

# AGENDA

## PLANNING BOARD REGULAR MEETING



**Thursday, June 11, 2026 AT 9:30 AM**

**TOWN OF HIGHLAND BEACH, FLORIDA**

3614 S. OCEAN BOULEVARD

HIGHLAND BEACH, FL 33487

Telephone: (561) 278-4548

Website: [www.highlandbeach.us](http://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. May 14, 2026

7. **NEW BUSINESS**

A. Development Order Application No. PZ-26-6-SPEX

Application by Ileen Gonzalez, Breezy Permits LLC, requesting a special exception to install a 24,000 pound capacity boat lift for the property located at 4304 Intracoastal Drive.

B. Development Order Application No. PZ-26-5-SPSS

Application by Toly Pappas, Randall Stofft Architects, requesting site plan approval for a new two-story, 5,636 square foot single family residence with pool and spa for the property located at 4301 Tranquility Drive.

C. Proposed Ordinance Coastal Dune Protection; Amendments to Section 6-127, Chapter 6, and Section 30-83, Chapter 30, Code of Ordinances; Request for Planning Board **(Recommendation to the Town Commission)**

8. UNFINISHED BUSINESS

- A. Proposed Ordinance regarding the encroachment of a hard surface beyond the property line in order to provide access to a seawall, dock or abutting Intracoastal Waterway beach area (**Recommendation to Town Commission**)

9. ANNOUNCEMENTS

June 16, 2026	1:30 PM	Town Commission Special Meeting
July 09, 2026	9:30 AM	Planning Board Regular Meeting

10. ADJOURNMENT

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

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

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**File Attachments for Item:**

A. May 14, 2026



## TOWN OF HIGHLAND BEACH PLANNING BOARD REGULAR MEETING MINUTES

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

Date: May 14, 2026  
Time: 9:30 AM

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### 1. CALL TO ORDER

Vice Chairperson Rosen called the meeting to order.

### 2. ROLL CALL

Board Member Greg Babij  
Board Member David Powell  
Board Member David Axelrod  
Board Member Evalyn David  
Vice Chairperson Eve Rosen  
Town Attorney Leonard Rubin  
Deputy Town Clerk Jaclyn DeHart

#### ADDITIONAL STAFF PRESENT

Town Planner Ingrid Allen

#### ABSENT

Board Member Roger Brown  
Chairperson Ilyne Mendelson

### 3. PLEDGE OF ALLEGIANCE

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

### 4. APPROVAL OF THE AGENDA

**MOTION:** David/Axelrod - Moved to approve the agenda as presented which passed,  
5 to 0.

### 5. SWEARING IN OF THE PUBLIC

Deputy Town Clerk Jaclyn DeHart swore in those giving testimony.

### 6. APPROVAL OF MINUTES

A. April 06, 2026 and April 09, 2026

**Motion:** David/Axelrod - Moved to approve the minutes as presented which passed 5 to 0.

**7. UNFINISHED BUSINESS**

**A. None**

**8. NEW BUSINESS**

**A. Discussion of a Proposed Resolution adopting procedures for the initiation and adoption of Town ordinances (Recommendation to Town Commission)**

Vice Chairperson Rosen read the title of the item and Town Attorney Rubin introduced the item. The Board discussed the proposed resolution and gave their suggestions. Town Attorney Rubin will take the suggestions back to the Town Commission.

**B. Proposed Ordinance regarding an amendment to Chapter 23 (Signs and Advertising) (Recommendation to Town Commission)**

Vice Chairperson Rosen read the title of the item. Town Planner Allen introduced the item and reviewed the history or the proposed ordinance. The Board discussed the proposed ordinance.

Gerald Benzen, Assistant Property Manager from Vila Mara provided comments.

**MOTION:** David/Powell – moved to recommend the approval of the proposed ordinance regarding an amendment to Chapter 23 to the Town Commission. Based upon a roll call: Member David (Yes), Member Powell (Yes), Member Babij (Yes), Member Axelrod (Yes), and Vice Chairperson Rosen (Yes). The motion passed on a 5 to 0 vote.

**C. Proposed Ordinance regarding the encroachment of a hard surface beyond the property line in order to provide access to a seawall, dock or abutting Intracoastal Waterway beach area (Recommendation to Town Commission)**

Vice Chairperson Rosen read the title of the item and Town Planner Allen presented the item. The Board discussed the proposed ordinance.

**MOTION:** Babij/ David – moved to continue the item on June 11, 2026. Based upon a roll call: Member Babij (Yes), Member David (Yes), Member Axelrod (Yes), Member Powell (Yes), and Vice Chairperson Rosen (Yes). The motion passed on a 5 to 0 vote.

**D. Nomination of Chairperson and Vice Chairperson**

Vice Chairperson Rosen called for the nomination of a Chairperson. Eve Rosen

was nominated as Chairperson and accepted with no others being nominated.

Evalyn David was nominated as Vice Chairperson and accepted with no others being nominated.

**9. ANNOUNCEMENTS**

June 02, 2026 (Canceled)	1:30 PM	Town Commission Meeting
June 09, 2026	1:00 PM	Special Magistrate Hearing
June 11, 2026	9:30 AM	Planning Board Meeting

**10. ADJOURNMENT**

The meeting adjourned at 10:13 AM.

**APPROVED** on June 09, 2026, Planning Board Regular Meeting.

\_\_\_\_\_  
Eve Rosen , Chairperson

**ATTEST:**

\_\_\_\_\_  
Jaclyn DeHart  
Deputy Town Clerk

\_\_\_\_\_  
06/09/2026  
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-26-6-SPEX

Application by Ileen Gonzalez, Breezy Permits LLC, requesting a special exception to install a 24,000 pound capacity boat lift for the property located at 4304 Intracoastal Drive.



## HIGHLAND BEACH BUILDING DEPARTMENT

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

## PLANNING BOARD STAFF REPORT

**MEETING OF:** JUNE 11, 2026

**TO:** PLANNING BOARD

**FROM:** INGRID ALLEN, TOWN PLANNER

**SUBJECT:** APPLICATION BY ILEEN GONZALEZ, BREEZY PERMITS LLC, REQUESTING A SPECIAL EXCEPTION TO INSTALL A 24,000 POUND CAPACITY BOAT LIFT FOR THE PROPERTY LOCATED AT 4304 INTRACOASTAL DRIVE. (APPLICATION NO. PZ-26-6-SPEX)

### I. GENERAL INFORMATION:

**Applicant (Property Owner):** JAC Realty LLC  
1110 Farming Ave.  
W. Hartford, CT 06107-2163

**Applicant's Agent:** Ileen Gonzalez  
Breezy Permits, LLC  
128 E. Central Boulevard  
Lantana, Fl. 33462

#### **Property Characteristics:**

**Comprehensive Plan Land Use:** Single Family  
**Zoning District:** Residential Single Family (RS)  
**Parcel Control Number:** 24-43-47-04-02-004-0190  
**Subject site location:** 4304 Intracoastal Drive

#### **History:**

On May 12, 2022, the Planning Board approved a special exception to install a 4,000 pound capacity elevator boat lift at the subject property (Application No. 20-0015).

**Request and Analysis:**

The Applicant is requesting a special exception to install a 24,000 pound capacity elevator boat lift at the property located at 4304 Intracoastal Drive. According to the Applicant, a 10,000 pound capacity lift currently exists on the property and will be removed to accommodate the proposed lift. *As noted above, a 4,000 pound capacity boat lift, not 10,000 pound capacity, was approved in 2022. It is worth noting that the 2022 special exception approval was under different property ownership.*

The Applicant obtained approval from the Florida Department of Environmental Protection (File No. 50-0387263-002, 003-EE). As noted in the latter approval, a separate authorization from the US Army Corps of Engineers is not required.

According to the Applicant’s boat lift detail (sheet 4), the top of the lift measures six (6 ) feet from the existing dock. The Applicant has not superimposed or dimensioned the superstructure of the boat on the detail sheet (this is not a requirement of the Town Code). That said and at the request of Town staff, the Applicant has included a note on sheet 3 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 existing seawall elevation. In no case shall the lift be higher than the superstructure of the boat when lifted except for personal watercraft including jet skis.*

Section 30-67(b) of the Town Code states that boat lifts require special exception approval by the Planning Board. Section 30-36(a) of the Town code states that the Planning Board may approve, approve with conditions, or deny a request for special exception relating to accessory marine facilities including boat lifts.

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 May 21, 2026, 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](mailto:iallen@highlandbeach.us)**

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



# TOWN OF HIGHLAND BEACH DEVELOPMENT ORDER APPROVAL APPLICATION

### PROPERTY INFORMATION ASSOCIATED WITH THIS APPLICATION

<b>Address:</b> 4304 INTRACOASTAL DR, HIGHLAND BEACH, FL 33487		<b>PCN:</b> 24-43-47-04-02-004-0190
<b>Full Legal Description of the Property [as described in the deed] or reference to an attachment:</b> BEL LIDO LT 19 BLK 4		
<b>Zoning District:</b> RS – RESIDENTIAL SINGLE FAMILY (24-HIGHLAND BEACH)	<b>What is the location of the installation?</b> <input checked="" type="checkbox"/> Intracoastal Waterway (ICW) <input type="checkbox"/> Interior Canal/Basin <input type="checkbox"/> N/A	

### PROPERTY OWNER (APPLICANT) INFORMATION

<b>Name:</b> JAC REALTY LLC	<b>Phone:</b> 860-989-6721	<b>Fax:</b>
<b>Mailing Address:</b> 1110 FARMINGTON AVE, W HARTFORD, CT 06107-2163		
<b>Email Address:</b> JIMPCARROLL02@GMAIL.COM		

### APPLICANT'S AGENT INFORMATION

<b>Name:</b> ILEEN GONZALEZ	<b>Phone:</b> 561-581-0141	<b>Fax:</b>
<b>Company Name:</b> BREEZY PERMITS LLC		
<b>Mailing Address:</b> 128 E CENTRAL BLVD, LANTANA, FL 33462		
<b>Email Address:</b> INFO@BREEZYPERMITS.COM		

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

REPLACE EXISTING 10K LIFT WITH NEW 24K LIFT USING EXISTING CONCRETE PILES. NEW LIFT IS 18'X12'

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

Property Owner's Signature:  Date: 2/10/26

Property Owner's Printed Name JAMES CARROLL

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*Received by the Town Clerk's Office:*

Received By: \_\_\_\_\_ Date: \_\_\_\_\_

Date Public Notices Mailed: \_\_\_\_\_

Date Legal Advertisement Published: \_\_\_\_\_

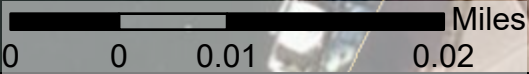


# 4304 Intracoastal Drive



SUBJECT PROPERTY

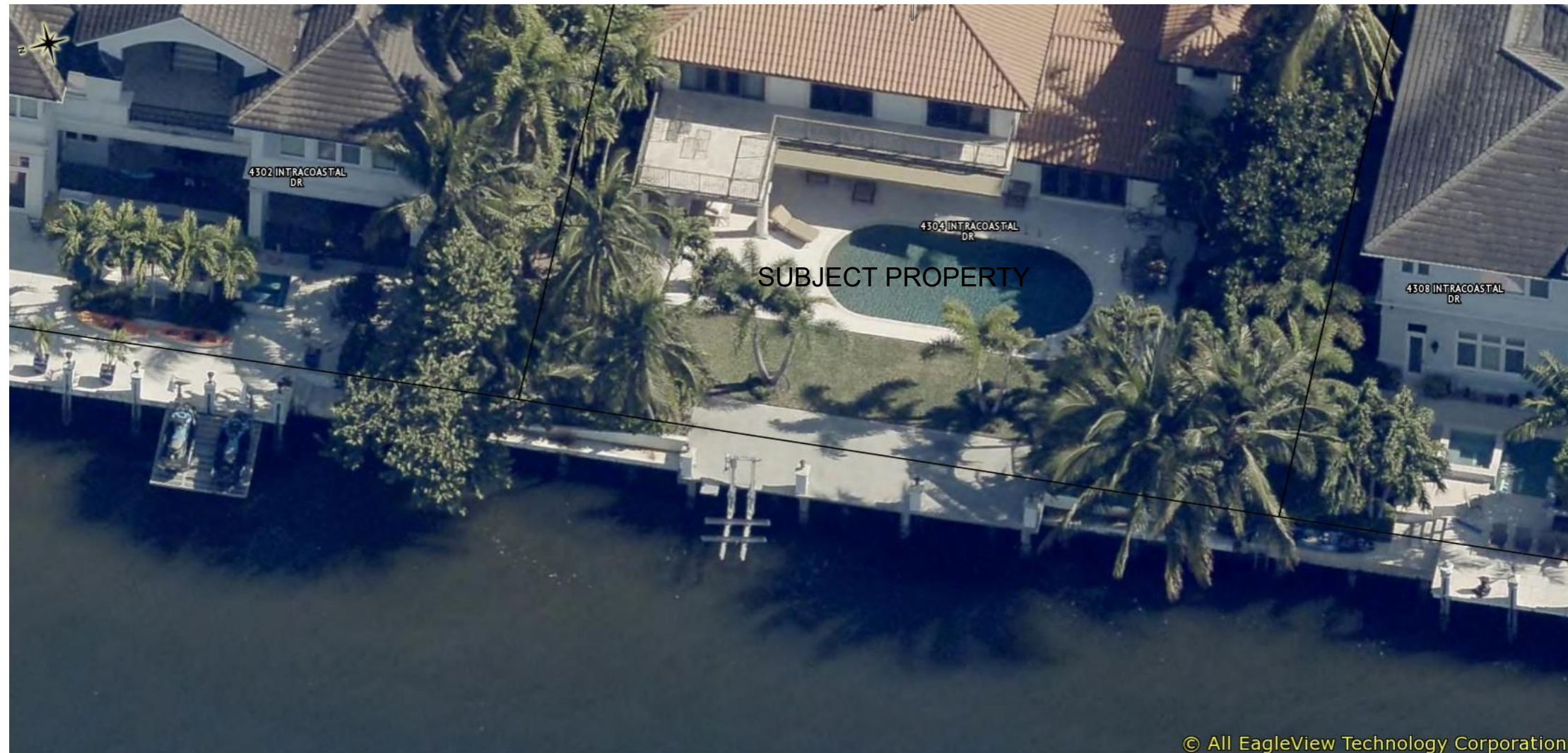
Intracoastal Dr



Date: 6/1/2026  
Time: 2:29 PM  
Scale: 1:564



# 4304 Intracoastal Drive



© All EagleView Technology Corporation

Antonella Rocco <[antonella.rocco@floridadep.gov](mailto:antonella.rocco@floridadep.gov)>

4/27/2026 9:56 AM

RE: 50-0387263-002,003-EE; AL\_CARROLL LIFT REPLACEMENT

To Breezy Permits <[info@breezypermits.com](mailto:info@breezypermits.com)> Copy Farzana Talukder <[farzana.talukder@floridadep.gov](mailto:farzana.talukder@floridadep.gov)> • JIMPCARROLL02@GMAIL.COM <[jimpcarroll02@gmail.com](mailto:jimpcarroll02@gmail.com)> • Norva Blandin <[norva.blandin@floridadep.gov](mailto:norva.blandin@floridadep.gov)>

Good morning Illeen,

Apologies of the delay; I reviewed the two sets of plans and the activity as proposed is still exempt. Please let me know if this is sufficient to provide the City of Highland beach to continue their review.

Thank you,



**Antonella Rocco**

**Engineering Specialist III**

Florida Department of Environmental Protection

Southeast District – West Palm Beach

3301 Gun Club Road, MSC 7210-1

West Palm Beach, FL 33406

[Antonella.Rocco@FloridaDEP.Gov](mailto:Antonella.Rocco@FloridaDEP.Gov)

Office: 561-681-6644

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

**From:** Blandin, Norva <[Norva.Blandin@FloridaDEP.gov](mailto:Norva.Blandin@FloridaDEP.gov)>

**Sent:** Friday, April 24, 2026 1:37 PM

**To:** Breezy Permits <[info@breezypermits.com](mailto:info@breezypermits.com)>; Rocco, Antonella <[Antonella.Rocco@FloridaDEP.gov](mailto:Antonella.Rocco@FloridaDEP.gov)>

**Cc:** Talukder, Farzana <[Farzana.Talukder@FloridaDEP.gov](mailto:Farzana.Talukder@FloridaDEP.gov)>; JIMPCARROLL02@GMAIL.COM

**Subject:** RE: 50-0387263-002,003-EE; AL\_CARROLL LIFT REPLACEMENT

Good afternoon,

Antonella is out of the office today, but we will address your request on Monday when she returns.

Kind regards,



## Norva Blandin, MSEM

### Permitting Program Administrator

Florida Department of Environmental Protection  
 Southeast District – West Palm Beach  
 3301 Gun Club Road, MSC 7210-1  
 West Palm Beach, FL 33406

[Norva.Blandin@floridadep.gov](mailto:Norva.Blandin@floridadep.gov)

Office: 561.681.6728

Main: 561.681.6600

Fax: 561-681-6755

**Good leadership is not advancing yourself. It is advancing your team**

<https://floridadep.gov/southeast>

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**From:** Breezy Permits <[info@breezypermits.com](mailto:info@breezypermits.com)>  
**Sent:** Friday, April 24, 2026 12:59 PM  
**To:** Rocco, Antonella <[Antonella.Rocco@FloridaDEP.gov](mailto:Antonella.Rocco@FloridaDEP.gov)>  
**Cc:** Blandin, Norva <[Norva.Blandin@FloridaDEP.gov](mailto:Norva.Blandin@FloridaDEP.gov)>; Talukder, Farzana <[Farzana.Talukder@FloridaDEP.gov](mailto:Farzana.Talukder@FloridaDEP.gov)>; [JIMPCARROLL02@GMAIL.COM](mailto:JIMPCARROLL02@GMAIL.COM)  
**Subject:** RE: 50-0387263-002,003-EE; AL\_CARROLL LIFT REPLACEMENT

### EXTERNAL MESSAGE

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

Good afternoon Antonella,

I wanted to follow up on my request from yesterday.

I understand that this is a minor change and that the project remains covered under the existing approval. If you could please provide written confirmation, it would be greatly appreciated so we can share it with Highland Beach.

Please feel free to give me a call if you have any questions.

Thank you again for your help.

On 04/23/2026 10:50 AM EDT Breezy Permits <[info@breezypermits.com](mailto:info@breezypermits.com)> wrote:

Good morning Antonella,

Thank you for getting back to me.

Please see the attached screenshots. I've zoomed in on both the plan set that received FDEP approval and the plan set currently under city review. As shown, the plan set under city review reflects a shift of approximately two feet to the north.

The City of Highland Beach is being very particular during their review process and has requested written confirmation that this minor adjustment is still covered under the existing FDEP approval.

When you have a moment, could you please confirm that the current approval remains valid with this slight shift?

Thank you again for your time and help. Please feel free to give me a call if you have any questions.

On 04/22/2026 11:22 AM EDT Rocco, Antonella <[antonella.rocco@floridadep.gov](mailto:antonella.rocco@floridadep.gov)> wrote:

Good morning Ileen,

Can you do a markup of what you mean by the 2 ft discrepancy? I am seeing the same dimensions on both sets of plans.

Thank you,

**Antonella Rocco**

**Engineering Specialist III**

Florida Department of Environmental Protection

Southeast District – West Palm Beach

3301 Gun Club Road, MSC 7210-1

West Palm Beach, FL 33406

[Antonella.Rocco@FloridaDEP.Gov](mailto:Antonella.Rocco@FloridaDEP.Gov)

Office: 561-681-6644

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email communications may therefore be subject to public disclosure.

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**From:** Breezy Permits <info@breezypermits.com>  
**Sent:** Wednesday, April 22, 2026 11:05 AM  
**To:** SED.Outgoing <SED.Outgoing@floridadep.gov>; Talukder, Farzana <Farzana.Talukder@FloridaDEP.gov>  
**Cc:** mmitchell@pbcgov.org; Rocco, Antonella <Antonella.Rocco@FloridaDEP.gov>; Blandin, Norva <Norva.Blandin@FloridaDEP.gov>  
**Subject:** Re: 50-0387263-002,003-EE; AL\_CARROLL LIFT REPLACEMENT

**EXTERNAL MESSAGE**

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

Good afternoon Farzana,

I hope you're doing well.

We are currently going through developmental review with Highland Beach for this project and received a comment regarding a discrepancy between our approved FDEP plans and the site plan submitted to the city. Specifically, Sheet 3 of the FDEP-approved plans shows the lift located approximately 2 feet north of what is reflected on our current site plan.

Based on this, the City is requesting written confirmation from FDEP that this adjustment is acceptable and that our current approval remains valid.

For your reference, I've attached a copy of the FDEP approval along with the current site plan.

Could you please confirm whether the existing approval is still applicable with the current plan set?

Thank you in advance for your time and help. Please feel free to give me a call if you have any questions.

On 01/12/2026 9:40 AM EST SED.Outgoing <sed.outgoing@floridadep.gov> wrote:

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

[https://depdms.dep.state.fl.us:443/Oculus/servlet/shell?command=getEntity&\[guid=23.1665818.1\]&\[profile=Permitting\\_Authorization\]](https://depdms.dep.state.fl.us:443/Oculus/servlet/shell?command=getEntity&[guid=23.1665818.1]&[profile=Permitting_Authorization])

To access the document in OCULUS:

1. Click on the link above to open OCULUS
2. Click on PUBLIC OCULUS LOGIN to view the search results screen



# 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

**Jay Collins**  
Lt. Governor

**Alexis A. Lambert**  
Secretary

January 12, 2026

JAC Realty LLC c/o James Carroll  
4304 Intracoastal Dr  
Highland Beach, FL 33487  
Sent via e-mail: jimpcarroll02@gmail.com

Re: File No.: 50-0387263-002,003-EE  
File Name: AL\_Carroll Lift Replacement

Dear James Carroll:

On December 30, 2025, we received your request for verification of exemption to perform the following activity: install a boatlift. The project is located in the Intracoastal Waterway, Class III Waters, adjacent to 4304 Intracoastal Dr, Highland Beach (Section 04, Township 47 South, Range 43 East), in Palm Beach County (Latitude N 26°23'59.6212", Longitude W 80°4'9.9958").

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 Antonella Rocco at the letterhead address or at [Antonella.Rocco@FloridaDEP.gov](mailto:Antonella.Rocco@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](mailto: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](mailto: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

*Antonella Rocco*

Antonella Rocco  
Engineering Specialist III  
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, 5 pages

## CERTIFICATE OF SERVICE

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

FDEP – Norva Blandin, Antonella Rocco, Talukder, Farzana  
Ileen Gonzalez, Breezy Permits, [info@breezypermits.com](mailto:info@breezypermits.com)

### Additional mailings:

SPGP, [nmfs.ser.statewideprogrammatic@noaa.gov](mailto:nmfs.ser.statewideprogrammatic@noaa.gov) ; [spgp@usace.army.mil](mailto:spgp@usace.army.mil)  
Matt Mitchell, Palm Beach County, Environmental Resources, [mmitchell@pbcgov.org](mailto:mmitchell@pbcgov.org)

## FILING AND ACKNOWLEDGMENT

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

*Marietta Burns Mannucci* 01/12/2026  
Clerk 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 Docks, Piers, Associated Facilities, and other Minor Piling-Supported Structures.**

21. Chickees must be less than 500 ft<sup>2</sup> 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.

**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](mailto: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](http://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:

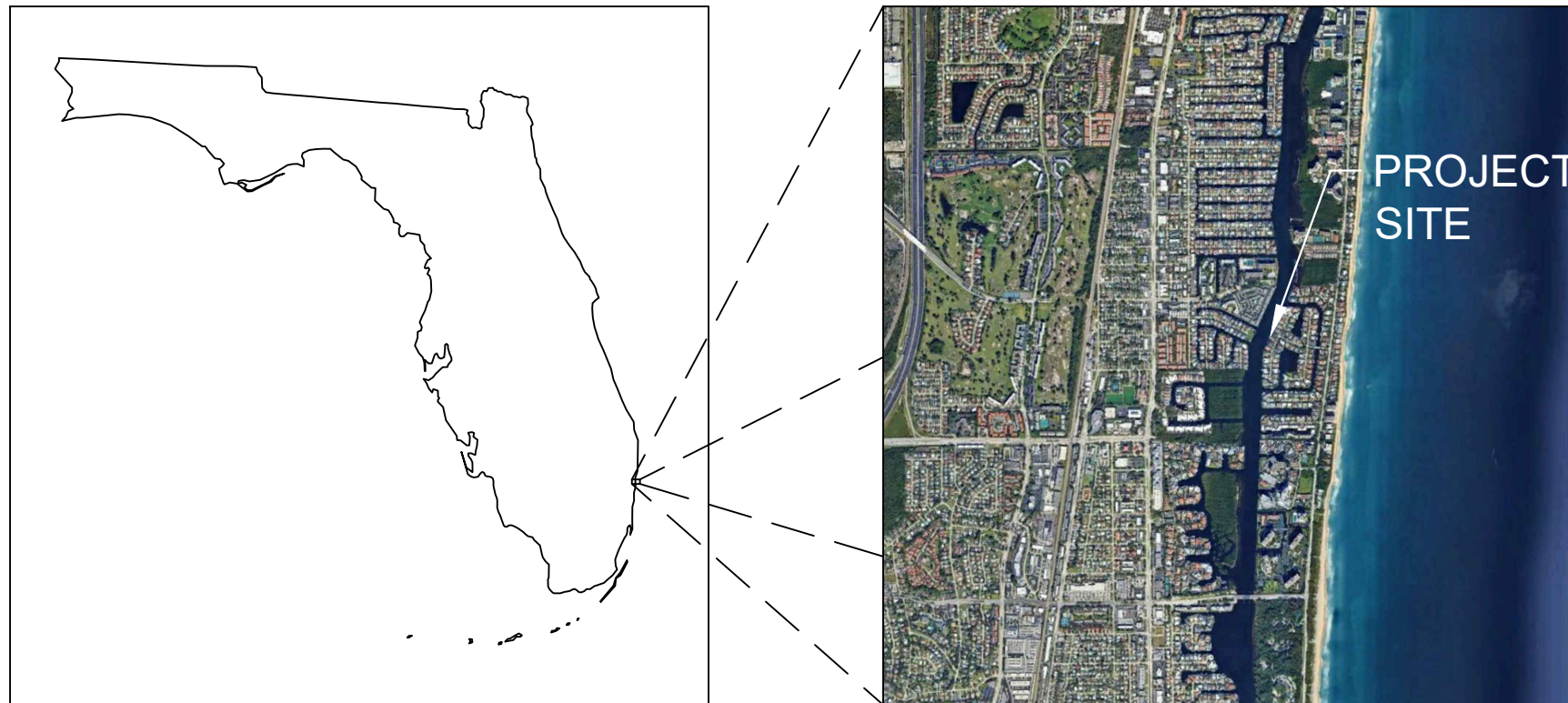
- a. The permittee shall instruct all personnel associated with the project of the potential presence of these species and the need to avoid collisions with sea turtles and smalltooth sawfish. All construction personnel are responsible for observing water-related activities for the presence of these 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](mailto: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.



# 4304 INTRACOASTAL DRIVE

HIGHLAND BEACH, FL 33487



SHEET INDEX	
SHEET NUMBER	SHEET TITLE
1 OF 5	COVER
2 OF 5	EXISTING CONDITIONS
3 OF 5	PROPOSED CONDITIONS
4 OF 5	CROSS SECTION A-A
5 OF 5	DETAILS



PROJECT:

4304 INTRACOASTAL DR

CLIENT:

BREEZY PERMITS

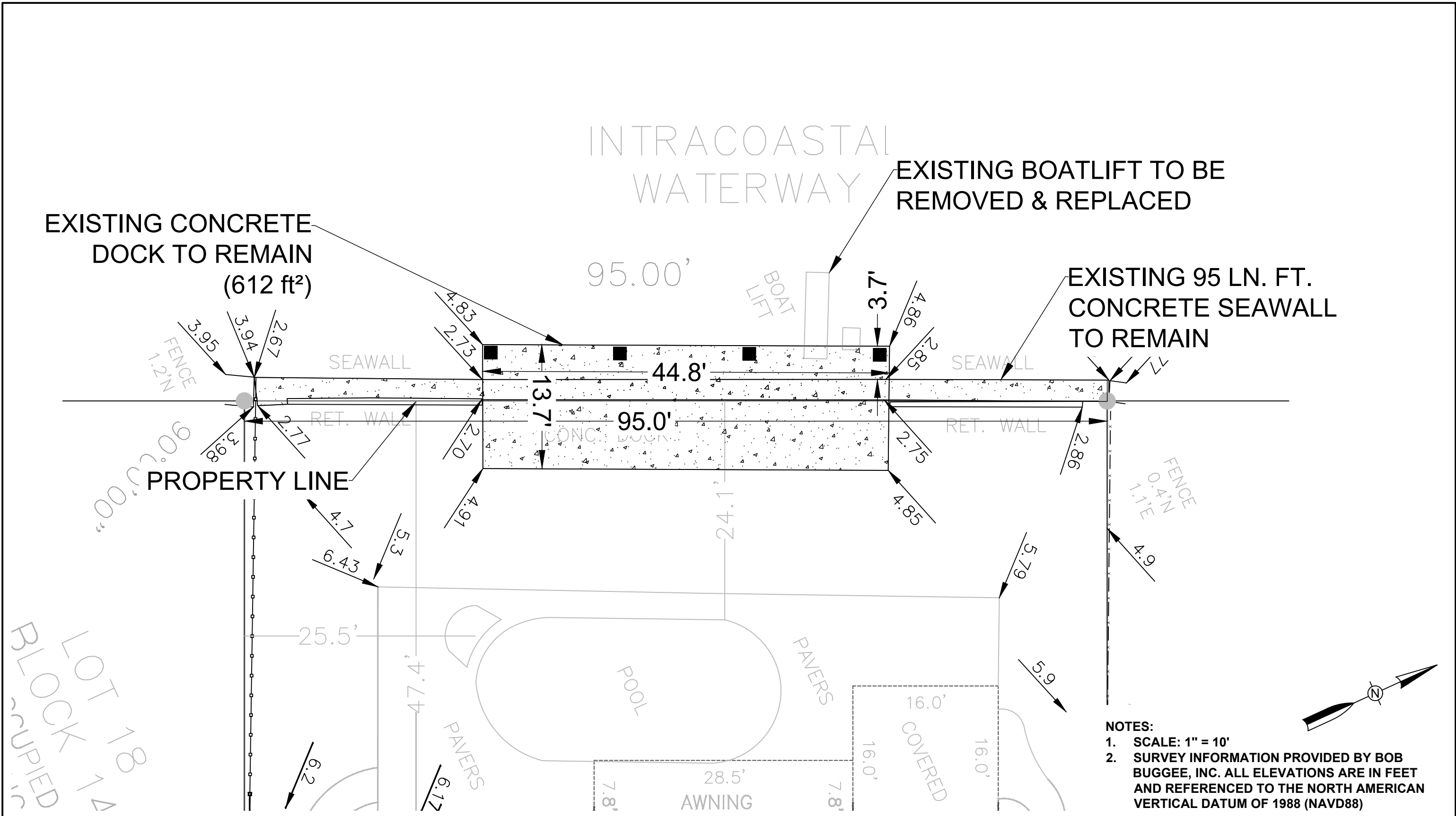
DATE/REVISIONS:

STRUCTURAL PLAN SET 11/19/2025

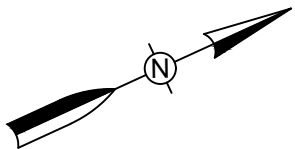
SHEET TITLE/NUMBER:

COVER

SHEET 1 OF 5



- NOTES:**
1. SCALE: 1" = 10'
  2. SURVEY INFORMATION PROVIDED BY BOB BUGGEE, INC. ALL ELEVATIONS ARE IN FEET AND REFERENCED TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88)

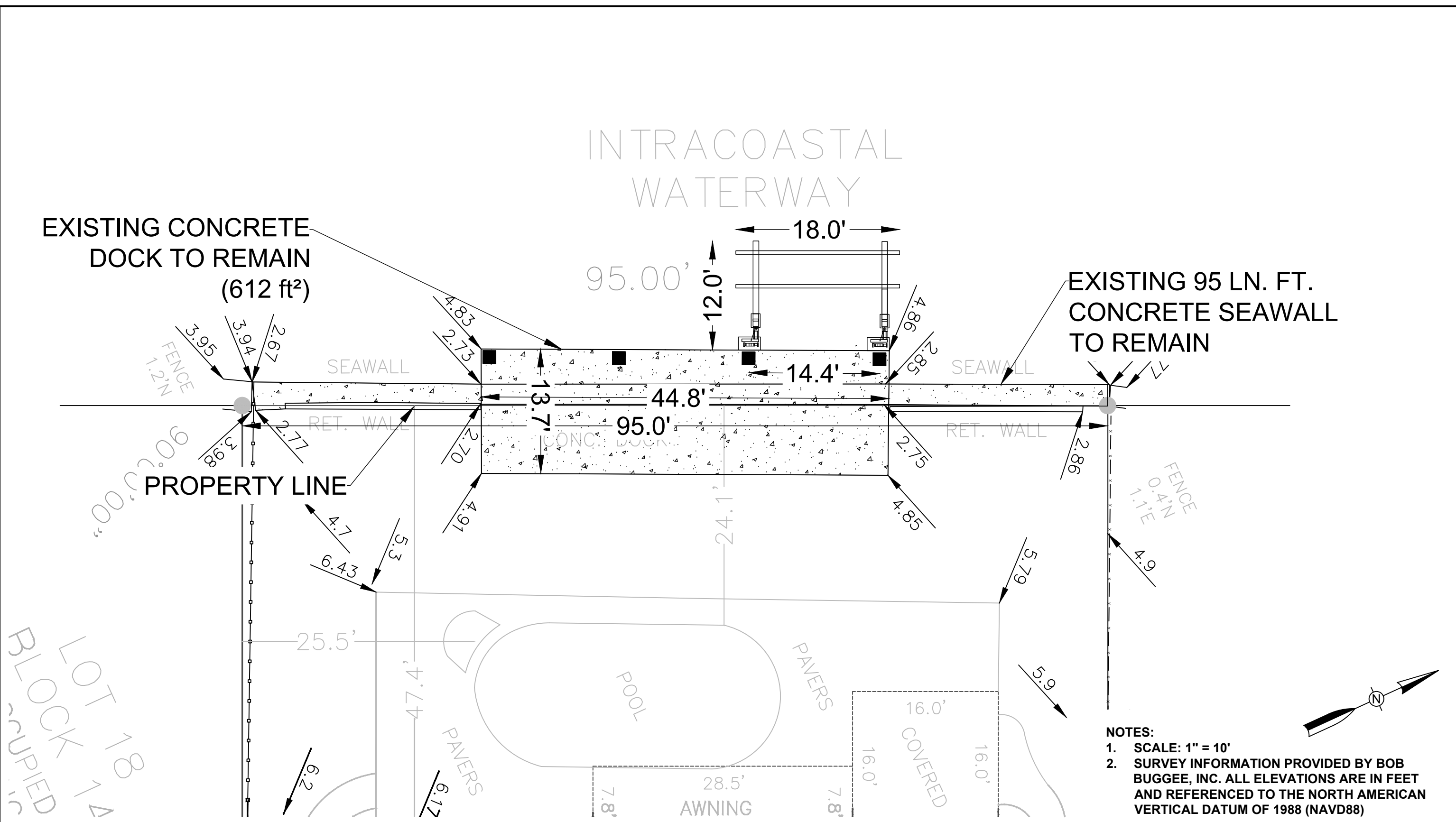


	<p>PROJECT:</p> <p>4304 INTRACOASTAL DR</p>	<p>CLIENT:</p> <p>BREEZY PERMITS</p>	<p>DATE/REVISIONS:</p> <p>STRUCTURAL PLAN SET 11/19/2025</p>	<p>SHEET TITLE/NUMBER:</p> <p><b>EXISTING CONDITIONS</b></p> <p>SHEET 2 OF 5</p>
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# INTRACOASTAL WATERWAY

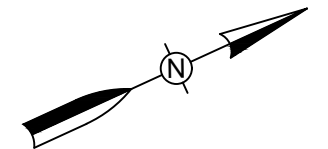
**EXISTING CONCRETE DOCK TO REMAIN (612 ft<sup>2</sup>)**

**EXISTING 95 LN. FT. CONCRETE SEAWALL TO REMAIN**



**NOTES:**

1. SCALE: 1" = 10'
2. SURVEY INFORMATION PROVIDED BY BOB BUGGEE, INC. ALL ELEVATIONS ARE IN FEET AND REFERENCED TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88)



PROJECT:  
**4304 INTRACOASTAL DR**

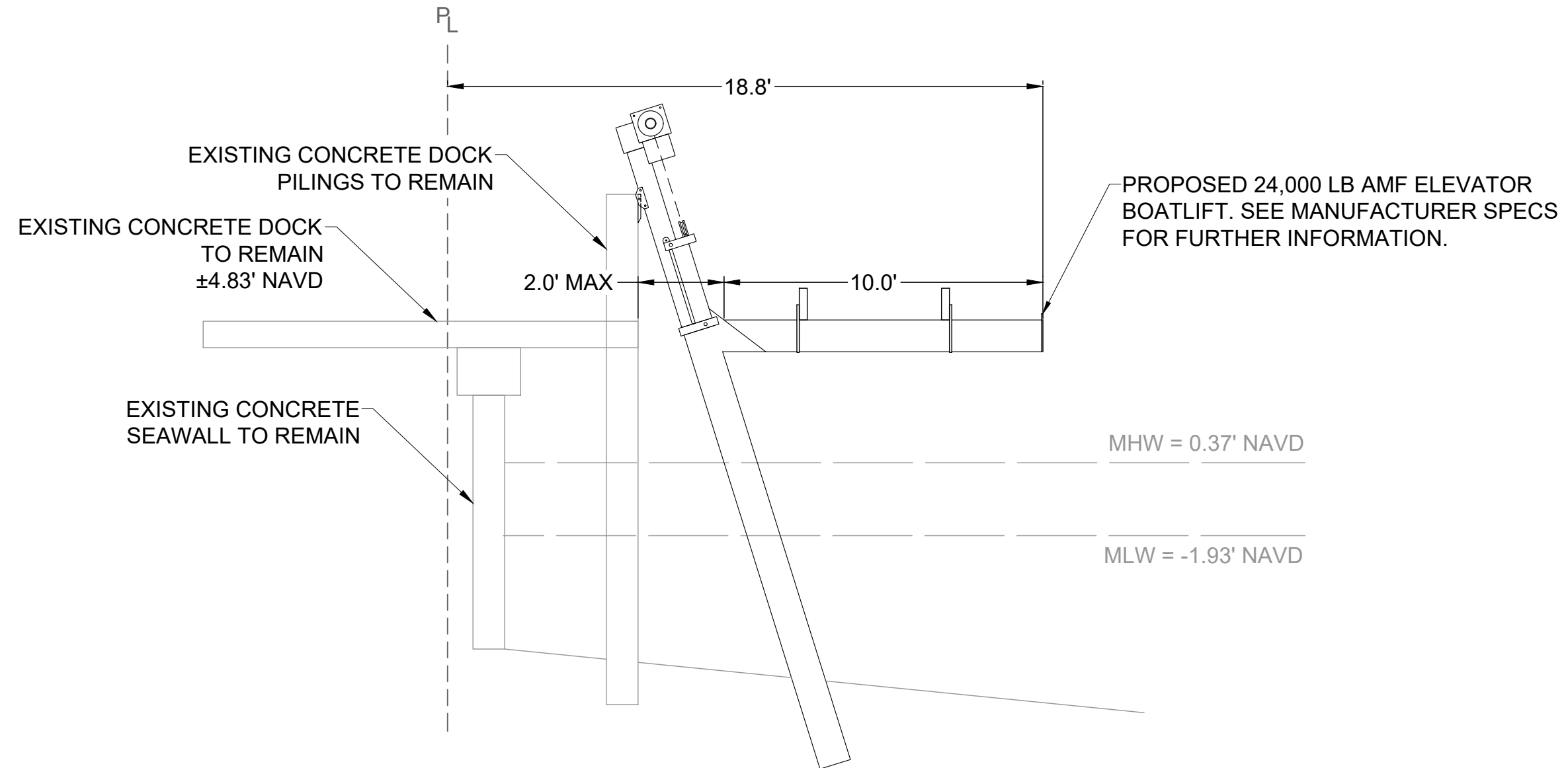
CLIENT:  
**BREEZY PERMITS**

DATE/REVISIONS:  
STRUCTURAL PLAN SET 11/19/2025

SHEET TITLE/NUMBER:  
**PROPOSED CONDITIONS**  
SHEET 3 OF 5

# CROSS SECTION A-A

(NOT TO SCALE)



PROJECT:  
4304 INTRACOASTAL DR

CLIENT:  
BREEZY PERMITS

DATE/REVISIONS:  
STRUCTURAL PLAN SET 11/19/2025

SHEET TITLE/NUMBER:  
CROSS SECTION A-A  
SHEET 4 OF 5

**GENERAL NOTES**

- CONSTRUCTION TO FOLLOW FLORIDA BUILDING CODE 2023, 8TH EDITION AND AMENDMENTS AS APPLICABLE AND ALL LOCAL, STATE, AND FEDERAL LAWS.
- CONTRACTOR SHALL VERIFY THE EXISTING CONDITIONS PRIOR TO COMMENCEMENT OF THE WORK. ANY CONFLICTS OR OMISSIONS BETWEEN EXISTING CONDITIONS OR THE VARIOUS ELEMENTS OF THE WORKING DRAWINGS SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER PRIOR TO THE COMMENCEMENT OF THE WORK. CONTRACTOR AND ALL SUBCONTRACTORS ARE RESPONSIBLE FOR ALL LINES, ELEVATIONS, AND MEASUREMENTS IN CONNECTION WITH THEIR WORK.
- IT IS THE INTENT OF THESE PLANS TO BE IN ACCORDANCE WITH APPLICABLE CODES AND AUTHORITIES HAVING JURISDICTION. ANY DISCREPANCIES BETWEEN THESE PLANS AND APPLICABLE CODES SHALL BE IMMEDIATELY BROUGHT TO THE ATTENTION OF ENGINEER BEFORE PROCEEDING WITH WORK.
- IT IS THE INTENT OF THESE PLANS AND THE RESPONSIBILITY OF THE CONTRACTOR TO COMPLY WITH LOCAL, STATE, AND FEDERAL ENVIRONMENTAL PERMITS ISSUED FOR THIS PROJECT. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO FAMILIARIZE AND GOVERN HIMSELF BY ALL PROVISIONS OF THESE PERMITS.
- APPLICABLE BUILDING CODES: FLORIDA BUILDING CODE, 8TH EDITION (2023) WITH HIGH VELOCITY WIND ZONE PROVISIONS.; FLORIDA FIRE PREVENTION CODE FPC 7TH EDITION.; AMERICAN CONCRETE INSTITUTE "BUILDING CODE REQUIREMENTS FOR STRUCTURAL CONCRETE AND COMMENTARY" ACI 318-19.; AMERICAN CONCRETE INSTITUTE "DESIGN, MANUFACTURE, AND INSTALLATION OF CONCRETE PILES" (ACI543 R-00).; AMERICAN SOCIETY OF CIVIL ENGINEERS "MINIMUM DESIGN LOADS FOR BUILDING AND OTHER STRUCTURES," 2016 ("ASCE 7-16").; AMERICAN FOREST & PAPER ASSOCIATION "NATIONAL DESIGN SPECIFICATION FOR WOOD CONSTRUCTION" 2015 (NDS).
- DO NOT SCALE DRAWINGS FOR DIMENSIONS.
- CONTRACTOR OR CUSTOMER TO PAY FOR ALL PERMIT FEES, INSPECTIONS, AND TESTING REQUIRED.
- CONTRACTOR TO VERIFY LOCATION OF EXISTING UTILITIES PRIOR TO COMMENCING WORK.
- CONTRACTOR IS RESPONSIBLE FOR ALL MEANS, METHODS, AND PROCEDURES OF WORK.
- CONTRACTOR TO OBTAIN ALL PERMITS AS NECESSARY FROM ALL LOCAL, STATE, AND FEDERAL AGENCIES.
- CONTRACTOR TO PROPERTY FENCE AND SECURE AREA WITH BARRICADES.
- ANY DEVIATION AND/OR SUBSTITUTION FROM THE INFORMATION PROVIDED HEREIN SHALL BE SUBMITTED TO THE ENGINEER FOR APPROVAL PRIOR TO COMMENCEMENT OF WORK.
- ALL UNANTICIPATED OR UNFORESEEN DEMOLITION AND/OR NEW CONSTRUCTION CONDITIONS WHICH REQUIRE DEVIATION FROM THE PLANS AND NOTES HEREIN SHALL BE REPORTED TO THE ENGINEER PRIOR TO COMMENCEMENT OF WORK.
- ALL NEW MATERIALS AND/OR PATCHWORK SHALL BE PROVIDED TO MATCH EXISTING MATERIALS AND/OR ADJOINING WORK WHERE PRACTICAL EXCEPT AS SPECIFICALLY NOTED HEREIN.
- LICENSED CONTRACTOR SHALL USE ALL POSSIBLE CARE TO PROTECT ALL EXISTING MATERIALS, SURFACES, AND FURNISHINGS FROM DAMAGE DURING ALL PHASES OF CONSTRUCTION.
- THE LICENSED CONTRACTOR TO INSTALL AND REMOVE ALL SHORING AND BRACING AS REQUIRED FOR THE PROPER EXECUTION OF WORK.
- ALL NEW WORK AND/OR MATERIALS SHALL CONFORM TO ALL REQUIREMENTS OF EACH ADMINISTRATIVE BODY HAVING JURISDICTION IN EACH PERTAINING CIRCUMSTANCE.
- LICENSED CONTRACTOR TO VERIFY LOCATION OF EXISTING UTILITIES PRIOR TO COMMENCING WORK.
- ALL ELEVATIONS SHOWN REFER TO NORTH AMERICAN VERTICAL DATUM (NAVD) OF 1988.
- TURBIDITY BARRIERS ARE TO SURROUND ALL IN WATER CONSTRUCTION AREAS DURING ALL CONSTRUCTION ACTIVITIES.
- LSV CONSULTING, INC. AND JJ MARINE AND ENVIRONMENTAL, INC. HAVE NO CONTROL OF THE MANUFACTURING, PERFORMANCE, OR INSTALLATION OF THIS PRODUCT. THESE GENERIC PLANS WERE ENGINEERED IN ACCORDANCE WITH ACCEPTED ENGINEERING PRACTICES AND DATA PROVIDED BY THE MANUFACTURER. USE OF THIS SPECIFICATION BY CONTRACTOR AND PERMIT HOLDER ET AL. INDEMNIFIES AND SAVES HARMLESS THE ENGINEER AND JJ MARINE AND ENVIRONMENTAL, INC. FOR ALL COSTS AND DAMAGES FROM MATERIAL FABRICATION, SYSTEM ERECTION, AND CONSTRUCTION PRACTICES BEYOND THAT WHICH IS CALLED FOR BY CODES AND FROM DEVIATIONS FROM THIS DESIGN.

**WOOD PILING NOTES**

- ALL WOOD PILES TO BE 12" DIAMETER SOUTH AMERICAN GREENHEART PILES; OR 12" DIAMETER SOUTHERN PINE AND COMPLY WITH A.S.T.M. D2S-79 AND BE PRESSURE TREATED W/ C.C.A, FEDERAL SPECIFICATIONS TT-W-550D (1) OR TT-W-00550E (L) AND AWFA-MP-4.
- ALL WOOD PILES SHALL BE DRIVEN TO A MINIMUM BEARING CAPACITY OF 15 TONS WITH MINIMUM PENETRATION OF 12' INTO FIRM MATERIAL BELOW SILT LAYER OR 6'-0" MIN. INTO ROCK, OR REFUSAL (30 HAMMER BLOWS (4,500# MIN. HAMMER WEIGHT / 7'-6" MIN. HAMMER DROP) FOR THE LAST 9" OF PENETRATION.)
- PILES SHALL BE CUT OFF AT ELEVATIONS AS SHOWN ON PLANS AND SECTIONS.

**PILE DRIVING NOTES**

- PILE DRIVING OPERATIONS SHALL BE OBSERVED BY A SPECIAL INSPECTOR, INCLUDING TEST PILES IF REQUIRED.
- PILES SHALL BE DRIVEN USING AN APPROVED CUSHION BLOCK CONSISTING OF MATERIAL SO ARRANGED SO AS TO PROVIDE THE TRANSMISSION OF HAMMER ENERGY.
- PILES SHALL BE DRIVEN TO REQUIRED CAPACITY, MINIMUM PENETRATION OF 12' INTO FIRM MATERIAL BELOW SILT LAYER OR 6'-0" MIN. INTO ROCK, OR REFUSAL.
- PILES SHALL BE DRIVEN WITH A VARIATION OF NO MORE THAN 1/4" PER FOOT FROM THE VERTICAL OR FROM THE BATTER LINE INDICATED WITH A MAX VARIATION OF THE HEAD OF THE PILE FROM THE POSITION SHOWN ON THE PLANS OF NO MORE THAN 3".
- MINIMUM PENETRATION OF ALL PILES TO BE AS FOLLOWS:  
 INTO BEDROCK: -6' MIN. INTO YIELDING MATERIAL: -10' MIN.
- MINIMUM SAFE BEARING:  
 25 TONS PRECAST CONCRETE PILE      15 TONS TIMBER PILE

**LOADS**

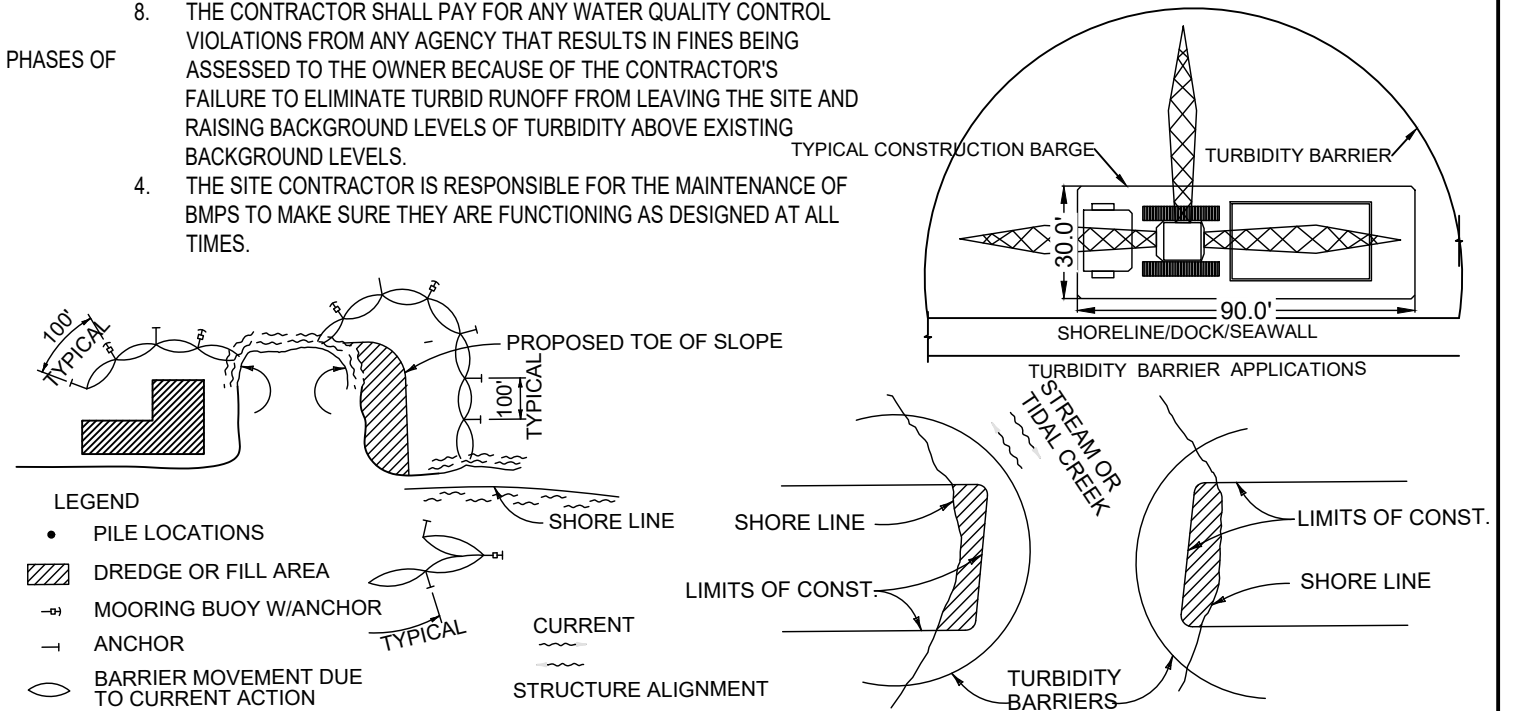
- WIND LOADS AS CALCULATED BY ASCE 7-16, CATEGORY II STRUCTURE, FOR A WIND LOADING OF 175 MPH, EXPOSURE 'C'.
- LIVE LOAD = 40 PSF
- DEAD LOAD = 10 PSF

**HARDWARE, BOLTS AND FASTENERS**

- ALL HARDWARE TO BE USED ON THIS PROJECT SHALL BE 305 GRADE OR HIGHER, TO INCLUDE DECK SCREWS, LAG SCREWS, AND TIMBER BOLTS.
- FASTENERS EMBEDDED INTO CONCRETE STRUCTURES SHALL BE ANCHORED WITH TWO PARTY EPOXY ADHESIVE. ANCHOR HOLES SHALL BE DRILLED TO 1/8" GREATER THAN THE SPECIFIED FASTENER SIZE. HOLES SHALL BE DRILLED TO MINIMUM DEPTH SHOWN ON PLANS & SHALL BE THOROUGHLY CLEANED OUT AND DRY PRIOR TO INJECTION OF EPOXY.

**TURBIDITY BARRIERS**

- FLOATING TURBIDITY BARRIERS WILL BE PLACED AT ALL OUTFALL LOCATIONS CONNECTED TO THE WORK AREA DURING ACTIVE CONSTRUCTION. IF SEAGRASSES ARE PRESENT BARRIERS WILL NOT BE PLACED OVER THEM. THE FLOATING TURBIDITY BARRIERS SHALL BE INSTALLED IN A MANNER TO PREVENT MANATEE ENTANGLEMENT.
- TURBIDITY BARRIERS TO BE MARKED WITH SITE CONTRACTOR'S COMPANY NAME AND PHONE NUMBER USING PERMANENT MARKINGS NO SMALLER THAN 3 INCHES IN HEIGHT ON THE TOP OF THE BARRIER.
- TURBIDITY BARRIERS SHALL REMAIN IN PLACE DURING ALL PHASES OF IN-WATER WORK.
- CONTRACTOR SHALL EMPLOY AND MAINTAIN ADEQUATE SEDIMENT AND EROSION CONTROL MEASURES DURING ALL PHASES OF WORK.
- THE CONTRACTOR SHALL PAY FOR ANY WATER QUALITY CONTROL VIOLATIONS FROM ANY AGENCY THAT RESULTS IN FINES BEING ASSESSED TO THE OWNER BECAUSE OF THE CONTRACTOR'S FAILURE TO ELIMINATE TURBID RUNOFF FROM LEAVING THE SITE AND RAISING BACKGROUND LEVELS OF TURBIDITY ABOVE EXISTING BACKGROUND LEVELS.
- THE SITE CONTRACTOR IS RESPONSIBLE FOR THE MAINTENANCE OF BMPs TO MAKE SURE THEY ARE FUNCTIONING AS DESIGNED AT ALL TIMES.



NOTE: TURBIDITY BARRIERS FOR FLOWING STREAMS AND TIDAL CREEKS MAY BE EITHER FLOATING, OR STAKED TYPES OR ANY COMBINATIONS OF TYPES THAT WILL SUIT SITE CONDITIONS AND MEET EROSION CONTROL AND WATER QUALITY REQUIREMENTS. THE BARRIER TYPE(S) WILL BE AT THE CONTRACTORS OPTION UNLESS OTHERWISE SPECIFIED IN THE PLANS, HOWEVER PAYMENT WILL BE UNDER THE PAY ITEM(S) ESTABLISHED IN THE PLANS FOR FLOATING TURBIDITY BARRIER AND/OR STAKED TURBIDITY BARRIER. POSTS IN STAKED TURBIDITY BARRIERS TO BE INSTALLED IN VERTICAL POSITION UNLESS OTHERWISE DIRECTED BY THE ENGINEER OF RECORD.

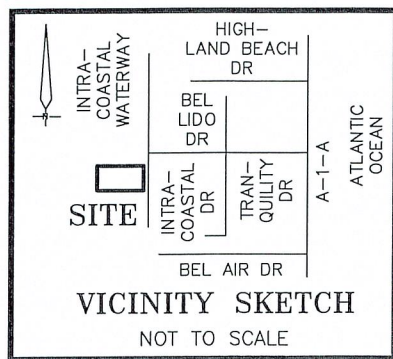


PROJECT:  
**4304 INTRACOASTAL DR**

CLIENT:  
**BREEZY PERMITS**

DATE/REVISIONS:  
STRUCTURAL PLAN SET 11/19/2025

SHEET TITLE/NUMBER:  
**TURBIDITY DETAILS**  
SHEET 5 OF 5



INTRACOASTAL WATERWAY  
 M.H.W. = 0.37' NAVD 88  
 M.L.W. = -1.93' NAVD 88

LOT 20  
 BLOCK 14  
 OCCUPIED RESIDENCE  
 #4302

**Boundary Survey**  
 for  
**NAIA GONZALEZ**  
**BREEZY PERMITS**

**RECEIVED**  
 MAY 21 2026

HIGHLAND BEACH  
 BUILDING DEPARTMENT

**LEGAL DESCRIPTION**

LOT 19, BLOCK 14, PLAT OF BEL LIDO, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 25, PAGE 97 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

TOGETHER WITH A PERPETUAL EASEMENT AND RIGHT-OF-WAY FOR PEDESTRIAN TRAVEL FOR THE PURPOSE OF ACCESS TO THE ATLANTIC OCEAN AS CONTAINED IN EASEMENT RECORDED MAY 28, 1958 IN OFFICIAL RECORDS BOOK 198, PAGE 142 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

**SURVEYOR'S NOTES**

- EXISTING IMPROVEMENTS NOT LOCATED EXCEPT AS SHOWN.
- LEGAL DESCRIPTION PROVIDED BY CLIENT.
- SURVEYOR HAS NOT ABSTRACTED THIS SURVEY FOR EASEMENTS AND RIGHTS OF WAYS OF RECORD.
- SURVEY IS NOT VALID WITHOUT A RAISED SEAL.
- BEARINGS, IF SHOWN, ARE BASED ON THE RECORD PLAT.
- ALL MEASUREMENTS ARE IN ACCORDANCE WITH THE UNITED STATES STANDARD, USING FEET.
- ADDITIONS OR DELETIONS TO SURVEY MAPS OR REPORTS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.
- ELEVATIONS ARE REFERENCED TO THE FLORIDA DEPARTMENT OF TRANSPORTATION HIGH ACCURACY NETWORK, NORTH AMERICAN VERTICAL DATUM (N.A.V.D.) 1988.

**CERTIFICATION**

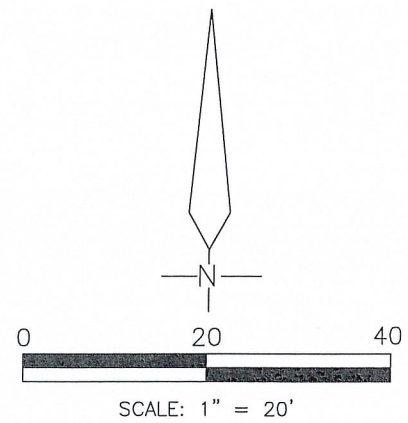
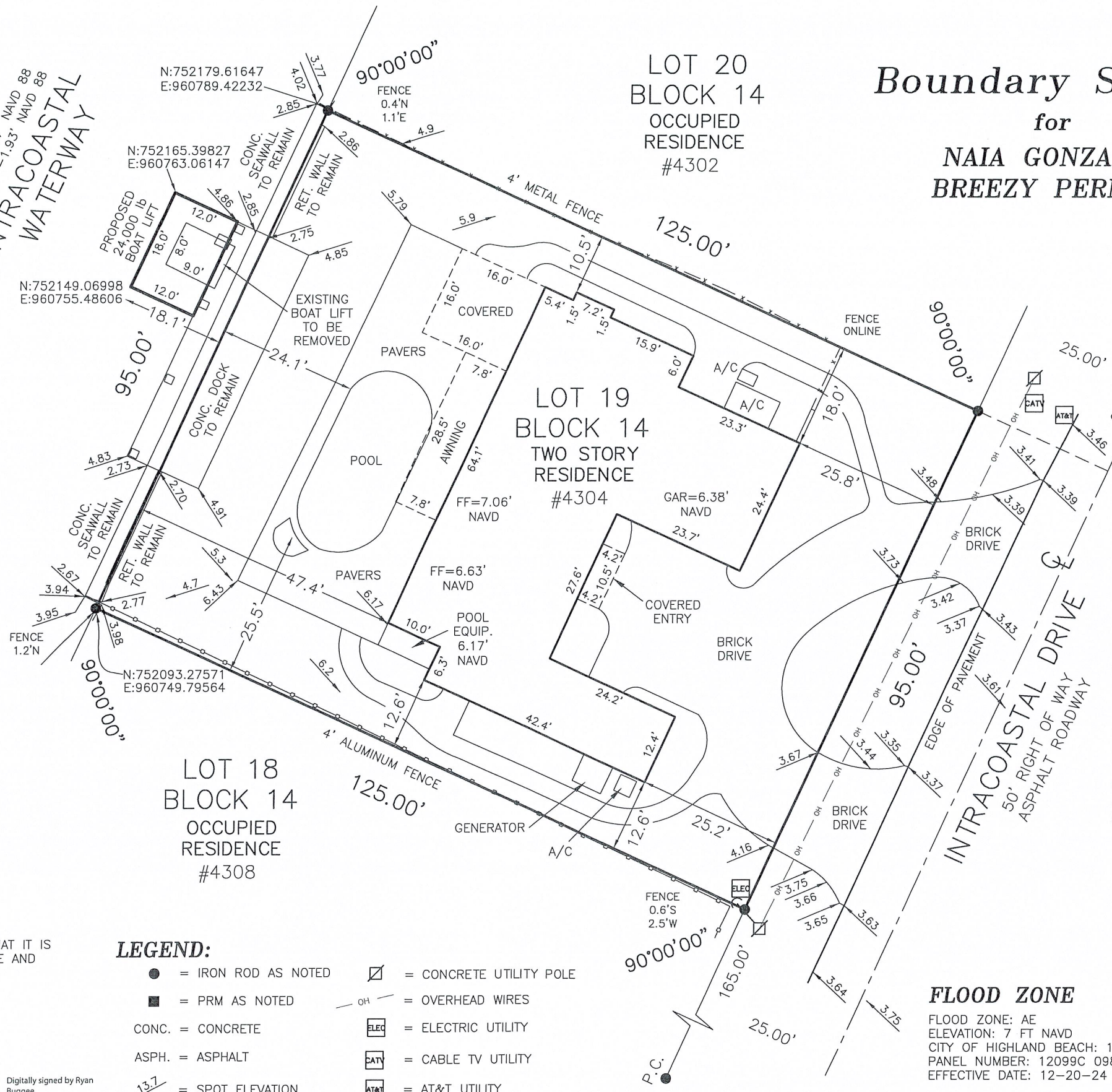
I HEREBY CERTIFY THAT I MADE THIS SURVEY AND THAT IT IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

BY: *Ryan Buggee*  
 RYAN P. BUGGEE, FLORIDA LAND SURVEYOR #7454  
 233 E. GATEWAY BLVD., BOYNTON BEACH, FLORIDA  
 DATE OF FIELD SURVEY: 11/04/25  
 DWG # 1003925

Digitally signed by Ryan Buggee  
 Date: 2026.05.07 16:00:05 -04'00'

**LEGEND:**

- = IRON ROD AS NOTED
- = PRM AS NOTED
- CONC. = CONCRETE
- ASPH. = ASPHALT
- 13.7 = SPOT ELEVATION
- ☒ = CONCRETE UTILITY POLE
- OH = OVERHEAD WIRES
- ELEC = ELECTRIC UTILITY
- CATV = CABLE TV UTILITY
- AT&T = AT&T UTILITY



**PROPERTY ADDRESS**

4304 INTRACOASTAL DRIVE  
 HIGHLAND BEACH, FL 33487

- REVISIONS:
- 1.) SITEPLAN BOAT LIFT 12-09-25
  - 2.) X-Y COORDINATES 12-17-25
  - 3.) REVISE BOATLIFT 04-23-26

**FLOOD ZONE**

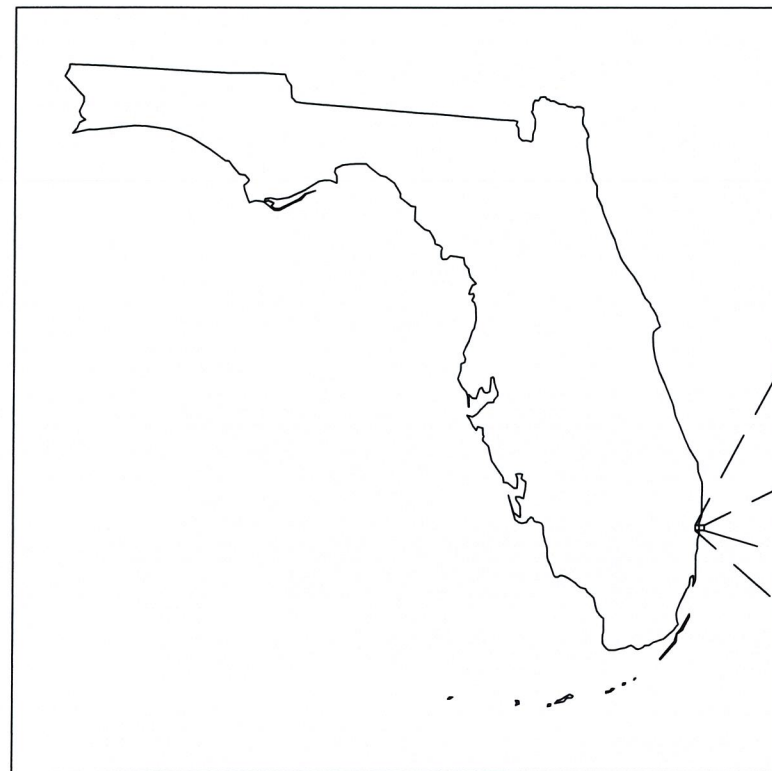
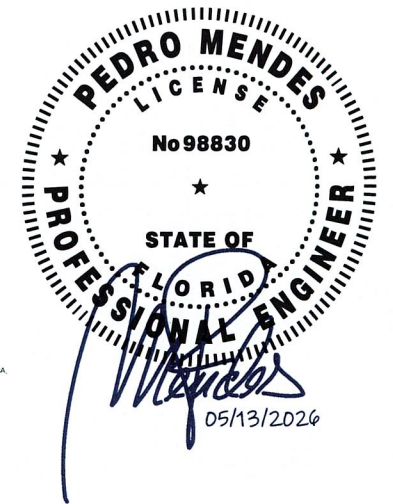
FLOOD ZONE: AE  
 ELEVATION: 7 FT NAVD  
 CITY OF HIGHLAND BEACH: 125111  
 PANEL NUMBER: 12099C 0989G  
 EFFECTIVE DATE: 12-20-24

PREPARED BY:

**Bob Buggee, Inc.**  
 the "SURVEYOR"  
 P.O. BOX 3887  
 BOYNTON BEACH, FLORIDA, 33426  
 SURVEY & MAPPING BUSINESS #7890  
 561-732-7877

# 4304 INTRACOASTAL DRIVE

HIGHLAND BEACH, FL 33487



SHEET INDEX	
SHEET NUMBER	SHEET TITLE
1 OF 5	COVER
2 OF 5	EXISTING CONDITIONS
3 OF 5	PROPOSED CONDITIONS
4 OF 5	CROSS SECTION A-A
5 OF 5	DETAILS

RECEIVED

MAY 21 2026

HIGHLAND BEACH  
BUILDING DEPARTMENT



PROJECT:  
4304 INTRACOASTAL DR

CLIENT:  
BREEZY PERMITS

DATE/REVISIONS:  
STRUCTURAL PLAN SET 5/12/2026

SHEET TITLE/NUMBER:  
COVER  
SHEET 1 OF 5

RECEIVED

MAY 21 2026

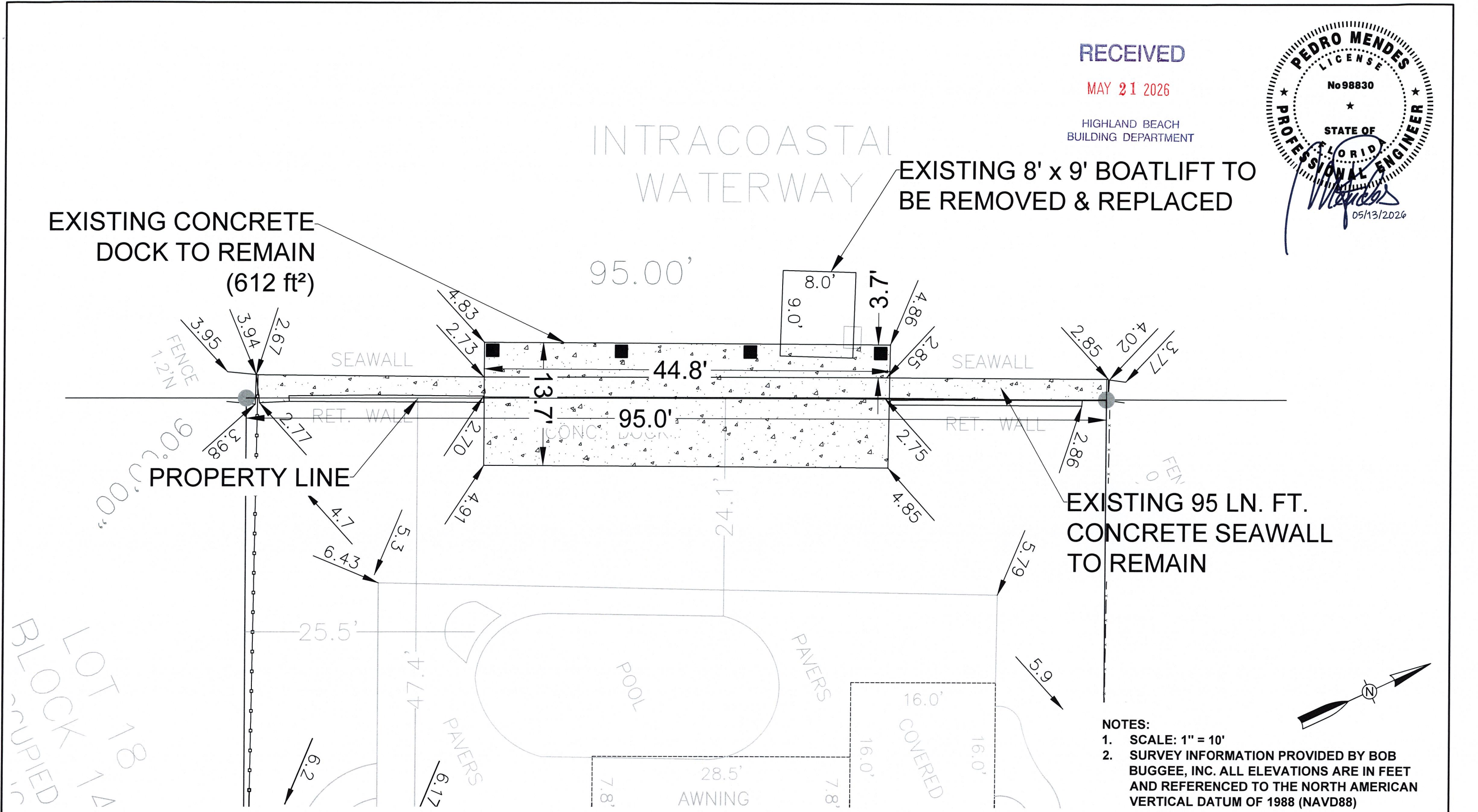
HIGHLAND BEACH  
BUILDING DEPARTMENT



INTRACOASTAL  
WATERWAY

EXISTING 8' x 9' BOATLIFT TO  
BE REMOVED & REPLACED

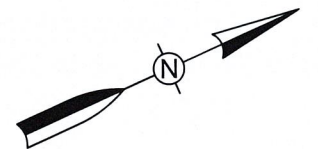
EXISTING CONCRETE  
DOCK TO REMAIN  
(612 ft<sup>2</sup>)



EXISTING 95 LN. FT.  
CONCRETE SEAWALL  
TO REMAIN

NOTES:

1. SCALE: 1" = 10'
2. SURVEY INFORMATION PROVIDED BY BOB BUGGEE, INC. ALL ELEVATIONS ARE IN FEET AND REFERENCED TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88)



PROJECT:  
4304 INTRACOASTAL DR

CLIENT:  
BREEZY PERMITS

DATE/REVISIONS:  
STRUCTURAL PLAN SET 5/12/2026

SHEET TITLE/NUMBER:  
EXISTING CONDITIONS

SHEET 2 OF 5

RECEIVED

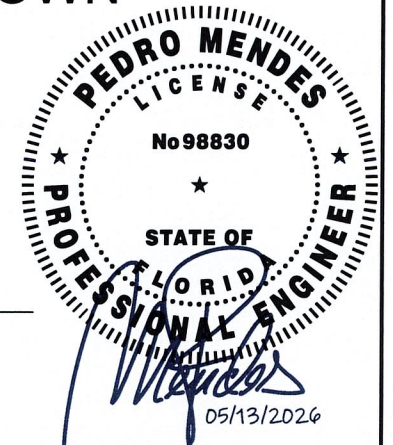
MAY 21 2026

HIGHLAND BEACH  
BUILDING DEPARTMENT

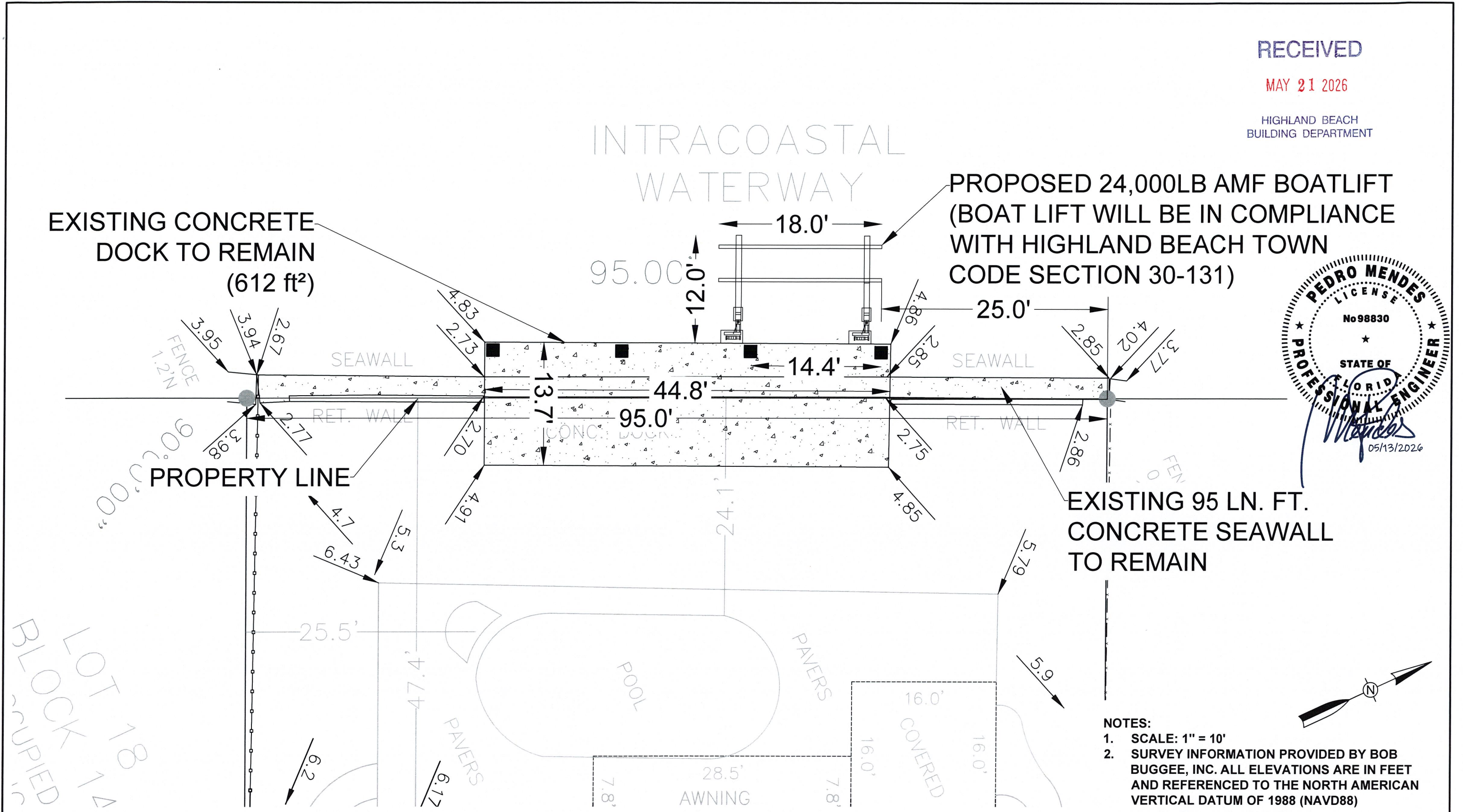
# INTRACOASTAL WATERWAY

EXISTING CONCRETE  
DOCK TO REMAIN  
(612 ft<sup>2</sup>)

PROPOSED 24,000LB AMF BOATLIFT  
(BOAT LIFT WILL BE IN COMPLIANCE  
WITH HIGHLAND BEACH TOWN  
CODE SECTION 30-131)

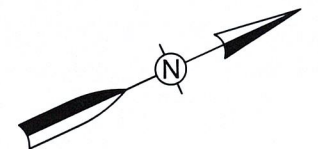


EXISTING 95 LN. FT.  
CONCRETE SEAWALL  
TO REMAIN



NOTES:

- SCALE: 1" = 10'
- SURVEY INFORMATION PROVIDED BY BOB BUGGEE, INC. ALL ELEVATIONS ARE IN FEET AND REFERENCED TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88)



PROJECT:  
4304 INTRACOASTAL DR

CLIENT:  
BREEZY PERMITS

DATE/REVISIONS:  
STRUCTURAL PLAN SET 5/12/2026

SHEET TITLE/NUMBER:  
PROPOSED CONDITIONS  
SHEET 3 OF 5

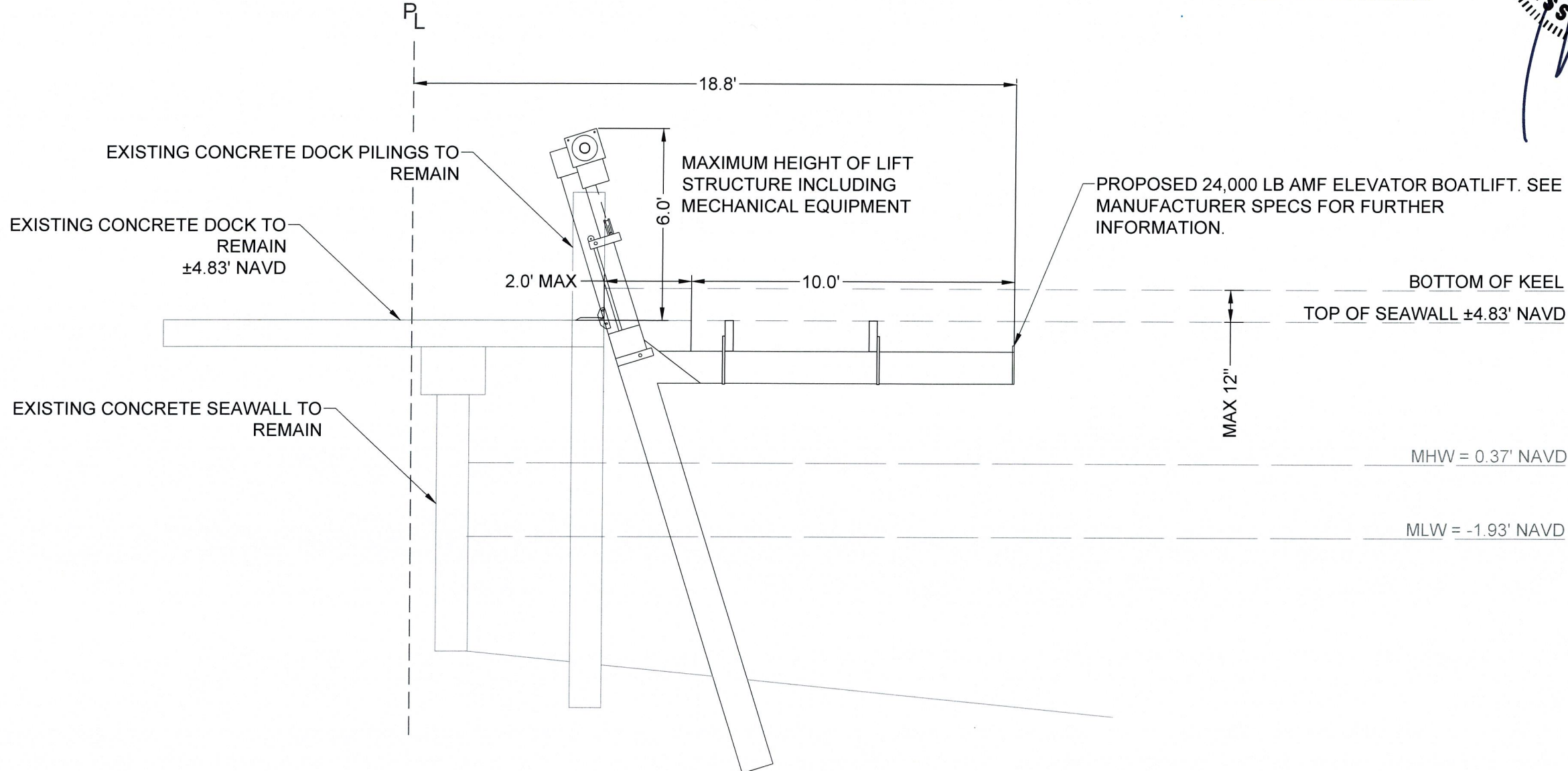
# CROSS SECTION A-A

(NOT TO SCALE)

RECEIVED

MAY 21 2026

HIGHLAND BEACH  
BUILDING DEPARTMENT



PROJECT:  
4304 INTRACOASTAL DR

CLIENT:  
BREEZY PERMITS

DATE/REVISIONS:  
STRUCTURAL PLAN SET 5/12/2026

SHEET TITLE/NUMBER:  
CROSS SECTION A-A  
SHEET 4 OF 5

**GENERAL NOTES**

- CONSTRUCTION TO FOLLOW FLORIDA BUILDING CODE 2023, 8TH EDITION AND AMENDMENTS AS APPLICABLE AND ALL LOCAL, STATE, AND FEDERAL LAWS.
- CONTRACTOR SHALL VERIFY THE EXISTING CONDITIONS PRIOR TO COMMENCEMENT OF THE WORK. ANY CONFLICTS OR OMISSIONS BETWEEN EXISTING CONDITIONS OR THE VARIOUS ELEMENTS OF THE WORKING DRAWINGS SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER PRIOR TO THE COMMENCEMENT OF THE WORK. CONTRACTOR AND ALL SUBCONTRACTORS ARE RESPONSIBLE FOR ALL LINES, ELEVATIONS, AND MEASUREMENTS IN CONNECTION WITH THEIR WORK.
- IT IS THE INTENT OF THESE PLANS TO BE IN ACCORDANCE WITH APPLICABLE CODES AND AUTHORITIES HAVING JURISDICTION. ANY DISCREPANCIES BETWEEN THESE PLANS AND APPLICABLE CODES SHALL BE IMMEDIATELY BROUGHT TO THE ATTENTION OF ENGINEER BEFORE PROCEEDING WITH WORK.
- IT IS THE INTENT OF THESE PLANS AND THE RESPONSIBILITY OF THE CONTRACTOR TO COMPLY WITH LOCAL, STATE, AND FEDERAL ENVIRONMENTAL PERMITS ISSUED FOR THIS PROJECT. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO FAMILIARIZE AND GOVERN HIMSELF BY ALL PROVISIONS OF THESE PERMITS.
- APPLICABLE BUILDING CODES: FLORIDA BUILDING CODE, 8TH EDITION (2023) WITH HIGH VELOCITY WIND ZONE PROVISIONS.; FLORIDA FIRE PREVENTION CODE FPC 7TH EDITION.; AMERICAN CONCRETE INSTITUTE "BUILDING CODE REQUIREMENTS FOR STRUCTURAL CONCRETE AND COMMENTARY" ACI 318-19.; AMERICAN CONCRETE INSTITUTE "DESIGN, MANUFACTURE, AND INSTALLATION OF CONCRETE PILES" (ACI543 R-00).; AMERICAN SOCIETY OF CIVIL ENGINEERS "MINIMUM DESIGN LOADS FOR BUILDING AND OTHER STRUCTURES," 2016 ("ASCE 7-16");. AMERICAN FOREST & PAPER ASSOCIATION "NATIONAL DESIGN SPECIFICATION FOR WOOD CONSTRUCTION" 2015 (NDS).
- DO NOT SCALE DRAWINGS FOR DIMENSIONS.
- CONTRACTOR OR CUSTOMER TO PAY FOR ALL PERMIT FEES, INSPECTIONS, AND TESTING REQUIRED.
- CONTRACTOR TO VERIFY LOCATION OF EXISTING UTILITIES PRIOR TO COMMENCING WORK.
- CONTRACTOR IS RESPONSIBLE FOR ALL MEANS, METHODS, AND PROCEDURES OF WORK.
- CONTRACTOR TO OBTAIN ALL PERMITS AS NECESSARY FROM ALL LOCAL, STATE, AND FEDERAL AGENCIES.
- CONTRACTOR TO PROPERTY FENCE AND SECURE AREA WITH BARRICADES.
- ANY DEVIATION AND/OR SUBSTITUTION FROM THE INFORMATION PROVIDED HEREIN SHALL BE SUBMITTED TO THE ENGINEER FOR APPROVAL PRIOR TO COMMENCEMENT OF WORK.
- ALL UNANTICIPATED OR UNFORESEEN DEMOLITION AND/OR NEW CONSTRUCTION CONDITIONS WHICH REQUIRE DEVIATION FROM THE PLANS AND NOTES HEREIN SHALL BE REPORTED TO THE ENGINEER PRIOR TO COMMENCEMENT OF WORK.
- ALL NEW MATERIALS AND/OR PATCHWORK SHALL BE PROVIDED TO MATCH EXISTING MATERIALS AND/OR ADJOINING WORK WHERE PRACTICAL EXCEPT AS SPECIFICALLY NOTED HEREIN.
- LICENSED CONTRACTOR SHALL USE ALL POSSIBLE CARE TO PROTECT ALL EXISTING MATERIALS, SURFACES, AND FURNISHINGS FROM DAMAGE DURING ALL PHASES OF CONSTRUCTION.
- THE LICENSED CONTRACTOR TO INSTALL AND REMOVE ALL SHORING AND BRACING AS REQUIRED FOR THE PROPER EXECUTION OF WORK.
- ALL NEW WORK AND/OR MATERIALS SHALL CONFORM TO ALL REQUIREMENTS OF EACH ADMINISTRATIVE BODY HAVING JURISDICTION IN EACH PERTAINING CIRCUMSTANCE.
- LICENSED CONTRACTOR TO VERIFY LOCATION OF EXISTING UTILITIES PRIOR TO COMMENCING WORK.
- ALL ELEVATIONS SHOWN REFER TO NORTH AMERICAN VERTICAL DATUM (NAVD) OF 1988.
- TURBIDITY BARRIERS ARE TO SURROUND ALL IN WATER CONSTRUCTION AREAS DURING ALL CONSTRUCTION ACTIVITIES.
- LSV CONSULTING, INC. AND JJ MARINE AND ENVIRONMENTAL, INC. HAVE NO CONTROL OF THE MANUFACTURING, PERFORMANCE, OR INSTALLATION OF THIS PRODUCT. THESE GENERIC PLANS WERE ENGINEERED IN ACCORDANCE WITH ACCEPTED ENGINEERING PRACTICES AND DATA PROVIDED BY THE MANUFACTURER. USE OF THIS SPECIFICATION BY CONTRACTOR AND PERMIT HOLDER ET AL. INDEMNIFIES AND SAVES HARMLESS THE ENGINEER AND JJ MARINE AND ENVIRONMENTAL, INC. FOR ALL COSTS AND DAMAGES FROM MATERIAL FABRICATION, SYSTEM ERECTION, AND CONSTRUCTION PRACTICES BEYOND THAT WHICH IS CALLED FOR BY CODES AND FROM DEVIATIONS FROM THIS DESIGN.

**WOOD PILING NOTES**

- ALL WOOD PILES TO BE 12" DIAMETER SOUTH AMERICAN GREENHEART PILES; OR 12" DIAMETER SOUTHERN PINE AND COMPLY WITH A.S.T.M. D2S-79 AND BE PRESSURE TREATED W/ C.C.A, FEDERAL SPECIFICATIONS TT-W-550D (1) OR TT-W-00550E (L) AND AWFA-MP-4.
- ALL WOOD PILES SHALL BE DRIVEN TO A MINIMUM BEARING CAPACITY OF 15 TONS WITH MINIMUM PENETRATION OF 12' INTO FIRM MATERIAL BELOW SILT LAYER OR 6'-0" MIN. INTO ROCK, OR REFUSAL (30 HAMMER BLOWS (4,500# MIN. HAMMER WEIGHT / 7'-6" MIN. HAMMER DROP) FOR THE LAST 9" OF PENETRATION.)
- PILES SHALL BE CUT OFF AT ELEVATIONS AS SHOWN ON PLANS AND SECTIONS.

**PILE DRIVING NOTES**

- PILE DRIVING OPERATIONS SHALL BE OBSERVED BY A SPECIAL INSPECTOR, INCLUDING TEST PILES IF REQUIRED.
- PILES SHALL BE DRIVEN USING AN APPROVED CUSHION BLOCK CONSISTING OF MATERIAL SO ARRANGED SO AS TO PROVIDE THE TRANSMISSION OF HAMMER ENERGY.
- PILES SHALL BE DRIVEN TO REQUIRED CAPACITY, MINIMUM PENETRATION OF 12' INTO FIRM MATERIAL BELOW SILT LAYER OR 6'-0" MIN. INTO ROCK, OR REFUSAL.
- PILES SHALL BE DRIVEN WITH A VARIATION OF NO MORE THAN 1/4" PER FOOT FROM THE VERTICAL OR FROM THE BATTER LINE INDICATED WITH A MAX VARIATION OF THE HEAD OF THE PILE FROM THE POSITION SHOWN ON THE PLANS OF NO MORE THAN 3".
- MINIMUM PENETRATION OF ALL PILES TO BE AS FOLLOWS:  
 INTO BEDROCK: -6' MIN.                      INTO YIELDING MATERIAL: -10' MIN.
- MINIMUM SAFE BEARING:  
 25 TONS PRECAST CONCRETE PILE                      15 TONS TIMBER PILE

**LOADS**

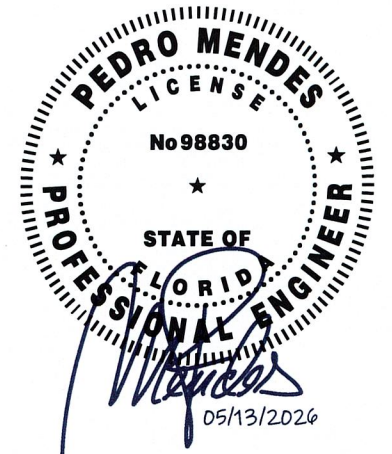
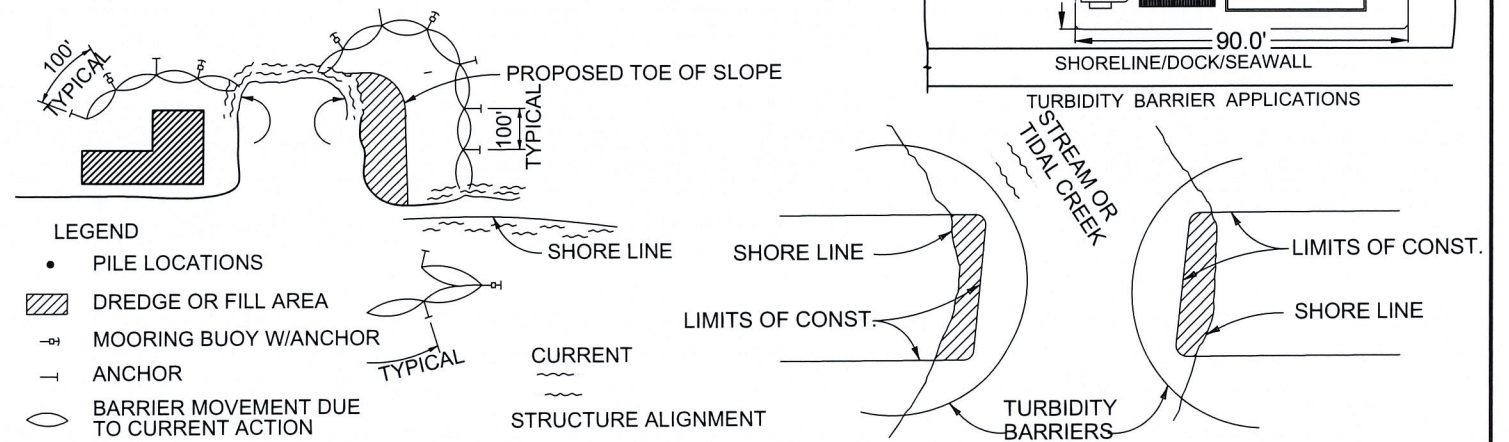
- WIND LOADS AS CALCULATED BY ASCE 7-16, CATEGORY II STRUCTURE, FOR A WIND LOADING OF 175 MPH, EXPOSURE 'C'.
- LIVE LOAD = 40 PSF
- DEAD LOAD = 10 PSF

**HARDWARE, BOLTS AND FASTENERS**

- ALL HARDWARE TO BE USED ON THIS PROJECT SHALL BE 305 GRADE OR HIGHER, TO INCLUDE DECK SCREWS, LAG SCREWS, AND TIMBER BOLTS.
- FASTENERS EMBEDDED INTO CONCRETE STRUCTURES SHALL BE ANCHORED WITH TWO PARTY EPOXY ADHESIVE. ANCHOR HOLES SHALL BE DRILLED TO 1/8" GREATER THAN THE SPECIFIED FASTENER SIZE. HOLES SHALL BE DRILLED TO MINIMUM DEPTH SHOWN ON PLANS & SHALL BE THOROUGHLY CLEANED OUT AND DRY PRIOR TO INJECTION OF EPOXY.

**TURBIDITY BARRIERS**

- FLOATING TURBIDITY BARRIERS WILL BE PLACED AT ALL OUTFALL LOCATIONS CONNECTED TO THE WORK AREA DURING ACTIVE CONSTRUCTION. IF SEAGRASSES ARE PRESENT BARRIERS WILL NOT BE PLACED OVER THEM. THE FLOATING TURBIDITY BARRIERS SHALL BE INSTALLED IN A MANNER TO PREVENT MANATEE ENTANGLEMENT.
- TURBIDITY BARRIERS TO BE MARKED WITH SITE CONTRACTOR'S COMPANY NAME AND PHONE NUMBER USING PERMANENT MARKINGS NO SMALLER THAN 3 INCHES IN HEIGHT ON THE TOP OF THE BARRIER.
- TURBIDITY BARRIERS SHALL REMAIN IN PLACE DURING ALL PHASES OF IN-WATER WORK.
- CONTRACTOR SHALL EMPLOY AND MAINTAIN ADEQUATE SEDIMENT AND EROSION CONTROL MEASURES DURING ALL PHASES OF WORK.
- THE CONTRACTOR SHALL PAY FOR ANY WATER QUALITY CONTROL VIOLATIONS FROM ANY AGENCY THAT RESULTS IN FINES BEING ASSESSED TO THE OWNER BECAUSE OF THE CONTRACTOR'S FAILURE TO ELIMINATE TURBID RUNOFF FROM LEAVING THE SITE AND RAISING BACKGROUND LEVELS OF TURBIDITY ABOVE EXISTING BACKGROUND LEVELS.
- THE SITE CONTRACTOR IS RESPONSIBLE FOR THE MAINTENANCE OF BMPS TO MAKE SURE THEY ARE FUNCTIONING AS DESIGNED AT ALL TIMES.



RECEIVED

MAY 21 2026

NOTE: TURBIDITY BARRIERS FOR FLOWING STREAMS AND TIDAL CREEKS MAY BE EITHER FLOATING, OR STAKED TYPES OR ANY COMBINATIONS OF TYPES THAT WILL SUIT SITE CONDITIONS AND MEET EROSION CONTROL AND WATER QUALITY REQUIREMENTS. THE BARRIER TYPE(S) WILL BE AT THE CONTRACTORS OPTION UNLESS OTHERWISE SPECIFIED IN THE PLANS, HOWEVER PAYMENT WILL BE UNDER THE PAY ITEM(S) ESTABLISHED IN THE PLANS FOR FLOATING TURBIDITY BARRIER AND/OR STAKED TURBIDITY BARRIER. POSTS IN STAKED TURBIDITY BARRIERS TO BE INSTALLED IN VERTICAL POSITION UNLESS OTHERWISE DIRECTED BY THE ENGINEER OF RECORD.



PROJECT:

4304 INTRACOASTAL DR

CLIENT:

BREEZY PERMITS

DATE/REVISIONS:

STRUCTURAL PLAN SET 5/12/2026

SHEET TITLE/NUMBER:

TURBIDITY DETAILS

SHEET 5 OF 5

**Town of Highland Beach  
Town Commission Development Order (PB)  
Application No. PZ-26-6-SPEX**



**Applicant: JAC Realty / Ileen Gonzalez  
Property Address: 4304 Intracoastal Drive  
Highland Beach, Florida 33487**

**CERTIFICATE OF MAILING AFFIDAVIT**

I hereby certify that the Town Clerk's Office mailed a copy of the Notice of Public Hearing (Exhibit A) for Application No. PZ-26-6-SPEX for the property located at 4304 Intracoastal Dr., Highland Beach, Florida 33487, by U.S. first-class and international mail to:

All property owners and properties owned by a condominium association president and the association's registered agent within 500 feet of the property located at 4304 Intracoastal Dr., Highland Beach, Florida 33487.

The mailings consisted of 74 notices that were sent first class mail and 02 notices that were sent by International Mail.

This 26<sup>th</sup> day of May 2026.

Highland Beach Town Clerk's Office

Jaelyn DeHart  
Deputy Town Clerk



## PUBLIC NOTICE APPLICATION NO. PZ-26-6-SPEX

May 26, 2026

Dear Property Owner:

This is to notify you that the **PLANNING BOARD** of the Town of Highland Beach will conduct a public hearing on *Thursday, June 11, 2026 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 ILEEN GONZALEZ, BREEZY PERMITS LLC, REQUESTING  
A SPECIAL EXCEPTION TO INSTALL A 24,000 POUND CAPACITY BOAT LIFT  
FOR THE PROPERTY LOCATED AT 4304 INTRACOASTAL DRIVE.**

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

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

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

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

TOWN OF HIGHLAND BEACH, BUILDING DEPARTMENT



Affidavit of Legal Notice submission and publication

Highland Beach Legal Notice

Submission Time: **06/01/2026 9:11 AM (EDT)**

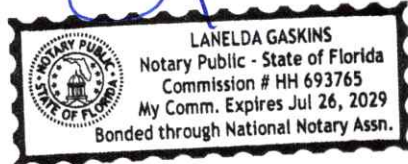
Please find a PDF of your submission details attached to this email.

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

- AD\_PB PZ-26-6-SPEX 4304 Intracoastal Dr..pdf
- signature.png

Signature of Affiant *Yash Patel*

Signature of Notary Public *Lanelda Gaskins* 6/1/2026



Notary Stamp \_\_\_\_\_


Highland Beach Legal Notice Submission

# Highland Beach Legal Notice

06/01/2026 9:11 AM (EDT)

Submitted by Jaclyn Dehart (jdehart@highlandbeach.us)

## Legal Notice

<b>Please choose a category</b>	Planning Board Public Hearing Notices - Highland Beach
<b>Title</b>	June 11, 2026 Planning Board Meeting Application No. PZ-26-6-SPEX
<b>Publish Date</b>	06/01/2026
<b>Publish Time</b>	9:09 AM (EDT)
<b>Description</b>	<p>TOWN OF HIGHLAND BEACH</p> <p>NOTICE OF PUBLIC HEARING</p> <p>YOU ARE HEREBY NOTIFIED that the Planning Board of the Town of Highland Beach will conduct a Public Hearing on Thursday, June 11, 2026, at 9:30 AM in the Commission Chambers at Town Hall, 3614 South Ocean Boulevard, Highland Beach, Florida to consider the following:</p> <p>APPLICATION NO PZ-26-6-SPEX BY ILEEN GONZALEZ, BREEZY PERMITS LLC, REQUESTING A SPECIAL EXCEPTION TO INSTALL A 24,000 POUND CAPACITY BOAT LIFT FOR THE PROPERTY LOCATED AT 4304 INTRACOASTAL DRIVE. APPLICANT: JAC REALTY LLC</p> <p>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.</p> <p>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.</p> <p>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.</p> <p>For additional information, please contact the Town Planner at (561) 278-4540.</p> <p>TOWN OF HIGHLAND BEACH, BUILDING DEPARTMENT</p>
<b>Attach Files (Optional)</b>	 AD_PB PZ-26-6-SPEX 4304 Intracoastal Dr..pdf
<b>Submitted by (Email Address)</b>	jdehart@highlandbeach.us
<b>Notifications</b>	Yes
<b>Send Out a Notification to Your Subscribers</b>	Yes

Signature

A handwritten signature in black ink, consisting of a stylized initial 'J' followed by a series of loops and a long horizontal stroke.

**File Attachments for Item:**

B. Development Order Application No. PZ-26-5-SPSS

Application by Toly Pappas, Randall Stofft Architects, requesting site plan approval for a new two-story, 5,636 square foot single family residence with pool and spa for the property located at 4301 Tranquility Drive.



## HIGHLAND BEACH BUILDING DEPARTMENT

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

## PLANNING BOARD STAFF REPORT

---

**MEETING OF:** JUNE 11, 2026

**TO:** PLANNING BOARD

**FROM:** INGRID ALLEN, TOWN PLANNER

**SUBJECT:** APPLICATION BY TOLY PAPPAS, RANDALL STOFFT ARCHITECTS, REQUESTING SITE PLAN APPROVAL FOR A NEW TWO-STORY, 5,636 SQUARE FOOT SINGLE FAMILY RESIDENCE WITH POOL AND SPA FOR THE PROPERTY LOCATED AT 4301 TRANQUILITY DRIVE. (APPLICATION NO. PZ-26-5-SPSS).

---

### I. GENERAL INFORMATION:

**Applicant (Property Owner):** 4301 Tranquility LLC  
553 Harbor Court  
Delray Beach, FL 33483

**Applicant's Agent:** Toly Pappas  
Randall Stofft Architects  
42 North Swinton Avenue  
Delray Beach, FL 33444

**Property Characteristics:**

**Comprehensive Plan Land Use:** Single Family  
**Zoning District:** Residential Single Family (RS)  
**Subject site Location:** 4301 Tranquility Drive  
**Parcel PCN#:** 24-43-47-04-02-003-0220

**Adjacent Properties:**

<b>PARCEL</b>	<b>ZONING DISTRICT</b>	<b>FUTURE LAND USE DESIGNATION</b>
<b>North</b>	Residential Single Family (RS)	Single Family
<b>South</b>	Residential Single Family (RS)	Single Family
<b>East</b>	Residential Multiple Family Low Density (RML)	Multi Family Low Density
<b>West</b>	Residential Single Family (RS)	Single Family

**Property History:**

On June 12, 2025, the Planning Board granted a special exception approval to install a 100 linear foot seawall/seawall cap, and a 200 square foot dock for the subject property (Application No. PZ-25-27).

**Request and Analysis:**

The Applicant is requesting site plan approval to construct a new two-story, 5,636 square foot single family residence with pool and spa. Currently, a single-family residence exists on the property. According to the Palm Beach County Property Appraiser, the current home was built in 1982.

Pursuant to Section 30-67 of the Town Code, a single-family detached dwelling is permitted in the RS zoning district. Section 30-31 of the Town Code indicates that single family residences require site plan approval from the Planning Board, which is the decision-making authority for such development requests.

The Applicant’s project description (see attached Application) provides details of the proposed single family residence to include six (6) bedrooms and baths, and two (2) car garages. Given the property is a corner lot (located along Tranquility Drive and Bel Lido Drive), the side corner yard setback along Bel Lido Drive is 25 feet which mimics the front yard setback.

*Yard, side corner* means a required yard or setback extending along the street side of a lot between the required front and rear yards or setbacks and, for the purposes of this Code, all yards adjacent to streets shall be considered front yards, except Block 1, lot 19; Block A 2, lot 1, Bel Lido Subdivision.

According to the Applicant’s landscaping plans, eleven palm trees will be removed (none of which are designated specimen as provided in Section 20-135 of the Town Code). The Applicant proposes to plant nine (9) new trees and 16 palm trees, all of which are Florida Friendly<sup>1</sup>. Pursuant to Section 20-124 of the Town Code, single-family homes are exempt from the tree removal regulations found in Chapter 20, Article IV (Resource Protection Standards) except for designated specimen or historic trees.

<sup>1</sup>Florida-Friendly Landscapes protect Florida’s unique natural resources by conserving water, reducing waste and pollution, creating wildlife habitat, and preventing erosion (Source: University of Florida, IFAS Extension. 2022. Florida-Friendly Landscaping Guide to Plant Selection & Landscape Design).

Pursuant to Section 30-38(6) of the Town Code, the Planning Board shall approve or deny the site plan application. The approval may include conditions which clarify, but do not exceed, the requirements of the Zoning Code. If the request receives Planning Board approval, the applicant will be required to obtain a building permit, prior to initiation of construction, from the Town of Highland Beach Building Department. Pursuant to Section 30-21(g) of the Town Code, commencement of construction shall be initiated within two (2) years following the date of approval by the Planning Board.

Staff reviewed the Applicant's proposed request including plans date stamped received by the Building Department on May 19, 2026, and finds that the project is consistent with the Town 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**  
**Applicant Plans (11X17)**

<sup>1</sup>Florida-Friendly Landscapes protect Florida's unique natural resources by conserving water, reducing waste and pollution, creating wildlife habitat, and preventing erosion (Source: University of Florida, IFAS Extension. 2022. Florida-Friendly Landscaping Guide to Plant Selection & Landscape Design).



# TOWN OF HIGHLAND BEACH DEVELOPMENT ORDER APPROVAL APPLICATION

PROPERTY INFORMATION ASSOCIATED WITH THIS APPLICATION	
<b>Address:</b> 4301 Tranquility Drive, Highland Beach, FL.	<b>PCN:</b> 24-43-47-04-02-003-0220
<b>Full Legal Description of the Property [as described in the deed] or reference to an attachment:</b> BEL LIDO LT 22 BLK 3	
<b>Zoning District:</b> RS	<b>What is the location of the installation?</b> <input type="checkbox"/> Intracoastal Waterway (ICW) <input checked="" type="checkbox"/> Interior Canal/Basin <input type="checkbox"/> N/A

PROPERTY OWNER (APPLICANT) INFORMATION		
<b>Name:</b> 4301 Tranquility LLC	<b>Phone:</b> 585-509-1200	<b>Fax:</b>
<b>Mailing Address:</b> 553 Harbor Court, Delray Beach, FL 33483		
<b>Email Address:</b> dedwards@serhant.com		

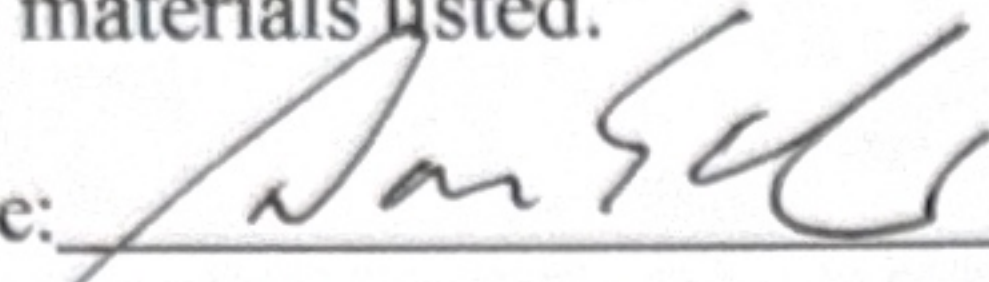
APPLICANT'S AGENT INFORMATION		
<b>Name:</b> Toly Pappas	<b>Phone:</b> 561-243-0799	<b>Fax:</b>
<b>Company Name:</b> Randall Stofft Architects		
<b>Mailing Address:</b> 42 N. Swinton Ave., Delray Beach, FL 33444		
<b>Email Address:</b> toly@stofft.com		

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

The existing structure located at 4301 Tranquility Drive consisting of a one story single family residence and screen enclosed pool will be demolished in its entirety.

The new proposed two story single family residence (5,636 square feet) located at 4301 Tranquility Drive will feature a coastal modern architectural design. The residence will utilize saw cut coral stone veneer cladding and wood finished architectural elements. Dark gray window and door frames add to the contrast against the stone veneer and white smooth stucco finishes. The interior will consist of six bedrooms, six bathrooms, powder, and cabana bath. There are two garages, a single and two car. The covered outdoor living area includes a summer kitchen, and seating areas with pool deck and waterway views. The adjacent hardscape just beyond the covered outdoor living area features a new pool and spa. The surrounding property site wall provides privacy and screening for all exterior mechanical equipment.

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

Property Owner's Signature:  Date: 05/26/2026

Property Owner's Printed Name Daniel Edwards

---

*Received by the Town Clerk's Office:*

Received By: \_\_\_\_\_ Date: \_\_\_\_\_

Date Public Notices Mailed: \_\_\_\_\_

Date Legal Advertisement Published: \_\_\_\_\_



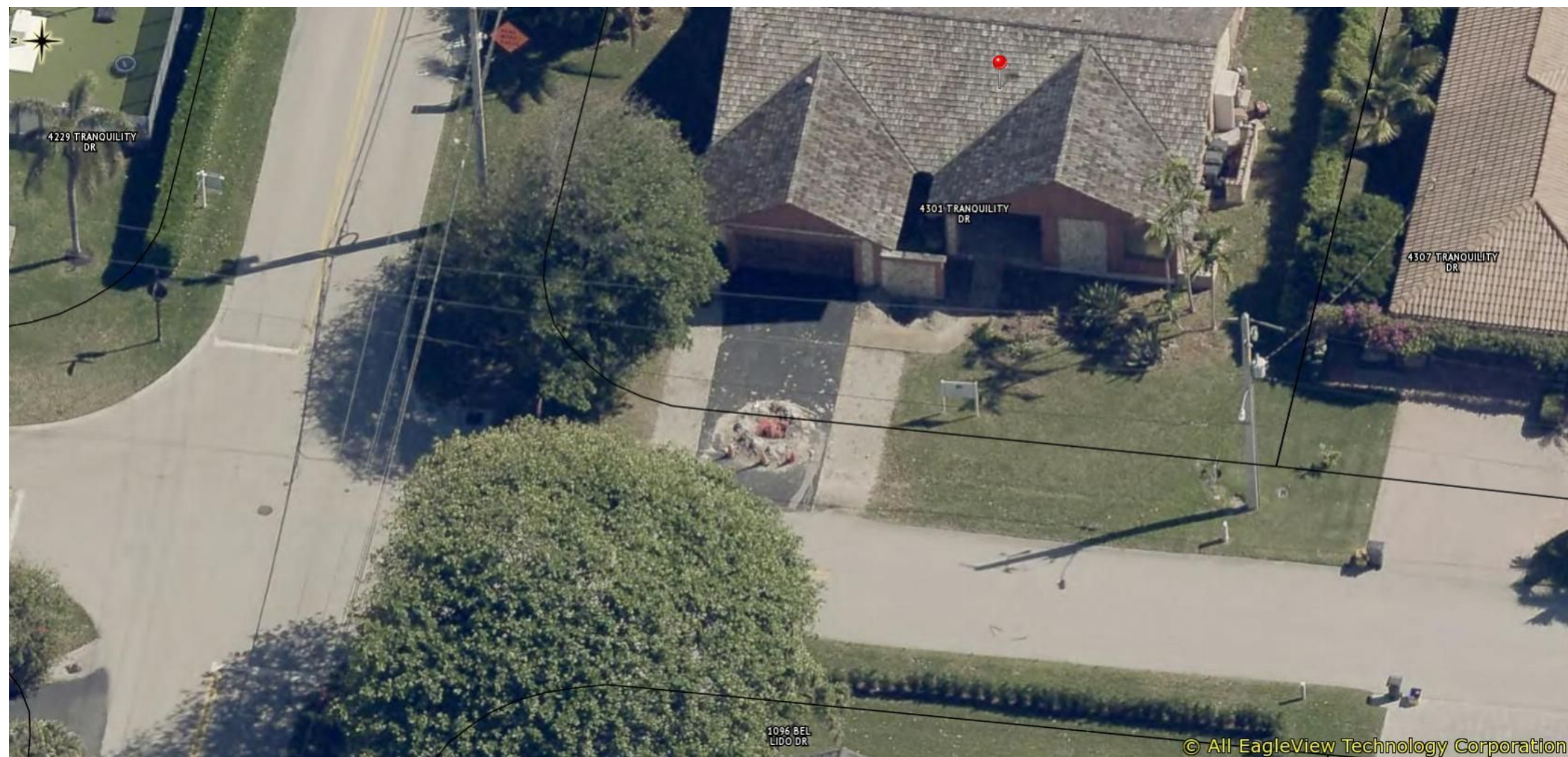
SUBJECT PROPERTY  
4301 TRANQUILITY DRIVE

0 0 0.01 0.02 Miles

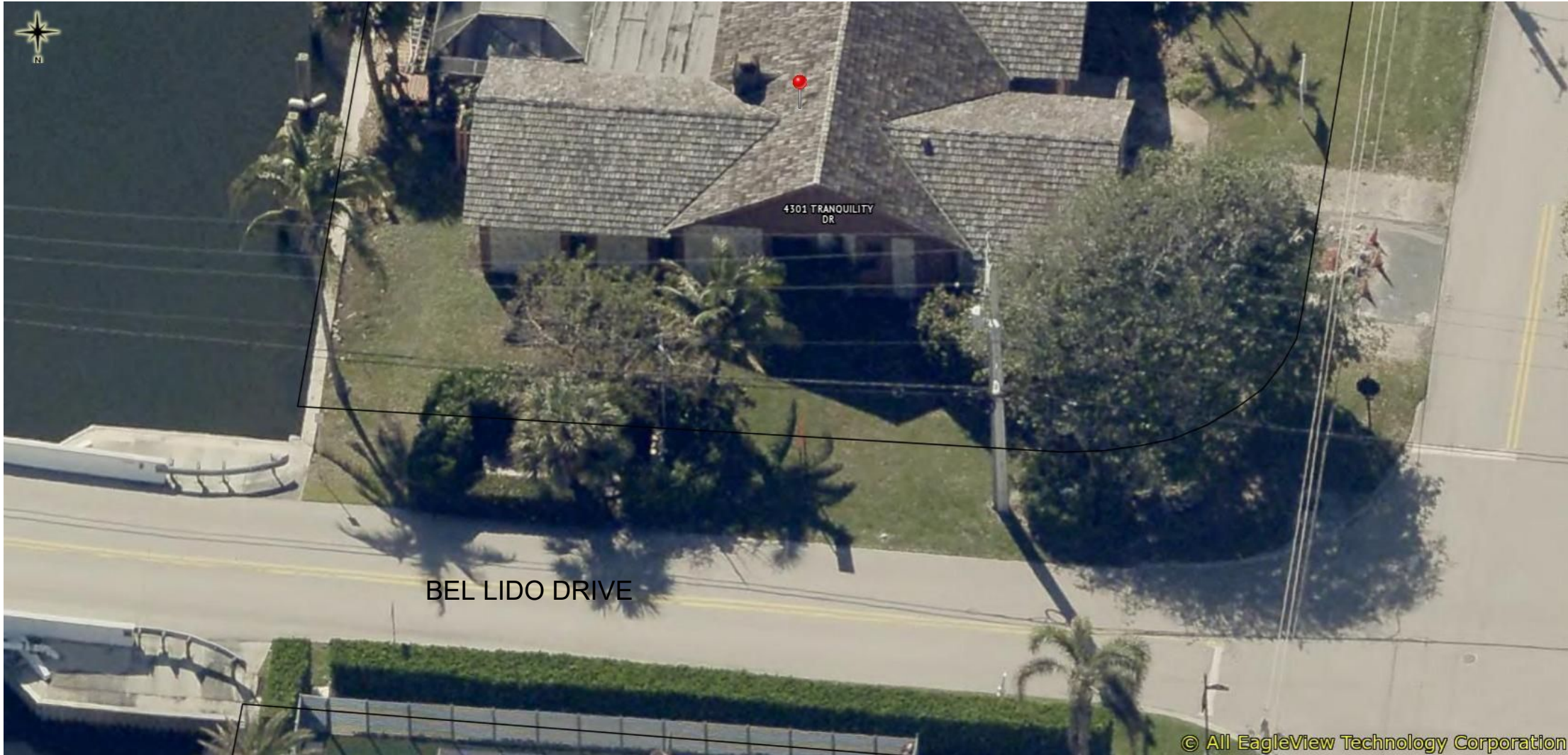
Date: 6/1/2026  
Time: 3:30 PM  
Scale: 1:564

N  
Page 62

# 4301 Tranquility Drive (front)



# 4301 Tranquility Drive (side along Bel Lido Drive)



© All EagleView Technology Corporation

ABBREVIATIONS

Table of abbreviations and their corresponding full names, organized in columns.

SINGLE FAMILY RESIDENCE

DESIGN PARAMETERS

Building classification: TWO STORY SINGLE FAMILY RESIDENCE. Design parameters including wind speed, roof height, and building category.

RESIDENTIAL CODE INFORMATION

All residential construction shall comply with seven volumes of the Florida Building Code 2023 Edition. Includes information on pool safety and door requirements.

DRAWING INDEX

Table listing drawing sheets (A001 to A101) and their corresponding titles, such as COVER SHEET, SURVEY, and various site and landscape plans.

TOWN D.O.A. SET 02-27-26

REVISIONS table with columns for revision number, description, and date.

CUSTOM RESIDENCE 4301 TRANQUILITY DR. HIGHLAND BEACH, FLORIDA

PROJECT TEAM

ARCHITECT: RANDALL STOFFT ARCHITECTS. CIVIL ENGINEER: GAULFIELD & WHEELER. LANDSCAPE ARCHITECT: R.A. DESIGN STUDIO.



CONSTRUCTION NOTES, SPECIFICATIONS AND GENERAL REQUIREMENTS

ARCHITECT'S STATUS: A. THE ARCHITECT SHALL NOT BE RESPONSIBLE FOR AND WILL NOT HAVE CONTROL OR CHARGE OF CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES OR PROCEDURES...

EARTH WORK: A. PERFORM ALL WORK IN CONFORMANCE WITH THE FINAL SOILS. COMPACTATION AND GEOLOGICAL REPORTS. B. FOUNDATIONS SHALL BE MONOLITHIC OR SPREAD FOOTINGS BASED ON A SOIL BEARING CAPACITY OF 2000 S.F.F.

TRUSSES: A. THE TRUSS LAYOUT SHOWN ON CONSTRUCTION DOCUMENTS IS SCHEMATIC IN NATURE. HOWEVER, THE SUPPORTING SUPERSTRUCTURE HAS BEEN DESIGNED UNDER THE ASSUMPTION THAT THE FRAMING SCHEME SHOWN WILL CLOSELY PARALLEL THE FINAL TRUSS MFG. LAYOUT.

ROUGH CARPENTRY: A. ALL BEAMS INSTALLED WITH CROWN UP UNLESS OTHERWISE NOTED. CANTILEVERED BEAMS SHALL BE INSTALLED WITH CROWN DOWN. B. 3" MINIMUM BEARING BY BEAMS AND GIRDERS ON MASONRY OR CONCRETE.

TIMBER: A. STRUCTURAL TIMBER TO BE SOUTHERN PINE #2 (MIN) STRESS GRADE LUMBER OR APPROVED EQUAL. THE MIN. ALLOWANCE PROPERTIES ARE AS FOLLOWS: Fb = 1,150 PSI Fv = 90 PSI E = 1,800,000 PSI AND PRESSURE TREATED FOR USE AGAINST CONCRETE AND MASONRY.

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Advertisement for RANDALL STOFFT ARCHITECTS, featuring contact information and a logo.

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- SITE PLAN GENERAL NOTES:**
- G.C. TO COORDINATE THE REMOVAL OF EXISTING VEGETATION AS REQUIRED.
  - ALL DOORS & WINDOWS PROVIDING DIRECT ACCESS FROM THE HOME SHALL MEET THE RESIDENTIAL POOL SAFETY ACT.
  - ALL SCREEN DOORS ARE TO BE SELF LATCHING AND SELF CLOSING. LATCH MECHANISM SHALL BE MOUNTED @ 54"
  - ALARMS SHALL ALSO BE INSTALLED ON SCREEN DOORS. G.C. TO VERIFY THAT ALL EXISTS TO THE BACKYARD MEET SWIMMING POOL SAFETY ACT.
  - G.C. TO VERIFY ALL EXISTING CONDITIONS ON SITE PRIOR TO COMMENCEMENT OF CONSTRUCTION. NOT ALL EXISTING CONDITIONS ARE NECESSARILY SHOWN ON THIS PLAN.
  - SEE SURVEY FOR ALL EXISTING EASEMENTS AND RESTRICTIONS.
  - REFER TO LANDSCAPE ARCHITECT'S DRAWINGS FOR INFORMATION ON THE HARDSCAPE AND POOL. ALL WATER RELATED FEATURES UNDER SEPARATE PERMIT SUBMITTAL (BY OTHERS).
  - REFER TO SITE DRAINAGE PLAN BY CIVIL ENGINEER FOR PROPOSED SITE-ELEVATIONS, GRADING, ETC.
  - DOCK WORK UNDER SEPARATE PERMIT SUBMITTAL (BY OTHERS).

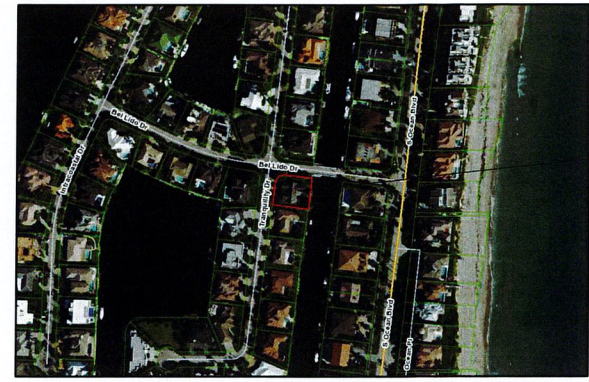
**RESIDENTIAL CODE INFORMATION**

ALL RESIDENTIAL CONSTRUCTION SHALL COMPLY WITH SEVEN VOLUMES OF THE FLORIDA BUILDING CODE 2023 EDITION. THE CODE IS COMPILED WITH THE LATEST ADDITION OF THE NATIONAL ELECTRICAL CODE ADOPTED BY REFERENCE. THE NATIONAL ELECTRICAL CODE IS REFERENCED STANDARD NFPA-70.

**RESIDENTIAL POOL SAFETY ACT - CHAPTER 45 OF THE FBC RESIDENTIAL 2023**

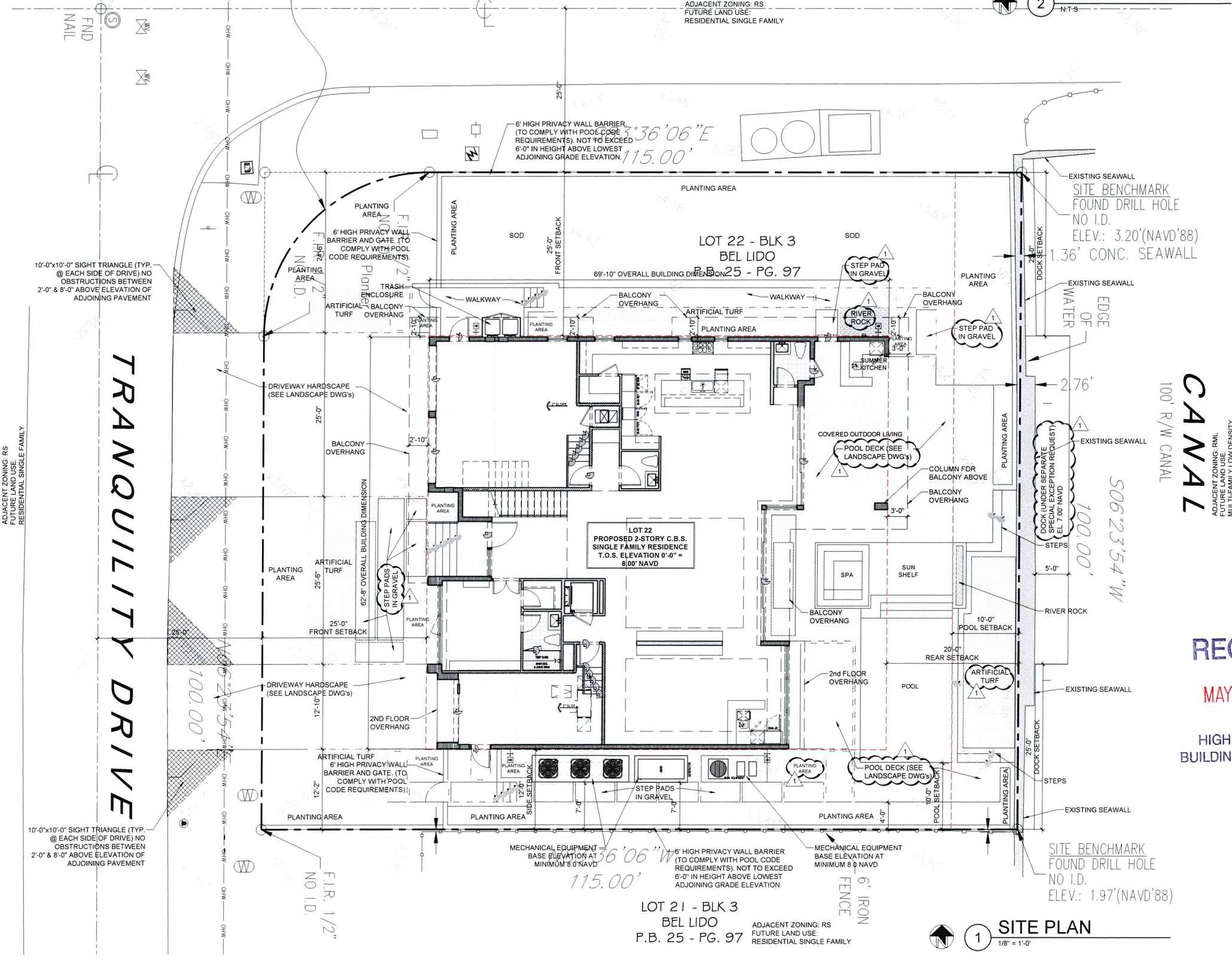
- ALL DOORS AND WINDOWS PROVIDING DIRECT ACCESS FROM THE HOME SHALL MEET THE RESIDENTIAL POOL SAFETY ACT R4501.17-19.
- ALL SCREEN DOORS ARE TO BE SELF LATCHING AND SELF CLOSING. LATCH MECHANISM SHALL BE MOUNTED AT 54" A.F.F.
- ALARMS SHALL BE INSTALLED ON DOORS.
- THE G.C. IS TO VERIFY THAT ALL ACCESS TO THE POOL AREA MEET THE SWIMMING POOL SAFETY ACT.
- ALL SITE WALLS TO COMPLY WITH THE RESIDENTIAL POOL SAFETY ACT.

ZONING (RS)	REQUIRED	PROPOSED
	MAXIMUM DENSITY	4.35 UNITS / ACRE
MINIMUM LOT AREA	10,000 SF. MIN. PER UNIT	+/- 11,500 SF. EXIST.
MINIMUM LOT WIDTH	80 FT.	100 FT.
FUTURE LAND USE	RESIDENTIAL SINGLE FAMILY	
FRONT SETBACK	25 FT. MIN.	25 FT.
SIDE SETBACK	12 FT. MIN.	12 FT.
REAR SETBACK	20 FT. MIN.	20 FT.
SIDE CORNER SETBACK	25 FT. MIN.	25 FT.
FLOOD ZONE	AE (2019 EL. 7 FT. NAVD)	
FINISH FLOOR ELEV.	8.00' NAVD	
STRUCTURE HEIGHT	35 FT. MAX.	28'-10"
PARKING	2 PER UNIT	3 MIN.



**2 VICINITY MAP**  
N.T.S.

**BEL LIDO DRIVE**



LOT 21 - BLK 3  
BEL LIDO  
P.B. 25 - PG. 97

**1 SITE PLAN**  
1/8" = 1'-0"

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1	TOWN D.O.A. COMMENTS	TP 04.09.26

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HIGHLAND BEACH, FLORIDA

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Date: 2026.05.18 09:27:16-0400

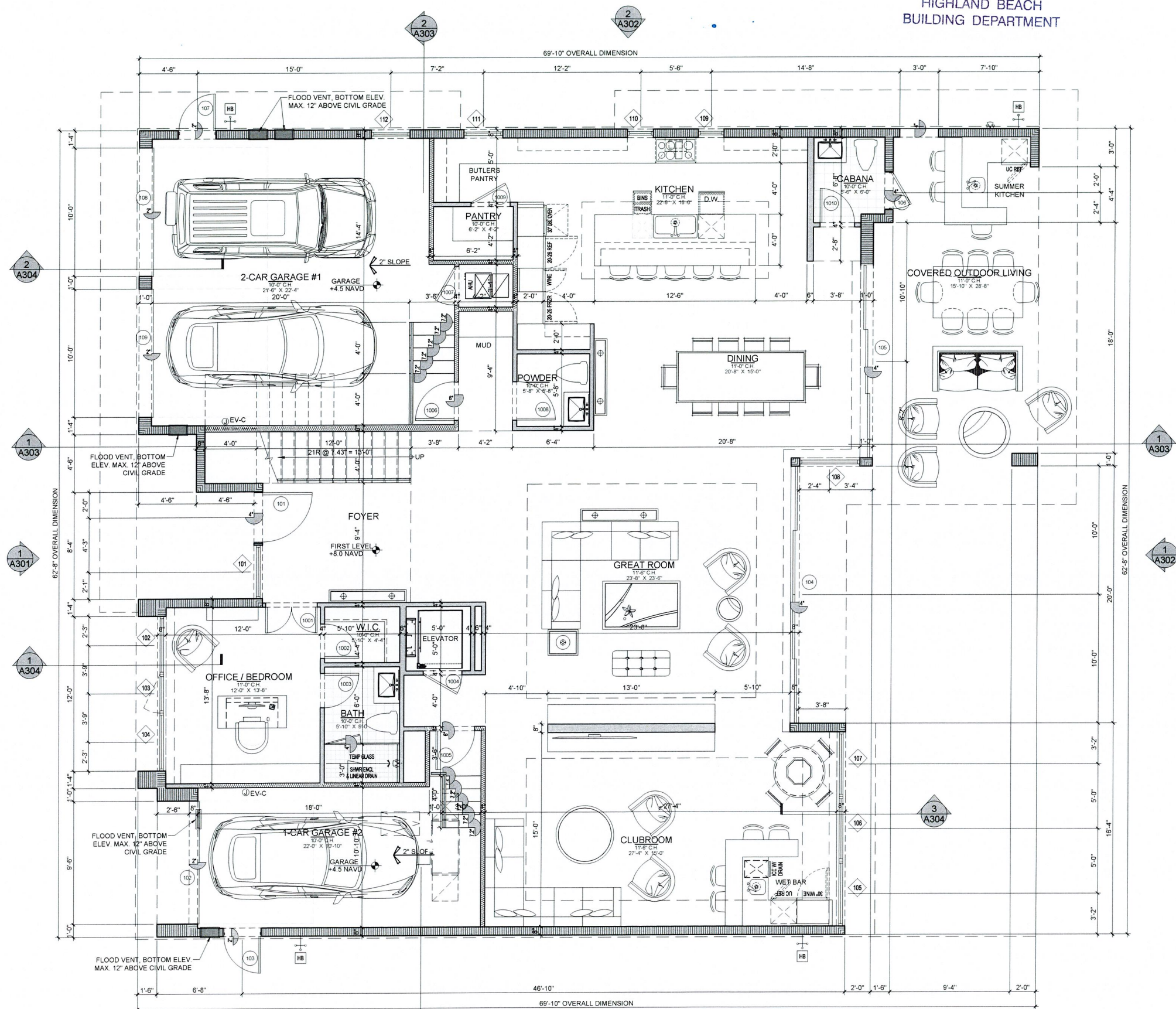
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**GARAGE NOTES:**

1. THE GARAGE SHALL BE SEPARATED FROM THE RESIDENCE AND ATTIC AREA BY NOT LESS THAN 1/2" GYP. BOARD APPLIED TO THE GARAGE SIDE.
2. THE GARAGE SHALL BE SEPARATED FROM ALL HABITABLE ROOMS ABOVE THE GARAGE BY NOT LESS THAN 5/8" TYPE 'X' GYP. BOARD APPLIED TO THE GARAGE SIDE.
3. DUCT WORK WHICH PENETRATES THE WALLS BETWEEN THE GARAGE AND THE RESIDENCE SHALL BE CONSTRUCTED OF A MIN. OF NO. 26 GAUGE SHEET METAL OR OTHER APPROVED MATERIAL. ALL OTHER PENETRATIONS TO BE PROTECTED AROUND THE OPENING BY AN APPROVED MATERIAL TO RESIST THE FREE PASSAGE OF FLAME AND PRODUCTS OF COMBUSTION.
4. INTERIOR SIDE OF GARAGE EXTERIOR CMU WALLS TO BE SKIM COAT STUCCO. ALL OTHER WALLS TO BE PAINTED GYP. BOARD AS NOTED ABOVE.
5. PROVIDE MIN. R-11 BATT INSULATION IN STUD WALL CAVITY FOR WALLS SEPARATING GARAGE FROM INTERIOR AIR CONDITIONED SPACE.
6. GARAGE TO BE EITHER MECHANICALLY VENTILATED OR VENTILATED w/ THE USE OF OPENINGS IN THE CMU w/ RODENT SCREENS. SEE VENTILATION CALCULATIONS THIS SHEET.

**GARAGE VENTILATION CALCULATIONS PER 2023 FBC-MECHANICAL**

**VENTILATION PER SECTION 403.3, TABLE 403.3.1.1:**

OCCUPANCY : 2-CAR GARAGE (505 S.F.)  
1-CAR GARAGE (256 S.F.)

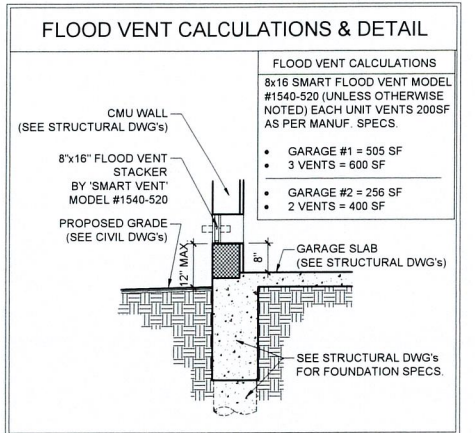
CFM/ CAR: 100 CFM

# OF CARS:  
CFM REQUIRED: 2 X 100 = 200 CFM  
CFM REQUIRED: 1 X 100 = 100 CFM

WIND @ 3 MPH = 264 FT/MIN

200 CFM/ 264 FT/MIN = 0.76 S.F. VENTILATION REQ'D  
100 CFM/ 264 FT/MIN = 0.38 S.F. VENTILATION REQ'D

0.76 S.F. X 144 SQ. IN. = 109.09 SQ. IN. VENTILATION REQ'D  
0.38 S.F. X 144 SQ. IN. = 54.72 SQ. IN. VENTILATION REQ'D



**A/C AREA CALCULATION**

A/C - 1ST FLOOR	2417 SF
A/C - 2ND FLOOR	3219 SF
<b>5636 SF</b>	

**NON A/C AREA CALCULATION**

1 CAR GARAGE	285 SF
2 CAR GARAGE	571 SF
COVERED LOUNGE TERRACE	102 SF
COVERED MASTER TERRACE	266 SF
COVERED OUTDOOR LIVING	483 SF
COVERED TERRACE	169 SF
<b>1876 SF</b>	

**TOTAL AREA CALCULATION**

1 CAR GARAGE	285 SF
2 CAR GARAGE	571 SF
A/C - 1ST FLOOR	2417 SF
A/C - 2ND FLOOR	3219 SF
COVERED LOUNGE TERRACE	102 SF
COVERED MASTER TERRACE	266 SF
COVERED OUTDOOR LIVING	483 SF
COVERED TERRACE	169 SF
<b>7512 SF</b>	

1 FIRST FLOOR PLAN  
1/4" = 1'-0"

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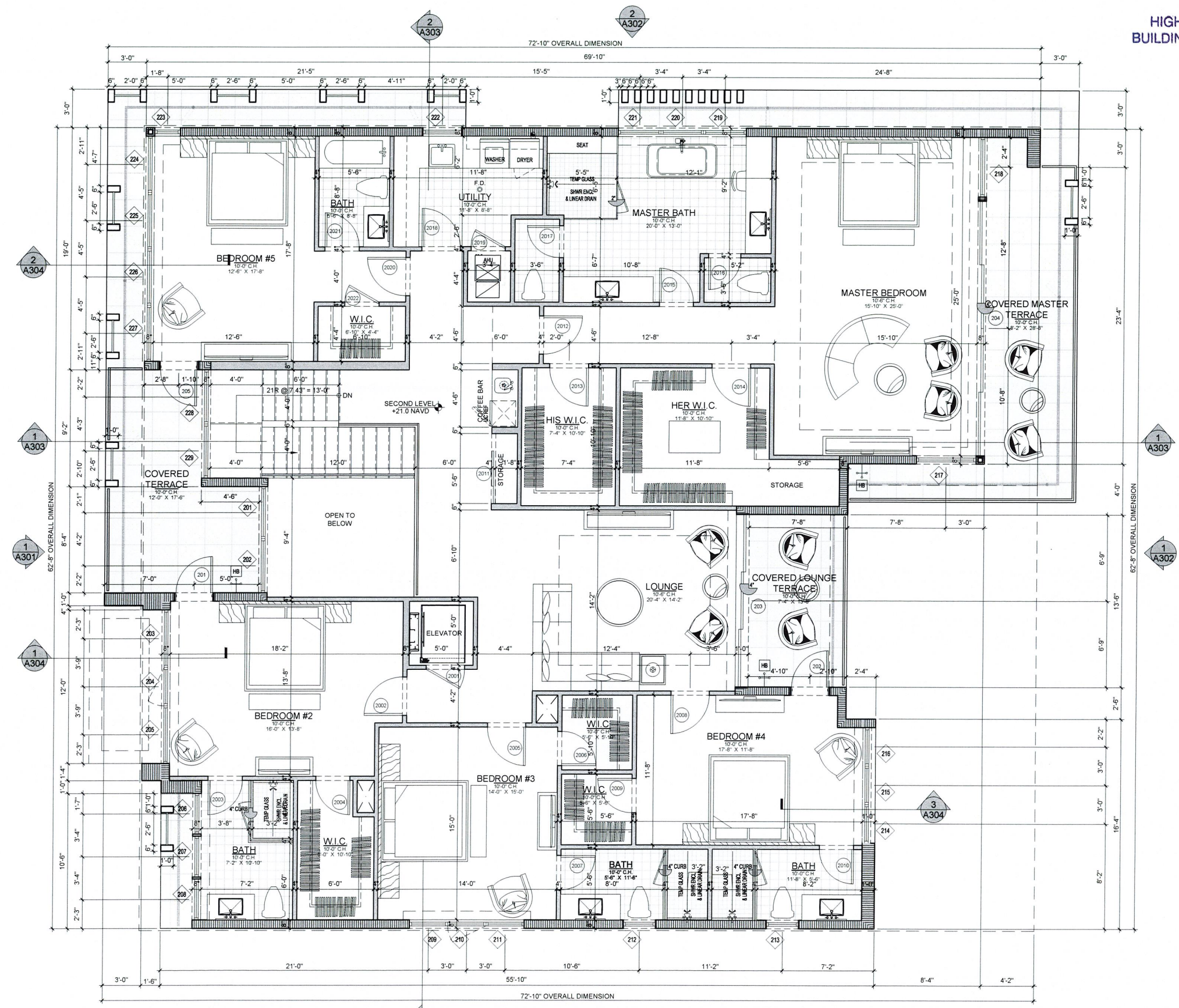
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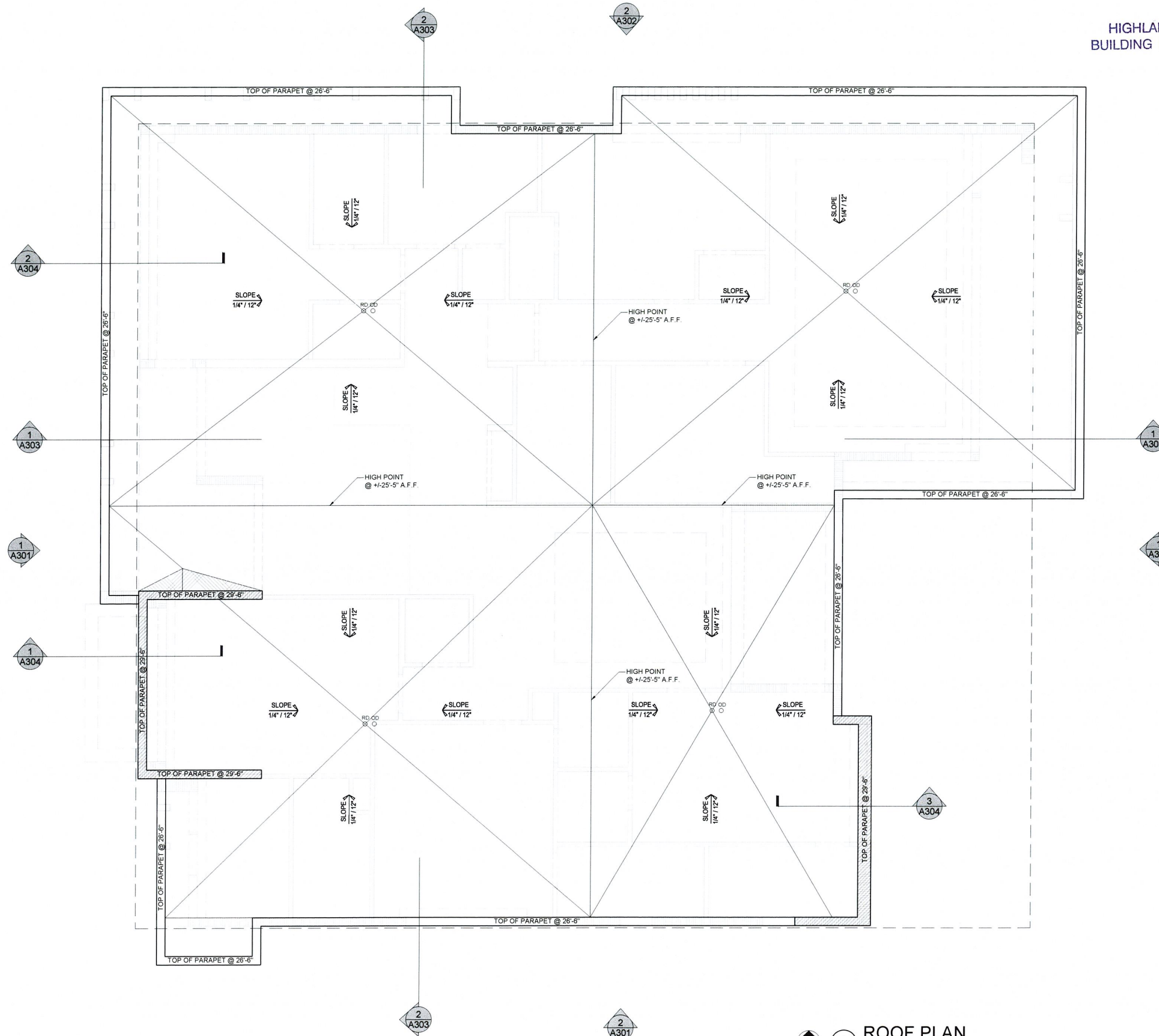
1 SECOND FLOOR PLAN  
1/4" = 1'-0"

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1 ROOF PLAN  
1/4" = 1'-0"

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① FRONT RENDERING (WEST)  
 1/8" = 1'-0"  
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② REAR ELEVATION (EAST)  
 1/8" = 1'-0"  
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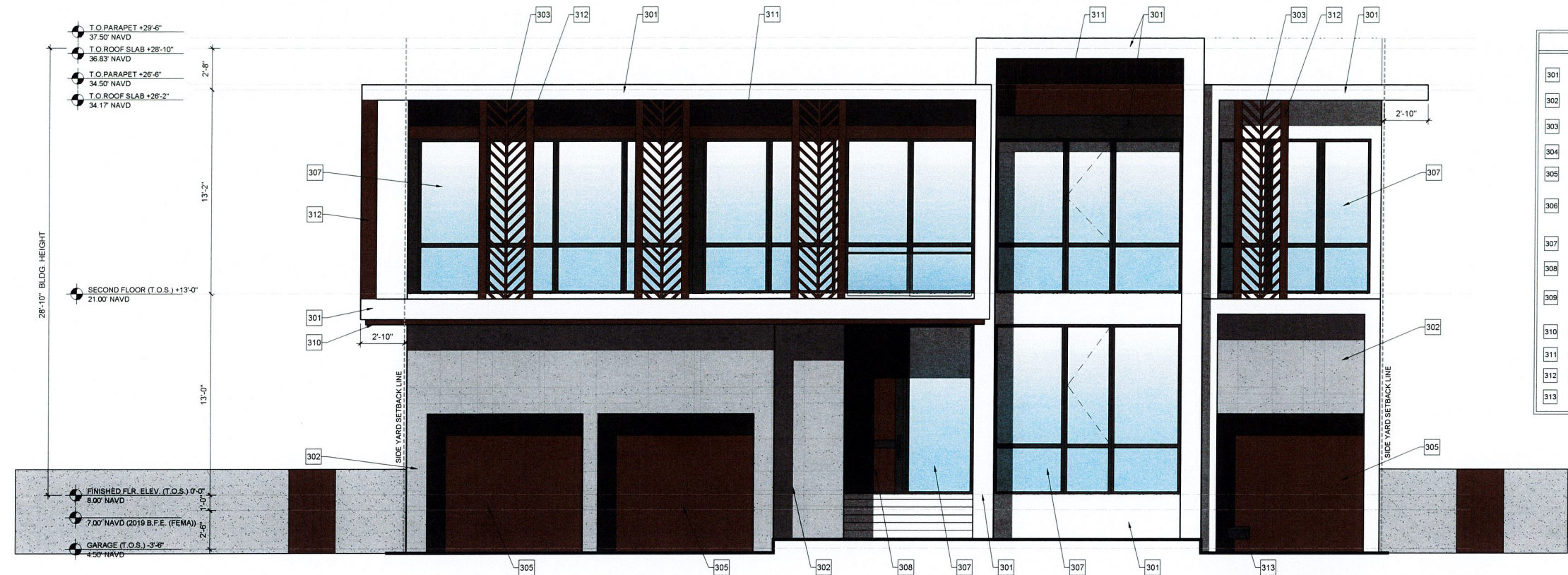
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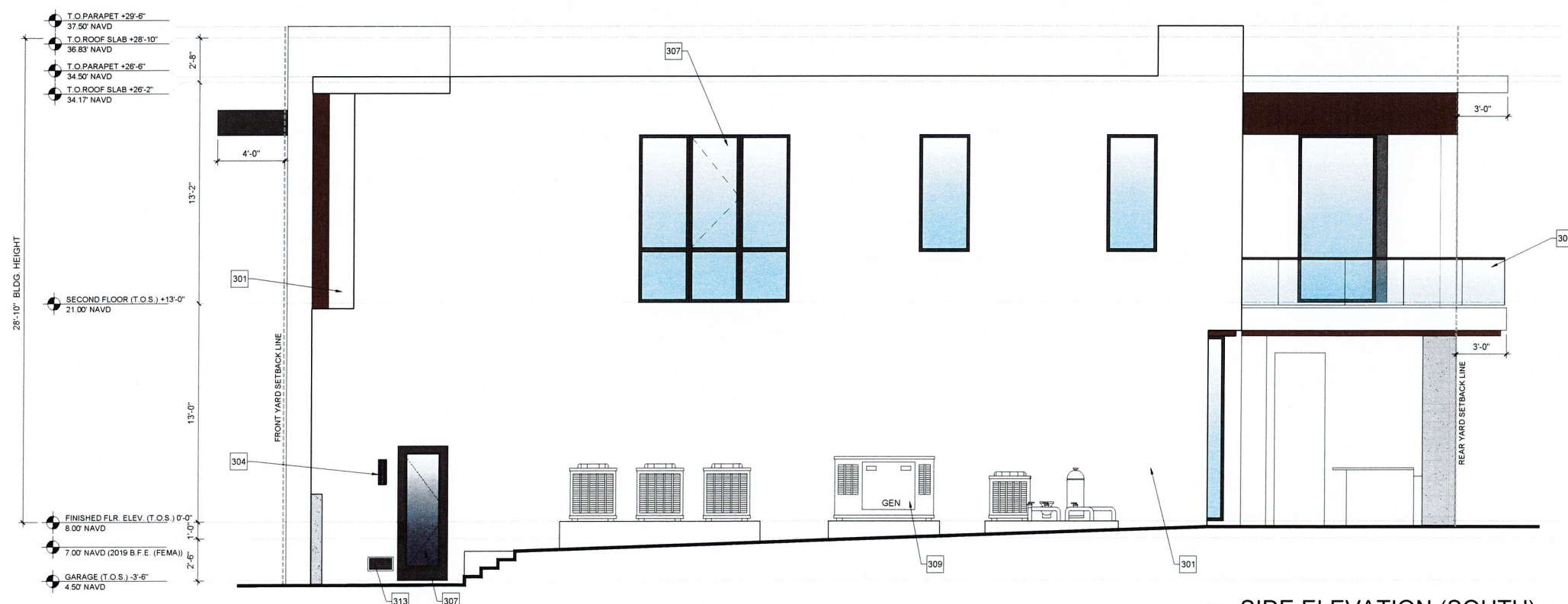


1 FRONT ELEVATION (WEST)  
1/4" = 1'-0"

**KEY NOTE LEGEND**

301	SMOOTH SAND COAT STUCCO FINISH (SAMPLE TO BE APPROVED BY ARCHITECT)
302	STONE VENEER SAW CUT CORAL ON GRID, FULLY ADHERED CLADDING, REF. ARCHITECT FOR SPECIFICATIONS
303	CUSTOM POWDER COAT ALUMINUM SCREEN - PROVIDE SHOP DRAWINGS
304	DECORATIVE LIGHT FIXTURE
305	COMPOSITE WOOD CLAD, IMPACT RATED GARAGE DOOR - SEE DOOR SCHEDULE
306	36" HIGH TEMPERED AND LAMINATED GLASS & ALUMINUM GUARDRAIL SYSTEM BUILT SUCH THAT A 4" SPHERE CANNOT PASS THROUGH ANY POINT. RAILING TO SUPPORT 200 LB. LATERAL FORCE (SEE SHOP DRAWINGS)
307	ALUMINUM FRAME IMPACT WINDOW / DOOR SYSTEM - REFER TO WINDOW AND DOOR SCHEDULE ON SHEET A901
308	WOOD CLAD IMPACT ENTRY DOOR, TO BE APPROVED BY ARCHITECT
309	EMERGENCY GENERATOR (BEYOND), TOP OF CONCRETE PAD TO BE +1'-0" ABOVE BASE FLOOD ELEVATION (FEMA COMPLIANT). SEE STRUCTURAL DWG'S FOR CONCRETE PAD DETAILS.
310	EXTERIOR CEILING SOFFITS (HB ELEMENTS), NICKEL JOINT OR EQUAL (SAMPLE TO BE APPROVED BY ARCHITECT)
311	COMPOSITE WOOD CLADDING SYSTEM
312	DECORATIVE ALUMINUM TUBE, FINISH TO MATCH WOOD CLADDING - PROVIDE SHOP DRAWINGS
313	FLOOD VENT

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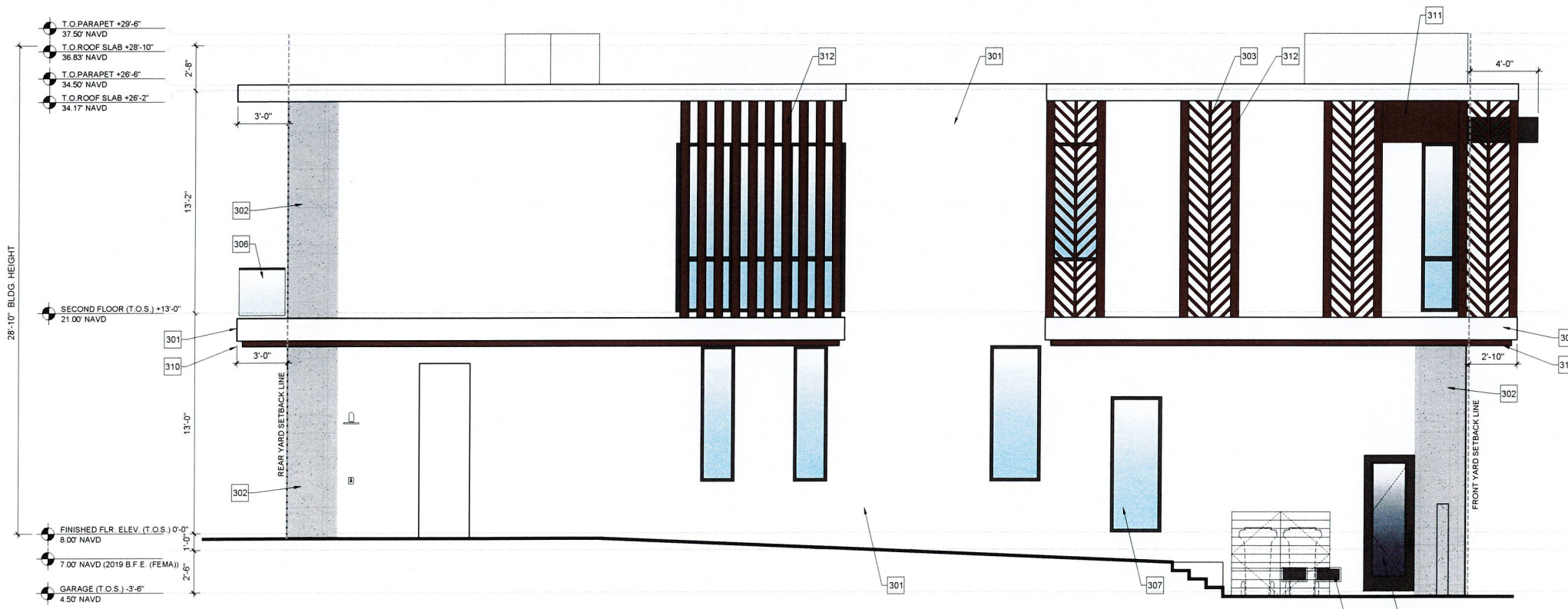
2 SIDE ELEVATION (SOUTH)  
1/4" = 1'-0"

STONE VENEER CLADDING - SAW CUT CORAL ON GRID	DOORS AND WINDOWS FRAMES - DARK GRAY
SMOOTH STUCCO FINISH SW ZIRCON 7667	SITE WALLS - OOLITE STONE CLADDING
WOOD CLADDING / CEILING SOFFITS / DECORATIVE FINIS	HARDSCAPE AFAMIA WHITE STONE

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1 REAR ELEVATION (EAST)  
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2 SIDE ELEVATION (NORTH)  
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KEY NOTE LEGEND		
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Job No. 2404038  
Dedicated by  
Randall E. Stofft  
DN  
Erandall@stoft.com  
CN-Randall E. Stofft  
OR-RANDALL E. STOFFT  
ARCHITECTS, P.A.  
1 Colony Beach  
St. Johns, FL 32058  
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**LEGAL DESCRIPTION**

LOT 22, BLOCK 3, "BEL LIDO", ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 25, PAGE 97, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

SAID LANDS SITUATE IN THE CITY OF BOCA RATON, PALM BEACH COUNTY, FLORIDA, AND CONTAIN 11500 SQ FT, MORE OR LESS.

**NOTES**

1. THIS DRAWING IS NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
2. NO SEARCH OF THE PUBLIC RECORDS WAS PERFORMED OR REFERENCED IN THE PREPARATION OF THIS SURVEY.
3. ALL EASEMENTS SHOWN HEREON ARE PER THE RECORD PLAT(S) UNLESS OTHERWISE INDICATED.
4. THERE HAVE BEEN NO UNDERGROUND IMPROVEMENTS LOCATED IN CONNECTION WITH THIS SURVEY, EXCEPT AS SHOWN.
5. BEARINGS SHOWN HEREON ARE BASED ON THE RECORD PLAT.
6. ELEVATIONS SHOWN HEREON ARE RELATIVE TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 AND WERE DETERMINED FROM REDUNDANT GPS OBSERVATIONS TIED TO THE FDOT FPNR
7. PROPERTY ADDRESS: 4301 TRANQUILITY DR, BOCA RATON, FL 33487
8. FLOOD INFORMATION IS AS FOLLOWS:

COMMUNITY NUMBER : 125111  
 PANEL NUMBER : 0989  
 DATE OF FIRM INDEX : 12/20/2024  
 ZONE : AE  
 BASE FLOOD ELEVATION : 7

**RECEIVED**

**MAY 19 2026**

HIGHLAND BEACH  
 BUILDING DEPARTMENT

**ABBREVIATIONS**

- A/C = AIR CONDITIONER
- ALUM. = ALUMINUM
- B.C.R. = BROWARD COUNTY RECORDS
- BRKN. = BROKEN
- CB = CATCH BASIN
- C.B.S. = CONCRETE BLOCK & STUCCO
- CLF = CHAIN LINK FENCE
- CONC. = CONCRETE
- Δ = DELTA (CENTRAL ANGLE)
- D.E. = DRAINAGE EASEMENT
- ELEV. = ELEVATION
- F.F. = FINISHED FLOOR
- FND = FOUND
- GAR. = GARAGE
- INV. = INVERT
- IP. = IRON PIPE
- IR = IRON ROD
- IRC = IRON ROD & CAP
- L = ARC LENGTH
- L.M.E. = LAKE MAINTENANCE EASEMENT
- MON. = MONUMENT
- N/D = NAIL AND DISC
- P.B. = PLAT BOOK
- P.B.C.R. = PALM BEACH COUNTY RECORDS
- PG. = PAGE
- PROP. = PROPOSED
- R = RADIUS
- R/W = RIGHT-OF-WAY
- SQ. = SQUARE
- STY. = STORY
- TYP. = TYPICAL
- U.E. = UTILITY EASEMENT

**LEGEND**

- W WATER SERVICE
- E ELECTRIC SERVICE
- T TELEPHONE BOX
- C CABLE TV BOX
- D DRAINAGE MANHOLE
- S SANITARY MANHOLE
- W/W WATER VALVE
- S SIGN
- FIRE HYDRANT
- ▣ CATCH BASIN
- ⊗ LIGHT POLE
- WOOD UTILITY POLE
- CONCRETE UTILITY POLE
- ⊖ CLEAN OUT
- ⊕ CENTERLINE
- ×0.00' EXISTING ELEVATION

**SURVEYOR'S CERTIFICATION**

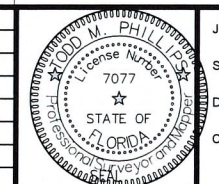
I HEREBY CERTIFY THAT THE SURVEY SHOWN HEREON COMPLIES WITH STANDARDS OF PRACTICE AS CONTAINED IN CHAPTER 5J-17.051, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES, AND THAT SAID SURVEY IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AS PREPARED UNDER MY DIRECTION.

TODD M. PHILLIPS  
 SURVEYOR AND MAPPER  
 FLORIDA LICENSE NO. LS7077

DATE OF LAST FIELD WORK: MARCH 4, 2026

**TODD PHILLIPS**  
 Digitally signed by TODD PHILLIPS  
 Date: 2026.04.06 10:51:02 -04'00'

NO.	DATE	BY	CK'D	REVISION
1				



JOB NO. 26-191  
 SCALE 1" = 20'  
 DRAWN CT  
 CHECKED  
 SHEET 1 Page 73



TRANQUILITY DRIVE

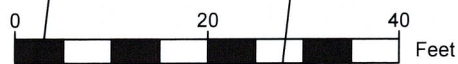
BELL LIDO DRIVE

100' CANAL RIGHT OF WAY

LOT 22, BLOCK 3  
 BEL LIDO  
 (P.B. 25, PG 97)

1 STORY BUILDING  
 F.F. 6.18' NAVD  
 GAR. F.F. = 5.98' NAVD

LOT 21  
 BLOCK 3



**PHILLIPS**  
 SURVEYING & MAPPING

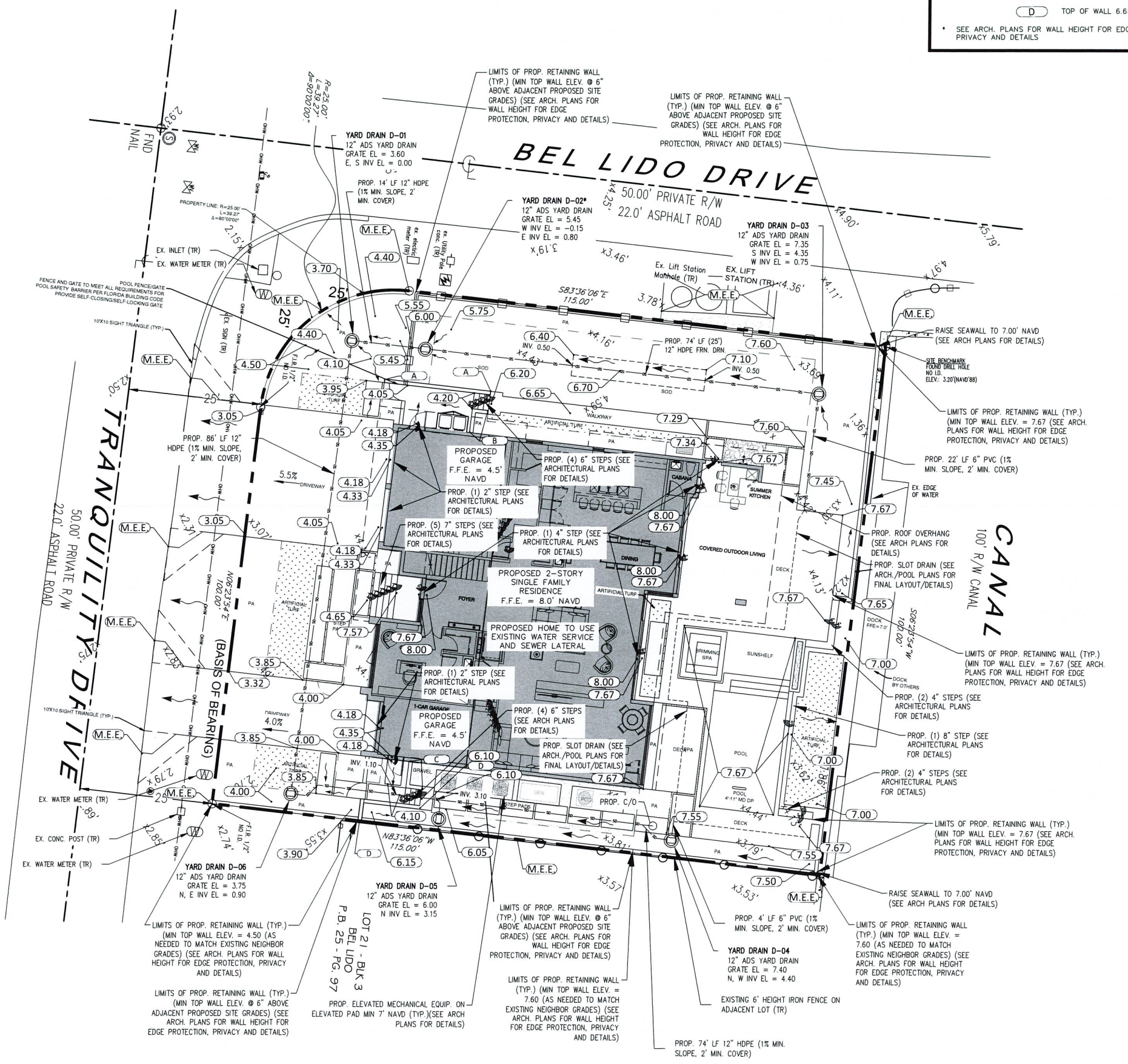
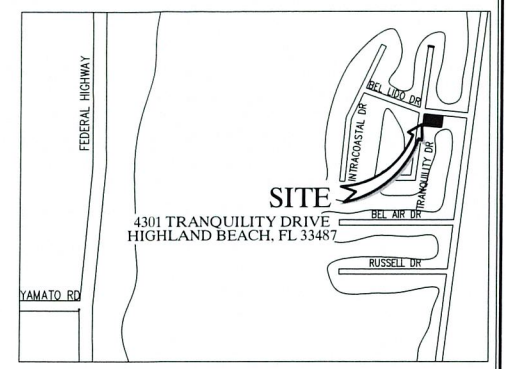
1181 S ROGERS CIRCLE STE 10  
 BOCA RATON, FL 33487  
 Certificate of Authorization LB8240  
 Tel: (561) 757-5111  
 www.psmsurvey.com

**BOUNDARY/TOPOGRAPHIC SURVEY**  
 4301 TRANQUILITY DR, BOCA RATON, FL 33487

### KEY TO RETAINING WALL LIMITS

- A TOP OF WALL 6'6" •
- B TOP OF WALL 6'6" •
- C TOP OF WALL 6.65' •
- D TOP OF WALL 6.65' •

• SEE ARCH. PLANS FOR WALL HEIGHT FOR EDGE PROTECTION, PRIVACY AND DETAILS



### LEGEND

- P— PROPERTY LINE
- E— EXISTING GRADE
- P— PROPOSED GRADE
- M— MATCH EXISTING GRADE
- W— PROPOSED WATER LINE
- W— EXISTING WATER LINE
- S— PROPOSED SANITARY SEWER LINE
- S— EXISTING SANITARY SEWER LINE
- E— PROPOSED ELECTRIC LINE
- E— EXISTING ELECTRIC LINE
- OH— EXISTING OVERHEAD LINE
- T— PROPOSED TELEPHONE/CABLE LINE
- T— EXISTING TELEPHONE/CABLE LINE
- G— PROPOSED GAS LINE
- G— EXISTING GAS LINE

- ▭ PROPOSED BUILDING
- ▭ PROPOSED ARTIFICIAL TURF

NOTE:  
\* PLEASE SEE SPECIAL YARD DRAIN DETAIL

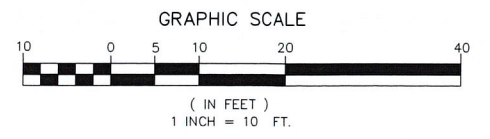
NOTE:  
ELEVATION ARE SHOWN IN NAVD  
CONVERSION NAVD+1.55 = NGVD

Call 48 hours before you dig  
It's the Law! 1-888-432-4778  
Sunshine State One Call of Florida, Inc.

RECEIVED

MAY 19 2026

HIGHLAND BEACH  
BUILDING DEPARTMENT



REV	PER TOWN COMMENTS	DATE	BY
04/08/26			
03/06/26			

CAULFIELD & WHEELER, INC.  
CIVIL ENGINEERING - SURVEYING  
LANDSCAPE ARCHITECTURE - 3116 100  
BOCA RATON BLVD. SUITE 100  
BOCA RATON, FL 33433  
PHONE: (561) 392-1991 / FAX: (561) 750-1452

4301 TRANQUILITY DRIVE  
PAVING, GRADING & DRAINAGE PLAN  
HIGHLAND BEACH, FL

DATE	12/05/24
DRAWN BY	JJB
F.B./PG	----
SCALE	1" = 10'

MATTHEW V. KAHN  
PROFESSIONAL ENGINEER  
LICENSE NO. 82227  
STATE OF FLORIDA  
FOR THE FIRM -  
DATE

# DRAINAGE AND RETENTION CALCULATIONS

COMPUTE THE INCREASE OF RUNOFF FOR A 10-YEAR, 3-DAY STORM EVENT:

3-DAY RAINFALL AMOUNT: 13.00

PROJECT AREAS:

	EXISTING CALC.	PROPOSED
PROJECT AREA	11366 SF	11366 SF
BUILDINGS	3187 SF	3278 SF
PAVED AREAS	2017 SF	5850 SF
SOD/LANDSCAPE AREAS	6162 SF	2238 SF

EXISTING CONDITIONS:

$$\text{RUNOFF} = \frac{[13.00 - 0.2(4.43)]^2}{[13.00 + 0.8(4.43)]^2} = \frac{146.73}{16.55} = 8.87$$

$$\text{VOLUME} = \frac{8.87 \times 11366}{12} = 8398 \text{ CF}$$

PROPOSED CONDITIONS:

$$\text{RUNOFF} = \frac{[13.00 - 0.2(1.61)]^2}{[13.00 + 0.8(1.61)]^2} = \frac{160.73}{14.29} = 11.25$$

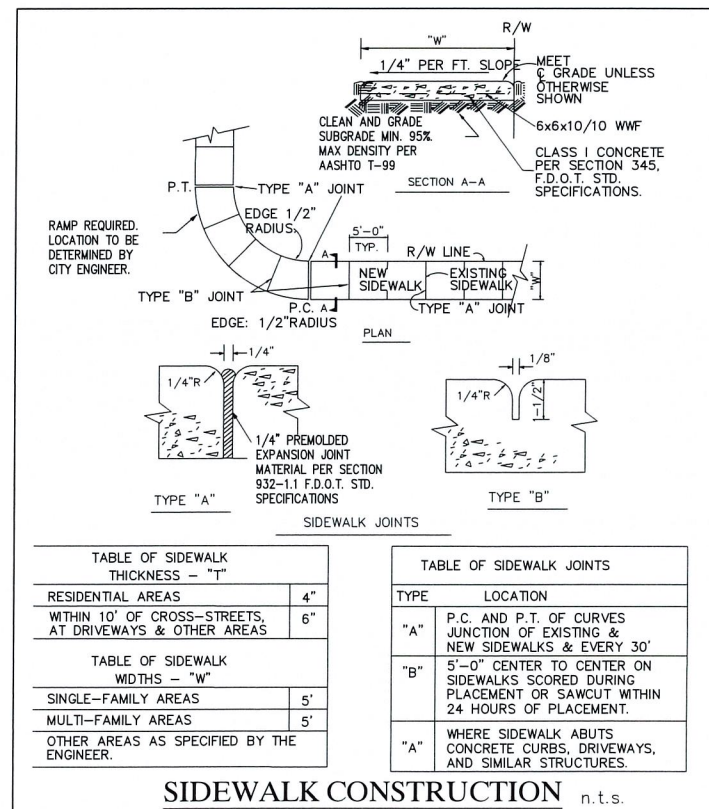
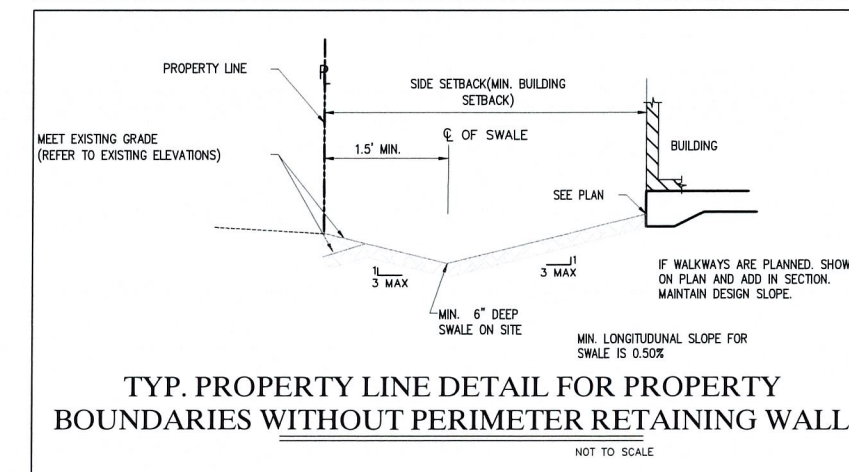
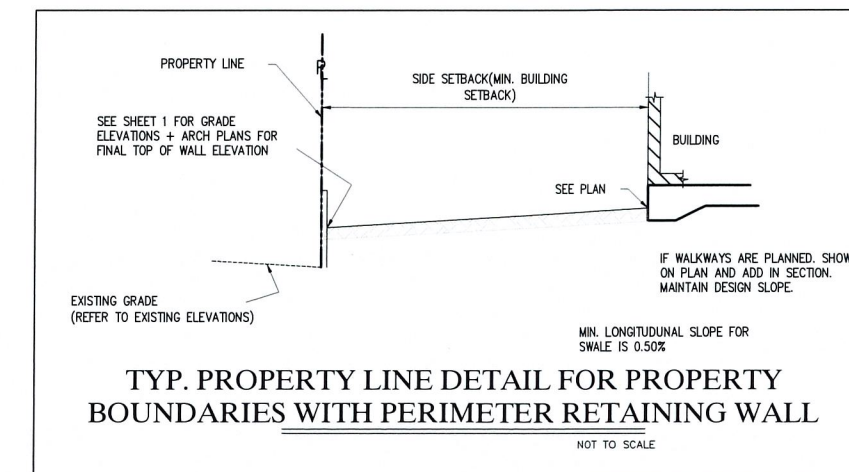
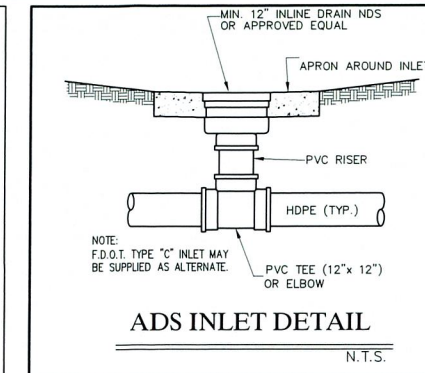
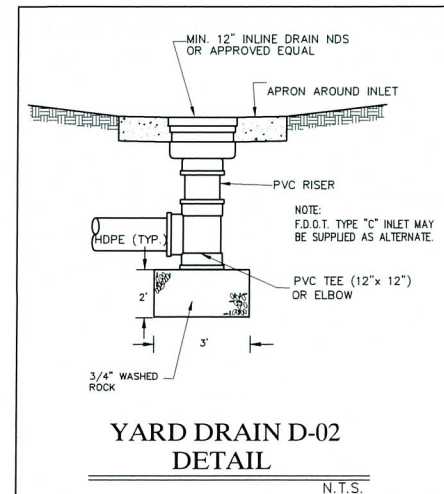
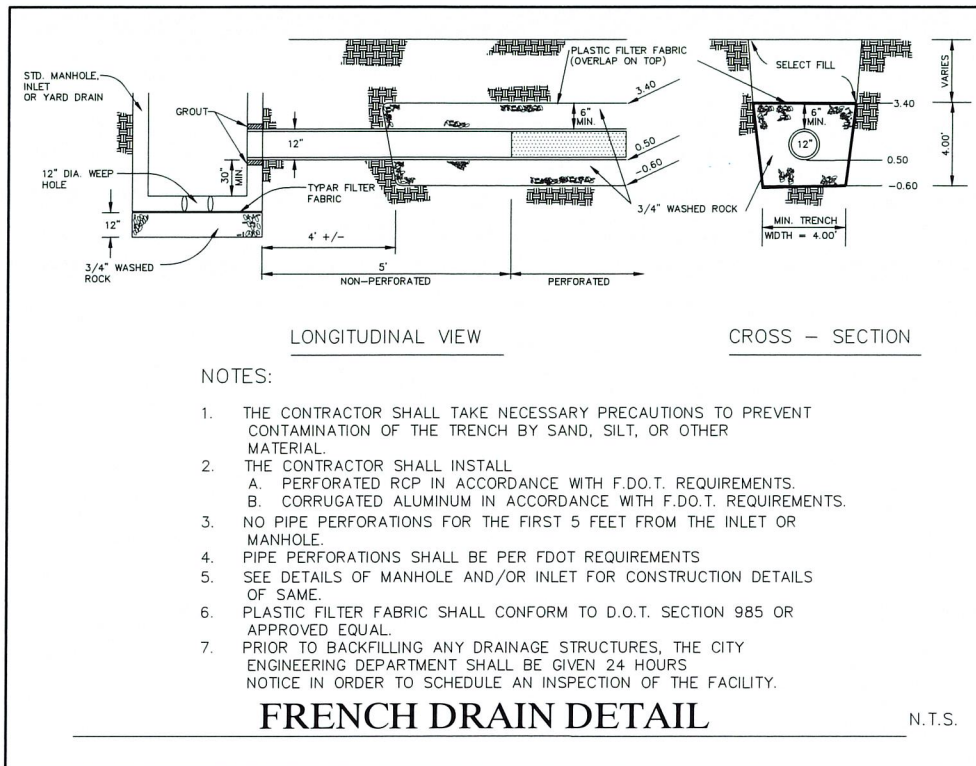
$$\text{VOLUME} = \frac{11.25 \times 11366}{12} = 10654 \text{ CF}$$

INCREASE IN RUNOFF:

$$\text{INCREASE} = 10654 - 8398 = 2256 \text{ CF}$$

TOTAL EXFILTRATION TRENCH STORAGE PROVIDED = 2377 CF

100 YEAR, 3 DAY STORM VOLUME INCREASE OF 2256 CF IS ACCOMMODATED BY THE PROPOSED EXFILTRATION TRENCH WHICH PROVIDE 2377 CF OF STORAGE TOTAL



## Stormwater Calculations

PROJECT: **4301 Tranquility Drive**  
 DATUM: **ft-NAVD (ft-NAVD or ft-NGVD)**

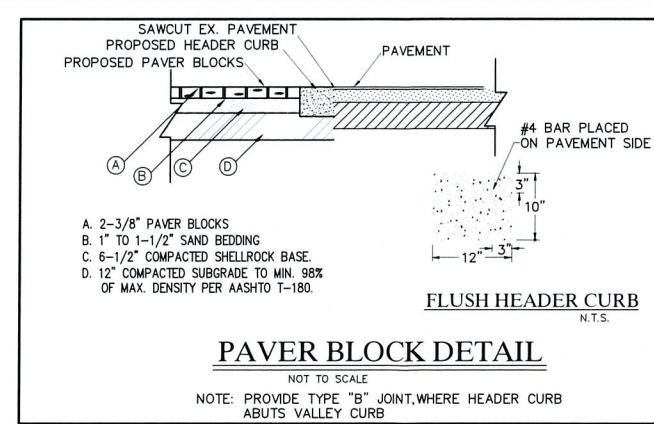
LAND-USE	
TOTAL SITE AREA:	11366 SF
BUILDING AREA:	3278 SF
PAVEMENT AREA:	5850 SF
POOL AREA:	0.00 SF
WATERSURFACE AREA:	0.00 SF
LAKE BANK AREA:	0.00 SF
PERVIOUS AREA (DRY DET):	0.00 SF
PERVIOUS AREA (DRY DET BANK):	0.00 SF
PERVIOUS AREA (MISC.):	2238.00 SF
GROUNDFWATER EL.:	0.50 ft-NAVD
AVERAGE GROUND EL.:	4.00 ft-NAVD
DEPTH TO GROUNDWATER:	3.50 ft.
COMPACTED SOIL STORAGE:	8.18 in.
"S" VALUE:	1.61 --
CURVE NUMBER, CN:	86.13 --

SIDE YARD EXFILTRATION 1	
F.D. PIPE DIA.:	12.00 in.
F.D. PIPE INVERT EL.:	0.50 ft-NAVD
F.D. TOP OF TRENCH EL.:	3.40 ft-NAVD
F.D. BOTTOM OF TRENCH EL.:	-0.60 ft-NAVD
AVG. GROUND (OR WEIR) EL.:	3.60 ft-NAVD
F.D. TRENCH WIDTH, W:	4.00 ft.
F.D. TRENCH HEIGHT:	4.00 ft.
DEPTH TO GROUNDWATER, H <sub>2</sub> :	3.10 ft.
UNSATURATED TRENCH DEPTH, D <sub>1</sub> :	2.90 ft.
SATURATED TRENCH DEPTH, D <sub>2</sub> :	1.10 ft.
HYDRAULIC CONDUCTIVITY, K:	8.54E-04 cfs/ft <sup>2</sup> /ft-head
TOTAL LENGTH OF PROPOSED F.D., L:	25 LF
F.D. TREATMENT VOLUME PROVIDED, V:	2377 CF

TREATMENT REQUIREMENTS	
1" OVER TOTAL AREA:	947.17 CF
% IMPERVIOUS:	72%
2.5" x IMPERVIOUS:	1.81 in.
2.5" x IMPERVIOUS x SITE AREA:	1712.70 CF
TREATMENT VOLUME REQ'D:	1712.70 CF
DRY PRETREATMENT VOL. REQ'D:	473.58 CF
<b>DRY DETENTION</b>	
DRY DETENTION BOTTOM EL.:	ft-NAVD
DRY DETENTION BOTTOM AREA:	SF
DRY DETENTION TOP EL.:	ft-NAVD
DRY DETENTION TOP AREA:	SF
DRY DETENTION VOLUME PROVIDED:	0.00 CF

TREATMENT PROVIDED	
DRY DETENTION VOLUME PROVIDED:	0.00 CF
F.D. TREATMENT VOLUME PROVIDED:	2377 CF
TOTAL TREATMENT VOLUME PROVIDED:	2377 CF

RECEIVED  
 MAY 19 2026  
 HIGHLAND BEACH  
 BUILDING DEPARTMENT



REV	DATE	BY
04/08/26 <td>JUB <td></td> </td>	JUB <td></td>	
03/06/26 <td>JUB <td></td> </td>	JUB <td></td>	
	DATE	
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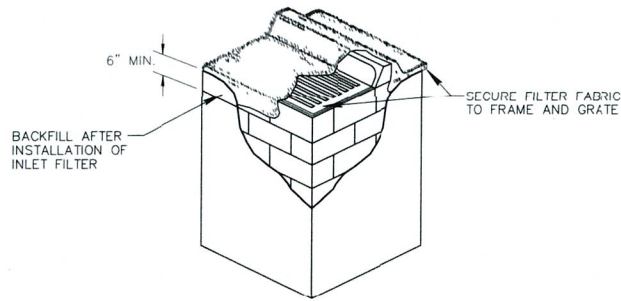
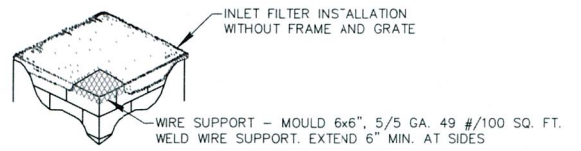
**CAULFIELD & WHEELER, INC.**  
 CIVIL ENGINEERING  
 LANDSCAPE ARCHITECTURE - SURVEYING  
 7900 GLADES ROAD - SUITE 100  
 BOCA RATON, FLORIDA 33434  
 PHONE (561)-992-1991 / FAX (561)-750-1452

**4301 TRANQUILITY DRIVE**  
 PAVING, GRADING & DRAINAGE DETAILS  
**HIGHLAND BEACH, FL**

DATE	12/05/24
DRAWN BY	JUB
F.B. / PG	---
SCALE	N.T.S.

**MATTHEW V. KAHN**  
 PROFESSIONAL ENGINEER  
 LICENSE NO. B2227  
 STATE OF FLORIDA  
 - FOR THE FIRM -  
 DATE

JOB #	11008
SHT. NO.	
OF 3	



NOT TO SCALE

NOTES:

1. CONTRACTOR IS TO CLEAN INLET FILTER AFTER EVERY STORM.
2. CONTRACTOR TO REMOVE FABRIC JUST PRIOR TO PAVING.

A SEDIMENT TRAP WILL BE EXCAVATED BEHIND THE CURB AT THE INLET. THE BASIN SHALL BE AT LEAST 12 TO 14 INCHES IN DEPTH, APPROXIMATELY 36 INCHES IN WIDTH, AND APPROXIMATELY 7 TO 10 FEET IN LENGTH PARALLEL TO THE CURB.

STORM WATER WILL REACH THE SEDIMENT TRAP VIA CURB CUTS ADJACENT TO EACH SIDE OF THE INLET STRUCTURE. THESE OPENINGS SHALL BE AT LEAST 12 INCHES IN LENGTH. STORM WATER MAY ALSO REACH THE BASIN VIA OVERLAND FLOW LAND AREA BEHIND THE CURB. THE CURB CUTS SHALL BE REPAIRED WHEN THE SEDIMENT TRAP IS REMOVED.

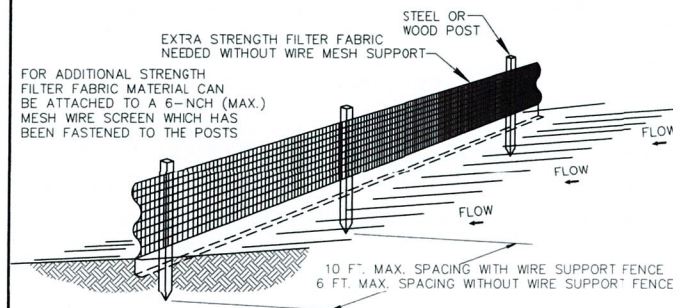
INLET FILTER DETAIL

DATE: 09-15-2021  
D10.0

1. THE INTENT OF EROSION CONTROL MEASURES INDICATED GRAPHICALLY ON PLANS IS TO PROVIDE A BARRIER TO CONTAIN SILT AND SEDIMENT ON THE PROJECT SITE. THIS REPRESENTATION IS PROVIDED FOR THE CONVENIENCE OF THE CONTRACTOR. THE TEST OF EROSION CONTROL EFFECTIVENESS IS NOT TO BE DETERMINED BY ADHERENCE TO THE REPRESENT SET FORTH ON THE DRAWINGS AND SPECIFICATIONS, BUT BY MEETING THE REGULATIONS SET FORTH BY THE AUTHORITY HAVING JURISDICTION OVER WATER QUALITY CONTROL AND OTHER SEDIMENTATION RESTRICTION REQUIREMENTS IN THE REGION.
2. APPROVED EROSION AND SEDIMENT CONTROL MEASURES SHALL BE INSTALLED PRIOR TO ANY CLEARING, GRADING, EXCAVATION, FILLING, OR OTHER LAND DISTURBANCE ACTIVITIES, EXCEPT THOSE OPERATIONS NEEDED TO INSTALL SUCH MEASURES.
3. INSPECTION OF ALL EROSION CONTROL MEASURES SHALL BE CONDUCTED WEEKLY, OR AFTER EACH RAINFALL EVENT. REPAIR, AND/OR REPLACEMENT OF SUCH MEASURES SHALL BE MADE PROMPTLY, AS NEEDED.
4. KEEP DUST WITHIN TOLERABLE LIMITS BY SPRINKLING OR OTHER ACCEPTABLE MEANS.
5. ADDITIONAL EROSION AND SEDIMENT CONTROL MEASURES MAY BE REQUIRED IF DEEMED NECESSARY BY ONSITE INSPECTION.
6. FAILURE TO PROPERLY INSTALL AND MAINTAIN EROSION CONTROL PRACTICES SHALL RESULT IN CONSTRUCTION BEING HALTED.
7. DRAINAGE INLETS SHALL BE PROTECTED BY FILTER AND GRADED ROCK AS PER INLET PROTECTION DETAIL.
8. ANY ACCESS ROUTES TO SITE SHALL BE BASED WITH CRUSHED STONE, WHERE PRACTICAL.
9. EROSION CONTROL MEASURES ARE TO BE MAINTAINED UNTIL PERMANENT GROUND COVER IS ESTABLISHED.
10. WHENEVER FEASIBLE, NATURAL VEGETATION SHALL BE RETAINED AND PROTECTED.
11. ALL WORK IS TO BE IN COMPLIANCE WITH THE RULES AND REGULATIONS SET FORTH BY THE STATE OF FLORIDA, DEPARTMENT OF ENVIRONMENTAL PROTECTION AND THE CITY OF DELRAY BEACH.
12. DISCHARGE FROM DEWATERING OPERATIONS SHALL BE RETAINED ONSITE IN A CONTAINMENT AREA.

EROSION CONTROL NOTES DETAIL

DATE: 09-15-2021  
D 11.0

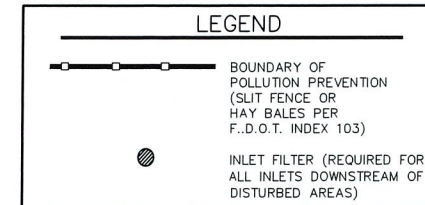
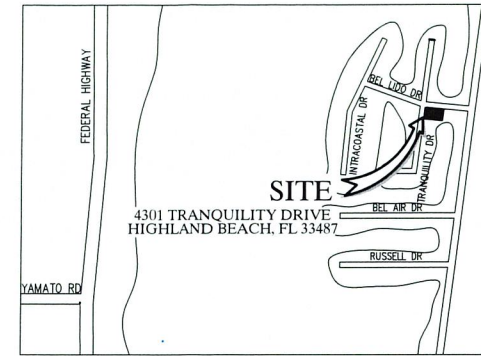


NOTES:

1. THE HEIGHT OF A SILT FENCE SHALL NOT EXCEED 36 INCHES.
2. THE FILTER FABRIC SHALL BE PURCHASED IN A CONTINUOUS ROLL CUT TO THE LENGTH OF THE BARRIER TO AVOID THE USE OF JOINTS.
3. POSTS SHALL BE SPACED A MAXIMUM OF 10 FEET APART AT THE BARRIER LOCATION AND DRIVEN SECURELY INTO THE GROUND A MINIMUM OF 12 INCHES. WHEN EXTRA STRENGTH FABRIC IS USED WITHOUT THE WIRE SUPPORT FENCE, POST SPACING SHALL NOT EXCEED 6 FEET.
4. A TRENCH SHALL BE EXCAVATED APPROXIMATELY 4 INCHES WIDE AND 4 INCHES DEEP ALONG THE LINE OF POSTS AND UPSLOPE FROM THE BARRIER.
5. WHEN STANDARD STRENGTH FILTER FABRIC IS USED, A WIRE MESH SUPPORT FENCE SHALL BE FASTENED SECURELY TO THE UPSLOPE SIDE OF THE POSTS USING HEAVY DUTY WIRE STAPLES AT LEAST 1 INCH LONG, TIE WIRES, OR HOG RINGS. THE WIRE SHALL EXTEND INTO THE TRENCH A MINIMUM OF 2 INCHES AND SHALL NOT EXTEND MORE THAN 36 INCHES ABOVE THE ORIGINAL GROUND SURFACE.
6. THE STANDARD STRENGTH FILTER FABRIC SHALL BE STAPLED OR WIRED TO THE FENCE, AND 8 INCHES OF THE FABRIC SHALL BE EXTENDED INTO THE TRENCH. THE FABRIC SHALL NOT EXTEND MORE THAN 36 INCHES ABOVE THE ORIGINAL GROUND SURFACE.
7. THE TRENCH SHALL BE BACKFILLED AND THE SOIL COMPACTED OVER THE FILTER FABRIC.
8. ALL PROJECTS REQUIRE SUBMITTAL OF POLLUTION PREVENTION PLAN (PPP).
9. ALL PROJECTS 1 AC. OR MORE MUST SUBMIT NOTICE OF INTENT (NOI) TO FDEP.

SILT FENCE INSTALLATION DETAIL (SHEET 1 OF 2)

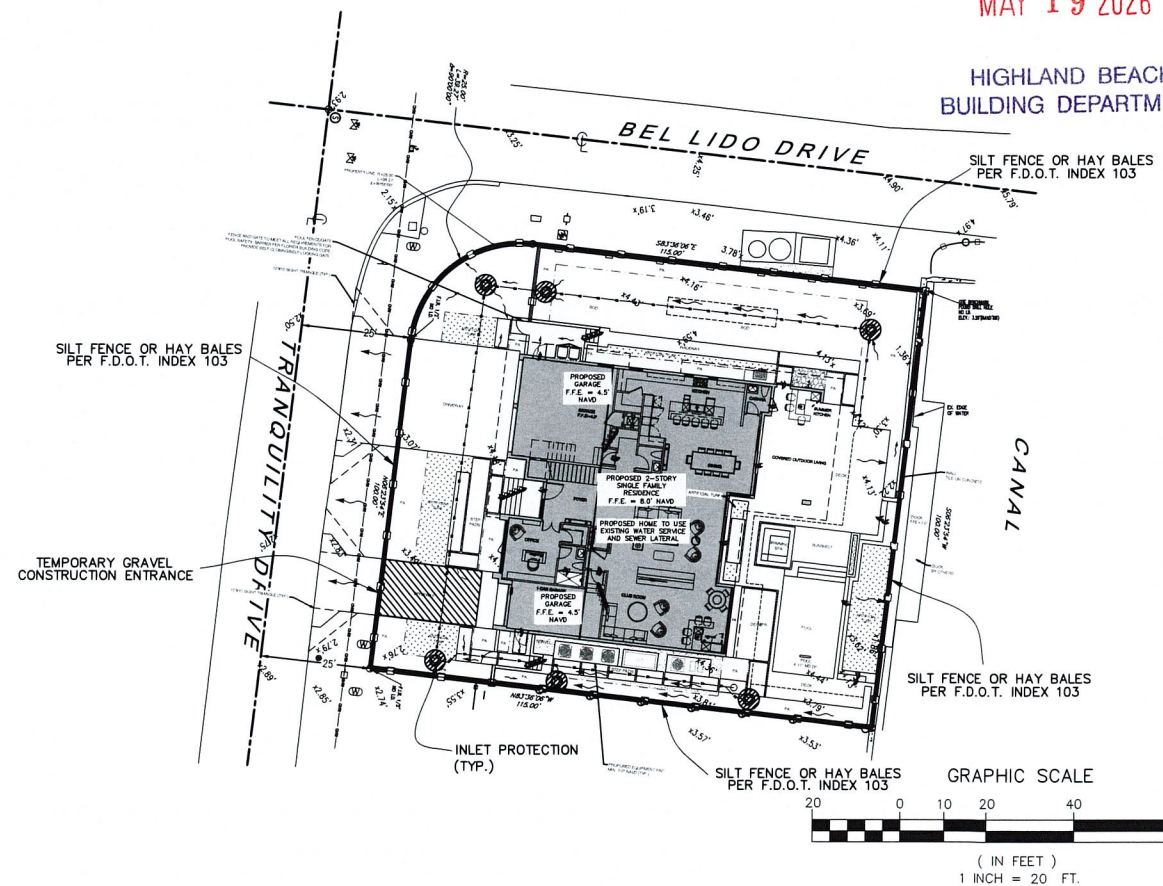
DATE: 09-15-2021  
D12.0



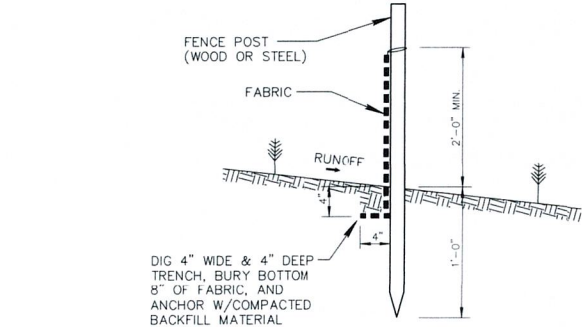
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MAY 19 2026

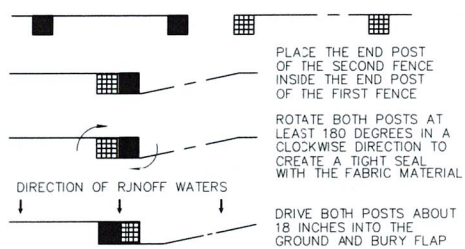
HIGHLAND BEACH BUILDING DEPARTMENT



POLLUTION PREVENTION DETAIL



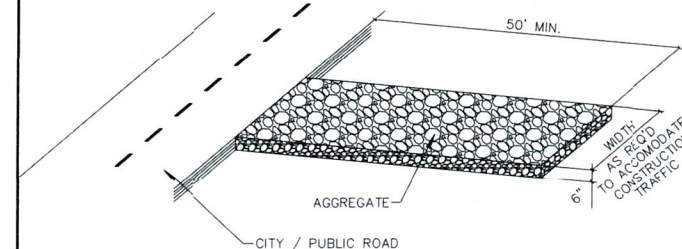
SILT FENCE SECTION NOT TO SCALE



ATTACHING TWO SILT FENCES NOT TO SCALE

SILT FENCE INSTALLATION DETAIL (SHEET 2 OF 2)

DATE: 09-15-2021  
D 12.1



NOTE:

A CONSTRUCTION ENTRANCE SHALL BE CONSTRUCTED AND CONTAIN AN AGGREGATE LAYER (FDOT AGGREGATE NO. 1), AT LEAST 6-INCHES THICK. IT MUST EXTEND TO THE WIDTH OF THE VEHICULAR INGRESS AND EGRESS AREA.

STABILIZED CONSTRUCTION ENTRANCE DETAIL

DATE: 09-15-2021  
D 13.0

REV	DATE	BY
04/08/26	JJB	
03/06/26	JJB	
REVISIONS	DATE	BY
FILE NAME: 110080.dwg		

CAULFIELD & WHEELER, INC.

CIVIL ENGINEERING  
LANDSCAPE ARCHITECTURE - SURVEYING  
7900 GLADES ROAD - SUITE 100  
BOCA RATON, FLORIDA 33434  
PHONE (561)-392-1991 / FAX (561)-750-1452

4301 TRANQUILITY DRIVE  
POLLUTION PREVENTION PLAN  
HIGHLAND BEACH, FL

DATE	12/05/24
DRAWN BY	JJB
F.B. / PG	---
SCALE	1" = 20'

Matthew V. Kahn  
PROFESSIONAL ENGINEER  
LICENSE NO. 82227  
STATE OF FLORIDA  
- FOR THE FIRM -

JOB # 11008  
SHT. NO.





ISSUED FOR:  
 1. SUBMISSION  
 2.  
 3.  
 4.  
 5.  
 6.  
 7.  
 8.  
 9.  
 10.

**PLAN NOTES**  
 PA = PLANTING AREA  
 PROVIDE IRRIGATION AND DRAINAGE  
 ARTIFICIAL TURF  
 PROVIDE HYDROCHILL FOR COOLING EFFECT IN LAWN AREAS. PROVIDE ALUMINUM EDGING WHERE TURF IS NOT BOUNDED BY HARDSCAPE.  
**LEGEND**  
 X XX' PROPOSED GRADES PLA  
 (X) GRADES BY CIVIL ENG  
 (A.X) EXISTING SITE GRADES

**RECEIVED**  
**MAY 19 2026**  
 HIGHLAND BEACH  
 BUILDING DEPARTMENT

4301 TRANQUILITY  
 4301 TRANQUILITY DRIVE,  
 HIGHLAND BEACH, FLORIDA, 33487  
 TOWN OF HIGHLAND BEACH, RS- SINGLE FAMILY

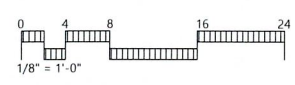
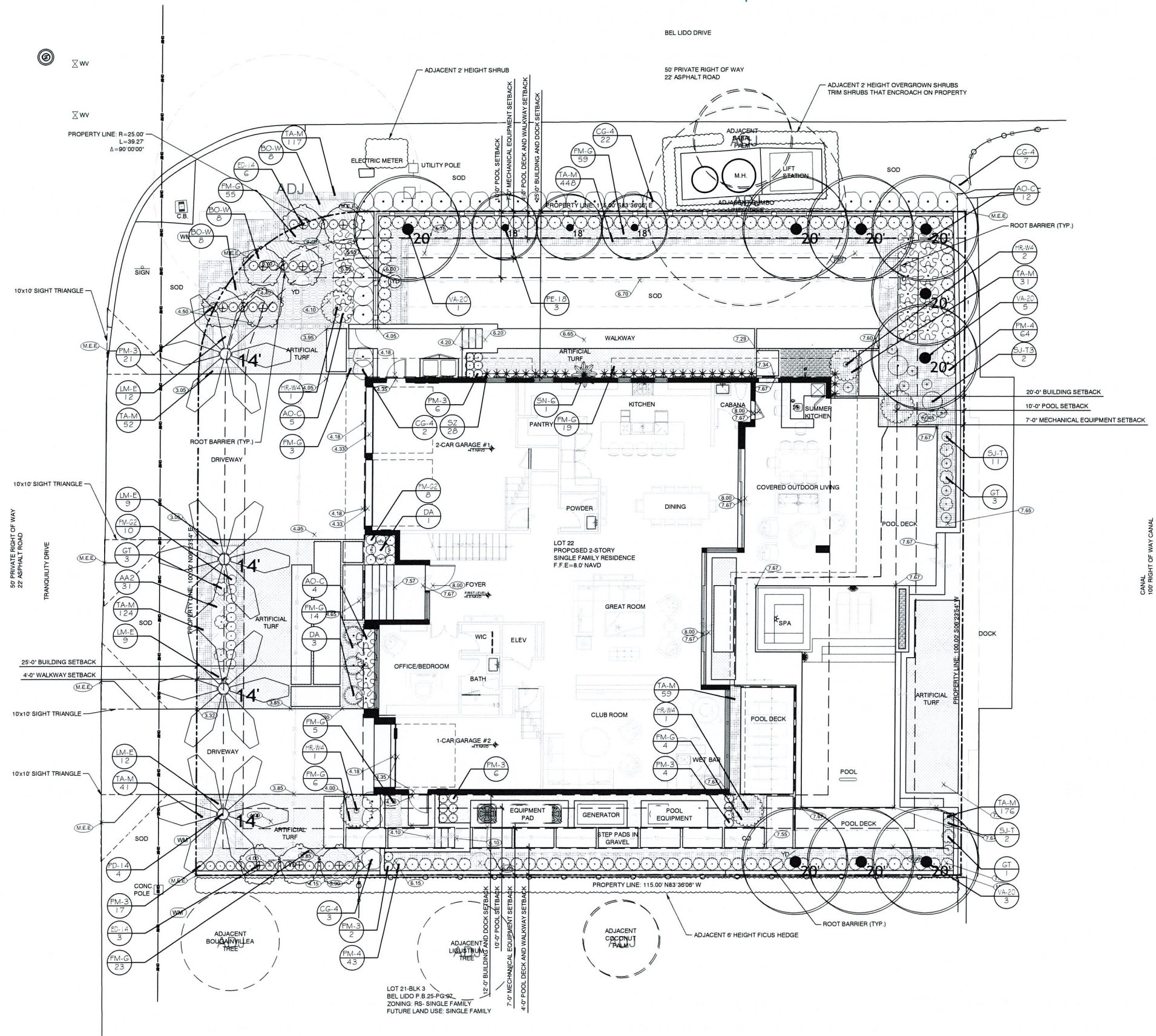
**PLA DESIGN STUDIO**  
 2385 NW EXECUTIVE CENTER DR., STE 240, BOCA RATON, FL 33431  
 STUDIO@PLADESIGNSTUDIO.COM | OFFICE: 561.318.5256

**Stephanie Portus** Digitally signed by Stephanie Portus  
 Date: 2026.03.09  
 16:15:33  
 project number: 24-126  
 sheet name: BD/LD

LANDSCAPE PLAN

REVISION 03/09/26

sheet number L-2 Page 78



**PLANT SCHEDULE PROPOSED**

CODE	QTY	BOTANICAL / COMMON NAME	NATIVE	CONTAINER	HEIGHT	SPREAD	CALIPER	REMARKS
<b>TREES</b>								
ED-14	9	Elaeocarpus decipiens / Japanese Blueberry Tree	FLORIDA FRIENDLY	100G/36"	14' HT	6' SPD	3" CAL	GRADE #1. STANDARD/TREE FORM. DENSE, SYMMETRICAL CROWN. STRAIGHT TRUNK. NO VOIDS. 4" CT. MATCHING.

CODE	QTY	BOTANICAL / COMMON NAME	NATIVE	CONTAINER	HEIGHT	SPREAD	CALIPER	REMARKS
<b>PALM TREES</b>								
PD-14	4	Phoenix dactylifera 'Medjool' / Medjool Date Palm	FLORIDA FRIENDLY	B&B	14' CT	16' SPD	-	FLORIDA FANCY. STRAIGHT, UNSCARRED TRUNK. FULL HEAD. HEAVY CALIPER. MATCHING.
PE-18	3	Ptychosperma elegans / Alexander Palm Single	FLORIDA FRIENDLY	B&B	18' HT	10' SPD	-	SINGLE. FULL HEAD. STRAIGHT, UNSCARRED TRUNK. MATCHING.
VA-20	9	Veitchia arecina / Montgomery Palm Single	FLORIDA FRIENDLY	B&B	20' HT	16' SPD	-	SINGLE. FULL HEAD. STRAIGHT UNSCARRED TRUNK.

CODE	QTY	BOTANICAL / COMMON NAME	NATIVE	CONTAINER	HEIGHT	WIDTH	REMARKS
<b>SHRUBS</b>							
AG-C	21	Alocasia odora 'California' / Dwarf Elephant Ear	NON-NATIVE	3G/10"	2' HT	1.5' W	FULL. LOW BRANCHED. INTACT LEAVES. GOOD COLOR. SHADE GROWN.
CG-4	34	Clusia guttifera / Small-Leaf Clusia	FLORIDA FRIENDLY	7G/14"	4' HT	3' W	FULL TO BASE. LOW BRANCHING. DENSE INTACT FOLIAGE. NO VOIDS.
DA	4	Dracaena arborea / Tree Dracaena	FLORIDA FRIENDLY	25G/21"	5' HT	-	SINGLE. FULL SYMMETRICAL HEAD. UNSCARRED TRUNKS. SUBMIT PHOTO
FM-G2	18	Ficus microcarpa 'Green Island' / Ficus Green Island	NON-NATIVE	7G/14"	2' HT	18" W	FULL. DENSE FOLIAGE TO BASE. SHEAR TO 3" HT
GT	7	Gardenia taitensis / Tahitian Gardenia	FLORIDA FRIENDLY	7G/14"	2'-3' HT	2' W	FULL DENSE FOLIAGE TO BASE. INTACT LEAVES.
HR-W4	5	Hibiscus rosa-sinensis 'White' / Weeping White Hibiscus Standard	FLORIDA FRIENDLY	25G/21"	4' HT	3'-4' W	GRADE #1. STANDARD. STRAIGHT TRUNK. FULL DENSE SYMMETRICAL FOLIAGE. NO VOIDS. MATCHING.
PM-4	106	Podocarpus macrophyllus 'Maki' / Shrubby Yew	FLORIDA FRIENDLY	15G/17"	4'-5' HT	24" W	FULL. DENSE FOLIAGE TO BASE. SHEAR TO 4" HT.
PM-3	56	Podocarpus macrophyllus 'Maki' / Shrubby Yew	FLORIDA FRIENDLY	7G/14"	3'-4" HT	18" W	FULL. DENSE FOLIAGE TO BASE. SHEAR TO 3" HT.
SZ	28	Sansevieria zeylanica / Mother-in-law Tongue	NON-NATIVE	7G/14"	3' HT	18" W	PARTIALLY SHADE GROWN. FULL DENSE POT. INTACT LEAVES.
SJ-T3	2	Setissa japonica / Snowrose	NON-NATIVE	25G/21"	3' HT	3' W	TOPIARY GLOBE. FULL DENSE FOLIAGE. NO VOIDS.
SJ-T	13	Setissa japonica / Snowrose	NON-NATIVE	7G/14"	18" HT	18" W	TOPIARY GLOBE. FULL DENSE FOLIAGE. NO VOIDS.
SN-6	1	Strelitzia nicotia / Giant White Bird of Paradise	FLORIDA FRIENDLY	15G/17"	6' HT	4'-5' W	FULL DENSE FOLIAGE. LOW BRANCHED. INTACT LEAVES. 4-6 PPP. SHADE GROWN.

CODE	QTY	BOTANICAL / COMMON NAME	NATIVE	CONTAINER	HEIGHT	WIDTH	SPACING	REMARKS
<b>SHRUB AREAS</b>								
AA2	31	Annuals / White Annuals	NON-NATIVE	4" POT	6" HT	6" W	12" o.c.	WHITE FLOWERS. FULL POTS. BLOOMING. TO BE SELECTED BY OWNER AT TIME OF INSTALL.
BO-W	24	Begonia odorata 'Alba' / Giant White Angel Begonia	FLORIDA FRIENDLY	3G/10"	18" HT	18" W	24" o.c.	FULL DENSE POTS. LOW BRANCHING. INTACT LEAVES. GOOD COLOR. SHADE GROWN.
FM-G	186	Ficus microcarpa 'Green Island' / Green Island Ficus	NON-NATIVE	3G/10"	16" HT	14" W	18" o.c.	FULL DENSE FOLIAGE TO BASE.
LM-E	42	Liriope muscari 'Emerald Goddess' / Liriope	FLORIDA FRIENDLY	1G/6"	12" HT	10" W	18" o.c.	FULL DENSE POTS. GOOD COLOR.
TA-M	1,036	Trachelospermum asiaticum 'Minima' / Minima Jasmine	FLORIDA FRIENDLY	1G/6"	6"-8" HT	8" W	10" o.c.	FULL POT. DENSE FOLIAGE.

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

**NOTES**

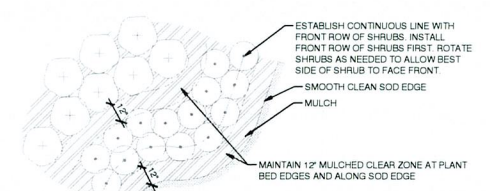
TREES OR PALMS PLANTED IN SOD SHALL HAVE MULCH RINGS TO PROTECT THEM FROM LAWN MAINTENANCE EQUIPMENT AND STRING TRIMMERS.

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

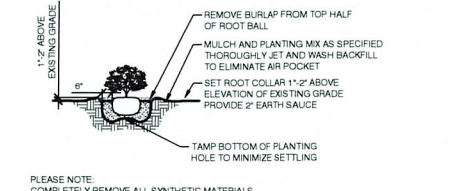
TO PROTECT AGAINST GANODERMA PALM FUNGUS, ALWAYS REMOVE ALL PALM STUMPS FROM PROPERTY.

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

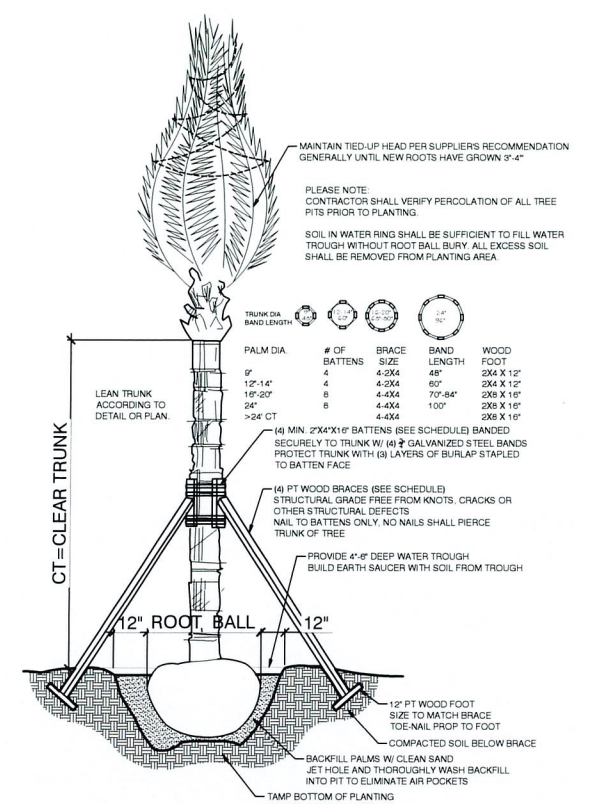
ALL IRRIGATION, IRRIGATION EQUIPMENT AND IRRIGATION BOXES TO BE CONCEALED.



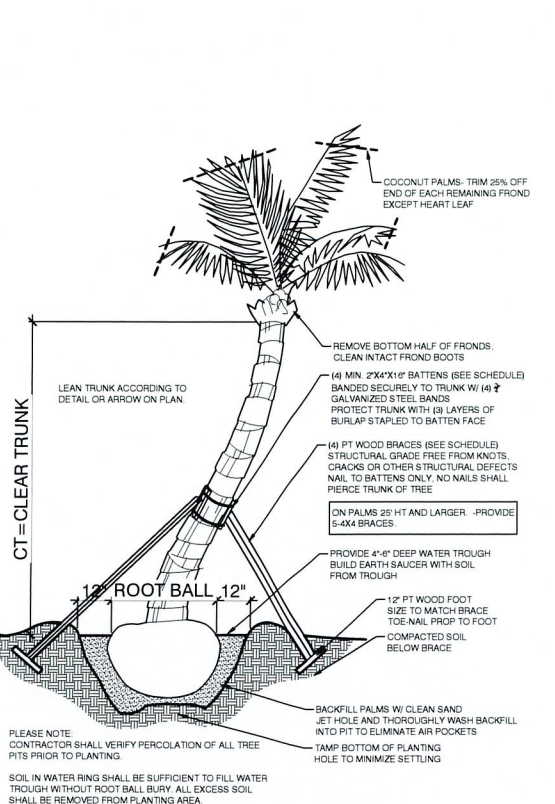
**SHRUB/ GROUND COVER LAYOUT**



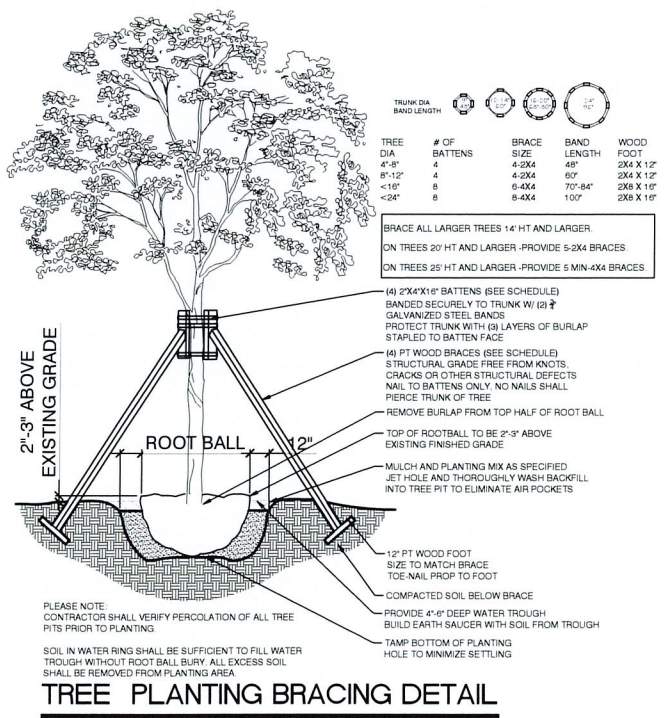
**SHRUB/ GROUND COVER DETAIL**



**PALM PLANTING / BRACING DETAIL**



**CURVED PALM PLANTING DETAIL**



**TREE PLANTING BRACING DETAIL**

**RECEIVED**

**MAY 19 2026**

**HIGHLAND BEACH BUILDING DEPARTMENT**



ISSUED FOR:  
1. SUBMISSION 02/25/26  
2.  
3.  
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7.  
8.  
9.  
10.

**4301 TRANQUILITY**  
4301 TRANQUILITY DRIVE  
HIGHLAND BEACH, FLORIDA, 33487  
TOWN OF HIGHLAND BEACH, RS- SINGLE FAMILY

**PLA DESIGN STUDIO**  
1300 W. BEACH BLVD., SUITE 200  
STUDIO@PLADESIGNSTUDIO.COM | OFFICE: 957.918.1234

**Stephanie Portu** Digitally signed by Stephanie Portu  
Date: 2026.03.09 16:07  
-04'00'  
24-126 BD/LD

**LANDSCAPE SCHEDULE AND DETAILS**  
REVISION 03/09/26

## 1.0 GENERAL

### 1.1 DESCRIPTION OF WORK:

**A.** Extent of landscape development work is shown on the Drawings and in the related Schedules.

**B.** The work consists of furnishing all plants, materials, equipment, necessary specialties and labor required for the installation of plant and other materials as shown on the Drawings and/or in the Specifications.

**C.** Excavation, filling and grading required to establish elevations shown on the Drawings are not specified in this Section and refer to earthwork Section.

### 1.2 REFERENCE PUBLICATIONS:

The following standards form a part of the Specifications:

**A.** Florida Department of Agriculture "Grades and Standards for Nursery Plants", most recent edition.

**B.** American Joint Committee on Horticultural Nomenclature "Standardized Plant Names Dictionary"

**C.** The American Standard for Nursery Stock" (2004 edition).

**D.** American National Standards Institute-ANSI

- ANSI A300 and ANSI Z60.1-most recent edition.

**E.** Florida Friendly Best Management Practices for Protection of Water Resources by Green Industries, Florida Dept of Environmental Protection, Rev Dec 2008

**F.** IFAS -Institute of Food and Agricultural Sciences, University of Florida.

<http://hort.ufl.edu/woody/index.html>

### 1.3 INSTALLER - CONTRACTOR QUALIFICATIONS:

**A.** The Contractor shall be State licensed and regularly engaged in the installation of living plant material. Labor crews shall be controlled and directed by a landscape foreman professionally trained and well versed in landscape installation, plant materials, reading blueprints and coordination between the job and nursery and shall be able to communicate with the Owner and the Landscape Architect.

**B.** The Contractor shall be licensed and shall carry any necessary insurance and shall protect the Landscape Architect and Owner against all liabilities, claims or demands for injuries or damage to any person or property growing out of the performance of the work under this contract. All workers shall be covered by Workmen's Compensation Insurance.

**1.4 SUBMITTALS:** Refer to schedule of submittals.

### 1.5 COORDINATION:

**A.** Coordinate and cooperate with other trades and contractors to enable the work to proceed smoothly and efficiently as possible.

**B.** Irrigation work shall normally precede plant installation. Install trees, large B&B material, shrubs and ground cover plants before lawns are installed.

**C.** Commencement of Work: Landscape Contractor shall notify Landscape Architect at least 7 days in advance of scheduled commencement of work. Landscape Contractor shall review plans and/or field layouts with Landscape Architect at least 2 days prior to installation or on the site as needed

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

### 1.7 PROTECTION OF EXISTING PLANTS AND SITE CONDITIONS:

**A.** The Contractor shall provide, install and maintain the necessary precautions to protect all persons and property, including the general public from harm or injury due to the work.

**B.** The Contractor shall take precautions to protect existing site conditions. Should damage be incurred, the Contractor shall repair the damage to return the object or area to its original condition at no additional charge.

**C.** Utility Locates - Regardless of utilities that may or may not be shown on the drawings, the Contractor shall be responsible to have utilities located in the area of work before the work commences. The Contractor shall also verify and comply with any requirements or clearances to plant materials that may be required by any utility company.

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

### 1.9 OWNERS OBSERVATION:

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

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

### 1.10 PROJECT CONDITIONS:

**A.** Familiarization with Overall Project Requirements: The Contractor shall review and become familiar with the overall project and related work to be performed to the Contractor's Work including but not limited to Civil Engineering and Drainage Plans, Architectural layouts, project/area access, contractor equipment access, existing and proposed utility locations, Irrigation Plans, Outdoor Lighting Plans, Paving Plans, Project Sequence and Timing plans, Town/HOA/neighborhood requirements, etc.

**B.** Obstructions: The Contractor shall exercise care in digging and other work so as not to damage existing work, including underground pipes, sprinklers, control cables and hydrants of watering systems. Should such overhead or underground obstruction be encountered which interferes with planting, the Landscape Architect shall be consulted for consideration for alternate locations of plants or obstructions. The Contractor shall be responsible for the immediate repair of any damage caused by his work.

**C.** After notice to proceed, the Contractor shall complete landscape work in a timely manner, as portions of site become available. Actual planting shall be performed only when weather and soil conditions are suitable in accordance with locally accepted practice.

**D.** Contractor shall coordinate landscape and planting work with other trades, such as, the irrigation (sprinkler) installer, electrician, lighting installer, paving installer, and sod installer; Landscape installer shall coordinate to ensure that no plantings will interfere with the proper functioning of the sprinkler system. The Contractor shall point out to the Irrigation installer situations where minor adjustments or relocation or addition of sprinkler heads may be most beneficial for the planting as a whole. The Location of specimen plant materials, trees, palms and large shrubs shall prevail over irrigation head placement.

### 1.11 ACCEPTANCE:

**A.** At the discretion of the Owner, early acceptance of the work may be obtained for progress payment of approved phases; or when the time between commencement of the work and substantial completion exceeds 90 days (at no fault of the contractor). Early acceptance shall be contingent upon a satisfactory inspection of the completed landscape work by the Landscape Architect and/or the Owner.

**B.** Substantial Completion of the Work is the point in construction when the Work is sufficiently complete, in accordance with the Contract Documents; all related clean-up has been performed; and the Landscape Architect's provide an opinion that the Owner can utilize the work as intended.

**C.** Final Completion is the completion of all work included in the Contract Documents except the Contractor's responsibility to correct the work to the satisfaction of the Owner and the Landscape Architect. The Warranty Period and Maintenance period shall commence upon Final Acceptance.

### 1.12 WARRANTY PERIOD and CORRECTION OF THE WORK:

**A.** For a period of twelve months from the date of acceptance, all new plant materials except grass shall be alive and healthy, upright and in satisfactory growth for each specific kind of plant. There shall be no signs of nutrient deficiency, disease or insect infestations.

**B.** Plants which are rejected shall be replaced or corrected within two weeks of rejection. Replacement material shall be the same species, size and quality as called for in the Contract. A new correction of the work period of twelve (12) months shall begin upon replacement and acceptance by the Landscape Architect of all replacement plants, this includes plants which are discovered at any time to have been planted at an improper depth.

**C.** The installer shall repair damage to other plants or lawns that occurs during the plant replacement process at no cost to the Owner.

**D.** Plants which have been approved and subsequently die or are damaged by washout, wind storm, traffic, vandalism, or demonstrable failure of the Owner to maintain after Substantial Completion of the Work is not covered in this correction of the work provision

## 2.0 PRODUCTS

### 2.1 MATERIALS LIST:

**A.** Plant species and size shall conform with the Plant List and information noted on the Drawings.

**B.** The quantities given in the Plant List are intended for the convenience and as a guide for the bidder and does not relieve the bidder of his responsibility to do a comprehensive plant take off from the Drawings. Information on the drawings control.

### 2.2 PLANT MATERIALS:

**A.** All plant material shall be nursery grown unless otherwise noted. Plants shall be graded Florida No. 1 or better and shall be sized as outlined under Grades & Standards for Nursery Plants, State Plant Board of Florida. Coconut Palms shall be grown from certified seed.

**B.** Collected material when specified or approved shall be in good health, free from disease, insect or weed infestation. Test and grade at the discretion of the Landscape Architect and/or the Owner and shall be provided at no additional cost.

**C.** Plants materials must equal or exceed the measurements specified in the plant list, which are the minimum acceptable sizes. Those plants specified as specimens are to be approved by the Landscape Architect before being brought to the site. Unless otherwise noted on the drawings, these plants shall be Florida Fancy.

**D.** Height of plant materials shall be measured from the top of the ball to the top of the plant with branches (or fronds) in normal position. Their width shall be measured across the normal spread of branches (or fronds) in fronds. In cluster type palms the main trunk shall meet the height requirement and all other trunks shall be 3/4 or more of the required height unless otherwise noted on the drawings. Where symmetry is required, match plants used as nearly as possible to the satisfaction of the Landscape Architect.

**E.** Plants that meet the height requirements, specified, but do not have the normal balance of height and spread typical for the respective plant, shall not be accepted.

**F.** Abbreviations on the Drawings are as follows:

**B&B** -field grown plant "balled and burlapped"  
**Spd** - spread or average distance across the average diameter of plant branching structure.

**R** - Root packaging and Containers: Plant materials in containers shall have a well established root system and shall not be root bound. All plant materials not in containers shall be balled and burlapped and dug with a firm natural ball of earth. Balls shall be firmly wrapped with burlap or similar biodegradable materials and bound with twine, cord or wire mesh. The minimum ball sizes will be in accordance with "Grades & Standards for Nursery Plants". No plant shall be accepted if the root ball has been cracked or broken. All containers and root balls shall be kept moist at all times. All plants which cannot be planted immediately on delivery shall be kept moist and protected from drying winds and sun.

**CT** - clear trunk measurement from top of ball to first branching.

**CW** - clear wood, in palms the distance from soil line to lowest living frond leaf base.

**DBH** - caliper or diameter measured 4 feet (1.22 meters) above soil line

**GW** - Greywood, in palms, mature trunk from ground to base of the green crown shaft.

**OA** - overall height from top of ball to top of current season's growth or last open frond in normal position in palms.

**Spd** - spread or average distance across the average diameter of plant branching structure.

**R** - Root packaging and Containers: Plant materials in containers shall have a well established root system and shall not be root bound. All plant materials not in containers shall be balled and burlapped and dug with a firm natural ball of earth. Balls shall be firmly wrapped with burlap or similar biodegradable materials and bound with twine, cord or wire mesh. The minimum ball sizes will be in accordance with "Grades & Standards for Nursery Plants". No plant shall be accepted if the root ball has been cracked or broken. All containers and root balls shall be kept moist at all times. All plants which cannot be planted immediately on delivery shall be kept moist and protected from drying winds and sun.

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

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

**2.3 PLANTING SOIL:** Planting soil shall be free draining, sandy loam and shall contain a 5% minimum and a 15% maximum amount of decomposed organic matter. Planting soil shall be free of clay, salts, plants, roots, and other foreign materials which might be a hindrance to planting operations or be detrimental to good plant growth. It shall have a pH between 6.0 and 7.0. Soil shall be delivered in a loose friable condition and applied in accordance with the planting specifications.

**2.4 PEAT:** Horticultural peat composed of not less than 60% decomposed organic matter by weight, on an oven dried basis. Peat shall be delivered to the site in a workable condition free from lumps.

### 2.5 WATER:

**A.** Clear Water for planting will be available at the site and shall be provided by the Owner unless special provision is determined in the Contract Documents.

**B.** Contractor shall determine the source and suitability of the Owner's water. In the event the water source is not suitable, the Owner shall be given written notice of such at least two weeks prior to the commencement of Work.

### 2.6 SOIL TESTING:

**A.** Landscape Contractor shall provide testing of existing soils on Site for all soil types, including imported soils, in the planting area. No less than 2 representative samples shall be submitted to and tested by an independent professional testing lab for analysis and fertility recommendations.

**B.** Soil Testing Lab - Call for info, testing fees and import permit. Micro-Macro International P 706-548-4557 F 706-548-4891 Web: www.mmlilabs.com 183 Paradise Blvd, Suite 10B, Athens, Georgia, 30607

### 2.7 COMMERCIAL FERTILIZER and PLANTING AMENDMENTS:

**A.** Fertilizer and fertilization rates for the project shall be provided and applied based on the results of the soils test. Follow all Manufacturer's Label Rates and application recommendations.

**B.** Commercial fertilizer shall be slow-release organic formulation containing nitrogen, phosphorus and potassium, not to exceed an analysis of 20-6-6. Nitrogen shall be not less than 50% water insoluble, inorganic nitrogen and shall not be derived from the sodium form of nitrate. Iron shall be in the chelated form, not be less than 2% and magnesium shall not be less than 2%. Fertilizers shall be delivered to the site unopened in original containers, each bearing the manufacturer's ingredients and guaranteed analysis. Submit a copy of the Manufacturer's guaranteed analysis and proof of delivery to the Landscape Architect. Any fertilizer that becomes caked or otherwise damaged is unacceptable.

**C.** Microbial Additives: Mycorrhizal and microbial additives shall provided as specified in the Schedule of Soil Amendments. Contractor shall submit a copy of the manufacturer's label/ product information that includes all ingredients, guaranteed analysis and application rates. All supplements shall be supplied in fresh, unopened packaging prior to product expiration. Product that becomes caked or damaged is unacceptable and shall not be used.

### 2.8 MISCELLANEOUS LANDSCAPE MATERIALS:

**A.** Mulch: Shredded hardwood mulch -grade "A" -verify color. Mulch shall not contain chunks larger than 1 inch (25.4 mm) in diameter, branches, stones or other foreign material that will prevent its eventual decay.

**B.** Gravel Mulch: Pine Bark Nuggets - Jumbo size. Pine Straw Alternate Mulches: Provide samples of all gravels to Landscape Architect for approval prior to ordering. Gravel shall be used only where specifically indicated on the plans of the size and type shown. Unless otherwise specified it shall be water-worn, hard, durable gravel, washed free of loam, sand, clay and other foreign substances. It shall be a minimum of 2" (44.2 mm) deep and shall be contained with gravel stops. It shall be a maximum of 1-1/2" (38.1 mm), a minimum of 3/4" (19 mm) and of a readily-available natural gravel color range.

**C.** Braces, Battens and Stakes-Provide braces, battens, stakes and deadman of sound new pressure-treated lumber, free of knot holes and other defects. Braces shall be pressure-treated 2x lumber (4x lumber where appropriate) and shall be secured to battens and stakes with a min of (2) -16D, db head galv. forming nails. Battens shall be 2x4 pressure treated lumber and padded with burlap. Battens shall be secured to tree trunks with 3/4" Stainless steel or galvanized banding. Stakes shall be pressure-treated 2x lumber and shall be driven to within 2" of the surrounding grade. All exposed ground-stakes shall be painted with a high-visibility, contrasting, fluorescent paint unless otherwise noted. Braces and stakes shall be repainted a dark walnut brown stain unless otherwise noted. Stakes and braces shall be placed within mulch beads and oriented away from walking areas.

**D.** Guys and Anchors: Provide one of the following: 1) wire guys shall be two- strand, twisted, pliable galvanized iron wire not lighter than 12 gauge. Provide new hose cut to required lengths to protect tree trunks from damage by wires. Hose shall be not less than 1/2" (12.7 mm) dia. 2) Woven Polyethylene Webbing -shall be min 2" wide. Trunks and stems shall be wrapped at least twice and secured with adjustable knots. Stakes per Sec C. above.

**E.** Soil Mix for Annual or seasonal color beds: 2 parts top soil, 1 part fine pine bark mulch (1/2" (12.7 mm) pieces), 1 part coarse sand and 50 pounds (1,8662 kg) composted cow manure per cubic yard ( 76455 cubic meters). Mix in Osmocote fertilizer and micro-organisms at label rates, see 2.7C.

**F.** Planter Soil Mixture:a loose friable blend consisting of 2 parts top soil, 2 parts peat humus or bagged topsoil and 3 parts pinebark.Mix in Osmocote fertilizer and microorganisms at label rates,see 2.7C.

## 3.0 EXECUTION

### 3.1 PREPARATION, SITE WORK AND COORDINATION:

**A.** Grading: Contractor shall inspect the site to verify that finish grades (accurate within 2" (51 mm), have been established in accordance with Civil Engineers Drainage Plan and the Landscape Architect's shaping and grading Plan or other job requirements prior to beginning any planting operations. Coordinate with Landscape Architect and General Contractor for release of areas before planting operations begin.

**B.** Rough Grading and Shaping - Rough grading and bulk filing of site shall be the general responsibility of the General Contractor unless otherwise noted. Rough grade shall include placement and distribution of bulk fill material sufficient to generally be within -4" of final grade for landscape and within -2" of final grade for sod areas. Rough grades shall conform with the general intent of the drainage and grading plans. Rough grades may be field adjusted to allow for fill as generated by planting activities.

**C.** Finish Grading - Final and final grading shall be reviewed, approved and released by Landscape Architect or authorized Project Manager. Landscape Contractor shall notify LA/ Project Manager, in writing, 3 days before planting work in a given area is expected to commence. Finish Grades are the responsibility of the Landscape Contractor -including box blading and leveling of open sod areas

Finish grades of all planting areas shall be at 2" below pavement, after planting unless otherwise noted. Finish grades shall include any top soil and soil amendments as specified. If at any time the sub-grades are determined to be inadequate for proper design, the Project Manager should be given notification in writing.

**D.** Top soils -The supply, placement and grading of Top soils shall be the responsibility of the Landscape Contractor unless other determined in the Construction Documents.

**E.** Irrigation-The Landscape Contractor shall closely coordinate with the Irrigation installer. Irrigation system shall be installed according to Irrigation Plans and Specifications with any necessary field adjustments to complement the Landscaping Plans. Spray zones for sod and planted areas as described shall have 105% head to head coverage, matched precipitation rates and uniform water distribution with equipment as outlined. Drip emitters shall be installed per schedule. Drip and spray irrigation systems shall be installed in all areas except where short ground covers or sod are installed. Irrigation zones shall be operating and accepted by Landscape Architect and/or irrigation designer before areas will be released for finish planting and/or mulching as noted above. In the event of conflicts with landscaping and irrigation pipes or emitters, the location of trees, palms, large shrubs and specimens shall prevail. Pipes and emitters shall be relocated/adjusted to eliminate conflict and allow for the proper function of equipment.

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

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

**H.** Sod - Before sod of any kind will be installed, Finish Grading, Operational Irrigation, Lighting conduit, in-ground fixtures, metal edging and mulch shall be in place and accepted and accepted by Landscape Architect. As noted above, landscape contractor is responsible for all fine grading subject to review and acceptance by Landscape Architect, before sod is installed.

**I.** Removal of Rubbish: Any objectionable materials, such as stones/construction debris be encountered during planting operations,they shall be promptly removed from the site by the landscape installer.

### 3.2 PROTECTION OF PLANTS:

**A.** Root Protection: All field grown trees, palms and plants shall be hand dug with sharp shovels or approved tree-spade. Backhoe-dug trees shall not be accepted. Roots shall be cleanly cut with sharp instruments. Balled and burlapped plants: plants designated "B&B" shall be dug with firm, moist earth of sufficient diameter and depth to encompass the fibrous and feeding root system,necessary for full recovery of plant.Balls shall be firmly wrapped with burlap or similar materials and bound with twine,cord, or wire mesh. All collected plants shall be "B&B".Trees, palms and plants shall not be dug unless stems and foliage of plant materials during shipment. All plants is applied for at least 5-7 days in advance.

**B.** Handling -Containerized plants shall be handled by their container w/ proper support given to all parts of plant to prevent damage.Trees and palms shall only be handled w/ padded slings rated for 10x the weight of carried load.Trunks shall be wrapped min.2X prior to cinch loop. No chain,rope or unpadding webbing shall be used to handle trees and palms.

**C.** Protection During Transporting: All plant material shall be protected from possible injury or breakage of branches. Provide necessary splints, stakes, kraft paper wrapping and sleeves to secure and protect roots, stems and foliage of plant materials during shipment. All plants transported by open trucks or sea-containers shall be adequately covered to prevent windburn, drying or damage to plants.

**D.** Protection After Delivery: Plants which cannot be planted immediately on delivery to the site shall be kept moist at all times and provided protection from the drying of wind and sun. All plants shall be kept moist as necessary until planted. Storage period shall not exceed 72 hours. In plants cannot be installed within 48 hours, they shall be "heeled-in" earth trench rows and maintained in healthy, moist condition until final installation.

**E.** Protection of Palms: A minimum number of fronds shall be removed from the crown of palm trees to facilitate moving/handling. Remaining fronds shall be tied and braced if required.

**F.** Protection During Planting:Trees moved by winch or crane shall be thoroughly protected from chain marks, girdling or bark slippage by means of burlap, padding, wood battens or other approved methods.

**G.** Plants that show symptoms of bark compression, girdling or bark slippage or other damage are unacceptable.

**H.** Special Treatment and Handling: Sabal Palms (Cabbage Palms) shall be "hurricane cut" in the field prior to transport. Clear trunk shall be as specified after the minimum number of fronds have been removed. Sabal Palms shall be taken from moist, "black" growing areas. All burn marks on Sabal Palm trunks shall be removed. Collected or Field Dug Specimen Palms - All field dug palms, (except-Aronia,Cocos,Phoenix,Washingtonia,Ptychosperma,Hypophorbe sp.) palms shall be root pruned for 2 months in advance of being lifted and moved. All palms shall be watered for 1week prior to digging in the field. Heads shall have the lower 50% of fronds removed or as otherwise determined by Supplier. Heads shall be securely tied and secured before transporting. Heads shall remain tied-up until new root growth is visible or as otherwise determined by Supplier. All Palms use instructions for handling of stems and foliage of plant materials during shipment. All plants securely stabilized with 4x4 bud splints

### 3.3 PLANTING OPERATIONS:

**A.** Layout:The location for plants and outlines of areas to be planted are indicated on the Drawings. All plant locations shall be laid out,painted/flagged in field by the Contractor,to the satisfaction of the Landscape Architect before planting operations commence.In general all trees,palms and accent plants shall be laid out, planted and approved by the Landscape Architect prior to the layout of shrubs/ground covers.Notify Landscape Architect and Owner for directions if site conditions requires the location of soil over existing roots or where construction or utilities below ground or overhead are encountered, or where changes have been made in the construction - DO NOT PROCEED - Any necessary adjustments will be directed by the Landscape Architect.

**B.** Clearances: Shrub/hedge material shall be planted a min. of 30" (0.75 m) away from wall or other obstructions (including parking stops). Groundcover (1 gal or less) material (except sod) shall be planted 16" (10.41 m) away from pavement or edging unless otherwise noted. Vines shall be attached with copper wire to brass screws in lead anchors to walls. Make minor adjustments as may be required.

**C.** All planting holes shall have straight vertical sides and flat horizontal bottoms.The diameter of a hole shall not be less than twice the diameter of the root ball or 24 inches (609.6 mm) greater than the root ball,whichever is smaller. The depth of a hole shall not be deeper than the root ball. The bottoms of planting holes shall be tamped to minimize settling.

**D.** Contractor shall confirm that all planting holes are free draining and percolate water.If hardpan,compacted soils,clay or rock are encountered,immediately notify Landscape Architect to determine remedial measures.

**E.** Backfill and Soil Amendments-Backfill shall be clean, fine,granular loamy soil unless otherwise noted. All palms shall be backfilled w/ salt-free sand. Clumpy or rocky soils shall be screened or replaced w/ appropriate material prior to installation. Refer to soil report recommendation for fertilizer type/rates. Additionally, Mycorrhizae and soil bacteria shall be added at the manufacturer's recommended rates (see 2.7C). The following minimum rates of soil mix apply; 1/2 cubic yard per tree and 1cubic yard per 50 shrubs.

**F.** All plants shall be handled and installed in accordance w/ the Construction Documents and best appropriate horticultural practice. Trees and shrubs, except as otherwise specified, shall be set in the proper size of planting pit so that the top surface of the Root Collar/root ball will be 1"-2" above the final grade. Verify adequate percolation of the planting hole. Set plants straight and plumb unless otherwise noted. Select trees, palms and accents shall be leaved, oriented or faced as determined by Landscape Architect or as shown on the drawing.

**G.** B&B plants are set with bottom1/3 of planting pit backfilled w/ existing site soil. Remove burlap,rope,wires,etc. from any trunk and top surface of balls. Do not remove burlap from underneath.All remaining wrapping material shall be biodegradable. No material shall encircle the trunk. Complete backfilling w/ native soil (or specified soil mix) and water thoroughly to remove voids. After planting has been completed,form a trough around each plant extending to the limits of the pit. Some wire wrapping and bundling may remain to maintain the integrity of the root ball. Review removal requirements in advance with Landscape Architect.

**H.** Container Grown Plants: Shall, when delivered, have sufficient root growth to hold earth intact when removed from container and shall not be root bound. Plant pits for container materials shall be formed flat on the bottom to avoid air pockets at the bottom of root balls. Containers shall be removed carefully to prevent damage to plant or root system.

## 3.0 EXECUTION CONT.

**I.** Remediation of Root defects - The Contractor shall inspect all plant material for root defects including but not limited to: root-bound containers; circling roots; girdling roots; sub grade, embedded root collars; adventitious roots; etc. All Root Collars shall be exposed and visible at the time of planting. Plants with two (2) or more girdling roots; plants from root-bound containers; or plants with circling roots greater than 1/2" in diameter shall be rejected and replaced at the Contractor's expense. Plants with minor root defects shall be trimmed with clean, sanitized, sharp tools according to proper horticultural practice prior to planting. Plants shall be well watered prior to, and after, root trimming procedures. Plants that die as a result of root pruning are considered excessively defective and shall be replaced at Contractor's expense.

**External Circling Roots** - shear off outer 1"-2" of rootball circumference

**Internal Circling Roots** - radial cuts to interrupt circle, remove 2" min section of root.

**Girdling Roots**-cut and remove the 2' min section of the girdling root at the surface.

**Root Knots**- Refer to more information- refer to University of Florida- IFAS Website

<http://hort.ufl.edu/woody/index.html>

**For Root management**-Refer to <http://hort.ufl.edu/woody/roots.html>

**J.** Setting Trees and Shrubs: Unless otherwise specified, all trees and shrubs shall be planted in pits, centered to such depths that the finished grade level of the Root Collar, after settlement, shall be the same as, or slightly above, that at which the plant was originally grown. They shall be planted upright and faced to give the best appearance or relationship to adjacent structures. The Contractor shall be responsible to raise and re-set all plant materials where root collars are found below finish grade at their own expense.

Along slopes, a soil terrace shall be formed so that the top of the Root Collar is level with existing grade on the up-slope side. No burlap shall be pulled out from under the balls. Tree boxes, platforms, wire, lifting loops and surplus binding from top and sides of the balls, shall be removed. Some wire or binding may remain if tight and necessary for rootball integrity. Any broken and frayed roots shall be cut off cleanly. Backfill soil shall be placed and tamped thoroughly and shall be settled by watering. No filling around trunks or on top of root balls will be permitted. After the backfill settles, additional soil shall be filled in to the level of the finished grade allowing for 2" (44.1 mm) of mulch. Form a shallow saucer around each plant by digging a trough of soil along the edge of the plant pit. This trough shall be 3'-4" (75 mm) deep. Specimen trees and Palms shall be equipped with supplemental irrigation (bubblers).

**K.** Setting Palms: All palms shall be planted in sand thoroughly washed in during planting operations and with a shallow saucer depression left at the soil line for future watering.

**L.** Backfilling: When the plant pit has been excavated as specified above and the plant has been set, the pit shall be backfilled with clean soil mix. All backfill shall be watered thoroughly to settle and consolidate soil and eliminate voids. Provide a shallow trough around the outside of the rootball for water retention. Tops of all rootballs shall be left exposed and free of soil backfill materials. Do not distribute any excess soil in any existing planted bed.

**M.** Pruning: Remove dead/broken branches from all plant material. Thin out internal branching and prune to retain typ. growth habit of individual species with as much height and spread as is practicable. Make all pruning cuts with a sharp instrument next to branch collar to ensure elimination of stubs.Headback" or "Hat Rack" cuts, right angle to line of growth, will not be permitted.

**N.** Guying and Staking: Guy and stake all trees, including palms, immediately after planting. Trees less than1 1/2" (38.1 mm) in caliper shall be staked with vertical wood or metal stakes along the trunk. Stakes shall be driven through the root ball and embed 12" min. into sub-grade. Attach tree trunk to the stake with a strap or ratchet strap to avoid chaffing. Tie firmly, but not tightly to the stake. Stake shall be cut off at least 12" below the top of the plant. Trees 1 1/2" (38.1 mm) in caliper and greater but less than 12' OA shall be guyed in 3 directions with double strands of No.12 galvanized wire (or rated woven polyethylene webbing) attached to approved stakes or anchors driven flush with grade. When securing wires to trees, cover all wires which may come in contact with any part of tree with new rubber hose. Place guys and braces not less than 1/3 of the height of tree above finished grade and above substantial limbs 1 inch (25.4 mm) in diameter or more. Ground Stakes



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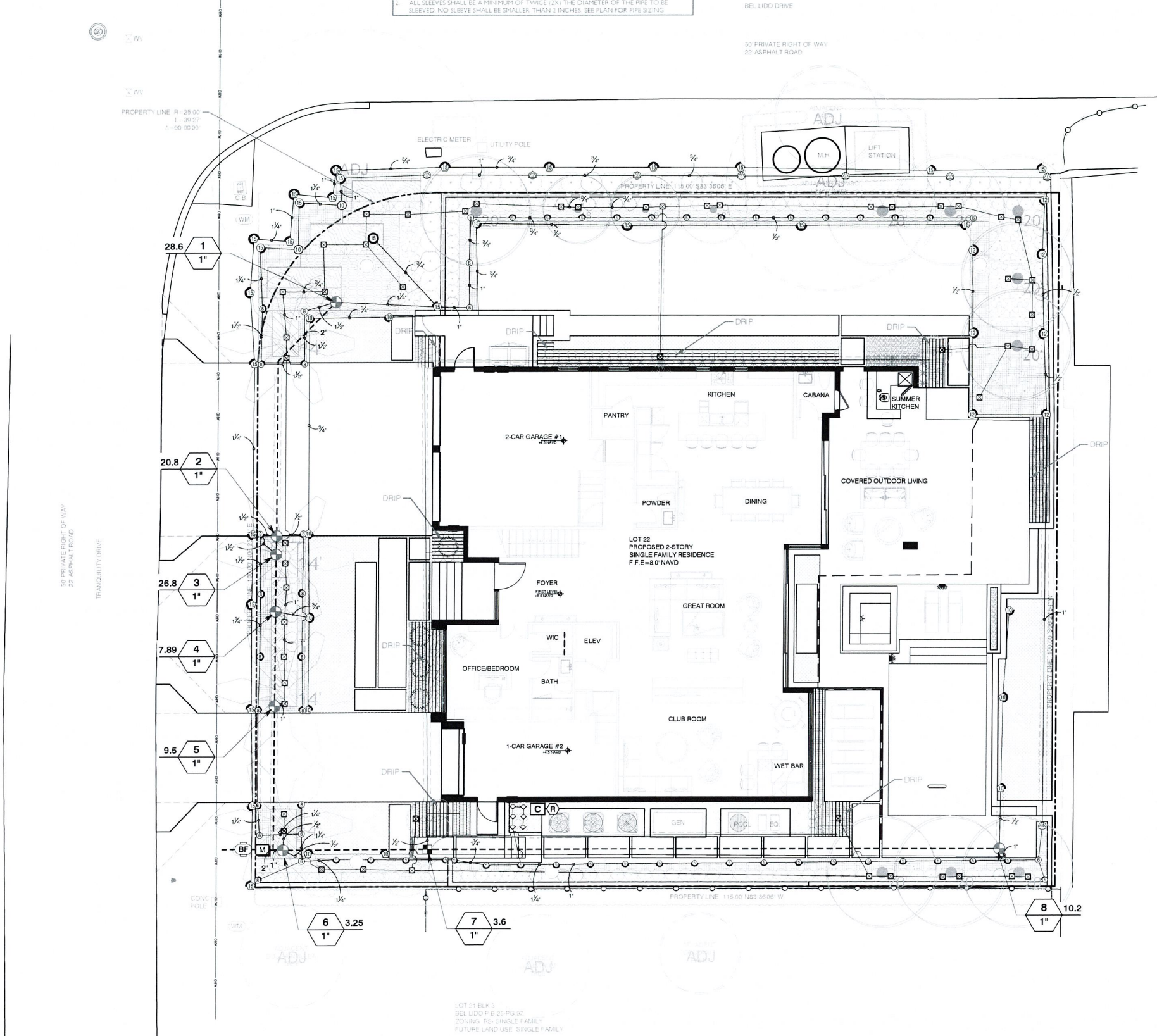
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HIGHLAND BEACH  
 BUILDING DEPARTMENT

NOTE:  
 1. MAIN LINE LOCATION IS SCHEMATIC.  
 2. ANY LATERAL LINES SHOWN OFF PROPERTY ARE FOR CLARITY OF DRAWING PURPOSES ONLY. ALL LATERAL LINES SHALL BE INSTALLED WITHIN THE PROPERTY LINES.  
 3. CONTROL WIRES TO BE INSTALLED WITHIN CONDUIT IN ALL AREAS AND SLEEVED UNDER HARDSCAPE AREAS.  
 4. VALVES AND MAINLINE MUST BE INSTALLED WITHIN LANDSCAPE AREAS.  
 5. PROVIDE 100% COVERAGE WITH 100% OVERLAP FOR ALL IRRIGATED AREA.  
 6. IRRIGATION SPRINKLER SYSTEMS MUST BE MIN. 1' (25MM) AWAY FROM BUILDING WALLS.

SLEEVING:  
 1. ALL MAINLINE, LATERAL LINES, AND CONTROL WIRES UNDER HARDSCAPE AREAS SHALL BE INSTALLED IN SEPARATE SLEEVES.  
 2. ALL SLEEVES SHALL BE A MINIMUM OF TWICE (2X) THE DIAMETER OF THE PIPE TO BE SLEEVED. NO SLEEVE SHALL BE SMALLER THAN 2 INCHES. SEE PLAN FOR PIPE SIZING.



IRRIGATION SCHEDULE

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY	PSI
	Rain Bird 1806 10 Series MPR Turf Spray 6.0in. Pop-Up Sprinkler with Co-Molded Wiper Seal. Side and Bottom Inlet. 1/2in. NPT Female Threaded Inlet.	10	30
	Rain Bird 1806 15 Series MPR Turf Spray 6.0in. Pop-Up Sprinkler with Co-Molded Wiper Seal. Side and Bottom Inlet. 1/2in. NPT Female Threaded Inlet.	22	30
	Rain Bird 1812 15 Strip Series Shrub Spray 12in. Pop-Up Sprinkler with Co-Molded Wiper Seal. Side and Bottom Inlet. 1/2in. NPT Female Threaded Inlet.	8	30
	Rain Bird 1812 5 Series MPR Shrub Spray 12in. Pop-Up Sprinkler with Co-Molded Wiper Seal. Side and Bottom Inlet. 1/2in. NPT Female Threaded Inlet.	35	30
	Rain Bird 1812 8 Series MPR Shrub Spray 12in. Pop-Up Sprinkler with Co-Molded Wiper Seal. Side and Bottom Inlet. 1/2in. NPT Female Threaded Inlet.	14	30
	Rain Bird 1812 12 Series MPR Shrub Spray 12in. Pop-Up Sprinkler with Co-Molded Wiper Seal. Side and Bottom Inlet. 1/2in. NPT Female Threaded Inlet.	7	30
	Rain Bird 1812 15 Series MPR Shrub Spray 12in. Pop-Up Sprinkler with Co-Molded Wiper Seal. Side and Bottom Inlet. 1/2in. NPT Female Threaded Inlet.	5	30
	Rain Bird 1812 ADJ Shrub Spray 12in. Pop-Up Sprinkler with Co-Molded Wiper Seal. Side and Bottom Inlet. 1/2in. NPT Female Threaded Inlet.	11	30
	Rain Bird 1812-1400 Flood Flood Bubbler 12in. popup	51	30
	Rain Bird RWS-M-B-C 1400 Series Mini Root Watering System with 4in. diameter x 18in. long with locking grate, semi-rigid mesh tube and Rain Bird 1401 0.25 GPM or 1402 0.5 GPM bubbler as indicated. With Check Valve.	6	20
	Rain Bird LFV-100 1in. Low Flow DV Valve	1	
	Area to Receive Dripline Rain Bird XFS-06-12 XFS Sub-Surface Pressure Compensating Dripline w/Copper Shield Technology. 0.6 GPH emitters at 12" O.C. Laterals spaced at 12" apart, with emitters offset for triangular pattern. UV Resistant. Specify XF insert fittings.	375.1 lf	
	Rain Bird DV Electric Remote Control Valve, Standard Configuration. Plastic residential in 3/4in. or 1in..	7	
	Febco 825YA 1" Reduced Pressure Backflow Preventer	1	
	Rain Bird TM2-8-120V 8 station 120v model. Suitable for indoor or outdoor installations. Factory-installed outdoor-rated power cord. LNK WiFi ready	1	
	Rain Bird RSD-CEX Rain Sensing Device, conduit mount. With threaded adapter, extension wire.	1	
	EXISTING METER 1" EXISTING WATER METER	1	
	Irrigation Lateral Line: PVC Class 160 SDR 26	1,780 lf	
	Irrigation Mainline: PVC Class 200 SDR 21	194.2 lf	
	Pipe Sleeve: Ductile Iron Pipe- Class 350	248 lf	
	Valve Callout Valve Number Valve Flow Valve Size		

4301 TRANQUILITY  
 4301 TRANQUILITY DRIVE,  
 HIGHLAND BEACH, FLORIDA, 33487  
 TOWN OF HIGHLAND BEACH, RS- SINGLE FAMILY

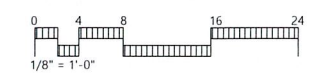
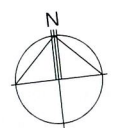
PLA DESIGN STUDIO

Stephanie Portus  
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 Stephanie Portus  
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project number  
 24-126  
 sheet name  
 BD/LD

IRRIGATION PLAN

REVISED  
 03/09/26





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4301 TRANQUILITY  
 4301 TRANQUILITY DRIVE,  
 HIGHLAND BEACH, FLORIDA, 33487  
 TOWN OF HIGHLAND BEACH, RS - SINGLE FAMILY

PLA DESIGN STUDIO  
 2185 NW KLEWIE CENTER DR. #11-206, BEACONTON, FL 33411  
 STUDIO@PLADESIGNSTUDIO.COM | OFFICE: 561.518.5286

Stephanie Portus  
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project number: 24-126  
 sheet name: BD/LD

IRRIGATION SCHEDULES AND DETAILS

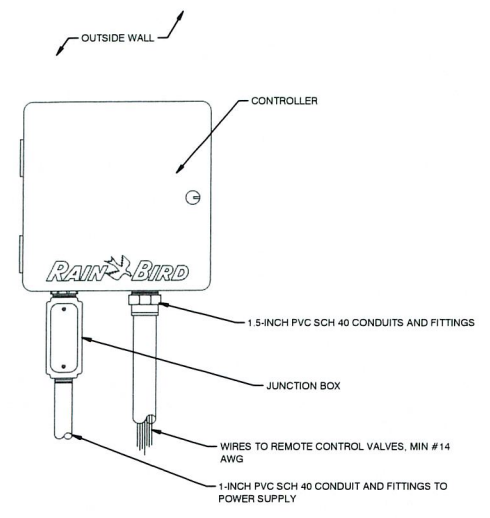
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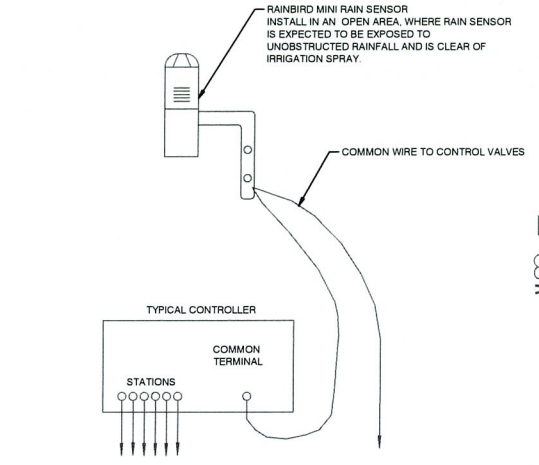
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**PLEASE NOTE:**  
 SUBSTITUTIONS ALLOWED WITH APPROVAL FROM CLIENT, IRRIGATION CONSULTANT, AND/OR LANDSCAPE ARCHITECT. MUST BE APPROVED EQUAL.  
 CONTRACTOR MUST COMPLY WITH FLORIDA BUILDING CODE AMENDED APPENDIX F:

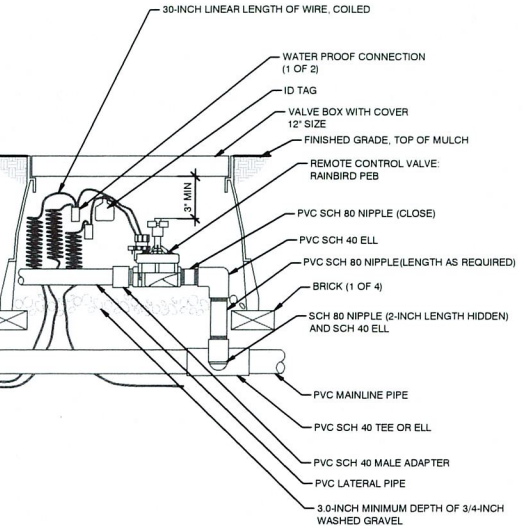
- ALL MAINLINE, LATERAL LINE AND CONTROL WIRE CONDUIT UNDER PAVING SHALL BE INSTALLED IN SEPARATE SLEEVING. SLEEVES SHALL BE MIN. 2X DIAMETER OF PIPE TO BE SLEEVED.
- PIPE SIZES MUST MATCH AS SHOWN ON PLAN. NO SUBSTITUTION, WITHOUT APPROVAL, WILL BE ALLOWED. SUBSTITUTIONS FOR LARGER PIPES MAY BE APPROVED.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



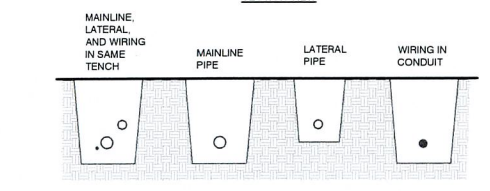
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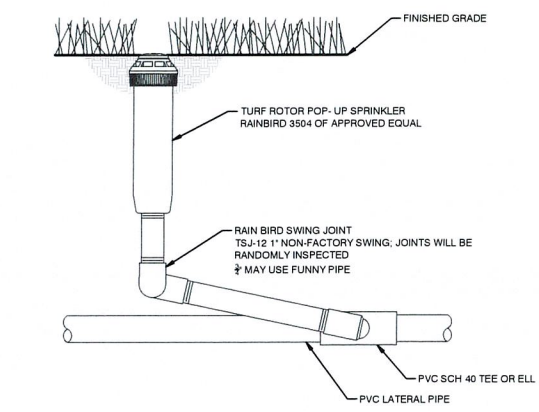
2 AUTOMATIC RAIN SENSOR  
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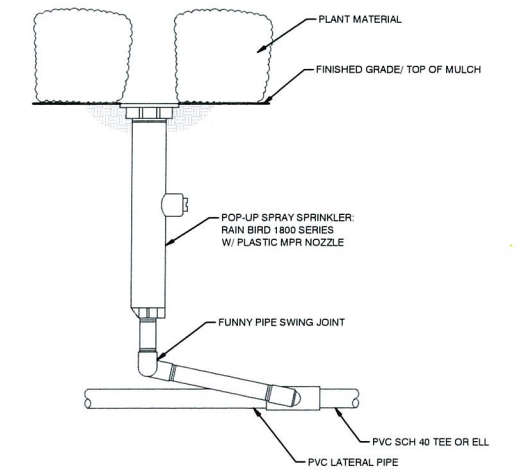
3 REMOTE CONTROL VALVE  
 NTS



4 PIPE + WIRE TRENCHING  
 NTS



5 ROTOR POP-UP SPRINKLER  
 NTS



6 POP-UP SPRAY SPRINKLER  
 NTS

VALVE SCHEDULE

NUMBER	MODEL	SIZE	TYPE	GPM	HEADS	PIPE	WIRE	DESIGN PSI	FRICTION LOSS	PSI	PSI @ POC	PRECIP
1	Rain Bird DV	1"	Shrub Spray	28.61	35	279.6	203.0	30	1.29	37.5	44.3	1.9 in/h
2	Rain Bird DV	1"	Shrub Spray	20.84	51	352.2	165.9	30	2.82	36.0	40.9	1.4 in/h
3	Rain Bird DV	1"	Turf Spray	26.79	18	220.7	163.2	30	2.98	39.0	43.8	0.98 in/h
4	Rain Bird DV	1"	Turf Spray	7.89	9	171.1	155.0	30	2.98	36.8	37.3	0.58 in/h
5	Rain Bird DV	1"	Bubbler	9.5	38	252.1	141.4	30	2.75	36.6		1.02 in/h
6	Rain Bird DV	1"	Bubbler	3.25	13	129.9	119.3	30	0.7	34.3		1.0 in/h
7	Rain Bird LFW-100	1"	Area for Dripline	3.6	375.1 lf	237.3	98.6	30	1.01	34.6	34.8	0.97 in/h
8	Rain Bird DV	1"	Turf Spray	10.24	5	136.9	98.6	30	2.96	36.8	38.5	0.59 in/h
							Common Wire		194.2			

WATERING SCHEDULE

NUMBER	MODEL	TYPE	PRECIP	IN/WEEK	MIN/WEEK	GAL/WEEK	GAL/DAY
1	Rain Bird DV	Shrub Spray	1.9 in/h	1.5	48	1,373	196
2	Rain Bird DV	Shrub Spray	1.4 in/h	1.5	65	1,355	194
3	Rain Bird DV	Turf Spray	0.98 in/h	1	61	1,634	233
4	Rain Bird DV	Turf Spray	0.58 in/h	1	103	813	116
5	Rain Bird DV	Bubbler	1.02 in/h	1.5	66	636	119
6	Rain Bird DV	Bubbler	1.0 in/h	1.5	91	296	42.3
7	Rain Bird LFW-100	Area for Dripline	0.97 in/h	2	124	446	63.8
8	Rain Bird DV	Turf Spray	0.59 in/h	1	102	1,044	149
TOTALS:					682	7,798	1,114

DEPTH OF COVERAGE PER FLORIDA BUILDING CODE AMENDED APPENDIX F

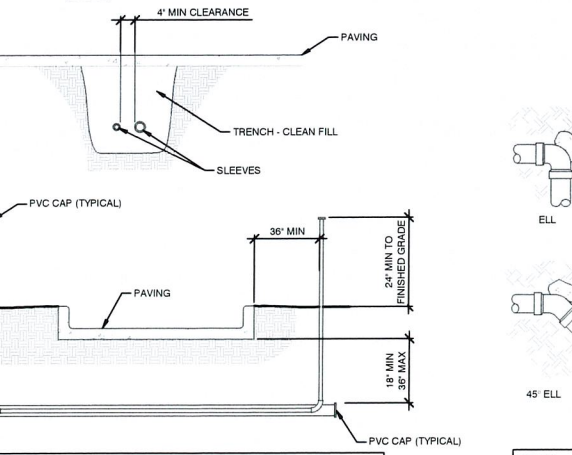
FOR NONTRAFFIC AND NONCULTIVATED AREAS:

PIPE DIAMETER	MIN. DEPTH OF COVERAGE
1/2" THROUGH 1 1/2"	6" - 12"
1 1/2" THROUGH 2"	12" - 18"
2" THROUGH 3"	18" - 24"
6" AND LARGER	24" - 36"

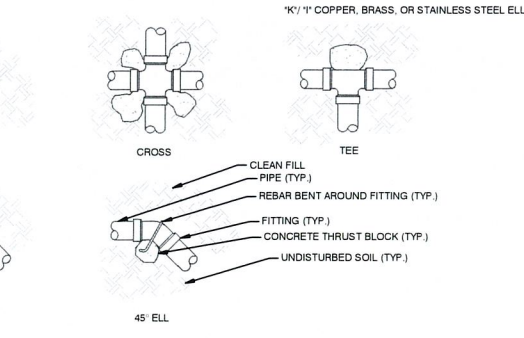
FOR VEHICLE TRAFFIC AREAS:

PIPE DIAMETER	MIN. DEPTH OF COVERAGE
1/2" THROUGH 2 1/2"	18" - 24"
3" THROUGH 5"	24" - 30"
6" AND LARGER	30" - 36"

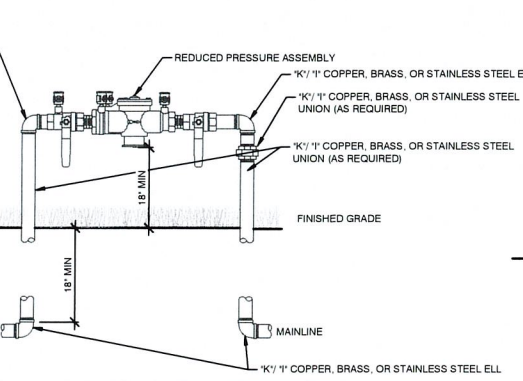
7 DEPTH OF PIPE COVERAGE  
 NTS



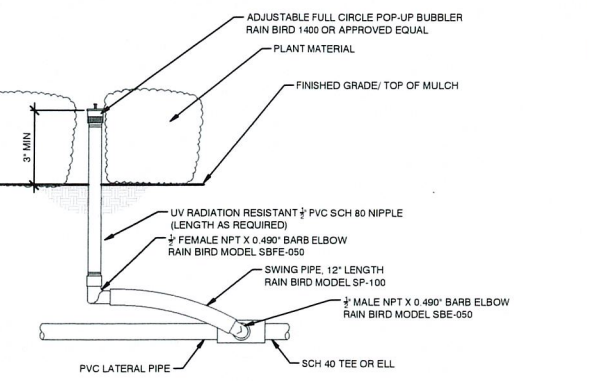
8 SLEEVING  
 NTS



9 THRUST BLOCKS  
 NTS



10 BACK FLOW PREVENTOR  
 NTS



11 BUBBLERS  
 NTS

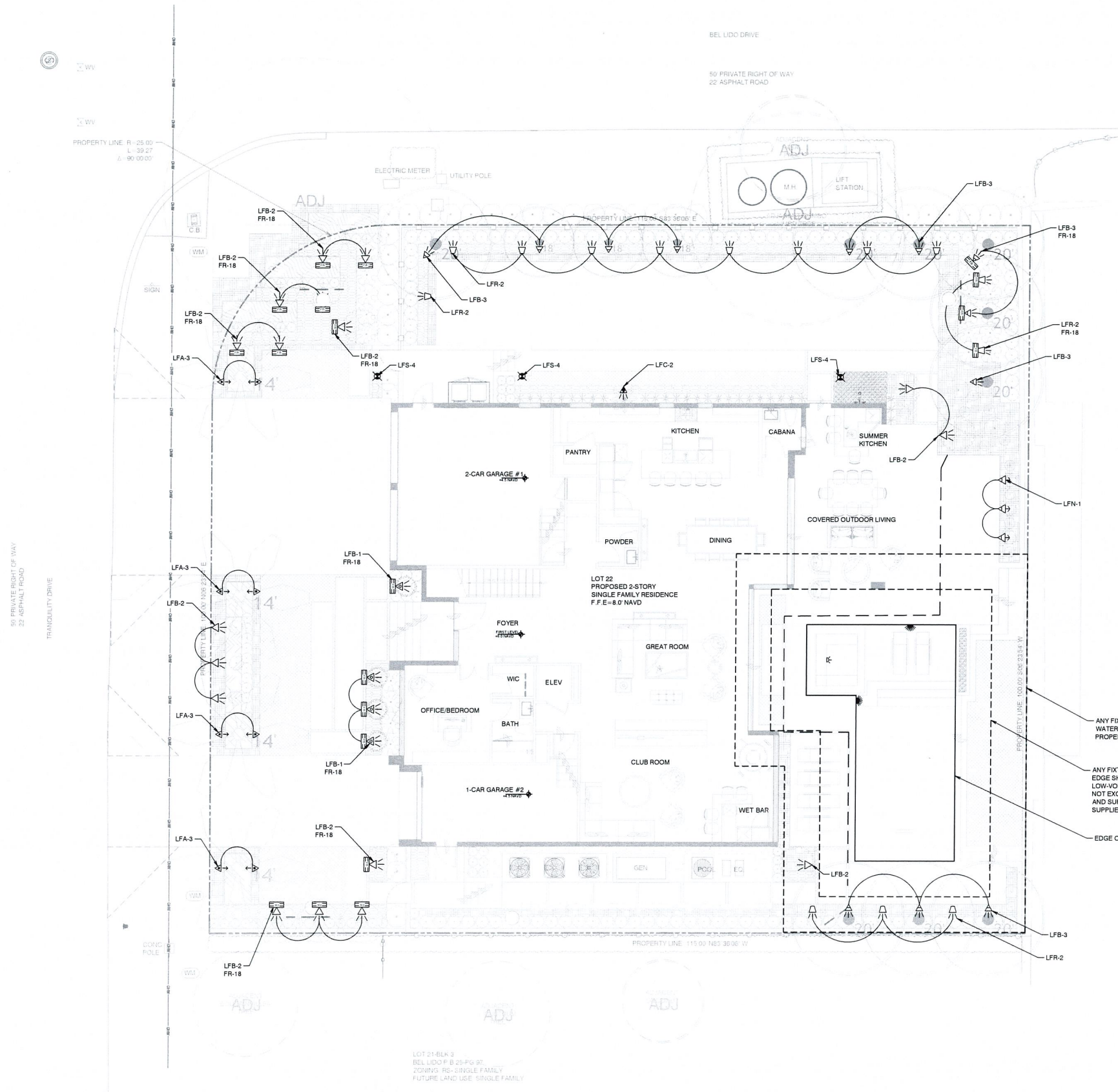
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MAY 19 2026

HIGHLAND BEACH  
BUILDING DEPARTMENT



ISSUED FOR:  
1. SUBMISSION 01/30/25  
2. REVISED 03/09/26  
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LIGHTING SCHEDULE LIGHTING

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	Watts	Beamspread
	LFA-3 KICHLER 16018 SPOT	12W	15 DEGREE
	LFB-1 KICHLER 16019 FLOOD	5.25W	35 DEGREE
	LFB-2 KICHLER 16019 FLOOD	8.5W	35 DEGREE
	LFB-3 KICHLER 16019 FLOOD	12W	35 DEGREE
	LFC-2 KICHLER 16020 WIDE FLOOD	8.5W	60 DEGREE
	LFR-2 KICHLER 16026 MINI WALL WASH	5W	6x5 NEMA
	LFS-4 12V TWO ARM PATH LIGHT	11.5W	N/A
	FR-18 KICHLER FIXED RISER 1552CBR	N/A	N/A
	LFN-1 KICHLER 15484 MR11 ACCENT LIGHT	4W	40 DEGREE

ANY FIXTURE PLACED WITHIN 10 FEET OF WATER'S EDGE SHALL BE EQUIPPED WITH PROPER GFCI TO BE IN COMPLIANCE WITH CODE

ANY FIXTURE PLACED WITHIN 5 FEET OF POOL WATER'S EDGE SHALL BE LOW-VOLTAGE LUMINAIRES NOT REQUIRING GROUNDING, NOT EXCEEDING THE LOW VOLTAGE CONTACT LIMIT, AND SUPPLIED BY LISTED TRANSFORMERS OR POWER SUPPLIES THAT COMPLY WITH 680.23(A)(2)

EDGE OF WATER

PLA DESIGN 4301 TRANQUILITY  
STUDIO 4301 TRANQUILITY DRIVE  
HIGHLAND BEACH, FLORIDA, 33487  
TOWN OF HIGHLAND BEACH, RS- SINGLE FAMILY

Stephanie Portus

Digitally signed by  
Stephanie Portus  
Date: 2026.05.09  
16:19:49 -04'00'

LANDSCAPE  
LIGHTING  
PLAN

REVISED  
03/09/26

LLP- Page 83

RECEIVED  
MAY 19 2026  
HIGHLAND BEACH  
BUILDING DEPARTMENT

LOW VOLTAGE LIGHTING NOTES:  
SUBMITTALS- CONTRACTOR SHALL SUBMIT MANUFACTURER'S CUT SHEETS OF ALL SPECIFIED FIXTURES, CONTROLS, LAMPING AND SPECIALTY EQUIPMENT. CONTRACTOR'S SUBMITTAL SHALL ALSO SHOW CIRCUITING, FIXTURE AND TRANSFORMER LOCATIONS FOR THE OUTDOOR LIGHTING, SOUND AND COMMUNICATION SYSTEMS. VERIFY ALL CODES, MANUFACTURER'S INSTRUCTIONS AND ALL CLEARANCES PRIOR TO INSTALLATION.

- ALL WIRING, FIXTURES AND INSTALLATIONS SHALL CONFORM TO THE NEC (NATIONAL ELECTRIC CODE, MOST RECENT ADOPTED VERSION) AND ALL APPLICABLE STATE/LOCAL CODES FOR ELECTRICAL APPLICATIONS.
- CONTRACTOR SHALL VERIFY ALL PANEL SOURCES, SWITCHING LOCATIONS AND CONTROLS WITH PROJECT ARCHITECT/ENGINEER. CONTRACTOR SHALL PROVIDE SHOP DRAWINGS FOR ELECTRICAL CIRCUITS IN CONJUNCTION WITH THE OWNER'S ELECTRICAL ENGINEER AS NEEDED.
- TRANSFORMERS, IN GENERAL, SHALL BE PAVED IN ABOVE GROUND, INCONSPICUOUS, ACCESSIBLE LOCATIONS. CONTRACTOR SHALL STAKE OUT AND REVIEW TRANSFORMER LOCATIONS WITH LANDSCAPE ARCHITECT PRIOR TO INSTALLATION. TRANSFORMER LOCATION SHALL NOT INTERFERE WITH THE DESIGN PLACEMENT OF PLANTS, HARDSCAPE OR OTHER LANDSCAPE FEATURES.
- TOTAL FIXTURE WATTAGE SHALL NOT EXCEED 80% OF TRANSFORMER CAPACITY.
- VERIFY MANUFACTURER'S RECOMMENDATION FOR MAXIMUM ALLOWABLE DISTANCE BETWEEN TRANSFORMERS AND FIXTURES. GENERALLY, THE LONGEST WIRE RUN SHALL NOT EXCEED 80 FEET FROM A TRANSFORMER.
- PATH LIGHTS SHALL BE SECURELY MOUNTED ON WATERPROOF, IN GROUND J-BOXES OR APPROVED MOUNTING POSTS. IN GROUND -BOXES SHALL BE ANCHORED IN CONCRETE BASES WHERE FIXTURE STABILITY IS INADEQUATE.
- FIXTURE MOUNTS SHALL BE APPROVED FOR VOLTAGE APPLICATION AND WET LOCATIONS AS DICTATED BY THE NEC.
- ALL UNDERGROUND LOW VOLT WIRING AND CABLE SHALL BE PLACED IN CONDUIT. CONDUIT SHALL BE GLUED AND GENERALLY WATER TIGHT.
- CONDUIT ENTERING IN GROUND VAULTS AND FIXTURE HOUSINGS SHALL BE SEALED TO PREVENT MOISTURE ENTRY TO THE CONDUIT.
- IN GROUND FIXTURES SHALL HAVE WEEPS OR DRAINAGE MATERIAL TO REMOVE ACCUMULATED MOISTURE AND CONDENSATION.
- ALL LOW-VOLT WIRE CONNECTIONS SHALL BE MADE WITH SILICONE FILLED WIRE NUTS INSIDE WEATHER RESISTANT ENCLOSURES.
- LAMP CONTACTS SHALL BE COATED WITH CORROSION RESISTANT, DIE-ELECTRIC GREASE PRIOR TO INSTALLATION.
- CONTRACTOR SHALL REVIEW NIGHT-TIME OPERATION, LAMPING AND AIMING WITH LANDSCAPE ARCHITECT. CONTRACTOR SHALL INCLUDE AN ALLOWANCE FOR LABOR AND MATERIALS TO RE-LAMP 20% OF THE FIXTURES TO THE SATISFACTION OF THE LANDSCAPE ARCHITECT AND OWNER AT NO ADDITIONAL COST TO OWNER
- CONTRACTOR SHALL PROVIDE THE OWNER WITH AT LEAST (2) ADDITIONAL LAMPS OF EACH TYPE.
- CONTRACTOR SHALL PROVIDE THE OWNER WITH AS-BUILT DRAWINGS, OWNER'S MANUALS, LAMPING SCHEDULE, OPERATING INSTRUCTIONS AND WARRANTIES FOR THE LIGHTING SYSTEM, CONTROLS AND FIXTURES.
- LOW VOLTAGE FIXTURES SHALL NOT BE INSTALLED WITHIN 10' OF A SWIMMING POOL UNLESS APPROVED BY THE LOCAL BUILDING CODE. LIGHTING BETWEEN 5' AND 10' FROM THE WATER'S EDGE SHALL BE 120V AND INSTALLED ON A GFCI PROTECTED CIRCUIT.

ISSUED FOR:  
1. SUBMISSION 01/30/25  
2. REVISED 03/09/26  
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LIGHTING SCHEDULE LIGHTING

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY	DETAIL	Material	Finish	Mounting	Options	Lamp	Watts	Color Temp	Beamspread	Accessories
↕	LFA-3 KICHLER 16018 SPOT	8		CAST BRASS	(CBR) CENTENNIAL BRASS	(G/S) 8" IN-GROUND STAKE	N/A	INTEGRATED LED	12W	2700K	15 DEGREE	N/A
↕	LFB-1 KICHLER 16019 FLOOD	4		CAST BRASS	(CBR) CENTENNIAL BRASS	(G/S) 8" IN-GROUND STAKE	N/A	INTEGRATED LED	5.25W	2700K	35 DEGREE	N/A
↕	LFB-3 KICHLER 16019 FLOOD	17		CAST BRASS	(CBR) CENTENNIAL BRASS	(G/S) 8" IN-GROUND STAKE	N/A	INTEGRATED LED	8.5W	2700K	35 DEGREE	N/A
↕	LFB-2 KICHLER 16019 FLOOD	12		CAST BRASS	(CBR) CENTENNIAL BRASS	(G/S) 8" IN-GROUND STAKE	N/A	INTEGRATED LED	12W	2700K	35 DEGREE	N/A
↕	LFC-2 KICHLER 16020 WIDE FLOOD	1		CAST BRASS	(CBR) CENTENNIAL BRASS	(G/S) 8" IN-GROUND STAKE	N/A	INTEGRATED LED	8.5W	2700K	60 DEGREE	N/A
↕	LFR-2 KICHLER 16026 MINI WALL WASH	14		CAST BRASS	(CBR) CENTENNIAL BRASS	(G/S) 8" IN-GROUND STAKE		INTEGRATED LED	5W	2700K	6x5 NEMA	N/A
↕	LFS-4 12V TWO ARM PATH LIGHT	3		BRASS	CENTENNIAL BRASS (CBR)	8" IN-GROUND STAKE		N/A	11.5W	N/A	N/A	N/A
↕	FR-18 KICHLER FIXED RISER 1552CBR	19		BRASS	(CBR) CENTENNIAL BRASS	18" HEIGHT		N/A	N/A	N/A	N/A	N/A
↕	LFN-1 KICHLER 15484 MR11 ACCENT LIGHT	3		CAST BRASS	(CBR) CENTENNIAL BRASS	(G/S) 8" IN-GROUND STAKE	INTEGRATED LED	INTEGRATED LED	4W	2700K	40 DEGREE	N/A

TOTAL LIGHTS: 62  
TOTAL FIXTURES: 81

**Product Specifications & Ordering Guide**

12V LED Small Accent with VLO | 12V LED Large Accent with VLO

1. Item Number for Order: 16018  
2. Product Name: 12V LED Small Accent with VLO  
3. Color: Centennial Brass

Example: 16018 CBR 30

Ordering Information: 16018 CBR 30

Dimensions: 16018 CBR 30

Weight: 16018 CBR 30

Material: 16018 CBR 30

Finish: 16018 CBR 30

Mounting: 16018 CBR 30

Lamp: 16018 CBR 30

Watts: 16018 CBR 30

Color Temp: 16018 CBR 30

Beamspread: 16018 CBR 30

Accessories: 16018 CBR 30

Notes: 16018 CBR 30

Visit Kichler.com/VLOaccent

LFA-3, LFB-1, LFB-2, LFB-3, LFC-2

**12V Two Arm Path Light with LED Lamp** 15844

PROJECT: 15844

ORDER INFO:

DESCRIPTION: 15844

FEATURES: 15844

INCLUDED ACCESSORIES: 15844

Notes: 15844

Visit Kichler.com

LFS-4

**12V Male and Female Riser 18" Centennial Brass** 1512CBR

SPECIFICATIONS: 1512CBR

Dimensions: 1512CBR

Mounting: 1512CBR

Finish Options: 1512CBR

Notes: 1512CBR

Visit Kichler.com

FR-18

**Accent Light Spot & Flood Light 12V** 15484CBR

SPECIFICATIONS: 15484CBR

Dimensions: 15484CBR

Mounting: 15484CBR

Finish Options: 15484CBR

Notes: 15484CBR

Visit Kichler.com

LFN-1

**VLO 12V LED Mini Wall Wash**

DESCRIPTION: VLO 12V LED Mini Wall Wash

ENVIRONMENTAL: VLO 12V LED Mini Wall Wash

MECHANICAL & HOUSING SPECIFICATION: VLO 12V LED Mini Wall Wash

Notes: VLO 12V LED Mini Wall Wash

Visit Kichler.com

LFR-2

4301 TRANQUILITY  
4301 TRANQUILITY DRIVE  
HIGHLAND BEACH, FLORIDA, 33487  
TOWN OF HIGHLAND BEACH, RS- SINGLE FAMILY

PRILA DESIGN STUDIO

Stephanie Portus

Digitally signed by  
Stephanie Portus  
Date: 2026.03.09  
16:20:41 -0400

Project number: 24-126  
LD

LIGHTING SCHEDULE AND DETAILS

REVISED 03/09/26

Page 84

**Town of Highland Beach  
Town Commission Development Order  
(PB) Application No. PZ-26-5-SPSS**



**Applicant: Toly Pappas**  
**Property Address: 4301 Tranquility Drive**  
**Highland Beach, Florida 33487**

**CERTIFICATE OF MAILING AFFIDAVIT**

I hereby certify that the Town Clerk's Office mailed a copy of the Notice of Public Hearing (Exhibit A) for Application No. PZ-26-5-SPSS for the property located at 4301 Tranquility Dr., Highland Beach, Florida 33487, by U.S. first-class and international mail to:

All property owners and properties owned by a condominium association president and the association's registered agent within 500 feet of the property located at 4301 Tranquility Dr., Highland Beach, Florida 33487.

The mailings consisted of 86 notices that were sent first class mail and 01 notices that were sent by International Mail.

This 26<sup>th</sup> day of May 2026.

Highland Beach Town Clerk's Office

Jaelyn DeHart  
Deputy Town Clerk



# TOWN OF HIGHLAND BEACH NOTICE OF PUBLIC HEARING APPLICATION NO. PZ-26-5-SPSS

May 25, 2026

Dear Property Owner:

This is to notify you that the **PLANNING BOARD** of the Town of Highland Beach will conduct a public hearing on *Thursday, June 11, 2026 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 TOLY PAPPAS, RANDALL STOFFT ARCHITECTS, REQUESTING SITE PLAN APPROVAL FOR A NEW TWO-STORY, 5,636 SQUARE FOOT SINGLE FAMILY RESIDENCE WITH POOL AND SPA FOR THE PROPERTY LOCATED AT 4301 TRANQUILITY DRIVE.**

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

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

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

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

TOWN OF HIGHLAND BEACH, BUILDING DEPARTMENT



Affidavit of Legal Notice submission and publication

Highland Beach Legal Notice

Submission Time: **06/01/2026 9:07 AM (EDT)**

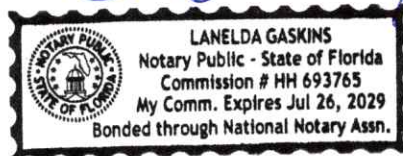
Please find a PDF of your submission details attached to this email.

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

- AD\_PB PZ-26-5-SPSS 4301 Tranquility Dr.pdf
- signature.png

Signature of Affiant *[Handwritten Signature]*

Signature of Notary Public *Lanelda Gaskins 6/1/2026*



Notary Stamp \_\_\_\_\_

Highland Beach Legal Notice Submission

# Highland Beach Legal Notice

06/01/2026 9:07 AM (EDT)

Submitted by Jaclyn Dehart (jdehart@highlandbeach.us)

## Legal Notice

<b>Please choose a category</b>	Planning Board Public Hearing Notices - Highland Beach
<b>Title</b>	June 11, 2026 Planning Board Meeting Application No. PZ-26-5-SPSS
<b>Publish Date</b>	06/01/2026
<b>Publish Time</b>	9:00 AM (EDT)
<b>Description</b>	TOWN OF HIGHLAND BEACH NOTICE OF PUBLIC HEARING

YOU ARE HEREBY NOTIFIED that the Planning Board of the Town of Highland Beach will conduct a Public Hearing on Thursday, June 11, 2026, 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-26-5-SPSS BY TOLY PAPPAS, RANDALL STOFFT ARCHITECTS, REQUESTING SITE PLAN APPROVAL FOR A NEW TWO-STORY, 5,636 SQUARE FOOT SINGLE FAMILY RESIDENCE WITH POOL AND SPA FOR THE PROPERTY LOCATED AT 4301 TRANQUILITY DRIVE.  
APPLICANT: 4301 TRANQUILITY LLC

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

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

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

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

TOWN OF HIGHLAND BEACH, BUILDING DEPARTMENT

### Attach Files (Optional)



AD\_PB PZ-26-5-SPSS 4301 Tranquility Dr.pdf

### Submitted by (Email Address)

jdehart@highlandbeach.us

### Notifications

Yes

### Signature

**File Attachments for Item:**

C. Proposed Ordinance Coastal Dune Protection; Amendments to Section 6-127, Chapter 6, and Section 30-83, Chapter 30, Code of Ordinances; Request for Planning Board **(Recommendation to the Town Commission)**



# TOWN OF HIGHLAND BEACH AGENDA MEMORANDUM

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**MEETING TYPE:** Planning Board – Regular Meeting

**MEETING DATE** *06/16/2026*

**SUBMITTED BY:** Jeff Remas, CBO, Building Department

**SUBJECT:** Proposed Ordinance Coastal Dune Protection; Amendments to Section 6-127, Chapter 6, and Section 30-83, Chapter 30, Code of Ordinances; Request for Planning Board Recommendation to the Town Commission

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## **SUMMARY:**

At its April 2026 regular meeting, the Town Commission directed the Building Department and Town Counsel to develop a proposed ordinance reconciling two conflicting sections of the Town Code governing construction east of State Road A1A. Section 6-127(d) of Chapter 6 contains ocean ridge construction standards, including an absolute prohibition on construction east of the Coastal Construction Control Line (CCCL) and a mandatory seawall prerequisite, that are inconsistent with current Florida Department of Environmental Protection (FDEP) permitting policy and that render certain oceanfront lots effectively unbuildable despite valid FDEP construction approval. A supersession clause in Section 6-127(d) overrides the more workable FDEP-deferential language already contained in Section 30-83 of Chapter 30. Town Counsel Leonard G. Rubin has prepared a proposed ordinance that removes the conflicting construction standards from Chapter 6, directs the reader to the updated Section 30-83 of Chapter 30, and establishes FDEP CCCL permit approval as the operative standard for construction east of A1A, subject to the Town's standard zoning requirements. The proposed ordinance also establishes a minimum lowest floor elevation of base flood elevation per the current FEMA Flood Insurance Rate Maps, which is a reduction from the existing 18-foot above mean sea level standard and is consistent with Florida SB 180, F.S. § 252.422. The Commission directed referral to the Planning Board for review and recommendation prior to first reading.

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## **FISCAL IMPACT:**

There is no direct fiscal impact associated with this item. The proposed ordinance was prepared by Town Counsel within the existing scope of the Town's legal services engagement.

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**ATTACHMENTS:**

- Proposed Coastal Dune Protection Ordinance, Town Counsel Draft
- 

**RECOMMENDATION:**

Staff recommends that the Planning Board review the proposed ordinance, evaluate its consistency with the Town's Comprehensive Plan, and issue a formal recommendation to the Town Commission regarding adoption.



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**TOWN OF HIGHLAND BEACH  
ORDINANCE NO. \_\_\_\_\_**

**AN ORDINANCE OF THE TOWN COMMISSION OF THE TOWN OF HIGHLAND BEACH, FLORIDA, CONSOLIDATING AND UPDATING THE TOWN’S REGULATIONS FOR THE PROTECTION OF THE OCEAN RIDGE; AMENDING ARTICLE V, “SEAWALLS; BULKHEADS; RETAINING WALLS,” OF CHAPTER 6, “BUILDINGS AND STRUCTURES,” OF THE TOWN CODE OF ORDINANCES BY AMENDING SECTION 6-127, “CONSTRUCTION,” TO REMOVE CONFLICTING REGULATIONS; AMENDING ARTICLE V, “NATURAL RESOURCES,” OF CHAPTER 30, “ZONING CODE,” OF THE TOWN CODE OF ORDINANCES BY AMENDING SECTION 30-83, “BULKHEADS, SEAWALLS, AND GROINS,” TO CLARIFY AND UPDATE THE REGULATIONS APPLICABLE TO ALL CONSTRUCTION ACTIVITIES EAST OF STATE ROAD A1A; PROVIDING FOR THE REPEAL OF ALL ORDINANCES IN CONFLICT; PROVIDING FOR SEVERABILITY AND CODIFICATION; AND PROVIDING FOR AN EFFECTIVE DATE.**

**WHEREAS**, the Town of Highland Beach, Florida, is a duly constituted municipality having such power and authority conferred upon it by the Florida Constitution and Chapter 166, Florida Statutes; and

**WHEREAS**, Section 6-127 of the Town Code of Ordinances contains regulations that render certain lots within the Town unbuildable due to a prohibition against construction east of the Coastal Construction Control Line (CCCL) when such construction is regulated by the Florida Department of Environmental Protection (FDEP) and a seawall requirement that is consistent with FDEP rules and permitting standards; and

**WHEREAS**, as currently drafted, Section 6-127 of the Town Code supersedes all conflicting regulations, including the Zoning Code regulations enacted for the protection of the ocean ridge as set forth in Section 30-83 of the Town Code, which recognize FDEP’s authority regarding the CCCL; and

**WHEREAS**, at the recommendation of Town Staff, the Town Commission wishes to repeal the portions of Section 6-127 addressing the protection of the ocean ridge and revise Section 30-83 to update the existing regulations to ensure compliance with both FDEP rules and

1 regulations and the applicable floodplain regulations and ensure that any such construction  
2 activities address changes in elevation relative to adjacent properties; and

3 **WHEREAS**, the Town Commission determines that the revisions to Section 30-83 of the  
4 Town Code of Ordinances are neither more restrictive nor more burdensome than the Town’s  
5 existing land development regulations; and

6 **WHEREAS**, the Town Commission determines that the adoption of this Ordinance  
7 benefits the health, safety, and welfare of the residents and taxpayers of the Town of Highland  
8 Beach.

9 **NOW, THEREFORE, BE IT ORDAINED BY THE TOWN COMMISSION OF THE**  
10 **TOWN OF HIGHLAND BEACH, FLORIDA, AS FOLLOWS:**

11 **Section 1.** The foregoing facts and recitations contained in the preamble to this  
12 Ordinance are hereby adopted and incorporated by reference as if fully set forth herein.

13 **Section 2.** The Town Commission hereby amends Article V, “Seawalls; Bulkheads;  
14 Retaining Walls,” of Chapter 6, “Buildings and Structures,” by amending Section 6-127 read as  
15 follows (additional language underlined and deleted language ~~stricken through~~):

16 **Sec. 6-127. Construction.**

17 (a) *Generally.* Whenever any property owner, including persons, firms,  
18 partnerships, corporations or combinations thereof who has legal or equitable  
19 title in and to real property situated within the town abutting or adjacent to any  
20 natural or artificial canal, stream or other body of water desires to construct  
21 and/or erect seawalls, bulkheads, retaining walls, revetments, rubble mound  
22 structures, groins or other aggregate materials, the town manager shall, after  
23 receiving the application, notify the planning board. The petitioner shall  
24 submit plans to the building department. The planning board shall review the  
25 application as a special exception, and shall either approve, approve with  
26 conditions, or deny the application.

27 (b) *Location on Intracoastal Waterway.* The bulkhead line along all shores of the  
28 Intracoastal Waterway within the town shall be coincident with the right-of-  
29 way lines established for the Intracoastal Waterway, now of record in Plat  
30 Book 17, of the county records, except in locations where existing walls or  
31 bulkheads are located landward of such lines. In the latter case, the existing

1 bulkheads shall be deemed to be the bulkhead line or the extension thereof up  
2 to but not beyond the right-of-way line of the Intracoastal Waterway in such  
3 manner as to produce the greater advantage to the lands affected; provided,  
4 however, that in relating height planes to bulkhead lines, the right-of-way line  
5 of the Intracoastal Waterway shall determine.

6 (c) *Approval required for groins and breakwaters.* In addition to the requirements  
7 for a special exception, no groin, breakwater or other similar obstruction shall  
8 be erected or constructed in the waters of the Atlantic Ocean unless approved  
9 by the planning board as being consistent with the peace, health, safety and  
10 welfare of the town, its inhabitants, and the owners of property abutting on the  
11 Atlantic Ocean, and with the approval of all federal, state and county agencies  
12 with jurisdiction over such construction activities.

13 (d) *Protection of ocean ridge.* Regulations for the protection of the ocean ridge  
14 are set forth in section 30-83(d) of this code.

15 ~~(1) — No quantity of soil, sand or rock shall for any purpose be removed or~~  
16 ~~moved from the natural ocean ridge within one hundred twenty (120)~~  
17 ~~feet of the easterly survey line or the vegetation line (as established in~~  
18 ~~subsection (d)(3) below), whichever lies the furthest west, in such~~  
19 ~~manner or extent as to result in the lowering of the elevation of any~~  
20 ~~portion of an east to west profile of such ocean ridge below elevation~~  
21 ~~plus eighteen (+18.00) feet above mean sea level except for the~~  
22 ~~purposes of constructing a seawall with elevation of not less than~~  
23 ~~sixteen (16) feet or a swimming pool with deck elevation of not less~~  
24 ~~than plus eighteen (+18.00) feet above mean sea level. Such seawall~~  
25 ~~or swimming pool shall be constructed a minimum of fifty (50) feet~~  
26 ~~west of the easterly survey line or the vegetation line, whichever lies~~  
27 ~~the furthest west.~~

28 ~~(2) — The exterior wall of any structure aboveground shall be constructed~~  
29 ~~not less than fifty (50) feet west of the easterly survey line or the~~  
30 ~~vegetation line, whichever line lies the furthest west. The foundations~~  
31 ~~of such structures shall not be commenced until the contemplated~~

1 seawall has been completed east of the proposed structure and  
2 approved by the building official. When such seawall has been  
3 completed, sand, soil and rock can be moved and removed below  
4 elevation plus eighteen (+18.00) feet above mean sea level; however,  
5 as a prerequisite to the issuance of a certificate of occupancy for a  
6 structure located on a plot where excavation has been accomplished  
7 below elevation plus eighteen (+18.00) feet above mean sea level and  
8 east of State Road A1A, the final grade must be restored in the area of  
9 the ridge to a minimum of plus eighteen (+18.00) feet above mean sea  
10 level.

11 (3) ~~The vegetation line referred to in this article shall be determined by~~  
12 ~~visual inspection and set by the town engineer or other duly authorized~~  
13 ~~individual at the time site or building plans are presented for~~  
14 ~~preliminary or final approval, and such line shall be the eastward edge~~  
15 ~~of a sustained, living and continuous beach vegetation line running in~~  
16 ~~a straight line and approximately parallel to the easterly survey line.~~

17 (4) ~~There shall be no removal of any soil, sand, rock or vegetation from~~  
18 ~~any lot east of State Road A1A, except:~~

19 a. ~~A permit shall have been issued for construction of a~~  
20 ~~reinforced concrete seawall with a finished elevation of sixteen~~  
21 ~~(16) feet above mean sea level.~~

22 b. ~~This permit shall require drawings by an engineer licensed by~~  
23 ~~the state and approved by the town engineer.~~

24 c. ~~This permit shall be issued only upon a concurrent building~~  
25 ~~permit for a permanent building west of the wall having been~~  
26 ~~approved.~~

27 d. ~~The wall shall be located at least fifty (50) feet west of the~~  
28 ~~easterly survey line or the vegetation line, whichever lies~~  
29 ~~furthest west along the entire width of the property.~~

30 e. ~~In addition, no building permit for either a seawall or a~~  
31 ~~building to be built on the ocean ridge between State Road~~

1                   A1A and the ocean shall be issued until the plans for such  
2                   construction have been approved by the appropriate agencies  
3                   of both the state and county.

4                   f. ~~When a seawall or any structure is to be erected, sheet piling~~  
5                   ~~must be driven to maintain the dune and the protective~~  
6                   ~~vegetation. Erection of the seawall must be to the west of the~~  
7                   ~~sheet piling.~~

8                   (5) ~~The foundation of the building shall not be commenced until the~~  
9                   ~~seawall has been completed and no part of the completed building shall extend~~  
10                  ~~above or easterly of the seawall.~~

11                  (6) ~~The ground floor (containing apartments and/or public living areas) of~~  
12                  ~~all buildings and the final grade between buildings and between a building and~~  
13                  ~~the side property line shall in no case be less than eighteen (18) feet, and if the~~  
14                  ~~elevation of adjoining properties is higher than eighteen (18) feet the final~~  
15                  ~~grade shall be sloped up to such level or an adequately strong wall constructed~~  
16                  ~~to retain the higher grade of the adjoining property.~~

17                  (7) ~~Where alignment of existing seawalls or structures makes it~~  
18                  ~~impractical to comply with the setback established by chapter 30 of this Code,~~  
19                  ~~the planning board, may authorize an adjustment of the wall to meet existing~~  
20                  ~~conditions, but in no event shall any part of the building extend east of the~~  
21                  ~~state coastal construction control line.~~

22                  (8) ~~Basements for structures will be permitted west of the seawall as part~~  
23                  ~~of a structure for which seawall and building permits shall have been issued.~~

24                  (9) ~~In the event of the construction of a building on the top of the ridge~~  
25                  ~~without first having erected a seawall, basements will be permitted only if they~~  
26                  ~~are at least one hundred twenty (120) feet west of the easterly survey line or~~  
27                  ~~vegetation line, whichever lies furthest west. The structure may follow the~~  
28                  ~~slope of the dune, but no excavating shall be permitted below eighteen (18)~~  
29                  ~~feet above mean sea level within one hundred twenty (120) feet west of the~~  
30                  ~~easterly survey line, or the vegetation line, whichever lies furthest west.~~

1           ~~(10) — None or any of the above work shall be done or any permit for a~~  
2           ~~seawall be issued without prior approval of the planning board.~~

3           (11 e) Beach cleaning vehicles. Beach cleaning vehicles shall be allowed on the  
4           beaches between low tide and mean high water vegetation line (littoral zone).  
5           Such vehicles shall be allowed west of the littoral zone only upon written  
6           consent of the owners. The written consent shall be on file in the town hall and  
7           a copy retained by the driver of the vehicle. Except for beach cleaning  
8           vehicles, no motorized or trailer equipment of any kind shall be permitted to  
9           operate on the beach east of a seawall in place or under construction without  
10          town commission approval. In an emergency threatening life or property, the  
11          town manager or designee may give immediate approval for the use of  
12          emergency vehicles on the beach, to be followed up by other appropriate  
13          approvals within five (5) business days.

14          ~~(12) — The terms and conditions of subsection (d), where in conflict with the~~  
15          ~~provisions of any other chapter of this Code, shall take precedence.~~

16          **Section 3.** The Town Commission hereby amends Article V, “Natural Resources,” of Chapter  
17          30, “Zoning,” by amending Section 30-83 to read as follows (additional language is underlined and  
18          deleted language ~~stricken through~~):

19          **Sec. 30-83. - Bulkheads, seawalls, and groins.**

20          (a) *Compliance.* All bulkheads, seawalls, groins, and similar structures shall  
21          comply with the requirements of this section.

22          (b) *Establishment of bulkhead line along the Intracoastal Waterway.* The  
23          bulkhead line along all shores of the Intracoastal Waterway within the town  
24          shall be coincident with the right-of-way lines established for the Intracoastal  
25          Waterway, as provided in Plat Book 17, Palm Beach County Records, except  
26          in locations where existing walls or bulkheads are located landward of said  
27          lines. In the latter case, the existing bulkheads shall be deemed to be the  
28          bulkhead line, or the extension thereof, up to but not beyond the right-of-way  
29          line of the Intracoastal Waterway in such manner as to produce the greatest  
30          advantage to the lands affected.

- 1 (c) *Approval required.* Bulkheads, seawalls, retaining walls, groins, breakwaters,  
2 and similar structures shall obtain approval as provided in this section.
- 3 (1) *Non-Atlantic Ocean.* A bulkhead, seawall, or retaining wall shall not  
4 be constructed in any water, canal, or lake, or on land abutting thereon,  
5 unless the following approvals, as applicable, have been obtained:  
6 a. U.S. Army Corps of Engineers;  
7 b. Florida Department of Environmental Protection;  
8 c. Palm Beach County; and  
9 d. other agencies as may be required.
- 10 (2) *Atlantic Ocean Improvements.* A groin, breakwater, or other similar  
11 improvement shall not be constructed in the waters of the Atlantic  
12 Ocean unless the following approvals, as applicable, have been  
13 obtained:  
14 a. Town commission;  
15 b. U.S. Army Corps of Engineers;  
16 c. Florida Department of Environmental Protection;  
17 d. Palm Beach County; and  
18 e. Other agencies as may be required.
- 19 (d) *Protection of Ocean Ridge.* There shall be no removal of any soil, sand, rock,  
20 vegetation, or other related elements from any lot east of SR A1A except as  
21 provided below:
- 22 (1) FDEP approval. Approval for the removal of such materials has been  
23 approved by the Florida Department of Environmental Protection  
24 (“FDEP”) through the issuance of a Coastal Construction Control  
25 Line (“CCCL”) permit pursuant to Chapter 161, Florida Statutes.  
26 ~~Town approval.~~ Approval for the removal, as part of a seawall,  
27 ~~retaining wall, or similar structure has been granted by the town.~~
- 28 (2) *Other approvals.* Approval for the removal of such materials has been  
29 obtained, as ~~applicable~~ required, from ~~the Department of~~  
30 ~~Environmental Protection~~, Palm Beach County, and other applicable  
31 federal, state, or local agencies.

- 1 (3) *Removal requirements.* The removal shall occur only in conjunction  
2 with the following:
- 3 a. A town building permit for permanent construction in the  
4 coastal area included within the coastal construction control  
5 line; and
- 6 b. ~~A building permit for construction of a reinforced concrete~~  
7 ~~seawall with a finish elevation consistent with applicable state~~  
8 ~~requirements~~ A town building permit and planning board  
9 approval for the construction of a seawall where a seawall is  
10 required by the FDEP CCL permit and the seawall complies  
11 with the conditions of such permit. Where the FDEP CCL  
12 permit does not require a seawall, no seawall permit shall be  
13 required as a condition for the removal of such materials.
- 14 (4) *Construction limits.* ~~Construction shall not extend above or easterly of~~  
15 ~~the seawall~~ Where a seawall has been permitted and constructed, no  
16 part of any building or structure shall extend above or easterly of the  
17 seawall. Where FDEP has authorized construction without a seawall,  
18 the eastern construction limit shall be as established by the FDEP  
19 CCCL permit.
- 20 (5) *Disturbance.* If the dune or coastal ridge is disturbed during  
21 construction, the final grade between a building and the side property  
22 line shall be restored to the natural elevation of adjoining properties.  
23 ~~However, the minimum elevation of the final grade shall be not less~~  
24 ~~than eighteen (18) feet above mean sea level. In the event that the~~  
25 ~~adjoining property is lower, some type of retaining construction shall~~  
26 ~~be erected so as to prevent erosion and to keep surface runoff water~~  
27 ~~within the property.~~
- 28 (e) *Exception.* Where alignment of existing seawalls or structures makes it  
29 impractical to comply with the provisions of this section, the town commission  
30 on advice from the planning board, may authorize an adjustment of the wall  
31 to meet existing conditions, However, construction shall be consistent with

1 coastal construction requirements established by the Department of  
2 Environmental Protection. A valid FDEP CCCL permit shall constitute a  
3 sufficient basis for approval under this section, subject to all applicable zoning  
4 requirements of this chapter.

5 (f) Lowest floor and adjacent grade. The lowest floor of all buildings and the  
6 final grade between buildings and the side property line shall in no case be less  
7 than the base flood elevation (BFE), as established by the current FEMA  
8 Flood Insurance Rate Maps for the applicable flood zone. If the elevation of  
9 an adjacent property is higher, the final grade shall be sloped up to such level,  
10 or a wall or similar structure shall be constructed to retain the higher grade of  
11 the adjacent property. If the elevation of an adjacent property is lower, a wall  
12 or similar structure shall be erected to prevent erosion and keep surface runoff  
13 water on the property.

14 (f g) Basements. Basements shall be permitted subject to ~~the requirements of this~~  
15 section to all applicable Florida Building Code requirements and floodplain  
16 regulations.

17 (g h) Temporary barriers. Before lot clearing can commence, a temporary barrier,  
18 such as a fence, shall be erected as required by the Department of  
19 Environmental Protection to preserve the integrity of the dune.

20 **Section 4. Severability.** The provisions of this Ordinance are declared to be severable and  
21 if any section, sentence, clause, or phrase of this Ordinance shall for any reason be held to be  
22 invalid or unconstitutional, such decision shall not affect the validity of the remaining sections,  
23 sentences, clauses, and phrases of this Ordinance but they shall remain in effect, it being the  
24 legislative intent that this Ordinance shall stand notwithstanding the invalidity of any part.

25 **Section 5. Repeal of Laws in Conflict.** All ordinances or parts of ordinances in conflict  
26 herewith are hereby repealed to the extent of such conflict.

27 **Section 6. Codification.** Sections 2 and 3 of the Ordinance shall be made a part of the  
28 Town Code of Ordinances and may be re-numbered or re-lettered to accomplish such, and the  
29 word “ordinance” may be changed to “section,” “division,” or any other appropriate word.

30 **Section 7. Effective Date.** This Ordinance shall be effective immediately upon adoption  
31 at second reading.

1 The foregoing Ordinance was moved by \_\_\_\_\_, seconded by  
2 \_\_\_\_\_ and upon being put to the vote, the vote was as follows:

- 3
- 4 Mayor Natasha Moore \_\_\_\_\_
- 5 Vice Mayor David Stern \_\_\_\_\_
- 6 Commissioner Judith Goldberg \_\_\_\_\_
- 7 Commissioner Don Peters \_\_\_\_\_
- 8 Commissioner Jason Chudnofsky \_\_\_\_\_
- 9

10 PASSED on first reading at the Regular Commission meeting held on this \_\_\_\_\_ day of  
11 \_\_\_\_\_, 2026.

12

13 The foregoing Ordinance was moved by \_\_\_\_\_, seconded by  
14 \_\_\_\_\_ and upon being put to the vote, the vote was as follows:

- 15
- 16 Mayor Natasha Moore \_\_\_\_\_
- 17 Vice Mayor David Stern \_\_\_\_\_
- 18 Commissioner Judith Goldberg \_\_\_\_\_
- 19 Commissioner Don Peters \_\_\_\_\_
- 20 Commissioner Jason Chudnofsky \_\_\_\_\_
- 21
- 22

23 PASSED AND ADOPTED on second and final reading at the Regular Commission meeting held  
24 on this \_\_\_\_\_ day of \_\_\_\_\_, 2026.

25

26 \_\_\_\_\_  
27 Natasha Moore, Mayor

28

29 ATTEST:

**REVIEWED FOR LEGAL SUFFICIENCY**

30

31

32

33 \_\_\_\_\_  
34 Lanelda Gaskins, MMC  
35 Town Clerk

\_\_\_\_\_

Leonard G. Rubin, Town Attorney  
Town of Highland Beach



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

**YOU ARE HEREBY NOTIFIED** that the Planning Board of the Town of Highland Beach will conduct a Public Hearing on *Thursday, June 11, 2026 at 9:30 AM* in the Commission Chambers at Town Hall, 3614 South Ocean Boulevard, Highland Beach, Florida to consider the following and provide a recommendation to the Town Commission:

**AN ORDINANCE OF THE TOWN COMMISSION OF THE TOWN OF HIGHLAND BEACH, FLORIDA, CONSOLIDATING AND UPDATING THE TOWN’S REGULATIONS FOR THE PROTECTION OF THE OCEAN RIDGE; AMENDING ARTICLE V, “SEAWALLS; BULKHEADS; RETAINING WALLS,” OF CHAPTER 6, “BUILDINGS AND STRUCTURES,” OF THE TOWN CODE OF ORDINANCES BY AMENDING SECTION 6-127, “CONSTRUCTION,” TO REMOVE CONFLICTING REGULATIONS; AMENDING ARTICLE V, “NATURAL RESOURCES,” OF CHAPTER 30, “ZONING CODE,” OF THE TOWN CODE OF ORDINANCES BY AMENDING SECTION 30-83, “BULKHEADS, SEAWALLS, AND GROINS,” TO CLARIFY AND UPDATE THE REGULATIONS APPLICABLE TO ALL CONSTRUCTION ACTIVITIES EAST OF STATE ROAD A1A; PROVIDING FOR THE REPEAL OF ALL ORDINANCES IN CONFLICT; PROVIDING FOR SEVERABILITY AND CODIFICATION; AND PROVIDING FOR AN EFFECTIVE DATE.**

All interested parties may appear at the public hearing and be heard with respect to the ordinance.

The proposed ordinance may be inspected by the public at the Town Clerk’s Office. Information on the ordinance may also be obtained by emailing the Town Clerk’s Office at [townclerk@highlandbeach.us](mailto:townclerk@highlandbeach.us). A copy of the ordinance will be available on the Town’s webpage at <https://highlandbeach-fl.municodemeetings.com/> no later than Friday, June 5, 2026.

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

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# Highland Beach Legal Notice

06/01/2026 9:14 AM (EDT)

Submitted by Jaclyn Dehart (jdehart@highlandbeach.us)

## Legal Notice

Please choose a category

Planning Board Public Hearing Notices - Highland Beach

Title

June 11, 2026 Planning Board Meeting Proposed Ordinance Coastal Dune Protection; Amendments to Section 6-127, Chapter 6, and Section 30-83, Chapter 30, Code of Ordinances; Request for Planning Board Recommendation to the Town Commission

Publish Date

06/01/2026

Publish Time

9:12 AM (EDT)

Description

TOWN OF HIGHLAND BEACH

NOTICE OF PUBLIC HEARING

YOU ARE HEREBY NOTIFIED that the Planning Board of the Town of Highland Beach will conduct a Public Hearing on Thursday, June 11, 2026 at 9:30 AM in the Commission Chambers at Town Hall, 3614 South Ocean Boulevard, Highland Beach, Florida to consider the following and provide a recommendation to the Town Commission:

AN ORDINANCE OF THE TOWN COMMISSION OF THE TOWN OF HIGHLAND BEACH, FLORIDA, CONSOLIDATING AND UPDATING THE TOWN'S REGULATIONS FOR THE PROTECTION OF THE OCEAN RIDGE; AMENDING ARTICLE V, "SEAWALLS; BULKHEADS; RETAINING WALLS," OF CHAPTER 6, "BUILDINGS AND STRUCTURES," OF THE TOWN CODE OF ORDINANCES BY AMENDING SECTION 6-127, "CONSTRUCTION," TO REMOVE CONFLICTING REGULATIONS; AMENDING ARTICLE V, "NATURAL RESOURCES," OF CHAPTER 30, "ZONING CODE," OF THE TOWN CODE OF ORDINANCES BY AMENDING SECTION 30-83, "BULKHEADS, SEAWALLS, AND GROINS," TO CLARIFY AND UPDATE THE REGULATIONS APPLICABLE TO ALL CONSTRUCTION ACTIVITIES EAST OF STATE ROAD A1A; PROVIDING FOR THE REPEAL OF ALL ORDINANCES IN CONFLICT; PROVIDING FOR SEVERABILITY AND CODIFICATION; AND PROVIDING FOR AN EFFECTIVE DATE.

All interested parties may appear at the public hearing and be heard with respect to the ordinance.

The proposed ordinance may be inspected by the public at the Town Clerk's Office. Information on the ordinance may also be obtained by emailing the Town Clerk's Office at [townclerk@highlandbeach.us](mailto:townclerk@highlandbeach.us). A copy of the ordinance will be available on the Town's webpage at <https://highlandbeach-fl.municodemeetings.com/> no later than Friday, June 5, 2026.

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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

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**Attach Files (Optional)**



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**Submitted by (Email Address)**

jdehart@highlandbeach.us

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**Notifications**

Yes

---

**Send Out a Notification to Your Subscribers**

Yes

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**Signature**

A handwritten signature in black ink, consisting of a stylized 'J' followed by a horizontal line and a long, sweeping tail.



Affidavit of Legal Notice submission and publication

Highland Beach Legal Notice

Submission Time: **06/01/2026 9:14 AM (EDT)**

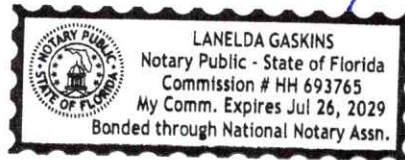
Please find a PDF of your submission details attached to this email.

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

- AD\_PB 6-11-26.pdf
- signature.png

Signature of Affiant Jay Deo

Signature of Notary Public Lanelda Gask 6/1/2026



Notary Stamp \_\_\_\_\_

Highland Beach Legal Notice Submission

**File Attachments for Item:**

A. Proposed Ordinance regarding the encroachment of a hard surface beyond the property line in order to provide access to a seawall, dock or abutting Intracoastal Waterway beach area **(Recommendation to Town Commission)**



## TOWN OF HIGHLAND BEACH AGENDA MEMORANDUM

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**MEETING TYPE:** Planning Board Meeting

**MEETING DATE** June 11, 2026

**SUBMITTED BY:** Ingrid Allen, Town Planner, Building Department

**SUBJECT:** AN ORDINANCE OF THE TOWN OF HIGHLAND BEACH, FLORIDA, AMENDING ARTICLE III, "DEVELOPMENT REVIEW," OF CHAPTER 30, "ZONING CODE," OF THE TOWN CODE OF ORDINANCES BY AMENDING SECTION 30-66, "OTHER REQUIREMENTS" TO ALLOW A HARD SURFACE TO ENCROACH BEYOND THE PROPERTY LINE FOR PROPERTIES ABUTTING A WATERWAY, CANAL OR LAKE IN ORDER TO PROVIDE ACCESS TO A SEAWALL, DOCK, OR ABUTTING INTRACOASTAL WATERWAY BEACH AREA AND AMENDING SECTION 30-68, "SUPPLEMENTAL DISTRICT REGULATIONS," TO CLARIFY THE MEASUREMENT OF THE WIDTH OR LENGTH OF A DOCK WHEN COMBINED WITH A SEAWALL CAP;

---

At the May 14, 2026 Planning Board ("Board") meeting, the above-referenced proposed ordinance was reviewed and considered. Discussion among the Board included whether a hard surface encroaching beyond the rear property line (for properties abutting a waterway, canal or lake) should be limited to "providing access" to a seawall or dock as proposed in the ordinance. The Planning Board approved a motion to continue the item to the June 11, 2026 meeting (motion carried 5-0).



# TOWN OF HIGHLAND BEACH AGENDA MEMORANDUM

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**MEETING TYPE:** Planning Board Meeting

**MEETING DATE** May 14, 2026

**SUBMITTED BY:** Ingrid Allen, Town Planner, Building Department

**SUBJECT:** AN ORDINANCE OF THE TOWN OF HIGHLAND BEACH, FLORIDA, AMENDING ARTICLE III, "DEVELOPMENT REVIEW," OF CHAPTER 30, "ZONING CODE," OF THE TOWN CODE OF ORDINANCES BY AMENDING SECTION 30-66, "OTHER REQUIREMENTS" TO ALLOW A HARD SURFACE TO ENCROACH BEYOND THE PROPERTY LINE FOR PROPERTIES ABUTTING A WATERWAY, CANAL OR LAKE IN ORDER TO PROVIDE ACCESS TO A SEAWALL, DOCK, OR ABUTTING INTRACOASTAL WATERWAY BEACH AREA AND AMENDING SECTION 30-68, "SUPPLEMENTAL DISTRICT REGULATIONS," TO CLARIFY THE MEASUREMENT OF THE WIDTH OR LENGTH OF A DOCK WHEN COMBINED WITH A SEAWALL CAP;

---

**SUMMARY:**

At the August 14, 2025 Planning Board ("Board") meeting, the Board made a motion to propose to the Town Commission an amendment to Section 30-66(c)(1)a. of the Town Code of Ordinances ("Town Code") to allow for hard surfaces past the property line to a dock and to put forth Greg Babij as the sponsor of the amendment (motion carried 6-0). *Note that Board Member Babij suggests in his narrative (see Attachment No. 1) to widen the scope of the Board motion to allow (for properties located on the Intracoastal Waterway) hard surfaces to a beach edge located outside the rear property line.* At this same Planning Board meeting, the Board approved a special exception request (see Attachment No. 2) to install a 105 linear foot seawall and seawall cap, a 275 square foot concrete dock, and a 33,000 pound capacity elevator boat lift for the property located at 2564 South Ocean Boulevard (Development Order No. PZ-25-28). The Board approved the request with the condition that sod or artificial turf shall be placed from the property line to the seawall cap. As a proactive effort, staff recommended the latter condition given Section 30-66(c)(1)a of the Town Code provides the following regulation:

***(c)Encroachments into setbacks in the RE, RS, RML, RMM and RMH zoning districts:***

*(1)Unless otherwise provided in the Code, the following structures are allowed in the side or rear required setbacks as set forth herein.*

---

*a. Walkways, patios **and other hard surfaces for walking, gathering, and sitting** shall be constructed of porous/pervious based materials, no closer than four (4) feet to the closest property line provided the height of the areas does not extend more than four (4) inches above the finished grade. **Notwithstanding the foregoing**, when such walkways, patios **and other hard surfaces abut a waterway, canal or lake, such hard surfaces may be constructed of nonporous/nonpervious based materials (although porous/pervious based materials are encouraged) and may encroach up to the property line or seawall abutting the water, whichever is further landward**, so long as adequate onsite drainage, as prepared by a registered design professional, is provided for such hard surfaces.*

The approved special exception, noted above, included a seawall cap located approximately two (2) feet from the rear property line . According to the Applicant's plans, existing rip rap was to be removed, and an existing retaining wall (located adjacent to an existing pool) would remain (see Attachment No. 2). During the development review process, staff comments to the Applicant included why the proposed seawall didn't commence at the rear property line given there is no existing seawall at the property, and the rip rap will be removed. The Applicant responded that the proposed seawall location is "consistent with preexisting, hurricane-damaged rock wall." It is worth noting that the Town Code requires a maximum combined seawall cap and dock width at eight (8) feet; however, the Code does not regulate the location of a seawall/seawall cap as it relates to the property line.

While there are various types of seawall designs existing in the Town, it is common to find older seawalls/seawall caps abutting their respective rear property lines while many newer seawalls installations are located within 18 inches of existing seawalls that remain (see Attachment No. 3). The Florida Department of Environmental Protection and the Army Corps of Engineers have been authorizing this 18-inch limit for new seawall installations. When the 18-inch limit is applied between remaining and new seawalls, typically a hard surface is provided at grade from the remaining seawall to the new seawall. It is reasonable to allow a hard surface for such cases where there is a minimal gap between seawalls.

The proposed amendment to Chapter 30 (Zoning Code) would allow a hard surface waterward of the property line (for properties abutting a waterway, canal or lake) in order to provide access to a seawall cap, corresponding dock or abutting Intracoastal Waterway beach area as follows (deleting is ~~stricken through~~ and adding is underlined):

*Sec. 30-66 - Other requirements*

\* \* \*

*(c)Encroachments into setbacks in the RE, RS, RML, RMM and RMH zoning districts:*

*(1)Unless otherwise provided in the Code, the following structures are allowed in the side or rear required setbacks as set forth herein.*

*a.Walkways, patios and other hard surfaces for walking, gathering, and sitting shall be constructed of porous/pervious based materials, no closer than four (4) feet to the closest property line provided the height of the areas does not extend more than four (4) inches above the finished grade. **Notwithstanding the foregoing, when such walkways, patios and***

*other hard surfaces abut a waterway, canal or lake, such hard surfaces may be constructed of nonporous/nonpervious based materials (although porous/pervious based materials are encouraged) and may encroach up to the property line or seawall abutting the water, whichever is further landward, so long as adequate onsite drainage, as prepared by a registered design professional, is provided for such hard surfaces. Notwithstanding the foregoing, such hard surfaces may encroach waterward of the property line for properties immediately adjacent to a waterway, canal, or lake for the sole purpose of providing access to a seawall, dock, or abutting Intracoastal Waterway beach area so long as: (i) the hard surface is compliant with all applicable provisions of this Chapter; and (ii) the governmental agency that regulates the waterway, canal, or lake approves said encroachment. The property owner shall be responsible for the maintenance of all encroaching hard surfaces extending waterward of the property line.*

\* \* \*

The proposed amendment also revises Section 30-68(g)(6)c. of the Town Code as a means to clarify how the width or length of a dock is measured when access to a dock is via a hard surface located waterward of the property line. As noted above, Section 30-68(g)(6)b. of the Town Code allows a maximum combined seawall cap and dock width at eight (8) feet. Note that this provision intentionally does not provide where the eight (8) feet is measured from (Town Ordinance No. 2025-002, approved on January 21, 2025). Given the proposed amendment to Section 30-66(c)(1).a., as noted above, the following revisions to Section 30-68(g)(6)c. regarding how a dock is measured are proposed (deleting is ~~stricken through~~ and adding is underlined):

*Section 30-68(g)(6)c. Measurement of the width or length of a dock, ~~as applicable~~, shall be made from the property line or, when combined with a seawall cap, from the landward edge of the seawall cap, as applicable.*

#### **ADDITIONAL ITEM HISTORY:**

At the February 3, 2026 Town Commission meeting, an introduction to the proposed amendment (in concept), which included the above information, was considered by the Commission. The Commission made a motion to have the Planning Board take up the issue, to study and review it (motion carried 5-0).

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#### **FISCAL IMPACT:**

N/A

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#### **ATTACHMENTS:**

Ordinance

Attachment No. 1 – Narrative provided by Greg Babij

Attachment No. 2 - Planning Board approved plan set (2564 S. Ocean Blvd.) – August 14, 2026

Attachment No. 3 – Sample seawall details

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Town Commission minutes – February 3, 2026  
Business Impact Estimate (BIE)  
Ordinance Process flowchart

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**RECOMMENDATION:**

At the discretion of the Planning Board.

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**TOWN OF HIGHLAND BEACH  
ORDINANCE NO**

**AN ORDINANCE OF THE TOWN OF HIGHLAND BEACH, FLORIDA, AMENDING ARTICLE III, “DEVELOPMENT REVIEW,” OF CHAPTER 30, “ZONING CODE,” OF THE TOWN CODE OF ORDINANCES BY AMENDING SECTION 30-66, “OTHER REQUIREMENTS” TO ALLOW A HARD SURFACE TO ENCROACH BEYOND THE PROPERTY LINE FOR PROPERTIES ABUTTING A WATERWAY, CANAL OR LAKE IN ORDER TO PROVIDE ACCESS TO A SEAWALL, DOCK, OR ABUTTING INTRACOASTAL WATERWAY BEACH AREA AND AMENDING SECTION 30-68, “SUPPLEMENTAL DISTRICT REGULATIONS,” TO CLARIFY THE MEASUREMENT OF THE WIDTH OR LENGTH OF A DOCK WHEN COMBINED WITH A SEAWALL CAP; PROVIDING FOR THE REPEAL OF ALL ORDINANCES IN CONFLICT; PROVIDING FOR SEVERABILITY AND CODIFICATION; AND PROVIDING AN EFFECTIVE DATE.**

19       **WHEREAS**, the Town of Highland Beach, Florida, is a duly constituted municipality  
20 having such power and authority conferred upon it by the Florida Constitution and Chapter 166,  
21 Florida Statutes; and

22       **WHEREAS**, on August 14, 2025, the Planning Board approved a motion to the Town  
23 Commission to consider an amendment to Section 30-66(c)(1)a. of the Town Code of Ordinances  
24 to allow for hard surfaces to extend waterward from the property line to a dock; and

25       **WHEREAS**, on February 3, 2026, the Town Commission approved a motion to refer the  
26 issue to the Planning Board and have the Board study and review it, and the Planning Board  
27 provided its recommendation to the Town Commission; and

28       **WHEREAS**, the Town Commission wishes to amend Chapter 30, “Zoning Code,” of the  
29 Town Code of Ordinances in order to allow a hard surface to encroach beyond the property line  
30 for properties abutting a waterway canal or lake for the sole purpose of accessing a seawall, dock,  
31 or Intracoastal beach area and to clarify how the length or width of docks will be measured when  
32 the seawall cap is waterward of the property line; and

33       **WHEREAS**, the Town Commission has determined that the amendments to the Town  
34 Code of Ordinances are in the best interest of the Town of Highland Beach.

35       **NOW, THEREFORE, BE IT ORDAINED BY THE TOWN COMMISSION OF THE**  
36 **TOWN OF HIGHLAND BEACH, FLORIDA, AS FOLLOWS:**



- 1           b.     Overhangs, pursuant to section 30-68(p).
- 2           c.     Air conditioner condensers, pool heaters, pool equipment or heat
- 3                 pumps, not to exceed five (5) feet in height, from the finished grade,
- 4                 unless otherwise approved by the building official due to flood
- 5                 elevation requirements, shall not extend any closer than seven (7)
- 6                 feet to the closest property line.
- 7           d.     Steps/stairways for the principal building shall not extend any closer
- 8                 than seven (7) feet to the closest property line.
- 9           e.     Electric meters, fuse boxes, generator control boxes and tankless hot
- 10                 water heaters shall be allowed to be mounted on a wall or structure,
- 11                 provided such attachments do not horizontally extend beyond the
- 12                 roof overhang or two (2) feet from the exterior face of the wall,
- 13                 whichever is less. Hose bibs shall be allowed to extend no further
- 14                 than two (2) feet horizontally from the exterior face of the wall.
- 15           f.     If the rear property line borders a body of water, screen enclosures
- 16                 may extend to not less than five (5) feet from the right-of-way line
- 17                 or bulkhead line, whichever is further landward.
- 18         (2)     Unless otherwise provided in the Code, the following structures are allowed
- 19                 in front, side or rear required setbacks as set forth herein.
- 20           a.     All fences, walls, and hedges may be erected or maintained along or
- 21                 adjacent to a lot line, and shall comply with the requirements of
- 22                 subsection 30-68(e).
- 23           b.     Permanently installed generators shall not extend any closer than
- 24                 seven (7) feet to the closest property line.
- 25           c.     Buried propane tanks, where the fillable portion of the tank is at or
- 26                 below the adjacent natural grade shall not extend any closer than
- 27                 seven (7) feet to the closest property line.
- 28         (3)     Equipment allowed in setbacks that emit noise, odors or fumes shall be fully
- 29                 shielded or screened via landscaping in such a way to minimize such noise,
- 30                 odor or fumes as required by the building official prior to the issuance of a
- 31                 permit.

- 1 (4) Repair and maintenance of existing equipment and structures within the  
2 setback areas is allowed. Replacement is also permitted so long as the  
3 equipment is being replaced in the same location and the replacement  
4 equipment does not result in any additional encroachment into the required  
5 setback.

6 \* \* \*

7 **Section 3.** The Town of Highland Beach Code of Ordinances is hereby amended by  
8 amending Section 30-68, "Supplemental district regulations," to read as follows (deleting is  
9 ~~stricken through~~ and adding is underlined):

10 \* \* \*

- 11 (g) *Accessory marine facilities.*

12 \* \* \*

- 13 (6) *Installation.* Accessory marine facilities shall comply with the installation  
14 standards listed below:

15 a. In waterways regulated by the U.S. Army Corps of Engineers or other  
16 governmental regulatory agency, docks and mooring facilities shall  
17 not extend into the water more than twenty-five (25) feet or twenty-  
18 five percent (25%) of the waterway width, whichever is less (excludes  
19 docks and mooring facilities located along the Intracoastal Waterway),  
20 measured from the wet face of the seawall or bulkhead.

21 b. The maximum combined seawall cap and dock width shall not exceed  
22 eight (8) feet.

23 c. Measurement of the width or length of a dock, ~~as applicable~~, shall be  
24 made from the property line or, when combined with a seawall cap,  
25 from the landward edge of the seawall cap, as applicable.

26 d. Marine facilities shall comply with the side yard setbacks listed below.

- 27 1. Single-family zoning districts: Twenty-five (25) feet;  
28 provided, however, the side yard setback shall be fifteen (15)  
29 feet for any single-family lot with a lot width of fifty (50) feet  
30 or more but less than seventy (70) feet. For those lots with less  
31 than fifty (50) feet abutting the water, the planning board may

1 grant a special exception for the installation of a seawall  
2 mounted davit type lifting device (but not a dock structure)  
3 after being satisfied as to the protection of neighboring  
4 property and no infringement of standard navigation practices.  
5 2. Multifamily zoning districts: Five (5) feet, measured from the  
6 perimeter property lines. In multifamily residential zoning  
7 districts, marine facilities shall be exempt from side yard  
8 setback requirements for all interior lot lines.

9 \* \* \*

10 **Section 4. Severability.** The provisions of this Ordinance are declared to be severable and  
11 if any section, sentence, clause or phrase of this Ordinance shall for any reason be held to be invalid  
12 or unconstitutional, such decision shall not affect the validity of the remaining sections, sentences,  
13 clauses, and phrases of this Ordinance but they shall remain in effect, it being the legislative intent  
14 that this Ordinance shall stand notwithstanding the invalidity of any part.

15 **Section 5. Repeal of Laws in Conflict.** All ordinances or parts of ordinances in conflict  
16 herewith are hereby repealed to the extent of such conflict.

17 **Section 6. Codification.** Section 2 of the Ordinance may be made a part of the Town  
18 Code of Ordinances and may be re-numbered or re-lettered to accomplish such, and the word  
19 “ordinance” may be changed to “section,” “division,” or any other appropriate word.

20 **Section 7. Effective Date.** This Ordinance shall be effective immediately upon adoption  
21 at second reading.

22 The foregoing Ordinance was moved by \_\_\_\_\_, seconded by  
23 \_\_\_\_\_ and upon being put to the vote, the vote was as follows:

24  
25 Mayor Natasha Moore \_\_\_\_\_  
26 Vice Mayor David Stern \_\_\_\_\_  
27 Commissioner Judith Goldberg \_\_\_\_\_  
28 Commissioner Don Peters \_\_\_\_\_  
29 Commissioner Jason Chudnofsky \_\_\_\_\_

30  
31 PASSED on first reading at the Regular Commission meeting held on this \_\_\_\_\_ day of  
32 \_\_\_\_\_, 2026.

33  
34 The foregoing Ordinance was moved by \_\_\_\_\_, seconded by  
35 \_\_\_\_\_ and upon being put to the vote, the vote was as follows:  
36

1 Mayor Natasha Moore \_\_\_\_\_  
2 Vice Mayor David Stern \_\_\_\_\_  
3 Commissioner Judith Goldberg \_\_\_\_\_  
4 Commissioner Don Peters \_\_\_\_\_  
5 Commissioner Jason Chudnofsky \_\_\_\_\_  
6  
7

8 PASSED AND ADOPTED on second and final reading at the Regular Commission meeting held  
9 on this \_\_\_\_\_ day of \_\_\_\_\_, 2026.

10  
11 \_\_\_\_\_  
12 Natasha Moore, Mayor  
13

14 ATTEST:

**REVIEWED FOR LEGAL SUFFICIENCY**

15  
16  
17  
18 \_\_\_\_\_  
19 Lanelda Gaskins, MMC  
20 Town Clerk

\_\_\_\_\_  
Leonard G. Rubin, Town Attorney  
Town of Highland Beach

**From:** [greg4hb@yahoo.com](mailto:greg4hb@yahoo.com)  
**To:** [Marshall Labadie](#); [Ingrid Allen](#); [Jeff Remas](#); [greg4hb@yahoo.com](mailto:greg4hb@yahoo.com)  
**Subject:** Re: HB Code 30-66 (c)1(a)  
**Date:** Saturday, November 22, 2025 6:45:49 PM

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Marshall,

Ingrid and I met to discuss this further, and she suggested I email you about widening the scope a bit before I present. This issue isn't just related to "seawalls" as it would also be a potential issue for direct intracoastal properties with a west facing back yard and a beach edge opposed to a proper seawall. The same issue would apply. Specifically, if the elevated property extends past the edge of the property line, the existing code could result in an unintended restriction. I would think we would want a property owner to be able to complete a walkway to the edge of the land so they could use it to launch and retrieve kayaks, paddleboards etc opposed to having a strip of land that isn't as easily accessible.

I still believe the most simple fix is to change the language (**bolded**) as I stated below, however there could be a case like I just described, and the Building Debt team may want to brainstorm the best way for that to be adequately addressed in any revision to the code.

Happy to present to the commission and then if they agree, then create a small working group to work on revised language to be brought to the Commission and planning board at a later date via the stated ordinance change protocol.

Regards,  
 Greg

On Saturday, September 27, 2025 at 08:32:28 PM EDT, greg4hb@yahoo.com <greg4hb@yahoo.com> wrote:

Marshall,

In the last planning board meeting, property 2564 S Ocean Blvd was granted the ability to install a new seawall 3 ft beyond the existing retaining wall. The planning board was unanimous in approving this request.

There was an oddity we uncovered however. Highland Beach code 30-66 (c) 1 (a) states that the owner can install a hardscape walkway to the dock/seawall or to the property line, whichever is further landward.

This actually creates an unsafe condition for this homeowners and any others that face the same issue.

The purpose of a hardscape walkway all the way to the seawall is so carts can be used to carry heavy objects to and from a boat. This may consist of simple equipment (ice, provisions etc which may weight 50-100 lbs) or may consist of replacement parts for repairs and equipment for maintenance (100 to as much as 1000 lbs).

Having a 3 ft section in this case where the walkway ends, and then there is either grass or artificial grass between the end of the walking path at the property line and the seawall is unsafe as heavy items will have to be removed from carts and be carried. I have a hard path at my house going to the dock. We use a cart multiple times a week to take items to/from the boat. When we try to run it on the grass next to the boat it sinks in.

Let's not forget that these seawalls do "breathe" as water seeps under them and when tides are very

high, the land can erode. A hard path stays in place particularly if it is properly build in pin piles. Grass or artificial grass "looks" firm until you step on it and can sink in as much as a foot. I see it all the time.

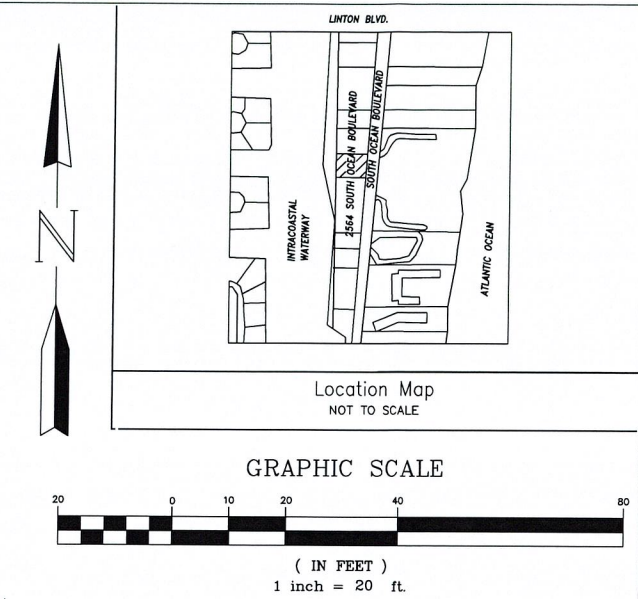
Ingrid suggested i email you about this to see if you think this should be an item for the commission to consider -> **specifically simply removing the language "whichever is further landward."** No other changes are necessary.

I am happy to present it to the commission and if you watch the last planning board meeting the Chair was comfortable with moving this forward for commission consideration.

If the commission sees fit, the planning board can then do a proper than thorough review of if the language should be removed. Based on the last planning board meeting, it seemed unanimous that every member present thought it should be.

Thanks,  
Greg

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 HIGHLAND BEACH  
 BUILDING DEPARTMENT

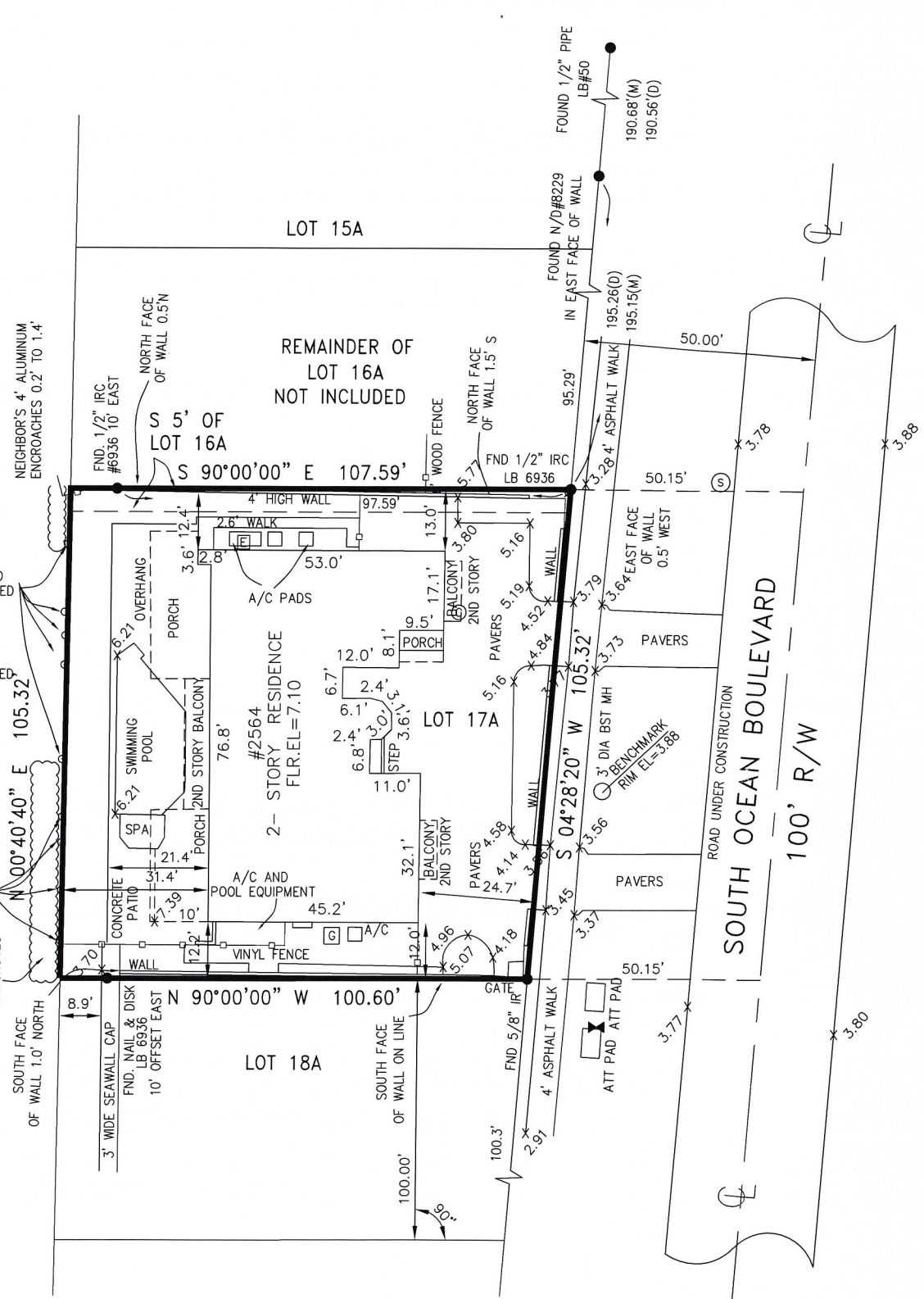


INTRACOASTAL WATERWAY - 300' R/W  
 TIDAL WATERS SUBJECT TO EBB & FLOW

MOORING

DECK REMOVED PILING LOCATED  
 DOCK REMOVED PILING NOT LOCATED  
 CONC. PILING

DECK REMOVED PILING LOCATED  
 RIPRAP & MANGROVES



DESCRIPTION:

THE SOUTH FIVE (5) FEET OF LOT 16-A AND ALL OF LOT 17-A, BYRD BEACH, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 20, PAGE 1, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

SURVEYOR'S NOTES:

1. THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE POLICY OR ABSTRACT. THERE MAY EXIST EASEMENTS AND OTHER MATTERS WHICH MAY AFFECT THE USAGE OF THE LANDS AS SHOWN HEREON.
2. THIS BOUNDARY & TOPOGRAPHIC SURVEY MEETS THE REQUIREMENTS OF THE STANDARDS OF PRACTICE IN CHAPTER 5J-17 OF THE FLORIDA ADMINISTRATIVE CODES. THIS SURVEY DOES NOT PURPORT TO DEFINE THE MEAN HIGH WATER LINE.
3. SUBSURFACE AND ENVIRONMENTAL CONDITIONS WERE NOT ADDRESSED AS A PART OF THIS SURVEY. ONLY VISIBLE ABOVE GROUND IMPROVEMENTS HAVE BEEN SHOWN. THERE MAY EXIST UNDERGROUND UTILITIES, FOUNDATIONS OR OTHER MATTERS WHICH HAVE NOT BEEN REFLECTED ON THIS SURVEY.
4. ADDITIONS AND/OR DELETIONS TO THIS SURVEY MAP BY OTHER THAN THE SIGNING SURVEYOR IS PROHIBITED WITHOUT THE WRITTEN CONSENT OF THIS OFFICE.
5. WRITTEN DIMENSIONS TAKE PRECEDENCE OVER SCALED DIMENSIONS AND DISTANCES ARE NOT TO BE SCALED FOR CONSTRUCTION AND/OR DESIGN PURPOSES.
6. THIS MAP, AS DEPICTED IN ITS GRAPHIC FORM, BEARING THE SIGNATURE AND SEAL OF THE SURVEYOR, IS THE OFFICIAL DOCUMENT OF THE LANDS AS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCE BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE MAP.
7. THIS SURVEY IS PREPARED FOR THE PARTIES AS STATED HEREON AND IS NOT ASSIGNABLE TO OTHER PARTIES WITHOUT THE WRITTEN CONSENT OF THE SURVEYOR.
8. THIS SURVEY DOCUMENT, AS AN INSTRUMENT OF SERVICE, IS INTENDED FOR THE SPECIFIC PURPOSE AND CLIENT FOR WHICH IT WAS PREPARED AND CERTIFIED. REUSE AND/OR RELIANCE UPON THIS DOCUMENT FOR ANY OTHER PURPOSE WITHOUT WRITTEN AUTHORIZATION AND ADAPTION BY DEAN SURVEYING & MAPPING, INC., SHALL BE WITHOUT LIABILITY TO DEAN SURVEYING & MAPPING, INC.
9. ELEVATIONS AS SHOWN HEREON ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF AND ARE BASED UPON THE NORTH AMERICAN VERTICAL DATUM OF 1988, REFERENCE BENCHMARK IS A U.S.C.G.S BRASS DISK DESIGNATED "M-310" WHICH HAS AN ESTABLISHED ELEVATION OF 5.233.

Legend

- ⊕ Indicates Set 1/2" Iron Rod & Cap #LB6936
- Indicates Found Iron Rod & Cap
- Indicates Found Concrete Monument
- BST Indicates Bell South
- Indicates Water Meter
- ⊙ Indicates Sanitary Cleanout
- ⊕ Indicates Gas Meter
- ⊙ Indicates Sewer Manhole
- ⊕ Indicates Electric Meter

REVISIONS	DATE

NOTE: This drawing is not valid without embossed seal or digital signature of surveyor

BOUNDARY & TOPOGRAPHIC SURVEY Prepared For:  
**ELENA & MIKHAIL VESSELOV**

Richard N Dean  
 Digitally signed by Richard N Dean  
 Date: 2025.05.05 23:44:40 -04'00'

Richard N. DEAN  
 Professional Surveyor & Mapper  
 Florida Certificate No. 4406  
 L.B. 6936

Dean Surveying and Mapping, Inc.  
 "The Measuring Line Shall Go Forth" Jeremiah 31:39  
 4201 Westgate Ave.  
 Suite A3  
 West Palm Beach, Florida 33409  
 Tel: (561) 625-8748 Facsimile: (561) 626-4558

ADDRESS: 2564 SOUTH OCEAN BOULEVARD  
 HIGHLAND BEACH, FL. 33487

PROPERTY LIES IN FLOOD ZONE AE, EL=7 AS PER NATIONAL FLOOD INSURANCE PROGRAM RATE MAP 12099C0987G

FIELD: R.N.D./L.J.	DATE: 5-2-25
DRAWN: M.R.	SCALE: 1" = 20'
SHEET: 1 of 1	JOB No.: 025-409

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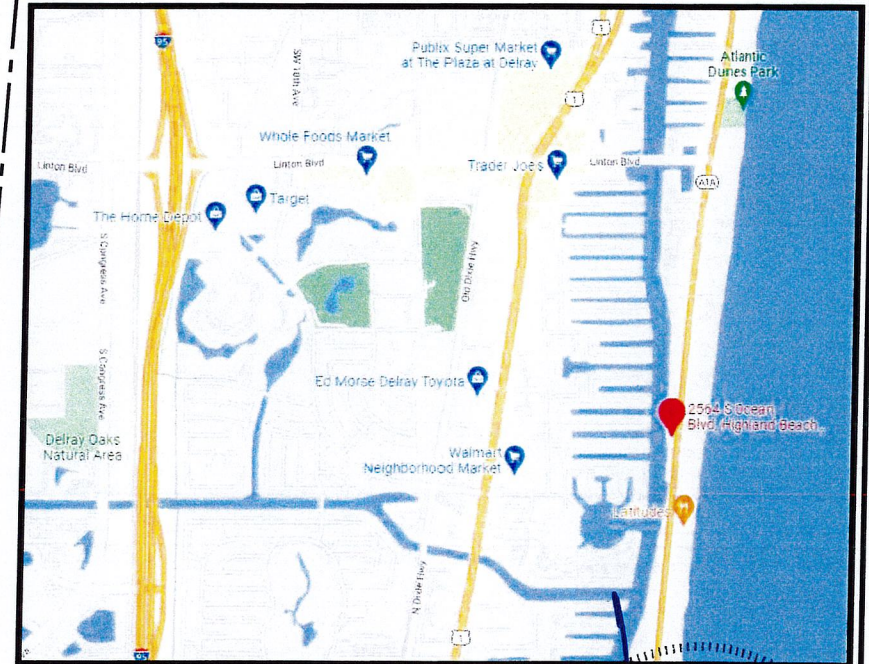
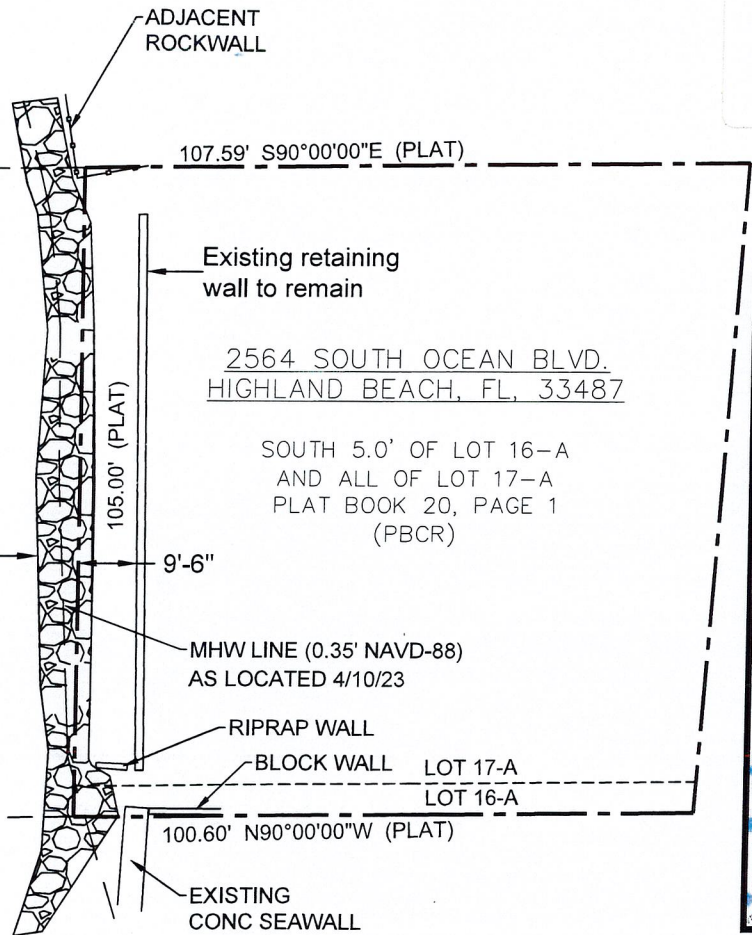
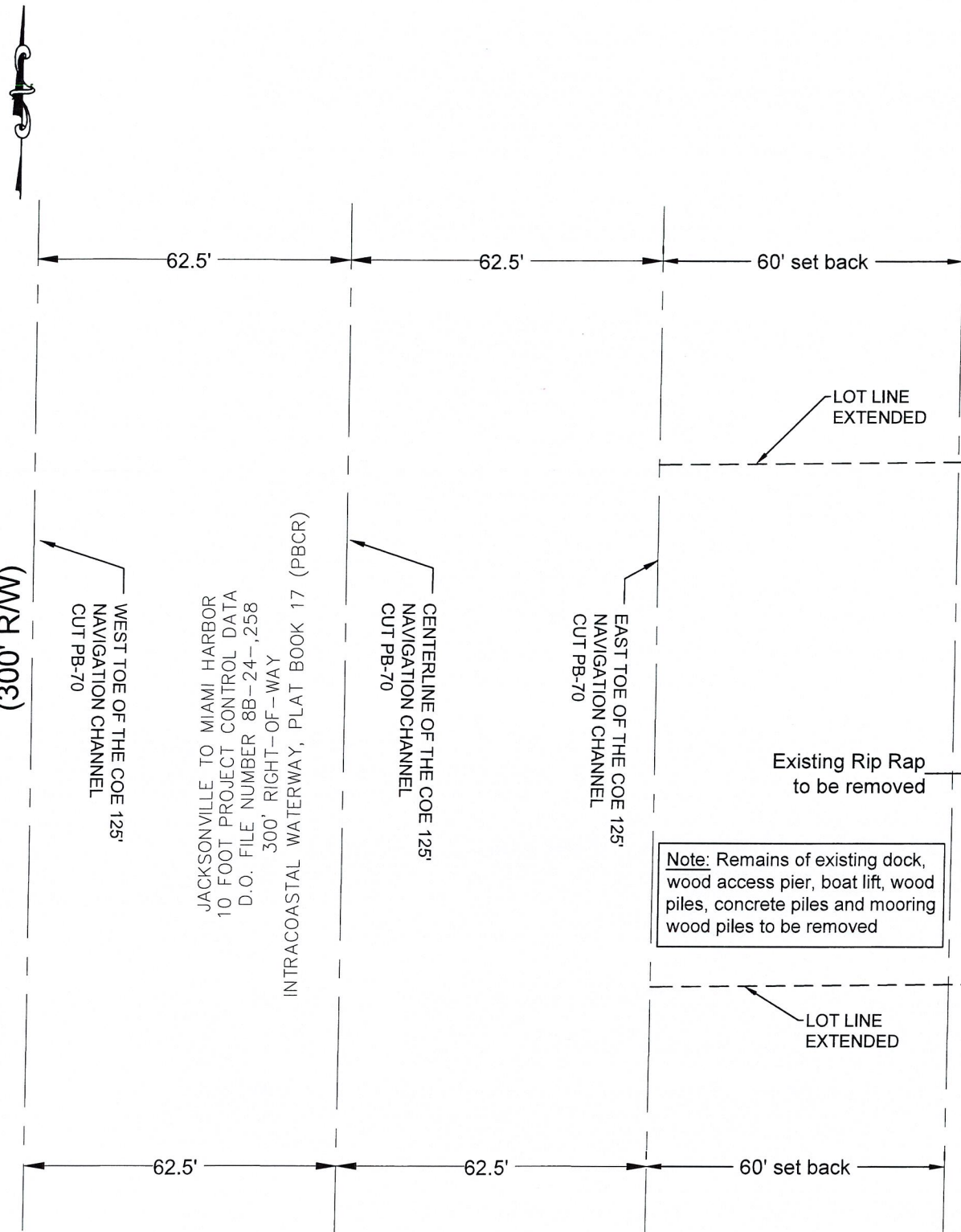
JUL 24 2025

HIGHLAND BEACH  
BUILDING DEPARTMENT

See attached survey supplied by  
owner for exact property information.  
No tree will be removed or  
replanted as part of this permit

**Location Address** 2564 S OCEAN BLVD  
**Municipality** HIGHLAND BEACH  
**Parcel Control Number** 24-43-46-28-09-000-0161  
**Subdivision** BYRD BEACH SUB IN  
**Official Records Book** 28513 **Page**220  
**Sale Date** AUG-2016  
**Legal Description** BYRD BEACH S 5 FT OF LT 16-A & LT 17-A

INTRACOASTAL WATERWAY  
(300' RW)



Location Map

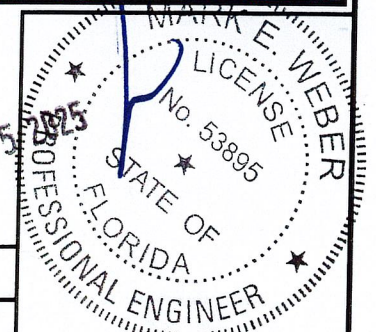
Sheet 1 of 13

Existing Site Plan

Scale: 1" = 30'

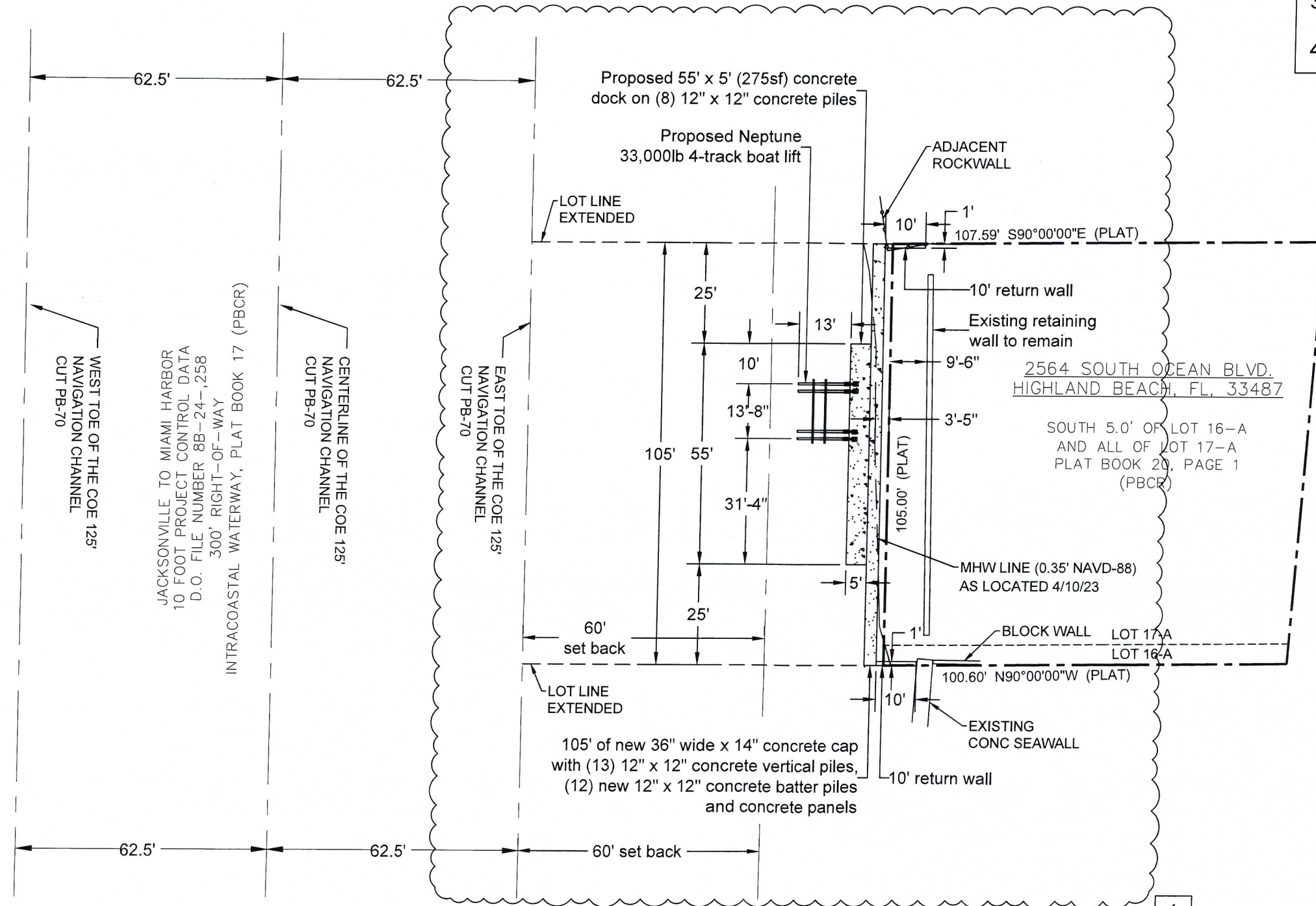
PREPARED FOR:  
B&M MARINE CONSTRUCTION INC  
1211 South Military Trail, Suite 200  
Deerfield Beach, Florida 33442  
(954) 421-1700

Project:  
Proposed Dock / Seawall Repair  
Mikhail Vesselov  
2564 South Ocean Blvd.  
Highland Beach, Florida 33487



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

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



- Scope of Work:**
- Existing rip rap removed
  - Construct 105' of 36" x 14" of new seawall, cap, batter piles, vertical piles and panels
  - Install 55' x 5' (275sf) concrete dock on (8) concrete piles
  - Install 33,000lb 4-track boat lift

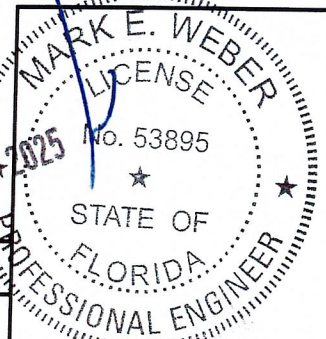
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HIGHLAND BEACH  
BUILDING DEPARTMENT

2564 SOUTH OCEAN BLVD.  
HIGHLAND BEACH, FL, 33487

SOUTH 5.0' OF LOT 16-A  
AND ALL OF LOT 17-A  
PLAT BOOK 20, PAGE 1  
(PBCR)



Sheet 2 of 13

**Proposed Site Plan**

Scale: 1" = 30'

1	05.20.25	City Comments
△	REVISIONS	□ CORRECTIONS

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EAST TOE OF THE COE 125' NAVIGATION CHANNEL CUT PB-70

EXTENDED LOT LINE

INTRACOASTAL WATERWAY (300' R/W)

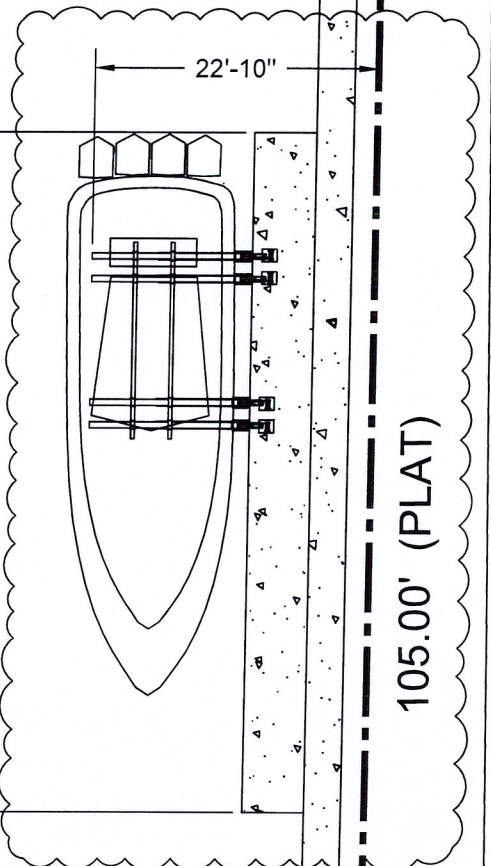
105'

25'

55'

25'

1



105.00' (PLAT)

107.59' S90°00'00"E (PLAT)



For Illustrative Purposes - Boat may Change

LOT 17-A  
LOT 16-A

100.60' N90°00'00"W (PLAT)

LOT LINE EXTENDED

### Plan View - Boat on Lift

Scale: 1" = 15'

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JUL 24 2025

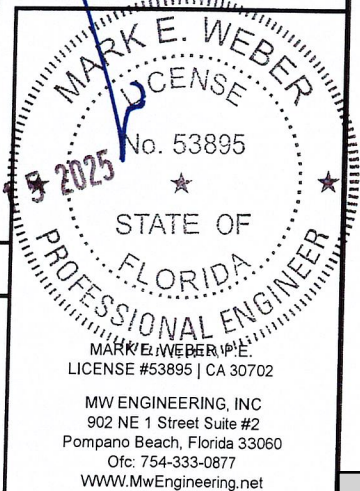
HIGHLAND BEACH BUILDING DEPARTMENT

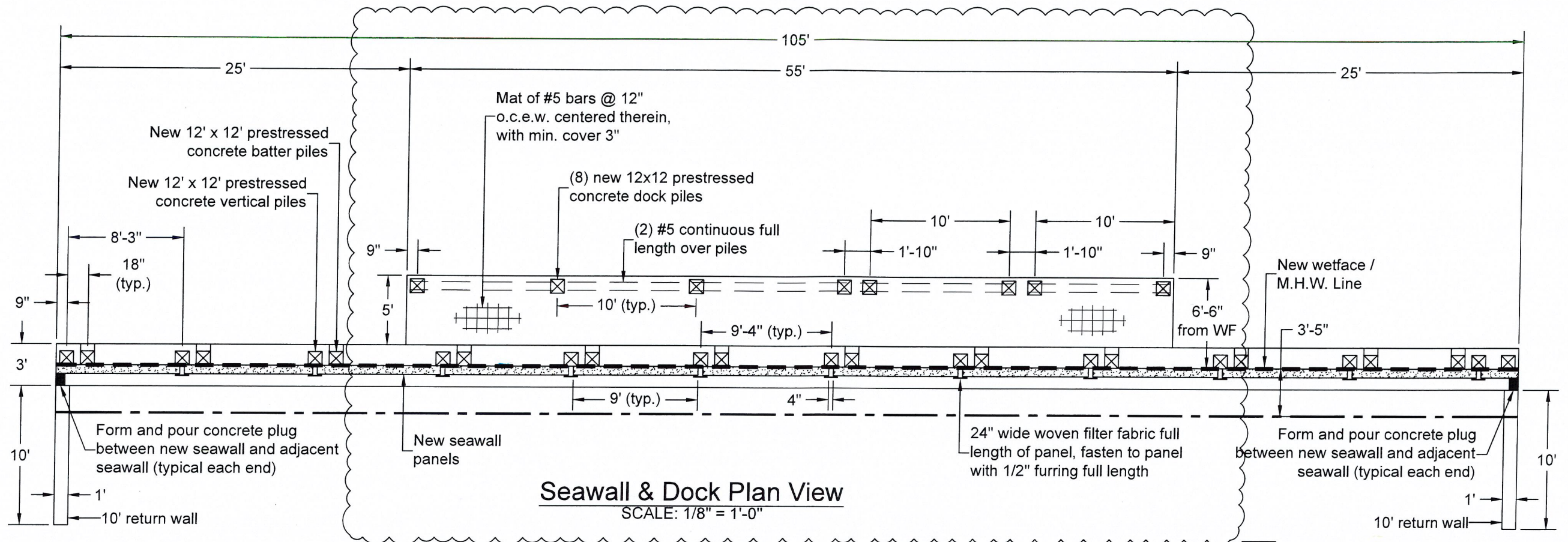
1	05.20.25	City Comments
	REVISIONS	
		CORRECTIONS

Sheet 3 of 13

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Project:  
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1

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JUL 24 2025

HIGHLAND BEACH  
BUILDING DEPARTMENT

JUL 15 2025

MARK E. WEBER  
LICENSE  
No. 53895  
STATE OF  
FLORIDA  
PROFESSIONAL ENGINEER

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

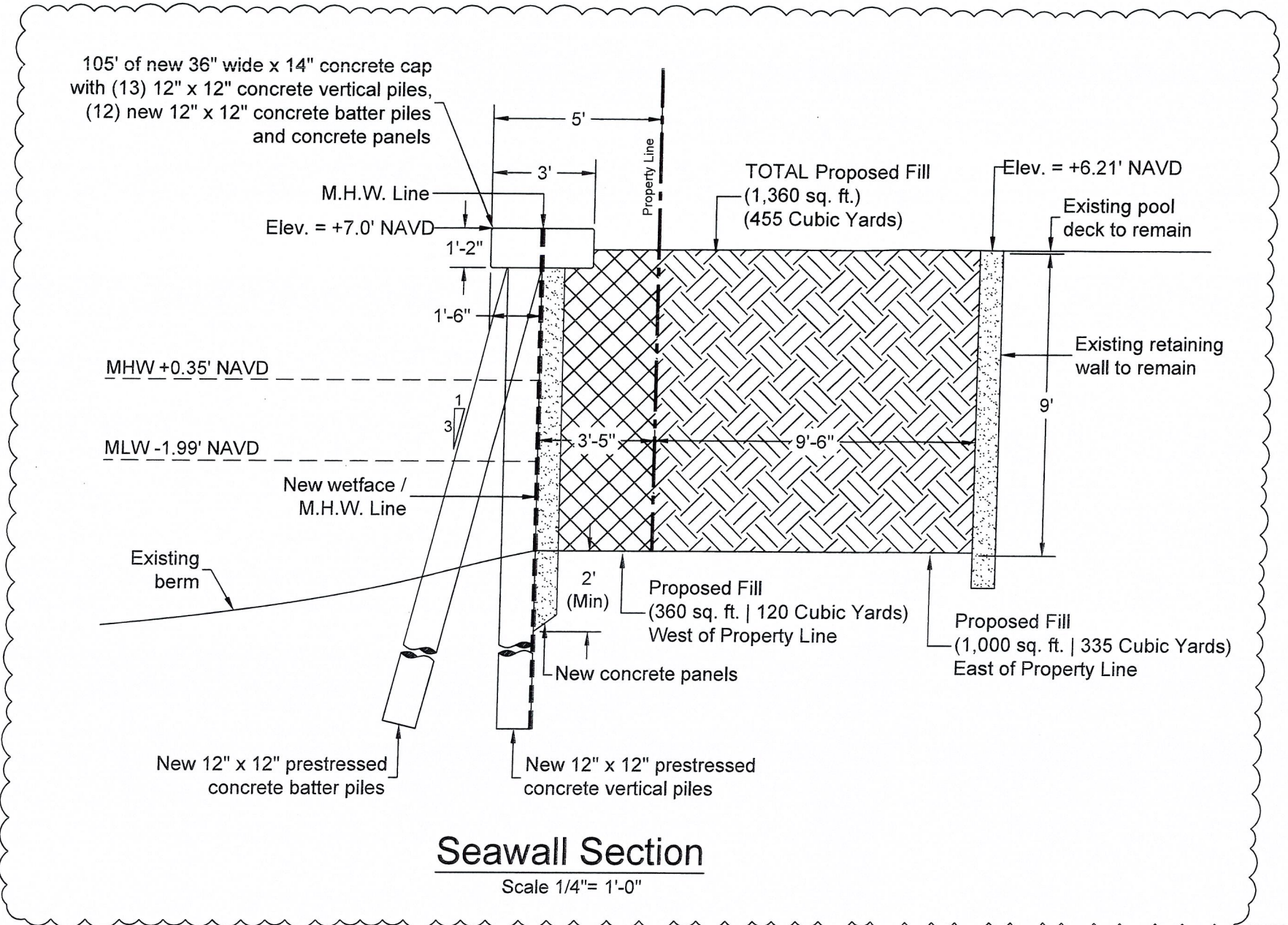
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Sheet 4 of 13

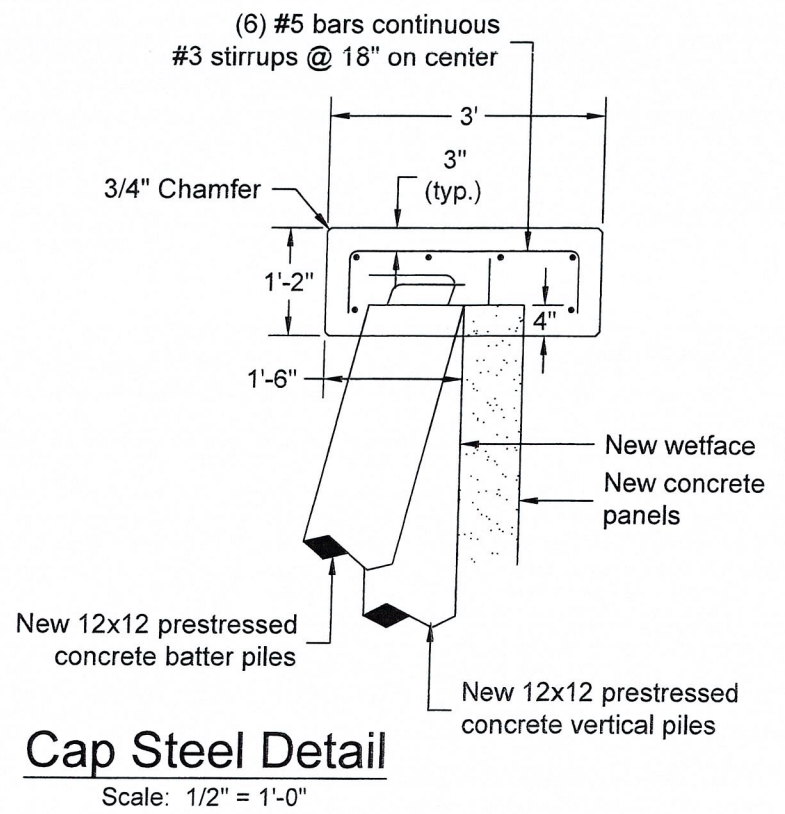
1	05.20.25	City Comments
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Proposed Dock / Seawall Repair  
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**Seawall Section**  
Scale 1/4" = 1'-0"



**Cap Steel Detail**  
Scale: 1/2" = 1'-0"

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JUL 24 2025  
HIGHLAND BEACH  
BUILDING DEPARTMENT

1

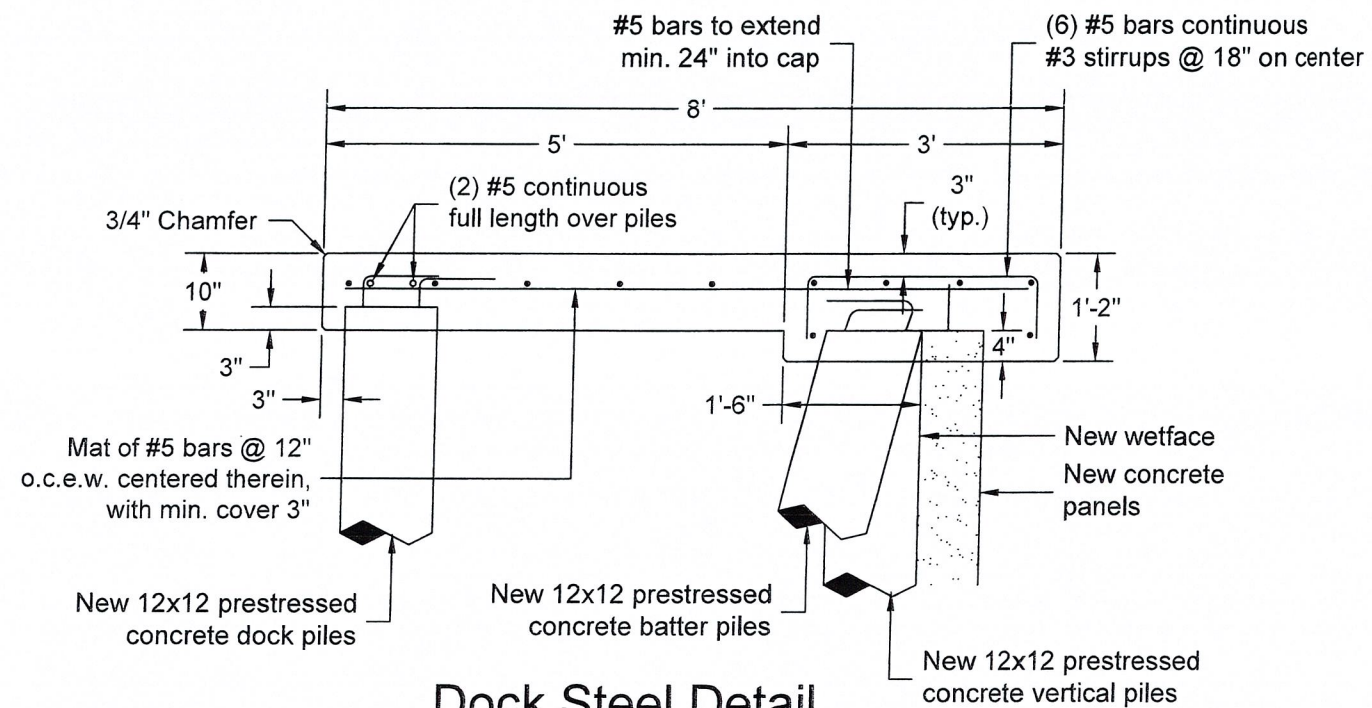
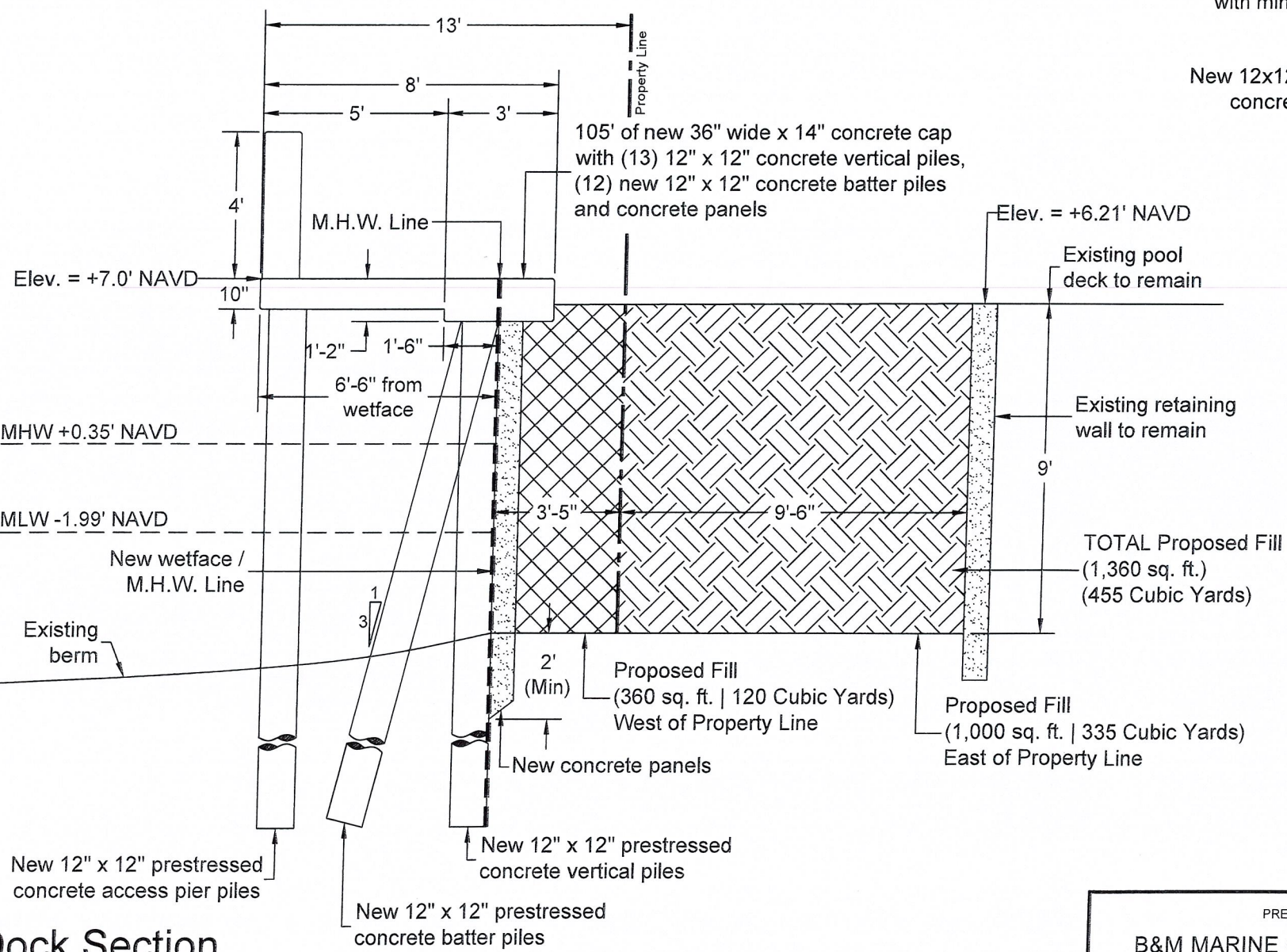
1	05.20.25	City Comments
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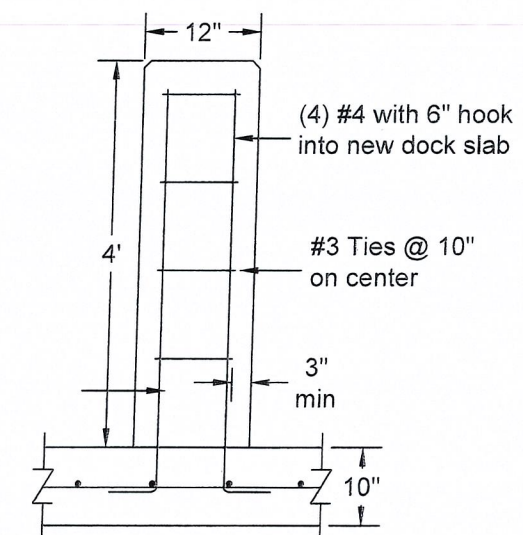
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Sheet 5 of 13

JUL 15 2025  
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**Dock Steel Detail**  
Scale: 1/2" = 1'-0"



**Column Detail**  
Scale: 1/4" = 1'-0"

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BUILDING DEPARTMENT

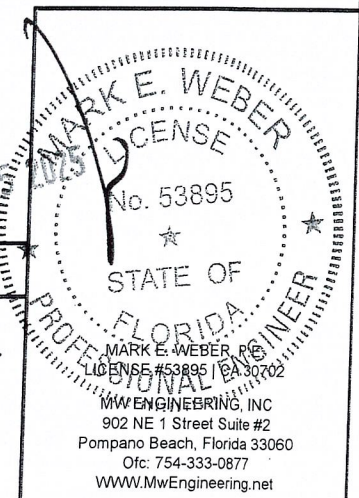
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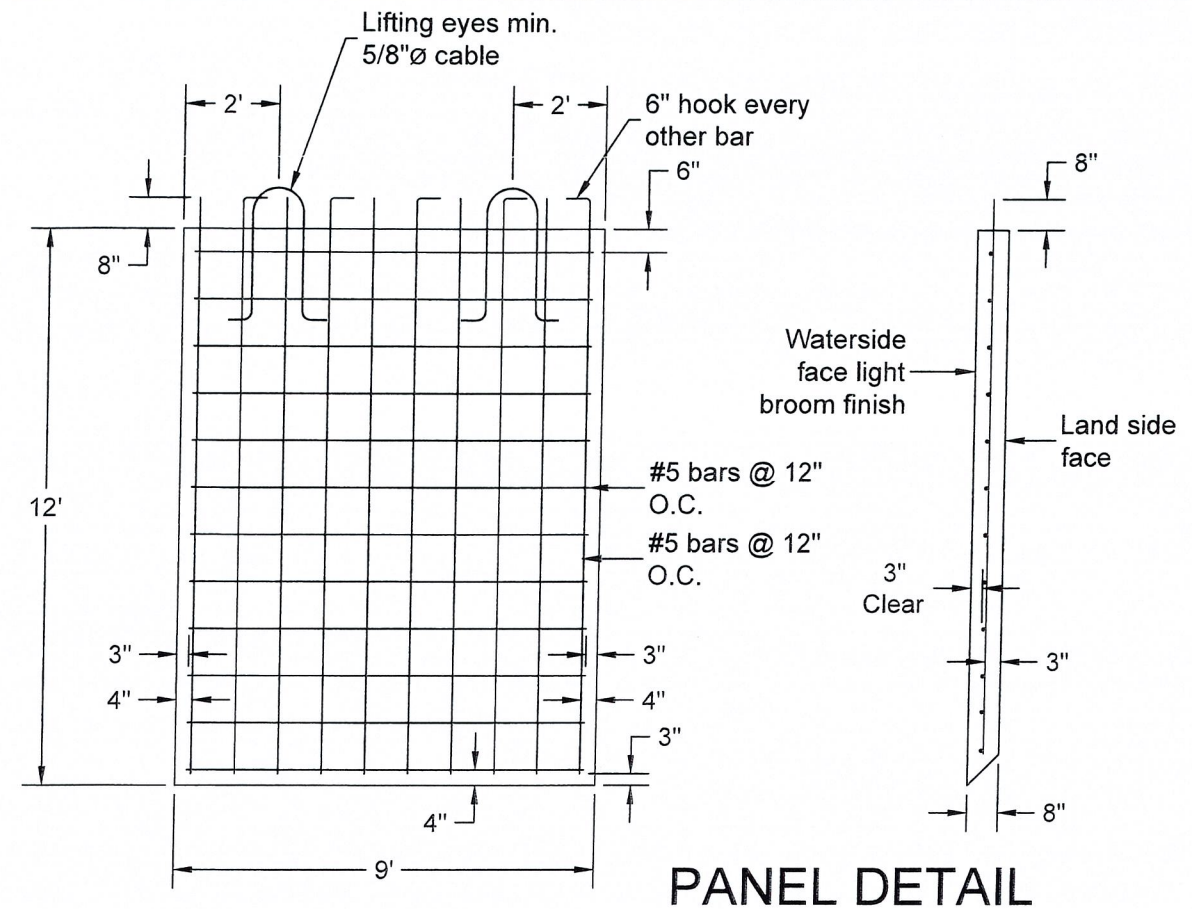
1	05.20.25	City Comments
△	REVISIONS	□ CORRECTIONS

PREPARED FOR:  
**B&M MARINE CONSTRUCTION INC**  
 1211 South Military Trail, Suite 200  
 Deerfield Beach, Florida 33442  
 (954) 421-1700

Project:  
**Proposed Dock / Seawall Repair**  
 Mikhail Vesselov  
 2564 South Ocean Blvd.  
 Highland Beach, Florida 33487

Sheet 6 of 13

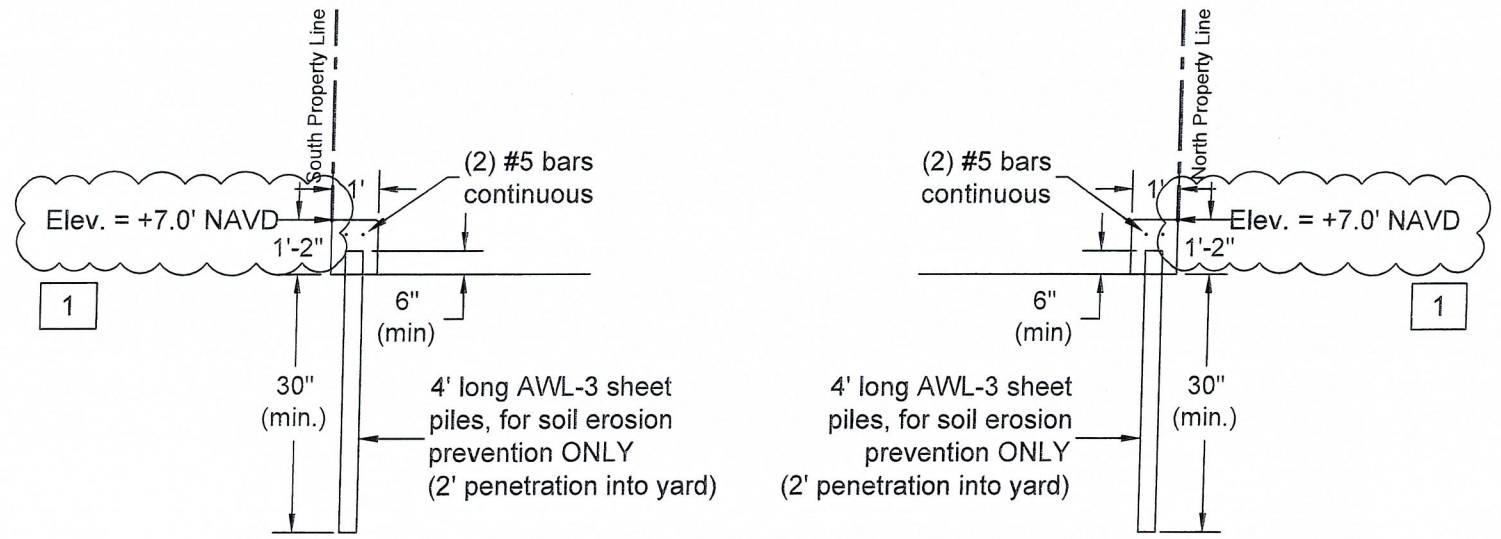




**NOTE:**  
 PANEL HEIGHT TO BE VERIFIED ON SITE BY  
 CONTRACTOR BEFORE CONSTRUCTION, TO  
 PROVIDE A MINIMUM OF 2' EMBEDMENT  
 INTO EXISTING GRADE.

**PANEL DETAIL**  
 Scale 1/4" = 1'-0"

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**Return Wall Detail**  
 Scale 1/4" = 1'-0"

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 (954) 421-1700

Project:  
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 2564 South Ocean Blvd.  
 Highland Beach, Florida 33487

JUL 15 2025

MARK E. WEBER  
 LICENSE  
 No. 53895  
 STATE OF  
 FLORIDA  
 PROFESSIONAL ENGINEER

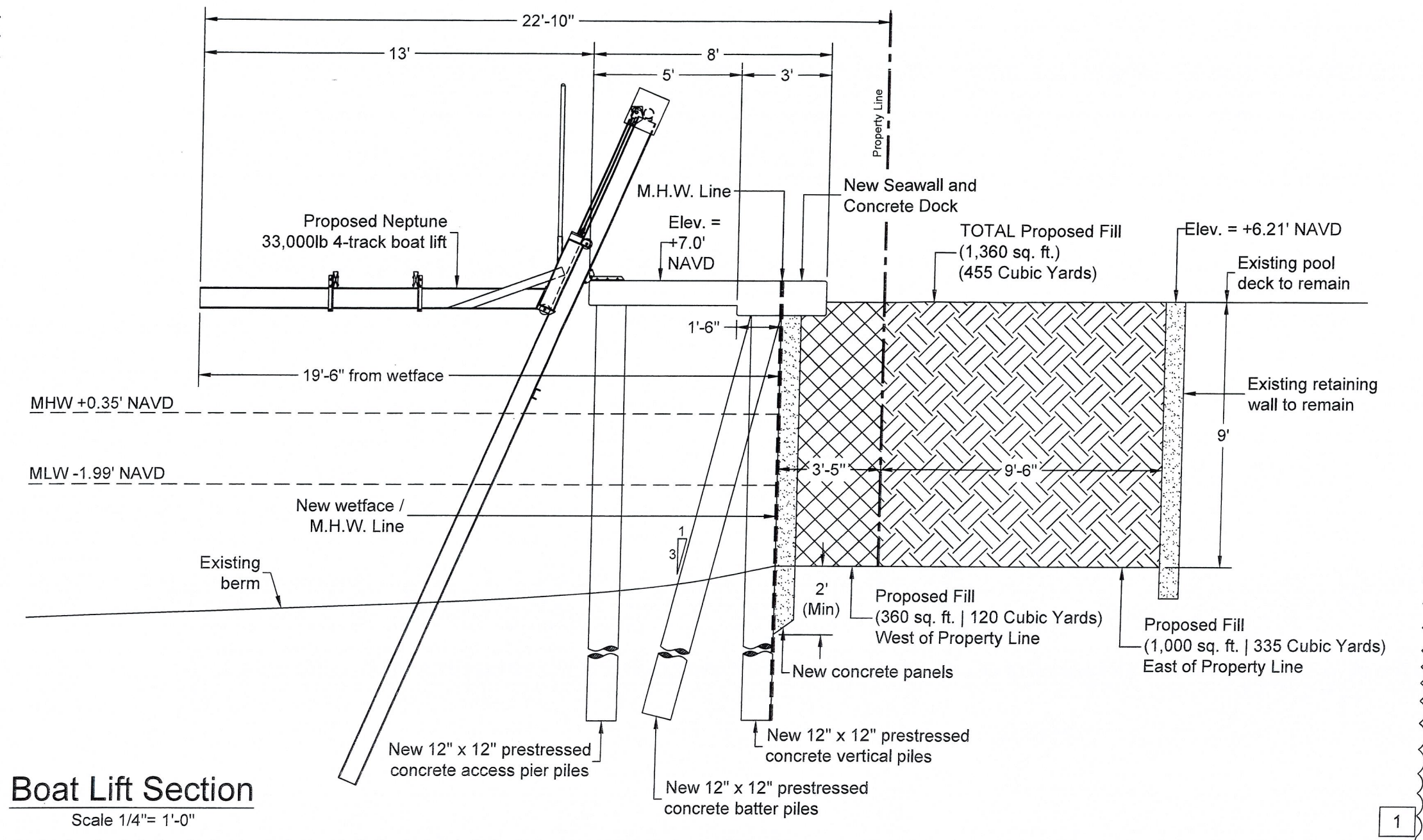
MARK E. WEBER, P.E.  
 LICENSE #53895 | CA 30702  
 MW ENGINEERING, INC  
 902 NE 1 Street Suite #2  
 Pompano Beach, Florida 33060  
 Ofc: 754-333-0877  
 WWW.MwEngineering.net

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### Boat Lift Section

Scale 1/4" = 1'-0"

1

Sheet 8 of 13

1	05.20.25	City Comments
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JUL 24 2025  
 MARK E. WEBER  
 LICENSE #53895  
 STATE OF FLORIDA  
 PROFESSIONAL ENGINEER  
 MARK E. WEBER, P.E.  
 LICENSE #53895 | CA 30702  
 MW ENGINEERING, INC  
 902 NE 1 Street Suite #2  
 Pompano Beach, Florida 33060  
 Ofc: 754-333-0877  
 WWW.MwEngineering.net

**BOAT KEEL NOTE:**

Boat Keel to be a maximum of one foot above the minimum seawall elevation when lifted.

Boat lift 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:**

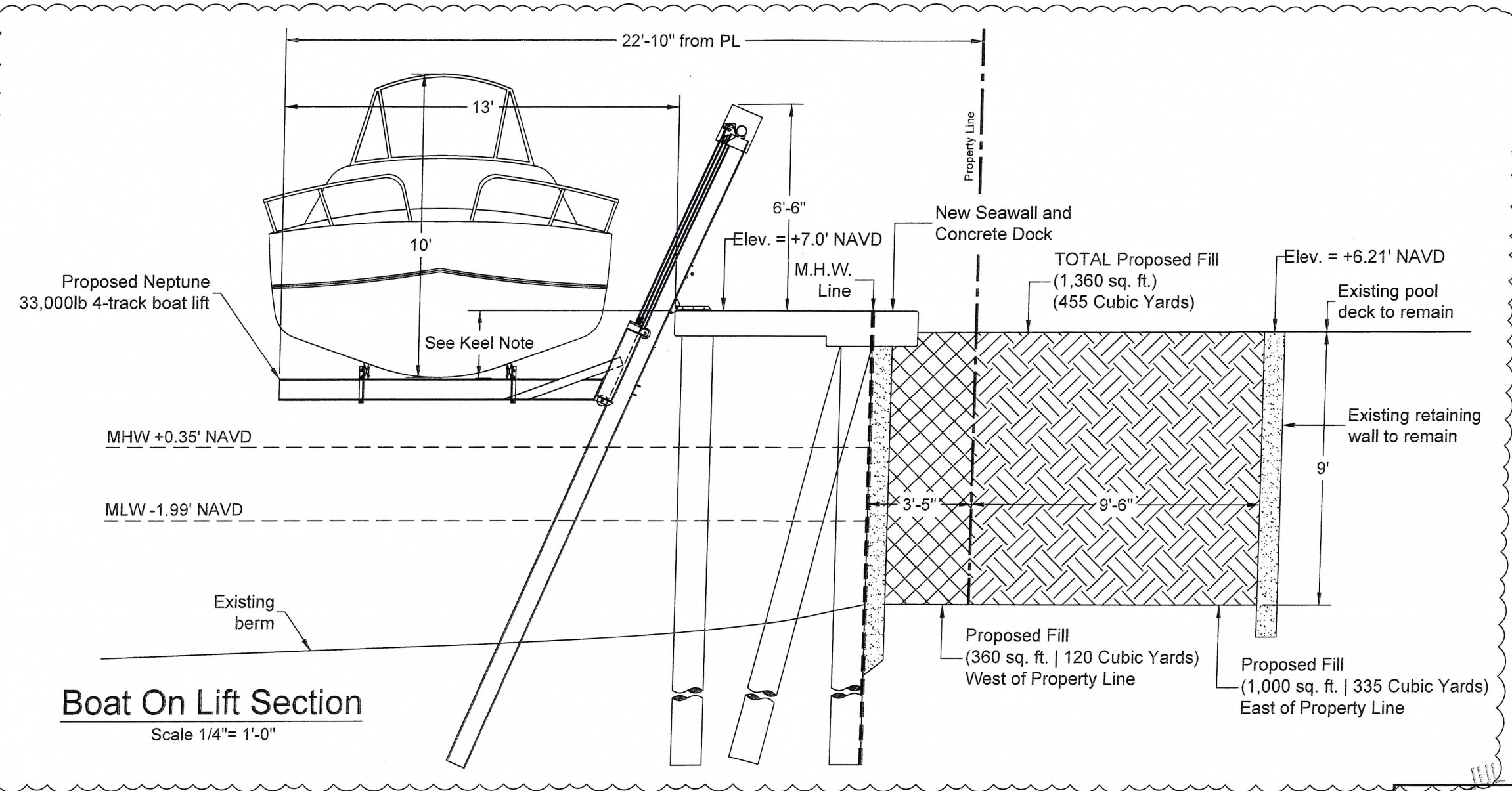
Height of superstructure of boat when lifted shall be compliant with boatlift definition is Sec. 30-131 - Definitions of terms.

*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.*

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**Boat On Lift Section**

Scale 1/4" = 1'-0"

1

Sheet 9 of 13

1	05.20.25	City Comments
△	REVISIONS	□ CORRECTIONS

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**B&M MARINE CONSTRUCTION INC**  
 1211 South Military Trail, Suite 200  
 Deerfield Beach, Florida 33442  
 (954) 421-1700

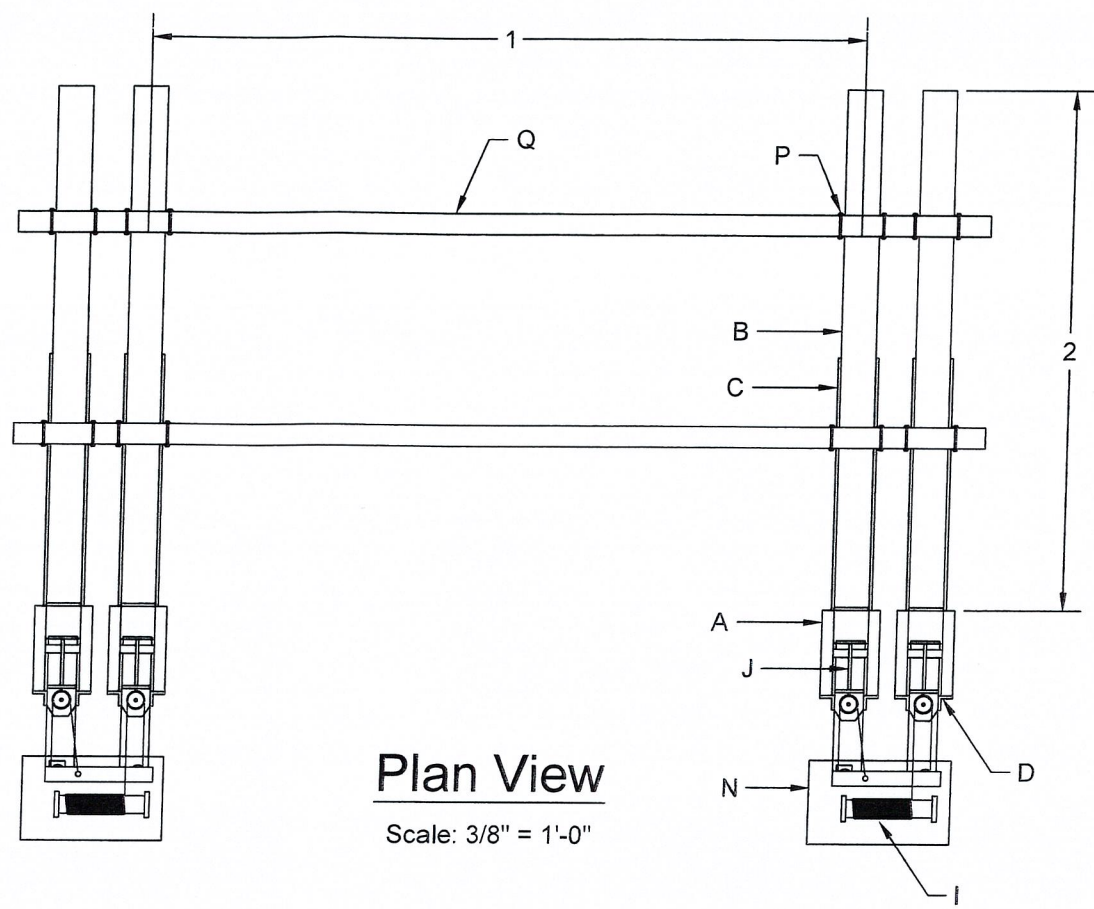
Project:  
**Proposed Dock / Seawall Repair**  
 Mikhail Vesselov  
 2564 South Ocean Blvd.  
 Highland Beach, Florida 33487

Professional Engineer Seal for Mark E. Weber, License #53895, State of Florida. Includes contact information for MW Engineering, Inc. (902 NE 1 Street Suite #2, Pompano Beach, Florida 33060, Ofc: 754-333-0877, WWW.MwEngineering.net).

# Components

	Lift Capacity (In Pounds)	33,000
A	Carriage Boom (2 Required per Lift Arm)	AS C 12"x7.4x60"
B	Cradle Arm	AA I 12"x11.7
C	Gusset Plate (2 Required per Lift Arm)	1/2"x6" Flat Bar
D	Upper Carriage Angle (2 Required per Lift Arm)	3/8"x3"x4" Angle
E	Lower Carriage Angle (2 Required per Lift Arm)	3/8"x4"x6" Angle
F	Pulley Plate (2 Required per Lift Arm)	1/2"x8" Flat Bar
G	Upper Guide Wheel (4 Required per Lift Arm)	6" Diameter
H	Lower Guide Wheel (1 Required per Lift Arm)	6" Diameter
I	Cable Size (Stainless Steel)	7/16" Diameter 7x19 SS 304
J	Guide Track	AA I 12"x11.7
K	Guide Track To Guide Track Brace	AA CS 6"x2.8
L	Attachment Bracket	(1) 3/8"x3"x3" Angle and (1) 3/8"x3"x4" Angle Welded Together with Welded 1/2" Thick Inner Plate
M	Track Mount Connector (2 Required per Lift Arm)	1/2"x3"x6" Angle & 3/4" Bolts
N	Motor Size (Horse Power/Voltage)	Aluminum Housing
O	Guide Post Socket	3" Diameter Schedule 80 Pipe
P	Bunk Bracket Support (2 Each Side of Lift Arm)	1/4"x2"x2"
Q	Bunk Boards**	3"x12" Pressure Treated Southern Yellow Pine #1

\*\* Placement of bunk boards depends on beam of boat



Dimensions		
Lift Capacity (In Pounds)	33,000	
Dimension Mark	1	10'
	2	12.5'
	3	-
	4	6'
	5**	1'-6"
	6	-
	7	-
	8	70"
	9	38"

\*\* Placement of bunk boards depends on beam of boat

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HIGHLAND BEACH  
BUILDING DEPARTMENT

Sheet 10 of 13

PREPARED FOR:  
B&M MARINE CONSTRUCTION INC  
1211 South Military Trail, Suite 200  
Deerfield Beach, Florida 33442  
(954) 421-1700

Project:  
Proposed Dock / Seawall Repair  
Mikhail Vesselov  
2564 South Ocean Blvd.  
Highland Beach, Florida 33487

JUL 1 2025

MARK E. WEBER  
LICENSE  
No. 53895  
STATE OF  
FLORIDA  
PROFESSIONAL ENGINEER

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

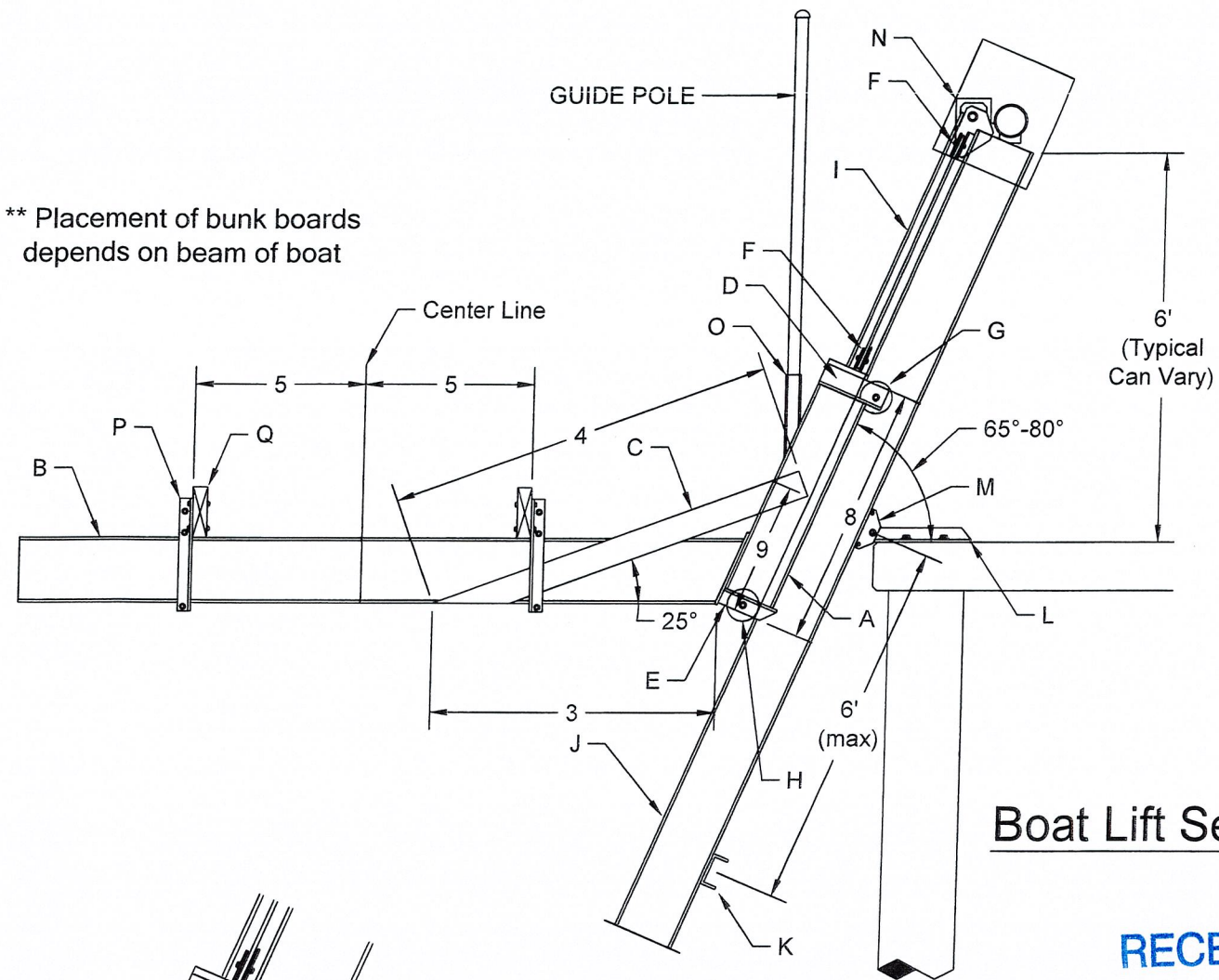
MW ENGINEERING, INC  
902 NE 1 Street Suite #2  
Pompano Beach, Florida 33060  
Ofc: 754-333-0877  
WWW.MwEngineering.net

# Components

	Lift Capacity (In Pounds)	33,000
A	Carriage Boom (2 Required per Lift Arm)	AS C 12"x7.4x60"
B	Cradle Arm	AA I 12"x11.7
C	Gusset Plate (2 Required per Lift Arm)	1/2"x6" Flat Bar
D	Upper Carriage Angle (2 Required per Lift Arm)	3/8"x3"x4" Angle
E	Lower Carriage Angle (2 Required per Lift Arm)	3/8"x4"x6" Angle
F	Pulley Plate (2 Required per Lift Arm)	1/2"x8" Flat Bar
G	Upper Guide Wheel (4 Required per Lift Arm)	6" Diameter
H	Lower Guide Wheel (1 Required per Lift Arm)	6" Diameter
I	Cable Size (Stainless Steel)	7/16" Diameter 7x19 SS 304
J	Guide Track	AA I 12"x11.7
K	Guide Track To Guide Track Brace	AA CS 6"x2.8
L	Attachment Bracket	(1) 3/8"x3"x3" Angle and (1) 3/8"x3"x4" Angle Welded Together with Welded 1/2" Thick Inner Plate
M	Track Mount Connector (2 Required per Lift Arm)	1/2"x3"x6" Angle & 3/4" Bolts
N	Motor Size (Horse Power/Voltage)	Aluminum Housing
O	Guide Post Socket	3" Diameter Schedule 80 Pipe
P	Bunk Bracket Support (2 Each Side of Lift Arm)	1/4"x2"x2"
Q	Bunk Boards**	3"x12" Pressure Treated Southern Yellow Pine #1

\*\* Placement of bunk boards depends on beam of boat

\*\* Placement of bunk boards depends on beam of boat

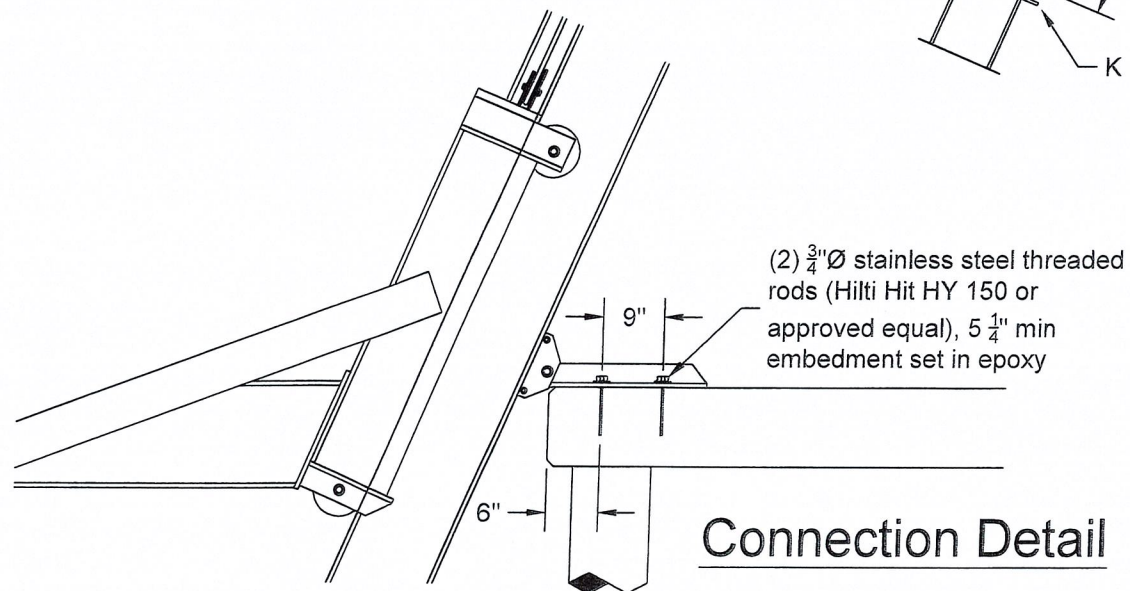


## Boat Lift Section

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HIGHLAND BEACH BUILDING DEPARTMENT



## Connection Detail

Sheet 11 of 13

PREPARED FOR:  
**B&M MARINE CONSTRUCTION INC**  
 1211 South Military Trail, Suite 200  
 Deerfield Beach, Florida 33442  
 (954) 421-1700

Project:  
**Proposed Dock / Seawall Repair**  
 Mikhail Vesselov  
 2564 South Ocean Blvd.  
 Highland Beach, Florida 33487

JUL 15 2025

MARK E. WEBER  
 LICENSE  
 No. 53895  
 STATE OF  
 FLORIDA  
 PROFESSIONAL ENGINEER

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

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

**Boat Lift Notes:**

- Design in accordance with Florida Building Code, 8th Edition (2023).
- This lifting structure has been designed to withstand wind loads associated with speeds of  $V(ult) = 180$  MPH, (3 Second Gust) Exposure 'D' without a boat on the lift per ASCE 7-22 using above ground sign/wall method. The lifting structure including boat has been designed to withstand wind speeds of  $V(sustained) = 73$  MPH, remove boat when winds approach this speed or for any named storm event. Boat shall not be stored on lift during high wind events.
- Do not scale drawings for dimensions. Licensed Contractor to verify location of existing utilities prior to commencing work. The Licensed contractor shall install and remove all shoring and bracing as required for the proper installation of the work. Licensed Contractor to obtain all permits as necessary from all Local, State, and Federal agencies.
- Aluminum: Material 6061 T6 Aluminum, all welds are minimum full fillet weld using 5556 filler 1/4 full fillet weld using 5556 filler alloy, all welding must conform to AISC steel construction manual currently adopted edition as inspected and verified by others. The contractor is responsible for insulating aluminum members from dissimilar metals to prevent electrolysis. Aluminum members in contact with concrete and wood shall be protected by "Koppers Bituminous Paint" or Polyethylene Tape UHMW (ultra-high molecular weight). 11.7 mils (0.30 mm) min. total thickness in accordance with current Florida Building Code.
- All anchors to be Hilti Brand or Approved Equal. All bolts shall be hot dipped galvanized or stainless steel & meet the requirements of ASTM A304 with hardened washers and hex nuts. Washers shall be used between wood & bolt head & between wood & nut. Where generic fasteners are labeled, capacities shall be equal to or greater than Hilti Kwik Bolt II or Red Head thru bolts SAE Grade 5 or better. Embedment depths specified herein are depths into solid substrate and do not include thickness of other finishes.
- MW Engineering Inc. has no control of the manufacturing, performance, or installation of this product. These generic plans were engineered in accordance with accepted engineering practices and data provided by the manufacturer. Use of this specification by contractor and permit holder Et al. indemnifies and saves harmless the engineer for all costs and damages from material fabrication, system erection, and construction practices beyond that which is called for by codes and from deviations from this design. Intellectual property of MW Engineering, Inc. All rights reserved. No part of this publication may be reproduced without prior written authorization.
- Piles shall be driven to minimum allowable bearing capacity of 10 tons minimum 8-foot or refusal and sufficiently penetrated sand or rock strata in pre-drilled or punched holes to support lift capacity, weight and loads. Each pile to carry commensurate load (Factor of Safety of 2). Sub-surface conditions can vary greatly.
- The contractor of record shall verify pile type, installation, and driving in compliance with FBC 8th ED (2023). Wood piles shall be a minimum diameter of 8", Miami Dade County requires minimum diameter of 12", 2.5 lb. ACQ treated in accordance with Florida Building Code. Concrete piles shall be 12" x 12" square, attain 6000 psi compressive strength in 28 days and shall be reinforced with four - 7/16" diameter lo-lax strands, 270 kips, and 5 ga. spiral ties.
- Pilings described herein are considered to be part of the host structure and are not part of this certification. The pilings and existing host structure, if any, must be capable of supporting the loaded system as verified by the permit holder and contractor of record. No warranty, either express or implied is contained herein.

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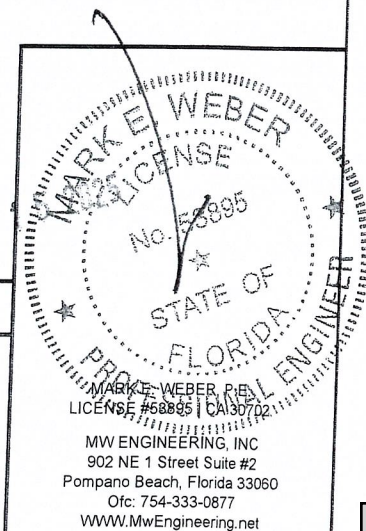
JUL 24 2025

HIGHLAND BEACH  
BUILDING DEPARTMENT

Sheet 12 of 13

PREPARED FOR:  
B&M MARINE CONSTRUCTION INC  
1211 South Military Trail, Suite 200  
Deerfield Beach, Florida 33442  
(954) 421-1700

Project:  
Proposed Dock / Seawall Repair  
Mikhail Vesselov  
2564 South Ocean Blvd.  
Highland Beach, Florida 33487



GENERAL NOTES:

1. Construction to follow the Florida Building Code 8th Edition (2023) and amendments as applicable and all Local, State and Federal Laws.
2. Licensed contractor shall verify the existing conditions prior to the commencement of the work. Any conflicts or omissions between existing conditions or the various elements of the working drawing shall be brought to the attention of the Engineer prior to the commencement of the work. The Licensed Contractor and all subcontractors are responsible for all lines, elevations, and measurements in connection with their work.
3. Do not scale drawings for dimensions.
4. Any deviation and/or substitution from the information provided herein shall be submitted to the Engineer for approval prior to commencement of work.
5. All unanticipated or unforeseen demolition and/or new construction conditions which require deviation from the plans and notes herein shall be reported to the Engineer prior to commencement of work.
6. All new work and/or materials shall conform to all requirements of each administrative body having jurisdiction in each appertaining circumstance.
7. All new materials and/or patchwork shall be provided to match existing materials and/or adjoining work where practical except as specifically noted herein.
8. Licensed Contractor to shall use all possible care to protect all existing materials, surfaces, and furnishings from damage during all phases of construction.
9. Licensed Contractor to verify location of existing utilities prior to commencing work.
10. The Licensed contractor to install and remove all shoring and bracing as required for the proper execution of the work.
11. Licensed Contractor to obtain all permits as necessary from all Local, State, and Federal agencies.
12. Turbidity barriers to be marked with site contractor's company name using permanent markings no smaller than 3 inches in height on the top of the barrier.

PILE DRIVING:

1. Piles shall be driven using an approved cushion block consisting of material so arranged so as to provide the transmission of hammer energy.
2. Piles shall be driven to a minimum allowable bearing capacity of 10 tons for wood, 25 tons for concrete, and 5 tons for pin piles, a minimum of 8' into berm or refusal.
3. Piles shall be driven with a drop hammer or gravity hammer provided the hammer shall weight no less than 3,000 pounds, and the fall of the hammer shall not exceed 6'.
4. Piles shall be driven with a variation of not more than 1/4 inch per foot from the vertical, or from the batter line indicated, with a maximum variation of the head of the pile from the position shown on the plans of not more than three inches.
5. Where piling must penetrate strata offering high resistance to driving, the structural engineer of record or special inspector may require that the piles be set in pre-drilled or punched holes. The piles shall reach their final penetration by driving.

CONCRETE NOTES:

1. Concrete shall conform to ACI 318-19 and shall be regular weight, sulfate resistant, with a design strength of 5000 psi at 28 days with a maximum water-cementitious materials ratio, by weight aggregate concrete of 0.40.
2. Owner shall employ and pay for testing services from an independent testing laboratory for concrete sampling and testing in accordance with ASTM.
3. Licensed contractor is responsible for the adequacy of forms and shoring and for safe practice in their use and removal.
4. Concrete cover shall be 3" unless otherwise noted on the approved drawings.
5. Reinforcing steel shall be in conformance with the latest version of ASTM A615 Grade 60 specifications. All reinforcement shall be placed in accordance with ACI 315 and ACI Manual of Standard Practice.
6. Splices in reinforcing bars shall be not be less than 48 bar diameters and reinforcing shall be continuous around all corners and changes in direction. Continuity shall be provided at corners or changes in direction by bending the longitudinal steel around the corner 48 bar diameters.
7. Defective, cracked or loose concrete areas must be cut out, the rebar must be cleaned, coated with zinc and repaired with at least 3" of epoxy-concrete mix or gunnite concrete with sulfate-resistant cement.

PILE NOTES:

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

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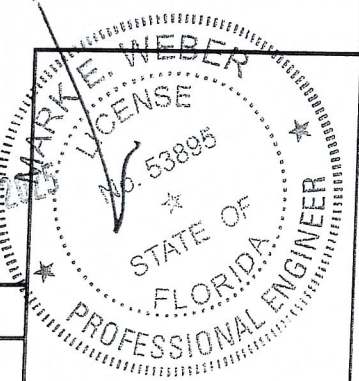
JUL 24 2025

HIGHLAND BEACH  
BUILDING DEPARTMENT

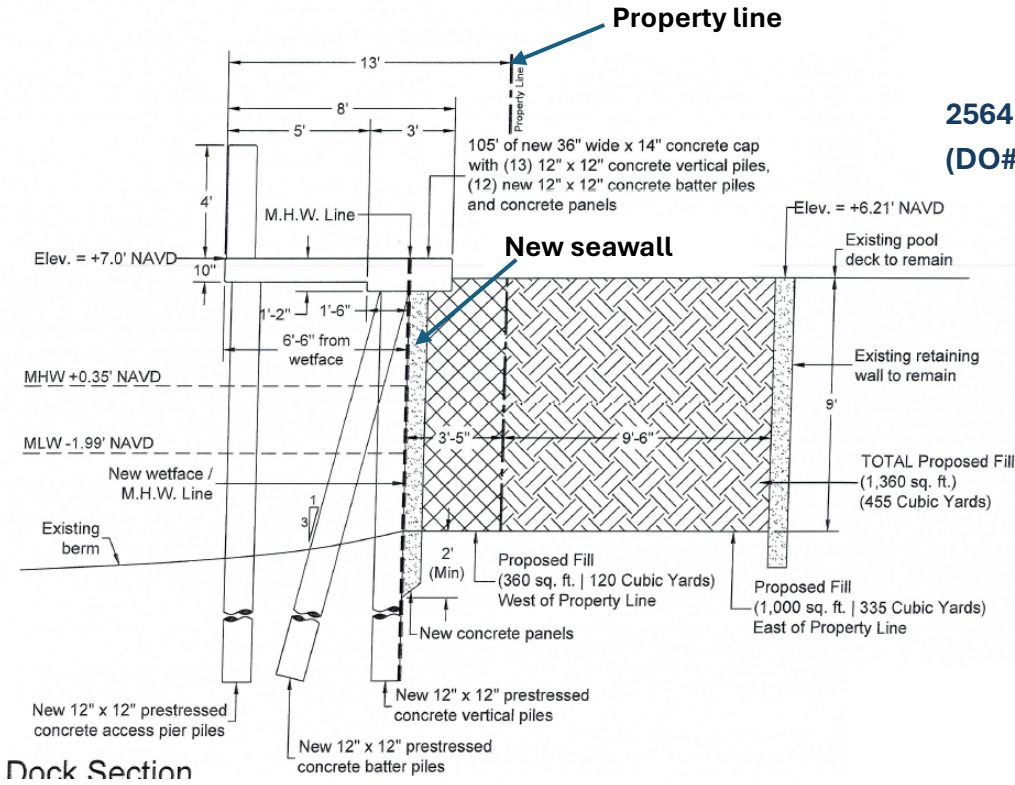
Sheet 13 of 13

PREPARED FOR:  
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 1211 South Military Trail, Suite 200  
 Deerfield Beach, Florida 33442  
 (954) 421-1700

Project:  
**Proposed Dock / Seawall Repair**  
**Mikhail Vesselov**  
 2564 South Ocean Blvd.  
 Highland Beach, Florida 33487

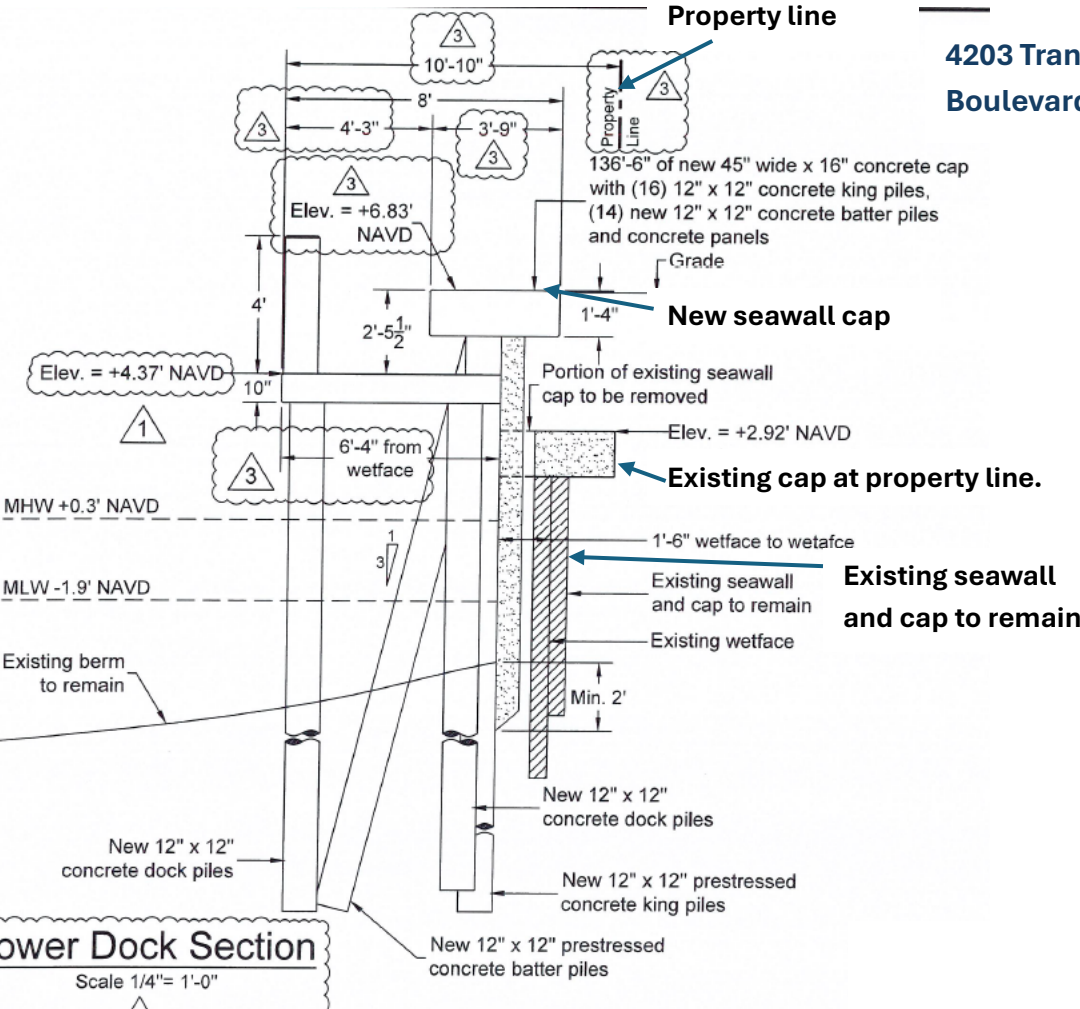


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**2564 South Ocean Boulevard  
(DO# PZ-25-28)**

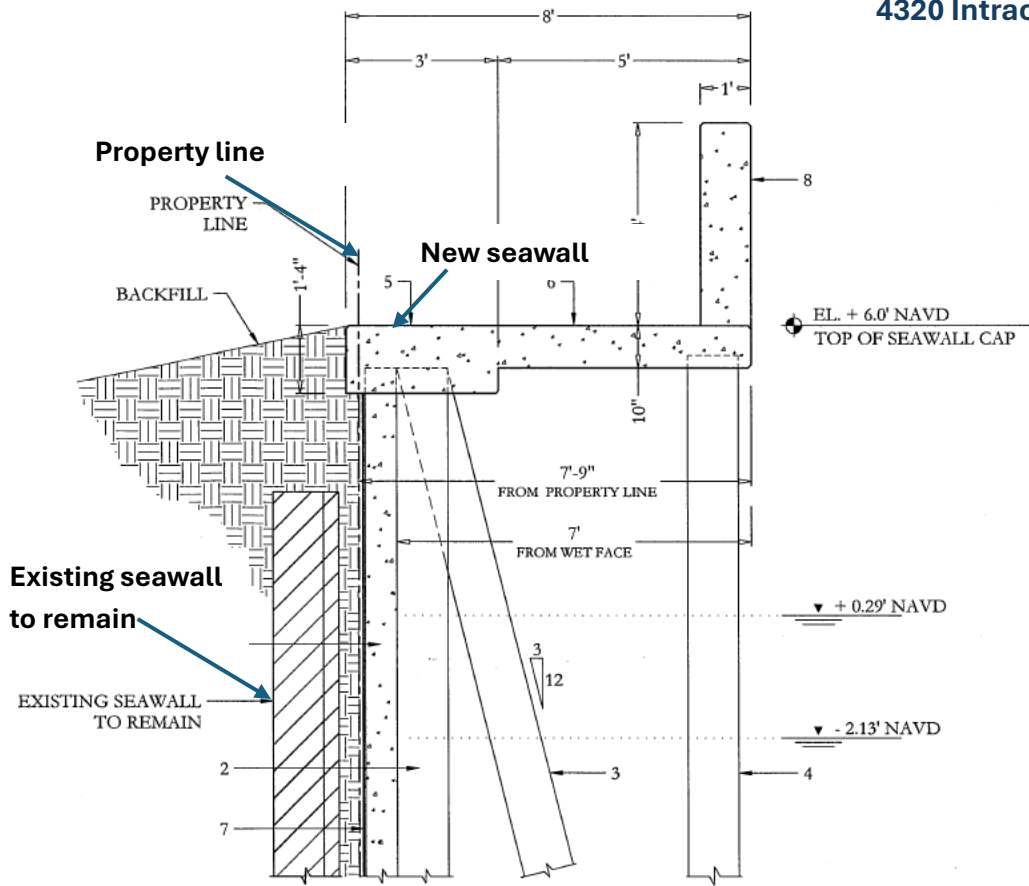
**Dock Section**



**4203 Tranquility Drive Ocean  
Boulevard (DO# PZ-25-32)**

**Lower Dock Section**

Scale 1/4" = 1'-0"



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

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**C. Continued discussion of Fiscal Year (FY) 2025-2026 Strategic Priorities Plan**

Town Manager Labadie presented the updated Strategic Priorities Plan based on the Commission's comments from the January 6 meeting. He noted that he reorganized and re-ranked priorities, added roughly five new projects based on Commission comments, and removed completed projects like the A1A project.

He explained that once the rankings are accepted, he will bring back the full strategic priorities plan for approval at the next meeting. The plan will then be used to build the five-year forecast for the budget. He confirmed that larger projects like the fire annex, police reconstruction, and marine dock would require Commission authorization for final amounts.

Regarding the Bel Lido Bridge project, Town Manager Labadie explained this project would begin the following Monday and might cause some traffic interruptions during the day, though efforts would be made to avoid rush hours and school times. He also addressed the inquiry regarding the Police Marine Docking and securing the annual FIND grant.

It was suggested to regularly include one or more items on the agenda to update the Commission on strategic priorities and CIP projects throughout the year. Town Manager Labadie agreed to implement this suggestion moving forward. He will bring back strategic priorities plan for Commission final approval at the next meeting.

Overall, the Town Commission was satisfied with the strategic priorities plan and capital improvement project list.

Mayor Moore opened public comments, and the following individuals provided comments:

Mr. Timothy Routolo  
Mr. David Newman  
Mr. Richard Greenwald

**11. NEW BUSINESS** (Public Comments will be limited to three (3) minutes per speaker per item after Town Commission initial discussion.)

→ **A. Introduction to a proposed amendment to the Town Code of Ordinances regarding hard surfaces (for walking, gathering or sitting) as they pertain to seawalls, etc.**

Mayor Moore read the title of Item 11.A.

Town Planner Ingrid Allen explained that this proposed amendment stemmed from a Planning Board motion on August 14, 2025. The issue arose when reviewing a special exception for a property at 2564 South Ocean Boulevard that

included installing a 105-foot seawall and seawall cap, along with a boat lift and dock. She provided visual illustrations showing that the current code only allows hard surfaces up to the property line, but in cases where seawalls are beyond the property line, property owners need a path to access their docks and boats. The Planning Board's proposal would allow hard surfaces to extend from the property line to seawalls when necessary for access.

Mr. Greg Babij, a Planning Board member and sponsor of the proposed amendment, explained that the issue is straightforward: allowing residents to have a walking path all the way to their dock, even when the seawall extends beyond their property line. He noted this is not just for aesthetics but also for safety, as it is difficult to transport items on a cart across mixed surfaces.

The Commission discussed several aspects of the proposal, including liability questions, maintenance responsibilities, and potential limitations on pathway width. Town Attorney Rubin clarified that while property lines do not automatically extend, the municipality still has permitting authority over the area.

Mayor Moore opened public comments, and the following individual provided comments:

Mr. Richard Greenwald.

Town Manager Labadie mentioned that a related request regarding controlling outward seawall movement over time was also under consideration, but regulatory changes could not be implemented until 2027 due to state statutes.

**MOTION:** Goldberg/Peters – A motion was made and seconded refer to the Planning Board to take up this issue to study and review. The motion passed unanimously, 5 to 0.

## **B. Introduction of a proposed ordinance revising Town's Platting Procedures.**

Mayor Moore read the title of Item 11.B.

Town Attorney Rubin explained that this ordinance addresses another mandate from the recent legislative session requiring plats to be administratively approved rather than through public hearings. He noted that plats are straightforward and either meet statutory requirements or do not, making them suitable for administrative approval.

The proposed changes would designate the Building Department to receive applications and the Town Manager as the administrative official with final authority. Given the age of Highland Beach's planning regulations and the unlikelihood of new subdivisions, Town Attorney Rubin recommended minimal changes to comply with the law rather than completely redrafting the plotting regulations. He suggested this matter go to the Planning Board for review.

# **Business Impact Estimate**

*This form should be included in the agenda packet for the item under which the proposed ordinance is to be considered and must be posted on the Town's website by the time notice of the proposed ordinance is published.*

Proposed ordinance's title: AN ORDINANCE OF THE TOWN OF HIGHLAND BEACH, FLORIDA, AMENDING ARTICLE III, "DEVELOPMENT REVIEW," OF CHAPTER 30, "ZONING CODE," OF THE TOWN CODE OF ORDINANCES BY AMENDING SECTION 30-66, "OTHER REQUIREMENTS" TO ALLOW A HARD SURFACE TO ENCROACH BEYOND THE PROPERTY LINE FOR PROPERTIES ABUTTING A WATERWAY, CANAL OR LAKE IN ORDER TO PROVIDE ACCESS TO A SEAWALL, DOCK, OR ABUTTING INTRACOASTAL WATERWAY BEACH AREA AND AMENDING SECTION 30-68, "SUPPLEMENTAL DISTRICT REGULATIONS," TO CLARIFY THE MEASUREMENT OF THE WIDTH OR LENGTH OF A DOCK WHEN COMBINED WITH A SEAWALL CAP; PROVIDING FOR THE REPEAL OF ALL ORDINANCES IN CONFLICT; PROVIDING FOR SEVERABILITY AND CODIFICATION; AND PROVIDING AN EFFECTIVE DATE.

This Business Impact Estimate is provided in accordance with section 166.041(4), Florida Statutes. If one or more boxes are checked below, this means the Town is of the view that a business impact estimate is not required by state law<sup>1</sup> for the proposed Ordinance, but the Town is, nevertheless, providing this Business Impact Estimate as a courtesy and to avoid any procedural issues that could impact the enactment of the proposed Ordinance. This Business Impact Estimate may be revised following its initial posting.

- The proposed ordinance is required for compliance with Federal or State law or regulation;
- The proposed ordinance relates to the issuance or refinancing of debt;
- The proposed ordinance relates to the adoption of budgets or budget amendments, including revenue sources necessary to fund the budget;
- The proposed ordinance is required to implement a contract or an agreement, including, but not limited to, any Federal, State, local, or private grant or other financial assistance accepted by the municipal government;
- The proposed ordinance is an emergency ordinance;
- The ordinance relates to procurement; or
- The proposed ordinance is enacted to implement the following:
  - a. Development orders and development permits, as those terms are defined in s. 163.3164, and development agreements, as authorized by the Florida Local Government Development Agreement Act under ss. 163.3220-163.3243;
  - b. Comprehensive plan amendments and land development regulation amendments initiated by an application by a private party other than the municipality.
  - c. Sections 190.005 and 190.046;
  - d. Section 553.73, Florida Statutes, relating to the Florida Building Code; or

---

<sup>1</sup> See Section 166.041(4)(c), Florida Statutes.

- e. Section 633.202, Florida Statutes, relating to the Florida Fire Prevention Code.

In accordance with the provisions of controlling law, even notwithstanding the fact that an exemption noted above may apply, the Town hereby publishes the following information:

**1. Summary of the proposed ordinance including a statement of the public purpose to be served, such as serving the public health, safety, morals and welfare of the municipality.** This Ordinance includes an amendment to the encroachments permitted into setbacks regulations provided in Chapter 30 (Zoning Code) of the Town Code of Ordinances to allow hard surfaces to encroach beyond the property line (for properties abutting a waterway, canal or lake) in order to provide access to a seawall, dock, or abutting Intracoastal Waterway beach area. On August 14, 2025, the Planning Board (“Board”) made a recommendation that such concept be considered by the Town Commission. On February 3, 2026, the Town Commission agreed to refer the issue to the Planning Board so that they can study/review it and provide their recommendation to the Town Commission. As part of the Town’s Ordinance Process Flowchart, once a proposal for a new Ordinance is introduced and approved (in concept) by the Town Commission, Town staff then researches and drafts an Ordinance. The Town Code currently allows hard surfaces abutting a waterway, canal, or lake to encroach up to the property line or seawall abutting the water, whichever is further landward so long as there is adequate onsite drainage. The proposed Ordinance would allow a hard surface beyond the property line in order to access a seawall, dock, or abutting intracoastal waterway beach area. Such a hard surface will allow for a more easily accessible walkway surface from the property line.

**2. An estimate of the direct economic impact of the proposed ordinance on private, for-profit businesses in the Town, if any:**

**(a) An estimate of direct compliance costs that businesses may reasonably incur if the Ordinance is enacted;**

**(b) Identification of any new charge or fee on businesses, or for which businesses will be financially responsible; and**

**(c) An estimate of the Town’s regulatory costs, including estimate of revenues from any new charges or fees that will be imposed on businesses to cover such costs.**

The Ordinance will have no direct economic impact on the one (1) existing private, for-profit business in the Town.

**3. Good faith estimate of the number of businesses likely to be impacted by the proposed ordinance:**

The Town has one (1) existing private business (Delray Sands Resort).

**4. Additional information the governing body deems useful (if any):**

## ORDINANCE INITIATION

The initiation of a new ordinance may originate from several different sources:

- Commissioner/Staff initiative
- Citizen concerns expressed through public comments
- Response to state and federal actions
- Advisory Board Initiative

## INTRODUCTION TOWN COMMISSION

A proposal for a new ordinance is presented to the commission for consideration. If approved in concept, the commission directs Town Manager and Town Attorney to research the subject matter and create a draft ordinance. Draft ordinance forwarded to the appropriate Advisory Board for recommendation.



## ADVISORY BOARD(S)

The appropriate advisory board reviews and proposes any edits to draft ordinance. This process may involve multiple meetings for review and to solicit public comments. Once a draft is settled upon, the advisory board provides a recommendation with the final draft to the commission for consideration for a First reading.

## TOWN COMMISSION -- 1<sup>st</sup> READING

Commission discusses the public merits of the ordinance along with the recommendations of the assigned advisory board(s). Public input provided. Commission may move forward to 2<sup>nd</sup> Reading/Public Hearing or may send back to advisory board and/or staff for modifications or additional research.

## TOWN COMMISSION -- 2<sup>nd</sup> READING/PUBLIC HEARING

After public hearing and final discussion, the commission votes to approve and enact ordinance. The Commission may request additional modifications.

## TOWN STAFF -- ADOPTION & IMPLEMENTATION



**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, May 14, 2026 at 9:30 AM* in the Commission Chambers at Town Hall, 3614 South Ocean Boulevard, Highland Beach, Florida to consider the following and provide a recommendation to the Town Commission:

**AN ORDINANCE OF THE TOWN OF HIGHLAND BEACH, FLORIDA, AMENDING ARTICLE III, “DEVELOPMENT REVIEW,” OF CHAPTER 30, “ZONING CODE,” OF THE TOWN CODE OF ORDINANCES BY AMENDING SECTION 30-66, “OTHER REQUIREMENTS” TO ALLOW A HARD SURFACE TO ENCROACH BEYOND THE PROPERTY LINE FOR PROPERTIES ABUTTING A WATERWAY, CANAL OR LAKE IN ORDER TO PROVIDE ACCESS TO A SEAWALL, DOCK, OR ABUTTING INTRACOASTAL WATERWAY BEACH AREA AND AMENDING SECTION 30-68, “SUPPLEMENTAL DISTRICT REGULATIONS,” TO CLARIFY THE MEASUREMENT OF THE WIDTH OR LENGTH OF A DOCK WHEN COMBINED WITH A SEAWALL CAP; PROVIDING FOR THE REPEAL OF ALL ORDINANCES IN CONFLICT; PROVIDING FOR SEVERABILITY AND CODIFICATION; AND PROVIDING AN EFFECTIVE DATE.**

All interested parties may appear at the public hearing and be heard with respect to the ordinance.

The proposed ordinance may be inspected by the public at the Town Clerk’s Office. Information on the ordinance may also be obtained by emailing the Town Clerk’s Office at [townclerk@highlandbeach.us](mailto:townclerk@highlandbeach.us). A copy of the ordinance will be available on the on the Town’s webpage at <https://highlandbeach-fl.municodemeetings.com/> no later than Friday, May 7, 2026.

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

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# Highland Beach Legal Notice

05/04/2026 11:43 AM (EDT)

Submitted by Jaclyn Dehart (jdehart@highlandbeach.us)

## Legal Notice

Please choose a category

Planning Board Public Hearing Notices - Highland Beach

Title

May 14, 2026 Planning Board Meeting PROPOSED ORDINANCES AMENDING ARTICLE III, "DEVELOPMENT REVIEW," OF CHAPTER 30, "ZONING CODE," OF THE TOWN CODE OF ORDINANCES BY AMENDING SECTION 30-66

Publish Date

05/04/2026

Publish Time

11:40 AM (EDT)

Description

TOWN OF HIGHLAND BEACH

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

Attach Files (Optional)

 AD\_PB 5-14-26 mtg.docx

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Submitted by (Email Address)

jdehart@highlandbeach.us

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Notifications

No

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Signature



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Affidavit of Legal Notice submission and publication

Highland Beach Legal Notice

Submission Time: **05/04/2026 11:43 AM (EDT)**

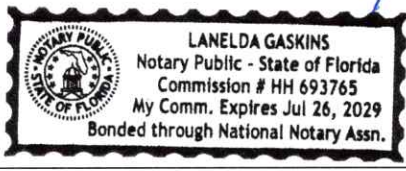
Please find a PDF of your submission details attached to this email.

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

- AD\_PB 5-14-26 mtg.docx
- signature.png

Signature of Affiant 

Signature of Notary Public  5/4/26

Notary Stamp 

Highland Beach Legal Notice Submission