
BUILDING DEPARTMENT
01/02/2024 7742980

Order # - 7742980

File Attachments for Item:

A. 2025 PROPOSED PLANNING BOARD MEETING DATES



TOWN OF HIGHLAND BEACH AGENDA MEMORANDUM

MEETING TYPE: Planning Board

MEETING DATE *01/16/2025*

SUBMITTED BY: Jaclyn DeHart, Deputy Town Clerk

SUBJECT: 2025 PROPOSED PLANNING BOARD MEETING DATES

SUMMARY:

Below are the 2025 proposed Planning Board meeting dates, which will be held on the second Thursday of each month at 9:30 A.M. On December 12, 2024 the Board approved the meeting dates for January, February and March of 2025. The meeting dates are as follows:

PLANNING BOARD MEETING DATES	
• January 16, 2025 (approved)	• July 10, 2025
• February 13, 2025 (approved)	• August 14, 2025
• March 13, 2025 (approved)	• September 11, 2025
• April 10, 2025	• October 09, 2025
• May 08, 2025	• November 13, 2025
• June 12, 2025	• December 11, 2025

FISCAL IMPACT:

N/A

ATTACHMENTS:

N/A

RECOMMENDATION:

Staff recommends approval of the proposed 2025 Planning Board meeting dates.